

NOTES

1. ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF LOTS DEPICTED ON THIS PLAT.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CITY OF LAREDO SUBDIVISION ORDINANCE REQUIREMENTS.
4. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
5. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THREE LOTS INTO ONE LOT
6. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
7. THE EXISTING DRAINAGE PATTERNS OF THE LOT CREATED BY THIS REPLAT, IF ALTERED, WILL NOT CAUSE TO HAVE ANY DETRIMENTAL IMPACT ON THE ADJOINING PROPERTIES AND THE PROPOSED SITE PLAN WILL BE REVIEWED AND APPROVED BY THE CITY AS PART OF THE BUILDING PERMIT PROCESS. IT SHALL BE THE RESPONSIBILITY OF THE LANDOWNER TO COMPLY WITH THE STORMWATER MANAGEMENT ORDINANCE.