

NOTES

1. ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF LOTS DEPICTED ON THIS PLAT.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CITY OF LAREDO SUBDIVISION ORDINANCE REQUIREMENTS.
4. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
5. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
6. MINIMUM SETBACK LINES SHALL BE IN CONFORMANCE WITH THE DIMENSIONAL STANDARDS ESTABLISHED IN SECTION 24.77 OF THE LAREDO LAND DEVELOPMENT CODE.
7. STORM WATER DETENTION is NOT REQUIRED FOR THIS PLAT. DRAINAGE ACCEPTANCE LETTER FROM DOWNSTREAM OWNER WAS OBTAINED FOR THIS PLAT.
8. ACCESS TO STATE HIGHWAY 359 FRONTAGE ROAD IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION(TXDOT).
9. THIS PLAT IS SUBJECT TO A CERTIFICATE OF ADJOINING LANDOWNER RUNOFF DISCHARGE AS RECORDED IN VOL. 5844, PG. 253, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY.
10. THIS PLAT REQUIRES A PRIVATE SANITARY SEWER LIFT STATION. DESIGN TO BE SUBMITTED AT THE TIME OF THE BUILDING PERMIT.