

NOTES:

- 1.-MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
- 2.-THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 3.-DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 4.-ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 5.-BASIS OF BEARINGS & DISTANCES: GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
- 6.-P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.
- 7.-LOT 1, BLOCK 1 AND LOT 1, BLOCK 2 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH BIANKA LN.
- 8.-LOT 23, BLOCK 2; SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH LOOP 20.
- 9.-LOTS 1-12, BLOCK 1; LOTS 14-32 AND LOTS 14-32, BLOCK 3 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT. LOTS 1, 2 & 4, BLOCK 1 AND LOTS 1-19, BLOCK 3 WILL GET SOME SURFACE WATER FROM THE ADJACENT BACK/SIDE LOTS; HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
- 10.-LOTS 1-23, BLOCK 2 AND LOTS 1-13, BLOCK 3 WILL HAVE LOT GRADING TYPE "A"; LOTS 1-12, BLOCK 1 AND LOTS 14-32, BLOCK 3; WILL HAVE LOT GRADING TYPE "B"; AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
- 11.-STRUCTURES ON LOTS 4 & 5, BLOCK 1 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 533.00. STRUCTURES ON LOT 12, BLOCK 1 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 541.00.