

RIGHT-OF-WAY MAINTENANCE AGREEMENT

This Agreement made and entered into the _____ day of _____, 2018, by and between **The Commons at Heatherwilde and Pecan, LP, a Texas limited partnership**, its successors and assigns ("Owner"), and the **City of Pflugerville, Texas** ("City").

WITNESSETH:

WHEREAS, Owner is the owner of a parcel of land located within the corporate boundaries of the City of Pflugerville, Texas, and legally described on Exhibit A attached hereto (the "Property"); and

WHEREAS, Owner desires to install the following features: landscaping, street trees, hardscaping and irrigation systems (the "Amenity" or "Amenities") within or adjacent to the public right-of-way and easements (collectively, the "public right-of-way") within the Property as depicted in Exhibit B; and

WHEREAS, the City has raised certain concerns regarding the responsibility for and future maintenance of the Amenities; and

WHEREAS, Owner, in order to satisfy the concerns of the City, so as to receive permission to install and maintain the Amenities in the public right-of-way, has agreed to the terms, conditions and requirements set forth in this Agreement.

NOW THEREFORE, Owner and the City agree as follows:

ARTICLE I - OWNER COVENANTS

Owner agrees:

- 1.1 To cause the Amenities to be operated and maintained in good condition and repair. Such maintenance shall include but not be limited to upkeep of the landscaping and hardscaping; pruning of healthy street trees and replacement of dead street trees; and repair, replacement or removal of irrigation systems, provided that such placement, operation and maintenance does not materially interfere with the purposes of the public right-of-way.

All such maintenance shall comply with any applicable Pflugerville Municipal Code ("O.P.M.C.") provisions, including, but not limited to, O.P.M.C. Chapters 7.16 – Trees and Shrubs and 7.20 – Weeds, 13.12 - Construction on Rights-of-Way, and 13.24 - Dumping Materials on Streets, as amended.

- 1.2 That in the event the condition of the Amenities creates a situation that provides an immediate threat to the health, safety and welfare of the public, to immediately take whatever measures are reasonably necessary to restore the Amenities to a safe condition (the "Emergency Restoration Work").
- 1.3 To notify the City Engineer as soon as practicable after first learning of the need for Emergency Restoration Work.
- 1.4 That in the event the Owner fails in its duty and obligation to perform Emergency Restoration Work within a reasonable time, as determined in the City's sole discretion, the City shall have the right to take whatever action is reasonably necessary to remove the immediate threat to the public safety or welfare. If the City exercises such right, Owner shall reimburse the City for all reasonable, actual expenses associated with the City's performance of the Emergency Restoration Work, such reimbursement to occur within thirty (30) days of invoice from the City. If the Owner fails to reimburse the City as provided hereunder, the parties agree that the City may take any action permitted by law including but in no way limited to levying assessments or placing a lien on the Property.

- 1.5 That in the event the Owner fails in its duty and obligation to properly operate, maintain and/or repair the Amenities, and such failure is not an immediate threat to the public safety and welfare, the City shall provide notice to the Owner of the deficiency in operation, maintenance and/or repair of the Amenities. If, after thirty (30) days of such notice to the Owner, the Owner fails to remedy the deficiency, the City may, but shall not be obligated to perform all reasonably necessary work to bring the Amenities into the proper operation, maintenance and/or repair; provided, however, if such deficiency is subject to cure by performance, but the deficiency is such that it is not reasonably susceptible to being cured within said 30-day period, then Owner shall be entitled to such additional time as may be required in order to cure such default so long as such cure is commenced within said 30-day period and is thereafter diligently prosecuted to completion on or before 60 days after the expiration of such 30-day period. The Owner shall reimburse the City for all reasonable, actual expenses associated with the City's performance of such work within thirty (30) days of invoice from the City. If the Owner fails to reimburse the City as provided hereunder, the parties agree that the City may take any action permitted by law including but in no way limited to levying assessments or placing a lien on the Property.
- 1.6 That should the City determine that the Amenities, or any individual Amenity, has become unsightly or a nuisance, or unreasonably interferes in any way with the City's use of the right-of-way, then the City shall provide notice to the Owner of the unsightliness, nuisance or interference. If after thirty (30) days of such notice to the Owner of the unsightliness, nuisance or interference, the Owner fails to remedy the unsightliness, nuisance or interference, upon request of the City, the Owner will remove or cause to be removed the Amenity or Amenities from the right-of-way and the Owner shall repair any damage caused thereby at the Owner's expense. Should the Owner fail to comply with the City's removal request, the City may remove the same and the Owner shall reimburse the City for the removal of the Amenity or Amenities and repair the right-of-way within thirty (30) days of receipt of invoice from the City. If the Owner fails to reimburse the City as provided hereunder, the parties agree that the City may take any action permitted by law including but in no way limited to levying assessments or placing a lien on the Property.
- 1.7 TO RELEASE THE CITY, THE MAYOR AND THE MEMBERS OF THE CITY COUNCIL, ITS OFFICERS, AGENTS, REPRESENTATIVES, INSURERS, AND EMPLOYEES OF THE CITY, AND THEIR RESPECTIVE HEIRS, SUCCESSORS AND ASSIGNS (COLLECTIVELY, THE "RELEASED PARTIES") FROM ANY AND ALL PAST, PRESENT OR FUTURE LIABILITY FOR ANY DAMAGE THAT MAY BE CAUSED AT ANY TIME BY THE CITY PERMITTING THE AMENITIES TO BE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY. OWNER SHALL NOT BE REQUIRED TO RELEASE THE RELEASED PARTIES FOR THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF THE RELEASED PARTIES.
- 1.8 TO INDEMNIFY AND HOLD HARMLESS THE RELEASED PARTIES, AS DEFINED IN SECTION 1.7 ABOVE, FROM AND AGAINST ANY AND ALL LOSSES INCURRED OR SUFFERED BY ANY PERSON OR TO ANY REAL OR PERSONAL PROPERTY AS A RESULT OF OR IN CONNECTION WITH THE CITY PERMITTING AN AMENITY OR THE AMENITIES TO BE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY OR WITH ANY NEGLIGENT ACTS OR OMISSIONS OR INTENTIONAL MISCONDUCT OF THE OWNER RELATIVE TO ITS OBLIGATIONS UNDER THIS AGREEMENT.
- 1.9 Prior to the consummation of the sale of any lot located within the Property, Owner will cause to be recorded with the Office of Travis County, Texas Register of Deeds, a Homes or Business Owner's Association (the "Association") declarations (the "Association Declaration") covering all of the platted lots located within the Property and containing in addition to other matters normally found therein, the following provisions regarding the Amenities:
- 1.9.1 The Association Declarations shall acknowledge that, from and after the date the Association Declarations are filed, the Amenities are and shall be the responsibility of the Association, and the owners of real property within the Property (the "Property Owners") shall maintain the Association to be used as the vehicle by which to fulfill the obligations of this Agreement.

- 1.9.2 The Association Declarations shall provide that one of the duties and obligations of the Association will be to properly maintain the Amenities and keep the Amenities in good condition and repair as provided in 1.1 through 1.6, above.
- 1.9.3 The Association Declarations shall require that the Association release, indemnify and hold harmless the Released Parties as set forth in 1.7 and 1.8, above.
- 1.9.4 The Association Declarations will provide for the Association and the City's levy of assessments against the lots located within the Property sufficient to pay for the maintenance of the Amenities and for any costs incurred by reason of obligations under this Agreement. The Association and the City shall have an enforceable lien on any lot, parcel, or unit in the subdivision in the event that the Property Owner fails to pay an assessment.
- 1.9.5 The Association Declarations shall give the City, its successors, assigns, and designees the right to enforce all restrictions, obligations and other provisions regarding the Amenities.
- 1.9.6 The Association Declarations shall provide that each Property Owner shall be responsible for the maintenance of all street trees adjacent to the Property Owner's real property; and the Association shall be responsible for the maintenance of all other Amenities, including but not limited to Amenities in the median islands.
- 1.10 That in the event that the Association fails in any of its duties under the Association Declaration relative to the Amenities, the Owner is ultimately responsible for those obligations, until the Owner has sold more than 50% of the land area of the Property.
- 1.11 Owner shall carry and shall cause the Association to carry (through the Association Declarations or otherwise) commercial general liability insurance covering bodily injury or property damage to a third party arising out of or resulting from the failure to properly repair and/or maintain the Amenities as required herein in an amount of no less than \$1,000,000 per occurrence, naming the City as an additional insured.
- 1.12 To comply with all applicable law in the performance of this Agreement, including but in no way limited to the requirement of obtaining a right-of-way work permit to accomplish installation, maintenance and/or repairs related to the Amenities when required.
- 1.13 That it will not consent to the termination of the Association or the Association Declaration, or to any amendment, modification or termination of any provision therein regarding the maintenance and repair of the Amenities, without the consent of the City.

ARTICLE II - CITY COVENANTS

City agrees:

- 2.1 That in the event Owner disagrees with City's determination that Owner has failed to properly operate, maintain and/or repair the Amenities, or that the Amenities are becoming unsightly, or a nuisance or unreasonably interfering in any way with the City's use of the right-of-way, as described in Article I, sections 1.5 and 1.6, that Owner shall have the right to an appeal of that determination to the City Manager, whose decision shall be deemed administratively final. Owner shall notify City of the appeal within ten (10) days of the City's requisite notice under Article I, sections 1.5 and 1.6, and City Manager shall resolve the appeal within thirty (30) days thereafter.
- 2.2 Reserved.

ARTICLE III – OWNER ACKNOWLEDGEMENTS

- 3.1 As between the Owner and the City, Owner acknowledges that, subject to the provisions of this Agreement, the maintenance, repair and replacement of the Amenities is the sole responsibility of Owner.
- 3.2 As between the Owner and the City, Owner acknowledges that the cost of maintenance, repair, or reconstruction of the Amenities is the sole responsibility of Owner.
- 3.3 It is fully understood by Owner that the City is under no past, present or future obligation to expend any public funds or to take any other action to maintain or improve the Amenities.

ARTICLE IV – CITY ACKNOWLEDGMENTS

- 4.1 City agrees, upon approval of plans submitted to and approved by the City and upon a showing of compliance with this Agreement, to permit the Amenities shown on the approved plans to be constructed, maintained, repaired and replaced in the public right-of-way, subject to the terms and conditions of this Agreement and the Owner obtaining any right-of-way permit required by the O.P.M.C. and the Owner's compliance with other applicable laws.

ARTICLE V – MISCELLANEOUS

- 5.1 This Agreement shall be binding upon the parties and their respective successors and assigns. It is the intention of the parties hereto that this Agreement shall be a covenant running with the land and shall bind all successive owners of any interest in the property subject to this Agreement.
- 5.2 This Agreement shall be governed by and construed in accordance with the laws of the State of Texas and venue for any dispute, action or claim shall rest in Travis County, Texas.
- 5.3 This Agreement shall be filed of record with the Travis County, Texas Register of Deeds.
- 5.4 This Agreement may only be altered or amended by written, mutual agreement of the parties. Such amendment to be filed with the Travis County, Texas Register of Deeds and may include a change in the type or location of the Amenities.

ARTICLE VI – RECORDING OF DOCUMENT

- 5.1 The City, at Owner's cost, shall cause this Agreement to be filed with the Travis County, Texas Register of Deeds. The City and Owner shall each receive a duly executed copy of this Agreement for its official records.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be duly executed as of the date first above written.

**The Commons at Heatherwile, LP,
a Texas limited partnership**

CITY OF PFLUGERVILLE, TEXAS

By: The Commons Land Development Company, LLC,
a Texas limited liability company
its General Partner

By: _____
City Manager, Official
City of Pflugerville

By: Presidium Pflugerville, LLC,
a Texas limited liability company
its Manager

ATTEST:

By:  _____
Cross Mocerri
Manager

By: _____
Karen Thompson
City Secretary

APPROVED AS TO FORM:

By: _____
Charles E. Zech
City Attorney

MUNICIPAL CORPORATE ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF TRAVIS)

BE IT REMEMBERED, That on this day of _____ 2018, before me, the undersigned, a Notary Public in and for the County and State aforesaid, _____, City Manager of the City of Pflugerville, a municipal corporation duly organized, incorporated and existing under and by virtue of the laws of Texas, and Karen Thompson, City Secretary of said municipal corporation, who are personally known to me to be the same persons who executed as such officials the within instrument on behalf of said municipal corporation, and such persons duly acknowledged the execution of the same to be the act and deed of said municipal corporation.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

Notary Public

My appointment expires:

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

STATE OF TEXAS)
)
COUNTY OF TRAVIS)

BE IT REMEMBERED, That on this 30th day of January, 2018 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Cross Mocer (name/s), member(s) of Presidium Pflugerville, LLC (name of company), a Limited Liability Company duly formed under the provisions of the Texas Limited Liability Company Act, who is/are personally known to me to be the such member(s) and who is/are personally known to me to be the same person(s) who executed as such member(s) the foregoing instrument on behalf of said company, and such person(s) duly acknowledged the execution of same to be the act and deed of said company.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

Yuezhu Xiong

Notary Public

My appointment expires:

11/23/2019

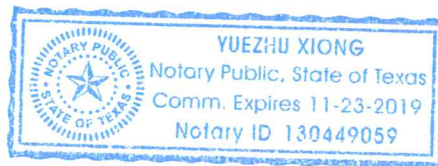


EXHIBIT A

Legal Description

LEGAL DESCRIPTION

BEING a 2.766 acre tract of land situated in the Thomas J. Chambers Survey, Abstract No. 7 in Travis County, Texas; and being a portion of Lot 1 of PECAN DISTRICT SUBDIVISION, SECTION 1 FINAL PLAT, a subdivision as recorded under Document No. 201700276 of the Official Public Records of Travis County, Texas; and also being a portion of the called 38.465 acre tract of land described in the Special Warranty Deed with Vendor's Lien to The Commons at Heatherwilde and Pecan, LP, a Texas limited partnership, recorded under Document No. 2016010717 of the Official Public Records of Travis County, Texas; said 2.766 acre tract of land being more particularly described by metes and bounds as follows and as shown on the attached sketch, with bearings based on the Texas Coordinate System of 1983, Central Zone:

Being all of Lot 1, PECAN DISTRICT SUBDIVISION, SECTION 1 FINAL PLAT, a subdivision as recorded under Document No. 201700276 of the Official Public Records of Travis County, Texas, SAVE & EXCEPT the following described tract of land:

COMMENCING at a 5/8" iron rod with cap stamped "JONES|CARTER" set in the northwesterly right-of-way line of Old Austin Pflugerville Road (60 foot wide public right-of-way) for the northeasterly corner of said Lot 1, from which a 1/2" iron rod with cap stamped "CARSON" found in said northwesterly right-of-way line of Old Austin Pflugerville Road bears South 27°56'39" West a distance of 296.93 feet;

THENCE departing said northwesterly right-of-way line of Old Austin Pflugerville Road, over and across said Lot 1 the following courses and distances:

South 35°10'04" West a distance of 79.53 feet to a point for the northeasterly corner and POINT OF BEGINNING of the herein described tract;

THENCE South 27°56'39" West a distance of 217.11 feet to a point for the beginning of a non-tangent curve to the left;

Southwesterly with said non-tangent curve to the left having a radius of 855.00 feet and a delta angle of 10°29'54", an arc distance of 156.66 feet (the chord of said curve bears South 33°09'42" West a distance of 156.44 feet);

South 27°54'44" West a distance of 185.20 feet;

South 78°32'27" West a distance of 29.44 feet;

North 61°56'27" West a distance of 633.93 feet;
North 28°03'33" East a distance of 122.50 feet to a point for the beginning of a curve to the left;

Northeasterly with said curve to the right having a radius of 207.00 feet and a delta angle of 49°56'00", an arc distance of 180.40 feet (the chord of said curve bears North 53°01'32" East a distance of 174.75 feet);

North 77°59'32" East a distance of 55.62 feet;

South 61°56'13" East a distance of 184.24 feet;

North 28°03'47" East a distance of 3.09 feet;

South 61°56'13" East a distance of 16.90 feet;

North 28°03'47" East a distance of 12.00 feet;

South 61°56'13" East a distance of 14.24 feet;

North 28°03'47" East a distance of 13.68 feet;

South 61°56'13" East a distance of 7.41 feet;

North 28°03'47" East a distance of 146.66 feet;

South 61°56'13" East a distance of 31.69 feet;

North 28°03'47" East a distance of 13.67 feet;

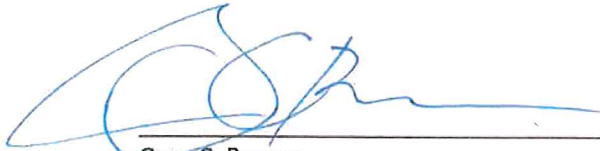
South 61°56'13" East a distance of 61.56 feet;

North 28°05'19" East a distance of 74.70 feet to a point for the beginning of a non-tangent curve to the right;

Southeasterly with said non-tangent curve to the right having a radius of 207.00 feet and a delta angle of 52°20'37", an arc distance of 189.11 feet (the chord of said curve bears South 68°42'56" East a distance of 182.60 feet);

South 37°42'16" East a distance of 61.31 feet to the POINT OF BEGINNING and CONTAINING an area of 6.570 acres of land for a net area of 2.766 acres of land in the herein described tract of land.

This description has been prepared as a result of an on the ground survey completed on July 21, 2017.



Gary C. Bowes
Registered Professional Land Surveyor No. 4053

11/17/2017
Date

Austin Grid: P-37
TCAD ID: 363072



SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SCALE 1" = 100'

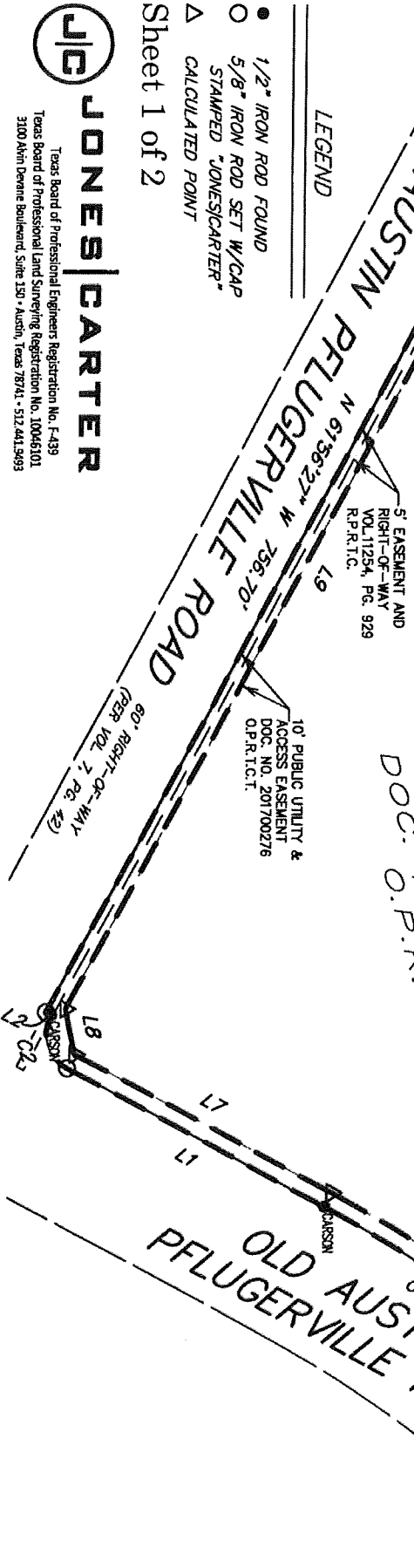
THE COMMONS AT HEATERWILDE AND PECAN, L.P.
 CALLED 38.465 ACRES
 DOC. NO. 2016010717 N 77°59'32" E 441.64'
 O.P.R.T.C.T.

SAVE & EXCEPT TRACT
 6.570 ACRES

LOT 1
 9.336 AC.

CINC AREA
 2.766 ACRES

PECAN DISTRICT SECTION 1
 SUBDIVISION, PLAT 700276
 NO. 201700276
 O.P.R.T.C.T.



JONES CARTER

Texas Board of Professional Engineers Registration No. F-439
 Texas Board of Professional Land Surveying Registration No. 10046101
 3100 Alvin Deane Boulevard, Suite 130 - Austin, Texas 78741 - 512.441.9899

Sheet 1 of 2

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 27°54'44" W	185.20'
L2	S 28°03'33" W	3.70'
L3	N 28°03'33" E	132.50'
L4	S 37°42'16" E	40.85'
L5	S 35°10'04" W	79.53'
L6	S 27°56'39" W	217.11'
L7	S 27°54'44" W	185.20'
L8	S 78°32'27" W	29.44'
L9	N 61°56'27" W	633.93'
L10	N 28°03'33" E	122.50'
L11	N 77°59'32" E	55.62'
L12	S 61°56'13" E	184.24'
L13	N 28°03'47" E	3.09'
L14	S 61°56'13" E	16.90'
L15	N 28°03'47" E	12.00'
L16	S 61°56'13" E	14.24'
L17	N 28°03'47" E	13.68'
L18	S 61°56'13" E	7.41'
L19	N 28°03'47" E	146.66'
L20	S 61°56'13" E	31.69'
L21	N 28°03'47" E	13.67'
L22	S 61°56'13" E	61.56'
L23	N 28°05'19" E	74.70'
L24	S 37°42'16" E	61.31'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	845.00'	155.74'	10°33'37"	S 33°11'33" W	155.52'
C2	25.00'	39.28'	90°01'23"	S 72°55'37" W	35.36'
C3	283.00'	246.63'	49°56'00"	N 53°01'32" E	238.90'
C4	283.00'	297.17'	60°09'53"	S 71°55'31" E	283.70'
C5	855.00'	156.66'	10°29'54"	S 33°09'42" W	156.44'
C6	207.00'	180.40'	49°56'00"	N 53°01'32" E	174.75'
C7	207.00'	189.11'	52°20'37"	S 68°42'56" E	182.60'



[Handwritten Signature]
11/17/2017

Sheet 2 of 2

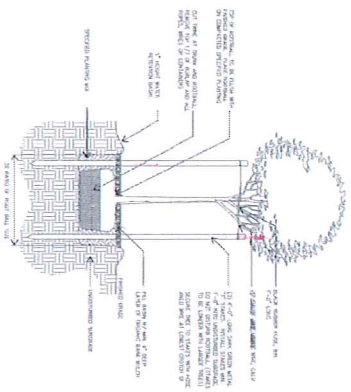


JONES | CARTER

Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046101
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

EXHIBIT B

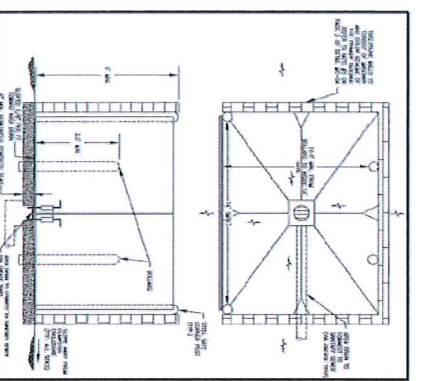
Location of Amenities



1.1 TREE PLANTING DETAIL
NOT TO SCALE

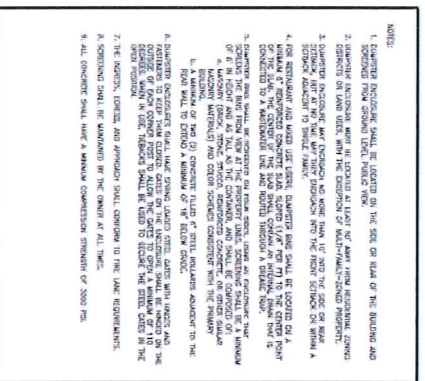
NOTE: IF ESTABLISHING VEGETATION DURING ANY STAGE OF DESIGN, THE USER SHALL CONTACT THE CITY OF PUGLERVILLE, TEXAS CONSERVATION STAFF AT A VARIANCE CONTACT: WATERS@COPV.PRS@AUSTINTEXAS.GOV OR CALL 512-974-2160

TREE PLANTING



CITY OF PUGLERVILLE
DUMPSTER ENCLOSURE WITH INTERNAL DESIGN
PAGE 1 OF 2
CONSTRUCTION DIMENSIONS AND DETAILS

DUMPSTER ENCLOSURE



CITY OF PUGLERVILLE
DUMPSTER ENCLOSURE WITH INTERNAL DESIGN
PAGE 2 OF 2
CONSTRUCTION DIMENSIONS AND DETAILS

DUMPSTER ENCLOSURE

PGS LED

LED LIGHT FIXTURES

ITEM	DESCRIPTION	QTY	UNIT	PRICE
1	PGS LED LIGHT FIXTURE	1	EA	100.00
2	PGS LED LIGHT FIXTURE	1	EA	100.00
3	PGS LED LIGHT FIXTURE	1	EA	100.00
4	PGS LED LIGHT FIXTURE	1	EA	100.00
5	PGS LED LIGHT FIXTURE	1	EA	100.00
6	PGS LED LIGHT FIXTURE	1	EA	100.00
7	PGS LED LIGHT FIXTURE	1	EA	100.00
8	PGS LED LIGHT FIXTURE	1	EA	100.00
9	PGS LED LIGHT FIXTURE	1	EA	100.00
10	PGS LED LIGHT FIXTURE	1	EA	100.00

LIGHT TYPE 1 AND 2 (TYPE CM ON PHOTOMETRICS)
NOTE: LIGHT TYPE 1 IS DOUBLE-HEADED LIGHT TYPE 2 IS A SINGLE FIXTURE. BOTH ARE THE SAME MODEL.

QUWX1 LED

LED LIGHT FIXTURES

ITEM	DESCRIPTION	QTY	UNIT	PRICE
1	QUWX1 LED LIGHT FIXTURE	1	EA	100.00
2	QUWX1 LED LIGHT FIXTURE	1	EA	100.00
3	QUWX1 LED LIGHT FIXTURE	1	EA	100.00
4	QUWX1 LED LIGHT FIXTURE	1	EA	100.00
5	QUWX1 LED LIGHT FIXTURE	1	EA	100.00
6	QUWX1 LED LIGHT FIXTURE	1	EA	100.00
7	QUWX1 LED LIGHT FIXTURE	1	EA	100.00
8	QUWX1 LED LIGHT FIXTURE	1	EA	100.00
9	QUWX1 LED LIGHT FIXTURE	1	EA	100.00
10	QUWX1 LED LIGHT FIXTURE	1	EA	100.00

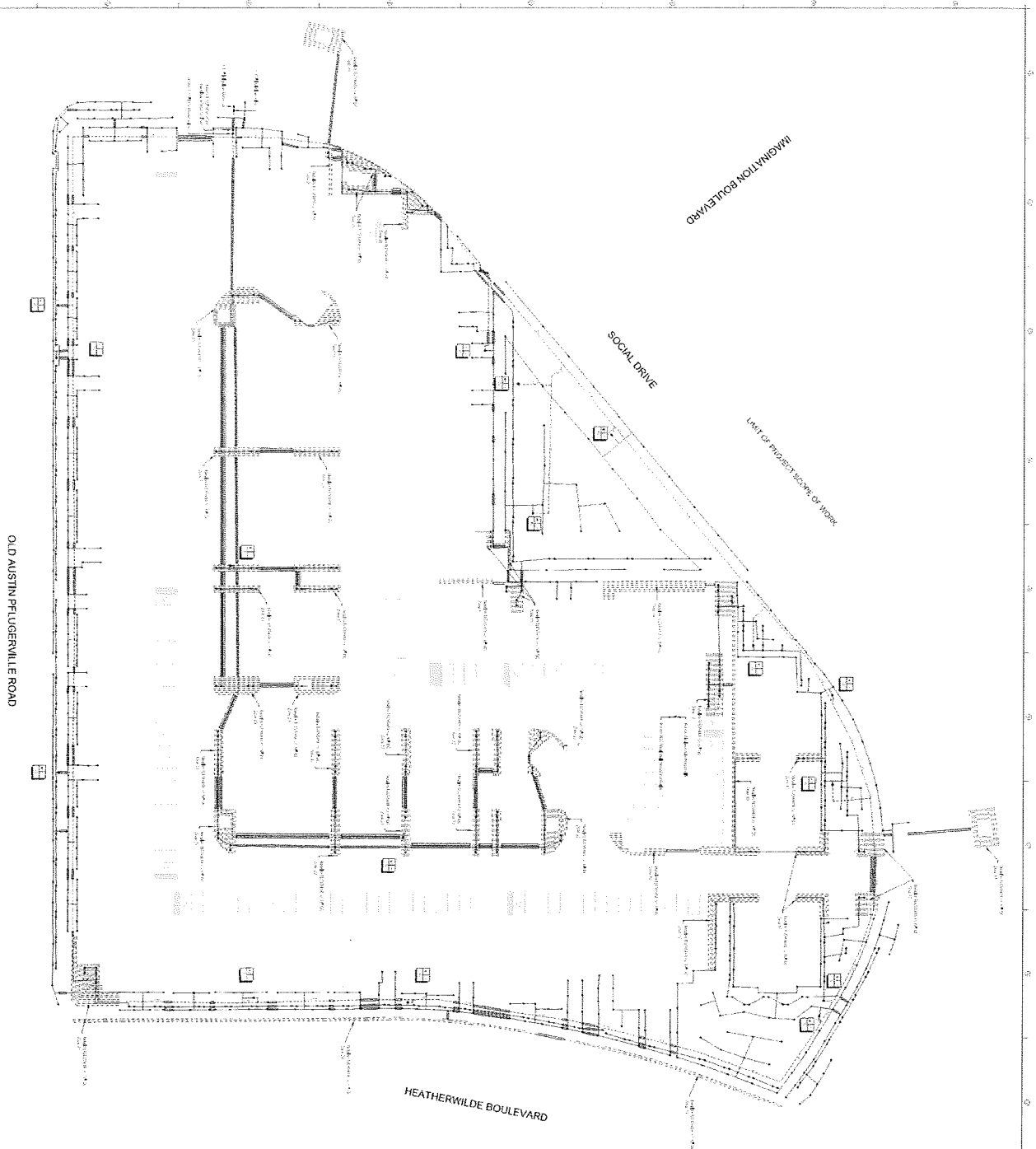
LIGHT TYPE (TYPE W ON PHOTOMETRICS)

MULTIPOINT EDGE

LED LIGHT FIXTURES

ITEM	DESCRIPTION	QTY	UNIT	PRICE
1	MULTIPOINT EDGE LED LIGHT FIXTURE	1	EA	100.00
2	MULTIPOINT EDGE LED LIGHT FIXTURE	1	EA	100.00
3	MULTIPOINT EDGE LED LIGHT FIXTURE	1	EA	100.00
4	MULTIPOINT EDGE LED LIGHT FIXTURE	1	EA	100.00
5	MULTIPOINT EDGE LED LIGHT FIXTURE	1	EA	100.00
6	MULTIPOINT EDGE LED LIGHT FIXTURE	1	EA	100.00
7	MULTIPOINT EDGE LED LIGHT FIXTURE	1	EA	100.00
8	MULTIPOINT EDGE LED LIGHT FIXTURE	1	EA	100.00
9	MULTIPOINT EDGE LED LIGHT FIXTURE	1	EA	100.00
10	MULTIPOINT EDGE LED LIGHT FIXTURE	1	EA	100.00

LIGHT TYPE 4 (TYPE CM ON PHOTOMETRICS)



- IRRIGATION LEGEND & KEYNOTES:**
- ALL PERMANENT TREES**
 - Existing trees to be retained
 - Existing trees to be removed
 - SHRUBS & CONIFEROUS**
 - Existing shrubs to be retained
 - Existing shrubs to be removed
 - TURF**
 - Existing turf to be retained
 - Existing turf to be removed
 - IRRIGATION CONTROLLER AND ASSOCIATED COMPONENTS**
 - Proposed irrigation controller
 - Proposed irrigation components
 - IRRIGATION PIPING**
 - Proposed irrigation piping
 - IRRIGATION VALVES**
 - Proposed irrigation valves
 - IRRIGATION MOUND**
 - Proposed irrigation mound



DESIGNWORKSHOP

Landscaping Architecture • Land Planning
Urban Design • Urban Planning
Civil Engineering • Surveying • Tree Management
400 Barton St, Suite 400
Austin, TX 78701
Phone: 512.733.8000
www.designworkshop.com

JRS

IRRIGATION SYSTEMS

THE PECAN DISTRICT - PHASE 1

PFLUGERVILLE, TX

NOT FOR
CONSTRUCTION

90% CONSTRUCTION
DOCUMENTS

18-01

