

PLAT NOTES/RESTRICTIONS:

THE PURPOSE OF THIS DOCUMENT IS TO REPLAT LOT 2, BLOCK 1 OF THE RIVERHILL SOUTH SUBDIVISION - PHASE I, INTO LOT 2A, LOT 2B, AND 2C, BLOCK 1.

1. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS
2. SET BACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
3. DRIVEWAYS, SIDEWALKS AND TREES SHALL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
4. ANY CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
5. THE EXISTING DRAINAGE PATTERNS OF THIS REPLAT WILL NOT BE ALTERED TO CAUSE ANY DETRIMENTAL IMPACT ON THE ADJOINING PROPERTIES AND WILL NOT CHANGE THE DRAINAGE AS IT WAS PROPOSED AND CONSTRUCTED FROM THE ORIGINAL PLAT OF RECORD.
6. LOT 2A, AND LOT 2B, BLOCK 1 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT; HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH A MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW AS SHOWN ON DETAIL. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
7. LOTS 2A AND LOT 2B WILL HAVE LOT GRADING TYPE "B" AS SHOWN ON THIS PLAT.
8. POINT OF BEGINNING FOR LOT 29, (NORTHING: 17055690.2309', EASTING: 664856.8067')