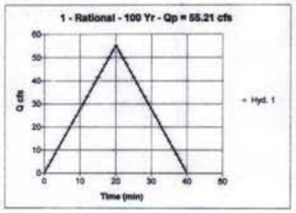
Hyd. No. 1

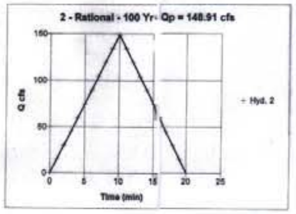
existing drainage area

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	= NWS40.IDF	Reced. limb factor	= 1



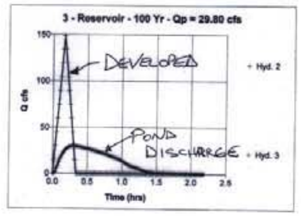
DEVELOPED DRAINAGE AREA

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	= NWS40.IDF	Reced. limb factor	= 1



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	= 604.85 ft	Max. Storage	= 67,120 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 of 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'?9" 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'?3" 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.);

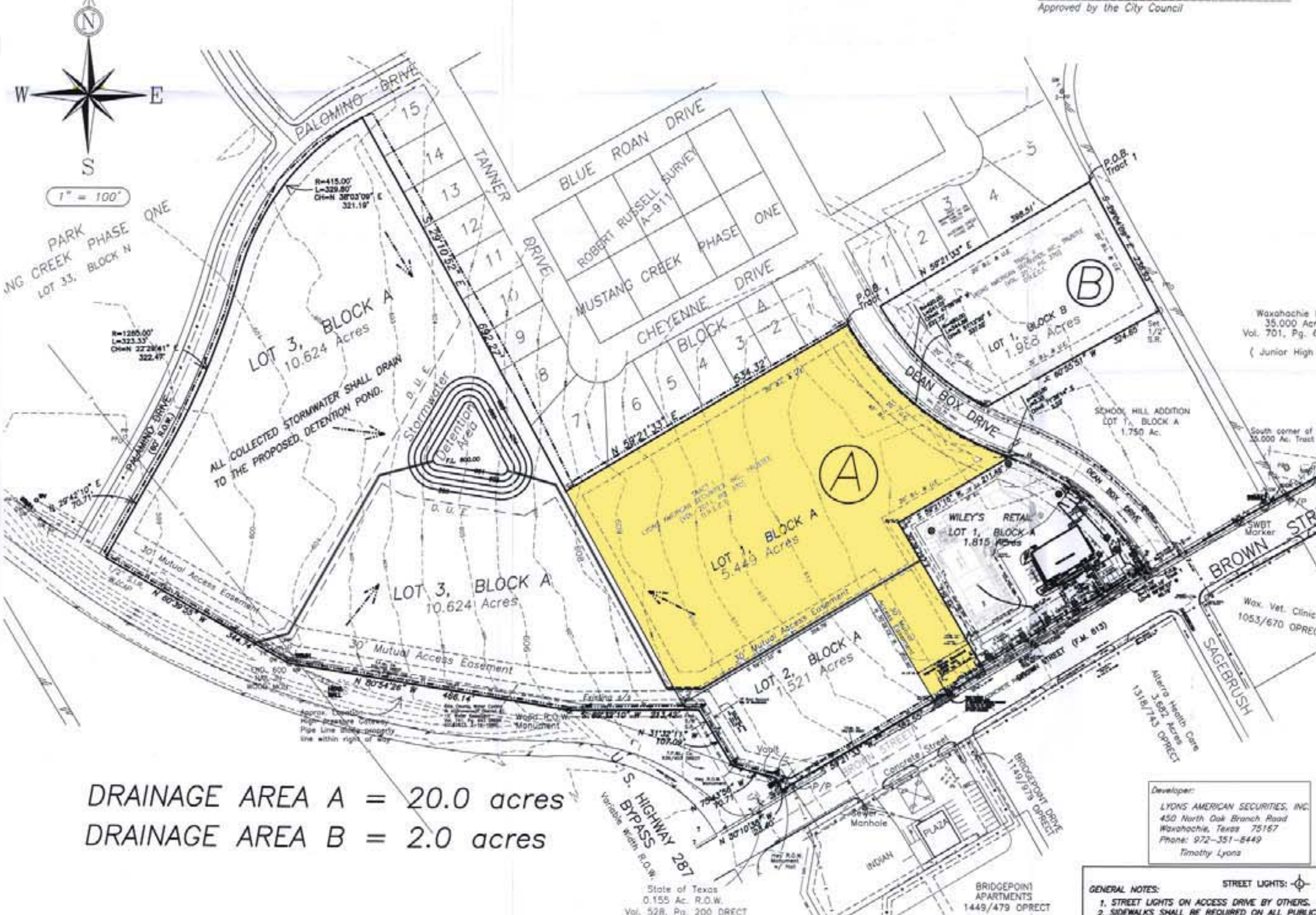
THENCE N 29°42'10" E, 70.71 feet along said east line of Palomino Drive to a point at the beginning of a curve to the left;

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.



TxDOT R.O.W. NOTE:
ANY WORK DONE IN US. HIGHWAY 287 BYPASS RIGHT OF WAY (R.O.W.) REQUIRES TxDOT APPROVAL AND/OR PERMIT.

Developer:
LYONS AMERICAN SECURITIES, INC.
450 North Oak Branch Road
Waxahachie, Texas 75167
Phone: 972-351-8449
Timothy Lyons

GENERAL NOTES:
1. STREET LIGHTS ON ACCESS DRIVE BY OTHERS.
2. SIDEWALKS SHALL BE REQUIRED ON ALL PUBLIC STREETS.

STREET LIGHTS: -◊-

LEGEND
- Property Corner Symbol
- Fnd. – Found
- S.R. – Steel Rod
- S.P. – Steel Pipe
- U.E. – Utility Easement
- P/P – Utility Pole
- R.O.W. – Right of Way
- P.O.B. – Point of Beginning
- C/L – Centerline
- Drainage Flow
- x – Spot Elevations
- B.L. – Building Line
- W/L – Water Line
- W/M – Water Meter
- M/H – Sewer Manhole
- C/O – Cleanout
- F/H – Fire Hydrant
- W/V – Water Valve
- D.U.E. – Drainage and Utility Easement

Owner's Acknowledgment

I hereby acknowledge this document as the officially approved preliminary plat:

Owner's Signature ____ 5/23/06 Date

Surveyor's Declaration

KNOW ALL MEN BY THESE PRESENTS:

That I, Walter Keven Davis, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Waxahachie.

Registered Professional Land Surveyor

STATE OF TEXAS REGISTERED WALTER KEVEN DAVIS 4466 PROFESSIONAL LAND SURVEYOR

PRELIMINARY PLAT
BUFFALO CREEK CENTER
TRACT 1 – 1.988 Acres
TRACT 2 – 17.597 Acres
ROBERT RUSSELL SURVEY, A – 911
CITY OF WAXAHACHIE
Ellis County, Texas