

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.-THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE, EXCEPT FOR LOTS 12-15, BLOCK 5 WHICH SHALL HAVE 10 FEET FRONT YARD SETBACK, BUT NO GARAGE OR CARPORT SHALL BE LOCATED LESS THAN 20 FEET FROM PROPERTY LINE.
 - 3.-DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
 - 4.-NO MORE THAN ONE SINGLE FAMILY DETACH DWELLING UNIT SHALL BE LOCATED ON AN INDIVIDUAL RESIDENTIAL LOT.
 - 5.-NO GARAGE OR CARPORT WHICH RECEIVES ACCESS FROM THE SIDE YARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
 - 6.-ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 - 7.-BASIS OF BEARINGS & DISTANCES: GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
 - 8.-P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.
 - 9.-LOT 1, BLOCK 1; LOTS 1 & 38 BLOCK 2; LOTS 1 & 44, BLOCK 3 AND LOT 1, BLOCK 4 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH HOLSTEIN LN.
 - 10.-LOTS 1-19, BLOCK 1 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH WRIGHT RANCH BLVD.
 - 11.-LOTS 9-19 BLOCK 1; LOTS 11-13 & 18-22, BLOCK 4 AND LOTS 7-13, BLOCK 5 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT; LOTS 14-17, BLOCK 4 AND LOTS 1-6, BLOCK 5 WILL GET SOME SURFACE WATER FROM THE ADJACENT BACK LOTS. HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
 - 12.-LOTS 1-8, 20-29, BLOCK 1; LOTS 1-38, BLOCK 2; LOTS 1-44, BLOCK 3; LOTS 1-10, 14-17, BLOCK 4 AND LOTS 1-6, 14-21, BLOCK 5; WILL HAVE LOT GRADING TYPE "A"; LOTS 9-19, BLOCK 1; LOTS 11-13, 18-22, BLOCK 4 AND LOTS 7-13, BLOCK 5 WILL HAVE LOT GRADING TYPE "B"; AS SHOWN ON SHEET 3 OF 3 OF THIS PLAT.
 - 13.-THIS PLAT IS SUBJECT TO A CERTIFICATE OF ADJOINING LANDOWNER RUNOFF DISCHARGE AS RECORDED IN VOL. 5831, PG. 651, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
 - 14.-THIS PROJECT WAS REVIEWED AND APPROVED UNDER SECTION 404 CLEAN WATER ACT BY U.S. ARMY CORPS OF ENGINEERS (USACE). PROJECT NUMBER SWF-2015-00209, CUATRO VIENTOS.
 - 15.-STRUCTURES ON LOTS 13 AND 14, BLOCK 5 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 542.00.
 - 16.-THIS PROPERTY IS LOCATED WITHIN THE WEBB COUNTY DRAINAGE DISTRICT BOUNDARIES. MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE RESPONSIBILITY OF THE CITY OF LAREDO AND/OR WEBB COUNTY DRAINAGE DISTRICT.
- Ⓐ - 10'x10' UTILITY EASEMENT AT UNDERGROUND TRANSFORMERS AND J-BOX LOCATIONS.