

Line Table		
Line #	Length	Direction
L1	211.990	N89° 11' 44.00"E
L2	177.030	S14° 41' 17.00"E
L3	9.620	S67° 00' 58.00"W
L4	58.330	N79° 28' 15.00"W
L5	28.820	N35° 31' 45.00"W

Curve Table					
Curve #	Arc Length	Radius	Delta	Bearing	Length
C1	187.660	303.786	35.3937	S83° 47' 21.00"W	184.690
C2	158.307	1050.000	8.6384	N3° 30' 52.66"E	158.157

#### LEGAL DESCRIPTION: 1.04 ACRE TRACT OF LAND

A TRACT OF LAND CONTAINING 1.04 ACRES, MORE OR LESS, CONVEYED TO D&J ALEXANDER INVESTMENTS, LLC, RECORDED IN VOLUME 4284, PAGE 455-458, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, BEING THE NORTHWESTERN CORNER OF LOT 2, BLOCK 2, D & J ALEXANDER SUBDIVISION PHASE 15, CROSSING PLAZA, BEING THE NORTHWESTERN CORNER OF SAID 1.04 ACRE TRACT OF LAND, HEREOF;

**BEGINNING** AT A SET 10" IRON ROD ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF SAID BARTLETT AVENUE AND SOUTHWESTERN CORNER OF LOT 2, BLOCK 3 OF D & J ALEXANDER PHASE 15, CROSSING PLAZA, BEING THE NORTHWESTERN CORNER OF SAID 1.04 ACRE TRACT OF LAND, HEREOF;

**THENCE** N 85° 11' 44" E A DISTANCE OF 211.99 FEET TO A POINT ALONG THE WESTERLY BOUNDARY LINE OF LOT 5, BLOCK 2, D & J ALEXANDER SUBDIVISION PHASE 15, ALEXANDER CROSSING PLAZA, BEING THE NORTH EASTERN CORNER, HEREOF;

**THENCE** S 14° 41' 17" E A DISTANCE OF 177.03 FEET TO A POINT OF DEFLECTION, ALONG THE WESTERN BOUNDARY LINE OF SAID LOT 5, BLOCK 2, D & J ALEXANDER PHASE 15, CROSSING PLAZA, BEING THE NORTH EASTERN CORNER, HEREOF;

**THENCE** S 67° 00' 58" W A DISTANCE OF 9.62 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAY BRADBURY DR., A POINT OF CURVATURE, HEREOF;

**THENCE** ALONG A TANGENT CURVE TO THE LEFT, CONTINUING WITH THE NORTHERLY RIGHT-OF-WAY OF SAID RAY BRADBURY DR., A RADIUS OF 320.0', A CHORD WITH 184.69', A BEARING OF S 83° 47' 21" W, FOR A DISTANCE OF 184.69', AN ARC LENGTH OF 187.66' TO A POINT OF TANGENCY, HEREOF;

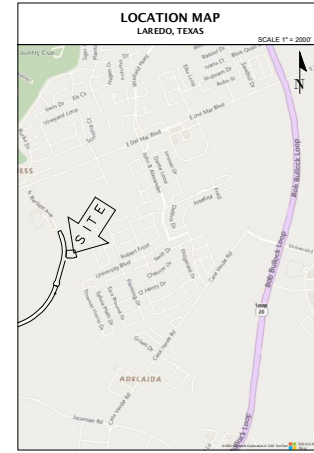
**THENCE** N 79° 28' 15" W A DISTANCE OF 58.33 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAY BRADBURY DR., BEING THE SOUTH WESTERN POINT, HEREOF;

**THENCE** N 35° 31' 45" W A DISTANCE OF 28.82 FEET TO POINT OF DEFLECTION, ALONG THE NON-TANGIBLE CURVE ON THE EASTERLY RIGHT-OF-WAY OF BARTLETT AVE. (100' WIDE), HEREOF;

**THENCE** ALONG THE NON-TANGIBLE CURVE TO THE LEFT, ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID BARTLETT AVE. (100' WIDE), HAVING A RADIUS OF 3050.0', THE CHORD LENGTH 158.16', WITH A BEARING S 83° 47' 21" W, A ARC LENGTH 158.31', TO A SET IRON ROD, BEING THE POINT OF BEGINNING AND CONTAINING 1.04 ACRES, MORE OR LESS.

#### NOTES:

1. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, 4205 SOUTH ZONE, NAD 83.
2. THIS DESCRIPTION WAS PREPARED FROM RECORD INFORMATION AND ACTUAL FIELD SURVEYS WERE CONDUCTED.



#### PLAT NOTES & RESTRICTIONS

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THIS SUBJECT PROPERTY IS LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48497C, PANEL No. 1705C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
6. P.O.B.: FOUND IRON ROD BEING THE NORTHEAST CORNER OF D & J ALEXANDER SUBDIVISION, PHASE XV (N: 17098788.7501, E: 674215.8424)
7. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL NGCS CONTROL.
8. ACCESS TO BARTLETT AVE. AND RAY BRADBURY DR.

#### CERTIFICATE OF OWNER: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 1, BLOCK 2

STATE OF TEXAS §  
WEBB COUNTY §

I, \_\_\_\_\_, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 1, BLOCK 2, IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

D & J ALEXANDER INVESTMENTS, LLC

STATE OF TEXAS §  
WEBB COUNTY §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

#### PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 1, BLOCK 2, PREPARED BY RICARDO VILLARREAL, REGISTERED PROFESSIONAL ENGINEER NO. 101308, AND DATED THE DAY OF \_\_\_\_\_, 2016, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIUD DE LOS SANTOS, P.E.  
CITY ENGINEER

#### CERTIFICATE OF ENGINEER

STATE OF TEXAS:  
COUNTY OF WEBB:

I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF WATER, SEWER SERVICES, APPURTENANCES AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO AND WEBB COUNTY COMMISSIONERS' COURT.

RICARDO VILLARREAL, P.E. No. 101308 TEXAS

#### CERTIFICATE OF SURVEYOR

STATE OF TEXAS:  
COUNTY OF WEBB:

I, \_\_\_\_\_, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND.

RICARDO VILLARREAL, R.P.L.S. No. 6242  
TBLPS FIRM REG. NO. 10194686

#### PLANNING COMMISSION APPROVAL

THIS PLAT OF PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 1, BLOCK 2, CITY OF LAREDO, TEXAS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

DANIELLA SADA PAZ,  
PLANNING AND ZONING COMMISSION CHAIR

#### ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AT \_\_\_\_ MINUTES OF THE SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, ACP  
DIRECTOR OF PLANNING DEPARTMENT  
CITY OF LAREDO, TEXAS

#### CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS:  
COUNTY OF WEBB:

I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED \_\_\_\_ DAY OF \_\_\_\_\_, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 1, BLOCK 2, IS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AT \_\_\_\_ O'CLOCK \_\_\_\_ M. IN VOLUME \_\_\_\_ PAGE \_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

HON. MARGIE RAMIREZ IBARRA  
COUNTY CLERK, WEBB COUNTY, TEXAS

OWNER:  
D&J ALEXANDER INVESTMENTS, LLC  
1302 CALLE DEL NORTE, SUITE 1  
LAREDO, TEXAS 78041

PLAT OF D & J ALEXANDER COMMERCIAL PHASE 15,  
ALEXANDER CROSSING PLAZA, LOT 1, BLOCK 2  
A TRACT OF LAND CONTAINING 1.04 ACRES, MORE OR LESS, CONVEYED TO D&J ALEXANDER INVESTMENTS, LLC,  
RECORDED IN VOLUME 4284, PAGE 455-458, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, BEING THE NORTHWESTERN CORNER OF LOT 2, BLOCK 2, D & J ALEXANDER SUBDIVISION PHASE 15, CROSSING PLAZA, BEING THE NORTHWESTERN CORNER OF SAID 1.04 ACRE TRACT OF LAND, HEREOF;

PROJECT #	202107
FILED BY	WEBB
DATE	12/12/2021
APPROVED	ME & L
FILED	12/12/2021
SCALE	1"=50'

TOPSITE  
Civil Group

TOPSITE CIVIL GROUP, LLC  
6282 MAPHERSON RD., STE. 206  
LAREDO, TEXAS 78041  
(956) 726-5057

PRELIMINARY

1.0