

Notes

1. Driveways, sidewalks, and trees will be installed at the time of issuance of building permits in accordance with the City of Laredo Land Development Code.
2. All curb cuts shall comply with the transportation element of the City of Laredo Comprehensive Plan.
3. GPS coordinate for Point of Beginning is: N:17066066.69, E:711524.97
4. The 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 City of Laredo Land Development Code.
5. Access to State Highway 359 subject to coordination with TxDOT on warranting additional driveways.
6. Lot 1, Block 1 is an uninhabitable lot and its purpose is to build a billboard, an outdoor display panel designed to carry advertising. No water and sewer utilities will be installed.
7. There are no lot area and lot frontage requirements for tracts intended for uses such as, but not limited to, communication towers and off-premise signs when platted in conformance to provisions provided in Section 212.0105 (B)(2) of the Local Government Code and Section 16.343 of the Water Code, relating to plats that do not require water and sewer services.
8. Owner shall adhere to the City of Laredo Land Development Code Section 24.59.3 Drainage Standards latest revision including Section 24.59.7 Maintenance Responsibility.
9. This subdivision is subject to a Maintenance & Monitoring Agreement dated _____ between the City of Laredo and Terra Development Group, L.C. Said agreement recorded in Volume _____, Page(s) _____, Official Public Records of Webb County, Texas.
10. This plat is subject to a certificate of adjoining landowner runoff discharge as recorded in Volume _____, Page(s) _____, Official Public Records of Webb County, Texas.