

PLAT NOTES & RESTRICTIONS

1. DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. NO GARAGE OR CARPORT, WHICH RECEIVES ACCESS FROM THE SIDE YARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
3. AVOID PLACING CORNER LOT DRIVEWAYS ON THE SIDE OF THE CORNER CLIP.
4. OWNER SHALL NOT CHANGE GRADES NOR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCE/WALL WHICH HAS THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO ALLOW SURFACE WATER RUNOFF TO CONTINUE.
5. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1385C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
6. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
7. ALL LOT CONFIGURATIONS SHOWN, INCLUDING MINIMUM LOT AREA(S) SHALL MEET DIMENSIONAL STANDARDS OF THE LAND DEVELOPMENT CODE FOR AN R-1A ZONE.
8. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
9. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
10. LOT 1, BLOCK 7, LOT 1, BLOCK 8, AND LOT 1, BLOCK 9, AND LOT 1, BLOCK 10, ARE UN-BUILDABLE DRAINAGE LOTS.
11. LOTS 1-14, BLOCK 1; LOTS 1 AND 2, BLOCK 4; LOTS 1-5, BLOCK 5; LOTS 8-13, BLOCK 6; LOTS 2-10, BLOCK 7; LOTS 14-25, BLOCK 8; AND LOTS 14-26, BLOCK 9 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT.
12. LOTS 18-20, BLOCK 3; LOTS 20-24, BLOCK 4; LOTS 21-26, BLOCK 5; LOTS 14-27, BLOCK 6; LOTS 2-5, BLOCK 8; LOTS 2 - 13, BLOCK 9; LOTS 2-14 BLOCK 10 WILL RECEIVE SURFACE WATER FROM THE ADJACENT BACK LOTS; HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF ACROSS THE PROPERTY LINE.
13. LOTS 36-42, BLOCK 2; LOTS 18-20, BLOCK 3; LOTS 3-4 AND 20-24, BLOCK 4; LOTS 21-26, BLOCK 5; LOTS 14-27, BLOCK 6; LOTS 11-14, BLOCK 7; LOTS 2-9 AND 14-21, BLOCK 8; LOTS 2-13, BLOCK 9; LOTS 2-14, BLOCK 10; LOTS 1-10 AND 12-16, BLOCK 11; AND LOTS 1-3, BLOCK 12 WILL HAVE LOT GRADING TYPE "A", AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
14. LOTS 1-14, BLOCK 1; LOTS 1 AND 2, BLOCK 4; LOTS 1-5, BLOCK 5; LOTS 8-13, BLOCK 6; LOTS 10-22, BLOCK 8; AND LOTS 14-26, BLOCK 9 WILL HAVE LOT GRADING TYPE "B", AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
15. THIS PLAT IS SUBJECT TO A CERTIFICATE OF ADJOINING LANDOWNER RUNOFF DISCHARGE AS RECORDED IN VOL. _____, PG. _____, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
16. A 6' HIGH BLOCK WALL SHALL BE CONSTRUCTED ALONG THE COMMON BOUNDARY LINE OF THE 20' DRAINAGE EASEMENT AND THE ADJACENT RESIDENTIAL LOTS DURING THE BUILDING PERMIT PHASE. SAID WALL SHALL NOT PREVENT RUNOFF FROM ADJACENT LOTS TO BE DISCHARGED ONTO SAID DRAINAGE EASEMENT.