

PLAT NOTES & RESTRICTIONS

1. DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ACCESS TO LOOP 20 MUST BE COORDINATED AND APPROVED BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
3. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1215C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
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 LOT CONFIGURATIONS SHOWN, INCLUDING MINIMUM LOT AREA(S) SHALL MEET DIMENSIONAL STANDARDS OF THE LAND DEVELOPMENT CODE FOR AN B-3 ZONE.
6. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
7. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.