

Curve Table					
Curve #	Arc Length	Radius	Delta	Bearing	Length
C1	104.78	380.06	15.7961	S87° 20' 16"E	104.45
C2	52.76	1014.38	2.9802	N14° 46' 55"E	52.76

Line Table		
Line #	Length	Direction
L1	28.82	N56° 39' 22"E
L2	58.33	S79° 26' 11"E
L3	25.00	S5° 14' 24"E
L4	129.06	S27° 59' 53"E
L5	106.33	S68° 01' 03"W
L6	84.18	N16° 09' 55"E

CERTIFICATE OF OWNER: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, ALEXANDER CROSSING PLAZA, 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, ALEXANDER CROSSING PLAZA, LOT 3, BLOCK 1, IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRINK, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

D & J ALEXANDER DEVELOPMENT, LLC

DATE

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, ALEXANDER CROSSING PLAZA, 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

DATE

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 FOLLOWING:

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

DATE



PLANNING COMMISSION APPROVAL

THIS PLAT OF PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, ALEXANDER CROSSING PLAZA, 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__.

DANIELLA 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 PORCON 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 ALONG THE NON-TANGIBLE CURVE TO A FOUND 1/2" IRON ROD TO THE LEFT, ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID RAYMOND CHANDLER DR. HAVING A RADIUS OF 380.06', WITH AN ARC LENGTH 104.78 FEET, WITH A BEARING S 87° 20' 16" E, WITH A LENGTH 104.45', TO A FOUND IRON ROD, BEING ON THE NORTHWESTERN CORNER OF LOT 5, BLOCK 1, D & J ALEXANDER SUBDIVISION PHASE 15, ALEXANDER CROSSING PLAZA, RECORDED IN VOL. 35, PG 10, P.R.W.C.T., AND THE NORTHEASTERN CORNER, HEREOF;

THENCE S 05° 34' 34" E, A DISTANCE OF 25.00 FEET, TO A FOUND 1/2" IRON ROD, BEING THE NORTHWESTERN CORNER OF LOT 5, BLOCK 1, AND NORTHEASTERN CORNER OF THIS CORNER, HEREOF;

THENCE S 27° 59' 53" E, A DISTANCE OF 129.06 FEET, ALONG THE WESTERN BOUNDARY LINE OF SAID LOT 5, BLOCK 1, HEREOF;

THENCE S 68° 01' 03" W, A DISTANCE OF 106.33 FEET, TO A FOUND 1/2" IRON ROD, BEING THE NORTHWESTERN CORNER OF LOT 1, BLOCK 1, D & J ALEXANDER PHASE 15, ALEXANDER CROSSING PLAZA, RECORDED IN VOL. 39, PG 59, P.R.W.C.T., HEREOF;

THENCE N 79° 48' 09" W, A DISTANCE OF 184.07 FEET TO POINT OF DEFLECTION ALONG THE BOUNDARY LINE OF SAID RIGHT-OF-WAY BARTLETT (100' WIDE), HEREOF;

THENCE N 87° 09' 55" E, A DISTANCE OF 84.18 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 1014.38', WITH A BEARING OF N 14° 46' 55" E, AN ARC LENGTH 52.76 FEET;

THENCE AT A NON-TANGIBLE POINT 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' 22" E, A DISTANCE OF 28.82 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° 26' 11" 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; 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.

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

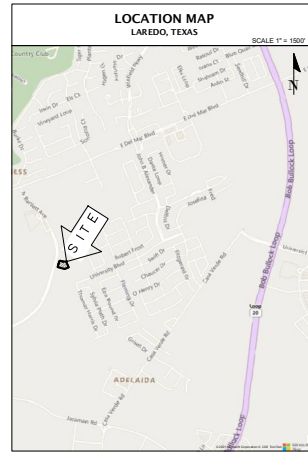
CERTIFICATE OF COUNTY CLERK

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 _____, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION, HERIN DESIGNATED AS: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, ALEXANDER CROSSING PLAZA, LOT 3, BLOCK 1, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20__, AT ____ O'CLOCK ____ P.M. IN VOLUME ____ PAGE ____ OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE ____ DAY OF _____, 20__.

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 NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 48479C, PANEL NO. 1205C, WITH EFFECTIVE DATE OF APRIL 02, 2008 AND AS STATED IN LETTER OF MAP REVISION BASED ON F.E.I. DETERMINATION DOCUMENT (REMOVAL), CASE NO. 22-06-0179A, DATED DECEMBER 06, 2021.
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. GRID COORDINATES: NAD83 (2011 ADL), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (ING) CONTROL.
7. ACCESS TO BARTLETT AVE. AND RAYMOND CHANDLER DR.
8. POINT OF BEGINNING ON FOUND IRON ROD, (NORTHING: 17098526.85, EASTING: 674372.23)
9. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN 18.88 ACRE OFFSITE EASEMENT DETENTION POOL LOCATED IN RICO DRIVE & UNIVERSITY BLVD. ROW DEDICATION, RECORDED IN VOLUME 26, PAGE 43-63A.

ENGINEER

RICARDO M. VILLARREAL, P.E.
TOP-SITE CIVIL GROUP, LLC
6282 MAPHERSON RD., STE. 206
LAREDO, TEXAS 78041
(956) 728-5057

SURVEYOR

RICARDO M. VILLARREAL, R.P.L.S.
TOP-SITE CIVIL GROUP, LLC
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(956) 728-5057

FINAL

OWNER:
D & J ALEXANDER
DEVELOPMENT, 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 PORCON 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS

PROJECT:	LOT 3, BLOCK 1
FILED BY:	RJL
DRAWN BY:	RJL
APPROVED:	RJL
DATE:	10/10/2024
FILED:	
SCALE:	1"=100'
GRAPHIC SCALE IN FEET	



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