

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, UNLESS DICTATED BY THE DEVELOPER AT THE TIME OF PLATTING.
- 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 LOT.
- 5.- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 6.- P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
- 7.-LOT 1, BLOCK 4 AND LOTS 1-20, BLOCK 5 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH AQUERO BLVD.
- 8.-LOT 42, BLOCK 1 AND LOT 20, BLOCK 5 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH BERNADETTE LN.
- 9.-PORTION WITHIN THIS PLAT OF A 12' OFFSITE UTILITY EASEMENT AS RECORDED ON AQUERO SUBDIVISION, PHASE I PLAT ON VOLUME 28, PAGES 95, 95A & 95B OF THE WEBB COUNTY PLAT RECORDS WILL BE ABANDONED AS PART OF THIS PLAT.
- 10.-LOTS 1-16, BLOCK 4 AND LOTS 35-42, BLOCK 1 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT; 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.
- 11.-LOTS 35-42, BLOCK 1; WILL GET SOME SURFACE WATER FROM THE ADJACENT SIDE LOTS. HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS ALONG THE 10' PRIVATE DRAINAGE EASEMENT, 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 13-34, BLOCK 1; LOTS 14-26, BLOCK 2; LOTS 1-20, BLOCK 5 AND LOTS 11-22, BLOCK 6 WILL HAVE LOT GRADING TYPE "A"; LOTS 35-42, BLOCK 1; AND LOTS 1-16, BLOCK 4 WILL HAVE LOT GRADING TYPE "B"; AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
- 13.-STRUCTURES ON LOTS 16, BLOCK 4 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 447.25
- 14.-THIS PLAT IS SUBJECT TO A CERTIFICATE OF ADJOINING LANDOWNER RUNOFF DISCHARGE AS RECORDED IN VOL.____, PG.____, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.