

PLAT NOTES/RESTRICTIONS:

THE PURPOSE OF THIS DOCUMENT IS TO REPLAT LOT 1,
BLOCK 1, PENA PLAT, A 0.249 ACRE TRACT INTO LOT 1A,
BLOCK 1, A 0.60 ACRE TRACT.

1. THIS REPLAT DOES NOT ATTEMPT TO ALTER,
AMEND OR REMOVE ANY COVENANTS OR
RESTRICTIONS
2. DRIVEWAYS, SIDEWALKS AND TREES SHALL BE
INSTALLED AT THE TIME OF ISSUANCE OF BUILDING
PERMITS, IN ACCORDANCE WITH THE LAREDO LAND
DEVELOPMENT CODE.
3. ANY CURB CUTS SHALL COMPLY WITH THE
TRANSPORTATION ELEMENT OF THE CITY OF
LAREDO COMPREHENSIVE PLAN.
4. SETBACKS SHALL BE DETERMINED BASED ON THE
CURRENT ZONING IN ACCORDANCE TO SECTION
24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. MINIMUM FINISH FLOOR OR LOWER MEMBER
ELEVATION SHALL BE AT A MINIMUM OF 18 INCHES
ABOVE THE BASE FLOOD ELEVATION AS PER FLOOD
INSURANCE RATE MAP 48479C1185C, WITH AN
EFFECTIVE DATE OF APRIL 2, 2008.
6. POINT OF BEGINNING NORTHING: 17103466.9740',
EASTING: 658015.9740'