

NOTES:

1. THIS SUBDIVISION DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS RECORDED OR AS MAY BE AMENDED IN W.C.D.R AND IS IN WEBB COUNTY BUT NOT IN THE CITY OF LAREDO LIMITS.
2. ACCESS TO TRACTS 5A, 5B & 5C IS TO STATE HIGHWAY 359 R.O.W.
3. NO NEW ROADS ARE DEDICATED FOR PUBLIC USE OR FOR THE USE OF OWNERS, PURCHASERS, OR OTHER PERSONS DESIRING TO USE THIS PROPERTY.
4. NO SIDEWALKS ARE PROPOSED WITH THE SUBDIVISION PLAT.
5. THESE REPLATTED TRACTS ARE NOT REQUIRED TO BE SERVICED BY A PORTABLE WATER AS A RESULT OF THIS PLAT IN WEBB COUNTY. THERE IS AN EXISTING CITY OF LAREDO WATER LINE IN FRONT OF THESE REPLATTED LOTS. OWNER WILL HAVE TO GO INTO CONTRACT WITH THE CITY OF LAREDO TO BE ABLE TO CONNECT TO WATER LINE FOR INDUSTRIAL USE.
6. THE SUBDIVIDED TRACTS RESULTING FROM THIS PLAT ARE NOT SERVICED BY A PUBLIC SANITARY SEWER SYSTEM AS A RESULT OF THIS PLAT. THESE TRACTS ARE NOT REQUIRED TO BE SERVICED BY A PUBLIC SANITARY SEWER SYSTEM IN WEBB COUNTY. NO SANITARY SEWER EFFLUENT SHALL BE GENERATED ON ANY PART OF THIS PLAT, EXCEPT WHERE OWNER GENERATES SANITARY SEWER IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS. THERE IS NO CITY OF LAREDO GRAVITY SANITARY SEWER LINE WITHIN 200'-300' OF THESE TRACTS AT THIS TIME.
7. THIS PLAT DOES NOT INDICATE OR IMPLY THAT THIS SUBDIVISION IS SUITABLE FOR THE CONSTRUCTION OF AN ON-SITE SANITARY SEWER FACILITY. IN THE EVENT THAT AN OWNER, RENTER OR LICENSEE DESIRES TO CONSTRUCT A PRIVATE ON-SITE SANITARY SEWER FACILITY, THEN A PERMIT TO CONSTRUCT THIS FACILITY MUST BE SERVED, IN ACCORDANCE WITH WEBB COUNTY PERMIT REQUIREMENTS. REVIEW OF THROUGH THIS PERMIT DOES NOT INDICATE THAT POTABLE WATER IS OBTAINABLE ON SITE OR IN THE VICINITY.
8. IT IS THE OWNER'S RESPONSIBILITY TO APPLY AND OBTAIN A LICENCED ON-SITE SEWER FACILITY THROUGH WEBB COUNTY SANITARIAN.
9. POST DEVELOPED RUNOFF FROM LOTS 5A & 5B HAS THE CAPACITY WITHIN THE EXISTING DETENTION POND (160,233 CU.FT.). THE CALCULATED VOLUME FOR LOTS 5A & LOT 5B IS 158,023 CU.FT (FOR INDUSTRIAL USE). LOT 5C POST DEVELOPED RUNOFF WILL BE DETAINED IN FUTURE DEVELOPMENT, AT TIME OF ACQUIRING A BUILDING PERMIT. THE REQUIRED VOLUME FOR LOT 5C IS 310,397 CU.FT (FOR INDUSTRIAL USE).
10. SEPTIC TANKS TO BE INSTALLED PER PLATTED LOTS AT TIME OF BUILDING PERMIT.
11. THIS PROPERTY KNOWN AS THE PLAT OF HIGHWAY 359 VINATERIA SUBDIVISION, LOTS 5A, 5B & 5C IS NOT IN THE REGULATED SPECIAL FLOOD HAZARD AREA.

BASED ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 48479C1405C, EFFECTIVE DATE APRIL 02, 2008. THIS PROPERTY IS NOT IN THE FLOODZONE
12. EROSION, SEDIMENT, AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION INCLUDING SINGLE-FAMILY, DUPLEX, MULTIFAMILY, AND COMMERCIAL PROJECTS, DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BPMS), SILT FENCE, TREE PROTECTION, AND TEMPORARY EROSION CONTROLS AS PART OF THE BUILDING PERMIT PROCESS, PRIOR TO STARTING ANY SITE WORK. WHERE REQUIRED BY LAW, A STORM WATER POLLUTION PREVENTION PLAN (SW3p) MUST ALSO BE PREPARED AND IMPLEMENTED FOR THE BUILDING PERMIT ACTIVITIES. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.
13. THIS PLAT RESTRICTS THE LOTS AGAINST RESIDENTIAL USE UNTIL SUCH TIME AS THEY ARE REPLATTED IN CONFORMANCE WITH THE MODEL SUBDIVISION RULES.
14. THE PURPOSE OF THIS RE-PLAT IS TO DEVELOP INDUSTRIAL LOTS ON THE PROPERTY.
15. ACCESS ONTO STATE HIGHWAY 359 IS SUBJECT TO REVIEW APPROVAL BY TEXAS DEPARTMENT OF TRANSPORTATION.