LEGAL DESCRIPTION:
D & J ALEXANDER COMMERCIAL PHASE 15 - ALEXANDER GARDEN HOMES
4.71 ACRE TRACT

A TRACT OF LAND CONTAINING 4.71 ACRES MORE OR LESS, OUT OF A TRACT OF LAND CONVEYED TO D&J ALEXANDER INVESTMENTS LLC, RECORDED IN VOLUME 4284, PAGE 587-592, WEBB COUNTY OFFICIAL PUBLIC RECORDS, SITUATED IN PORCION 26, ABSTRACT-282, AGUSTIN SANCHEZ, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND ½" IRON ROD ON THE NORTHWEST CORNER OF LOT 3, BLOCK 3 OF D&J ALEXANDER COMMERCIAL SUBDIVISION PHASE 15, LOTS 4A, 4B AND 4C AMENDED, ALSO BEING A POINT ON THE SOUTHERN BOUNDARY OF BARTLETT AVENUE EXTENSION PLAT SOUTH, RECORDED IN VOLUME 35, PAGE 7, PUBLIC RECORDS OF WEBB COUNTY TEXAS; THENCE S 86° 03' 15" E, AT 645.96 FEET THE POINT OF BEGINNING AND A POINT OF CURVATURE TO THE LEFT;

THENCE **CONTINUING WITH SAID** CURVATURE TO THE RIGHT WITH A RADIUS OF **59.85 FEET**, A CHORD OF **N 76° 58' 03" E ~ 19.92'** FOR A CURVE LENGTH OF 20.01 FEET TO A POINT OF NON-TANGENCY AND AN INTERIOR CORNER HEREOF;

THENCE **N 59° 39' 26" E** AT **237.07 FEET** A SET IRON ROD AND A POINT OF DEFLECTION HEREOF;

THENCE **N 59° 44' 16" E** AT **326.42 FEET** A SET IRON ROD AND A POINT OF DEFLECTION HEREOF;

THENCE **S 11° 59' 26" E** AT **499.80 FEET** A SET IRON ROD AND A POINT OF DEFLECTION HEREOF;

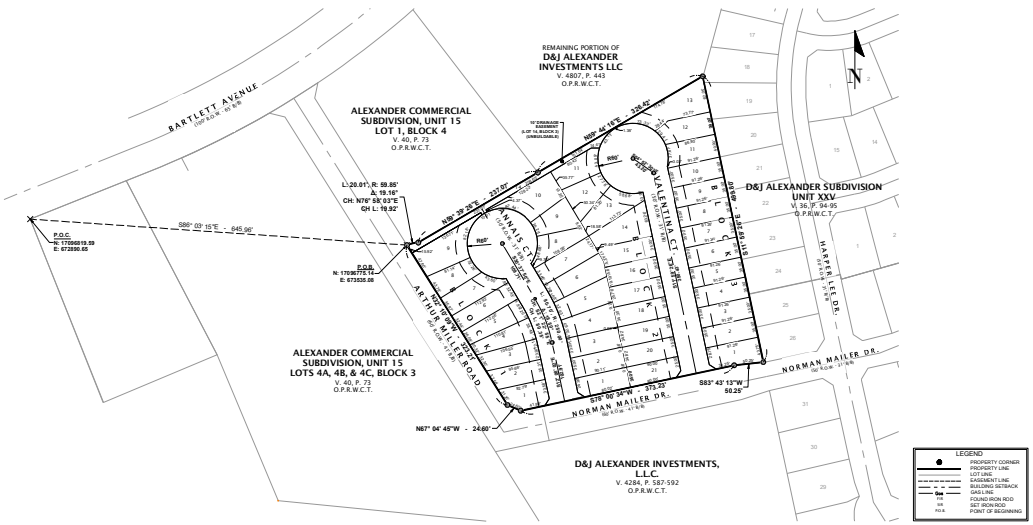
THENCE **S 83° 43' 13" W** AT **50.25 FEET** A SET IRON ROD AND A POINT OF DEFLECTION HEREOF;

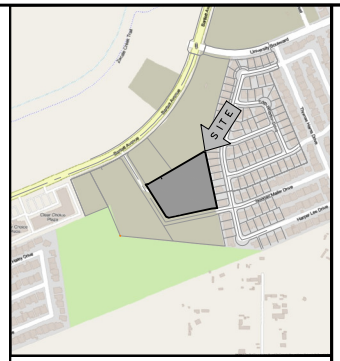
THENCE **S 78° 00' 34" W** AT **373.23 FEET** A SET IRON ROD AND A POINT OF DEFLECTION HEREOF;

THENCE **N 67° 04' 45" W** AT **24.60 FEET** A SET IRON ROD AND A POINT OF DEFLECTION HEREOF;

THENCE **N 32° 10' 09" W** AT **323.21 FEET** TO THE POINT OF BEGINNING CONTAINING 4.71 ACRES, MORE OR LESS.

BASIS OF BEARINGS:
ALEXANDER BARTLETT COMMERCIAL- PHASE 15, RECORDED IN VOLUME 35, PAGE 41, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY TEXAS





VICINITY MAP

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

PLAT NOTES & RESTRICTIONS

1. DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. NO GARAGE OR CARPORT, WHICH RECEIVES ACCESS FROM THE SIDE YARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
3. ACCESS TO BE PROVIDED FOR ALL UTILITY EASEMENTS IN ORDER TO MAINTAIN AND MONITOR THE INFRASTRUCTURE.
4. CORNER LOT DRIVEWAYS SHALL BE PLACED AWAY FROM CORNER CLIP SIDE OF PROPERTY.
5. ACCESS TO LOTS 1-9, BLOCK 1, SHALL BE PROHIBITED FROM ARTHUR MILLER ROAD.
6. ACCESS TO LOTS 1 AND 21, BLOCK 2, SHALL BE PROHIBITED FROM NORMAN MAILER DRIVE.
7. ACCESS TO LOT 1, BLOCK 3, SHALL BE PROHIBITED FROM NORMAN MAILER DRIVE.
8. THE RESPONSIBILITY FOR THE MAINTENANCE AND UPKEEP OF RETAINING WALLS IN A SAFE AND PROPER CONDITION SHALL REST SOLELY WITH THE PROPERTY OWNERS. THE HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS. THE CITY OF LAREDO SHALL BEAR NO RESPONSIBILITY OR LIABILITY FOR SAID MAINTENANCE.
9. OWNER SHALL NOT CHANGE GRADES NOR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCE/WALL WHICH HAS THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO ALLOW SURFACE WATER RUNOFF TO CONTINUE.
10. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C1205C, PANEL No. 1205, WITH EFFECTIVE DATE OF APRIL 2, 2008.
11. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
12. ALL LOT CONFIGURATIONS SHOWN, INCLUDING MINIMUM LOT AREA(S) SHALL MEET DIMENSIONAL STANDARDS OF THE LAND DEVELOPMENT CODE FOR AN R1-B ZONE.
13. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
14. LOT 14, BLOCK 3 IS UN-BUILDABLE AND DESIGNATED AS DRAINAGE EASEMENTS.
15. ALL OFF-SITE AND ON-SITE DRAINAGE EASEMENTS OF D&J ALEXANDER COMMERCIAL PHASE 15 - ALEXANDER GARDEN HOMES IS SUBJECT TO A MAINTENANCE AND MONITORING AGREEMENT RECORDED IN VOLUME _____, PAGES _____ O.P.R.W.C.T.
16. P.O.B.: FOUND IRON ROD BEING THE NORTHWEST CORNER OF LOT 3, BLOCK 3, ALEXANDER COMMERCIAL SUBDIVISION, UNIT 15 LOTS 4A, 4B & 4C, BLOCK 3 (N: 17096819.59, E: 672890.65)
17. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
18. LOTS 9-10, BLOCK 1; LOT 11, BLOCK 2 AND LOT 13, BLOCK 3 SHALL HAVE FINISH FLOOR ELEVATIONS 18" ABOVE THE HIGHEST FRONTING BACK-OF-CURB ELEVATION.
19. EROSION, SEDIMENT, AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, DUPLEX, MULTI-FAMILY AND COMMERCIAL PROJECT DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPs), SILT FENCE, TREE PROTECTION, AND TEMPORARY EROSION CONTROLS AS PART OF THE BUILDING PERMIT PROCESS, PRIOR TO STARTING ANY SITE WORK. WHERE REQUIRED BY LAW, A STORM WATER POLLUTION PREVENTION PLAN (SWSP) MUST ALSO BE PREPARED AND IMPLEMENTED FOR THE BUILDING PERMIT ACTIVITIES. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.
20. LOTS 11-21, BLOCK 2 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT; LOTS 1-10, BLOCK 2 WILL RECEIVE SOME SURFACE WATER FROM THE ADJACENT BACK LOTS. HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES 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 TO FLOW.

CERTIFICATE OF OWNER

STATE OF TEXAS §
WEBB COUNTY §

I, _____, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS: D&J ALEXANDER COMMERCIAL PHASE 15 - ALEXANDER GARDEN HOMES IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, 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: _____

LIEN HOLDER CERTIFICATE

THIS SUBDIVISION MAP IS HEREBY APPROVED AND ACCEPTED BY THE LIEN HOLDER,
THIS _____ DAY OF _____, 20___. TITLE: _____
AS AN ACT AND DEED OF _____

_____ __/__/___
FINANCIAL INSTITUTION 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: _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS §
WEBB COUNTY §

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 M. VILLARREAL, P.E. No. 101308-TEXAS DATE
TBPE FIRM REG. No. 22574

STATE OF TEXAS
RICARDO M. VILLARREAL
101308
LICENSED
PROFESSIONAL ENGINEER

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
WEBB COUNTY §

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 M. VILLARREAL, R.P.L.S. No. 6242-TEXAS DATE
TBPLS FIRM REG. No. 10194686

STATE OF TEXAS
REGISTERED
RICARDO M. VILLARREAL
6242
PROFESSIONAL
LAND SURVEYOR

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: D&J ALEXANDER COMMERCIAL PHASE 15 - ALEXANDER GARDEN HOMES, PREPARED BY RICARDO M. VILLARREAL REGISTERED PROFESSIONAL ENGINEER No. 101308 AND DATED THE _____ DAY OF _____, 20___, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

_____ __/__/___
ELIUD DE LOS SANTOS, P.E. DATE
CITY ENGINEER
CITY OF LAREDO, TEXAS

PLANNING COMMISSION APPROVAL

THIS PLAT OF D&J ALEXANDER COMMERCIAL PHASE 15 - ALEXANDER GARDEN HOMES, 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___.

_____ __/__/___
DANIELLA SADA PAZ, P&Z CHAIRMAN 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, AICP DATE
DIRECTOR OF PLANNING DEPARTMENT
CITY OF LAREDO, TEXAS

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 FORECOING INSTRUMENT DATED: _____ DAY OF _____, 20___, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS: D&J ALEXANDER COMMERCIAL PHASE 15 - ALEXANDER GARDEN HOMES W S 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 THE _____ DAY OF _____, 20___.

_____ __/__/___
HON. MARGIE RAMIREZ IBARRA DATE
COUNTY CLERK, WEBB COUNTY, TEXAS
CITY OF LAREDO, TEXAS

PRELIMINARY
NOT FOR RECORDATION

ENGINEER:
RICARDO M. VILLARREAL, P.E.
TOP SITE CIVIL GROUP, LLC
6262 McPHERSON RD., STE. 206
LAREDO, TEXAS 78041
(956) 725-5057

SURVEYOR:
RICARDO M. VILLARREAL, R.P.L.S.
TOP SITE CIVIL GROUP, LLC
6262 McPHERSON RD., STE. 206
LAREDO, TEXAS 78041
(956) 725-5057

PRELIMINARY PLAT OF
D&J ALEXANDER COMMERCIAL PHASE 15 - ALEXANDER GARDEN HOMES
A TRACT OF LAND CONTAINING 4.71 ACRES
SITUATED IN SURVEY 26, A. SANCHES., ABSTRACT-282
WEBB COUNTY, TEXAS

PROJECT #:	
FIELD DATE:	
DRAWN BY:	J.F.G.
APPROVED:	J.F.G.
DATE:	07/13/2020
FILE NAME:	Base-Garden Homes.dwg
SCALE:	1"=100'

50 0 50 100
GRAPHIC SCALE IN FEET

TOPSITE Civil Group
TOPSITE CIVIL GROUP, LLC
engr.# F-22574 surv.#10194686
10801 International Blvd., Suite 200
Laredo, Texas 78045
(956) 725-5057
topsitecivil.com