

NOTES:

- 1.-THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
- 2.-THE PURPOSE OF THIS REPLAT IS TO INCORPORATE THE ADJACENT UNPLATTED 0.900 AC. TRACT LOCATED TO THE WEST INTO THE EXISTING PLATTED LOT.
- 3.-MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
- 4.-THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 5.-DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 6.-ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 7.-BASIS OF BEARINGS & DISTANCES: GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
- 8.-P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.