

NOTES:

- 1.- MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
- 2.- DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 3.- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 4.- THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 5.- 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.
- 6.- ACCESS TO IH-35 IS SUBJECT TO APPROVAL FROM THE TEXAS DEPARTMENT OF TRANSPORTATION
- 7.- ALL LOTS IN BLOCK 1 & BLOCKS 4-7 DRAIN TOWARD THE BACK AND/OR SIDE OF THE LOT. OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH MANNER THAT IMPEDE THE ESTABLISHED DRAINAGE FLOW.
- 8.- A 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. 48479C1040C, DATED APRIL 2, 2008 SUBJECT TO REVISION BY FEMA CLOMR CASE No 23-06-0594R. THE EXISTING FLOODPLAIN BOUNDARY AND BFEs WILL BE UTILIZED FOR THE ISSUANCE OF BUILDING PERMITS UNTIL A LOMR IS GRANTED BY FEMA, AT WHICH TIME THE REVISED ZONE AE LIMITS AND BFEs WILL BECOME EFFECTIVE HEREON.
- 9.- ALL DRAINAGE EASEMENTS WITHIN THE N.D. HACHAR INDUSTRIAL PARK, PHASE 4 PLAT BOUNDARY ARE SUBJECT TO A MAINTENANCE AND MONITORING AGREEMENT RECORDED IN VOLUME _____, PAGES ____-____, WEBB COUNTY DEED RECORDS.