

NOTES

1. THE PURPOSE OF THIS REPLAT IS TO CREATE TWO COMMERCIAL LOTS (1A & 1C) AND ONE RESIDENTIAL LOT (1B), BLOCK 8, PUEBLO NUEVO.
2. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
3. WATER DISTRIBUTION SERVICE AND SANITARY SEWER SERVICE TO THIS LOT WILL BE PROVIDED BY THE CITY OF LAREDO.
4. LOTS 1A & 1C, BLOCK 8, PUEBLO NUEVO ARE BEING PLATTED AS COMMERCIAL LOTS, THEREFORE THESE LOTS ARE PROHIBITED AGAINST ANY RESIDENTIAL USE UNTIL SUCH TIME AS IT IS REPLATTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 232, SUBCHAPTER B, TEXAS LOCAL GOVERNMENT CODE, AND AMENDED THERETO. NO RESIDENTIAL STRUCTURE MAY BE REPLACED OR ERRECTED ON THESE TRACTS UNLESS REPLATTING AS REQUIRED BY THIS RESTRICTION/LIMITATION AND APPROVED BY THE GOVERNMENT BODIES HAVING JURISDICTION OVER THE TRACTS.
6. ACCESS TO LOTS 1A, 1B & 1C IS PROVIDED BY AN EXISTING PUBLIC ROAD (STATE HIGHWAY 359).
7. THE POINT OF COMMENCEMENT BEARS S86°51'38.9"E, APPROXIMATELY 47,423.42' FEET FROM THE NORTHWEST CORNER OF PORCION 32, A TREVINO, ORIGINAL GRANTEE, ABSTRACT 296, WEBB, COUNTY, TEXAS.
8. LOTS 1A & 1C MUST COMPLY WITH THE PROVISIONS OF SECTION 31-3 OF THE LAREDO CODE OF ORDINANCES FOR TRACTS USED FOR "INDUSTRIAL PURPOSES" AS DEFINED THEREIN.
9. DETENTION IMPROVEMENTS SHALL BE CONSTRUCTED AS PART OF THE BUILDING APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LANDOWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE.
10. LOT 1A REQUIRES DETENTION VOLUME OF 35,169 CUBIC - FEET AT A DISCHARGE RATE OF 44.78 CFS IN ADDITION TO THE REQUIRED STORAGE VOLUME. LOT 1C REQUIRES DETENTION VOLUME OF 15,031 CUBIC- FEET AT A DISCHARGE RATE OF 19.13 CFS IN ADDITION TO THE REQUIRED STORAGE VOLUME. STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE CITY OF LAREDO ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL, AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE AND SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH SECTION 24.59.7 OF THE LAND DEVELOPMENT CODE BOOK.

11. LOT 1C REQUIRED LOW IMPACT DETENTION VOLUME OF 15,031 CUBIC - FEET AT A DISCHARGE RATE OF 19.13 CFS IN ADDITION TO THE REQUIRED STORAGE VOLUME. STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE CITY OF LAREDO ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL, AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE AND SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH SECTION 24.59.7 OF THE LAND DEVELOPMENT CODE BOOK.
12. ALL COMMERCIAL DEVELOPMENT SHALL WILL REQUIRE AN APPROVAL FROM THE WEBB COUNTY FIRE MARSHALL.
13. AS PART OF THE BUILDING PERMIT APPROVAL, THE OWNER SHALL BE RESPONSIBLE TO COMPLY WITH THE SECTION 24.79 OF THE LAND DEVELOPMENT CODE BOOK.
14. EROSION, SEDIMENT, AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, DUPLEX, MULTIFAMILY, 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.