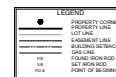


PLAT NOTES & RESTRICTIONS

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 NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 48479C, PANEL NO. 1209C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. GRID COORDINATES: NAD83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL INCH CONTROL.
6. ACCESS TO BARTLETT AVE. IS LIMITED TO ONE DRIVEWAY.



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__, AT ____ O'CLOCK ____ M., THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

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 _____, 20__, IS ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS: REPLAT OF THE AMENDING PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 4B, BLOCK 3 INTO LOT 4D, BLOCK 3, D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15. I 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__.

RON, MARGIE RAMIREZ BARRA
COUNTY CLERK, WEBB COUNTY, TEXAS

DATE _____

ENGINEER
RICARDO M. VILLARREAL, R.P.L.S.
TOP SITE CIVIL GROUP, LLC
10109 INTERNATIONAL BLVD., 300
LAREDO, TEXAS 78045
(956) 725-5057

SURVEYOR
RICARDO M. VILLARREAL, R.P.L.S.
TOP SITE CIVIL GROUP, LLC
10109 INTERNATIONAL BLVD., 300
LAREDO, TEXAS 78045
(956) 725-5057

OWNER:
D&J ALEXANDER INVESTMENTS, LLC
1302 CALLE DEL NORTE, SUITE 1
LAREDO, TEXAS 78041

REPLAT OF THE AMENDING PLAT OF
D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 4B, BLOCK 3
INTO LOT 4D, BLOCK 3, D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15
A TRACT OF LAND CONTAINING 6.03 ACRES
WEBB COUNTY, TEXAS

TOPSITE
Civil Group

10109 INTERNATIONAL BLVD., 300
LAREDO, TEXAS 78045
(956) 725-5057

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