Hyd. No. 1
existing drainage area

Hydrograph type	= Rational	Peak discharge	= 55.21 cfs
Storm frequency	= 100 yrs	Time interval	= 1 min
Drainage area	= 20.0 ac	Runoff coeff.	= 0.4
Intensity	= 6.90 in	Time of conc. (Tc)	= 20 min
I-D-F Curve	= NWS46.IDF	Resed. time factor	= 1

Total Volume = 66,200 cuft

DEVELOPED DRAINAGE AREA

Hydrograph type	= Rational	Peak discharge	= 148.91 cfs
Storm frequency	= 100 yrs	Time interval	= 1 min
Drainage area	= 20.0 ac	Runoff coeff.	= 0.85
Intensity	= 8.76 in	Time of conc. (Tc)	= 10 min
I-D-F Curve	= NWS46.IDF	Resed. time factor	= 1

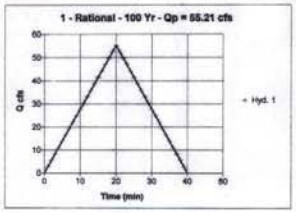
Total Volume = 89,344 cuft

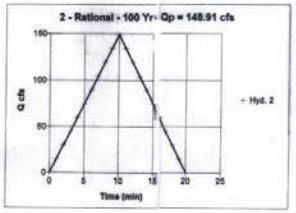
DETENTION AREA

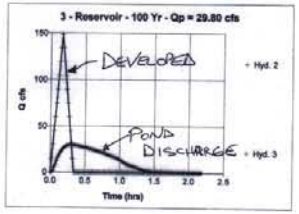
Hydrograph type	= Reservoir	Peak discharge	= 29.80 cfs
Storm frequency	= 100 yrs	Time interval	= 1 min
Inflow hyd. No.	= 2	Reservoir name	= Buffalo Creek D
Max. Elevation	= 604.88 ft	Max. Storage	= 87,120 cuft

Storage Indication method used.

Total Volume = 89,344 cuft







Preliminary Plat
BUFFALO CREEK CENTER

Subdivision Data:

1. *Total Acreage: 19.585 Acres*
2. *Total Lots: 4*
3. *Minimum Lot Size: 1.52 Acres*
4. *Water shall be provided by the City of Waxahachie*
5. *Sewer service shall be provided by the City of Waxahachie*
6. *Building lines: 40' front building line, 20' rear building line, 20' side lot line and any others as shown on plat*
7. *Easement lines: 20' front, 20' rear and side utility easement and any others as shown on plat*
8. *No building shall be constructed until the Final Plat is accepted and filed.*
9. *Current Zoning: General Retail (GR)*

CITY OF WAXAHACHIE
ELLIS COUNTY, TEXAS
City Approval of Preliminary Plat

Approved for preparation of the final plat:

Approved by the Planning and Zoning Commission — *Date*

Approved by the City Council — *Date*

FIELD NOTES
Tract 1 – 1.988 Acres

BEING all that certain lot, tract or parcel of land lying in the ROBERT RUSSELL SURVEY, ABSTRACT NO. 911 in the City of Waxahachie, Ellis County, Texas, and being a portion of a called Tract II of land conveyed to Lyons American Securities, Inc. Trustee as recorded in Volume 2011, Page 370 of the Official Public Records of Ellis County, Texas (OPRECT), and being further described as follows:

BEGINNING at a 1/2" steel rod found in the east line of the aforesaid Tract II and said point also being a southeast corner of Mustang Creek Phase One, as recorded in Cabinet H, Slides 127–129 ;

THENCE S 29°04'09" E, 236.93 feet to a 1 / 2" steel rod found for the southeast corner of this tract, said point also being the northeast corner of Lot 1, Block A of the School Hill Addition;

THENCE S 60°55'51" W, 324.65 feet to a 1 / 2" steel rod found in the east line of Dean Box Drive, a 60' right–of–way at the beginning of a curve to the right;

THENCE 241.01 feet along the east line of Dean Box Drive with a radius of 420.00 feet, with a chord bearing of N 47°08'00" W, 237.72 feet to a 1 / 2" steel rod found for the northwest corner of this tract, said point also being in the south line of said Mustang Creek Phase One;

THENCE N 59°21'33" E, 398.51 feet to the POINT of BEGINNING and containing approximately 1.988 acres of land.

FIELD NOTES
Tract 2 – 17.59 Acres

BEING all that certain lot, tract or parcel of land lying in the ROBERT RUSSELL SURVEY, ABSTRACT NO. 911 in the City of Waxahachie, Ellis County, Texas, and being a portion of a called Tract I of land conveyed to Lyons American Securities, Inc. Trustee as recorded in Volume 2011, Page 370 of the Official Public Records of Ellis County, Texas (OPRECT), and being further described as follows:

BEGINNING at a 1/2" steel rod found in the north line of the aforesaid Tract I and said point also being in the south line of Mustang Creek Phase One, as recorded in Cabinet H, Slides 127–129, said point also being in the west line of Dean Box Drive, a 60' right–of–way at the beginning of a curve to the left;

THENCE 344.89 feet along the west line of Dean Box Drive with a radius of 480.00 feet, with a chord bearing of S 51°12'20" E 337.52 feet to a 1 / 2" steel rod found at the beginning of a curve to the right;

THENCE 2.23 feet along the west line of Dean Box Drive with a radius of 420.00 feet, with a chord bearing of S 71°12'20" E 337.52 feet to a 1 / 2" steel rod found, said point also being the northeast corner of Lot 1, Block A at WILEY'S RETAIL;

THENCE S 59°21' 5" W, 211.46 feet to a 1 / 2" steel rod found for an interior corner of this tract, said point also being the northwest corner of said Lot 1, Block A;

THENCE S 30°39'19" E, 279.26 feet to a 1 / 2" steel rod found for a southeast corner of this tract, said point also being the southwest corner of Lot 1, Block A of Wiley's Retail, said point also being in the north line of F.M. 813 (also known as Brown Street);

THENCE S 59°21'33" W, 382.55 feet to a 1 / 2" steel rod found at the intersection of the north line of F.M. 813 with the east line of U.S. Highway 287 Bypass;

THENCE along the east line of U.S. Highway 287 Bypass as follows:
N 30°10'38" W, 23.40 feet to a 1 / 2" steel rod found;
N 75°43'56" W, 70.71 feet to a highway monument found;
N 31°32'11" W, 107.09 feet to a 5 / 8" steel rod found;
S 89°32'10" W, 213.42 feet to a highway monument found;
N 80°54'26" W, 466.14 feet to a highway monument found;
N 60°39'55" W, 344.74 feet to a 1 / 2" steel rod found in the east line of Palomino Drive (a 60' R.O.W.);

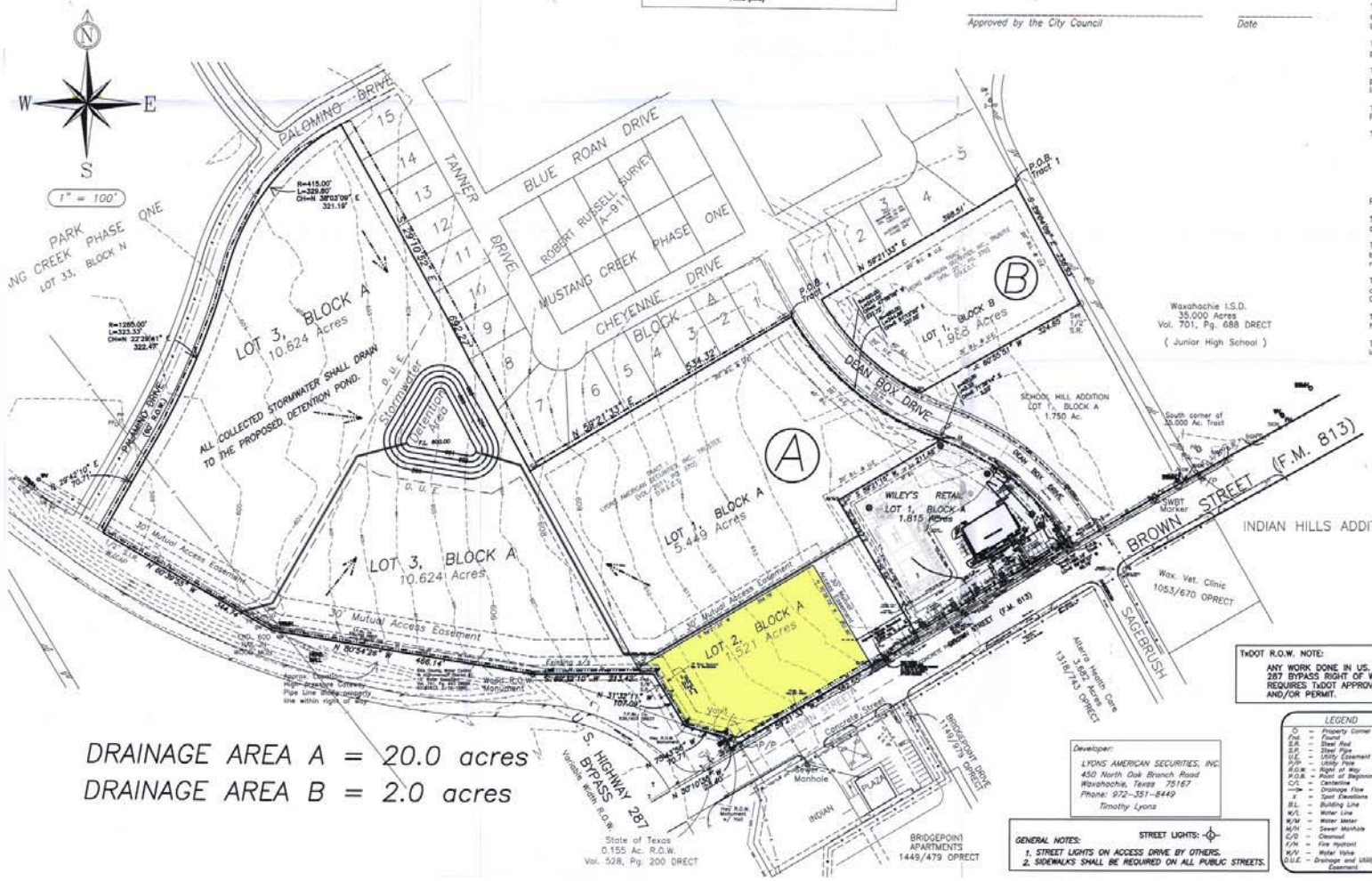
THENCE N 29°42'10" E, 70.71 feet along said east line of Palomino Drive to a point at the beginning of a curve to the left;

THENCE 323.33 feet along said east line of Palomino Drive with a radius of 1285.00 feet, with a chord bearing of N 22°29'41" E, 322.47 feet to a 1 / 2" steel rod found at the beginning of a curve to the right;

THENCE 329.80 feet along said east line of Palomino Drive with a radius of 415.00 feet, with a chord bearing of N 38°03'09" E, 321.19 feet to a 1 / 2" steel rod found in the west line of said Mustang Creek Phase One;

THENCE S 29°10'52" E, 692.27 feet along said west line of Mustang Creek Phase One to a 1 / 2" steel rod found;

THENCE N 59°21'33" E, 534.32 feet to the POINT of BEGINNING and containing approximately 17.597 acres of land.


N
W
E
S
1" = 100'
PALOMINO DRIVE
TANNER DRIVE
BLUE ROAN DRIVE
ROBERT RUSSELL SURVEY A-911
MUSTANG CREEK PHASE ONE
CHEYENNE DRIVE
BLOCK A
DEAN BOX DRIVE
LOT 3, BLOCK A 10.624 Acres
LOT 1, BLOCK A 5.449 Acres
LOT 2, BLOCK A 1.521 Acres
LOT 1, BLOCK B 1.968 Acres
WILEY'S RETAIL LOT 1, BLOCK A 1.815 Acres
SCHOOL HILL ADDITION LOT 1, BLOCK A 1.750 Ac.
Waxahachie I.S.D. 35.000 Acres Vol. 701, Pg. 688 DRECT (Junior High School)
ALL COLLECTED STORMWATER SHALL DRAIN TO THE PROPOSED DETENTION POND.
Stormwater Detention Area
30' Mutual Access Easement
BROWN STREET (F.M. 813)
INDIAN HILLS ADDITION
SAGEBRUSH
U.S. HIGHWAY 287 BYPASS
State of Texas 0.155 Ac. R.O.W. Vol. 528, Pg. 200 DRECT
BRIDGEPOINT APARTMENTS 1449/479 OPRECT
Wax. Vet. Clinic 1053/670 OPRECT
Atlanta Health Care 3.600 Acres 1318/743 OPRECT
P.O.B. Tract 1
SWBT Marker
Manhole
Concrete Street
Existing s/s
Proposed Sewer Line
Proposed Water Line
Proposed Drainage Line
Proposed Inlet
Proposed Manhole
Proposed Cleanout
Proposed Fire Hydrant
Proposed Water Valve
Proposed Drainage Easement
Proposed Utility Easement
Proposed Building Line
Proposed Spot Elevation
Proposed Centerline
Proposed Curb Inlet
Proposed Grade Break
Proposed Flow Arrow
Existing Contour
Proposed Contour
Existing Fire Hydrant
Existing Water Valve
Existing Manhole
Existing Cleanout
Existing Utility Pole
Existing Guy Anchor
Existing Building
Existing Curb Inlet
Existing Grade Break
Existing Flow Arrow
Existing Spot Elevation
Existing Centerline
Existing Drainage Easement
Existing Utility Easement
Existing Building Line
Existing Contour
Existing Water Line
Existing Sewer Line
Existing Gas Line
Existing Electric Line
Existing Telephone Line
Existing Cable Line
Existing Fence
Existing Property Line
Existing Right of Way
Existing Pavement
Existing Curb
Existing Sidewalk
Existing Trees
Existing Ground Elevation
Existing Flow Line
Existing Top of Curb
Existing Top of Pavement
Existing Bottom of Pavement
Existing Bottom of Curb
Existing Top of Wall
Existing Bottom of Wall
Existing Top of Bank
Existing Bottom of Bank
Existing Top of Ditch
Existing Bottom of Ditch
Existing Top of Pond
Existing Bottom of Pond
Existing Top of Dam
Existing Bottom of Dam
Existing Top of Levee
Existing Bottom of Levee
Existing Top of Berm
Existing Bottom of Berm
Existing Top of Fence
Existing Bottom of Fence
Existing Top of Hedge
Existing Bottom of Hedge
Existing Top of Tree
Existing Bottom of Tree
Existing Top of Shrub
Existing Bottom of Shrub
Existing Top of Grass
Existing Bottom of Grass
Existing Top of Rock
Existing Bottom of Rock
Existing Top of Sand
Existing Bottom of Sand
Existing Top of Gravel
Existing Bottom of Gravel
Existing Top of Concrete
Existing Bottom of Concrete
Existing Top of Asphalt
Existing Bottom of Asphalt
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Existing Bottom of Paint
Existing Top of Marking
Existing Bottom of Marking
Existing Top of Sign
Existing Bottom of Sign
Existing Top of Post
Existing Bottom of Post
Existing Top of Pole
Existing Bottom of Pole
Existing Top of Guy Wire
Existing Bottom of Guy Wire
Existing Top of Anchor
Existing Bottom of Anchor
Existing Top of Tower
Existing Bottom of Tower
Existing Top of Antenna
Existing Bottom of Antenna
Existing Top of Transformer
Existing Bottom of Transformer
Existing Top of Meter
Existing Bottom of Meter
Existing Top of Valve
Existing Bottom of Valve
Existing Top of Hydrant
Existing Bottom of Hydrant
Existing Top of Cleanout
Existing Bottom of Cleanout
Existing Top of Manhole
Existing Bottom of Manhole
Existing Top of Inlet
Existing Bottom of Inlet
Existing Top of Outlet
Existing Bottom of Outlet
Existing Top of Culvert
Existing Bottom of Culvert
Existing Top of Bridge
Existing Bottom of Bridge