

PLAT NOTES:

1. THE PURPOSE OF THIS PLAT IS TO RECONFIGURE 1 14194.558 SF LOT INTO 2 IDENTICAL 7097.279 SF LOTS. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2. THE BUILDING SETBACKS SHALL BE DETERMINED BASED ON THE ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
3. DRIVEWAYS, SIDEWALKS, AND TREES WILL BE INSTALLED AT TIME OF ISSUANCE OF BUILDING PERMITS WITH THE LAREDO LAND DEVELOPMENT CODE.
4. THE PROPERTY OWNER SHALL ADDRESS ELEVATION DIFFERENCES AT THE TIME OF DEVELOPMENT. PRIOR TO ISSUANCE OF A BUILDING PERMIT, ENGINEERED PLANS DEMONSTRATING APPROPRIATE GRADING AND ANY NECESSARY RETAINING WALLS AND PROTECTIVE MEASURES SHALL BE SUBMITTED FOR CITY REVIEW AND APPROVAL.