

PLAT NOTES

1. SIDEWALK, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
4. BEGINNING POINT FOR 20.15 ACRE TRACT: A ½" IRON ROD FOUND AT THE EAST RIGHT-OF-WAY LINE OF VICTORY DRIVE (GPS: N:17106757.0800, E:680318.9270)
5. BY GRAPHICALLY PLOTTING, THIS PARCEL WAS DETERMINED TO NOT BE WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL No. 48479C1205C & 48479C1210C WITH AN EFFECTIVE DATE: APRIL 2, 2008.
6. ANY IMPROVEMENTS WITHIN THE FLOODPLAIN MUST COMPLY WITH THE LAND DEVELOPMENT CODE CHAPTER 24, SECTION 24-69.
7. REAR FENCES OF PROPERTIES ABUTTING SWALES SHALL BE CONSTRUCTED IN SUCH A WAY NOT TO IMPEDE FLOW.
8. THIS PLAT IS SUBJECT TO MAINTENANCE AND MONITORING AGREEMENT RECORDED AS VOL. _____, PG. _____ OF THE OFFICIAL PUBLISH RECORD OF WEBB COUNTY, TEXAS.
9. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN UNBUILDABLE LOTS.
10. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN ISLANDS ON CUL-DE-SACS.
11. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN THE NO PARKING, ONE-WAY, AND RED CURB IMPROVEMENTS IN ALL THE CUL-DE-SACS PROPOSED MEDIANS.
12. FOR ADDITIONAL SIGHT DISTANCE EASEMENT ALONG SUNNY DAYS LANE. LIMITED CONSTRUCTION AND LANDSCAPING ZONE, STRUCTURES SHALL NOT EXCEED 3.5 FEET IN HEIGHT AND LANDSCAPING IN THIS AREA SHALL BE LIMITED TO SHRUBS OR PLANTS THAT DO NOT EXCEED 3.5 FEET IN HEIGHT. MEASURED FROM THE CENTERLINE OR ADJACENT ROADWAY, AS PER LAND DEVELOPMENT CODE 24.83.1(5)(a).
AREA "A1" = 284.66 SF
AREA "A2" = 1,185.53 SF