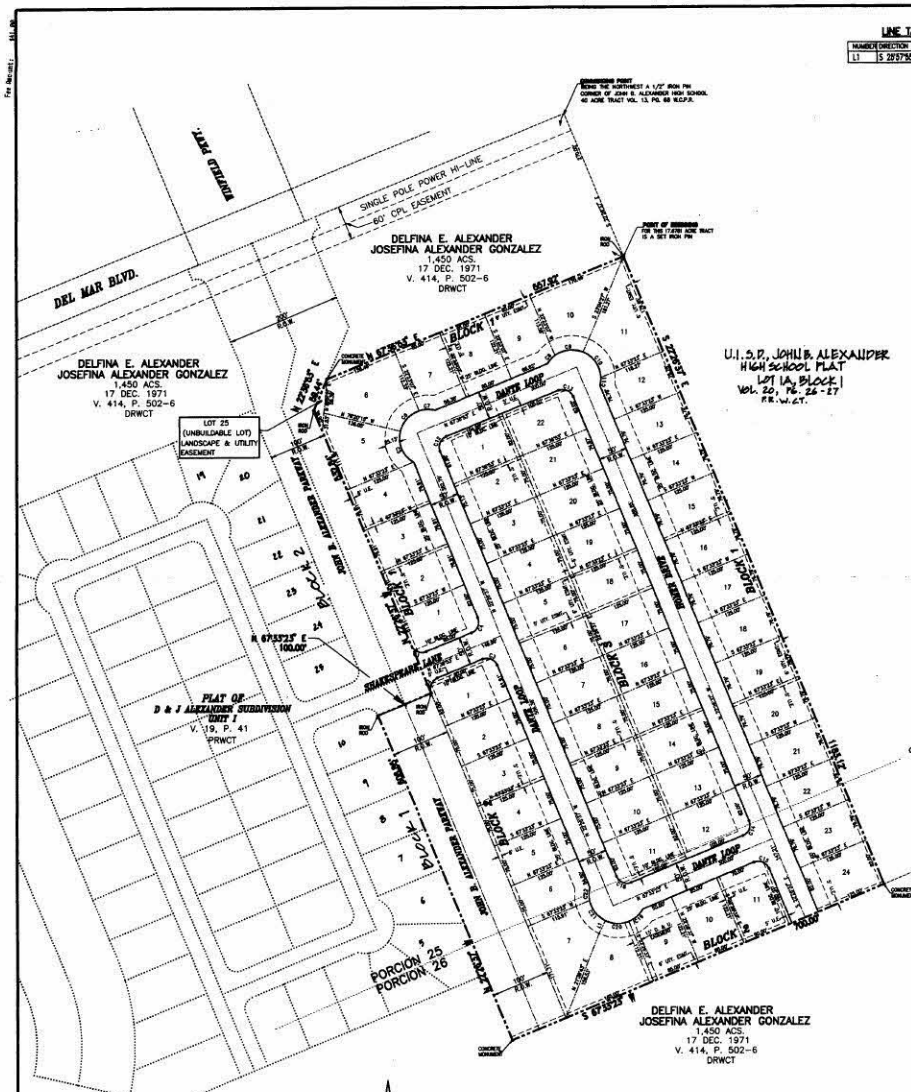
DOC#: 706995
Recorded
SEP. 1_, 2000 AT 01:05PM
Signed: ____
HENRY FLORES
COUNTY CLERK
Fee Amount: $41.00



SCALE: 1" = 100'
CLASSIFICATION: R-1

1. SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. MAINTENANCE OF ALL LANDSCAPED AREAS WITHIN THE PUBLIC R.O.W. WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
3. NO GARAGE OR CARPORT WHICH RECEIVES ACCESS FORM THE SIDE YARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
4. NO ACCESS ONTO LOTS 1 THRU 6, BLOCK 1 AND LOTS 1 THRU 7, BLOCK 2 FROM JOHN B. ALEXANDER PARKWAY.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 28°57'56" W	25.00'

CURVE TABLE

NUMBER	D=	B=	T=	R='	L='	CH='
C1	89°56'30"	N 67°24'52" W	19.98	20.00	31.40	28.27
C2	90°03'30"	S 22°35'06" W	20.02	20.00	31.44	28.30
C3	89°56'30"	S 67°24'52" E	19.98	20.00	31.40	28.27
C4	90°03'30"	S 22°35'06" W	20.02	20.00	31.44	28.30
C5	72°58'33"	N 22°49'32" W	36.98	50.00	63.68	59.47
C6	57°49'24"	N 42°34'27" E	27.61	50.00	50.46	48.35
C7	32°59'56"	N 87°59'06" E	14.81	50.00	28.80	28.40
C8	23°25'34"	N 42°27'28" E	10.37	50.00	20.44	20.30
C9	58°54'12"	N 83°37'21" E	28.23	50.00	51.40	49.17
C10	65°22'41"	S 34°18'12" E	31.95	49.79	56.82	53.79
C11	17°47'45"	S 08°02'34" W	7.14	45.59	14.18	14.10
C12	90°03'30"	S 22°35'06" W	20.02	20.00	31.44	28.30
C13	89°56'30"	N 67°24'52" W	19.98	20.00	31.40	28.27
C14	90°00'00"	N 22°33'23" E	20.00	20.00	31.42	28.28
C15	90°00'00"	N 67°26'37" W	20.00	20.00	31.42	28.28
C18	90°00'00"	N 67°26'37" W	20.00	20.00	31.42	28.28
C19	36°52'12"	S 49°07'17" W	16.67	50.00	32.18	31.62
C20	48°24'32"	N 88°14'21" W	22.48	50.00	42.24	41.00
C21	52°32'25"	N 37°45'52" W	24.68	50.00	45.85	44.26
C22	25°55'14"	N 01°27'58" E	11.51	50.00	22.62	22.43

LEGAL DESCRIPTION
17.6781 Acre Tract

A 17.6781 acre (770,058 sf) tract of land, more or less, out of Porcion 25, Abstract 50, Juan F. Garcia, Original Grantee, and out of Porcion 26, Abstract 282, Agustin Sanchez, Original Grantee, being out of a 1450 acre tract conveyed to Delfina Alexander Ochoa and Josefina Alexander Gonzales, as per instrument recorded on 17-Dec-1971, in vol. 414, page 502-6, Deed Records of Webb County, Texas, situated in the County of Webb, State of Texas; and being more fully described by metes and bounds as follows;

COMMENCING at a found 1/2" iron pin being the northwest corner of John B. Alexander High School, 40.00 acre tract, vol. 13, page 68, Plat Records of Webb County, Texas; THENCE, S 22°26'37" E, a distance of 270.00 feet to a set iron pin for the most northerly corner and PLACE OF BEGINNING hereof;

THENCE, S 22°26'37" E, a distance of 1183.12 feet, along the east line hereof, to a set iron pin, for the most easterly corner hereof;

THENCE, S 67°33'23" W, a distance of 700.00 feet, along the south line hereof, to a set iron pin, for the most southerly corner hereof;

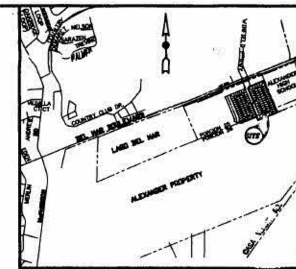
THENCE, N 22°26'37" W, a distance of 608.85 feet, along the west line hereof, to a set iron pin, for the most westerly corner hereof;

THENCE, N 67°33'23" E, a distance of 100.00 feet, to a set iron pin for an interior corner hereof;

THENCE, N 22°26'37" W, a distance of 532.84 feet, along the west line hereof, to a set iron pin, for an exterior corner hereof;

THENCE, N 22°36'53" E, a distance of 59.44 feet, to a set iron pin, for an exterior corner hereof;

THENCE, N 67°36'53" E, a distance of 557.92 feet, along the north line hereof, to the POINT OF BEGINNING of this 17.6781 acre tract of land, more or less.



LOCATION MAP
Scale: 1" = 2000'

LIEN HOLDER CERTIFICATE

This subdivision map is hereby approved and adopted by the undersigned lien holder this 23rd day of August 2000
By: [signature]
Title: E.V.P.
____ as an act and deed of SOUTH TEXAS NATL. BANK
(Financial Institution)

STATE OF TEXAS:
COUNTY OF WEBB:

Before me the undersigned authority personally appeared
BENE SOLIS (Name) EXECUTIVE V.P. (Title)
SOUTH TEXAS NATL. BANK
Financial Institution

Known to me to be person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.
Witness my hand and seal of office on this the 23 day of AUGUST 2000
Cynthia M. Kawas [signature]
Notary Public, Webb County, Texas
04-21-02
Date Commission Expires

CYNTHIA M. KAWAS NOTARY PUBLIC STATE OF TEXAS Expires 04-21-02

CERTIFICATE OF OWNER

STATE OF TEXAS:
COUNTY OF WEBB:

Alexander Residential Development Corporation, LLC
____, the undersigned owner of the land shown on this on this plat, and designated herein as D & J ALEXANDER SUBDIVISION, UNIT II in LAREDO WEBB COUNTY, TEXAS, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

[signature] 8-23-00
Delfina E. Alexander, President
Date

[signature] 8-23-00
Josefina Alexander Gonzalez, Vice-President
Date

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS:
COUNTY OF WEBB:

Before me, the undersigned authority, on this day personally appeared Delfina E. Alexander ____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that person executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.
Witness my hand and seal of office on this the 23rd day of August 2000.

Janel R Hughes [signature]
Notary Public, Webb County, Texas
12-18-02
Date Commission Expires

JANEL R. HUGHES MY COMMISSION EXPIRES December 18, 2002

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 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.

[signature]
Eduardo J. Gutierrez, P.E. No. 82657-TEXAS
8/22/00
Date

STATE OF TEXAS EDUARDO J. GUTIERREZ 82657 LICENSED PROFESSIONAL ENGINEER

PLANNING COMMISSION APPROVAL

This plat, D & J ALEXANDER SUBDIVISION, UNIT II in The CITY of LAREDO, WEBB COUNTY, TEXAS, has been submitted to and considered by the Planning and Zoning Commission of the City of Laredo, Texas, and is hereby approved by such commission on the 3rd Day of AUG., 20 00.

08/30/00 [signature]
Date
Nathan R. Bratton
Chairman

ATTESTMENT OF PLANNING COMMISSION APPROVAL

The City of Laredo Planning and Zoning Commission approved the filing for record of this plat at a public meeting held on the 3rd day of AUGUST, 20 00.
The minutes of said meeting reflect said approval.

9/6/00 [signature]
Date
Keith Selman
Planning Director
City of Laredo

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS:
COUNTY OF WEBB:

Before me, the undersigned authority, on this day personally appeared Josefina Alexander Gonzalez ____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that person executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.
Witness my hand and seal of office on this the 23rd day of August 2000.

Janel R Hughes [signature]
Notary Public, Webb County, Texas
12-18-02
Date Commission Expires

JANEL R. HUGHES MY COMMISSION EXPIRES December 18, 2002

CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:

I, the undersigned and Professional Land Surveyor in the State of Texas, hereby that this plat was prepared from an actual survey of the property made under my supervision, on the ground, that the corner monuments shown thereon where found or placed under my supervision.

[signature] R.P.L.S.
Gerardo G. Salinas, R.P.L.S. No. 3533-TEXAS
8/22/00
Date

STATE OF TEXAS REGISTERED GERARDO G. SALINAS 3533 PROFESSIONAL LAND SURVEYOR

PLAT APPROVAL - CITY ENGINEER

I have reviewed this plat of D & J ALEXANDER SUBDIVISION UNIT II prepared by EDUARDO J. GUTIERREZ, Registered Professional Engineer No. 82657, and dated the 28th day of JUNE 2000 with the last last revised date on 8-21-00 and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

[signature] 8/29/00
Rogelio Rivera, P.E.
City Engineer
Date

CERTIFICATE OF COUNTY CLERK

Filed of record at 1:06 o'clock P .M. on the 15th day of September 2000
DEPUTY: Diana S. [signature] Henry Flores
COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF WEBB:

I, HENRY FLORES, Clerk of the County Court in and for Webb County, do hereby certify that the foregoing instrument dated the 23rd day of August 20 00 with its certificates of authentication was filed for recorded in my office on the 15th day of September, 20 00 at 1:04 o'clock P .M. in Volume 20, Page 74 of the map records of said County.

DEPUTY: Diana S. [signature] Henry Flores
COUNTY CLERK
WEBB COUNTY, TEXAS

OWNER/DEVELOPER:
Alexander Residential Development Corporation, L.L.C.
c/o Lawrence Puig, Manager
1505 Calle Del Norte, Suite 410
Laredo, Texas 78041
(956) 724-4454

SURVEYOR/ENGINEER:
G. G. Salinas Engineering Co.
5904 West Drive, Suite 12
Laredo, Texas 78041
(956) 724-8469

G. G. SALINAS
ENGINEERING COMPANY
LAREDO, TEXAS

PLAT OF D & J ALEXANDER SUBDIVISION UNIT II

A 17.6781 Acre Tract
out of a 1,450.00 Acre Tract
as per V. 414, P. 502-6, DRWCT
out of
Porcion 25, Abstract 50, Juan F. Garcia Original Grantee
and
Porcion 26, Abstract 282, Agustin Sanchez, Original Grantee, in the City of Laredo, County of Webb, State of Texas

DRAWN BY: R.G.C.	DATE: JUNE 28, 2000 REV 8-21-00
CHECKED BY: A.M.A.	SCALE: 1" = 100'
File name: C:\ACAD\PROJECTS\ALEX\PHASE-II\PLAT-2	SHT. 1 OF 1

Plot date: 08/22/00 at 11:30