



PLAT DOCUMENT# _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: Hur Industrial Park II
Section One

OWNER'S NAME: Hur Enterprises Inc.

RESUBDIVISION?(YES/NO) No

ADDITIONAL RESTRICTIONS/COMMENTS:

Document # 1999162358, 1999162359
1999162360

RETURN: City of Cedar Park
600 N. Bell Ave
Cedar Park, TX 78613

PLAT FILE STAMP

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana Debeauvoir

12-30-1999 09 51 AM 199900394
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DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

Unrecorded Document

199900394

HUR INDUSTRIAL PARK II, SECTION ONE

SURVEY NOTES:

1. THE ROADWAY ACCESS, TELEPHONE AND ELECTRIC LINE EASEMENT DESCRIBED IN VOLUME 148, PAGE 516, DEED RECORDS OF TRAVIS CO., APPARENTLY COVERS THE DIRT ROAD AND OVERHEAD LINES SHOWN HEREON ALONG THE EAST PROPERTY LINE.
2. THE BLANKET PIPELINE EASEMENT MENTIONED AS ITEM 9C IN SCHEDULE B OF THE TITLE COMMITMENT RECORDED IN VOLUME 579, PAGE 748, DEED RECORDS OF WILLIAMSON CO., TX, WAS GRANTED TO THE CEDAR PARK WATER SUPPLY CORPORATION FOR WATER DISTRIBUTION LINES AND SYSTEMS.
3. 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 IT, MAKING IT DIFFICULT TO SHOW ACCURATELY. IT IS SHOWN HEREON GRAPHICALLY ONLY.
4. EVIDENCE OF UNDERGROUND STORAGE TANKS IN THIS AREA AS POINTED OUT BY PAUL JETTON OF FORRISTER PROPERTIES ON 3 OCT 96 ON SITE.

PLAT NOTES:

1. SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE CITY OF CEDAR PARK ZONING ORDINANCE.
2. SIDEWALKS SHALL BE INSTALLED ON THE WEST SIDE OF HUR BLVD. THOSE SIDEWALKS NOT ABUTTING A RESIDENTIAL LOT SHALL BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED. WHERE THERE ARE DOUBLE FRONT-AGE LOTS, SIDEWALKS ON THE STREET TO WHICH ACCESS IS PROHIBITED ARE ALSO REQUIRED TO BE INSTALLED WHEN THE ADJOINING STREET IS CONSTRUCTED.
3. ALL DETENTION BASINS AND THEIR APPURTANCES FOR AND ON INDIVIDUAL LOTS SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
4. 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.
5. 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.
6. 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.
7. 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.
8. RESTRICTIVE COVENANT RECORDED IN VOL.7821, PG. 348 WILL BE RELEASED WITH FINAL PLAT.
9. EACH INDIVIDUAL LOT IN THIS SUBDIVISION SHALL PROVIDE ON-SITE WATER QUALITY CONTROLS IN ACCORDANCE WITH THE NON-POINT SOURCE POLLUTION CONTROL CITY ORDINANCE OF THE CEDAR PARK CITY CODE.
10. WATER QUALITY CONTROLS AND STORMWATER DETENTION WILL BE PROVIDED FOR HUR INDUSTRIAL BOULEVARD, IN PONDS CONSTRUCTED ON THE ADJACENT 1.587 ACRE ACCESS AND DRAINAGE EASEMENT, RECORDED IN DOCUMENT NO. 1994112559 OF THE TRAVIS COUNTY DEED RECORDS. MAINTENANCE OF PONDS WITHIN THIS EASEMENT IS PROVIDED BY THE CITY OF CEDAR PARK.
11. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
12. ALL SUBDIVISION CONSTRUCTION INCLUDING STREETS, DRAINAGE, WATER, WASTEWATER, ETC SHALL CONFORM TO THE CITY OF CEDAR PARK CODE OF ORDINANCES AND CONSTRUCTION STANDARDS.
13. NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN, EXCEPT AS APPROVED BY THE CITY OF CEDAR PARK PUBLIC WORKS DEPARTMENT.
14. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF CEDAR PARK.
15. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
16. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS ARE TO BE PAID PRIOR TO ISSUANCE OF BUILDING PERMITS.
17. DEVELOPMENT FOR ALL LOTS IN THIS SUBDIVISION IS FOR OTHER THAN SINGLE-FAMILY DWELLINGS.
18. A TEN (10) FOOT P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREET R.O.W. ON ALL LOTS. A FIVE (5) FOOT P.U.E. IS HEREBY DEDICATED ALONG EACH SIDE LOT LINE FROM THE FRONT PROPERTY LINE TO THE FRONT BUILDING LINE EXCEPT WHERE A SIDE LOT LINE IS ALSO THE REAR LOT LINE OF AN ADJACENT LOT, IN WHICH CASE THE 5' P.U.E. IS DEDICATED ALONG THE ENTIRE LENGTH OF THE SIDE LOT LINE. SEVEN AND ONE HALF (7.5) FOOT P.U.E. IS HEREBY DEDICATED TO ALL REAR LOT LINES.
19. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF CEDAR PARK WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
20. SITE DEVELOPMENT CONSTRUCTION PLANS FOR EACH INDIVIDUAL LOT SHALL BE REVIEWED AND APPROVED BY THE CITY OF CEDAR PARK PRIOR TO ANY CONSTRUCTION.

21. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS NATURAL RESOURCES CONSERVATION COMMISSION AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THE PLAT VACATION OR REPLACING MAY BE REQUIRED AT THE OWNERS SOLE EXPENSE. IF PLANS TO DEVELOP DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
22. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50-FEET OR 60% OF PARCEL FRONTAGE, WHICHEVER IS LESS, TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.
23. FISCAL SURETY FOR SUBDIVISION CONSTRUCTION, IN A FORM ACCEPTABLE TO THE CITY OF CEDAR PARK, SHALL BE PROVIDED PRIOR TO PLAT APPROVAL BY THE PLANNING AND ZONING COMMISSION.
24. 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 OWNERS EXPENSE. IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
25. SITE DEVELOPMENT ON LOT 1, BLOCK A AND LOT 1, BLOCK B IS REQUIRED TO COMPLY WITH THE CORRIDOR OVERLAY ORDINANCE OF THE CITY OF CEDAR PARK.
26. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON LOTS IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF CEDAR PARK.

NO PORTION OF THIS TRACT LIES WITHIN THE 100 YEAR FLOOD PLAIN PER FEDERAL INSURANCE ADMINISTRATION FIRM PANEL NOS. 48453C0230 E AND 48453C0275 B.

NORMAN D. KEY, P.E. STATE OF TEXAS - # 37528
 BAKER-MICKEL & ASSOCIATION, INC.
 1201 WHITESTONE CIRCLE
 CEDAR PARK, TEXAS 78613

APPROVED FOR THE U.S. POSTAL SERVICE THIS _____ DAY OF _____ 1999



Baker-Alcklen & Associates, Inc.
 Engineers / Surveyors
 1201 WHITESTONE CIRCLE
 CEDAR PARK, TEXAS 78613
 (512) 260-5700

HUR INDUSTRIAL PARK II,
 SECTION ONE
 SHEET 2 OF 3

199900394

HUR INDUSTRIAL PARK II, SECTION ONE

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

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.

WITNESS MY HAND this the 5th day of May, 1999, A.D.

HUR ENTERPRISES, INC.
MR. JOHN Y. HUR
P.O. BOX 180385
Austin, Texas 78718

THE STATE OF TEXAS }
COUNTY OF TRAVIS }

This instrument was acknowledged before me on the 5 day of May, 1999, by John Y. Hur, on behalf of said Hur Enterprises, Inc.

Debbie Cheif
Notary Public, State of Texas

Printed Name Debbie Cheif
My Commission Expires: 12/12/01



STATE OF TEXAS }
COUNTY OF TRAVIS }

That WE, COASTAL BANK, ssa, A TEXAS SAVINGS BANK, AUSTIN, TRAVIS COUNTY, TEXAS, THE HOLDER OF THE PROMISSORY 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, DOES 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 HEREON. THIS SUBDIVISION IS TO BE KNOWN AS "HUR INDUSTRIAL PARK II, SECTION ONE."

COASTAL BANK, SSB
2700 MOPAC NORTH
AUSTIN, TEXAS

Debbie Cheif
Notary Public, State of Texas

THE STATE OF TEXAS }
COUNTY OF TRAVIS }

This instrument was acknowledged before me on the 1st day of April, 1999, by Douglas A. Carter, on behalf of said Coast Bank, SSB.

Marilyn Moxley
Notary Public, State of Texas
Printed Name Marilyn Moxley
My Commission Expires: March 21, 2002

APPROVED THIS 21 DAY OF Sept., 1999, A.D., BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CEDAR PARK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD WITH THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

W. Hill
ELDON MEGILL, CHAIRMAN
PLANNING AND ZONING COMMISSION
CITY OF CEDAR PARK

Sandy Trujillo
PLANNING AND ZONING COMMISSION
SECRETARY
Sandy Trujillo, Vice Chairman

I, GEORGE A. DENNIS, MAYOR OF THE CITY OF CEDAR PARK, TEXAS, DO HEREBY APPROVE AND AUTHORIZE THIS PLAT TO BE FILED FOR RECORD BY THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS IN THE PLAT RECORDS OF SAID COUNTY.

PASSED AND APPROVED ON THE 9th DAY OF October, 1999, A.D.

George A. Dennis
GEORGE A. DENNIS, MAYOR
CITY OF CEDAR PARK, TEXAS

LeAnn Barnes
LEANN BARNES, CITY SECRETARY
CITY OF CEDAR PARK, TEXAS

THE STATE OF TEXAS }
COUNTY OF TRAVIS }

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 30th DAY OF December, 1999 A.D. AT 4:51 O'CLOCK P.M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE, IN PLAT VOLUME 199900394 PAGES 3

WITNESS MY HAND AND SEAL OF COUNTY THE 30th DAY OF December, 1999, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

Dana Debeavor
DEPUTY

FILED FOR RECORD THIS THE 30th DAY OF December, 1999, A.D. AT 4:51 O'CLOCK P.M.

Dana Debeavor
DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS
DEPUTY

THE STATE OF TEXAS }
COUNTY OF TRAVIS }

THAT I, CECIL JACKSON CHISHOLM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT IS THE RESULT OF AN ON THE GROUND SURVEY AND THAT ALL CORNERS ARE MARKED AS SHOWN AND ALL EASEMENTS OF RECORD KNOWN TO ME HAVE BEEN SHOWN HEREON.

Cecil Jackson Chisholm
CECIL JACKSON CHISHOLM, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4295
285 EAST MAIN ST., STE. 201
ROUND ROCK, TEXAS 78664
PH: (512) 244-9620

DATE 2-23-99

This subdivision plat is dated within the City of Cedar Park on the 28th day of December, 1999.



HUR INDUSTRIAL PARK II,
SECTION ONE
SHEET 3 OF 3

Baker-Aicklen & Associates, Inc.
Engineers/Surveyors
1201 WHITESTONE CIRCLE
CEDAR PARK, TEXAS 78613
(512) 260-3700