

NOTES

1. THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE ONE (1) PLATTED LOT INTO TWO (2) LOTS.
2. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS. NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.
3. ALL SETBACK LINES INDICATED ON THE PLAT SHALL BE FOR REFERENCE ONLY. THE OFFICIAL SETBACK LINE SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
4. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
5. EXISTING NON-CONFORMING STRUCTURES ENCROACHING WITHIN SETBACKS, MAY NOT ENCROACH FURTHER IN THE SETBACKS. SHOULD THE EXISTING STRUCTURE(S) BE DEMOLISHED, NEW CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF LAREDO LAND DEVELOPMENT CODE ORDINANCES.
6. THE OWNERS OF LOT 12A, BLOCK 2 AND LOT 12B, BLOCK 2 (THE 'PARTIES') HEREBY AGREE THAT ALL COSTS FOR THE OPERATION, MAINTENANCE, AND REPAIR OF THE SHARED, EXTERNAL FIRE PROTECTION SYSTEM SHALL BE SHARED EQUALLY. EACH PARTY GRANTS TO THE OTHER A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR MUTUAL ACCESS ACROSS THEIR RESPECTIVE PROPERTIES FOR THE SOLE PURPOSES OF INSPECTING, MAINTAINING, AND REPAIRING SAID UTILITIES. NEITHER PARTY SHALL PLACE ANY IMPROVEMENTS OR OBSTRUCTIONS THAT INTERFERE WITH THESE RIGHTS OF ACCESS OR THE INTEGRITY OF THE SHARED, EXTERNAL FIRE PROTECTION SYSTEM. THIS AGREEMENT IS A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE PARTIES, THEIR HEIRS, SUCCESSORS, AND ASSIGNS.