

- PLAT NOTES:
1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
 2. SIDEWALKS, DRIVEWAY AND TREES WILL BE INSTALLED AT THE TIME OF INSURANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
 3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 4. THIS AREA IS NOT IN A FLOOD ZONE ACCORDING TO FEMA MAP NUMBER: 48479C1205C (EFFECTIVE DATE: APRIL 2, 2008)



Line Table				Curve Table			
Line#	Length	Direction		Curve#	Length	Radius	Chd. Direction
L1	4.49	S81°10'35"E		C1	181.14	465.00	S79°06'21"W
L2	50.00	N08°49'25"E		C2	291.97	535.00	S83°26'51"W
L3	139.14	S81°10'35"E		C3	211.65	460.00	S85°48'03"W
L4	61.26	N14°09'20"W		C4	230.38	540.00	N84°18'44"E
L5	100.00	N22°26'37"W		C5	136.43	250.00	N83°11'24"E
L6	50.00	N67°33'23"E		C6	137.58	250.00	N51°47'20"E
L7	21.21	N22°33'23"E		C7	35.67	50.00	N42°29'06"E
L8	50.00	N22°26'37"W		C8	31.58	50.00	N80°56'51"E
L9	21.21	N67°26'37"W		C9	63.32	50.00	S44°40'48"E
L10	130.00	N22°26'37"W		C10	43.19	50.00	N41°31'30"E
L11	10.00	N36°01'35"E		C11	80.63	50.00	N57°17'24"E
L12	160.00	S53°58'25"E		C12	27.06	275.00	N38°50'41"E
L13	85.64	S22°26'37"E		C13	62.41	275.00	S48°09'54"W
L14	80.00	N17°22'49"W		C14	61.87	275.00	N81°06'42"E
L15	134.54	N26°55'10"W		C15	51.51	275.00	S72°55'20"W
L16	25.00	N08°49'25"E		C16	62.48	268.04	S84°47'45"W
L17	21.21	N81°01'30"E		C17	36.09	292.00	S84°56'11"E
L18	21.21	N08°58'25"W		C18	13.05	225.00	S82°50'18"E
L19	21.21	N81°01'30"E		C19	61.94	225.00	N87°36'47"E
L20	21.21	N08°58'25"W		C20	47.79	225.00	N73°38'47"E
L21	25.00	S58°01'35"W		C21	28.08	540.00	S82°30'28"E
L22	26.18	N83°12'31"E		C22	4.02	455.00	S81°16'17"E
L23	25.00	S42°58'35"E		C23	60.04	455.00	S85°18'18"E
L24	21.21	S67°26'37"E		C24	60.72	455.00	S87°05'30"W
L25	21.21	N22°33'23"E		C25	56.66	455.53	N79°42'04"E
L26	25.00	S01°16'14"W		C26	66.88	454.55	N71°55'23"E
L27	25.00	N08°49'25"E		C27	58.15	545.00	N70°46'08"E
L28	25.00	S08°49'25"E		C28	60.86	545.00	N77°01'29"E
L29	25.00	S08°49'25"E		C29	62.44	545.00	N83°30'21"E
				C30	180.18	505.00	N78°09'28"E
				C31	270.14	495.00	N83°09'51"E
				C32	230.05	500.00	N85°46'03"E

Lot Area Table			Lot Area Table			Lot Area Table		
BLK.	LOT	SQ. FT.	BLK.	LOT	SQ. FT.	BLK.	LOT	SQ. FT.
1	1	7883	2	21	8125	4	8	8407
1	2	7132	3	1	7133	4	9	7694
1	3	8877	3	2	6870	4	10	7703
1	4	8658	3	3	8973	4	11	7713
1	5	8246	3	4	6870	4	12	7723
1	6	8700	3	5	6870	4	13	7733
1	7	8700	3	6	6870	4	14	7832
1	8	8700	3	7	6564	4	15	8196
1	9	8701	3	8	8000	4	16	8511
1	10	8700	3	9	7862	4	17	8522
1	11	8702	3	10	8563	4	18	8647
2	12	7810	3	11	8882	4	19	8382
2	13	7700	3	12	8882	4	20	7887
2	14	7700	3	13	8882	4	21	8596
2	15	7700	3	14	8201	4	22	8186
2	16	7700	4	3	8316	4	23	8576
2	17	7700	4	4	8017	4	24	8609
2	18	7700	4	5	8251	4	25	7937
2	19	7620	4	6	8612	5	1	7038
2	20	6886	4	7	8252	5	2	6850

PLAT OF:
D & J ALEXANDER SUBDIVISION UNIT XXIII
CITY OF LAREDO, WEBB COUNTY, TEXAS

CERTIFICATE OF OWNER:
STATE OF TEXAS:
COUNTY OF WEBB:

I, DAVID H. ARREDONDO, MANAGER/CEO FOR D & J ALEXANDER DEVELOPMENT, L.L.C., THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS D & J ALEXANDER SUBDIVISION UNIT XXIII, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DAVID H. ARREDONDO, DEVELOPMENT MANAGER DATE
FOR D & J ALEXANDER DEVELOPMENT, L.L.C.

STATE OF TEXAS:
COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID H. ARREDONDO, MANAGER/CEO FOR D & J ALEXANDER DEVELOPMENT, L.L.C., 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 _____, 2026.

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

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
WEBB COUNTY:

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND 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.

ARMANDO GUERRA, P.E. No. 104862 DATE



CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:

I, EDUARDO J. GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

EDUARDO J. GUTIERREZ, R.P.L.S. No. 5839 DATE



PLAT APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS D & J ALEXANDER SUBDIVISION UNIT XXIII, PREPARED BY ARMANDO GUERRA, LICENSED PROFESSIONAL ENGINEER No. 104862, AND DATED THE _____ DAY OF _____, 2026, WITH THE LATEST REVISED DATE ON _____, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIJO DE LOS SANTOS, P.E. DATE
CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS PLAT D & J ALEXANDER SUBDIVISION UNIT XXIII, 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 CHAIR DATE

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 _____, 2026, AT _____ O'CLOCK _____ MINUTES OF SAID MEETING RESPECTING SUCH APPROVAL.

VANESSA GUERRA, PLANNING DIRECTOR DATE

CERTIFICATION OF COUNTY CLERK

FILED FOR RECORD AT _____ O'CLOCK _____ M. ON THE _____ DAY OF _____, 2026.

COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS:

I, MARGE R. BARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2026, AT _____ O'CLOCK _____ M. IN VOLUME _____ PAGE(S) _____ OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS DATE



LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 15.93 ACRES, more or less, being out of that certain 1,450 acres of land conveyed to Delfina Bermejo, Alexander, and Josefa Alexander Gonzalez recorded in Volume 434, Pages 542-556, Deed Records, Webb County Texas, subsequently conveyed to D & J Alexander Investments, LLC, per correction warranty deed, recorded in Volume 434, Pages 587-592, Official Public Records, Webb County Texas, situated in Porton 26, Agustin Sanchez original grantee, Abstract 282, city of Laredo, Webb County Texas and being more particularly described by metes and bounds as follows to-wit:

BEGINNING at a found 1/2" iron rod on the South right-of-way line of Delfina Dr. (50-foot R.O.W.), Northeast corner of Lot 2, Block 7, D & J Alexander Subdivision Unit XII, recorded in Volume 39, Pgs. 66-67, Plat Records, Webb County, Texas, a Northwesterly corner and point of beginning; here:

THENCE, along the Southeast Boundary line of said D & J Alexander Subdivision Unit XII, the following call:

S81°30'35"E a distance of 4.49 FEET with the south right-of-way line of Delfina Dr. (50-foot R.O.W.) to a found 1/2" iron rod, an interior corner here;

N08°49'25"E a distance of 50.00 FEET to a found 1/2" iron rod at the north right-of-way line of Delfina Dr. (50-foot R.O.W.), a North-Westerly corner here;

S81°10'35"E a distance of 139.14 FEET to a found 1/2" iron rod, an interior corner here;

N14°09'20"W a distance of 61.26 FEET to a found 1/2" iron rod, a North-Westerly corner here;

N22°26'37"W a distance of 100.00 FEET with the West right-of-way line of Fred Drive (50-foot R.O.W.) to a found 1/2" iron rod, a North-Westerly corner here;

N67°33'23"E a distance of 50.00 FEET to a found 1/2" iron rod on the East right-of-way line of Fred Drive (50-foot R.O.W.), an interior corner and clip corner here;

N22°33'23"E a distance of 21.21 FEET to a found 1/2" iron rod on the North right-of-way line of Jack London Drive (50-foot R.O.W.), an interior corner here;

N22°26'37"W a distance of 130.00 FEET with the East right-of-way line of Fred Drive (50-foot R.O.W.) to a set PE nail on the South line of D & J Alexander Subdivision Unit II, recorded in Volume 22, Pgs. 17-18, Webb County Map Records, a North-Westerly corner here;

THENCE, N67°26'37"E a distance of 505.35 FEET to a set PE nail on the South-East corner of said D & J Alexander Subdivision Unit II, the North-East corner here;

THENCE, S53°58'25"E a distance of 281.88 FEET to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00", an interior corner here;

THENCE, N36°01'35"E a distance of 10.00 FEET to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00", a North-Eastern corner here;

THENCE, S53°58'25"E a distance of 86.64 FEET to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00" on the South right-of-way line of University Blvd. (80-foot R.O.W.), a South-Eastern corner here;

THENCE, S53°58'25"E a distance of 180.00 FEET to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00", the most Easterly corner here;

THENCE, S26°01'35"W a distance of 400.40 FEET to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00", a deflection to the right here;

THENCE, S53°58'25"E a distance of 345.55 FEET to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00" on the North right-of-way line of University Blvd. (80-foot R.O.W.), a North-Eastern corner here;

THENCE, S22°26'37"E a distance of 86.64 FEET to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00" on the South right-of-way line of University Blvd. (80-foot R.O.W.), a South-Eastern corner here;

THENCE, with the South right-of-way line of University Blvd. (80-foot R.O.W.) the following call:

Along a non-tangent curve to the left having a radius of 465.00 FEET, an arc length of 183.14 FEET, and a chord bearing S79°06'21"W 288.36 FEET, to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00", a point of tangency here;

S67°42'47"W a distance of 309.14 FEET to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00", a point of curvature here;

Along a tangent curve to the right having a radius of 535.00 FEET, an arc length of 291.97 FEET, and a chord bearing S85°48'03"W 209.79 FEET to a set PE nail on the North line of D & J Alexander Subdivision Unit XI, recorded in Volume 34, Pgs. 78-79, Plat Records, Webb County Texas, a point of tangency here;

N81°01'05"W a distance of 87.91 FEET to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00" on the North line of said D & J Alexander Subdivision Unit XI, a point of curvature here;

Along a tangent curve to the left having a radius of 460.00 FEET, an arc length of 213.65 FEET, a chord bearing S85°48'03"W 209.79 FEET to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00", the South-West corner here;

THENCE, N17°22'49"W a distance of 80.00 FEET to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00" on the North right-of-way line of University Blvd. (80-foot R.O.W.) and on the South line of D & J Alexander Subdivision Unit X, recorded in Volume 25, Pgs. 35, Webb County Map Records, a South-Westerly corner here;

THENCE, along a non-tangent curve to the right having a radius of 540.00 FEET, an arc length of 220.36 FEET, and a chord bearing N84°18'41"E 218.86 FEET to a set 1/2" iron rod w/ blue plastic cap labeled "PCE 10009-00" on the South-East corner of Lot 2, Block 7, of said D & J Alexander Subdivision Unit XI, an interior corner here;

THENCE, with the South-East line of said D & J Alexander Subdivision Unit XII the following call:

N26°55'10"W a distance of 134.54 FEET to a found 1/2" iron rod, a deflection to the right here;

N08°49'25"E a distance of 50.00 FEET to the POINT OF BEGINNING, and containing 15.93 ACRES, more or less.

BASIC OF BEARING:
THIS SURVEY IS DERIVED FROM GPS KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD83.

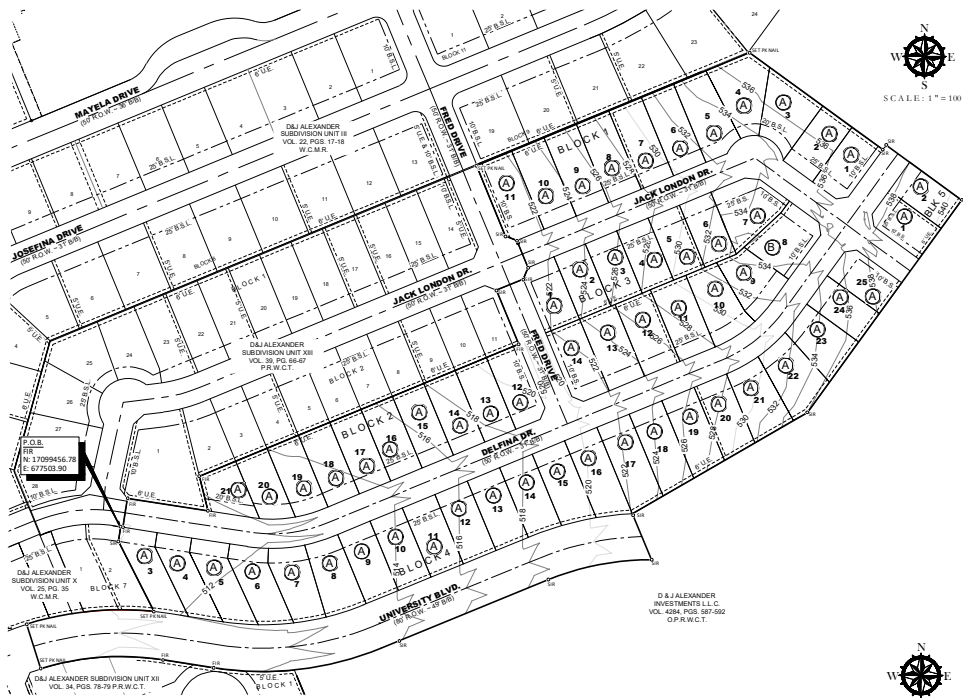
D & J ALEXANDER SUBDIVISION UNIT XXIII

PREMIER

D & J ALEXANDER SUBDIVISION UNIT XXIII

PLAT OF D & J ALEXANDER SUBDIVISION UNIT XXIII

2



POST DEVELOPMENT TOPOGRAPHY

SYMBOL	DESCRIPTION
SIR	SET IRON ROD
FR	FOUND IRON ROD
---S12---	PROPOSED CONTOUR
---8"---	EXIST. 8" WATER LINE
---8"---	EXIST. 8" SANITARY SEWER
FF	EXIST. FIRE HYDRANT
EV	EXIST. WATER VALVE
EL	EXIST. LIGHT POLE
SA	EXIST. STORM SEWER ALLET
BCP	REINFORCED CONCRETE PIPE

LEGEND	
Water Line Single Service	Water Plug
Water Line Double Service	Water Line Tee
Sewer Line Single Service	Clean Out
Sewer Line Double Service	Man Hole
Gate Valve	Proposed Water Line
Fire Hydrant	Proposed Sewer Line
Blow off Hydrant	Scale 10:30
	Existing Sewer Line

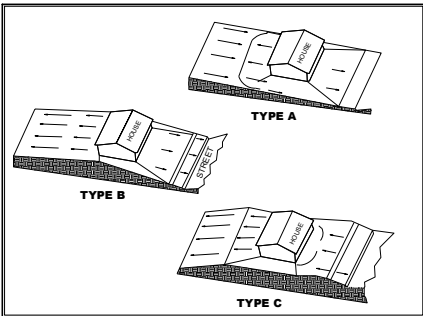
CERTIFICATE OF UTILITY DIRECTOR

STATE OF TEXAS:
WEBB COUNTY:

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWERAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

DR. TAREQ AL-ZABET
UTILITIES DIRECTOR
DATE _____
DATE _____

UTILITIES DEPARTMENT



TYPICAL FHA LOT GRADING

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
WEBB COUNTY:

I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND 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.

ARMANDO GUERRA
P.E. No. 104992
DATE _____



Water Supply: Description

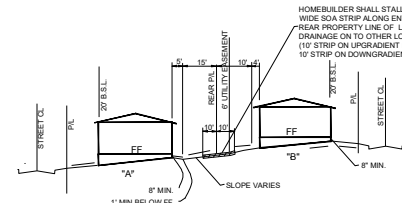
D & J Alexander Subdivision Unit XXXIII will be provided with potable water by the City of Laredo. The Subdivider and the City of Laredo have entered into a contract in which the City of Laredo has agreed to provide sufficient water to the subdivision for at least 30 years and the City of Laredo has provided documentation to sufficiently establish the long term quantity and quality of the available water supplies to serve the full development of this subdivision. The City of Laredo has a 6 inch diameter PVC water line running along Jack London Dr. and Fred Dr. in D & J Alexander Subdivision Unit XIII. The water system for D & J Alexander Unit XXXIII will consist of 8 inch diameter PVC water lines running along R.O. W. of Jack London Dr. and Delfina Dr. This line will service a total of 60 lots through individual services consisting of a 1" diameter single service lines and double services consisting of a 1 1/2" double service line splitting into two 1" diameter single service lines going into the water meter boxes for each lot. The services line with meter boxes has already been installed at a total cost of \$297,279.00 or \$4,954.65 per lot. The Subdivider in addition paid the City of Laredo the sum of \$60,000 which covers the cost for all lots for the water availability and water meters.

Sewage Facilities: Description

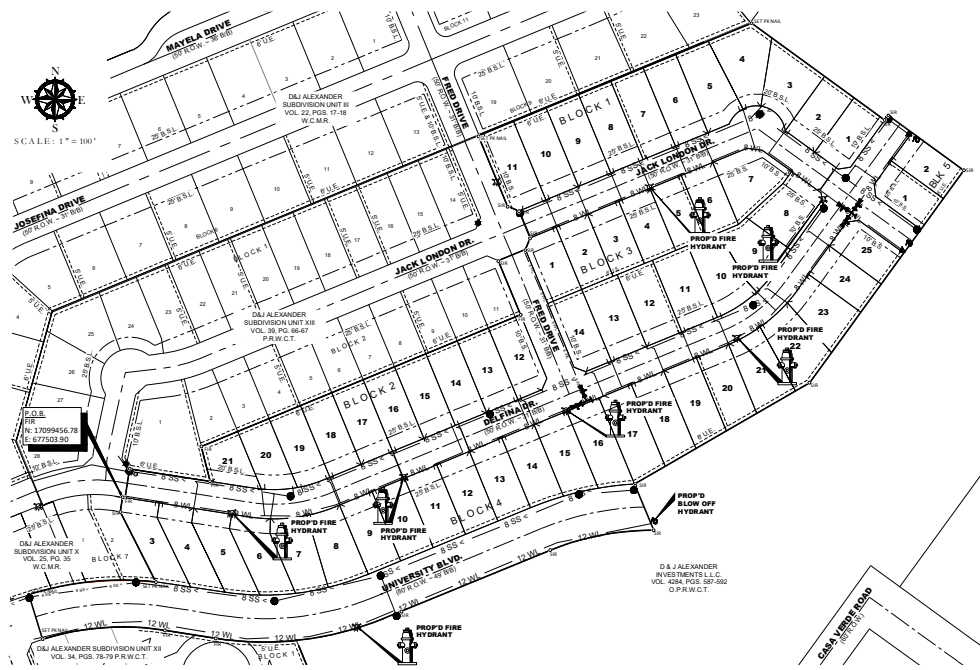
Sewage from D & J Alexander Subdivision Unit XIII will be disposed of through the sanitary sewer collection system of the City of Laredo. The Subdivider and the City of Laredo have entered into a contract in which the City of Laredo has agreed to provide sufficient sewage capacity for the full development of this subdivision. The City of Laredo has a 8 inch diameter PVC sanitary sewer line running along Delfina Dr. in D & J Alexander Subdivision Unit XIII. The sanitary sewer system for D & J Alexander Subdivision Unit XXXIII will consist of 8 inch PVC sanitary sewer lines that will run along R.O. W. of Jack London Dr. The sanitary sewer system will service a total of 60 lots through individual services consisting of a 6" diameter single service for individual lots and 6" diameter dual service lines splitting into single 6" service lines for double service connections. The single service and double service lines have already been installed at a total cost of \$421,866.44 or \$7,031.11 per lot



VICINITY MAP
SCALE: 1" = 200'



TYPICAL "A" TO "B" LOT GRADING
SECTION CROSS SECTIONS THROUGH LOTS
N.T.S.



WATER AND SANITARY SEWER DISTRIBUTION MAP

D & J ALEXANDER SUBDIVISION
UNIT XXXIII

PREMIER
ENGINEERING & SURVEYING

D & J
ALEXANDER DEVELOPMENT, L.L.C.
C/O DAVID H. ARREDONDO
1302 CALLE DEL NOROESTE, SUITE 2
1302 CALLE DEL NOROESTE, SUITE 1
LAREDO, TEXAS 77901
PHONE: (956) 722-2551
FAX: (956) 722-3319

PLAT OF
D & J ALEXANDER
SUBDIVISION UNIT XXXIII

DRAWN BY: K.G.M.T.L.L.M.

CHECKED BY: A.G.

APPROVED BY: A.G.

DATE: 10-13-23

REVISED DATE: 09-25-26

SCALE 11 X 17: -

SCALE 24 X 36: 1:100

PROJECT #: 18654-23

FILE NAME: 04/04/23

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