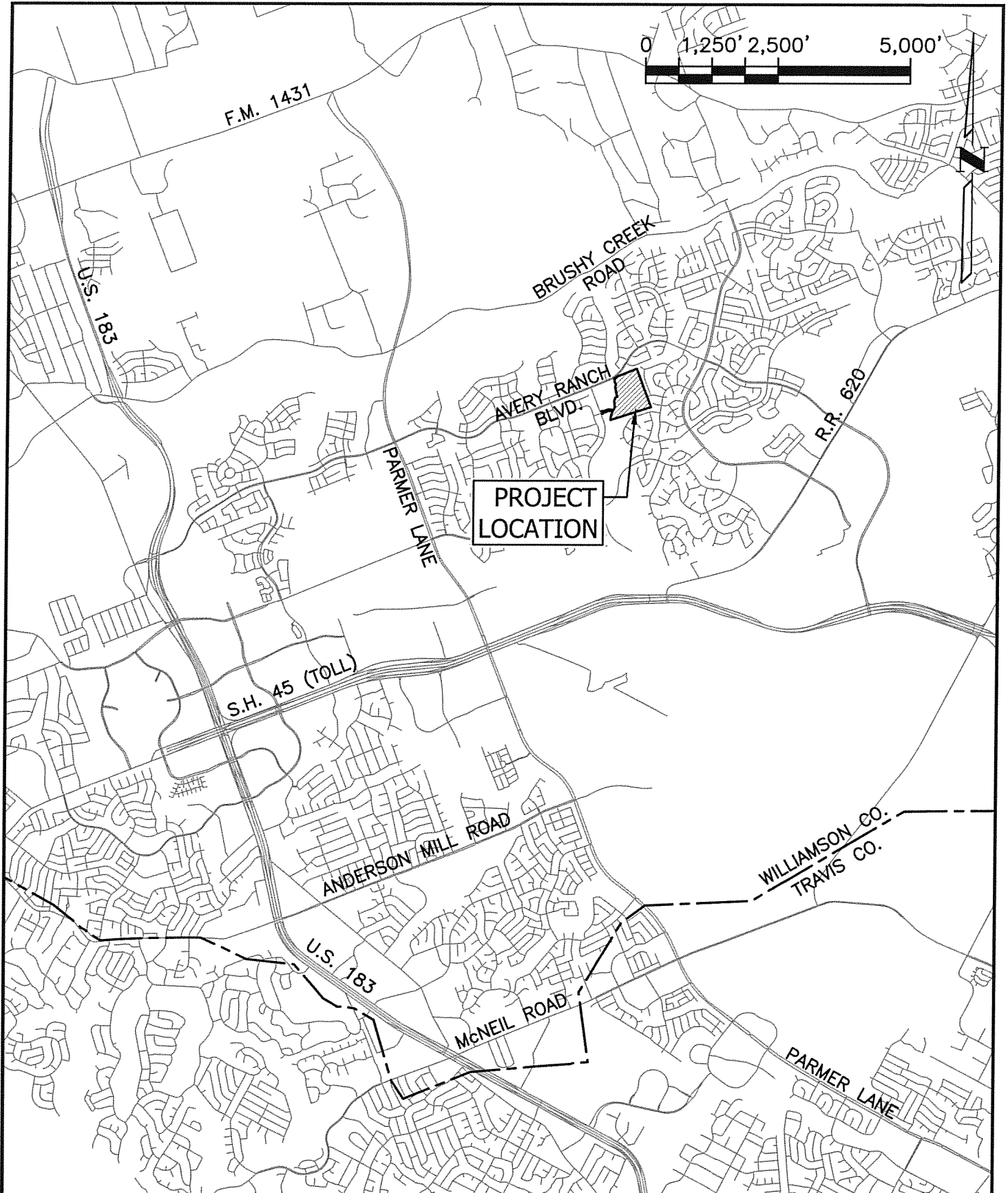


SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2014-00581.A**Z.A.P. DATE:** June 20, 2017**SUBDIVISION NAME:** Heritage Oaks At Pearson Ranch East**AREA:** 41.568 acres**LOT(S):** 113**OWNER/APPLICANT:** England Ranch NE Ltd,
(Joseph England, Sr.)**AGENT:** Big Red Dog Engineering
(Bailey Harrington)**ADDRESS OF SUBDIVISION:** Pearson Ranch Rd (between Avery Ranch Blvd & Neenah Ave)**GRIDS:** J/H-42**COUNTY:** Williamson**WATERSHED:** South Brushy Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** I-RR**PROPOSED LAND USE:** Single Family, Open Space, ROW**DEPARTMENT COMMENTS:** The request is for approval of the final plat out of an approved preliminary plan, namely Heritage Oaks At Pearson Ranch East. The plan is composed of 113 lots on 41.568 acres.**STAFF RECOMMENDATION:** The staff recommends approval of the final plat. This plat meets all applicable City of Austin Land Development and State Local Government Code requirements.**ZONING AND PLATTING ACTION:****CASE MANAGER:** Sylvia Limon**PHONE:** 512-974-2767**E-mail:** Sylvia.limon@austintexas.gov

Last Modified: Jan. 19, 16 - 08:44
 Drawing: Z:\Projects\273 - Pulte Group\003 - Heritage Oaks East\ACAD\Exhibits\273.003-LOCATION-MAP.dwg



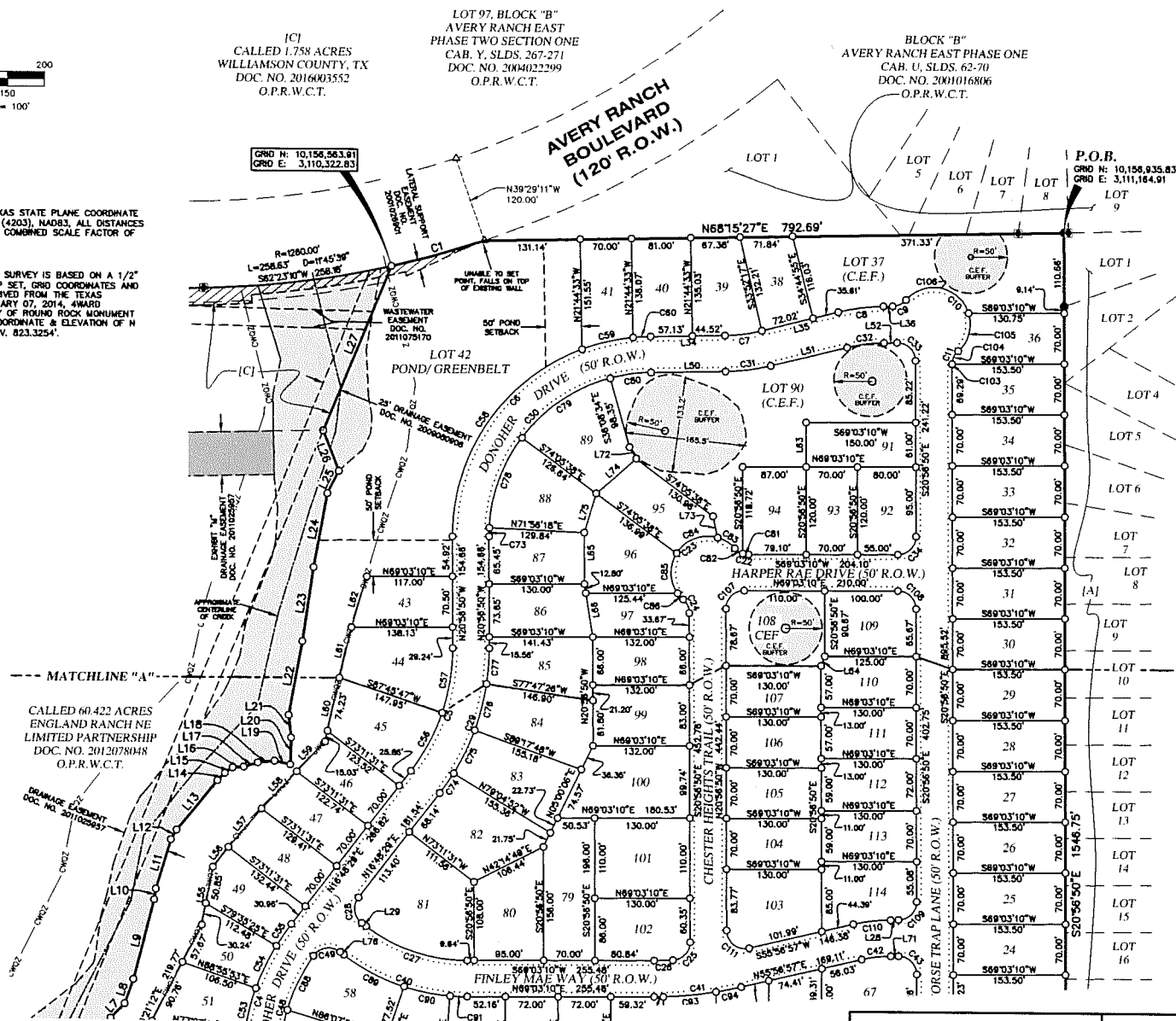
<p>1 OF 1</p> <p>SHEET 1</p>	<p>HERITAGE OAKS AT PEARSON RANCH EAST ~16225 AVERY RANCH ROAD AUSTIN, WILLIAMSON COUNTY, TX.</p>	<p>LOCATION MAP</p>	<p>512.669.5560 WWW.BIGREDDOG.COM TEXAS REG. NO. F-15964</p> <p>BIG RED DOG ENGINEERING CONSULTING 2021 E. 5TH ST. #110 (OFFICE) • B15-A BRAZOS ST. #319 (MAIL) AUSTIN, TEXAS 78702 (OFFICE), 78701 (MAIL)</p>
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LOT 97, BLOCK "B"
AVERY RANCH EAST
PHASE TWO SECTION ONE
CAB. Y, SLDS. 267-271
DOC. NO. 2004022299
O.P.R.W.C.T.

BLOCK "B"
AVERY RANCH EAST PHASE ONE
CAB. U, SLDs. 62-70
DOC. NO. 2001016806
—O.P.R.W.C.T.

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000123021035.

SURVEY CONTROL
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK ON DATE JANUARY 07, 2014. 4WARD CONTROL POINT WAS CHECKED TO CITY OF ROUND ROCK MONUMENT 01-005, HAVING A PUBLISHED GRID COORDINATE & ELEVATION OF N 10,182,201.1501, E 3,116,091.6782, ELEV. 823.3254'.



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ENGINEERING | CONSULTING
2021 EAST 5TH STREET, SUITE 110
AUSTIN, TEXAS 78702 • TEXAS REG. NO. F-1508



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-238

Date:	11/9/2016
Project:	00278
Scale:	1" = 100'
Reviewer:	JSW
Tech:	ODL
Field Crew:	KDL/MS
Survey Date:	DEC 2013

Application Submittal Date: December 01, 2015
 Plat Prepared Date: December 01, 2015

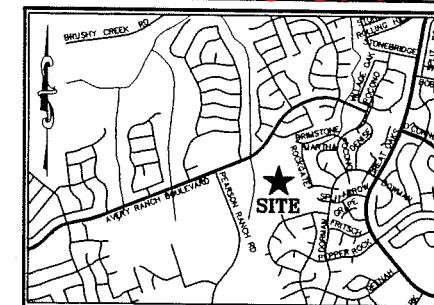
C&J-2014-005B.1A

P:\00278\00278-Phil-Earl-Section 1-ray.dcm

HERITAGE OAKS AT PEARSON RANCH EAST SECTION ONE



HERITAGE OAKS AT PEARSON RANCH EAST SECTION ONE City of Austin, Williamson County, Texas



VICINITY MAP

SCALE: 1" = 200'

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

I, ENGLAND RANCH NE LIMITED PARTNERSHIP, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON, BEING OUT OF AND A PART OF THE JAMES SHELTON SURVEY, ABSTRACT NO. 552 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 60.422 ACRE TRACT CONVEYED TO ENGLAND RANCH NE LIMITED PARTNERSHIP IN DOCUMENT #2012078048 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), DO HEREBY STATE THAT THERE ARE NO LIENS OR INTERESTS IN THIS CERTAIN TRACT OF LAND, DO HEREBY SUBDIVIDE 41.5680 ACRES PURSUANT TO CHAPTER 212 OF THE LOCAL GOVERNMENT CODE, AND DO HEREBY CONSENT TO ALL PLAT NOTE, REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHT-OF-WAYS, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO THE INHABITANTS OF THE SUBDIVISION. THIS SUBDIVISION IS TO BE KNOWN AS

"HERITAGE OAKS AT PEARSON RANCH EAST SECTION ONE"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS ____ DAY OF _____, 20____

JOSEPH F. ENGLAND, MANAGER OF ENGLAND-PEARSON MANAGEMENT LLC, GENERAL PARTNER
ENGLAND RANCH NW LIMITED PARTNERSHIP
14806 R.R. 820 N.
AUSTIN, TEXAS 78717

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

_____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: _____

ENGINEER'S CERTIFICATION:

I, BAILEY HARRINGTON, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORM WATER DRAINAGE POLICY ADOPTED BY THE CITY OF AUSTIN, TEXAS.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

BAILEY HARRINGTON DATE
REGISTERED PROFESSIONAL ENGINEER
NO. 114304, STATE OF TEXAS

SURVEYOR'S CERTIFICATION:

I, JASON WARD, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT CONFORMS WITH APPLICABLE ORDINANCES OF THE CITY OF AUSTIN, TEXAS AND WILLIAMSON COUNTY, TEXAS, AND THAT ALL EASEMENTS OF RECORD LISTED IN TITLE RESOURCES GUARANTY COMPANY TITLE COMMITMENT OF NO'S. 1328788-ILF & 1400178-ILF (EFFECTIVE DECEMBER 22, 2013) WHICH AFFECT THIS SUBDIVISION ARE SHOWN.

PRELIMINARY FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE

JASON WARD DATE
REGISTERED PROFESSIONAL SURVEYOR
NO. 5811 STATE OF TEXAS

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

I, NANCY E. RISTER, CLERK OF COUNTY COURT, WITH AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ____

DAY OF _____, 20____, A.D., AT ____ O'CLOCK, ____ M. AND DULY RECORDED ON THE

____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK, ____ M. PLAT RECORDS OF SAID

COUNTY AND STATE IN CARNET _____ SLIDES _____ WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS THE DATE WRITTEN ABOVE.

BY: NANCY E. RISTER
CLERK, COUNTY COURT
WILLIAMSON COUNTY, TEXAS

ZONING AND PLATTING COMMISSION:

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS.

THIS THE ____ DAY OF _____, 20____ A.D.

THOMAS WEBBER, CHAIR

JOLENE KOOLBASSA, SECRETARY

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE _____ OF THE CITY OF AUSTIN ON THIS

THE ____ DAY OF _____, 20____ A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN,

COUNTY OF TRAVIS, TEXAS, THIS THE ____ DAY OF _____, 20____ A.D.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

FISCAL AGREEMENT NOTE:

THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS, PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, TEXAS. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THE RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. _____ IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

GENERAL NOTES:

1) EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THE SUBDIVISION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.

2) NO OBJECTS INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF AUSTIN.

3) PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

4) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR ASSIGNS.

5) ALL PUBLIC STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

6) 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 PLANT MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

7) THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

8) THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE ELECTRIC UTILITY PROVIDER WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

9) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.

10) 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 AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

11) BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

12) IN ADDITION TO THE EASEMENTS SHOWN HEREON, A 10 FOOT PUBLIC UTILITY EASEMENT IS DEDICATED ALONG AND ADJACENT TO ALL RIGHT-OF-WAYS AND A 2.5 FOOT PUBLIC UTILITY EASEMENT ALONG ALL SIDE LOT LINES.

13) BUILDING SETBACKS ARE TO BE IN ACCORDANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

14) ALL DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF AUSTIN.

15) PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

16) PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG RATTLESNAKE TRAIL, FINLEY WAY, SHARPSTONE TRAIL, HORSE TRAP LANE, CHESTER HEIGHTS TRAIL, HARPER RAE DRIVE, DONOHUE DRIVE AND MICKY DRIVE AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. 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.

17) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

18) THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

19) A FEE-IN-LIEU OF PARKLAND DEDICATION HAS BEEN PAID FOR 107 DWELLING UNITS.

20) THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL AND CITY OF AUSTIN STANDARD SPECIFICATIONS MANUAL).

21) CRITICAL ENVIRONMENTAL FEATURE BUFFERS WILL BE MAINTAINED IN ACCORDANCE WITH CITY OF AUSTIN REQUIREMENTS.

22) A CRITICAL ENVIRONMENTAL FEATURE (CEF) BUFFER FENCE AND GATE WILL BE CONSTRUCTED AT THE PERIMETER OF THE CEF BUFFER.

23) ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE (CEF) MUST COMPLY WITHIN CITY OF AUSTIN REQUIREMENTS.

24) ALL ADDRESSES FOR RESIDENTIAL LOTS UTILIZING A FLAG LOT DESIGN MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET FOR EMERGENCY RESPONDERS.

25) LOTS 2, 21, 37, 42, 80 AND 108 WILL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THESE LOTS.

512.669.5560



ENGINEERING | CONSULTING
2021 EAST 5TH STREET, SUITE 110
AUSTIN, TEXAS 78701 • TEXAS REG. NO. F-15964

WWW.BIGREDDOG.COM

Application/Submittal Date: December 01, 2015



PO Box 80876, Austin Texas 78766
WWW.4WARDLS.COM (812) 537-2384
TBPLS FIRM #10174900

Date: 11/9/2016
Project: 00278
Scale: 1" = 100'
Reviewer: JSW
Tech: DDL
Field Crew: KDL/AUS
Survey Date: DEC 2013
Sheet: 3 OF 5

HERITAGE OAKS AT PEARSON RANCH EAST
SECTION ONE
City of Austin, Williamson County, Texas

LEGAL DESCRIPTION

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 41.5680 ACRES (1,810,702 SQUARE FEET) IN THE JAMES SHELTON SURVEY, ABSTRACT NO. 552 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 60.422 ACRE TRACT CONVEYED TO ENGLAND RANCH, NE LIMITED PARTNERSHIP IN DOCUMENT #2012078048 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 41.5680 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD FOUND IN THE SOUTH LINE OF LOT 8, BLOCK 'B', OF AVERY RANCH EAST, PHASE ONE, RECORDED IN CABINET 'U', SLIDES 62-70 (ALSO DOCUMENT #2001016806) OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.T.), AND BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 'V', OF THE MEADOWS OF BRUSHY CREEK, RECORDED IN CABINET 'F', SLIDE 210-218 (P.R.W.C.T.), AND BEING THE NORTHEAST CORNER OF SAID ENGLAND RANCH TRACT, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING HEREOF;

THENCE, WITH THE EAST LINE OF SAID ENGLAND RANCH TRACT, AND IN PART WITH THE WEST LINES OF BLOCK 'V' AND BLOCK 'W', BOTH OF SAID MEADOWS OF BRUSHY CREEK, AND IN PART WITH THE WEST TERMINATION OF SHARPSTONE TRAIL (64' RIGHT-OF-WAY, DEDICATED BY SAID MEADOWS OF BRUSHY CREEK), S20°56'50"E, A DISTANCE OF 1,546.75 FEET TO A 600 NAIL FOUND IN TOP OF A FENCE POST FOR THE SOUTHEAST CORNER HEREOF, SAID POINT BEING IN THE WEST LINE OF LOT 16, BLOCK 'W' OF SAID MEADOWS OF BRUSHY CREEK, AND BEING THE NORTHEAST CORNER OF LOT 26, BLOCK 'W' OF SAID MEADOWS OF BRUSHY CREEK, AND BEING THE SOUTHEAST CORNER OF SAID ENGLAND RANCH TRACT;

THENCE, WITH THE SOUTH LINE OF SAID ENGLAND RANCH TRACT, IN PART WITH THE NORTH LINES OF BLOCK 'W' AND BLOCK 'R' OF SAID MEADOWS OF BRUSHY CREEK, ALSO IN PART WITH THE NORTH TERMINATION OF MICKEY DRIVE (50' RIGHT-OF-WAY, DEDICATED BY SAID MEADOWS OF BRUSHY CREEK), AND IN PART WITH THE NORTH LINE OF LOT 3, BLOCK 'A', OF PEARSON RANCH SECTION ONE, RECORDED IN DOCUMENT #2011029172, (P.R.W.C.T.), THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) S72°22'51"W, A DISTANCE OF 553.65 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR AN ANGLE POINT HEREOF;
- 2) S72°11'08"W, A DISTANCE OF 954.27 FEET TO A CALCULATED POINT (CORNER FALLS IN A WOOD FENCE POST) FOR AN ANGLE POINT HEREOF, AND
- 3) S73°27'34"W, A DISTANCE OF 93.52 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR THE SOUTHWEST CORNER HEREOF, BEING A POINT IN THE NORTH LINE OF LOT 3 OF SAID PEARSON RANCH SECTION ONE, AND BEING IN THE SOUTH LINE OF SAID ENGLAND RANCH TRACT, ALSO BEING THE SOUTHEAST CORNER OF A DRAINAGE EASEMENT, RECORDED IN DOCUMENT #2011025957, (O.P.R.W.C.T.), FROM WHICH A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET IN THE EAST RIGHT-OF-WAY LINE OF PEARSON RANCH ROAD (114' RIGHT-OF-WAY), AND BEING THE NORTHWEST CORNER OF LOT 3 OF SAID PEARSON RANCH, AND BEING THE SOUTHWEST CORNER OF SAID ENGLAND RANCH TRACT BEARS, S73°27'34"W, A DISTANCE OF 208.40 FEET;

THENCE, OVER AND ACROSS SAID ENGLAND RANCH TRACT, WITH THE EAST LINE OF SAID DRAINAGE EASEMENT, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) N00°44'08"E, A DISTANCE OF 94.85 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR AN ANGLE POINT HEREOF;
- 2) N11°39'00"E, A DISTANCE OF 97.81 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR AN ANGLE POINT HEREOF;
- 3) N15°56'46"E, A DISTANCE OF 49.40 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR AN ANGLE POINT HEREOF;
- 4) N20°55'03"E, A DISTANCE OF 42.98 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR AN ANGLE POINT HEREOF;
- 5) N29°21'12"E, A DISTANCE OF 33.69 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR AN INTERIOR ELL-CORNER HEREOF;

THENCE, LEAVING THE EAST LINE OF SAID DRAINAGE EASEMENT, IN PART OVER AND ACROSS SAID DRAINAGE EASEMENT, AND CONTINUING OVER AND ACROSS SAID ENGLAND RANCH TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) N67°29'02"W, A DISTANCE OF 32.69 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR A POINT OF CURVATURE HEREOF;
- 2) 170.68 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 225.00 FEET, AND WHOSE CHORD BEARS N69°12'56"W, A DISTANCE OF 166.62 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR A POINT OF TANGENCY HEREOF;
- 3) S69°03'10"W, A DISTANCE OF 178.15 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR A POINT OF CURVATURE HEREOF, AND
- 4) 39.53 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND WHOSE CHORD BEARS S27°45'01"W, A DISTANCE OF 35.54 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR A POINT OF NON-TANGENCY HEREOF, SAID POINT BEING IN THE EAST RIGHT-OF-WAY LINE OF SAID PEARSON RANCH ROAD, AND BEING IN THE EAST LINE OF SAID ENGLAND RANCH TRACT, FROM WHICH SAID 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET IN THE EAST RIGHT-OF-WAY LINE OF SAID PEARSON RANCH ROAD, AND BEING THE NORTHWEST CORNER OF LOT 3 OF SAID PEARSON RANCH, AND BEING THE SOUTHWEST CORNER OF SAID ENGLAND RANCH TRACT BEARS, S21°33'07"E, A DISTANCE OF 253.29 FEET, AND 53.20 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1057.00 FEET, AND WHOSE CHORD BEARS S20°06'37"E, A DISTANCE OF 53.19 FEET;

THENCE, WITH THE EAST RIGHT-OF-WAY LINE OF PEARSON RANCH ROAD AND THE WEST LINE OF SAID ENGLAND RANCH TRACT, N21°33'07"W, A DISTANCE OF 110.01 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR A NON-TANGENT POINT OF CURVATURE HEREOF;

THENCE, LEAVING THE EAST RIGHT-OF-WAY LINE OF PEARSON RANCH ROAD AND THE WEST LINE OF SAID ENGLAND RANCH TRACT, OVER AND ACROSS SAID ENGLAND RANCH TRACT, AND IN PART OVER AND ACROSS SAID DRAINAGE EASEMENT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) 39.01 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AND WHOSE CHORD BEARS S66°14'59"E, A DISTANCE OF 35.17 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR A POINT OF TANGENCY HEREOF;
- 2) N69°03'10"E, A DISTANCE OF 168.76 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR A POINT OF CURVATURE HEREOF;
- 3) 208.61 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, AND WHOSE CHORD BEARS S89°12'56"E, A DISTANCE OF 203.64 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR A POINT OF TANGENCY HEREOF, AND

- 4) S67°29'02"E, A DISTANCE OF 53.22 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR AN INTERIOR ELL-CORNER HEREOF, SAID POINT BEING IN THE EAST LINE OF SAID DRAINAGE EASEMENT;

THENCE, CONTINUING OVER AND ACROSS SAID ENGLAND RANCH TRACT, WITH THE EAST LINE OF SAID DRAINAGE EASEMENT, THE FOLLOWING TWENTY-ONE (21) COURSES AND DISTANCES:

- 1) N29°21'12"E, A DISTANCE OF 9.67 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR AN ANGLE POINT HEREOF;
- 2) N25°09'52"E, A DISTANCE OF 104.78 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR AN ANGLE POINT HEREOF;
- 3) N23°40'52"E, A DISTANCE OF 27.65 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR AN ANGLE POINT HEREOF;
- 4) N01°11'09"W, A DISTANCE OF 35.45 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR AN ANGLE POINT HEREOF;
- 5) N08°17'52"W, A DISTANCE OF 113.48 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR AN ANGLE POINT HEREOF;
- 6) N12°10'50"W, A DISTANCE OF 14.80 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR AN ANGLE POINT HEREOF;
- 7) N04°00'22"W, A DISTANCE OF 70.42 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR AN ANGLE POINT HEREOF;
- 8) N09°28'01"E, A DISTANCE OF 15.51 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR AN ANGLE POINT HEREOF;
- 9) N18°20'43"E, A DISTANCE OF 88.40 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR AN ANGLE POINT HEREOF;
- 10) N23°06'56"E, A DISTANCE OF 14.19 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR AN ANGLE POINT HEREOF;
- 11) N33°14'40"E, A DISTANCE OF 13.34 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR AN ANGLE POINT HEREOF;
- 12) N65°28'38"E, A DISTANCE OF 15.08 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR AN ANGLE POINT HEREOF;
- 13) N52°14'16"E, A DISTANCE OF 20.05 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR AN ANGLE POINT HEREOF;
- 14) N63°00'55"E, A DISTANCE OF 23.28 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR AN ANGLE POINT HEREOF;
- 15) N82°20'13"E, A DISTANCE OF 21.81 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR AN ANGLE POINT HEREOF;
- 16) N18°50'49"W, A DISTANCE OF 36.82 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR AN ANGLE POINT HEREOF;
- 17) N26°53'54"W, A DISTANCE OF 31.42 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR AN ANGLE POINT HEREOF;
- 18) N10°18'04"W, A DISTANCE OF 102.60 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR AN ANGLE POINT HEREOF;
- 19) N12°23'38"W, A DISTANCE OF 103.84 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR AN ANGLE POINT HEREOF;
- 20) N102°26'34"W, A DISTANCE OF 103.56 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR AN ANGLE POINT HEREOF, AND
- 21) N06°02'06"E, A DISTANCE OF 34.09 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR AN ANGLE POINT HEREOF;

THENCE, LEAVING THE EAST LINE OF SAID DRAINAGE EASEMENT, CONTINUING OVER AND ACROSS SAID ENGLAND RANCH TRACT, N41°35'28"W, A DISTANCE OF 59.42 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR AN ANGLE POINT HEREOF, SAID POINT BEING THE SOUTHEAST CORNER OF A CALLED 1.758 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY, TEXAS, IN DOCUMENT #2016003552 (O.P.R.W.C.T.);

THENCE, CONTINUING OVER AND ACROSS SAID ENGLAND RANCH TRACT, IN PART WITH THE EAST LINE OF SAID WILLIAMSON COUNTY TRACT, N01°33'08"E, A DISTANCE OF 244.90 FEET TO A 1/2-INCH IRON ROD WITH 'WARD-5811' CAP SET FOR THE NORTHWEST CORNER HEREOF, SAID POINT BEING IN THE CURVING SOUTH RIGHT-OF-WAY LINE OF AVERY RANCH BOULEVARD (120' RIGHT-OF-WAY), AND BEING IN THE NORTH LINE OF SAID ENGLAND RANCH TRACT, FROM WHICH A 1/2-INCH IRON ROD WITH 'CUNNINGHAM-ALLEN' CAP FOUND AT A POINT OF CURVATURE IN THE SOUTH RIGHT-OF-WAY LINE OF SAID AVERY RANCH BOULEVARD, AND BEING IN THE NORTH LINE OF SAID ENGLAND RANCH TRACT BEARS 258.63 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,260.00 FEET, AND WHOSE CHORD BEARS S62°23'10"W, A DISTANCE OF 258.18 FEET;

THENCE, WITH THE CURVING SOUTH RIGHT-OF-WAY LINE OF SAID AVERY RANCH BOULEVARD AND THE NORTH LINE OF SAID ENGLAND RANCH TRACT, 131.77 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,260.00 FEET, AND WHOSE CHORD BEARS N53°30'35"E, A DISTANCE OF 131.71 FEET TO A CALCULATED POINT (CORNER FALLS IN THE TOP OF A STONE WALL) FOR AN ANGLE POINT HEREOF, SAID POINT BEING IN THE CURVING SOUTH RIGHT-OF-WAY LINE OF SAID AVERY RANCH BOULEVARD, AND BEING AN ANGLE POINT IN THE NORTH LINE OF SAID ENGLAND RANCH TRACT, AND BEING THE WEST CORNER OF LOT 1, BLOCK 'B' OF SAID AVERY RANCH EAST, PHASE ONE;

THENCE, WITH THE SOUTH LINE OF BLOCK 'B' OF SAID AVERY RANCH EAST, PHASE ONE, AND WITH THE NORTH LINE OF SAID ENGLAND RANCH TRACT, N68°15'27"E, A DISTANCE OF 792.69 FEET TO THE POINT OF BEGINNING AND CONTAINING 41.5680 ACRES (1,810,702 SQUARE FEET) OF LAND, MORE OR LESS.

Application/Submittal Date: December 01, 2015

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TSPS FIRM #1074300

Date: 11/9/2016
Project: 00278
Scale: 1" = 100'
Reviewer: JSW
Tech: DDL
Field Crew: KDL/MS
Survey Date: DEC 2013
Sheet: 4 OF 5

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HERITAGE OAKS AT PEARSON RANCH EAST
SECTION ONE
City of Austin, Williamson County, Texas

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	131.77'	1,260.00'	5°59'31"	N53°30'35"E	131.71'
C2	165.61'	255.00'	37°12'42"	S86°05'23"E	162.72'
C3	42.00'	25.00'	96°15'06"	N27°10'43"E	37.23'
C4	214.16'	325.00'	37°45'19"	N2°04'10"W	210.31'
C5	181.21'	275.00'	37°45'19"	N2°04'10"W	177.95'
C6	428.15'	275.00'	89°12'17"	N23°39'18"E	386.20'
C7	51.07'	225.00'	13°00'22"	N61°45'16"E	50.97'
C8	62.42'	275.00'	13°00'22"	N61°45'16"E	62.29'
C9	21.03'	25.00'	48°11'23"	N44°09'46"E	20.41'
C10	163.34'	50.00'	187°10'29"	S66°20'42"E	99.80'
C11	21.03'	25.00'	48°11'23"	S3°08'51"W	20.41'
C12	39.27'	25.00'	90°00'00"	S65°56'50"E	35.36'
C13	39.27'	25.00'	90°00'00"	S24°03'10"W	35.36'
C14	21.03'	25.00'	48°11'23"	S45°02'31"E	20.41'
C15	153.94'	50.00'	176°23'58"	S19°03'46"W	99.85'
C16	21.03'	25.00'	48°11'23"	S83°10'03"W	20.41'
C17	104.01'	225.00'	26°29'06"	S72°18'54"W	103.08'
C18	50.41'	175.00'	16°30'18"	S77°18'18"W	50.24'
C19	39.27'	25.00'	90°00'00"	S24°03'10"W	35.36'
C20	39.27'	25.00'	90°00'00"	N65°56'50"W	35.36'
C21	231.37'	305.00'	43°27'47"	N89°12'56"W	225.86'
C22	21.03'	25.00'	48°11'23"	N86°51'09"W	20.41'
C23	162.65'	50.00'	186°22'46"	S24°03'10"W	99.85'
C24	21.03'	25.00'	48°11'23"	S45°02'31"E	20.41'
C25	37.93'	25.00'	86°55'21"	S22°30'50"W	34.39'
C26	25.51'	475.00'	3°04'38"	S67°30'50"W	25.51'
C27	148.26'	225.00'	37°45'19"	S87°55'49"W	145.60'
C28	39.27'	25.00'	90°00'00"	N28°11'31"W	35.36'
C29	214.16'	325.00'	37°45'19"	N2°04'10"W	210.31'
C30	350.31'	225.00'	89°12'17"	N23°39'18"E	315.98'
C31	62.42'	275.00'	13°00'22"	N61°45'16"E	62.29'
C32	51.07'	225.00'	13°00'22"	N61°45'16"E	50.97'
C33	39.82'	25.00'	90°47'43"	S66°20'42"E	35.60'
C34	39.27'	25.00'	90°00'00"	S24°03'10"W	35.36'
C35	39.27'	25.00'	90°00'00"	N24°03'10"E	35.36'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C36	39.27'	25.00'	90°00'00"	S65°56'50"E	35.36'
C37	39.27'	25.00'	90°00'00"	S24°03'10"W	35.36'
C38	51.46'	225.00'	13°06'12"	S62°30'03"W	51.34'
C39	44.89'	25.00'	103°06'13"	N72°29'57"W	39.16'
C40	181.21'	275.00'	37°45'19"	N87°55'49"E	177.95'
C41	120.07'	525.00'	13°06'13"	N62°30'03"E	119.81'
C42	40.02'	175.00'	13°06'12"	N62°30'03"E	39.94'
C43	39.27'	25.00'	90°00'00"	S65°56'50"E	35.36'
C44	34.92'	25.00'	80°01'12"	S19°03'46"W	32.15'
C45	80.89'	175.00'	26°29'06"	S72°18'54"W	80.18'
C46	64.81'	225.00'	16°30'18"	S77°18'18"W	64.59'
C47	39.27'	25.00'	90°00'00"	N65°56'50"W	35.36'
C48	165.10'	275.00'	34°23'52"	N3°44'54"W	162.63'
C49	41.23'	25.00'	94°29'40"	N60°51'50"E	36.71'
C50	40.86'	255.00'	9°10'48"	S72°04'27"E	40.81'
C51	124.76'	255.00'	28°01'53"	N89°19'13"E	123.52'
C52	47.65'	325.00'	8°24'01"	N16°44'49"W	47.61'
C53	65.11'	325.00'	11°28'42"	N6°48'27"W	65.00'
C54	65.11'	325.00'	11°28'42"	N4°40'15"E	65.00'
C55	36.29'	325.00'	6°23'54"	N13°36'33"E	36.27'
C56	91.36'	275.00'	19°02'06"	N71°28'26"E	90.94'
C57	89.85'	275.00'	18°43'13"	N11°35'13"W	89.45'
C58	332.36'	275.00'	69°14'45"	N13°40'32"E	312.49'
C59	71.90'	275.00'	14°56'47"	N55°47'18"E	71.69'
C60	23.90'	275.00'	4°58'46"	N65°46'04"E	23.89'
C61	37.96'	50.00'	43°30'08"	S47°23'09"E	37.06'
C62	40.42'	50.00'	46°19'04"	S22°36'33"E	39.33'
C63	53.33'	50.00'	61°06'49"	S51°14'24"W	50.84'
C64	22.22'	50.00'	25°27'57"	N85°28'14"W	22.04'
C65	24.98'	225.00'	6°21'44"	S62°15'13"W	24.97'
C66	70.60'	225.00'	17°58'39"	S47°25'25"W	70.31'
C67	8.42'	275.00'	2°08'43"	S84°29'06"W	8.42'
C68	34.14'	305.00'	8°24'48"	S72°15'34"W	34.12'
C69	71.76'	305.00'	13°28'50"	S82°12'24"W	71.60'
C70	70.13'	305.00'	13°10'27"	N84°27'58"W	69.98'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C71	20.31'	305.00'	3°48'55"	N75°58'16"W	20.31'
C72	35.02'	305.00'	6°34'46"	N70°46'25"W	35.01'
C73	12.09'	225.00'	3°04'48"	N19°24'27"W	12.09'
C74	33.38'	325.00'	5°53'08"	N13°51'58"E	33.37'
C75	65.98'	325.00'	11°37'52"	N5°06'27"E	65.86'
C76	65.29'	325.00'	11°30'36"	N6°27'47"W	65.18'
C77	49.51'	325.00'	8°43'45"	N16°34'57"W	49.47'
C78	132.98'	225.00'	33°51'48"	N0°56'10"W	131.05'
C79	148.80'	225.00'	37°53'28"	N34°56'28"E	146.10'
C80	56.43'	225.00'	14°22'15"	N61°04'19"E	56.29'
C81	8.04'	25.00'	18°25'31"	S78°15'58"W	8.00'
C82	12.99'	25.00'	28°45'52"	N77°38'23"W	12.84'
C83	27.96'	50.00'	32°02'38"	N78°46'46"W	27.60'
C84	64.54'	50.00'	73°57'18"	S48°13'16"W	60.15'
C85	58.51'	50.00'	67°02'48"	S22°16'47"E	55.23'
C86	11.64'	50.00'	13°20'02"	S62°28'12"E	11.61'
C87	82.15'	275.00'	17°06'59"	N12°23'20"W	81.85'
C88	82.94'	275.00'	17°16'52"	N4°48'36"E	82.63'
C89	93.73'	275.00'	19°31'41"	S82°57'22"E	93.28'
C90	64.15'	275.00'	13°21'52"	N80°35'51"E	64.00'
C91	23.34'	275.00'	4°51'45"	N71°29'02"E	23.33'
C92	12.69'	525.00'	1°23'04"	N68°21'37"E	12.69'
C93	72.37'	525.00'	7°53'53"	N63°43'09"E	72.31'
C94	35.01'	525.00'	3°49'18"	N57°51'34"E	35.01'
C95	31.73'	175.00'	10°23'17"	S64°15'59"W	31.68'
C96	49.17'	175.00'	16°05'49"	S77°30'32"W	49.00'
C97	27.90'	225.00'	7°06'20"	S82°00'17"W	27.89'
C98	36.91'	225.00'	9°23'58"	S73°45'08"W	36.87'
C99	170.68'	225.00'	43°27'48"	N89°12'56"W	166.62'
C100	39.53'	25.00'	90°36'17"	S23°45'01"W	35.54'
C101	39.01'	25.00'	89°23'43"	S68°14'59"E	35.17'
C102	208.61'	275.00'	43°27'48"	S89°12'56"E	203.64'
C103	0.71'	25.00'	1°37'34"	N20°56'50"W	0.71'
C104	20.32'	25.00'	46°34'26"	N3°59'14"E	19.77'
C105	57.09'	50.00'	65°25'00"	N5°27'57"W	54.04'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N0°44'08"E	94.85'
L2	N11°38'00"E	97.81'
L3	N15°56'46"E	49.40'
L4	N20°55'03"E	42.96'
L5	N29°21'12"E	33.69'
L6	N25°09'52"E	104.78'
L7	N23°40'52"E	27.65'
L8	N11°11'09"W	35.45'
L9	N67°17'52"W	113.48'
L10	N12°10'50"W	14.80'
L11	N4°00'22"W	70.42'
L12	N9°28'01"E	15.51'
L13	N18°20'43"E	88.40'
L14	N23°06'56"E	14.19'
L15	N33°14'40"E	13.34'
L16	N65°26'36"E	15.06'
L17	N52°14'16"E	20.05'
L18	N63°00'55"E	23.28'
L19	N82°20'13"E	21.81'
L20	N18°50'49"W	36.82'
L21	N26°53'54"W	31.42'
L22	N101°8'04"W	102.60'
L23	N12°23'38"W	103.84'
L24	N10°28'34"W	103.56'
L25	N80°2'06"E	34.09'
L26	N41°35'28"W	59.42'
L27	N1°33'08"E	244.90'
L28	S69°03'10"W	10.75'
L29	S73°11'31"E	7.30'
L30	N80°18'49"E	61.43'
L31	S67°28'02"E	53.22'
L32	S67°28'02"E	119.56'
L33	N20°56'50"W	134.48'
L34	N68°15'27"E	101.65'
L35	N55°15'05"E	107.63'
L36	N68°15'27"E	12.51'
L37	N69°03'10"E	128.50'
L38	S20°56'50"E	64.00'
L39	S69°03'10"W	128.50'
L40	S20°56'50"E	89.81'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L41	S59°04'22"W	138.61'
L42	S85°33'28"W	71.29'
L43	S69°03'10"W	141.05'
L44	S20°56'50"E	116.95'
L45	S72°11'08"W	50.07'
L46	N20°56'50"W	114.21'
L47	S89°03'10"W	298.11'
L48	N67°29'02"W	125.56'
L49	N28°21'12"E	50.36'
L50	N68°15'27"E	101.65'
L51	N55°15'05"E	107.63'
L52	N68°15'27"E	17.71'
L53	S85°33'28"W	71.29'
L54	N31°17'54"E	82.83'
L55	N9°58'11"W	81.08'
L56	N17°10'40"E	34.32'
L57	N19°17'12"E	70.07'
L58	N22°15'10"E	70.32'
L59	N22°27'21"E	56.65'
L60	N81°14'06"W	89.26'
L61	N7°38'59"W	71.97'
L62	N4°15'49"W	73.60'
L63	S20°56'50"E	61.00'
L64	N0°05'25"E	13.93'
L65	S20°56'50"E	71.00'
L66	S29°46'15"E	74.53'
L67	S71°25'23"E	51.59'
L68	S45°00'00"E	52.37'
L69	S65°32'46"E	17.94'
L70	N4°03'54"E	79.47'
L71	N69°03'10"E	10.75'
L72	N51°23'29"W	18.25'
L73	N33°10'01"W	30.15'
L74	N28°12'47"E	72.24'
L75	N3°52'02"W	56.20'
L76	S73°11'31"E	6.30'
L77	N67°29'02"W	32.69'
L78	S69°03'10"W	178.15'
L79	N21°33'07"W	110.01'
L80	N69°03'10"E	168.76'

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P:\00278\00278-Plot-East-Section 1-rwy.dwg