

PLAT NOTES

THE PURPOSE IS TO PLAT LOT 5, BLOCK 3, OLD MILWAUKEE SUBDIVISION. THE INTENT IS SINGLE FAMILY FOR THE PROPOSED LOT. PROPERTY WILL PROPOSE ONE WATER AND SEWER SERVICE FOR LOT 5 ("N $\frac{1}{2}$ OF TRACT 7-E").

1. THIS PLAT DOES NOT ATTEMPT TO ALTER AMEND OR REMOVE ANY COVENANT OR RESTRICTIONS.
2. USE IS SINGLE FAMILY RESIDENTIAL
3. R.O.W OWNED BY WEBB COUNTY
4. POINT OF BEGINNING LOT 5 (TRACT 7-E)
N: 17067651.1400
E: 684977.4720
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 AND THE WEBB COUNTY MODEL SUBDIVISION RULES..
7. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE (§ 3-1B - SUBDIVISION ORDINANCE).
8. PROPOSED PLAT TO BE LIMITED TO ONE SINGLE FAMILY DETACHED DWELLINGS PER LOT ON COMPLIANCE WITH SECTION 24.80.4(1) OF THE LAREDO LAND DEVELOPMENT CODE (MODEL RULES FOR SUBDIVISION IN THE ETJ) AND WEBB COUNTY MODEL SUBDIVISION RULES.