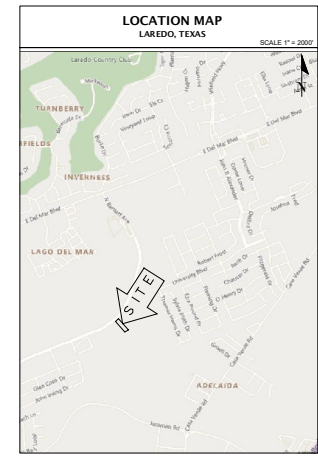


Curve Table					
Curve #	Arc Length	Radius	Delta	Bearing	Length
CT	100.785	1550.000	3.7255	NL* 24° 46.78'E	100.787



LEGAL DESCRIPTION OF LAND
0.87 ACRE TRACT OF LAND

A TRACT OF LAND CONTAINING 0.87 ACRES, MORE OR LESS, OUT OF A LARGO ACRE TRACT OF LAND CONVEYED TO DELFINA ALEXANDER SORON AND JOSEPHINA ALEXANDER GONZALEZ, AS INSTRUMENT RECORDED ON DECEMBER 17, 1971, IN VOL. 414, PAGES 502-506. DEED RECORDS WEBB COUNTY TEXAS AS PER CORRECTION WARRANTY DEED RECORDED IN VOLUME 4236, PAGES 455-458. OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS. AND SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS, SAID 0.87 ACRE TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING** AT A SET 10" IRON ROD ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF SAID BARTLETT AVENUE AND NORTHEASTERN CORNER OF LOT 1, BLOCK 4 OF D & J ALEXANDER PHASE 15, CROSSING PLAZA, RECORDED IN VOL. 44, PG. 13, PUBLIC RECORDS WEBB COUNTY TEXAS, A POINT OF CURVATURE, BEING THE NORTHWESTERN CORNER OF THIS SAID 0.87 ACRE TRACT OF LAND, HEREOF;
- THENCE** ALONG A TANGENT CURVE TO THE RIGHT, CONTINUING WITH THE SOUTHER RIGHT-OF-WAY OF SAID BARTLETT AVE, A RADIUS OF 1550.0', A CHORD WITH A BEARING OF N 47° 24' 46" E, FOR A DISTANCE OF 100.77', AN ARC LENGTH OF 100.79' TO A POINT OF TANGENCY, HEREOF;
- THENCE** S 42° 03' 35" E, A DISTANCE OF 1376.46 FEET TO A POINT OF DEFLECTION, BEING THE SOUTH EASTERN CORNER, HEREOF;
- THENCE** S 59° 39' 26" W, A DISTANCE OF 111.31 FEET TO A POINT OF DEFLECTION, HEREOF;
- THENCE** N 40° 43' 02" W, A DISTANCE OF 351.03 FEET ALONG THE EASTERN BOUNDARY LINE OF SAID D & J ALEXANDER SUBDIVISION, LOT 1, BLOCK 4, BEING THE POINT OF BEGINNING AND CONTAINING 0.87 ACRES, MORE OR LESS.

NOTES:
1. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, 4205 SOUTH ZONE, NAD 83.
2. THIS DESCRIPTION WAS PREPARED FROM RECORD INFORMATION AND ACTUAL FIELD SURVEYS WERE CONDUCTED.

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 LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 48474C, 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 IN: 13097164.3996, E: 673530.0587
7. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL GNCS CONTROL.
8. ACCESS TO BARTLETT AVE.

CERTIFICATE OF OWNER: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 2, BLOCK 4

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 2, BLOCK 4" 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 _____ 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 2, BLOCK 4, 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. _____ DATE _____
CITY ENGINEER

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
TPLS FIRM REG. NO. 10194686 _____ DATE _____



PLANNING COMMISSION APPROVAL

THIS PLAT OF PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 2, BLOCK 4 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, _____ DATE _____
PLANNING AND ZONING COMMISSION CHAIR

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 _____ 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 FOREGOING INSTRUMENT DATED ____ DAY OF _____, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREBY DESIGNATED AS: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 2, BLOCK 4, WAS 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__.

HON. MARGIE RAMIREZ IBARRA _____ DATE _____
COUNTY CLERK, WEBB COUNTY, TEXAS

ENGINEER:
RICARDO M. VILLARREAL, P.E.
TOP-SITE CIVIL GROUP, LLC
6282 M'PHERSON RD., STE. 206
LAREDO, TEXAS 78041
(956) 726-6057

SURVEYOR:
RICARDO M. VILLARREAL, R.P.L.S.
TOP-SITE CIVIL GROUP, LLC
6282 M'PHERSON RD., STE. 206
LAREDO, TEXAS 78041
(956) 726-6057

PRELIMINARY

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

PLAT OF D & J ALEXANDER COMMERCIAL PHASE 15,
ALEXANDER CROSSING PLAZA, LOT 2, BLOCK 4

A TRACT OF LAND CONTAINING 0.87 ACRES, MORE OR LESS, OUT OF A LARGO ACRE TRACT OF LAND CONVEYED TO DELFINA ALEXANDER SORON AND JOSEPHINA ALEXANDER GONZALEZ, AS INSTRUMENT RECORDED ON DECEMBER 17, 1971, IN VOL. 414, PAGES 502-506. DEED RECORDS WEBB COUNTY TEXAS, AS PER CORRECTION WARRANTY DEED RECORDED IN VOLUME 4236, PAGES 455-458. 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	KJJ
DRAWN BY	KJJ
APPROVED BY	_____
DATE	_____
SCALE	1"=100'



1.0