

Line Table		
Line #	Length	Direction
L1	28.864	N56° 39' 14.00"E
L2	25.000	SS' 14' 12.00"E

Curve Table					
Curve #	Arc Length	Radius	Delta	Bearing	Length
C1	105.741	194.960	31.0758	S87° 20' 14.00"E	104.450
C2	59.437	1043.673	3.2630	N14° 34' 33.17"E	59.429

CERTIFICATE OF OWNER: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 3, BLOCK 1

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 3, BLOCK 1" 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 3, BLOCK 1, PREPARED BY RICARDO VILLARREAL REGISTERED PROFESSIONAL ENGINEER NO. 101308, AND DATED THE DAY OF \_\_\_\_\_, 20\_\_ 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

DATE



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. 101946686

DATE



PLANNING COMMISSION APPROVAL

THIS PLAT OF PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 3, BLOCK 1, 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 \_\_\_\_\_, 20\_\_.

DANELLA SADA PAZ,  
PLANNING AND ZONING COMMISSION CHAIR

DATE

LEGAL DESCRIPTION:  
0.87 ACRE TRACT OF LAND

A TRACT OF LAND CONTAINING 0.87 ACRES, MORE OR LESS, CONVEYED TO D&J ALEXANDER INVESTMENTS, LLC, RECORDED IN VOLUME 4284, PAGE 455-458, OFFICIAL PUBLIC RECORDS, WEBB COUNTY TEXAS, SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS, SAID 0.87 ACRE TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A SET 1/4" IRON ROD ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF BARTLETT AVENUE (100' ROW), RECORDED IN VOLUME 35, PAGE 10, PLAT RECORDS WEBB COUNTY TEXAS, AND THE WESTERN CORNER, HEREOF;

**THENCE** N 56° 39' 14" E, A DISTANCE OF 28.86 FEET TO A POINT ALONG THE SOUTHERN RIGHT-OF-WAY OF RAYMOND CHANDLER DR., RECORDED IN VOLUME 40, PAGE 22-23, PUBLIC RECORDS WEBB COUNTY TEXAS, BEING THE NORTHERMOST CORNER, HEREOF;

**THENCE** S 79° 20' 14" E, A DISTANCE OF 58.33 FEET TO A POINT OF DEFLECTION, ALONG A NON TANGIBLE CURVE ON THE SOUTHERN RIGHT-OF-WAY OF SAID RAYMOND CHANDLER, 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 195.96', WITH A BEARING S 87° 20' 14" E, AN ARC LENGTH 105.741', TO A SET IRON ROD, BEING ON THE NORTHWESTERN CORNER OF LOT 5, BLOCK 1, D & J ALEXANDER SUBDIVISION PHASE 15, ALEXANDER CROSSING PLAZA, RECORDED IN VOL. 30, PG. 30, P.A.W.C.T., AND THE NORTHEASTERN CORNER, HEREOF;

**THENCE** S 05° 14' 12" E, A DISTANCE OF 25.00 FEET, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAYMOND CHANDLER DR., HEREOF;

**THENCE** S 27° 59' 02" E, A DISTANCE OF 134.06 FEET, ALONG THE WESTERN BOUNDARY LINE OF SAID LOT 5, BLOCK 1, HEREOF;

**THENCE** S 67° 59' 01" W, A DISTANCE OF 109.97 FEET, TO THE NORTHERN CORNER OF LOT 1, BLOCK 1, D & J ALEXANDER PHASE 15, ALEXANDER CROSSING PLAZA, RECORDED IN VOL. 30, PG. 30, P.A.W.C.T., HEREOF;

**THENCE** N 73° 48' 09" W, A DISTANCE OF 184.07 FEET TO POINT OF DEFLECTION, HEREOF;

**THENCE** N 16° 11' 44" E, A DISTANCE OF 83.67 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 1043.67', WITH A BEARING OF N 14° 34' 33" E, AN ARC LENGTH 59.44', TO A SET IRON ROD, BEING ON THE SAID EASTERN BOUNDARY OF RIGHT-OF-WAY BARTLETT AVE. (100' ROW), BEING THE POINT OF BEGINNING AND CONTAINING 0.87 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.

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\_\_ THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

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

DATE

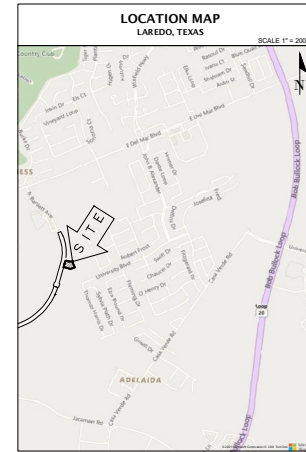
CERTIFICATE OF COUNTY CLERK

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 \_\_\_\_\_, 20\_\_ WITH ITS CERTIFICATE OF AUTHENTICATION, HEREBY DESIGNATED AS: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 3, BLOCK 1, WAS 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

DATE



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. 48474C, PANEL No. 1205C, 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 ALONG BARTLETT AVE. (IN: 17098352-6387, E: 674187.7843)
7. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCALITY PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
8. ACCESS TO BARTLETT AVE. AND RAY BRADBURY DR.

**ENGINEER:**  
RICARDO M. VILLARREAL, P.E.  
TOP-SITE CIVIL GROUP, LLC  
6282 M'PHERSON RD., STE. 206  
LAREDO, TEXAS 78041  
(956) 726-6057

**SURVEYOR:**  
RICARDO M. VILLARREAL, R.P.L.S.  
TOP-SITE CIVIL GROUP, LLC  
6282 M'PHERSON RD., STE. 206  
LAREDO, TEXAS 78041  
(956) 726-6057

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 3, BLOCK 1  
A TRACT OF LAND CONTAINING 0.87 ACRES, MORE OR LESS, CONVEYED TO D&J ALEXANDER INVESTMENTS, LLC,  
RECORDED IN VOLUME 4284, PAGE 455-458, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, SITUATED IN  
PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS

PROJECT #	201101
REVISIONS	NONE
DRAWN BY	K.J.C.
APPROVED	R.M.V.
DATE	10/1/2024
FILE NAME	
SCALE	1"=100'

**TOPSITE**  
Civil Group

10177 TOWER DR. SUITE 200  
LAREDO, TEXAS 78041  
(956) 726-6057  
www.topsitecivil.com

PRELIMINARY

1.0