

WNBC BUSINESS PARK

A RESUBDIVISION OF LOT 7, A.S. WALKER SUBDIVISION Plat of record accompanying an affidavit in Volume 507, Page 327, Deed Records, Williamson County, Texas

SUBJECT TO THE FOLLOWING EASEMENTS NOT SHOWN HEREON:
TEXAS POWER & LIGHT: VOL. 236, PAGE 546
STATE OF TEXAS CHANNEL EASEMENT: VOL. 392, PAGE 590
BRUSHY CREEK WATER CONTROL & IMP. DIST. #1: VOL. 436, PAGE 97
20' ACCESS EASEMENT: VOL. 811, PAGE 73

TXDOT
CONC. MONUMENT

BEGINNING POINT
FOR FIELD NOTES

571.21'
S17°25'56"E (245.0)
U.S. HWY. 183
100 L.F. RIGHT OF WAY
CENTRAL DRIVE

TANGENT TABLE
T1: S17°25'56"E 25.00
T2: S17°25'56"E 33.00
T3: S17°25'56"E 50.00

STATE OF TEXAS
COUNTY OF WILLIAMSON
KNOW ALL MEN BY THESE PRESENTS

That we, John R. and Linda Craig, sole owners of the certain tract of land shown hereon and described in Volume 511, Page 70, of the Official Records of Williamson County, Texas, do hereby state that there are no other persons claiming an interest in said land, and we hereby dedicate to the City of Cedar Park, Texas, all of the right-of-way, easements, and public places shown hereon for each public purpose as the City of Cedar Park may deem appropriate. This subdivision is to be known as WNBC BUSINESS PARK.

To certify which, witness my hand on this 15 day of August, 1997.

Henry B. Mayo
Henry B. Mayo, Attorney in fact
8813 Bell Mountain
Austin, Texas 78750
(512) 346-7666

STATE OF TEXAS
COUNTY OF WILLIAMSON
KNOW ALL MEN BY THESE PRESENTS

Before me, the undersigned notary public in and for said County and State, on this day personally appeared John R. and Linda Craig, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 15 day of August, 1997.



STATE OF TEXAS
COUNTY OF WILLIAMSON
KNOW ALL MEN BY THESE PRESENTS

I, the undersigned, a registered professional land surveyor in the State of Texas, hereby certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision and that the corner monuments were properly placed under my supervision and that the plat and all plans and specifications which are included with the plat are, to the best of my professional capability, complete and accurate and in compliance with all relevant city and county ordinances, codes, plans and relevant state standards, and that it complies with Chapter 8, Section 3, Subsection F of the City Code of Cedar Park.



Stuart W. Watson
Stuart W. Watson, P.E., L.S. 4660
Surveyor
5901 Capital of Texas Hwy., Suite 303
Austin, Texas 78759
512-346-8566

STATE OF TEXAS
COUNTY OF WILLIAMSON
KNOW ALL MEN BY THESE PRESENTS

I, Chris McComb, Registered Professional Engineer in the State of Texas, do hereby certify that this subdivision is NOT in the Edwards Aquifer Recharge Zone. Portions of this subdivision are located within the 100 year flood limits as designated by FIRM Panel 481282-0306-C dated Sept. 27, 1981 and revised by McComb Engineering, Inc. on January 16, 1994.

The fully developed, concentrated stormwater runoff resulting from the one hundred (100) year frequency storm is contained within the drainage easements shown or public rights-of-way dedicated by this plat.

TO CERTIFY WHICH, WITNESS my hand and seal at Austin, Texas, this 14th day of August, 1997.



Chris McComb
Chris McComb, P.E., No. 80442
Austin McComb Commercial, Inc.
P.O. Box 18058
Austin, Texas 78760
512-292-3670

R.E. NEWSOM
MOBILE HOME SUBDIVISION
CURRENT & REVENUE 54-55

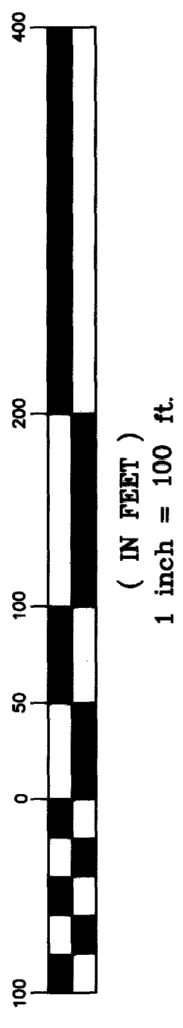
Block A, Lot 2
2.717 Acres
(118,332.91 S.F.)

Block A, Lot 1
2.284 Acres
(99,471.94 S.F.)

LOT 6, A.S. WALKER SUBDIVISION
907527

25.00
33.00
50.00

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.



The subdivision, known as WNBC BUSINESS PARK, has been approved for filing for record according to the minutes of the meeting of the Cedar Park City Council on the 14th day of September, 1997, A.D.

Raymond J. Suckett
Raymond J. Suckett, Mayor
City of Cedar Park, Texas

Accepted and authorized for record by City Planning and Zoning Commission of the City of Cedar Park, Texas.

Date: 9-16-97
Date: 9-16-97
Eden McGill
Eden McGill, Secretary

STATE OF TEXAS
COUNTY OF WILLIAMSON
KNOW ALL MEN BY THESE PRESENTS

That I, Elaine Bizzell, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certification of authentication, was filed for record in my office on the 21st day of September, 1997, A.D., at 2 o'clock P.M. and duly recorded on the 21st day of September, 1997, A.D., in Book 5 of Book 18, in the Plat Records of said County, in Cabinet 1.

TO CERTIFY WHICH, WITNESS my hand and seal of the County Court of said County, at my office in Georgetown, Texas, the date last shown, 21st day of September, 1997.

ELAINE BIZZELL, Clerk
County Court of Williamson County, Texas
By: *Lillian Hargrett*
Lillian Hargrett, Deputy

- PLAT NOTES:
- BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE CEDAR PARK ZONING ORDINANCES.
 - SUBDIVISION AND ZONING ORDINANCES DESIGNATED ADJACENT TO ALL STREETS. ROW ON ALL LOTS. P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LINE FROM THE FRONT PROPERTY LINE TO THE REAR BUILDING LINE EXCEPT WHERE A SIDE LOT LINE IS ALSO THE REAR LOT LINE OF AN ADJACENT LOT IN WHICH CASE THE 5' PUE IS DEDICATED ALONG THE ENTIRE LENGTH OF THE SIDE LOT LINE. REAR LOT LINE P.U.E.'S ARE HEREBY DEDICATED AS SHOWN ABOVE.
 - THOSE WALLS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF U.S. HWY. 183. THE ADJOINING STREET IS CONSTRUCTED.
 - WATER & WASTEWATER SHALL BE PROVIDED BY THE CITY OF CEDAR PARK. PERMANENT OBSTRUCTIONS IN DRAINAGE EASEMENTS ARE PROHIBITED.
 - ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO CITY OF CEDAR PARK CODE OF ORDINANCES. CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
 - ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST DEVELOPMENT PEAK RATES OF DISCHARGE TO U.S. HWY. 183 AND TO EXISTING DRAINAGE EASEMENTS.
 - THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF CEDAR PARK. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH THE CITY OF CEDAR PARK'S REQUIREMENTS.
 - CONVEYANCE OF THIS SUBDIVISION SHALL BE CONDITIONED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
 - PLAT DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.
 - WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS NATURAL RESOURCES CONSERVATION COMMISSION AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
 - PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF CEDAR PARK.
 - ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
 - COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS TO BE PAID PRIOR TO ISSUANCE ANY OF BUILDING PERMITS.
 - IDENTIFIED DURING REVIEW OF SUBDIVISION CONSTRUCTION PLANS.
 - FLOOD PLAND PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

LEGEND

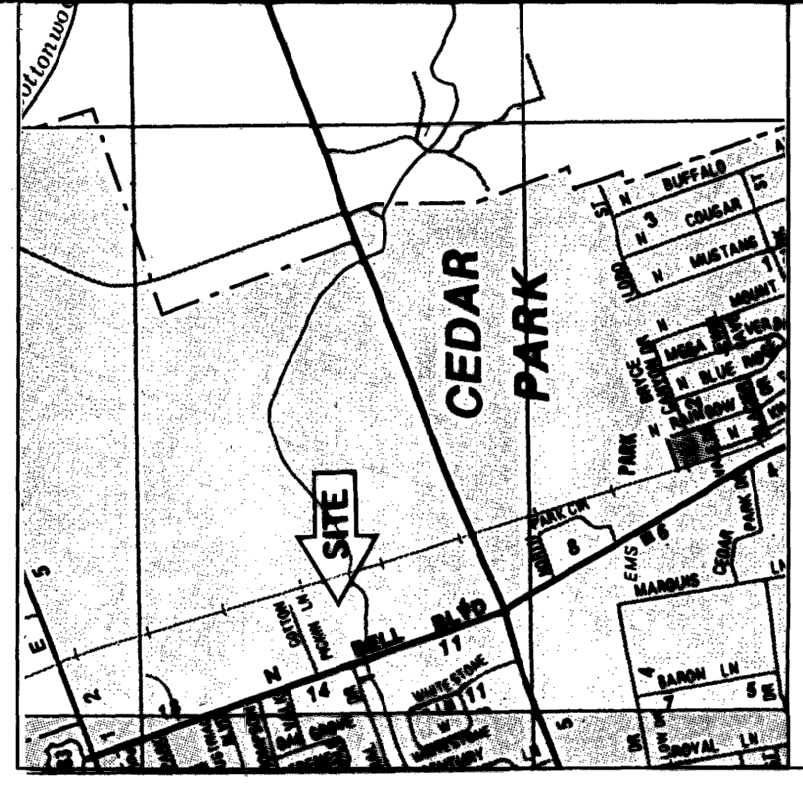
- 1/2" STEEL PIN FOUND
- 1/2" NAIL FOUND
- BUILDING SETBACK LINE
- DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- E OVERHEAD ELECTRIC LINE
- FENCE
- EXISTING MANHOLE

SCALE 1"=100'

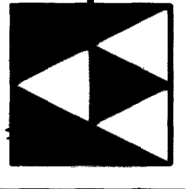
RAILROAD R.O.W.
(100.00')
S15°09'11"E (245.03)
(S15°11'E) (245.2)

Doc# 9745500
Pages: 1
Date: 10-08-1997
Time: 08:13:01 A.
Filed & Recorded in
Official Records
of Williamson County
ELAINE BIZZELL
COUNTY CLERK
Rec. \$ 56.00

V-S CEDAR PARK, LTD.
2630/0477
479.72 AC.



LOCATION MAP



Austin McComb Commercial, Inc.
GENERAL CONTRACTORS • ENGINEERS • CONSTRUCTION MANAGERS
P.O. Box 18058, Austin, Texas 78760 512-292-3670 512-385-5400 fax