BRUSHY CREEK SUBDIVISION

THE MEADOWS OF BRUSHY CREEK PH IV CAB. F, SLIDE 210 P.R.W.C.T.

THE MEADOWS OF BRUSHY CREEK PH IV CAB. N, SLIDE 72 P.R.W.C.T.

THE WOODS OF BRUSHY CREEK SEC. II, PHASE II CAB. P, SLIDE 397 P.R.W.C.T.

THE WOODS OF BRUSHY CREEK SEC. II PHASE IIIA CAB. Y, SLIDE 3071 P.R.W.C.T.

THE WOODS OF BRUSHY CREEK SEC. II PHASE IV CAB. Y, SLIDE 159 P.R.W.C.T.

AUSTIN 620 LAND INVESTMENTS DOC. NO. 2005094856 O.P.R.W.C.T.

LARRY A. LUGO VOL. 939, PG. 561 D.R.W.C.T.

STATE OF TEXAS VOL. 537, PAGE 285 D.R.W.C.T.

620 JMJ LTD. VOL. 2538, PAGE 512 O.R.W.C.T.

LOT 1, BLOCK A TURKEY HOLLOW STATION CAB. Q, SLIDE 209 P.R.W.C.T.

SEE DETAIL SHEET 2 OF 3

MATCHLINE SHEET 1 OF 3

MATCHLINE SHEET 2 OF 3

PROPOSED MEDIAN BREAK

PROPOSED SIGHT DISTANCE EASEMENT

C.E.F. BUFFER

FUTURE HIGH SCHOOL LOT 1 BLOCK D 84.512 Ac.

CHURCH LOT 3 BLOCK D 14.469 Ac.

COMMERCIAL LOT 4 BLOCK D 5.466 Ac.

COMMERCIAL LOT 3 BLOCK C 12.411 Ac.

FUTURE ELEMENTARY SCHOOL LOT 4 BLOCK A 29.710 Ac.

SCHOOL LOT 1 BLOCK C 5.587 Ac.

TRANSPORTATION FACILITY LOT 2, BLOCK C 4.212 Ac.

PEARSON RANCH ROAD (FKA R.M. 620)

NEENAH AVE.

PROPOSED MEDIAN BREAKS

PEARSON PLACE AT AVERY RANCH, LTD. DOC. NO. 2005087179 O.P.R.W.C.T.

W.Q.T.Z. ACREAGE=0.14 Ac.

PROPOSED OFFSITE WASTEWATER EASEMENT

DAVIS SPRING BRANCH CREEK

FEMA 100 YR. F.P.

1% FP

WQTZ

GRAPHIC SCALE

(IN FEET)

1 inch = 200 ft.

"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

Cunningham | Allen, Inc.
Engineers • Surveyors
Tel: (512) 327-2946
www.cunningham-allen.com
1905 Rio No. P-234

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STATE OF TEXAS
SEAN FRIEND
98671
LICENSED
PROFESSIONAL ENGINEER
3/1/11

PEARSON RANCH
PRELIMINARY PLAN

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