

GENERAL NOTES:

- THIS PROJECT IS LOCATED IN THE SOUTH BRUSHY CREEK AND LAKE CREEK WATERSHEDS WHICH ARE CLASSIFIED AS SUBURBAN WATERSHEDS AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF CHAPTER 25-2 AND 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE 100-YEAR FLOOD PLAIN AS DEFINED BY CITY REGULATIONS IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OR ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #48491C 0610E WILLIAMSON COUNTY, TEXAS, REVISED ON SEPTEMBER 26, 2008, AND UPDATED FROM TIME TO TIME.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- WATER AND WASTEWATER SERVICE TO THIS TRACT WILL BE PROVIDED BY AUSTIN WATER UTILITY.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN.
- ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- PROPERTY OWNERS AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY WILLIAMSON COUNTY. (AND OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO L.D.C. SECTION 25-8-1B1 AND THE C.O.A. ENVIRONMENTAL CRITERIA MANUAL.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR ASSIGNS.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THIS ELECTRIC UTILITY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS IN THIS SUBDIVISION AS SHOWN BY DOTTED LINES ON THE PLAN. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- LOT 3 & 4, BLOCK A, LOT 1, BLOCK C, LOT 1, BLOCK D, AND LOT 1 BLOCK E OF THIS PRELIMINARY PLAN SHALL CONFORM TO THE ROUND ROCK ISD/ CITY OF AUSTIN LAND DEVELOPMENT AGREEMENT, AS AMENDED HERETOFORE AND HERE AFTER.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, ORAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOTS 1-4, BLOCK A, LOT 1, BLOCK B, LOTS 1-2, BLOCK C, LOTS 1-4, BLOCK D, AND LOT 1, BLOCK E, REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- ELECTRIC SERVICE FOR THIS SUBDIVISION TO BE FURNISHED BY AUSTIN ENERGY AND PEDERNALES ELECTRIC COOPERATIVE.
- THE ELECTRIC UTILITY HAS THE RIGHT TO CUT AND TRIM TREES AND SHRUBBERY AND REMOVE OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR OF OBSTRUCTIONS.
- THE OWNER/DEVELOPER OF THE SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH EASEMENTS AND/OR ACCESS REQUIRED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES TO SERVICE THIS PROPERTY.
- ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENT EXCEPT AS APPROVED BY WILLIAMSON COUNTY (AND OTHER APPROPRIATE JURISDICTIONS).
- THIS SUBDIVISION IS LOCATED WITHIN THE NORTH EDWARDS AQUIFER RECHARGE ZONE.
- THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS ASSUMES RESPONSIBILITY FOR ALL PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH THE ROUND ROCK ISD/CITY OF AUSTIN LAND DEVELOPMENT AGREEMENT, SUBDIVISION REGULATIONS FOR THE FOLLOWING IMPROVEMENTS:
  - STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREETS: PEARSON RANCH RD., NEENAH AVE., AND IVANS WAY.
  - ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENT, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS FOR THE FOLLOWING STREETS: PEARSON RANCH RD., NEENAH AVE., AND IVANS WAY.
- WILLIAMSON COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENTS WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT PURSUANT TO THE AUSTIN SUBDIVISION REGULATIONS.
- TWO YEAR PEAK FLOW CONTROL, AS DETERMINED UNDER THE DRAINAGE CRITERIA MANUAL AND THE ENVIRONMENTAL CRITERIA MANUAL, IS REQUIRED PURSUANT TO THE AUSTIN SUBDIVISION REGULATIONS.
- OFF STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
- THIS PRELIMINARY PLAN IS LOCATED WITHIN THE CITY OF AUSTIN'S EXTRA TERRITORIAL JURISDICTION AND WILLIAMSON COUNTY.

- PARKLAND FEES ARE REQUIRED PER ORDINANCE 20070621-027, OR AS AMENDED PRIOR TO APPROVAL OF ANY SITE PLANS.
- LOTS 1-4, BLOCK A, LOTS 1-2, BLOCK B, LOTS 1-2, BLOCK C, AND LOTS 1-3 BLOCK D WILL NOT CAUSE PONDING, EROSION OR INCREASED FLOWS ON ADJACENT LOTS.
- ALL STREETS WITHIN THIS SUBDIVISION SHALL BE CONSTRUCTED TO THE CITY OF AUSTIN'S URBAN STREET STANDARDS WITH CURB AND GUTTER AND SIDEWALKS. STREET WIDTHS AND SIDEWALK LOCATIONS SHALL BE AS FOLLOWS:

PUBLIC STREET SUMMARY						
STREET NAME	CLASSIFICATION	ROW WIDTH	LENGTH (LF)	PAVEMENT WIDTH LOG-LOG	SIDEWALK LOCATION	SIDEWALK WIDTH
PEARSON RANCH ROAD	MAJOR ARTERIAL DIVIDED-4	114.0'	±8,790	28'32"	BOTH SIDES	6 FEET
NEENAH AVE.	MAJOR ARTERIAL DIVIDED-4	114.0'	±1,367	28'32"	BOTH SIDES	6 FEET
NEENAH AVE.	TRANSITION	114.0'-70.0'	±989	28'32"-40"	BOTH SIDES	6 FEET
IVANS WAY	LOCAL	50.0'	±568	27'	BOTH SIDES	4 FEET

- CITY OF AUSTIN FULLY DEVELOPED FLOOD PLAIN WILL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS.
- SINGLE FAMILY RESIDENTIAL (CONDO) FOR PURPOSES OF THIS PRELIMINARY PLAN, CONDO IS DEFINED AS THE USES ALLOWED IN SF-5 AND SF-8 OF THE ZONING ORDINANCES OF THE CURRENT LAND DEVELOPMENT CODE.
- ACCESS IS PROHIBITED TO TOMAH DRIVE AND LODI DRIVE FROM LOT 1, BLOCK D, TO OCONTO DRIVE FROM LOT 3, BLOCK D, AND TO JADE DRIVE FROM LOT 3, BLOCK A.
- APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.
- SIDEWALKS ALONG HIGHWAY 620 AND SH 45 ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. THE SIDEWALKS ALONG HIGHWAY 620 AND SH 45 ARE SUBJECT TO APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY, LDC 25-8-351.
- THIS SITE IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (ECM 1.12.D AND COA STD. SPEC. 658S). ALL TRENCHING GREATER THAN FIVE (5) FEET DEEP MUST BE INSPECTED BY A TEXAS-LICENSED GEOLOGIST OR THEIR DESIGNATED REPRESENTATIVE.
- A PERMANENT FENCE MUST BE INSTALLED AT THE PERIMETER OF EACH CRITICAL ENVIRONMENTAL FEATURE (CEF) BUFFER PRIOR TO THE INITIATION OF CONSTRUCTION. SINCE THE CEF BUFFERS OF FEATURES S8 AND S70 CROSS THE PROPERTY LINE BETWEEN LOTS 1 AND 3, BLOCK D, AN ADDITIONAL FENCE WILL BE REQUIRED ALONG THE PROPERTY LINE BETWEEN THE TWO LOTS.
- NO CONSTRUCTION OR PLACEMENT OF STRUCTURES INCLUDING BUILDINGS, SHEDS, POOLS, LANDSCAPING OR GARDENS IS ALLOWED WITHIN A CRITICAL ENVIRONMENTAL FEATURE BUFFER PER SECTION 25-8-281 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

SITE BENCHMARKS:

- TMB #1797-12  
SQUARE CUT AT MIDPOINT ON TOP OF 1' WIDE CONC HEADWALL - 90' SW OF UTILITY POLE #361288, ±200' N FROM INTERSECTION OF RM62D & SH45.  
ELEV. = 822.21'
- TBM #1792-15  
COTTON SPINDLE SET IN W SIDE OF UTILITY POLE (ABANDONED)(TOPO POINT # 15149)  
43' N OF BW FENCE, 200' E OF WINDMILL, 580' W OF EAST PROPERTY LINE.  
ELEV. = 880.85'
- TMB #1792-23  
COTTON SPINDLE IN W SIDE OF LIVE OAK TAG #4701.  
ELEV. = 899.78'
- TMB #1790-40  
"L" ON TOP OF CONCRETE WALL @ THE NW CORNER OF WATER TOWER OUT FALL DRAINAGE STRUCTURE LOCATED @ THE W END OF NEENAH DR @ THE ENGLAND PROPERTY LINE, 54' S OF CL NEENAH, 450' W OF INTERSECTION OF NEENAH & RUSTIC LN.  
ELEV. = 916.61'
- TBM #1790-47  
TRIANGLE CUT ON TOP OF CURB @ EAST END OF MEDIAN BULL NOSE ON AVERY RANCH BLVD., 720' WSW OF INTERSECTION OF AVERY RANCH BLVD AND LISA ANNE DR.  
ELEV. = 875.87'



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C11	90.00'	2.32'	2°38'34"	S26°53'57"W	2.32'
C12	20.00'	13.34'	38°12'48"	N44°40'33"E	13.09'
C13	760.00'	85.12'	4°54'33"	S81°19'42"W	85.10'
C14	889.23'	97.57'	8°21'11"	S89°36'22"W	97.48'
C51	1057.00'	120.11'	6°30'38"	N55°14'28"W	120.04'
C52	943.00'	629.63'	38°15'20"	S39°22'06"E	618.00'
C53	75.00'	118.05'	90°11'09"	S24°51'06"W	108.24'
C54	782.00'	882.77'	63°12'50"	N36°20'16"E	819.68'
C55	889.23'	886.38'	57°03'07"	S35°15'24"W	639.19'
C56	760.00'	756.77'	57°03'07"	S35°15'24"W	726.89'
C57	988.00'	737.00'	63°12'50"	N36°20'16"E	700.18'
C58	75.00'	117.57'	89°48'51"	S85°08'54"E	105.89'
C59	75.00'	89.55'	53°07'48"	N06°19'28"E	67.08'
C60	75.00'	89.55'	53°07'48"	N45°48'22"W	67.08'
C61	1057.00'	1080.59'	58°34'27"	S09°02'46"W	1034.14'
C62	943.00'	984.04'	58°34'27"	S09°02'46"W	922.61'
C63	325.00'	236.71'	41°43'49"	N88°02'27"W	231.61'
C64	50.00'	71.78'	82°15'20"	N71°41'48"E	65.77'
C65	943.00'	985.62'	59°53'07"	N08°23'28"E	941.36'
C66	1057.00'	1104.77'	59°53'07"	N08°23'28"E	1095.17'
C67	1057.00'	53.20'	2°53'01"	N20°08'37"W	53.19'
C68	1057.00'	143.24'	7°45'52"	S34°27'03"W	143.13'
C70	1057.00'	937.35'	50°48'36"	S05°08'50"W	906.93'
C71	75.00'	117.57'	89°48'07"	S23°21'26"W	105.90'
C72	75.00'	118.05'	90°10'53"	N86°38'34"W	108.23'
C73	1280.00'	390.40'	17°45'10"	N59°23'24"E	358.84'
C74	350.00'	153.72'	29°09'53"	S08°39'34"E	152.49'
C75	20.00'	31.42'	90°00'00"	N23°48'28"E	28.28'
C76	20.00'	31.42'	90°00'00"	N86°10'31"W	28.28'
C77	15.00'	12.09'	46°11'13"	N01°35'06"E	11.77'
C78	50.00'	80.61'	92°22'26"	S21°10'31"E	72.16'
C79	15.00'	12.09'	46°11'13"	N44°16'08"W	11.77'
C80	1875.20'	247.07'	7°32'57"	S87°02'57"W	246.89'
C81	2070.00'	287.09'	7°36'47"	S79°18'01"W	286.86'
C82	2070.00'	123.73'	3°25'29"	S70°14'13"W	123.71'
C83	1057.00'	705.75'	38°15'20"	S39°22'06"E	692.71'

CURVE TABLE 0.877 AC. DRAINAGE EASEMENT					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG.	CHORD
C104	1280.00'	30.27'	1°22'36"	N57°11'57"E	30.27'

LINE TABLE 0.259 AC UTILITY EASEMENT		
LINE	BEARING	DISTANCE
L1	S21°44'01"E	20.00'

LAND-USE SUMMARY				
USE	LOTS	NO. LOTS	ACRES	OWNER
SINGLE FAMILY RESIDENTIAL (CONDO)	LOT 1, BLOCK A	146	41.848	ENGLAND
	(MULTI-FAMILY)	799	66.800	ENGLAND
COMMERCIAL	LOT 2, BLOCK A	1	18.774	ENGLAND
	LOT 3, BLOCK C	1	12.411	ENGLAND
TRANSPORTATION FACILITY	LOT 4, BLOCK D	1	5.466	ENGLAND
	LOT 2, BLOCK C	1	4.212	ENGLAND
(CELL TOWER)	LOT 2, BLOCK D	1	0.033	ENGLAND
(CHURCH)	LOT 3, BLOCK D	1	14.469	ENGLAND
SCHOOL	LOT 3, BLOCK A	1	30.708	R.R.I.S.D.
	LOT 4, BLOCK A	1	29.710	R.R.I.S.D.
	LOT 1, BLOCK C	1	4.995	ENGLAND
	LOT 1, BLOCK D	1	84.512	ENGLAND
	LOT 1, BLOCK E	1	4.113	R.R.I.S.D.
ROADWAYS	----	-----	28.886	
TOTALS	-----	956	347.129	

CITY OF AUSTIN CRITICAL ENVIRONMENTAL FEATURES SETBACKS

AS PER PHASE I ENVIRONMENTAL SITE ASSESSMENT PEARSON & ENGLAND TRACTS PREPARED BY HORIZON ENVIRONMENTAL SERVICES, INC. IN MAY 2009 AND CITY OF AUSTIN ENVIRONMENTAL ASSESSMENT FOR PEARSON PLACE P.U.D. PREPARED BY ACI CONSULTING IN JULY 2007.

Identification per ac 2007 report	Identification per Horizon report 2009	CEF Type	Recommended Buffer Zone (Feet)	Feature Description	Latitude	Longitude
F-38	S-59	Solution fracture	50-foot radius setback from the collapsed edge of the feature.	Excavated to reveal moderate extent	30.48936	97.745736
F-44	S-6	Sinkhole	300-foot setback to western upslope, 50 feet to eastern down slope; and 75 feet to north and south side slopes from the collapsed edge of the feature.	10 ft. long by 8 ft. wide by 3 ft. deep; probable cave beneath limestone slabs.	30.48893	97.744812
F-46	S-70	Cave	170-foot setback to northern upslope, 130 feet to east and west side slopes and 95 feet to southern down slope from the collapsed edge of the feature.	3ft diameter by 12 ft deep aperture within a 6 ft long by 5 ft wide depression	30.48811	97.748094
F-7	Did not review	Sinkhole with Solution cavity	150 ft. setback to the south, 70 ft. to east and west side slopes from collapsed edge of feature with remainder of setback within F-8 buffer.	4ft long, by 4ft wide, by 1.5ft deep, aperture - 0.75ft	30.50093	97.752791
F-8	Did not review	Solution enlarged feature	300 ft. setback to the south within buffers F-7 and F-69 and 75 ft. to the west side slope and northern down slope from collapsed edge of feature.	1.5 ft long by .75 ft wide by 1.5 ft deep	30.50101	97.752801
F-6	Did not review	Cave within sinkhole	150 ft. radius setback from collapsed edge of feature.	aperture of cave 2.5 ft. horizontal extent of feature - 10 ft.	30.50013	97.753374
F-69	Did not review	cave	150 ft. setback from collapsed edge of the feature and connect of buffer F-6.	4 ft long by 2 ft wide by 3.5 ft deep. Aperture - 4.5 ft.	30.50017	97.752789

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ)  
CRITICAL ENVIRONMENTAL FEATURES SET BACK

REFER TO TCEQ EXCEPTION APPROVAL LETTER DATED JULY 10, 2009 FOR THE PEARSON DEVELOPMENT LOCATED AT THE TERMINUS OF EASTERN PORTION OF NEENAH DRIVE, AUSTIN, TEXAS.

Sensitive Feature Identification Number	Setback
S-8, S-70	100' Radius

THE 100-YEAR FLOOD PLAIN AS DEFINED BY CITY REGULATIONS IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OR ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL # 48491C 1610E WILLIAMSON COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

"THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS. THAT I REVIEWED THE PLAN SUBMITTED HERewith. THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF AND THAT SAID PLAN COMPLIES WITH THE WILLIAMSON COUNTY AND CITY OF AUSTIN STANDARDS FOR CONSTRUCTION OF STREETS AND DRAINAGE."

"ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER."

!!! CAUTION !!!

EXISTING OVERHEAD UTILITIES IN VICINITY CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR ELECTRIC FACILITIES

!!! WARNING !!!

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES

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THESE REG. NO. F-284  
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CA



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PEARSON RANCH  
PRELIMINARY PLAN

PROJECT No.  
057.5601  
COUNTY  
WILLIAMSON  
WATERSHED  
SOUTH BRUSHY CREEK &  
LAKE TRULITE  
DATE  
February 17, 2010

SHEET