

PLAT NOTES

THE PURPOSE IS TO RE-PLAT LOT 9, SAN ISIDRO MONARCH PHASE V INTO LOTS 9A-9B WITH EACH INDIVIDUAL LOT BEING PROVIDED ITS OWN WATER AND SEWER CONNECTIONS.

1. THIS PLAT DOES NOT ATTEMPT TO ALTER AMEND OR REMOVE ANY COVENANT OR RESTRICTIONS.
2. LOT IS ZONED B-3, INTENDED FOR COMMERCIAL USE.
3. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
4. POINT OF BEGINNING
N: 17110012.53
E: 669105.58
5. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
6. THE BUILDING SETBACKS SHALL BE DETERMINED BASED ON THE ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
7. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE (§ 3-1B - SUBDIVISION ORDINANCE).
8. LOTS 9A & 9B HAVE DRAINAGE PATTERN C, IN WHICH THEY NATURALLY DRAIN TO THE SOUTH INTO EXISTING CONCRETE CHANNEL, CANNOT BLOCK OR IMPEDE POSITIVE DRAINAGE FLOW TO D.E..
9. DRAINAGE TO SAN ISIDRO/MANADAS CREEK BLOCK 1. LOT 1, DETENTION AS PER ORIGINAL PLAT.
10. SHARED DRIVEWAY WILL BE PROVIDED SO LOTS 9A & 9B DIRECTLY ACCESS MEDICAL LOOP.