PLAT DOCUMENT#

PLAT

PLAT RECORDS INDEX SHE	ET:	
SUBDIVISION NAME: Hur Indus	trial	Park

Section OWNER'S NAME:

RESUBDIVISION?(YES/NO)

ADDITIONAL RESTRICTIONS/COMMENTS:

RETURN:

City of Cedar Parks 600 N. Bell Ave Cedar Park, TX 78

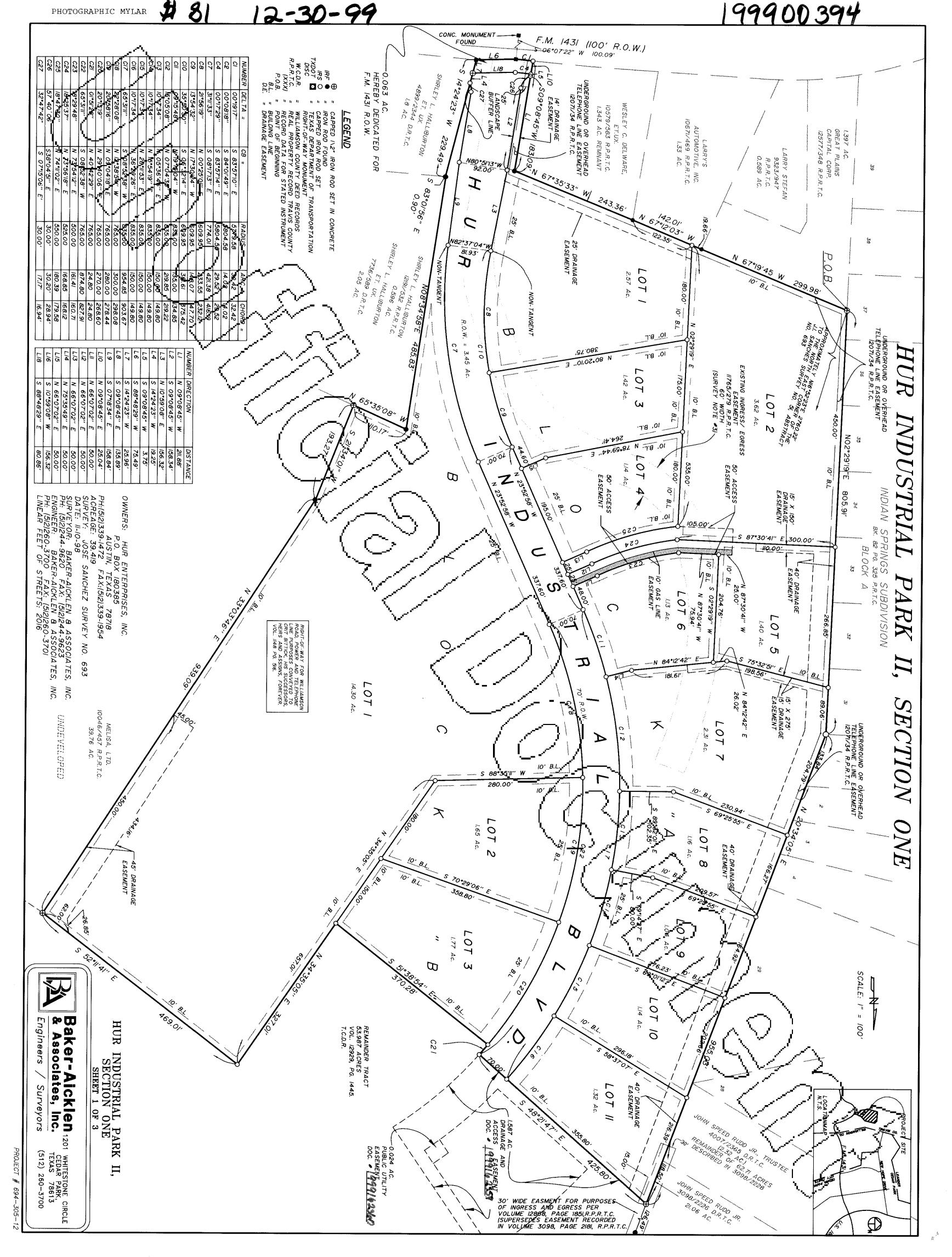
PLAT FILE STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Den KREAUSE

12-30-1999 09 51 AM 199900394 STRONGL \$81 00 DANA DEBERUYOIR ,COUNTY CLERK TRAVIS COUNTY, TEXAS



Μ

R INDUSTRIAL SECTION ONE

- THE ROADWAY ACCESS, TELEPHONE AND ELECTRIC LINE EASEMENT DESCRIBED IN VOLUME 1148, PAGE 516, DEED RECORDS OF TRAVIS CO., APPARENTLY COVERS THE DIRT ROAD AND OVERHEAD LINES SHOWN HEREON ALONG THE EAST PROPERTY LINE.
- Ņ THE BLANKET PIPELINE EASEMENT MENTIONED AS ITEM 9C IN SCHEDULE B OF TITLE COMMITMENT RECORDED IN VOLUME 579, PAGE 748, DEED RECORDS OF WILLIAMSON CO., TX. WAS GRANTED TO THE CEDAR PARK WATER SUPPLY CO. FOR WATER DISTRIBUTION LINES AND SYSTEMS. CORPORATION
- THE 60-FOOT INGRESS AND EGRESS EASEMENT DESCRIBED IN VOLUME 11765, PAGE 279, REAL PROPERTY RECORDS OF TRAVIS CO., TX. AND SHOWN HEREON HAS SEVERAL ERRORS IN IT, AND THE SURVEY THAT IT WAS GRANTED OUT OF ALSO HAS ERRORS IN MAKING IT DIFFICULT TO SHOW ACCURATELY. IT IS SHOWN HEREON GRAPHICALLY ONLY. ĺΤ,
- EVIDENCE OF UNDERGROUND STORAGE TANKS IN THIS AREA AS POINTED OUT BY PAUL JETTON OF FORRISTER PROPERTIES ON 3 OCT 96 ON SITE.

4

- SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF ZONING ORDINANCE. CEDAR PARK
- SIDEWALKS SHALL BE INSTALLED ON THE WEST SIDE OF HUR BLVD.
 THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL LOT SHALL BE INSTALLED WHEN
 WHEN THE ADJOINING STREET IS CONSTRTUCTED. WHERE THERE ARE DOUBLE FRONTAGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO
 REQUIRED TO BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
- DETENTION BASINS AND THEIR APPURTANCES FOR AND L. BE MAINTAINED BY THE PROPERTY OWNERS. ON INDIVIDUAL LOTS
- ALL DETENTION BASINS SHALL BE CLEANED AT LEAST EVERY TWENTY-FOUR (24) MONTHS AND INSPECTED AT LEAST EVERY TWELVE (12) MONTHS DURING THE MONTHS OF JUNE THROUGH AUGUST.
- THIS SUBDIVISION IS SUBJECT TO THE NON-POINT SOURCE POLLUTION
 CONTROL ORDINANCE OF CEDAR PARK CITY CODE. A NON-POINT SOURCE PERMIT
 AND ATTENUATION OF THE ONE-YEAR STORM, PER SECTION 7 OF THE SUBDIVISION
 ORDINANCE IS REQUIRED PRIOR TO ANY CONSTRUCTION WITHIN THIS SUBDIVISION.
- ON-SITE DETENTION IS REQUIRED TO LIMIT 100 YEAR DISCHARGES TO PRE-DEVELOPED CONDITIONS. IN ADDITION ALL CONCENTRATED DISCHARGES TO OFF-SITE LOCATIONS WHERE NO EASEMENTS EXIST OR ARE PROVIDED WILL BE RETURNED TO FLOW CONDITIONS IN EXISTENCE PRIOR TO DEVELOPMENT.
- ON-SITE DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE TO EXISTING PRE-DEVELOPED PEAK RATES OF DISCHARGE OF THE 2, 25, AND 100 YEAR STORM EVENTS.
- RESTRICTIVE COVENANT RECORDED IN VOL.7821. PG. 348 WILL BE RELEASED WITH FINAL PLAT.
- EACH INDIVIDUAL INDIVIDUAL LOT IN THIS SUBDIVISION SHALL PROVIDE ON-SITE WATER QUALITY ROLS IN ACCORDANCE WITH THE NON-POINT SOURCE POLLUTION CONTROL ORDINANCE OF THE CEDAR PARK CITY CODE.
- <u>7</u> WATER QUALITY CONTROLS AND STORMWATER DETENTION WILL BE PROVIDED FOR INDUSTRIAL BOULEVARD, IN PONDS CONSTRUCTED ON THE ADJACENT 1.587 ACRE ACCESS AND DRAINAGE EASEMENT, RECORDED IN DOCUMENT NO. 1991 10 20 20 0F TRAVIS COUNTY DEED RECORDS. MAINTENANCE OF PONDS WITHIN THIS EASEMENT IN THE CITY OF CEDAR PARK. BE PROVIDED FOR HUR F THE IS PROVIDED
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION-IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR FARK PRIOR TO CONSTRUCTION WITHIN THE SUBDIVISION.
- ALL SUBDIVISION CONSTRUCTION INCLUDING STREETS, I SHALL CONFORM TO THE CITY OF CEDAR PARK CODE CONSTRUCTION STANDARDS. DRAINAGE, WAST
- ũ NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT PARK PUBLIC WORKS DEPARTMENT.
- 4
- PROPERTY OWNER SHALL PROVIDE FOR AC BE NECESSARY AND SHALL NOT PROHIBIT 1 ALL DRAINAGE EASEMENTS ON PRIVATE PR PROPERTY OWNER OR HIS OR HER ASSIGNS PROVIDE FOR ACCESS. L NOT PROHIBIT ACCES
- Ģ PROPER
- 6 COMMUNITY IMPACT FEES FOR INDIVIDUAL ISSUANCE OF BUILDING PERMITS.
- 7 DEVELOPMENT FOR ALL LOTS IN THE

SINGLE-FAMILY

- Ē V ALL LOT FOOT P.U.E. TS. A FIVE EDICA
- ENT TO ALL STREET R.O.W.
 DIGATED ALONG EACH SIDE LOT
 VIT BUILDING LINE EXCEPT WHERE
 N ADJACENT LOT, IN WHICH
 LENGTH OF THE SIDE LOT LINE.
 V DEDICATED TO ALL REAR WHERE
- L BE OCCUPIED UNTIL CONNECTED TO THE CITY ATER COLLECTION FACILITIES. 9F CEDAR
- TRUCTION PLANS FOR EACH INDIVIDUAL LOT SHALL BE REVIEWED AND APPROVED 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 ACKNOTHE PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANSED NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- DRIVEWAY SHALL BE LESS, TO THE EDGE C E CONSTRUCTED CLOSER THAN 50-FEET OR 60% OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR
- FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CLTY SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE PLANNING AND ZONING COMMISSIONAL.

24

- THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNATION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH AFTOF CEDAR PARK. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLATED OWNERS EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION-BONOT
- SITE DEVELOPMENT ON LOT I, BLOCK A AND LOT I, BLOCK B ORDINANCE OF THE CITY OF CEDAR PARK.
- PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS OBTAINED FROM THE CITY OF CEDAR PARK BUILDING PERMITS WILL



TEXAS STATE SSOCIATION, IN 78613 NC. 2-31-99 37528

Baker-Aicklen 1201
& Associates, Inc. HUR INDUSTRIAL PARK SECTION ONE SHEET 2 OF 3

II,

Associates, inc. Surveyors 1 WHITESTONE CEDAR PARK, TEXAS 7861: (512) 260-3700 CIRCLE

Engineers

PROJECT

UR INDUSTRIAL

STATE OF COUNTY OF TEXAS } TRAVIS } KNOW ALL MEN BY THESE PRESENTS }

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, INSTRUMENT OF WRITING AND ITS CERTIFICATE OF ON THE DAY OF DAY OF THE SAID COUNTY AND STATE, IN PLAT-VOLUME.

THE DAY OF DOLL , 1999, A.D.

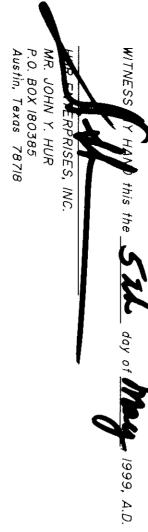
Document & 199900394

TEXAS DO HEREBY CERTIFY TO AUTHENTICATION WAS FILED 1999 A.D. AT TO O'CLOCK ...

Y CLERK, TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS COUNTY OF TRAVIS)

THAT, HUR ENTERPRISES, INC. OWNER OF 39.419 ACRES SITUATED IN THE JOSE SANCHEZ SURVEY ABSTRACT NO. 693, CITY OF CEDAR PARK AND TRAVIS COUNTY, TEXAS, SAID 34.419 ACRES BEING A PORTION OF A 53.987 ACRE TRACT AS CONVEYED TO IT BY DEED RECORDED IN VOLUME 12929 PAGE 1445, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 39.419 ACRES IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS HUR INDUSTRIAL PARK II, SECTION ONE, AND DOES HEREBY DEDICATE TO THE PUBLIC USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO RESTRICTIONS, CONDITIONS AND EASEMENTS HERETOFORE GRANTED AND NOT RELEASED.



THE STATE OF TEXAS }
COUNTY OF TRAVIS

This instrument was acknowledged before 1999, by John Y. Hur, on behalf of said Hu me day of May

Printed Name Deboic 102 helf

DEBBIE CHELF
Notary Public, State of Texase
My Commission Expires
DECEMBER 2, 2001

COAST, 2700 M

AUSTIN,

THE STATE OF TEXAS }
COUNTY OF TRAVIS }

This instrument was acknowledged before me on the 1999, by **Datas and Section 1999**, on behalf

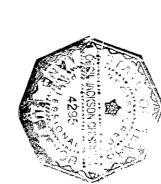
That WE, COASTAL BANC, \$\$\$,A TEXAS SAVINGS BANK,AUSTIN,TRAVIS COUNTY, TEXAS, THE HOLDER OF THE PROMISSON NOTE OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A "WARRANTY DEED" RECORDED IN Volume 12929, Page 1445 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DO ES HERE JOIN, APPROVE AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. AND DOES HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATION TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEPEON. THIS SUBDIVISION IS TO BE KNOWN AS "HUR INDUSTRIAL PARK II, SECTION ONE." 9 TEXAS }
F TRAVIS }

M, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4295 D UNDER THE LAWS OF THE STATE OF TEXAS TO AND HEREBY CERTIFY THAT THIS PLAT IS THE RESULT DRNERS ARE MARKED AS SHOWN AND ALL EASEMENTS THE STATE OF TEXAS)

FILED FOR RECORD, THIS THE

DAY

CITY OF CHOICE FROM



THIS SHOUNDED PLAT IS LICATED WITHIN THE

Baker-Aicklen₁₂₀₁ & Associates, Inc. Associates, Inc.

WHITESTONE CIRCLE CEDAR PARK, TEXAS 78613

HUR INDUSTRIAL PARK II, SECTION ONE SHEET 3 OF 3

(512) 260-3700

Engineers/Surveyors

