

PLAT NOTES

THE PURPOSE IS TO PLAT THESE PROPERTY LOCATED IN THE COLONIAS. THE INTENT IS SINGLE FAMILY, PROPERTY ALREADY HAS EXISTING WATER AND SEWER SERVICES.

1. THIS PLAT DOES NOT ATTEMPT TO ALTER AMEND OR REMOVE ANY COVENANT OR RESTRICTIONS.

2. USE IS SINGLE FAMILY RESIDENTIAL

3. R.O.W OWNED BY WEBB COUNTY

4. POINT OF BEGINNING

N: 17067249.9609

E: 695765.1698

5. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.

6. THE BUILDING SETBACKS SHALL BE DETERMINED BASED ON THE ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE AND THE WEBB COUNTY MODEL SUBDIVISION RULES..

7. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE (§ 3-1B - SUBDIVISION ORDINANCE).

8. PROPOSED PLAT TO BE LIMITED TO ONE SINGLE FAMILY DETACHED DWELLINGS PER LOT ON COMPLIANCE WITH SECTION 24.80.4(1) OF THE LAREDO LAND DEVELOPMENT CODE (MODEL RULES FOR SUBDIVISION IN THE ETJ) AND WEBB COUNTY MODEL SUBDIVISION RULES.