

NOTES

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2. DRIVEWAYS WILL BE INSTALLED AT THE TIME OF ISSUANCE OF THE BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. BASIS OF BEARING, DISTANCES AND P.O.B. GRID COORDINATES : NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE. COORDINATES PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
6. A PORTION OF SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION IN ZONE AE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 48479C1185C, WITH A DATE OF IDENTIFICATION OF APRIL 2, 2008, FOR COMMUNITY NO. 480651, IN WEBB COUNTY, STATE OF TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
7. FINISHED FLOOR ELEVATIONS, LOWEST STRUCTURAL MEMBER, AND ALL MECHANICAL EQUIPMENT FOR LOTS WITHIN A FLOOD ZONE SHALL BE 18" ABOVE THE BASE FLOOD ELEVATION.