

NOTES

1. THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE TWO (2) PLATTED LOTS.
2. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS. NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.
3. ALL SETBACK LINES INDICATED ON THE PLAT SHALL BE FOR REFERENCE ONLY. THE OFFICIAL SETBACK LINE SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
4. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION
5. ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
EXISTING NON-CONFORMING STRUCTURES ENCROACHING WITHIN SETBACKS, MAY NOT ENCROACH FURTHER IN THE SETBACKS. SHOULD THE EXISTING STRUCTURE(S) BE DEMOLISHED, NEW CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF LAREDO LAND DEVELOPMENT CODE ORDINANCES.
6. EXISTING NON-CONFORMING STRUCTURES ENCROACHING WITHIN SETBACKS, MAY NOT ENCROACH FURTHER IN THE SETBACKS. SHOULD THE EXISTING STRUCTURE(S) BE DEMOLISHED, NEW CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF LAREDO LAND DEVELOPMENT CODE ORDINANCES.