

## PLAT NOTES

1. SIDEWALK, 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. THE MINIMUM SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE. FRONT YARD SETBACKS PER PLAT.
4. BEGINNING POINT FOR 35.96 ACRE TRACT: A ½" IRON ROD FOUND AT THE EAST RIGHT-OF-WAY LINE OF PERSISTENCE ROAD ( GPS: N:17108288.8332, E:679962.5706 )
5. BY GRAPHICALLY PLOTTING, THIS PARCEL WAS DETERMINED TO NOT BE WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL No. 48479C1205C & 48479C1210C WITH AN EFFECTIVE DATE: APRIL 2, 2008.
6. ANY IMPROVEMENTS WITHIN THE FLOODPLAIN MUST COMPLY WITH THE LAND DEVELOPMENT CODE CHAPTER 24, SECTION 24-69.
7. THIS PLAT IS SUBJECT TO A CERTIFICATE OF ADJOINING LANDOWNER RUNOFF DISCHARGE AS RECORDED IN VOL. \_\_\_\_\_, PG. \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
8. FINISHED FLOOR ELEVATIONS, MECHANICAL EQUIPMENT, AND LOWEST STRUCTURAL MEMBER FOR LOTS WITHIN A FLOOD ZONE SHALL BE 18" ABOVE THE BASE FLOOD ELEVATION.
9. ALL SPECIAL DRAINAGE & UTILITY EASEMENTS ARE 10' WIDE (5' ON EACH SIDE OF LOT LINES) UNLESS SPECIFIED OTHERWISE. STRUCTURES MAY BE PLACED WITHIN THESE EASEMENTS.
10. All SPECIAL DRAINAGE EASEMENTS WILL BE MAINTAINED BY HOMEOWNER AND HOA.
11. REAR FENCES OF PROPERTIES ABUTTING SWALES SHALL BE CONSTRUCTED IN SUCH A WAY NOT TO IMPEDE FLOW.
12. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN UNBUILDABLE LOTS.
13. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN VEGETATION ON MEDIAN AT CHAMPION'S WAY.
14. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN ISLANDS ON CUL-DE-SACS.
15. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN THE NO PARKING, ONE WAY, AND RED CURB IMPROVEMENTS IN ALL THE CUL-DE-SACS PROPOSED MEDIANS.
16. ALL DRIVEWAYS ALONG CHAMPIONS WAY SHALL BE CONSTRUCTED IN SUCH A WAY THAT VEHICLES DO NOT REVERSE ON TO STREET, i.e. CIRCULAR, HAMMERHEADS, AND MUST BE APPROVED BY THE CITY OF LAREDO THROUGH THE BUILDING PERMITTING PROCESS.