

NOTES:

1. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
2. DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
3. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH CITY OF LAREDO SUBDIVISION ORDINANCE REQUIREMENTS.
4. BY GRAPHICALLY PLOTTING, THIS TRACT IS NOT WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS, FEMA COMMUNITY PANEL NO. 48479C1015C WITH AN EFFECTIVE DATE OF APRIL 2, 2008.
5. BY GRAPHICALLY PLOTTING, THIS TRACT IS NOT WITHIN THE CLOMAR CASE NUMBER (18-06-0734R) EL PICO DEVELOPMENT UN-NAMED TRIBUTARY TO SOMBRERITOS CREEK, CITY OF LAREDO, WEBB COUNTY, TEXAS, PREPARED BY BSP ENGINEERS, INC., TEMPLE, TEXAS, DATED AUGUST 17, 2017.
6. BUILDING SETBACKS ARE SUBJECT TO THE CITY OF LAREDO LAND DEVELOPMENT CODE AND ZONING OF PROPERTY IN EFFECT AT TIME OF APPLICATION FOR BUILDING PERMITS. BUILDING SETBACKS SHOWN HEREON ARE ONLY PROVIDED FOR REFERENCE TO CONDITIONS AT THE TIME OF PLAT RECORDATION.
7. THE RESPONSIBILITY FOR THE MAINTENANCE AND UPKEEP OF THE RETAINING WALLS IN A SAFE AND PROPER CONDITION SHALL REST SOLELY WITH THE PROPERTY OWNERS, THE HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS. THE CITY OF LAREDO SHALL BEAR NO RESPONSIBILITY OF LIABILITY FOR SUCH MAINTENANCE.
8. ALL DRAINAGE IMPROVEMENTS WITHIN DRAINAGE EASEMENTS SHOWN HEREIN ARE SUBJECT TO A "STANDARD MAINTENANCE AND MONITORING AGREEMENT" BETWEEN THE CITY OF LAREDO AND PINNACLE MINES INVESTMENTS, LLC, RECORDED IN VOLUME 4806, PAGES 445-457 OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
9. OWNERS (AND USERS) SHALL NOT CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH MANNER THAT THE ESTABLISHED DRAINAGE FLOW TO AND THROUGH THE DRAINAGE ROUTING IS IMPEDED. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO PERMIT SURFACE WATER RUNOFF TO CONTINUE FLOW THROUGH DRAINAGE ROUTES.
10. BUILDING CONSTRUCTION BY OWNERS (AND USERS) SHALL INCLUDE PERMANENT CONCRETE EROSION CONTROL IMPROVEMENTS SIZED FOR 100 YEAR DEVELOPED RUNOFF RATES, FROM THE BOUNDARY OF LOTS TO THE FLOW LINES OF CREEKS, STORM DRAINAGE IMPROVEMENTS OR ROADWAY CURBS RECEIVING DEVELOPED RUNOFF FROM THE LOTS.
11. ALL LOTS MAY DISCHARGE DEVELOPED STORM DRAINAGE TO DRAINAGE EASEMENTS WITHIN LOTS OR TO DRAINAGE EASEMENTS ABUTTING LOTS.
12. MAINTNANCE AND LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF THE APPENDIX F-2 AND SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.