

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

SCALE 1" = 2000'

**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**

PROJECT #  
FIELD DATE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_  
FILE NAME: \_\_\_\_\_  
SCALE: 1" = 200'

**TOP SITE**  
Civil Group

Instrument Control Project  
Ref ID: F-22124  
File ID: 20110406

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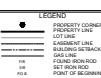
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**PLAT NOTES & RESTRICTIONS**

- SHRUBS, BUSHES, 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 YOUTH OPPORTUNITY ZONE, PROPERTY TAX ID NO. 484979C, Panel No. 1295C, 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.
- GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (INC) CONTROL.
- ACCESS TO BARTLETT AVE. IS LIMITED TO ONE DRIVEWAY.



**REPLAT INTO**

**LOT 4D, BLOCK 3  
D&J ALEXANDER COMMERCIAL SUBDIVISION  
PHASE 15  
CITY OF LAREDO, TEXAS**

**REPLAT INTO**

**LOT 4D, BLOCK 3  
D&J ALEXANDER COMMERCIAL SUBDIVISION  
PHASE 15  
CITY OF LAREDO, TEXAS**

**AS PLATTED**

**AMENDING PLAT OF  
D&J ALEXANDER COMMERCIAL SUBDIVISION  
PHASE 15, LOT 4B, BLOCK 3  
CITY OF LAREDO, TEXAS  
VOL. 41 PAGE 1  
WEBB COUNTY PLAT RECORDS**

**CURVE TABLE**

CURVE # LENGTH RADIUS CH. DIRECTION CH. LENGTH

CI 59.53' 1550.00' N 67° 09' 42" E 59.53'

**LINE TABLE**

LINE # DIRECTION LENGTH

L1 N 68° 11' 49" E 42.89'

**CURVE TABLE**

CURVE # LENGTH RADIUS CH. DIRECTION CH. LENGTH

CI 59.53' 1550.00' N 67° 09' 42" E 59.53'

**LINE TABLE**

LINE # DIRECTION LENGTH

L1 N 68° 11' 49" E 42.89'

**CERTIFICATE OF OWNER: REPLAT OF THE AMENDING PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 4B, BLOCK 3, D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15**

STATE OF TEXAS §  
WEBB COUNTY §

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESCRIBED HEREIN AS: REPLAT OF THE AMENDING PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, IN COUNTY OF WEBB, TEXAS, AND WHOMSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINS, EASEMENTS AND OTHER 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 SAME THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF ENGINEER**

STATE OF TEXAS:  
COUNTY OF WEBB:

I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE BEST OF MY KNOWLEDGE AND SKILL, AND TO THE BEST OF MY KNOWLEDGE THAT THIS 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



RICARDO VILLARREAL  
P.E. No. 101308

LICENCED PROFESSIONAL

INSTRUMENT

DATE

**PLAT-APPROVAL CITY ENGINEER**

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED 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, IN THE CITY OF LAREDO, TEXAS. THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIJUD DE LOS SANTOS, P.E.  
CITY ENGINEER

**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.

**PLANNING COMMISSION APPROVAL**

DATE

VANESSA GUERRA, AICP  
DIRECTOR OF PLANNING DEPARTMENT  
CITY OF LAREDO, TEXAS

**CERTIFICATE OF COUNTY CLERK**

STATE OF TEXAS:  
COUNTY OF WEBB:

I, MARIE 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 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, IN THE CITY OF LAREDO, TEXAS, IS A TRUE COPY OF THE SAME AS FILED IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_, AT \_\_\_\_ O'CLOCK \_\_\_\_ M, IN VOLUME \_\_\_\_ PAGE \_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY ON THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_\_\_.

MARIE RAMIREZ IBARRA  
COUNTY CLERK, WEBB COUNTY, 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  
TPBS FIRM REG. NO. 1019486



RICARDO VILLARREAL  
R.P.L.S. No. 6242

TPBS FIRM REG. NO. 1019486

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

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