

PLAT NOTES/RESTRICTIONS:

THE PURPOSE OF THIS PLAT IS TO PLAT TRACT B-8E OF THE TANQUESITOS PARTNERSHIP II COLONIA.

1. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS
2. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLINGS SHALL BE LOCATED ON EACH LOT, AS PER WEBB COUNTY MODEL SUBDIVISION RULES, 364.37 AND CITY OF LAREDO LAND DEVELOPMENT CODE SECTION 24.80.4.
3. SET BACKS FOR THIS PLAT SHALL BE DETERMINED AS PER WEBB COUNTY MODEL SUBDIVISION RULES, 364.36, SHALL APPLY UNTIL SUCH TIME THIS TRACT IS ANNEXED INTO THE CITY OF LAREDO, AT WHICH TIME SETBACKS FOR THIS LOT SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
4. WATER DISTRIBUTION AND SEWER SERVICE TO THESE LOTS WILL BE PROVIDED BY THE CITY OF LAREDO.
5. NO SIDEWALKS ARE REQUIRED BY THIS PLAT.
6. ACCESS TO THIS LOTS IS PROVIDED BY AN EXISTING PUBLIC ROAD. (CANYON ROAD), NO FENCING SHALL BE ERECTED ON SOUTHWEST 135 LF PROPERTY LINE OF THIS TRACT TO ALLOW FOR FIRE APPARATUS EMERGENCY ENTRY.
7. ALL IMPROVEMENTS SHALL BE AS PER CURRENT CITY OF LAREDO ORDINANCE .
8. THE EXISTING DRAINAGE PATTERNS OF THIS PLAT 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. A NEW DRAINAGE REPORT AND CALCULATIONS WILL BE REQUIRED IF LAND USE CHANGES FROM RESIDENTIAL.
9. POINT OF BEGINNING FOR LOT 29, (NORTHING: 17067392.0869', EASTING: 695819.6107')