

PLAT NOTES

- 1.- SIDEWALK, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF 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.- COMMENCING POINT FOR PONDEROSA COMMERCIAL SUBDIVISION UNIT-3A PHASE II, A TXDOT RIGHT OF WAY MONUMENT ON THE SOUTH SIDE OF HIGHWAY 59, (GPS Coordinates: N = 17081963.2673, E = 677293.0512)
- 5.- ACCESS ONTO BOB BULLOCK LOOP AND U.S. HIGHWAY 59 IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
- 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.