2019116786 PLAT Total Pages: 6

PLAT MAP RECORDING SHEET

DEDICATOR(s):

CCD LIBERTY PARKE LLC

SUBDIVISION NAME: LIBERTY PARKE PHASE 4

PROPERTY IS DESCRIBED AS: 36.901 ACRES JOHN B ROBINSON SURVEY ABSTRACT NO 521

SUBMITTED BY: CARLSON BRIGANCE & DOERING INC

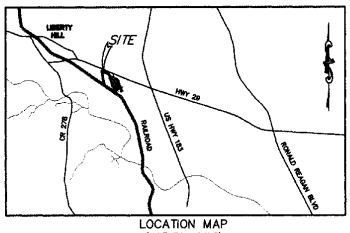
DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2019116786

PLAT Fee: $391.00
12/04/2019 08:28 AM BMCKENZIE

Nancy E. Rister, County Clerk
Williamson County, Texas

LIBERTY PARKE PHASE 4

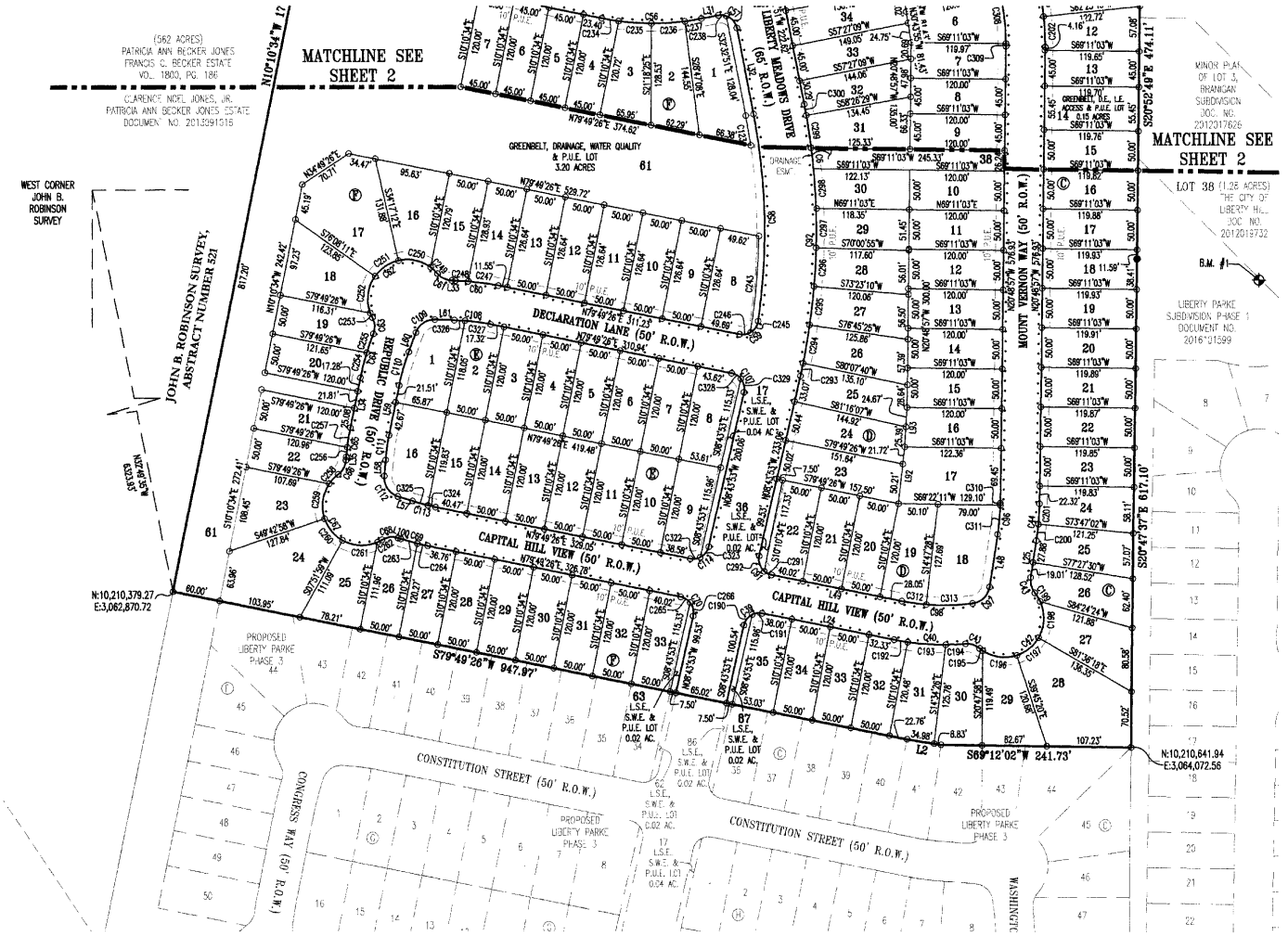


LOCATION MAP
(NOT TO SCALE)

LEGEND

- ● 1/2" IRON ROD FOUND
- ○ 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
- ..... SIDEWALK
- P.U.E. PUBLIC UTILITY EASEMENT
- W.W.E. WASTEWATER EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- S.W.E. SIDEWALK EASEMENT
- W.E. WATER EASEMENT
- D.E. DRAINAGE EASEMENT
- B.S.L. BUILDING SETBACK LINE
- BENCHMARK

SCALE: 1" = 100'



DATE: AUGUST 15, 2019

OWNER/DEVELOPER:
CCD LIBERTY PARKE, LLC
P.O. BOX 171112
AUSTIN, TEXAS 78717
PHONE: (512) 914-7800

ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
PHONE: (512) 280-5160
FAX: (512) 280-5165

TOTAL ACREAGE: 36.901 ACRES
SURVEY: JOHN B. ROBINSON SURVEY, ABSTRACT NUMBER 521

F.E.M.A. MAP NO. 48491C0250E
WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS. DATED SEPTEMBER 26, 2008

STREET RIGHT-OF WAY SUMMARY

	LENGTH	WIDTH	DESIGN SPEED
LIBERTY MEADOWS DRIVE	1452 LF	65 FT R.O.W.	30 MPH
MOUNT VERNON WAY	1,551 LF	50 FT R.O.W.	30 MPH
CAPITAL HILL VIEW	831 LF	50 FT R.O.W.	30 MPH
REVOLUTION ROAD	582 LF	50 FT R.O.W.	30 MPH
DECLARATION LANE	475 LF	50 FT R.O.W.	30 MPH
CANNON WAY	280 LF	50 FT R.O.W.	30 MPH
REPUBLIC DRIVE	269 LF	50 FT R.O.W.	30 MPH
TOTAL R.O.W.	5440 LF	295,084 SF (6.773 AC)	

COMMERCIAL LOTS: 1 LOT
SINGLE FAMILY LOTS: 141 LOTS
SWE, LSE & PUE LOTS: 8 LOTS
SWE, LSE, GREENBELT, DRAINAGE & PUE LOTS: 2 LOTS
SWE, LSE, GREENBELT, DRAINAGE & WATER QUALITY LOTS: 2 LOTS
SWE, LSE, GREENBELT, DRAINAGE & ACCESS EASEMENT LOTS: 1 LOT
TOTAL LOTS: 155 LOTS

SHEET NO. 1 OF 5

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

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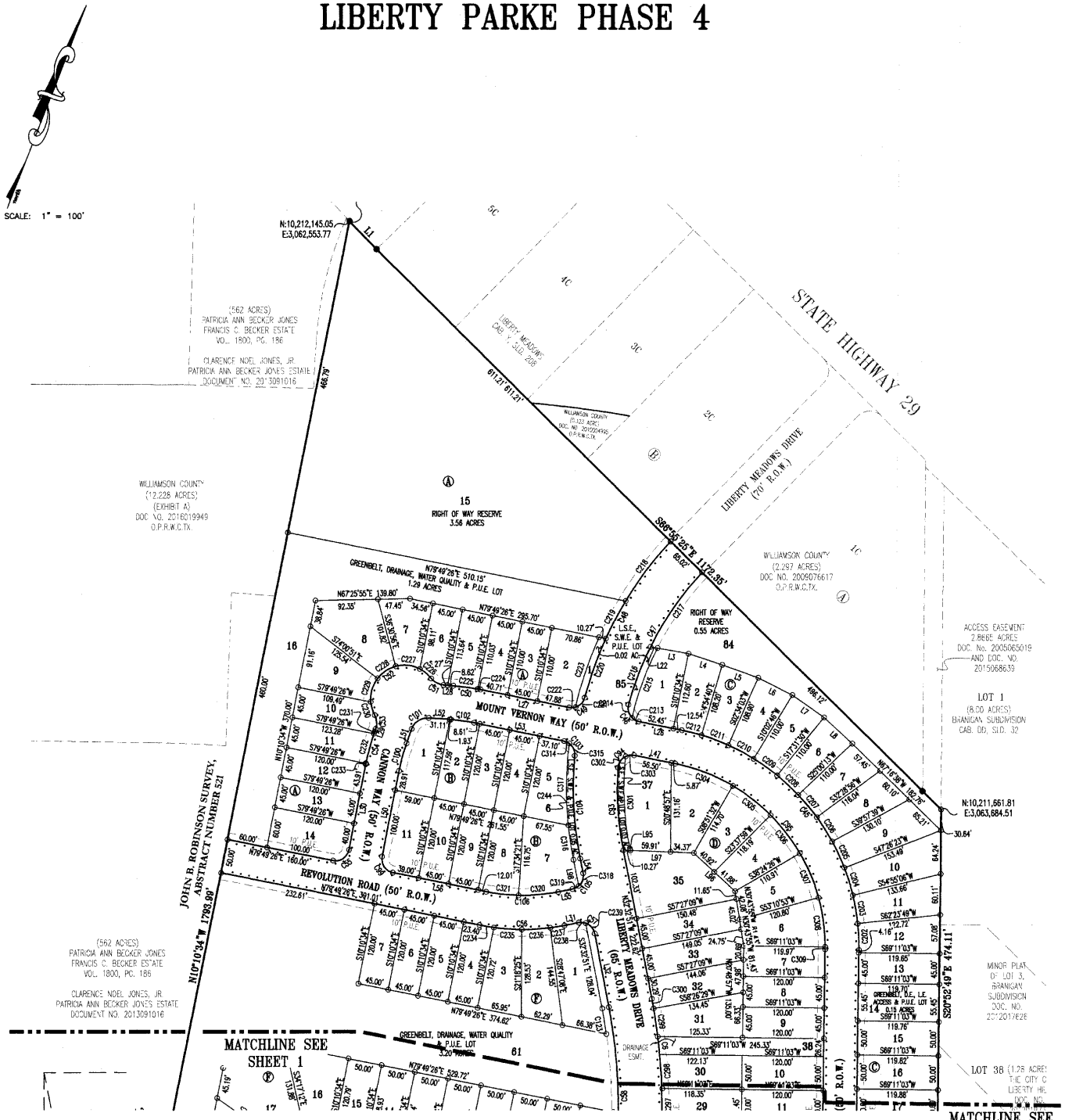
Doc #2019116786

LIBERTY PARKE PHASE 4



Line Table		
Line #	Length	Direction
L1	57.34	S65°33'37"E
L2	43.81	S77°40'57"W
L3	46.55	S78°43'05"W
L4	52.67	S86°36'54"W
L5	56.55	S88°07'14"W
L6	56.68	N84°48'10"W
L7	56.74	N76°12'52"W
L8	56.74	N68°44'08"W
L22	10.44	S78°43'05"W
L24	170.33	N79°49'26"E
L25	46.89	N12°32'30"W
L26	64.99	S79°49'26"W
L27	133.60	N79°49'26"E
L28	14.89	N72°37'22"E
L29	4.24	N01°28'23"W
L30	128.91	N10°10'34"W
L31	21.54	N57°27'09"E
L32	110.71	N32°32'51"W
L33	4.42	N70°10'05"E
L34	64.18	N10°10'34"W

Line Table		
Line #	Length	Direction
L35	4.43	N16°43'40"W
L47	62.38	N79°49'26"E
L48	67.17	N12°32'30"W
L49	168.06	N79°49'26"E
L50	128.91	N10°10'34"W
L51	22.40	N01°28'23"W
L52	33.04	N72°37'22"E
L53	135.71	N79°49'26"E
L54	21.91	N32°32'51"W
L55	21.54	N57°27'09"E
L56	141.01	N79°49'26"E
L57	19.62	N86°00'35"E
L58	20.37	N16°43'40"W
L59	64.18	N10°10'34"W
L60	26.18	N00°56'17"W
L61	24.56	N70°10'05"E
L92	71.93	N15°26'10"W
L93	50.06	N18°06'29"W
L95	2.36	N32°32'51"W
L96	82.80	N68°54'06"W

Line Table		
Line #	Length	Direction
L97	104.55	N70°43'32"E
L98	39.23	N32°32'51"W
L100	3.68	N86°00'35"E

LEGEND

- ● 1/2" IRON ROD FOUND
- ○ 1/2" CAPPED IRON ROD SET (UNLESS OTHERWISE NOTED)
- ..... SIDEWALK
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- D.E. DRAINAGE EASEMENT
- B.S.L. BUILDING SETBACK LINE
- BENCHMARK

SHEET NO. 2 OF 5

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

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Doc#2019116786

LIBERTY PARKE PHASE 4

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C6	26.43	832.50	S27°46'14"E	26.43	13.22	1°49'09"
C39	30.91	20.00	S35°32'47"W	27.93	19.50	88°33'19"
C40	91.16	325.00	N71°47'20"E	90.86	45.88	16°04'13"
C41	19.25	25.00	S85°48'56"W	18.78	10.13	44°07'26"
C42	147.14	50.00	N23°34'23"E	99.51	501.33	168°36'32"
C43	21.03	25.00	S36°38'11"E	20.41	11.18	48°11'23"
C44	46.93	325.00	N16°40'43"W	46.89	23.51	8°16'27"
C45	450.16	325.00	N60°29'45"W	415.03	269.63	79°21'38"
C46	32.85	20.00	S53°07'18"E	29.28	21.49	94°06'32"
C47	224.92	467.50	S07°42'57"W	222.76	114.68	27°33'58"
C48	265.25	532.50	S07°25'17"W	262.52	135.44	28°32'26"
C49	30.25	20.00	N36°29'15"E	27.45	16.87	86°40'22"
C50	40.85	325.00	S76°13'24"W	40.82	20.45	7°12'04"
C51	21.03	25.00	S83°16'58"E	20.41	11.18	48°11'23"
C52	148.77	50.00	S35°34'29"W	99.65	600.17	170°28'31"
C53	21.03	25.00	N25°34'05"W	20.41	11.18	48°11'23"
C54	49.37	325.00	S05°49'29"E	49.32	24.73	8°42'11"
C55	31.42	20.00	N34°49'26"E	28.28	20.00	90°00'00"
C56	126.90	325.00	N68°38'18"E	126.09	64.27	22°22'17"
C57	31.42	20.00	N77°32'51"W	28.28	20.00	90°00'00"
C58	263.19	767.50	N22°43'25"W	261.90	132.90	19°38'51"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C59	32.37	20.00	N33°27'43"E	28.95	20.97	92°43'25"
C60	54.77	325.00	S74°59'45"W	54.71	27.45	9°39'21"
C61	21.03	25.00	S85°44'14"E	20.41	11.18	48°11'23"
C62	146.23	50.00	S34°34'20"W	99.41	459.19	167°34'17"
C63	21.48	25.00	N24°36'06"W	20.82	11.45	49°13'21"
C64	57.77	325.00	S05°05'01"E	57.70	28.96	10°11'06"
C65	37.16	325.00	S13°27'07"E	37.14	18.60	6°33'06"
C66	21.03	25.00	N07°22'02"E	20.41	11.18	48°11'23"
C67	151.53	50.00	S55°21'32"E	99.85	900.24	173°38'31"
C68	21.03	25.00	S61°54'53"W	20.41	11.18	48°11'23"
C69	35.09	325.00	N82°55'00"E	35.07	17.56	6°11'09"
C70	31.92	20.00	N54°27'13"W	28.64	20.51	91°26'41"
C91	31.92	20.00	S54°27'13"E	28.64	20.51	91°26'41"
C92	346.04	832.50	N20°38'22"W	343.56	175.56	23°48'58"
C93	121.84	467.50	S25°04'52"E	121.50	61.27	14°55'58"
C94	34.01	20.00	S31°06'16"W	30.06	22.78	97°28'19"
C95	380.90	275.00	N60°29'45"W	351.18	228.15	79°21'38"
C96	39.71	275.00	N15°40'43"W	39.68	19.89	8°16'27"
C97	32.08	25.00	N24°13'17"E	29.93	18.68	73°31'33"
C98	90.42	275.00	N70°24'15"E	90.02	45.62	18°50'23"
C99	31.42	20.00	S55°10'34"E	28.28	20.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C100	41.77	275.00	S05°49'29"E	41.73	20.93	8°42'11"
C101	32.33	25.00	S35°34'29"W	30.12	18.87	74°05'46"
C102	34.56	275.00	S76°13'24"W	34.54	17.30	7°12'04"
C103	29.31	20.00	N58°11'08"W	26.76	18.00	83°58'51"
C104	151.98	532.50	S24°22'17"E	151.46	76.51	16°21'08"
C105	31.42	20.00	N12°27'09"E	28.28	20.00	90°00'00"
C106	107.37	275.00	N68°38'18"E	106.69	54.38	22°22'17"
C107	31.92	20.00	N54°27'13"W	28.64	20.51	91°26'41"
C108	46.34	275.00	S74°59'45"W	46.29	23.23	9°39'21"
C109	31.04	25.00	S34°35'54"W	29.08	17.88	71°08'22"
C110	44.18	275.00	S05°34'25"E	44.13	22.14	9°12'17"
C111	31.45	275.00	S13°27'07"E	31.43	15.74	6°33'06"
C112	33.71	25.00	S55°21'32"E	31.22	19.98	77°15'46"
C113	29.69	275.00	N82°55'00"E	29.68	14.86	6°11'09"
C114	30.91	20.00	N35°32'47"E	27.93	19.50	88°33'19"
C123	38.10	757.50	N31°06'23"W	38.10	19.06	2°52'56"
C190	17.91	20.00	S16°55'38"W	17.32	9.61	51°19'04"
C191	13.00	20.00	S61°12'19"W	12.77	6.74	37°14'15"
C192	17.67	325.00	N78°15'58"E	17.67	8.84	3°06'56"
C193	48.52	325.00	N72°25'53"E	48.48	24.31	8°33'14"
C194	24.96	325.00	N65°57'15"E	24.96	12.49	4°24'03"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C195	4.95	50.00	S74°57'41"E	4.95	2.48	5°40'39"
C196	45.34	50.00	N76°13'20"E	43.80	24.36	51°57'19"
C197	36.52	50.00	N29°19'11"E	35.71	19.12	41°50'59"
C198	47.87	50.00	N19°01'53"W	46.06	25.95	54°51'09"
C199	12.46	50.00	N53°35'40"W	12.42	6.26	14°16'25"
C200	20.84	325.00	N14°22'44"W	20.84	10.43	3°40'28"
C201	26.09	325.00	N18°30'57"W	26.08	13.05	4°35'58"
C202	38.50	325.00	N24°12'34"W	38.48	19.27	6°47'15"
C203	42.42	325.00	N31°20'33"W	42.39	21.24	7°28'43"
C204	42.42	325.00	N38°49'16"W	42.39	21.24	7°28'43"
C205	42.42	325.00	N46°17'59"W	42.39	21.24	7°28'43"
C206	42.42	325.00	N53°46'42"W	42.39	21.24	7°28'43"
C207	42.42	325.00	N61°15'25"W	42.39	21.24	7°28'43"
C208	42.42	325.00	N68°44'09"W	42.39	21.24	7°28'43"
C209	42.42	325.00	N76°12'52"W	42.39	21.24	7°28'43"
C210	42.42	325.00	N83°41'35"W	42.39	21.24	7°28'43"
C211	42.42	325.00	S88°49'42"W	42.39	21.24	7°28'43"
C212	29.86	325.00	S82°27'23"W	29.85	14.94	5°15'54"
C213	11.52	20.00	S83°40'23"E	11.36	5.93	33°00'22"
C214	21.33	20.00	S36°37'07"E	20.33	11.81	61°06'10"
C215	110.03	457.50	S01°22'14"E	109.77	55.28	13°46'48"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C216	91.52	467.50	S00°27'31"E	91.38	45.91	11°13'01"
C217	133.40	467.50	S13°19'28"W	132.95	67.16	16°20'57"
C218	110.36	532.50	S15°45'15"W	110.16	55.38	11°52'29"
C219	62.65	532.50	S06°26'47"W	62.62	31.36	6°44'29"
C220	92.24	532.50	S01°53'12"E	92.12	46.23	9°55'29"
C221	20.63	20.00	N22°41'59"E	19.73	11.34	59°05'52"
C222	9.63	20.00	N66°02'11"E	9.53	4.91	27°34'30"
C223	108.78	542.50	S02°55'03"E	108.60	54.57	11°29'20"
C224	4.29	325.00	S79°26'45"W	4.29	2.14	0°45'21"
C225	36.56	325.00	S75°50'43"W	36.54	18.30	6°26'42"
C226	22.05	50.00	N71°49'17"W	21.87	11.21	25°16'04"
C227	36.70	50.00	S74°30'52"W	35.89	19.22	42°03'37"
C228	32.72	50.00	S34°44'06"W	32.14	16.97	37°29'55"
C229	36.77	50.00	S05°04'57"E	35.95	19.26	42°08'10"
C230	20.52	50.00	S37°54'24"E	20.37	10.41	23°30'44"
C231	3.12	325.00	S01°44'55"E	3.12	1.56	0°33'03"
C232	45.16	325.00	S06°00'15"E	45.12	22.61	7°57'39"
C233	1.09	325.00	S10°04'49"E	1.09	0.54	0°11'29"
C234	21.62	325.00	N77°55'06"E	21.61	10.81	3°48'40"
C235	41.52	325.00	N72°21'10"E	41.49	20.79	7°19'11"
C236	42.42	325.00	N64°57'13"E	42.39	21.24	7°28'43"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C237	21.34	325.00	N59°20'01"E	21.33	10.67	3°45'42"
C238	10.47	20.00	S72°27'09"W	10.35	5.36	30°00'00"
C239	20.94	20.00	N62°32'51"W	20.00	11.55	60°00'00"
C243	122.62	760.00	N16°20'07"W	122.49	61.44	9°14'40"
C244	171.99	542.50	S23°27'54"E	171.27	86.72	18°09'54"
C245	18.12	20.00	N13°03'25"E	17.51	9.74	51°54'49"
C246	14.25	20.00	N59°25'08"E	13.95	7.44	40°48'36"
C247	38.55	325.00	S76°25'34"W	38.52	19.30	6°47'43"
C248	16.23	325.00	S71°35'54"W	16.22	8.11	2°51'38"
C249	11.59	50.00	N68°17'04"W	11.57	5.82	13°17'04"
C250	43.07	50.00	S80°23'36"W	41.75	22.98	49°21'35"
C251	36.52	50.00	S34°47'19"W	35.71	19.12	41°50'59"
C252	48.80	50.00	S14°05'54"E	46.89	26.54	55°55'26"
C253	6.24	50.00	S45°36'13"E	6.24	3.13	7°09'12"
C254	32.77	325.00	S07°17'14"E	32.76	16.40	5°46'40"
C255	25.00	325.00	S02°11'41"E	24.99	12.51	4°24'27"
C256	12.22	325.00	S15°39'02"E	12.22	6.11	2°09'16"
C257	24.94	325.00	S12°22'29"E	24.94	12.48	4°23'50"
C258	16.58	50.00	S21°57'43"W	16.50	8.37	19°00'01"
C259	46.03	50.00	S13°54'40"E	44.42	24.79	52°44'44"
C260	36.52	50.00	S61°12'31"E	35.71	19.12	41°50'59"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C261	45.85	50.00	N71°35'45"E	44.26	24.68	52°32'28"
C262	6.55	50.00	N41°34'22"E	6.54	3.28	7°30'19"
C263	21.85	325.00	N84°05'02"E	21.84	10.93	3°51'05"
C264	13.24	325.00	N80°59'28"E	13.24	6.62	2°20'04"
C265	14.01	20.00	N80°06'46"W	13.72	7.30	40°07'37"
C266	17.91	20.00	N34°23'25"W	17.32	9.61	51°19'04"
C291	10.45	20.00	S85°12'22"E	10.33	5.35	29°56'24"
C292	21.47	20.00	S39°29'02"E	20.45	11.90	61°30'17"
C293	16.58	832.50	N09°18'07"W	16.58	8.29	1°08'27"
C294	48.98	832.50	N11°33'28"W	48.97	24.50	3°22'15"
C295	48.98	832.50	N14°55'43"W	48.97	24.50	3°22'15"
C296	48.98	832.50	N18°17'58"W	48.97	24.50	3°22'15"
C297	49.76	832.50	N21°41'50"W	49.75	24.89	3°25'29"
C298	50.15	832.50	N25°08'07"W	50.14	25.08	3°27'05"
C299	41.83	832.50	N30°07'10"W	41.82	20.92	2°52'43"
C300	14.36	832.50	N32°03'11"W	14.36	7.18	0°59'19"
C301	136.75	457.50	S23°59'04"E	136.24	68.89	17°07'34"
C302	21.33	20.00	S12°56'12"W	20.33	11.81	61°06'10"
C303	12.68	20.00	S61°39'21"W	12.47	6.56	36°20'09"
C304	91.36	275.00	S89°20'29"W	90.94	46.11	19°02'06"
C305	70.91	275.00	N73°45'14"W	70.71	35.65	14°46'27"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C306	70.91	275.00	N58°58'47"W	70.71	35.65	14°46'27"
C307	70.91	275.00	N44°12'21"W	70.71	35.65	14°46'27"
C308	73.06	275.00	N29°12'30"W	72.84	36.74	15°13'16"
C309	3.75	275.00	N21°12'24"W	3.75	1.88	0°46'55"
C310	2.58	275.00	N20°32'50"W	2.58	1.29	0°32'14"
C311	37.13	275.00	N16°24'36"W	37.11	18.60	7°44'13"
C312	31.56	275.00	N76°32'08"E	31.55	15.80	6°34'34"
C313	58.86	275.00	N67°06'58"E	58.75	29.54	12°15'49"
C314	8.69	20.00	N87°44'04"W	8.62	4.41	24°52'59"
C315	20.63	20.00	N45°44'39"W	19.73	11.34	59°05'52"
C316	51.56	542.50	S29°49'28"E	51.55	25.80	5°26'46"
C317	120.43	542.50	S20°44'31"E	120.18	60.46	12°43'08"
C318	20.94	20.00	N02°32'51"W	20.00	11.55	60°00'00"
C319	10.47	20.00	N42°27'09"E	10.35	5.36	30°00'00"
C320	59.11	275.00	N63°36'36"E	58.99	29.67	12°18'53"
C321	48.27	275.00	N74°47'44"E	48.21	24.20	10°03'23"
C322	13.00	20.00	N61°12'19"E	12.77	6.74	37°14'15"
C323	17.91	20.00	N16°55'38"E	17.32	9.61	51°19'04"
C324	9.53	275.00	N80°49'01"E	9.53	4.77	1°59'10"
C325	20.16	275.00	N83°54'35"E	20.15	10.08	4°11'59"
C326	13.56	275.00	S71°34'58"W	13.56	6.79	2°49'48"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C327	32.76	275.00	S76°24'39"W	32.74	16.40	6°49'33"
C328	14.01	20.00	N80°06'46"W	13.72	7.30	40°07'37"
C329	17.91	20.00	N34°23'25"W	17.32	9.61	51°19'04"

Carlson, Brigance & Doering, Inc.
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Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

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Doc #2019116786

LIBERTY PARKE PHASE 4

FIELD NOTES

BEING ALL OF THAT CERTAIN 36.901 ACRE TRACT OF LAND, OUT OF AND A PART OF THE JOHN B. ROBINSON SURVEY, ABSTRACT NUMBER 521, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS A PORTION OF A CALLED 72.575 ACRE TRACT OF LAND CONVEYED TO CCD LIBERTY PARKE, LLC., IN DOCUMENT NUMBER 2015106670 AND A PORTION OF A CALLED 2.8665 ACRE TRACT OF LAND CONVEYED TO CCD LIBERTY PARKE, LLC., IN DOCUMENT NUMBER 2015068701, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 36.901 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT THE NORTHERNMOST CORNER OF SAID 72.575 ACRE TRACT, SAME BEING AN EASTERN CORNER OF A CALLED 562 ACRE TRACT OF LAND CONVEYED TO CLARENCE NOEL JONES, JR. AND PATRICIA ANN BECKER JONES ESTATE IN DOCUMENT NUMBER 2013091016 (O.P.R.W.C.TX.), ALSO BEING IN THE SOUTHWESTERN LINE OF LOT 6C OF LIBERTY MEADOWS, A SUBDIVISION RECORDED IN CABINET Y, SLIDE 208-209 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (P.R.W.C.TX.), FOR THE NORTHERNMOST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT,

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID 72.575 ACRE TRACT, SAID LIBERTY MEADOWS, AND CROSSING SAID 2.8665 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

1) S65°33'37"E, A DISTANCE OF 57.34 FEET TO A CAPPED ½" IRON ROD FOUND STAMPED "WALKER", AND
2) S66°55'25"E, A DISTANCE OF 1,172.35 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", BEING A POINT ON AN EASTERN BOUNDARY LINE OF SAID 2.8665 ACRE TRACT AND BEING ALSO A POINT ON A WESTERN BOUNDARY LINE OF LOT 1, BRANIGAN SUBDIVISION, A SUBDIVISION RECORDED IN CABINET DD, SLIDE 32 (P.R.W.C.TX.),

THENCE, WITH COMMON BOUNDARY LINE OF SAID 2.8665 ACRE TRACT, SAID BRANIGAN SUBDIVISION, MINOR PLAT OF LOT 3, BRANIGAN SUBDIVISION, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2012017626 (O.P.R.W.C.TX.), AND LIBERTY PARKE SUBDIVISION PHASE 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2016101599 (O.P.R.W.C.TX.), THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2,

1) S20°49'53"E, A DISTANCE OF 474.11 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", AND
2) S20°47'37"E, A DISTANCE OF 617.10 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", FOR THE EASTERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,

THENCE, OVER AND ACROSS SAID 2.8665 ACRES AND SAID 72.575 ACRES, THE FOLLOWING THREE (3) COURSES AND DISTANCES, NUMBERED 1 THROUGH 3,

1) S69°12'02"W, A DISTANCE OF 241.73 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", FOR AN EXTERIOR CORNER OF THE HEREIN DESCRIBED TRACT OF LAND,
2) S77°40'57"W, A DISTANCE OF 43.81 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", FOR AN EXTERIOR CORNER OF THE HERIN DESCRIBED TRACT OF LAND, AND
3) S79°49'26"W, A DISTANCE OF 947.97 FEET TO A CAPPED ½" IRON ROD SET STAMPED "CBD SETSTONE", FOR THE SOUTHERNMOST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING IN THE SOUTHWEST LINE OF THE AFORESAID 562 ACRE TRACT,

THENCE, WITH THE COMMON LINE OF SAID 72.575 ACRE TRACT AND SAID 562 ACRE TRACT, N10°10'34"W, A DISTANCE OF 1793.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.901 ACRES OF LAND.

NOTES:

1. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 5, SUBDIVISIONS AND PUBLIC IMPROVEMENTS, CITY OF LIBERTY HILL UNIFIED DEVELOPMENT CODE AND WITH THE DESIGN AND CONSTRUCTION STANDARDS.

2. A TEN FOOT (10') PUE ABUTTING AND ALONG THE STREET PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREETSIDE PROPERTY LOTS SHOWN HEREON. A FIVE FOOT (5') PUE IS HEREBY DEDICATED, CENTERED ON ALL SIDE LOT LINES.

3. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 4, ZONING AND LOT DESIGN STANDARDS, CITY OF LIBERTY HILL UNIFIED DEVELOPMENT CODE.

4. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.

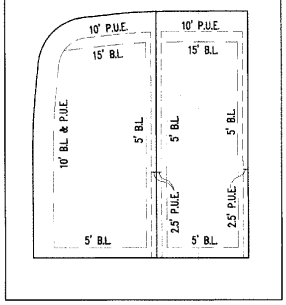
5. THIS PLAT CONFORMS WITH THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON

FEBRUARY 27, 2016.

6. THIS SUBDIVISION IS LOCATED WHOLLY WITHIN THE CITY LIMITS OF LIBERTY HILL.

TYPICAL LOT SETBACK AND P.U.E.

NOT TO SCALE



BLOCK A		BLOCK C		BLOCK D		BLOCK F	
LOT 1:	0.024 AC	LOT 18:	0.138 AC	LOT 31:	0.160 AC	LOT 25:	0.148 AC
LOT 2:	0.157 AC	LOT 19:	0.138 AC	LOT 32:	0.147 AC	LOT 26:	0.138 AC
LOT 3:	0.114 AC	LOT 20:	0.138 AC	LOT 33:	0.152 AC	LOT 27:	0.138 AC
LOT 4:	0.114 AC	LOT 21:	0.138 AC	LOT 34:	0.155 AC	LOT 28:	0.138 AC
LOT 5:	0.115 AC	LOT 22:	0.138 AC	LOT 35:	0.262 AC	LOT 29:	0.138 AC
LOT 6:	0.112 AC	LOT 23:	0.138 AC	LOT 36:	0.023 AC	LOT 30:	0.138 AC
LOT 7:	0.132 AC	LOT 24:	0.147 AC	LOT 37:	0.031 AC	LOT 31:	0.138 AC
LOT 8:	0.208 AC	LOT 25:	0.151 AC	LOT 38:	0.147 AC	LOT 32:	0.138 AC
LOT 9:	0.161 AC	LOT 26:	0.159 AC			LOT 33:	0.141 AC
LOT 10:	0.123 AC	LOT 27:	0.169 AC	BLOCK E		LOT 61:	3.204 AC
LOT 11:	0.125 AC	LOT 28:	0.309 AC	LOT 1:	0.161 AC	LOT 63:	0.019 AC
LOT 12:	0.124 AC	LOT 29:	0.165 AC	LOT 2:	0.137 AC		
LOT 13:	0.124 AC	LOT 30:	0.156 AC	LOT 3:	0.138 AC		
LOT 14:	0.163 AC	LOT 31:	0.149 AC	LOT 4:	0.138 AC		
LOT 15:	3.557 AC	LOT 32:	0.138 AC	LOT 5:	0.138 AC		
LOT 16:	1.287 AC	LOT 33:	0.138 AC	LOT 6:	0.138 AC		
		LOT 34:	0.138 AC	LOT 7:	0.138 AC		
BLOCK B		LOT 35:	0.142 AC	LOT 8:	0.151 AC		
LOT 1:	0.146 AC	LOT 84:	0.549 AC	LOT 9:	0.143 AC		
LOT 2:	0.123 AC	LOT 85:	0.024 AC	LOT 10:	0.138 AC		
LOT 3:	0.124 AC	LOT 87:	0.019 AC	LOT 11:	0.138 AC		
LOT 4:	0.124 AC			LOT 12:	0.138 AC		
LOT 5:	0.149 AC	BLOCK D		LOT 13:	0.138 AC		
LOT 6:	0.046 AC	LOT 1:	0.211 AC	LOT 14:	0.138 AC		
LOT 7:	0.189 AC	LOT 2:	0.183 AC	LOT 15:	0.138 AC		
LOT 8:	0.144 AC	LOT 3:	0.150 AC	LOT 16:	0.171 AC		
LOT 9:	0.124 AC	LOT 4:	0.149 AC	LOT 17:	0.038 AC		
LOT 10:	0.124 AC	LOT 5:	0.150 AC				
LOT 11:	0.161 AC	LOT 6:	0.156 AC	BLOCK F			
		LOT 7:	0.124 AC	LOT 1:	0.208 AC		
BLOCK C		LOT 8:	0.124 AC	LOT 2:	0.160 AC		
LOT 1:	0.147 AC	LOT 9:	0.124 AC	LOT 3:	0.152 AC		
LOT 2:	0.120 AC	LOT 10:	0.138 AC	LOT 4:	0.124 AC		
LOT 3:	0.123 AC	LOT 11:	0.138 AC	LOT 5:	0.124 AC		
LOT 4:	0.124 AC	LOT 12:	0.138 AC	LOT 6:	0.124 AC		
LOT 5:	0.124 AC	LOT 13:	0.138 AC	LOT 7:	0.124 AC		
LOT 6:	0.124 AC	LOT 14:	0.138 AC	LOT 8:	0.168 AC		
LOT 7:	0.128 AC	LOT 15:	0.138 AC	LOT 9:	0.145 AC		
LOT 8:	0.142 AC	LOT 16:	0.139 AC	LOT 10:	0.145 AC		
LOT 9:	0.167 AC	LOT 17:	0.207 AC	LOT 11:	0.145 AC		
LOT 10:	0.170 AC	LOT 18:	0.227 AC	LOT 12:	0.145 AC		
LOT 11:	0.149 AC	LOT 19:	0.156 AC	LOT 13:	0.145 AC		
LOT 12:	0.138 AC	LOT 20:	0.138 AC	LOT 14:	0.146 AC		
LOT 13:	0.124 AC	LOT 21:	0.138 AC	LOT 15:	0.148 AC		
LOT 14:	0.152 AC	LOT 22:	0.138 AC	LOT 16:	0.187 AC		
LOT 15:	0.137 AC	LOT 23:	0.177 AC	LOT 17:	0.285 AC		
LOT 16:	0.138 AC	LOT 24:	0.166 AC	LOT 18:	0.184 AC		
LOT 17:	0.138 AC	LOT 25:	0.164 AC	LOT 19:	0.141 AC		
LOT 18:	0.138 AC	LOT 26:	0.158 AC	LOT 20:	0.138 AC		
LOT 19:	0.138 AC	LOT 27:	0.148 AC	LOT 21:	0.138 AC		
LOT 16:	0.138 AC	LOT 28:	0.143 AC	LOT 22:	0.136 AC		
LOT 17:	0.138 AC	LOT 29:	0.137 AC	LOT 23:	0.189 AC		
		LOT 30:	0.138 AC	LOT 24:	0.275 AC		

FLOODPLAIN NOTES:

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OR ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48491C0250E DATED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

BENCHMARK NOTE:

1. A CAPPED IRON ROD FOUND STAMPED "DODD", LOCATED IN LOT 38, BLOCK A, LIBERTY PARKE SUBDIVISION PHASE 1, A SUBDIVISION RECORDED IN DOCUMENT NUMBER 2016101559 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. ELEVATION = 1002.05 FEET MSL. (SEE DETAIL "A" SHEET 1)

2. A 1/2" IRON ROD SET IN THE CITY OF AUSTIN 100' RAILROAD RIGHT-OF-WAY. ELEVATION = 974.61 FEET MSL. (SHOWN ON SHEET 2)

Doc# 2019116786

SHEET NO. 4 OF 5

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791 ◆ REG. # 10024900
Civil Engineering ◆ Surveying
5501 West William Cannon ◆ Austin, Texas 78749
Phone No. (512) 280-5160 ◆ Fax No. (512) 280-5165

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LIBERTY PARKE PHASE 4

STATE OF TEXAS
COUNTY OF WILLIAMSON KNOW ALL MEN BY THESE PRESENTS:

I, TODD McCULLOUGH, MANAGING MEMBER OF CCD LIBERTY PARKE, LLC, A LIMITED LIABILITY CORPORATION IN THE STATE OF TEXAS, BEING MORE PARTICULARLY DESCRIBED AS A PORTION OF THE REMAINDER OF A CALLED 72.575 ACRE TRACT OF LAND CONVEYED TO CCD LIBERTY PARKE, LLC., IN DOCUMENT NUMBER 2015106670 AND A PORTION OF A CALLED 2.8665 ACRE TRACT OF LAND CONVEYED TO CCD LIBERTY PARKE, LLC., IN DOCUMENT NUMBER 2015068701, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT. THIS SUBDIVISION IS TO BE KNOWN AS:

LIBERTY PARKE SUBDIVISION PHASE 4

* I/WE DO HEREBY STATE THAT THERE ARE NO LIENHOLDERS OF THE CERTAIN TRACT OF LAND *

TO CERTIFY WHICH, WITNESS MY HAND, THIS 19th DAY OF NOVEMBER, 20 19, A.D.

CCD LIBERTY PARKE, LLC Todd McCullough
P.O. BOX 171112
AUSTIN, TEXAS 78717

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THE UNDERSIGNED AFFIANT, WHO, FIRST DULY SWORN UPON HIS/HER OATH DID STATE:

"MY NAME IS TODD McCULLOUGH. I AM OVER THE AGE OF EIGHTEEN YEARS.

CCD LIBERTY PARKE, LLC., IS THE SOLE OWNER OF THE PROPERTY DESCRIBED IN THE PLAT OF THE SUBDIVISION TO BE KNOWN AS LIBERTY PARK SUBDIVISION PHASE 4. I AM THE OWNER OR AUTHORIZED REPRESENTATIVE OF THE OWNER.

THE ORIGINAL TAX CERTIFICATE(S) ATTACHED TO THE PLAT OF THE SUBDIVISION DESCRIBE ALL OF THE PROPERTY CONTAINED WITHIN THE SUBDIVISION AND ALL TAXING ENTITIES WITH JURISDICTION OVER THE SUBDIVISION."

(SIGNATURE)

Todd McCullough
(PRINTED NAME)

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED TODD McCULLOUGH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 19th DAY OF NOVEMBER, 20 19.

NOTARY PUBLIC, STATE OF TEXAS

GARY W. GIBBS
Notary Public, State of Texas
Comm. Expires 12-11-2023
Notary ID 10906237

APPROVED, ON THE 25th DAY OF November, 20 19.

ATTEST: Liz Rundzieher
~~CONNIE FULLER, MAYOR CITY OF LIBERTY HILL, TEXAS~~
Liz Rundzieher - Mayor Pro Tem
BARBARA ZWERNEMANN, CITY SECRETARY CITY OF LIBERTY HILL, TEXAS

CITY OF LIBERTY HILL INCORPORATED 1999

APPROVED THIS 25th DAY OF November, 20 19, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF LIBERTY HILL, TEXAS AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

CHAIRMAN, PLANNING AND ZONING COMMISSION (WES GRIFFIN)

STATE OF TEXAS
COUNTY OF WILLIAMSON KNOW ALL MEN BY THESE PRESENTS:

I, NANCY E. RISTER, CLERK OF SAID COUNTY TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 4th DAY OF December, 20 19 A.D. AT 8:15 O'CLOCK A.M. AND DULY RECORDED THIS THE 4th DAY OF December, 20 19 A.D. AT 8:28 O'CLOCK A.M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN INSTRUMENT NO. 2019116786.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY Brenda McKenzie
DEPUTY Brenda McKenzie

COUNTY COURT WILLIAMSON COUNTY, TEXAS

FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48491C 0250E FOR WILLIAMSON COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, CHARLES R. BRIGANCE, JR., P.E., DO HEREBY CERTIFY THAT THIS PLAT IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE AND THAT ANY AREA WHICH IS SUBJECT TO A 1% CHANCE OF FLOODING DURING ANY GIVEN YEAR IS FULLY CONTAINED WITHIN DRAINAGE EASEMENTS SHOWN HEREON.

ENGINEERING BY: 11/19/2019
CHARLES R. BRIGANCE, JR., P.E. NO. 64346 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
charlesbrigance@cbdeng.com

STATE OF TEXAS
CHARLES R. BRIGANCE JR.
64346
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, AARON V. THOMASON, R.P.L.S., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE LIBERTY HILL SUBDIVISION ORDINANCE. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS PER TITLE COMMITMENT FROM STEWART TITLE GUARANTY COMPANY, FILE NUMBER 01247-38871a AND FILE NUMBER 01247-38153 AND THE PLAT IS IN CONFORMANCE WITH THE LIBERTY HILL SUBDIVISION ORDINANCE.

SURVEYED BY: 19NOV2019
AARON V. THOMASON, R.P.L.S. NO. 6214 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
aaron@cbdeng.com

STATE OF TEXAS
REGISTERED
AARON V. THOMASON
6214
PROFESSIONAL LAND SURVEYOR

SHEET NO. 5 OF 5

Carlson, Brigance & Doering, Inc.
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