

PLAT NOTES

THE PURPOSE IS TO RE-PLAT LOT 9 SAN ISIDRO MONARCH PHASE V INTO LOTS 9A-9B WITH EACH INDIVIDUAL LOT BEING PROVIDED ITS OWN WATER AND SEWER CONNECTIONS.

1. THIS PLAT DOES NOT ATTEMPT TO ALTER AMEND OR REMOVE ANY COVENANT OR RESTRICTIONS.
2. USE IS COMMERCIAL LOT.
3. R.O.W OWNED BY WEBB COUNTY
4. **POINT OF BEGINNING**
N: 17110012.53
E: 669105.58
5. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
6. THE BUILDING SETBACKS SHALL BE DETERMINED BASED ON THE ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE AND THE WEBB COUNTY MODEL SUBDIVISION RULES..
7. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE (§ 3-1B - SUBDIVISION ORDINANCE).
8. PROPOSED PLAT TO BE LIMITED TO ONE SINGLE FAMILY DETACHED DWELLINGS PER LOT ON COMPLIANCE WITH SECTION 24.80.4(1) OF THE LAREDO LAND DEVELOPMENT CODE (MODEL RULES FOR SUBDIVISION IN THE ETJ) AND WEBB COUNTY MODEL SUBDIVISION RULES.
9. LOTS 9A & 9B HAVE DRAINAGE PATTERN C, IN WHICH THEY NATURALLY DRAIN TO THE SOUTH ONTO U.E., CANNOT BLOCK OR IMPEDE POSITIVE DRAINAGE FLOW TO U.E..