

## PLAT NOTES

1. SIDEWALK, DRIVEWAY AND TREES WILL BE INSTALLED AT THE 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. ACCESS FROM BOB BULLOCK LOOP 20 TO PONDEROSA COMMERCIAL SUBDIVISION UNIT 3A – PHASE 1, SHALL BE THROUGH SHARED ACCESS DRIVEWAYS AT POINTS 1 AND 2 SHOWN HEREON.
5. ACCESS TO LOTS 1 AND 2, BLOCK 1, PONDEROSA COMMERCIAL SUBDIVISION UNIT 3A – PHASE 1 IS PROVIDED BY A PERPETUAL NON-EXCLUSIVE PRIMARY ACCESS EASEMENT.
6. BY GRAPHICALLY PLOTTING, THIS PARCEL WAS DETERMINED TO BE WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL No. 48479C1215C WITH AN EFFECTIVE DATE: APRIL 2, 2008.
7. ANY IMPROVEMENTS WITHIN THE FLOODPLAIN MUST COMPLY WITH THE LAND DEVELOPMENT CODE CHAPTER 24, SECTION 24-69.
8. FINISHED FLOOR ELEVATIONS OR LOWEST STRUCTURAL MEMBER FOR LOTS WITHIN A FLOOD ZONE SHALL BE 18" ABOVE THE BASE FLOOD ELEVATION.
9. PONDEROSA COMMERCIAL SUBDIVISION UNIT 3A – PHASE 1 WILL DRAIN TOWARDS EXISTING EARTHEN CHANNELS AND/OR CHACON CREEK EITHER BY SHEET FLOW OR UNDERGROUND SYSTEM. OWNERS SHALL NOT CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH MANNER THAT IMPEDES THE DRAINAGE FLOWS FROM REACHING THE CREEK OR EARTHEN CHANNELS.
10. POINT OF BEGINNING FOR, PONDEROSA COMMERCIAL SUBDIVISION UNIT 3A – PHASE 1, TXDOT MONUMENT ON WESTSIDE OF BOB BULLOCK LOOP 20.  
(GPS: N: 17079251.2850, E: 677034.8770)
11. SET IRON RODS SHOWN HEREON ARE CAPPED WITH ORANGE PLASTIC CAPS MARKED "SECA ENG TX 5783".