

PLAT NOTES & RESTRICTIONS

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1205C, WITH EFFECTIVE DATE OF APRIL 02, 2008 AND AS STATED IN LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL), CASE NO. 22-06-0179A, DATED DECEMBER 06, 2021.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
6. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
7. ACCESS TO BARTLETT AVE. AND RAYMOND CHANDLER DR.
8. POINT OF BEGINNING ON FOUND IRON ROD, (NORTHING: 17098526.85, EASTNG: 674372.23)
9. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN 18.88 ACRE OFFSITE EASEMENT DETENTION POOND LOCATED IN ROCIO DRIVE & UNIVERISTY BLVD. ROW DEDICATION, RECORDED IN VOLUME 26, PAGE -63-63A.