



NOTES:

1. DRIVERS, 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. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. THE SETBACK SHALL BE DETERMINED BASED ON THIS PLAT DIMENSION ON THE SET BACK TABLE (SEE PAGE 2).
5. TO AVOID PLACING CORNER LOT DRIVEWAYS ON THE SIDE OF THE CORNER CLIP, SUCH DRIVEWAYS SHOULD BE ON THE SIDE OF, AND ADJACENT TO THE 5'X5' UTILITY EASEMENT DESIGNATED FOR FUTURE ELECTRICAL PEDESTAL LOCATION.
6. OWNER SHALL NOT CHANGE THE 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 OPENING TO ALLOW SURFACE WATER RUNOFF TO CONTINUE.
7. THE RESPONSIBILITY FOR THE MAINTENANCE AND UPKEEP OF THE RETAINING WALLS IN A SAFE AND PROPER CONDITION SHALL REST SOLELY WITH THE PROPERTY OWNERS. THE HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS, THE CITY OF LAREDO SHALL BEAR NO RESPONSIBILITY OR LIABILITY FOR SUCH MAINTENANCE.
8. THIS DEVELOPMENT HAS A CERTIFICATE OF ADJOINING LANDOWNER FOR RUNOFF DISCHARGE RECORDED IN VOLUME _____, PAGES OF THE WEBB COUNTY DEED RECORDS, TEXAS.
9. LOTS 22 & 30, BLOCK 1 & LOT 17, BLOCK 3 ARE UNINHABITABLE LOTS (GREEN SPACE AREAS) AND DESIGNED AS A DRAINAGE & UTILITY EASEMENT, NO FENCE SHALL BE PLACED ON TOP OF THE EASEMENT.
10. EROSION, SEDIMENT AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, DUPLEX, MULTIFAMILY AND COMMERCIAL PROJECTS, DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPs), TREE PRIOR TO STARTING ANY SITE WORK. WHERE REQUIRED BY LAW, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST ALSO BE PREPARED AND IMPLEMENTED FOR THE BUILDING PERMIT ACTIVE ACTIVITIES. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.
11. RETAINING WALL WEEP HOLES WILL DRAIN TO LOWER LOTS. LOTS 1-9, BLOCK 3 AND LOTS 5-15, BLOCK 2. LOT OWNERS WILL NOT COVER, BLOCK OR RESTRICT WEEPS HOLES.

LEGAL DESCRIPTION FOR OFF-SITE DRAINAGE EASEMENT
0.3566 ACRE TRACT

A TRACT OF LAND CONTAINING 0.3566 ACRES (15,534 SF), more or less, situated in Survey 2143, Abstract 591, Abel Morgan, Original Grantee, City of Laredo, Webb County, Texas and Parcel 18, Abstract 21, Jose De Bustamante, Original Grantee, City of Laredo, Webb County, Texas, Being all of the 20.29 acre tract, as recorded in Volume 3773, Page 742, Webb County Official Public Records, Webb County, Texas. This 0.3566 Acre tract being more particularly described as follows:

BEGINNING at a 1/2" found iron rod being the most northwest corner of said 20.29 acre tract, THENCE, N 32°03'28" E, a distance of 787.55 FEET, to a 1/2" iron rod, being the TRUE POINT OF BEGINNING;

THENCE, N 29°35'50" E, a distance of 16.26 FEET, to a point, for an exterior corner hereof;

THENCE, S 59°30'05" E, a distance of 171.48 FEET, to a point, for a deflection point hereof;

THENCE, S 50°45'46" E, a distance of 98.49 FEET, to a point, for a deflection point hereof;

THENCE, S 50°21'00" E, a distance of 229.99 FEET, to a point, for an interior corner hereof;

THENCE, N 48°07'32" E, a distance of 125.80 FEET, to a point, for an exterior corner hereof;

THENCE, S 39°30'04" E, a distance of 156.27 FEET, to a point, being on a curve having a radius of 1,490.00 FEET, a chord of S50°40'04"W-20.00 feet, an exterior corner hereof;

THENCE, along said curve an arc length of 20.00 FEET, same being the north right-of-way boundary line of River Bank Drive, to a point, for an exterior corner hereof;

THENCE, N 39°30'04"W, a distance of 135.36 FEET, to a point, for an interior corner hereof;

THENCE, S 48°07'32"W, a distance of 122.20 FEET, to a point, for an exterior corner hereof;

THENCE, N 50°21'00"W, a distance of 247.16 FEET, to a point, for a deflection point hereof;

THENCE, N 50°45'46"W, a distance of 96.89 FEET, to a point, for a deflection point hereof;

THENCE, N 59°30'05"W, a distance of 170.03 FEET, to a point, for an exterior corner hereof;

THENCE, N 35°35'52"W, a distance of 3.76 FEET, to a found 1/2" iron rod, same being the POINT OF BEGINNING of this 0.3566 acre tract of land, more or less.



