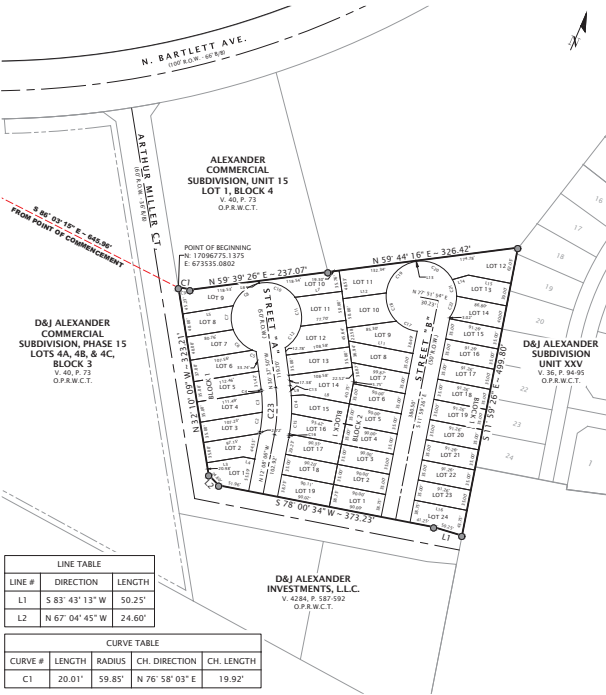


LOT TABLE			LOT TABLE			LOT TABLE		
LOT No.	BLOCK No.	ACREAGE	LOT No.	BLOCK No.	ACREAGE	LOT No.	BLOCK No.	ACREAGE
12	BLOCK 1	4315.59	12	BLOCK 2	5623.15	7	BLOCK 1	3603.08
13	BLOCK 1	3800.36	13	BLOCK 2	3510.09	8	BLOCK 1	3269.57
14	BLOCK 1	4930.53	14	BLOCK 2	3493.90	9	BLOCK 1	4104.09
15	BLOCK 1	3336.73	15	BLOCK 2	3193.93	10	BLOCK 1	3603.63
16	BLOCK 1	3202.85	16	BLOCK 2	3193.93	11	BLOCK 1	3772.88
17	BLOCK 1	3158.76	17	BLOCK 2	3193.93			
18	BLOCK 1	3155.55	18	BLOCK 2	3193.93			
19	BLOCK 1	3490.39	19	BLOCK 2	3193.93			
1	BLOCK 2	3487.84	20	BLOCK 2	3193.93			
2	BLOCK 2	3150.00	21	BLOCK 2	3193.93			
3	BLOCK 2	3150.00	22	BLOCK 2	3193.93			
4	BLOCK 2	3150.00	23	BLOCK 2	3193.93			
5	BLOCK 2	3150.00	24	BLOCK 2	3661.50			
6	BLOCK 2	3150.00	1	BLOCK 1	3444.63			
7	BLOCK 2	3294.31	2	BLOCK 1	3249.87			
8	BLOCK 2	3701.94	3	BLOCK 1	3594.24			
9	BLOCK 2	4324.60	4	BLOCK 1	3843.82			
10	BLOCK 2	3802.23	5	BLOCK 1	3919.62			
11	BLOCK 2	4387.18	6	BLOCK 1	4169.36			

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CH. DIRECTION	CH. LENGTH
C2	33.74'	225.00'	S 16° 25' 51" E	33.71'
C3	35.30'	225.00'	S 25° 13' 14" E	35.26'
C4	3.60'	225.00'	S 30° 10' 21" E	3.60'
C5	6.67'	60.00'	N 87° 10' 42" E	6.67'
C6	49.54'	60.00'	S 65° 59' 02" E	48.14'
C7	41.38'	60.00'	S 22° 34' 18" E	40.57'
C8	61.15'	60.00'	S 26° 23' 02" W	58.54'
C9	20.01'	59.85'	N 76° 58' 03" E	19.92'
C10	68.89'	60.00'	S 88° 28' 18" W	65.17'
C11	51.68'	60.00'	N 33° 57' 36" W	50.10'
C12	46.11'	60.00'	N 12° 43' 51" E	44.98'
C13	17.38'	275.00'	N 26° 49' 20" W	17.36'
C14	30.48'	275.00'	N 23° 50' 19" W	30.46'
C15	35.16'	275.00'	S 17° 00' 03" E	35.13'
C16	5.78'	275.00'	N 12° 44' 12" W	5.78'
C17	40.14'	60.00'	S 87° 01' 51" E	39.40'
C18	52.81'	60.00'	S 42° 39' 02" E	51.12'
C19	79.71'	60.00'	S 20° 37' 20" W	73.98'
C20	73.33'	60.00'	N 86° 18' 21" W	68.85'
C21	29.41'	60.00'	N 37° 15' 01" W	29.12'
C22	37.87'	60.00'	N 5° 07' 28" W	37.25'
C23	80.70'	250.00'	N 21° 22' 58" W	80.35'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L3	S 57° 49' 51" W	63.10'
L4	S 77° 51' 54" W	20.00'
L5	S 57° 49' 51" W	87.52'
L6	N 34° 25' 11" W	4.39'
L7	N 59° 39' 26" E	80.61'
L8	N 78° 00' 34" E	80.36'
L9	N 62° 59' 10" E	20.00'
L11	N 78° 00' 34" E	111.67'
L12	N 59° 22' 10" E	74.66'
L13	S 31° 19' 09" E	1.38'
L14	S 51° 33' 20" W	28.44'
L15	S 78° 00' 34" W	73.77'
L16	S 78° 00' 34" W	91.26'



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 83° 43' 13" W	50.25'
L2	N 67° 04' 45" W	24.60'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	CH. DIRECTION
C1	20.01'	59.85'	N 76° 58' 03" E

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

CERTIFICATE OF SURVEYOR

STATE OF TEXAS,
COUNTY OF WEBB.

I, RICARDO VILLARREAL, 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 DESCRIBED UNDER MY SUPERVISION, ON THE GROUND.

RICARDO VILLARREAL, R.P.L.S. No. 6242
TSPS FIRM REG. NO. 10194686

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.
CITY ENGINEER
CITY OF LAREDO, TEXAS

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 6384, PAGE 581-593, WEBB COUNTY OFFICIAL PUBLIC RECORDS, SITUATED IN PORCHON 26, ABSTRACT 282, AGUSTIN SANCHEZ, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" IRON ROD ON THE NORTHEAST CORNER OF LOT 3, BLOCK 3 OF SAID D&J INVESTMENTS, 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 LEFT 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' 20" 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.

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



PLAT NOTES & RESTRICTIONS

- SIDEWALKS, DRIVEWAYS, 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 100-YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 4847C, PANEL NO. 1295C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
- SETEBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE. P.O.B. FOUND IRON ROD BEING THE NORTHEAST CORNER OF D & J ALEXANDER SUBDIVISION, PHASE IV (N-17086819.5871, E-672880.6545)
- GRID COORDINATES: NAD83 (2011 ADJ), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.

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 INVESTMENTS, LLC

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 PLANNER

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A MEETING HELD ON THE ____ DAY OF _____, 20____, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, AICP
DIRECTOR OF PLANNING DEPARTMENT
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, PBZ CHAIRMAN

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS,
COUNTY OF WEBB.

I, MARICÉ RAMÍREZ 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: D & J ALEXANDER COMMERCIAL PHASE 15 - ALEXANDER GARDEN HOMES, IS 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. MARCIE RAMÍREZ IBARRA
COUNTY CLERK, WEBB COUNTY, TEXAS

ENGINEER

RICARDO M. VILLARREAL, R.P.L.S.
TOP SITE CIVIL GROUP, LLC
10901 INTERNATIONAL BLVD., STE. 300
LAREDO, TEXAS 78041
(956) 725-5057

SURVEYOR

RICARDO M. VILLARREAL, R.P.L.S.
TOP SITE CIVIL GROUP, LLC
10901 INTERNATIONAL BLVD., STE. 300
LAREDO, TEXAS 78041
(956) 725-5057

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

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. SANCHEZ, ABSTRACT 282
WEBB COUNTY, TEXAS

PROJECT #	---
FILED DATE	8889
DRAWN BY	K.M.L.
APPROVED	K.M.L.
DATE	11/14/2023
FILE NAME	Preliminary Plat to Dedicate Public Place.dwg
SHEET	1 of 1

TOPSITE
Civil Group

REGISTERED GROUP 35
4100 #1 02/14/2014 non-PROFESSIONAL
D: 956-725-5057 E: info@topsitecivil.com
10901 INTERNATIONAL BLVD., STE. 300
LAREDO, TEXAS 78041