

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS PLAT OF REPLAT OF LOT 1A, BLOCK 7, D&J ALEXANDER UNIT X & 0.06 ACRES RECORDED IN VOLUME 4972, PAGE 792 O.P.R.W.C.T AND LOT 1B & LOT 2B BLOCK 7, D&J ALEXANDER UNIT X, IN THE COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC...

CLAUDIA J. MARTINEZ DATE

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWING TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

WITNESS MY HAND AND SEAL THIS DAY OF 2025.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES:

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I, DANIEL GOMEZ, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THE PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND 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.

DANIEL GOMEZ, P.E. No. 90146
7110 ROCIO DR. STE. 4
LAREDO, TX 78041
(956) 724-6836

DATE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, ENRIQUE A. MEJIA, II, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

ENRIQUE A. MEJIA, II, R.P.L.S. NO. 5653
Firm Registration # 102118-00
101 W. Heriberto Suite # 10
Laredo, Texas 78041
(956) 724-8423

DATE

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS THE RE-PLAT OF REPLAT OF LOT 1A, BLOCK 7, D&J ALEXANDER UNIT X & 0.06 ACRES RECORDED IN VOLUME 4972, PAGE 792 O.P.R.W.C.T INTO LOT 1B & LOT 2B BLOCK 7 D&J ALEXANDER UNIT X, PREPARED BY DANIEL GOMEZ, REGISTERED PROFESSIONAL ENGINEER, No. 90146, AND DATED THE DAY OF 2025, WITH THE LAST REVISION DATE ON AND WAS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

ILID DE LOS SANTOS, P.E.
CITY ENGINEER

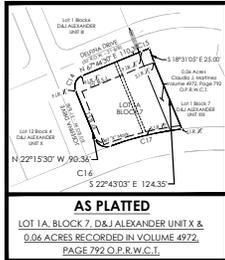
DATE

PLANNING COMMISSION APPROVAL

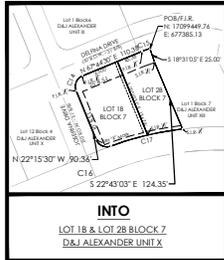
THIS PLAT OF REPLAT OF LOT 1A, BLOCK 7, D&J ALEXANDER UNIT X & 0.06 ACRES RECORDED IN VOLUME 4972, PAGE 792 O.P.R.W.C.T INTO LOT 1B & LOT 2B BLOCK 7 D&J ALEXANDER UNIT X HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE DAY OF 2025.

DANIELA SADA PAZ
CHAIRMAN

DATE



SCALE: 1"=100'



LEGEND

- F.I.R. FOUND IRON ROD
S.I.P. SET IRON ROD (S)
F.C. FENCE CORNER
B.S.L. BUILDING SET BACK LINE
U.A.E. UTILITY AND ACCESS EASEMENT
D.E. DRAINAGE EASEMENT
P.O.B. POINT OF BEGINNING

GRAPHIC SCALE

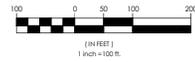
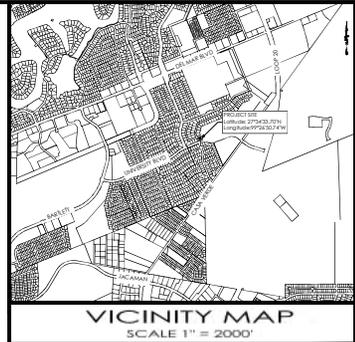


Table with 6 columns: CURVE, LENGTH, RADIUS, DELTA, CHORD DIRECTION, CHORD LENGTH. It contains data for curves C14, C15, C16, and C17.

Table with 2 columns: LOT AREA. It lists Lot 1B, Block 7 (11,074.20 SF (0.254 AC)) and Lot 2B, Block 7 (8,411.12 SF (0.193 AC)).



GENERAL NOTES

- 1. THE PURPOSE OF THIS REPLAT IS TO INCORPORATE UNPLATTED AREA INTO LOT 1A AND CREATING TWO LOTS, LOT 1B & LOT 2B.
2. THIS PLAT DOES NOT ATTEMPT TO ALTER AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
3. THE OFFICIAL SETBACK LINE SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.071 OF THE LAREDO LAND DEVELOPMENT CODE.
4. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE SUITANCE OF THE BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
5. STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE HAD 1983.
6. EROSION, SEDIMENT, AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOTS CONSTRUCTION INCLUDING SINGLE-FAMILY, DUPLEX, MULTIFAMILY AND COMMERCIAL PROJECTS. DURING THE BUILDING PERMIT PROCESS, THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPs), SO FENCE, TREE PROTECTION, AND TEMPORARY EROSION CONTROL AS PART OF THE BUILDING PERMIT PROCESS. PRIOR TO STARTING ANY ERECTION, WHERE REQUIRED BY LAW, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) 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.

Field Notes

A 0.45 acre tract of land
Being Lot 1A, Block 7, Re-plat of D&J Alexander, Unit X and a
0.06 acre tract of land conveyed to Claudia J. Martinez,
situated in City of Laredo, Webb County, Texas.

Being a tract of land containing 0.45 acre tract of land composed of Lot 1A, Block 7, Re-plat of D&J Alexander, Unit X, recorded in Volume 31, Page 84, Plat Records, Webb County, Texas, and a 0.06 acre tract of land conveyed by deed to Claudia J. Martinez, recorded in Volume 4972, Page 792, Official Public Records, Webb County, Texas, said 0.45 acre tract being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron rod found at the northeast corner of said 0.06 acre tract of land conveyed to Claudia J. Martinez, the southerly right of way boundary line of Delфина Drive, the northwest corner of Lot 1, Block 7, D&J Alexander Subdivision, Unit VIII, recorded in Volume 39, Page 647, Plat Records, Webb County, Texas, for the Point of Beginning and the northeast corner of the herein described tract:

Thence, along the west boundary line of said Lot 1, Block 7, S 18°31'03" E, a distance of 25.00 feet to a 1/2" iron rod set, for a point of deflection of the herein described tract:

Thence, continuing along said Lot 1, Block 7, west boundary line, S 22°43'03" E, a distance of 124.35 feet to a 1/2" iron rod set at the southwest corner of said Lot 1, Block 7, the northerly right of way boundary line of University Boulevard, for the southeast corner of the herein described tract:

Thence, along said University Boulevard northerly right of way boundary line a curve to the left, having a radius of 540.00 feet, a delta angle of 13° 28' 07", and whose long chord bears S 79°54'19" W a distance of 126.65 feet and an arc length of 126.94 feet to a "X" mark set, for a point of curvature to the right:

Thence, along a curve to the right, having a radius of 19.98 feet, a delta angle of 88° 01' 45", and whose long chord bears N 68° 51' 17" W a distance of 27.76 feet and an arc length of 30.69 feet to a "X" mark set at the easterly right of way line of Joseфина Drive, for a point of tangency of the herein described tract:

Thence, along said Joseфина Drive easterly right of way boundary line, N 22°15'30" W, a distance of 90.36 feet to a 1/2" iron rod found, for a point of curvature to the right:

Thence, along a curve to the right, having a radius of 20.00 feet, a delta angle of 90° 00' 00", and whose long chord bears N 22°43'03" E a distance of 28.26 feet and an arc length of 31.42 feet to a 1/2" iron rod found at the southerly right of way boundary line of Delфина Drive, for a point of tangency of the herein described tract:

Thence, along said Delфина Drive southerly right of way boundary line, N 47°44'30" E, a distance of 110.38 feet to a 1/2" iron rod found, for a point of curvature of a curve to the right:

Thence, along a curve to the right, having a radius of 227.35 feet, a delta angle of 03° 42' 08", and whose long chord bears N 69°34'43" E a distance of 14.69 feet and an arc length of 14.69 feet to return and close at the Point of Beginning of this 0.45 acre tract, more or less.

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 2026. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, AICP
PLANNING DIRECTOR DATE

CERTIFICATION OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

I, MARGIE R. IBARRA, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE OF THE MAP RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL THIS DAY OF 2026.

COUNTY CLERK
WEBB COUNTY, TEXAS DEPUTY

PROPERTY OWNER:
CLAUDIA J. MARTINEZ
3000 OROVISTA
LAREDO, TEXAS 78041

REPLAT OF
LOT 1A, BLOCK 7, D&J ALEXANDER UNIT X
& 0.06 ACRES RECORDED IN VOLUME 4972,
PAGE 792 O.P.R.W.C.T INTO LOT 1B & LOT 2B
BLOCK 7 D&J ALEXANDER UNIT X

SHEET NAME:

Professional Engineer seal for Daniel Gomez, P.E. No. 90146, State of Texas, Commission Expires 12/31/2026.

Table with 2 columns: Field Name, Value. Includes Date (11.05.2025), Revision, Project # (2544), File Name (delfino), Drawn by (DG), Scale (1"=100'), and SHEET (1).