

PLAT NOTES & RESTRICTIONS

1. ACCESS TO BE PROVIDED FOR ALL UTILITY EASEMENTS IN ORDER TO MAINTAIN AND MONITOR THE INFRASTRUCTURE.
2. OWNER SHALL NOT CHANGE GRADES NOR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCE/WALL WHICH HAS THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO ALLOW SURFACE WATER RUNOFF TO CONTINUE.
3. THIS SUBJECT PROPERTY IS PARTIALLY LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. #####, PANEL No. #####, WITH EFFECTIVE DATE OF #DATE#. FLOODPLAIN MAP IS SUBJECT TO REVISION BY FEMA CLOMR CASE No. ##### AS SUBMITTED BY #ENGINEER'S NAME#, P.E. (TBPE PE#: #####).
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 M1 ZONE.
6. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
7. LOT #, BLOCK # SHALL PROVIDE ON-SITE DETENTION AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
8. LOT 4, BLOCK 2 IS UN-BUILDABLE AND DESIGNATED AS DRAINAGE EASEMENTS.
9. ALL OFF-SITE AND ON-SITE DRAINAGE EASEMENTS OF #PLAT NAME# IS SUBJECT TO A MAINTENANCE AND MONITORING AGREEMENT RECORDED IN VOLUME _____, PAGES _____ O.P.R.W.C.T.
10. P.O.B.: FOUND IRON ROD BEING THE #DIRECTION# CORNER OF LOT ##, BLOCK #, #PLAT NAME#, #PHASE ##, (N: #####.##, E: #####.##)
11. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.