

LEGAL DESCRIPTION:  
2.31 ACRE TRACT OF LAND

A TRACT OF LAND CONTAINING 2.31 ACRES, MORE OR LESS, OUT OF A 1,450 ACRE TRACT OF LAND CONVEYED TO DELFINA BENAVIDES ALEXANDER OCHOA AND JOSEPHINA ALEXANDER GONZALEZ, AS RECORDED IN VOL. 414, PAGES 920-926, DEED RECORDS WEBB COUNTY TEXAS, AS PER CORRECTION WARRANTY DEED RECORDED IN VOLUME 4284, 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 2.31 ACRE TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

**BEGINNING** AT A FOUND 1" IRON ROD ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF BARTLETT AVENUE (100 FEET R.O.W.), BARTLETT AVENUE EXTENSION PLAT SOUTH RECORDED IN VOL. 35, PAGES 7-9, PLAT RECORDS WEBB COUNTY TEXAS, AND SOUTHEASTERN CORNER OF LOT 12, BLOCK 6, RECORDED IN VOL. 88, P. 88, PUBLIC RECORDS WEBB COUNTY TEXAS, CORNER AND THE POINT OF BEGINNING OF THIS SAID 2.31 ACRE TRACT OF LAND, HEREOF;

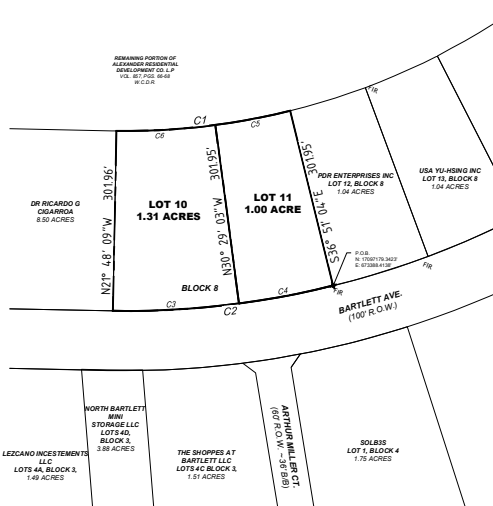
**THENCE** ALONG A NON-TANGIBLE CURVE TO THE RIGHT, CONTINUING WITH A RADIUS OF 1450.0', AN ARC LENGTH OF 373.30', WITH A CHORD BEARING OF S 60° 27' 19" W, FOR A DISTANCE OF 372.27', TO A NON-TANGIBLE POINT, HEREOF;

**THENCE** N 21° 48' 09" W, A DISTANCE OF 301.96 FEET TO A POINT OF CURVATURE, BEING THE SOUTH EASTERN CORNER, HEREOF;

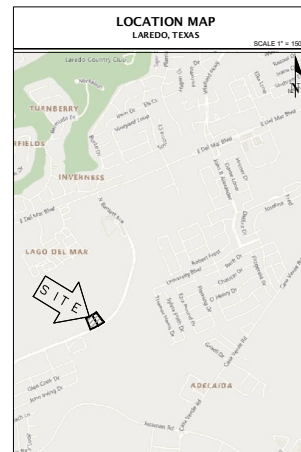
**THENCE** ALONG A NON-TANGIBLE CURVE TO THE RIGHT, CONTINUING WITH A RADIUS OF 1147.81', AN ARC LENGTH OF 293.99', WITH A CHORD BEARING OF N 60° 23' 55" E, FOR A DISTANCE OF 293.19', TO A NON-TANGIBLE POINT, BEING THE NORTHEASTERN CORNER, HEREOF;

**THENCE** S 36° 51' 04" E, A DISTANCE OF 301.95 FEET TO A POINT OF CURVATURE, BEING THE POINT OF BEGINNING AND CONTAINING 2.31 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.



| Curve Table |            |          |         |                |         |
|-------------|------------|----------|---------|----------------|---------|
| Curve #     | Arc Length | Radius   | Delta   | Bearing        | Length  |
| C1          | 293.99'    | 1147.81' | 14.6753 | N60° 23' 55" E | 293.19' |
| C2          | 373.30'    | 1450.00' | 14.7506 | S60° 27' 19" W | 372.27' |
| C3          | 212.13'    | 1450.00' | 6.3821  | S63° 38' 22" W | 211.94' |
| C4          | 161.17'    | 1450.00' | 6.3684  | S56° 15' 51" W | 161.09' |
| C5          | 127.61'    | 1149.01' | 6.3635  | N56° 14' 44" E | 127.55' |
| C6          | 166.38'    | 1148.61' | 6.2993  | N63° 35' 02" E | 166.23' |



PLAT NOTES & RESTRICTIONS

- SIDWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48473C, PANEL No. 1205C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
- SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING, IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
- P.O.B.: FOUND IRON ROD BEING THE SOUTHEAST CORNER (N 1709°179.3423, E 673388.4138)
- GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL INCH CONTROLS.
- ACCESS TO BARTLETT AVE.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND ACCOUNTED FOR IN AN 18.88 ACRE OFFSITE EASEMENT DETENTION POND LOCATED IN RODO DRIVE & UNIVERSITY BLVD. ROW DEDICATION, RECORDED IN VOLUME 26, PAGES 63-63A.

CERTIFICATE OF OWNER: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION  
PHASE 15, ALEXANDER CROSSING PLAZA, LOT 10 & LOT 11, BLOCK 8

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 10 & LOT 11, BLOCK 8, 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, ALEXANDER CROSSING PLAZA, LOT 10 & LOT 11, BLOCK 8, 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 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, ALEXANDER CROSSING PLAZA, LOT 10 & LOT 11, BLOCK 8, 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\_\_\_\_.

\_\_\_\_\_  
DANIELA SADA PAZ,  
PLANNING AND ZONING COMMISSION 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 \_\_\_\_\_, 20\_\_\_\_. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

\_\_\_\_\_  
VANESSA GUERRA, AICP  
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, HEREIN DESIGNATED AS: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION PHASE 15, ALEXANDER CROSSING PLAZA, LOT 10 & LOT 11, BLOCK 8, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_ O'CLOCK \_\_\_\_ AM, 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

**ENGINEER:**  
RICARDO M. VILLARREAL, P.E.  
TOP-SITE CIVIL GROUP, LLC  
6262 MAPHERSON RD., STE. 206  
LAREDO, TEXAS 78041  
(956) 725-8057

**SURVEYOR:**  
RICARDO M. VILLARREAL, R.P.L.S.  
TOP-SITE CIVIL GROUP, LLC  
6262 MAPHERSON RD., STE. 206  
LAREDO, TEXAS 78041  
(956) 725-8057

FINAL

OWNER:  
D&J ALEXANDER INVESTMENTS, LLC  
1302 CALLE DEL NORTE, SUITE 100  
LAREDO, TEXAS 78041

PLAT OF D & J ALEXANDER COMMERCIAL PHASE 15,  
ALEXANDER CROSSING PLAZA, LOT 10 & LOT 11, BLOCK 8  
A TRACT OF LAND CONTAINING 2.31 ACRES, MORE OR LESS, OUT OF A 1,450 ACRE TRACT OF LAND CONVEYED TO DELFINA BENAVIDES ALEXANDER OCHOA AND JOSEPHINA ALEXANDER GONZALEZ, AS RECORDED IN VOL. 414, PAGES 920-926, DEED RECORDS WEBB COUNTY TEXAS, AS PER CORRECTION WARRANTY DEED RECORDED IN VOLUME 4284, 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: \_\_\_\_\_  
FILED BY: \_\_\_\_\_  
DRAWN BY: R.J.E.  
APPROVED: R.M.H.  
DATE: 08/10/2024  
SCALE: 1"=100'  
GRAPHIC SCALE IN FEET

**TOPSITE**  
Civil Group

\_\_\_\_\_  
TOP-SITE CIVIL GROUP, LLC  
6262 MAPHERSON RD., STE. 206  
LAREDO, TEXAS 78041  
(956) 725-8057

2.0