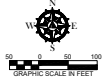
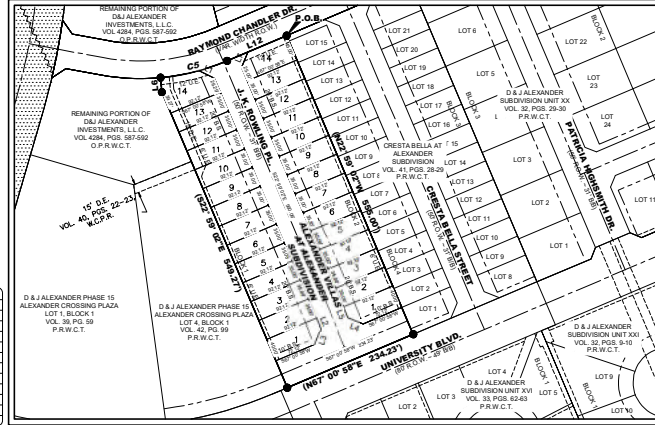


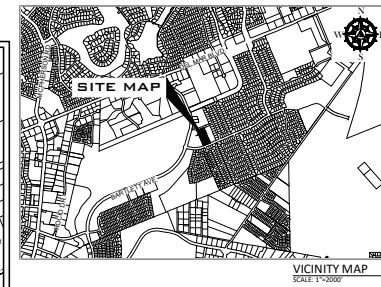
AS PLATTED:
LOT 5, BLOCK 1
D & J ALEXANDER PHASE 15, ALEXANDER CROSSING PLAZA
CITY OF LAREDO, WEBB COUNTY, TEXAS



- LEGEND**
- SUR 3/4" 1" IRON ROD
 - FND 1" IRON ROD
 - BUILDING SETBACK
 - UTILITY EASEMENT
 - P.O.B. POINT OF BEGINNING
 - FEMA FLOOD ZONE
 - PLAT BOUNDARY LINE
 - LOT LINE
 - SETBACK LINE
 - EASEMENT LINE
 - CENTER LINE
 - RIGHT-OF-WAY LINE



RE-PLAT:
ALEXANDER VILLAS AT ALEXANDER SUBDIVISION
CITY OF LAREDO, WEBB COUNTY, TEXAS



CERTIFICATE OF OWNER

I, CLAUDIA J. MARTINEZ BRIONES, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS D & J ALEXANDER SUBDIVISION PHASE 15, ALEXANDER CROSSING PLAZA, LOT 5, BLOCK 1 IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, DOES HEREBY DELEGATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: CLAUDIA J. MARTINEZ BRIONES 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.

VANESSA GUERRA, AICP
PLANNING DIRECTOR

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.

COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS:
WEBB COUNTY:

I, MARGIE R. IBARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE DAY OF , 20 , WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF , 20 , AT O'CLOCK A.M. IN VOLUME , PAGE(S) OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS

DATE: / /

Line Table		
Line #	Length	Direction
L1	29.78'	S64° 51' 54"E
L2	20.00'	S22° 00' 58"E
L3	28.28'	S22° 00' 58"W
L4	28.28'	N67° 59' 02"W
L5	20.00'	N22° 59' 02"W
L6	25.00'	S05° 14' 12"E
L7	28.28'	N22° 00' 58"E
L12	110.78'	S67° 00' 58"W

Curve Table			
Curve #	Length	Radius	Chd. Direction
C5	117.70'	380.00'	S76° 53' 23"W 117.23'

Lot Table			Lot Table		
Lot #	Block #	Area (Sq. Ft.)	Lot #	Block #	Area (Sq. Ft.)
1	1	3484.68	8	2	3224.10
1	2	3484.68	9	1	3224.10
2	1	3224.10	9	2	3224.10
2	2	3224.10	10	1	3224.10
3	1	3224.10	10	2	3224.10
3	2	3224.10	11	1	3224.10
4	1	3224.10	11	2	3224.10
4	2	3224.10	12	1	3224.10
5	1	3224.10	12	2	3224.10
5	2	3224.10	13	1	3224.10
6	1	3224.10	13	2	3224.10
6	2	3224.10	14	2	3945.27
7	1	3224.10	14	1	4673.23
7	2	3224.10			
8	1	3224.10			

STATE OF TEXAS:
COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CLAUDIA J. MARTINEZ BRIONES, 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: / /

CERTIFICATE OF ENGINEER

I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS RE-PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APURTANCES 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. 104992 DATE: / /

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS RE-PLAT OF D & J ALEXANDER PHASE 15, ALEXANDER CROSSING PLAZA, LOT 5, BLOCK 1 INTO ALEXANDER VILLAS AT ALEXANDER SUBDIVISION, PREPARED BY ARMANDO GUERRA LICENSED PROFESSIONAL ENGINEER NO. 104992, AND DATED THE DAY OF , 20 , WITH THE LAST REVISED DATE ON , AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

EULIO DE LOS SANTOS, P.E. DATE: / /

PLANNING COMMISSION APPROVAL

THIS PLAT RE-PLAT OF D & J ALEXANDER PHASE 15, ALEXANDER CROSSING PLAZA, LOT 5, BLOCK 1, INTO ALEXANDER VILLAS AT ALEXANDER SUBDIVISION, 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 FAZ
PLANNING AND ZONING CHAIR DATE: / /

LEGAL DESCRIPTION
D & J ALEXANDER PHASE 15, ALEXANDER CROSSING PLAZA, LOT 5, BLOCK 1

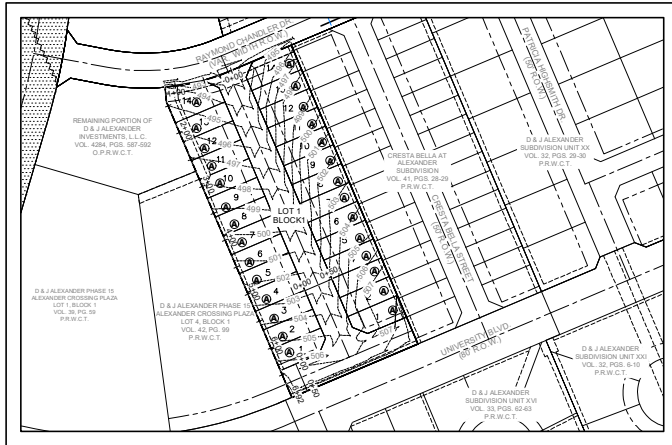
- PLAT NOTES:
- THE PURPOSE OF THIS RE-PLAT IS TO RE-PLAT LOT 5, BLOCK 1, INTO ALEXANDER VILLAS
 - THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY CONVEYANCE OR RESTRICTIONS.
 - SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
 - ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 - THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.7.7.3 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
 - DATA BASED ON TEXAS STATE PLANES COORDINATE SYSTEM NAD83 TEXAS STATE PLANES, SOUTH ZONE, US FOOT. ELEVATIONS MEAN SEA LEVEL (MSL) DERIVED FROM GPS KINEMATIC OBSERVATIONS.
 - PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD ZONE AS PER FEMA MAP NO. 4847C1205C, EFFECTIVE DATE: APRIL 1, 2008.
 - POINT OF BEGINNING HAS THE FOLLOWING COORDINATES:
N 1708898.76
E 616487.83

PROJECT TITLE
D & J ALEXANDER PHASE 15, ALEXANDER CROSSING PLAZA, LOT 5, BLOCK 1, INTO ALEXANDER VILLAS AT ALEXANDER SUBDIVISION

PREMIER
NEW LODGE BUILDING
KNOX PROPERTIES
1410 W. KNOX AVE.
LAREDO, TX 76043
Office: (956) 727-1195
Fax: (956) 727-1195
Email: premier@premier.com

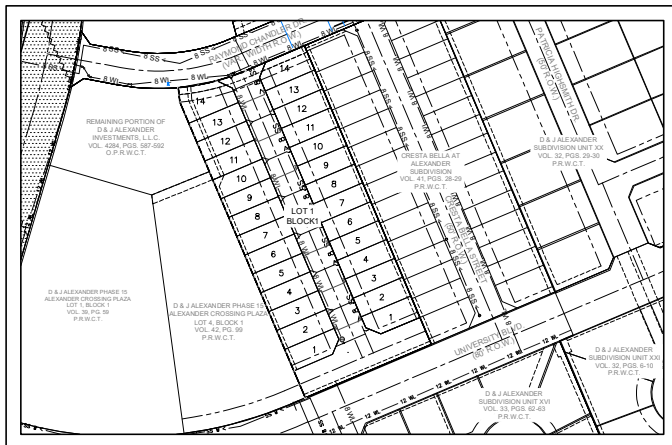
SHEET TITLE
RE-PLAT OF D & J ALEXANDER PHASE 15, ALEXANDER CROSSING PLAZA, LOT 5, BLOCK 1 INTO ALEXANDER VILLAS AT ALEXANDER SUBDIVISION

DRAWN BY: K.G.
CHECKED BY: A.G.
APPROVED BY: A.G.
DATE: 1-28-25
REVISED DATE: ---
SCALE 11 X 17: 1"=100'
SCALE 24 X 36: 1"=100'
PROJECT #: 20016-24
FILE NAME: REPLAT15240
SHEET
1 OF **2**



TOPOGRAPHY

SYMBOL	LEGEND	DESCRIPTION
---	SET IRON ROD	
---	FOUND IRON ROD	
---	EXISTING CONTOUR	
---	EXIST 8" WATER LINE	
---	EXIST 8" SANITARY SEWER	
---	EXIST FIRE HYDRANT	
---	EXIST TELEPHONE PEDI	
---	EXIST WATER METER	
---	EXIST CONTOUR	



WATER AND SANITARY SEWER DISTRIBUTION MAP

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	---	Existing Water Line
---	Fire Hydrant	---	Existing Sewer Line
---	Blow off Hydrant	---	Existing Sewer Line

WATER SUPPLY: DESCRIPTION, COSTS, AND OPERABILITY DATE

ALEXANDER VILLAS AT ALEXANDER SUBDIVISION 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 AN 8 INCH DIAMETER PVC WATER LINE AT THE SOUTH SIDE OF RAYMOND CHANDLER DR. THE WATER SYSTEM WILL CONSIST OF 28 SERVICE CONNECTIONS LINE WHICH WILL CONNECT TO THE EXISTING 8 INCH WATER LINE ALONG RAYMOND CHANDLER DR. THE SINGLE SERVICE LINE WITH METER BOX HAS ALREADY BEEN INSTALLED AT A TOTAL COST OF \$XXXXX OR \$XXXX PER LOT. THE SUBDIVIDER IN ADDITION PAID THE CITY OF LAREDO THE SUM OF \$XXXXX WHICH COVERS THE COST FOR ALL LOTS FOR THE WATER AVAILABILITY AND WATER METERS.

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.

WALTER PISKUR
EXECUTIVE UTILITIES DIRECTOR

DATE: / /

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

SEWAGE FROM ALEXANDER VILLAS AT ALEXANDER SUBDIVISION WILL BE DISPOSED 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 AN EXISTING 8 INCH DIAMETER SEWER LINE ALONG THE NORTH SIDE OF RAYMOND CHANDLER DR. THE SEWER SYSTEM WILL CONSIST OF 28 SINGLE AND DOUBLE SERVICE CONNECTIONS WHICH WILL CONNECT TO THE EXISTING 8" SANITARY SEWER LINE ALONG RAYMOND CHANDLER DR. THE SINGLE SERVICE LINES AND THE DOUBLE SERVICE LINES HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$ XXXXX OR \$XXXX PER LOT.

CERTIFICATE OF ENGINEER

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.

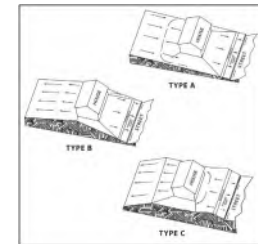
ARMANDO GUERRA,
P.E. No. 104992

DATE: / /

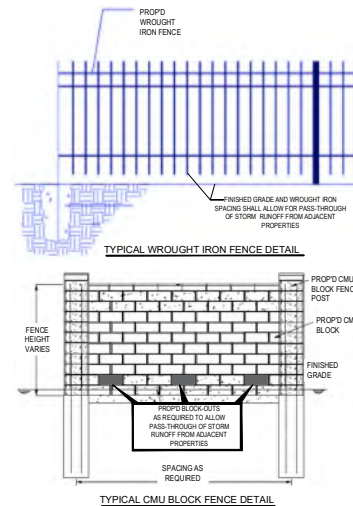


LOT DRAINAGE NOTES:

HOME OWNERS OF ANY LOTS WHICH WILL RECEIVE RUNOFF FROM ADJACENT LOTS, SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH MANNER THAT IMPEDE THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE FLOWING. GENERAL EXAMPLES OF SUCH FENCES ARE SHOWN BELOW.



TYPICAL FHA LOT GRADING



TYPICAL CMU BLOCK FENCE DETAIL

RE-PLAT OF
D & J ALEXANDER PHASE 15,
ALEXANDER CROSSING PLAZA, LOT 5,
BLOCK 1
INTO
ALEXANDER VILLAS AT ALEXANDER
SUBDIVISION

PREMIER
PLANNING & DESIGN
1502 Cady St. Suite 200
Laredo, Texas 78041
Phone: (956) 717-1191
Fax: (956) 717-1190
Email: premier@premier.com

NEW IDEE BUILDING
KACH PROPERTIES
14110 KACH PROPERTIES AVE.
LAREDO, TX 78043

RE-PLAT OF
D & J ALEXANDER PHASE 15,
ALEXANDER CROSSING PLAZA,
LOT 5, BLOCK 1
INTO
ALEXANDER VILLAS AT ALEXANDER SUBDIVISION

DRAWN BY: K.G.
CHECKED BY: A.G.
APPROVED BY: A.G.
DATE: 2-15-25
REVISED DATE: ---
SCALE 11 X 17: 1"
SCALE 24 X 36: 1/4"
PROJECT #: 20216-24
FILE NAME: SHEET 15-A-PLAT2024