

Curve #	Arc Length	Radius	Delta	Bearing	Length
C3	138.289	1549.590	5.1132	S26° 40' 51.37"W	138.243
C2	120.411	1549.590	4.4522	N31° 27' 49.05"E	120.381
C1	258.700	1549.590	9.9554	S28° 54' 25.28"W	258.400

CERTIFICATE OF OWNER: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 5A & 5B, BLOCK 4

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 5A & 5B, BLOCK 4," 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 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, LOT 5A & 5B, BLOCK 4," 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  
TPLS FIRM REG. NO. 10194686 DATE



PLANNING COMMISSION APPROVAL

THIS PLAT OF "PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 5A & 5B, BLOCK 4," 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\_\_%. THE 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 BARRA, 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, HEREBY DESIGNATED AS "PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 5A & 5B, BLOCK 4," 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 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_%.

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
HON. MARGIE RAMIREZ BARRA,  
COUNTY CLERK, WEBB COUNTY, TEXAS

LEGAL DESCRIPTION:  
2.00 ACRE TRACT OF LAND

A TRACT OF LAND CONTAINING 2.00 ACRES, MORE OR LESS, OUT OF A 1,450-ACRE TRACT OF LAND CONVEYED TO DELFINA ALEXANDER OCHOA AND JOSEFINA ALEXANDER GONZALEZ, AS INSTRUMENT RECORDED ON DECEMBER 17, 2015, IN VOL. 414, PAGES 502-506, DEED RECORDED WEBB COUNTY TEXAS AS PER CORRECTION WARRANTY DEED RECORDED IN VOLUME 428A, PAGES 455-458, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, AND SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS, SAID 2.00 ACRE TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A SET "X" 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** S65° 54' 58" E, A DISTANCE OF 272.82 FEET TO A POINT ALONG THE SOUTHERN BOUNDARY LINE OF LOT 6, BLOCK 4, RECORDED IN VOLUME 0039, PAGE 0080, PUBLIC RECORDS WEBB COUNTY, TEXAS, BEING THE EASTERN CORNER, HEREOF;

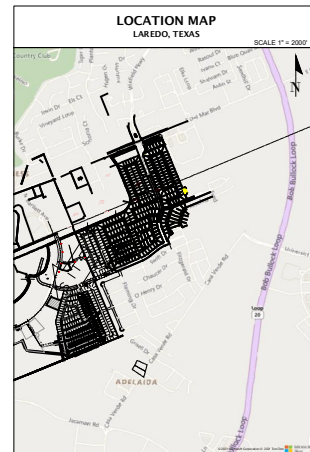
**THENCE** S14° 59' 46" W, A DISTANCE OF 318.69 FEET TO POINT OF DEFLECTION TO THE RIGHT, ALONG THE COMMON BOUNDARY LINE OF LOT 35, BLOCK 2, D & J ALEXANDER SUBDIVISION UNIT XXV, RECORDED IN VOL. 36, PAGES 94-95, HEREOF;

**THENCE** N 50° 21' 37" W, A DISTANCE OF 349.94 FEET, TO A POINT OF DEFLECTION, ALONG A NON TANGIBLE CURVE ON THE SOUTHERN RIGHT-OF-WAY OF SAID BARTLETT AVENUE, HEREOF;

**THENCE** ALONG THE NON-TANGIBLE CURVE TO THE RIGHT, ON THE EASTERN RIGHT-OF-WAY LINE OF SAID BARTLETT AVE. HAVING A RADIUS OF 1949.99', WITH A BEARING N28° 54' 25.28" E, AN ARC LENGTH 258.70 FEET, TO A SET IRON ROD, BEING ON THE SOUTHWESTERN CORNER OF LOT 6, BLOCK 4, D & J ALEXANDER SUBDIVISION PHASE 15, ALEXANDER CROSSING PLAZA, AND THE NORTHWESTERN CORNER, BEING THE POINT OF BEGINNING AND CONTAINING 2.00 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. 48477C, PANEL No. 1205C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
4. SEFBACKS 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.: SET IRON ROD ALONG BARTLETT AVE. (N-1707706.2884, E- 673934.2313)
7. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OF FICAL (INCS) CONTROL.
8. ACCESS TO BARTLETT AVENUE.

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 5A & 5B, BLOCK 4  
A TRACT OF LAND CONTAINING 2.00 ACRES, MORE OR LESS, OUT OF A 1,450-ACRE TRACT OF LAND CONVEYED TO DELFINA ALEXANDER OCHOA AND JOSEFINA ALEXANDER GONZALEZ, AS INSTRUMENT RECORDED ON DECEMBER 17, 2015, IN VOL. 414, PAGES 502-506, DEED RECORDED WEBB COUNTY TEXAS AS PER CORRECTION WARRANTY DEED RECORDED IN VOLUME 428A, PAGES 455-458, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, AND SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS.

PROJECT #	
REVISIONS	None
DRAWN BY	K.J.C.
APPROVED	R.M.B.
DATE	10/13/2024
SCALE	1" = 100'

ENGINEER: RICARDO M. VILLARREAL, P.E.  
TOP-SITE CIVIL GROUP, LLC  
6282 M'PHERSON RD., STE. 206  
LAREDO, TEXAS 78041  
(956) 726-9257

SURVEYOR: RICARDO M. VILLARREAL, R.P.L.S.  
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(956) 726-9257

TOPSITE  
Civil Group

PRELIMINARY

1.0