

NOTES

1. Driveways, sidewalks, and trees will be installed at the time of issuance of building permits in accordance with the City of Laredo Land Development Code.
2. All curb cuts shall comply with the transportation element of the City of Laredo Comprehensive Plan.
3. No garage or carport which receives access from side yard on any corner lot shall be located less than twenty (20) feet from property line.
4. GPS coordinate for Point of Beginning is: N: 17063653.18 E: 682440.49
5. The setback lines indicated on the plat shall be for reference only. The official setback line shall be determined based on the current zoning district in accordance to Section 24.77.1 of the City of Laredo Land Development Code.
6. Lot 1, Block 1 and Lot 1, Block 3 are unbuildable lots, are to be used as drainage easements, and will be maintained by Webb County Drainage District No. 1.
7. Erosion, sediment, and stormwater controls are required for all lot construction, including single-family, duplex, multifamily, and commercial projects, during the building permit process. The lot owner or builder is responsible for installing and maintaining best management practices (BMPs), silt fence, tree protection, and temporary erosion controls as part of the building permit process, prior to starting any site work. Where required by law, a storm water pollution prevention plan (SW3P) must also be prepared and implemented for the building permit activities. All controls must remain in place until the site is stabilized and permanent vegetation is established.
8. The 20' wide temporary emergency access easement shall remain until a second access is constructed.