

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, **DANIEL GOMEZ**, the undersigned owner of the land shown on this plat, and designated herein as Plat of **REPLAT OF LOT 1A, BLOCK 7, D&J ALEXANDER UNIT X & 0.06 ACRES RECORDED IN VOLUME 4972, PAGE 792 O.P.R.W.C.T. INTO LOT 1B & LOT 2B BLOCK 7 D&J ALEXANDER UNIT X**, in the County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all easements thereon shown, for the purpose and consideration therein expressed.

CLAUDIA J. MARTINEZ

DATE

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, the undersigned authority, on this day personally appeared **DANIEL GOMEZ**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the person executed the same for the purposes and consideration therein stated.

WITNESS MY HAND AND SEAL THIS **_____** DAY OF **_____**, 2025.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: **_____**

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I, **DANIEL GOMEZ**, a registered professional engineer in the State of Texas, 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.

DANIEL GOMEZ, P.E. No. 90146
7110 ROCIO DR. STE. 4
LAREDO, TX 78041
T 956-723-6656

DATE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, **ENRIQUE A. MEJIA II**, a registered professional land surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared by an actual survey of the property made under my supervision, on the ground, that the corner monuments shown thereon were found or will be properly placed under my supervision.

ENRIQUE A. MEJIA II, R.P.L.S. NO. 5453
Firm Registration # 100718-02
101 W. Hildea, Suite # 10
Laredo, Texas, 78041
(956) 724-4423

DATE

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS THE PLAT OF **REPLAT OF LOT 1A, BLOCK 7, D&J ALEXANDER UNIT X & 0.06 ACRES RECORDED IN VOLUME 4972, PAGE 792 O.P.R.W.C.T. INTO LOT 1B & LOT 2B BLOCK 7 D&J ALEXANDER UNIT X**, PREPARED BY **DANIEL GOMEZ**, REGISTERED PROFESSIONAL ENGINEER, No. 90146, AND DATED THE **_____** DAY OF **_____**, 2025, WITH THE LAST REVISION DATE ON **_____** AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

BLUD DE LOS SANTOS, P.E.
CITY ENGINEER

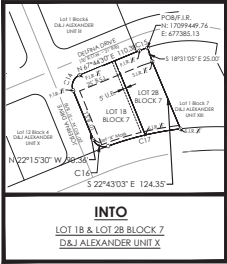
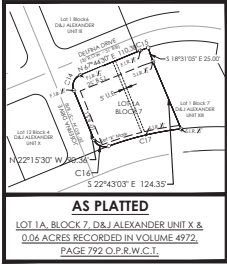
DATE

PLANNING COMMISSION APPROVAL

THIS PLAT OF **REPLAT OF LOT 1A, BLOCK 7, D&J ALEXANDER UNIT X & 0.06 ACRES RECORDED IN VOLUME 4972, PAGE 792 O.P.R.W.C.T. INTO LOT 1B & LOT 2B BLOCK 7 D&J ALEXANDER UNIT X** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE **_____** DAY OF **_____**, 2025.

DANIELA SADA PAZ
CHAIRMAN

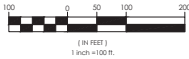
DATE



LEGEND

F.I.R. FOUND IRON ROD
F.I.R. SET IRON ROD (P)
F.C. FENCE CORNER
B.L.L. BUILDING SET BACK LINE
U.A.E. UTILITY AND ACCESS EASEMENT
D.E. DRAINAGE EASEMENT
P.O.B. POINT OF BEGINNING

GRAPHIC SCALE



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C14	31.42	20.00	90°00'00"	N 22°44'30" E	28.26
C15	14.69	227.35	3°42'08"	N 69°36'43" E	14.69
C16	30.69	19.98	88°01'45"	N 64°15'17" W	27.76
C17	126.94	340.00	1°28'50"	S 74°34'19" W	126.45



GENERAL NOTES

- THE PURPOSE OF THIS REPLAT IS TO INCORPORATE UNPLATTED AREA INTO LOT 1A AND CREATING TWO LOTS AS LOT 1B & LOT 2B.
- THIS PLAT DOES NOT ATTEMPT TO ALTER AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
- THE OFFICIAL STRACK LINE SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 64.71 OF THE LAREDO LAND DEVELOPMENT CODE.
- SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE DISCRETION OF THE BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE NAD 1983.
- ACCESS GRID FM 1472 IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION.

Field Notes
A 0.45 acre tract of land
Being Lot 1A, Block 7, Replat of D&J Alexander, Unit X and a
0.06 acre tract of land conveyed to Claudia J. Martinez,
situated in City of Laredo, Webb County, Texas.

Being a tract of land containing 0.45 acre tract of land composed of Lot 1A, Block 7, Replat of D&J Alexander, Unit X, recorded in Volume 31, Page 84, Plat Records, Webb County, Texas, and a 0.06 acre tract of land conveyed by deed to Claudia J. Martinez, recorded in Volume 4972, Page 792, Official Public Records, Webb County, Texas, said 0.45 acre tract being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found at the northeast corner of said 0.06 acre tract of land conveyed to Claudia J. Martinez, the southerly right of way boundary line of Defina Drive, the northwest corner of Lot 1, Block 7, D&J Alexander Subdivision, Unit X, recorded in Volume 39, Pages 64-65, Plat Records, Webb County, Texas, for the Point of Beginning and the northeast corner of the herein described tract:

Thence, along the west boundary line of said Lot 1, Block 7, S 18°31'5" E, a distance of 25.00 feet to a 1/2" iron rod set, for a point of deflection of the herein described tract:

Thence, continuing along said Lot 1, Block 7 west boundary line, S 22°43'3" E, a distance of 124.35 feet to a 1/2" iron rod set at the southwest corner of said Lot 1, Block 7, the northerly right of way boundary line of University Boulevard, for the southeast corner of the herein described tract:

Thence, along said University Boulevard northerly right of way boundary line a curve to the left, having a radius of 540.00 feet, a delta angle of 13° 28' 07", and whose long chord bears S 74°34'19" W a distance of 126.45 feet and an arc length of 126.94 feet to a "X" mark set, for a point of curvature to the right:

Thence, along a curve to the right, having a radius of 19.98 feet, a delta angle of 88° 01' 45", and whose long chord bears N 64°15'17" W a distance of 27.76 feet and an arc length of 30.69 feet to a "X" mark set at the easterly right of way line of Josefine Drive, for a point of tangency of the herein described tract:

Thence, along said Josefine Drive easterly right of way boundary line, N 22°15'30" W, a distance of 90.36 feet to a 1/2" iron rod found, for a point of curvature to the right:

Thence, along a curve to the right, having a radius of 20.00 feet, a delta angle of 90° 00' 00", and whose long chord bears N 22°43'30" E a distance of 28.26 feet and an arc length of 31.42 feet to a 1/2" iron rod found at the southerly right of way boundary line of Defina Drive, for a point of tangency of the herein described tract:

Thence, along said Defina Drive southerly right of way boundary line, N 67°43'30" E, a distance of 110.38 feet to a 1/2" iron rod found, for a point of curvature of a curve to the right:

Thence, along a curve to the right, having a radius of 227.35 feet, a delta angle of 03° 42' 08", and whose long chord bears N 69°36'43" E a distance of 14.69 feet and an arc length of 14.69 feet to return and close at the Point of Beginning of this 0.45 acre tract, 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 **_____**, 2025. THE MEMBERS OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, ACP
PLANNING DIRECTOR

DATE

CERTIFICATION OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

I, **MARCELO B. BARBA**, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE **_____** OF THE MAP RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL THIS **_____** DAY OF **_____**, 2025.

COUNTY CLERK
WEBB COUNTY, TEXAS

DEPUTY

PROPERTY OWNER:
CLAUDIA J. MARTINEZ
3401 DELFINA DRIVE
LAREDO, TEXAS 78041

SHEET NAME:
**REPLAT OF
LOT 1A, BLOCK 7, D&J ALEXANDER UNIT X
& 0.06 ACRES RECORDED IN VOLUME 4972,
PAGE 792 O.P.R.W.C.T. INTO LOT 1B & LOT
2B BLOCK 7 D&J ALEXANDER UNIT X**

PROJECT ENGINEER:
Daniel Gomez Engineering, PC
Daniel Gomez Engineering, PC
Laredo, Texas 78041
Firm # 226-6556
Firm Registration # 9224

Date: 11.05.2025
Revision:
Project #: 2544
File Name: defina
Drawn by: D/G
Scale: 1"=100'
SHEET 1