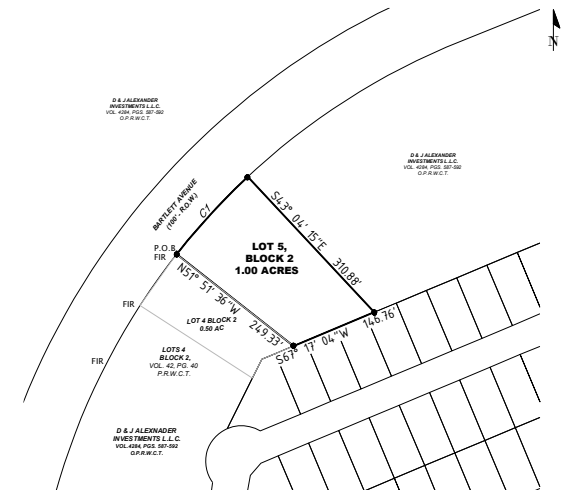




LEGEND	
●	PROPERTY CORNER
—	PROPERTY LINE
—	LOT LINE
—	EASEMENT LINE
—	BUILDING SETBACK
—	GAS LINE
—	FOUND IRON ROD
—	SET IRON ROD
—	POINT OF BEGINNING

Curve Table				
Curve #	Arc Length	Radius	Delta	Bearing
C1	176.34'	1283.63'	7.8711'	N42° 33' 25.63" E
				176.20'

CERTIFICATE OF OWNER: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION PHASE 15, LOT 5, BLOCK 2

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, LOT 5, BLOCK 2, IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, 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 DEVELOPMENT, 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, LOT 5, BLOCK 2, PREPARED BY RICARDO VILLARREAL, REGISTERED PROFESSIONAL ENGINEER No. 101308, AND DATED THE DAY OF _____, 2016, 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
TBLPS FIRM REG. NO. 101946686
DATE

PLANNING COMMISSION APPROVAL
THIS PLAT OF PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION PHASE 15, LOT 5, BLOCK 2, 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 _____, 2026.

DANIELLA 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, ACP
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 _____, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION PHASE 15, LOT 5, BLOCK 2, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20__, AT ____ O'CLOCK ____ P.M. 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

LEGAL DESCRIPTION:
1.00 ACRE TRACT OF LAND
A TRACT OF LAND CONTAINING 1.00 ACRES, MORE OR LESS, OUT OF A 1.450 ACRE TRACT OF LAND CONVEYED TO DELFINA BENAVIDES ALEXANDER OCHOA AND JOSEFINA ALEXANDER GONZALEZ, AS RECORDED IN VOL. 414, PAGES 502-506, DEED RECORDS WEBB COUNTY TEXAS, AS PER CORRECTION WARRANTY DEED RECORDED IN VOLUME 4284, PAGES 487-592, 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 SOUTHWEST RIGHT-OF-WAY LINE OF BARTLETT AVENUE (100 FEET R.O.W.) BARTLETT AVENUE EXTENSION PLAT SOUTH RECORDED IN VOL. 36, PAGES 7-9, PLAT RECORDS WEBB COUNTY TEXAS, AND NORTHEAST CORNER OF A 0.50 ACRE TRACT OF LAND, OF D & J ALEXANDER PHASE 15, ALEXANDER CROSSING PLAZA, RECORDED IN VOL. 42, PG. 83, PUBLIC RECORDS WEBB COUNTY TEXAS, BEING THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THIS SAID 1.00 ACRE TRACT OF LAND, HEREOF;
THENCE ALONG A NON-TANGIBLE CURVE TO THE RIGHT, CONTINUING WITH A RADIUS OF 1283.63', AN ARC LENGTH OF 176.34', WITH A CHORD BEARING OF N 42° 33' 25.63" E, FOR A DISTANCE OF 176.20', TO A NON-TANGIBLE POINT, HEREOF;
THENCE S 43° 04' 15" E, A DISTANCE OF 310.88 FEET, TO A POINT OF DEFLECTION, ALONG THE COMMON BOUNDARY LINE OF D & J ALEXANDER SUBDIVISION UNIT XXIV, LOT 5, BLOCK 3, RECORDED IN VOL. 36, PAGES 87-90, PUBLIC RECORDS WEBB COUNTY TEXAS, HEREOF;
THENCE S 67° 37' 04" W, A DISTANCE OF 146.76 FEET, TO A POINT OF DEFLECTION, ALONG THE COMMON BOUNDARY LINE OF LOT 5, BLOCK 1 OF SAID D & J ALEXANDER SUBDIVISION UNIT XXIV, BEING THE SOUTHWEST CORNER, HEREOF;
THENCE N 51° 51' 30" E, A DISTANCE OF 249.33 FEET TO A POINT OF DEFLECTION, TO A NON-TANGIBLE POINT, ALONG THE SOUTHWESTERN RIGHT-OF-WAY LINE OF SAID BARTLETT AVE. (100' R.O.W.) BEING THE POINT OF BEGINNING AND CONTAINING 1.00 ACRES, MORE OR LESS.



- 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. 48475C, PANEL NO. 1205C, 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. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
 6. P.O.B.: SET IRON ROD BEING THE NORTHWEST CORNER (N: 17095859.3339', E: 670909.2877')
 7. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
 8. ACCESS TO BARTLETT AVE.
 9. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN 11.88 ACRE OFFSITE EASEMENT DETENTION POND LOCATED IN ROCKY DRIVE AND UNIVERSITY BLVD. ROW DEDICATION, RECORDED IN VOLUME 26, PAGE 63-63A.

ENGINEER: RICARDO M. VILLARREAL, P.E.
TOP-SITE CIVIL GROUP, LLC
6282 MAPHERSON RD., STE. 206
LAREDO, TEXAS 78041
(956) 725-5057

SURVEYOR: RICARDO M. VILLARREAL, R.P.L.S.
TOP-SITE CIVIL GROUP, LLC
6282 MAPHERSON RD., STE. 206
LAREDO, TEXAS 78041
(956) 725-5057

FINAL

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

PLAT OF D & J ALEXANDER COMMERCIAL PHASE 15,
LOT 5, BLOCK 2

A TRACT OF LAND CONTAINING 1.00 ACRES, MORE OR LESS, OUT OF A 1.450 ACRE TRACT OF LAND CONVEYED TO DELFINA BENAVIDES ALEXANDER OCHOA AND JOSEFINA ALEXANDER GONZALEZ, AS RECORDED IN VOL. 414, PAGES 502-506, DEED RECORDS WEBB COUNTY TEXAS, AS PER CORRECTION WARRANTY DEED RECORDED IN VOLUME 4284, PAGES 487-592, 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	RJJ
APPROVED	RJJ
DATE	05/10/2026
FILE NAME	---
SCALE	1"=100'
GRAPHIC SCALE IN FEET	

TOPSITE
Civil Group

Topsite Civil Group
10001 N. Loop West, Suite 100
Houston, TX 77057
(281) 251-1001 • Fax: (281) 251-1010
info@topsitecivil.com
www.topsitecivil.com

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