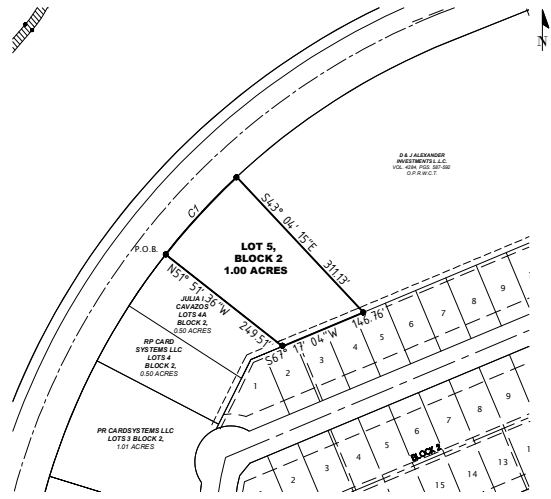


UNIMPROVED



D & J ALEXANDER INVESTMENTS, L.L.C. VOL. 4284, PAGE 283, 287-290 OF PLAT

LEGEND table with symbols for property corner, property line, lot line, easement line, etc.

Curve Table with columns: Curve #, Arc Length, Radius, Delta, Bearing, Length

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 487-502, 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] 1/2" IRON ROD ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF BARTLETT AVENUE (100 FEET R.O.W.), BARTLETT AVENUE EXTENSION PART SOUTH RECORDED IN VOL. 35, PAGES 719; 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;

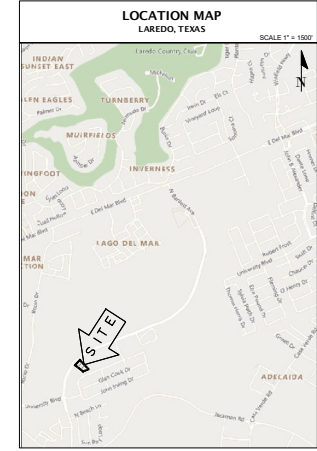
THENCE ALONG A NON-TANGIBLE CURVE TO THE RIGHT, CONTINUING WITH A RADIUS OF 1149.66', AN ARC LENGTH OF 176.41', WITH A CHORD BEARING OF N 42° 32' 02.10" E, FOR A DISTANCE OF 176.24', TO A NON-TANGIBLE POINT, HEREOF;

THENCE S 43° 04' 15" E, A DISTANCE OF 311.13 FEET TO A POINT OF DEFLECTION, HEREOF;

THENCE S 47° 37' 04" W, A DISTANCE OF 246.76 FEET TO A POINT OF DEFLECTION, ALONG THE COMMON BOUNDARY LINE OF D & J ALEXANDER SUBDIVISION UNIT XXVII, LOT 5, BLOCK 3, RECORDED IN VOL. 35, PAGES 87-90, PUBLIC RECORDS WEBB COUNTY TEXAS, BEING THE SOUTH WESTERN CORNER, HEREOF;

THENCE N 51° 51' 36" E, A DISTANCE OF 249.53 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;

- 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. 48479C, 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: 17055859.3339', 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 INGS) CONTROL. 8. ACCESS TO BARTLETT AVE.

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

STATE OF TEXAS & WEBB COUNTY S I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS 'PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION PHASE 15, ALEXANDER CROSSING PLAZA, LOT 5, BLOCK 2,' 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, L.L.C. DATE

STATE OF TEXAS & WEBB COUNTY S BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TO ME, 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 2026.

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, ALEXANDER CROSSING PLAZA, LOT 5, BLOCK 2,' PREPARED BY RICARDO VILLARREAL, REGISTERED PROFESSIONAL ENGINEER NO. 101308, AND DATED TO THE DAY OF 2026, 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, APPEARANCES 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 TBPLS FIRM REG. NO. 10194686 DATE



PLANNING COMMISSION APPROVAL

THIS PLAT OF 'PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION PHASE 15, ALEXANDER CROSSING PLAZA, 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.

DANELLA 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 _____, 2026. 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, ALEXANDER CROSSING PLAZA, LOT 5, BLOCK 2,' WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2026, AT _____ O'CLOCK _____ A.M. IN VOLUME _____ PAGE _____ OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE _____ DAY OF _____ 2026.

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

ENGINEER: RICARDO M. VILLARREAL, P.E. TOP-SITE CIVIL GROUP, L.L.C. 6262 MUPHERSON RD., STE. 206 LAREDO, TEXAS 78041 (956) 726-6057

SURVEYOR: RICARDO M. VILLARREAL, R.P.L.S. TOP-SITE CIVIL GROUP, L.L.C. 6262 MUPHERSON RD., STE. 206 LAREDO, TEXAS 78041 (956) 726-6057

PRELIMINARY

OWNER: D&J ALEXANDER INVESTMENTS, L.L.C. 1302 CALLE DEL NORTE, SUITE 100 LAREDO, TEXAS 78041

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

Table with columns: PREPARED BY, DRAWN BY, APPROVED, etc.



100' 0' 100' 0' 200' GRAPHIC SCALE IN FEET

1.0