

NOTES

1. The purpose of this Replat is to reconfigure lot layout and incorporate unplatted greenbelt into overall boundary.
2. This Replat does not attempt to alter, amend, or remove any covenants or restrictions.
3. Driveways, sidewalks, and trees will be installed at the time of issuance of building permits in accordance with the City of Laredo Land Development Code.
4. All curb cuts shall comply with the transportation element of the City of Laredo Comprehensive Plan.
5. GPS coordinate for Point of Beginning is: N: 1765944.1130 E: 682433.7419
6. The setback lines indicated on the plat shall be for reference only. The official setback line shall be determined based on the current zoning district in accordance to Section 24.77.1 of the City of Laredo Land Development Code.
7. Finished floor elevations for Lots 5, 6, 14 and 15, Block 2 must be elevated 18" above the top of curb elevation.
8. Webb County Drainage District No.1 will be responsible for maintenance of the 100-yr Floodplain and Detention Pond.
9. Lot 1A, Block 1 will receive drainage runoff from Lots 1–15, Block 2. Builders and home owners shall not revise the grades or construct any improvements in such a way as to impede the established drainage flow as indicated on the post development contour map. Fence/wall which has the potential to block drainage runoff must be constructed with adequate number and size of openings to permit surface runoff to continue to flow.