

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

PLAT OF D & J ALEXANDER COMMERCIAL PHASE 15,  
ALEXANDER CROSSING PLAZA, LOT 4, BLOCK 2  
D&J ALEXANDER PHASE 15  
ALEXANDER CROSSING PLAZA, LOT 4, BLOCK 2  
LAREDO, TEXAS 78041

THESE CONSTRUCTION  
PLANS WERE RELEASED  
UNDER THE AUTHORITY OF  
RICARDO M. VILLARREAL, P.E.  
#121630

TO BE USED FOR  
PRELIMINARY REVIEW AND IS  
NOT TO BE USED FOR  
CONSTRUCTION OR FINAL  
PERMIT ISSUANCE.

PRELIMINARY

|               |                |
|---------------|----------------|
| PROJECT #     | LOT 4, BLOCK 2 |
| FIELD DATE    |                |
| DRAWN BY      | RAV            |
| APPROVED BY   | RAV            |
| DATE          | 05/02/2026     |
| SCALE         |                |
| SCALE IN FEET |                |



These plans were prepared by  
Ricardo M. Villarreal, P.E.  
1302 Calle del Norte, Suite 1  
Laredo, Texas 78041  
Eng. # 121630, Exp. # 05/02/2026  
01990 725-5057

C3.0



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. 48475C, PANEL NO. 1205C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
- SETBACKS 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. SET IRON ROD BEING THE NORTHWEST CORNER (N: 17095859.3339, E: 670909.2877).
- GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
- ACCESS TO BARTLETT AVE.

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

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

A TRACT OF LAND CONTAINING 2.00 ACRES, MORE OR LESS, CONVEYED TO D&J ALEXANDER INVESTMENTS LLC., RECORDED IN VOLUME 4284, PAGE 455-458, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS. SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS, SAID 2.00 ACRE TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A FOUND 1/2" IRON ROD ALONG THE SOUTHEAST BOUNDARY LINE OF D&J ALEXANDER SUBDIVISION MIDDLE CHANNEL PLAT RECORDED IN VOL. 32, PG. 44, WEBB COUNTY PLAT RECORDS, THE NORTHWEST CORNER OF D&J ALEXANDER SUBDIVISION UNIT XX, RECORDED IN VOLUME 32, PGS 29-30, PLAT RECORDS WEBB COUNTY, TEXAS,

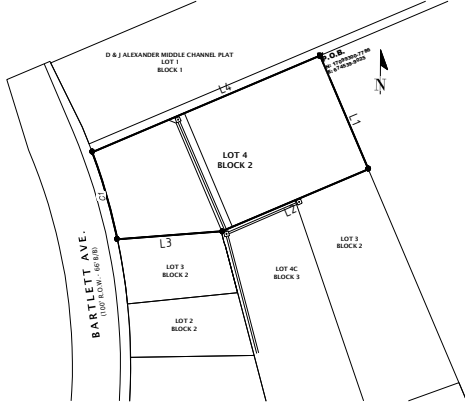
**THENCE** 5 22' 59" 02" E, A DISTANCE OF 211.98 FEET TO A POINT ALONG THE WESTERLY BOUNDARY LINE OF LOT 14 AND LOT 15, BLOCK 2, D & J ALEXANDER SUBDIVISION PHASE 15, UNIT XX, RECORDED IN VOLUME 32, PAGE 29-30, PUBLIC RECORDS WEBB COUNTY TEXAS, BEING THE SOUTHEASTERN CORNER, HEREOF;

**THENCE** 5 07' 00' 58" W, A DISTANCE OF 273.35 FEET TO A POINT OF DEFLECTION, ALONG THE NORTHERN BOUNDARY LINE OF SAID LOT 5, BLOCK 2, D & J ALEXANDER PHASE 15, ALEXANDER CROSSING PLAZA, BEING THE NORTH WESTERN CORNER OF THIS SAID LOT 5, BLOCK 2, RECORDED IN VOL. 40, PGS. 22-23, P.R.W.C.T., AND THE NORTHEASTERN CORNER OF LOT 3, BLOCK 2, D & J ALEXANDER, PHASE 15, ALEXANDER CROSSING PLAZA, RECORDED IN VOL. 37, PG. 26, P.R.W.C.T., HEREOF;

**THENCE** 5 85' 39' 49" W, A DISTANCE OF 179.71 FEET ALONG THE NORTHERN BOUNDARY LINE OF SAID LOT 3, BLOCK 2, D & J ALEXANDER, PHASE 15, ALEXANDER CROSSING PLAZA, TO A NON TANGIBLE CORNER OF CURVATURE, HEREOF;

**THENCE** ALONG A TANGENT CURVE TO THE LEFT, CONTINUING WITH THE SOUTHERN RIGHT-OF-WAY OF BARTLETT, A RADIUS OF 1050.0', A BEARING OF N 16° 09' 16" W, A CHORD LENGTH OF 155.62', AN ARC LENGTH OF 155.78' TO A POINT OF TANGENCY, HEREOF;

**THENCE** N 67° 01' 00.53" E, A DISTANCE OF 425.12 FEET ALONG THE SOUTHERN BOUNDARY LINE OF SAID D&J ALEXANDER SUBDIVISION MIDDLE CHANNEL PLAT, BEING THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES, MORE OR LESS.



| LEGEND |                    |
|--------|--------------------|
| ●      | PROPERTY CORNER    |
| —      | LOT LINE           |
| —      | EXISTING CURVE     |
| —      | BUILDING SETBACK   |
| —      | ADJACENT           |
| —      | PLANNED HIGHWAY    |
| —      | SET IRON ROD       |
| —      | POINT OF BEGINNING |

PLAT CONTROL  
SCALE: 1" = 100'

| Curve Table |            |          |        |                  |
|-------------|------------|----------|--------|------------------|
| Curve #     | Arc Length | Radius   | Delta  | Bearing          |
| CT          | 155.77'    | 1050.00' | 8.4998 | N16° 09' 15.88"W |

| Line Table |         |                  |
|------------|---------|------------------|
| Line #     | Length  | Direction        |
| L1         | 211.98' | S22° 59' 02.00"E |
| L2         | 273.35' | S67° 00' 58.00"W |
| L3         | 179.71' | S85° 39' 49.00"W |
| L4         | 425.12' | N67° 01' 00.53"E |

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

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, 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 DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

D & J ALEXANDER INVESTMENTS, LLC

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, ALEXANDER CROSSING PLAZA, LOT 5, BLOCK 2, PREPARED BY RICARDO VILLARREAL, REGISTERED PROFESSIONAL ENGINEER NO. 101308, AND DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

STATE OF TEXAS &  
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

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 CIRCUMSTANCES.

RICARDO VILLARREAL, R.P.L.S. No. 6242  
TBP/LS FIRM REG. NO. 10194686

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.

DANIELA SADA PAZ,  
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.

DANIELA SADA PAZ, AIC  
DIRECTOR OF PLANNING DEPARTMENT  
CITY OF LAREDO, TEXAS

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS:  
COUNTY OF WEBB:

I, MARCE 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 \_\_\_\_\_, 20\_\_, AT \_\_\_\_ O'CLOCK \_\_\_\_ M. IN VOLUME \_\_\_\_ PAGE \_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

HON. MARCE RAMIREZ IBARRA  
COUNTY CLERK, WEBB COUNTY, TEXAS

PRELIMINARY