

NOTES:

- 1.) BASIS OF BEARINGS: BASED ON NORTH AMERICA INDUSTRIAL PARK, PHASE II, AS RECORDED IN VOLUME 37, PAGES 21-22, MAP RECORDS OF WEBB COUNTY, TEXAS, STATE PLANE COORDINATES, TEXAS SOUTH ZONE 4205, NAD-83 (TX83-SF).
- 2.) THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 3.) THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE LOT 6-8, BLOCK 4 INTO LOT 6A, BLOCK 4, NORTH AMERICA INDUSTRIAL PARK, PHASE II.
- 4.) THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
- 5.) ACCESS MUST BE PROVIDED FOR ALL UTILITY EASEMENTS IN ORDER TO MAINTAIN AND MONITOR THE INFRASTRUCTURE.
- 6.) THE ORDINARY HIGH-WATER MARK (OHWM) WAS ACQUIRED BASED ON FIELD WORK PERFORMED ON JANUARY 31, 2026.
- 7.) IN THE EVENT OF FLOODING, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR REMOVING ALL TRAILERS FROM THE LOT SHOWN ON THIS PLAT.
- 8.) OWNER SHALL BE RESPONSIBLE FOR MAINTAINING STORM DRAIN INFRASTRUCTURE WITHIN THE PROPERTY.
- 9.) EROSION, SEDIMENT, AND STORMWATER CONTROLS ARE REQUIRED FOR ALL DURATION OF LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, DUPLEX, MULTIFAMILY, INDUSTRIAL, AND COMMERCIAL PROJECTS, DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPS), SILT FENCE, TREE PROTECTION, AND TEMPORARY EROSION CONTROLS AS PART OF THE BUILDING PERMIT PROCESS, PRIOR TO STARTING ANY SITE WORK. WHERE REQUIRED BY LAW, A STORM WATER POLLUTION PREVENTION PLAN (SW3P) MUST ALSO BE PREPARED AND IMPLEMENTED FOR THE BUILDING PERMIT ACTIVITIES. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.