

916 West Whitestone Blvd.

The drawing included with the survey is not submitted for permit and the sale does not include drawings to be used to obtain building permits. It is for illustration purposes only.

The water service line is in the front of the property along West Whitestone Blvd.

On site water quality is necessary.

There are two options for wastewater. The existing 6" waste water line in the front of the property could be extended through an easement from 908 W Whitestone. An alternative is the waste water line on Lone Star Blvd, which is the road on the opposite side of the property directly behind 916 West Whitestone. This option will require discussions and approval by the neighbor to the rear. Such an easement could be used for detention drainage as well.

Fire Hydrants – There is one hydrant at or very near the front of the lot. Development plans will need to show the next closest hydrant and where it is located on West Whitestone. If there is one close enough to the lot and on the same side of the road, it is possible that another hydrant will not be needed. This will have to be determined once the location is established on the new plan.

This property will require re-platting for a site development permit to be approved because this property is a portion of a larger lot and not a legal lot. This property is a portion of Lot 10, Block 4, CEDAR PARK RANCHETTES UNIT 2 subdivision. Lot 10 is 2.75 acres in size, with this property being a 0.76-acre northeast portion of that Lot 10.

The minimum front, side and rear building setback for GB zoning district is Front 25' / Interior Side 12' / Rear 5'. This property abuts a residential zoning district (Suburban Residential- SR) on the western boundary and will have a 20-foot buffer yard and a 30-foot building setback required at this property line. No drive aisles, parking, buildings, or improvements other than landscaping will be allowed in the 20' buffer area for the site.

Height limit is 35'.

The ultimate ROW on West Whitestone at the property is 140'. Based on current records only 110' of ROW exists fronting 916 West Whitestone. By Ordinance, half of the remaining required ROW can be required from each land owner on each side of the roadway. Therefore, 15' of roadway right of way is required to be dedicated from 916 West Whitestone as its half of the required additional ROW.

A 25' Landscape and Pedestrian Easement is required to be dedicated along the frontage of Corridor Arterials. Whitestone Blvd is a Corridor Overlay Roadway.

A 6' wide meandering sidewalk is required to be installed along the Whitestone Blvd

frontage, with a dedicated pedestrian connection from the sidewalk to the proposed building entrance.

You can review the recently adopted changes to the zoning code, please see the link below: <http://www.cedarparktexas.gov/home/showdocument?id=7121>

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