

NOTES

1. THE PURPOSE OF THIS REPLAT IS TO COMBINE LOTS 2A, 2B, & 4, BLOCK 595, INTO A SINGLE LOT AND TO REDUCE THE FRONT YARD SETBACK FROM 20 FEET TO 10 FEET.
2. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
3. THERE ARE NO PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS REPLAT.
4. MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
5. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
6. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
7. NO PORTION OF THIS PROPERTY IS LOCATED IN ZONE "A": AREA WHICH IS WITHIN THE 100-YR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP No. 48479C1195C, DATED: APRIL 2, 2008.
8. BASIS OF BEARING DISTANCES AND P.O.B. GRID COORDINATES: NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE. COORDINATES PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.