OWNER:

ROUND ROCK I.S.D.
ALAN ALBERS
1311 ROUND ROCK AVE.
ROUND ROCK, TX. 78681
PH#: (512) 464-5451
FAX#: (512 464-5465

OWNER:

JOE F. ENGLAND
14806 R.R. 620 NORTH
AUSTIN, TEXAS 78717

JURISDICTION:

CITY OF AUSTIN (ETJ),
WILLIAMSON COUNTY

ENGINEER:

CUNNINGHAM-ALLEN INC.
3103 BEE CAVE RD., SUITE 202
AUSTIN, TEXAS 78746
(512) 327-2946

WATERSHEDS:

SOUTH BRUSHY CREEK
LAKE CREEK
(CLASSIFIED SUBURBAN)

SURVEYOR:

CUNNINGHAM-ALLEN INC.
3103 BEE CAVE RD., SUITE 202
AUSTIN, TEXAS 78746
(512) 327-2946

LEGAL DESCRIPTION:

THE SUBJECT PROPERTY CONSISTS OF 347.13 ACRES OUT OF 387.82 ACRES OF LAND IN THE THOMAS P. DAVEY SURVEY, ABSTRACT NO. 189, THE RACHEL SAUL SURVEY, ABSTRACT 551, AND THE JAMES SHELTON SURVEY, ABSTRACT NO. 552, WILLIAMSON COUNTY, TEXAS, AS SHOWN IN THE WILLIAMSON CENTRAL APPRAISAL DISTRICT'S RECORDS.

LEGEND

- ½" IRON ROD FOUND (UNLESS STATED)
- ½" IRON PIPE FOUND (UNLESS STATED)
- 60D NAIL FOUND (UNLESS STATED)
- CONCRETE HWY. MONUMENT FOUND (TYPE II)
- PUNCH MARK FOUND
- FENCE CORNER POST FOUND
- ½" IRON ROD W/CAP SET (UNLESS STATED)
- NAIL SET
- POWER POLE
- GUY POLE
- DOWN GUY
- ELECTRICAL MANHOLE
- UNDERGROUND ELECTRIC MARKER
- TELEPHONE MANHOLE
- UNDERGROUND TELEPHONE MARKER
- WASTEWATER MANHOLE
- CLEAN OUT
- WATER VALVE
- ELECTRIC METER
- GAS VALVE
- OH — OVERHEAD UTILITY
- WOOD FENCE
- BARBED FENCE
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- ( ) RECORD INFORMATION VOL. 637, PG. 535
- [ ] RECORD INFORMATION PER SUBDIVISION PLATS
- < > RECORD INFORMATION PER RIGHT OF WAY
- ⌊ ⌋ RECORD INFORMATION VOL. 930, PG. 861
- (( )) RECORD INFORMATION DOC. NO. 2005094856
- [[ ]] RECORD INFORMATION DOC. NO. 2008089213
- [[ ]] RECORD INFORMATION VOL. 2638, PG. 512

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

LEGEND

P.R.T.C.T.	PLAT RECORDS TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.W.C.T.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
O.R.W.C.T.	OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
S.W.E.	SIDEWALK EASEMENT

"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
TBPE REG. NO. F-284

© COPYRIGHT 2010 CUNNINGHAM-ALLEN, INC.

STATE OF TEXAS
SEAN FRIEND
99671
LICENSED
PROFESSIONAL ENGINEER

PEARSON RANCH
PRELIMINARY PLAN

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

SHEET