



PLAT MAP RECORDING SHEET

DEDICATOR(s):

CCD LIBERTY PARKE LLC

SUBDIVISION NAME: LIBERTY PARKE PHASE 1

PROPERTY IS DESCRIBED AS: 26.28 ACRES JOHN B ROBINSON SURVEY
ABSTRACT NO 521

SUBMITTED BY: SOUTHWEST LAND SERVICES

DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2016101599

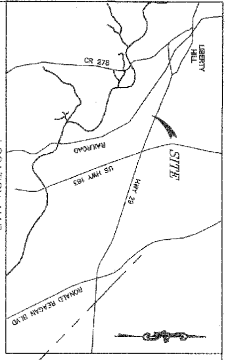
PLAT Fee: \$316.00
10/28/2016 02:47 PM Cpelps



Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas

Doc# 2016101599

LIBERTY PARK SUBDIVISION PHASE I
 A 26.28 ACRE SUBDIVISION SITUATED IN THE JOHN B. ROBINSON SURVEY,
 ABSTRACT NO. 521, WILLIAMSON COUNTY, TEXAS.



- LEGEND:**
- 1/2" IRON ROD FOUND
 - ▲ 1/2" IRON ROD FOUND
 - ▲ 800 MAIL FOUND
 - ▲ TYPE I CONCRETE MONUMENT FOUND
 - A.E. ACCESS EASEMENT
 - B.L. BUILDING LINE (PER PLAN)
 - D.E. DRAINAGE AND STORM SEWER EASEMENT
 - H.O.A. HOME OWNERS ASSOCIATION
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - U.E. UTILITY EASEMENT
 - W.E. WATERLINE EASEMENT
- P.R.M.C. PLAT RECORDS WILLIAMSON COUNTY, TEXAS
 O.P.R.M.C. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
WMS *Williamson Maps & Surveys, Inc.*

OWNER/DEVELOPER:
 CARROLL AGGREGATES LTD.
 4001 SHERWOOD SPRING BLVD.
 AUSTIN, TEXAS 78749
 (512) 785-0886

SURVEYOR:
 FRED L. DODD, JR.
 DODD SURVEYING & MAPPING CO.
 5501 WILLIAM CAMDEN DRIVE
 AUSTIN, TEXAS 78749
 (512) 885-8888 PH
 (512) 280-5188 FAX

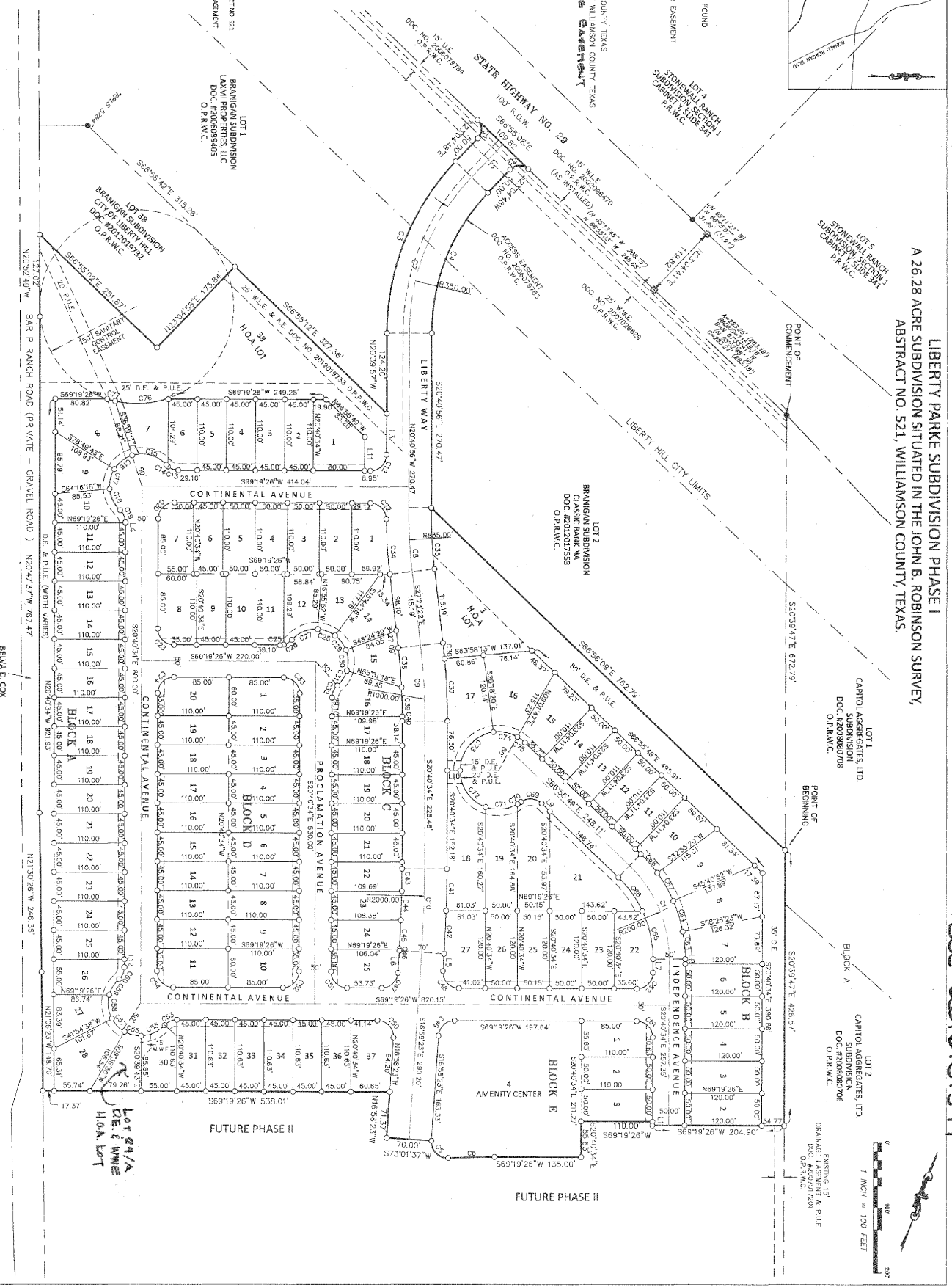
ENGINEER:
 CHARLES BRIDGEMAN, PE
 BRIDGEMAN ENGINEERING, INC.
 5501 WILLIAM CAMDEN DRIVE
 AUSTIN, TEXAS 78749
 (512) 280-5188 FAX

SITE ADDRESS:
 W. HWY 29
 LIBERTY HILL, TEXAS 78644

PLAT SUMMARY:
 ACRES: 26.28
 NUMBER OF BLOCKS: 19 (A THROUGH S)
 NUMBER OF LOTS: 148 (RESIDENTIAL & COMMUNITY/AMENITY)
 SUBMITTAL DATE: _____
 P&Z REVIEW DATE: _____

DATE OF PLAN: 04/12/2016

REVISION	DATE	CORRECTED	CHECKED



SHEET 1 OF 3 SHEETS

THIS PLAT CONFORMS WITH THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON _____ DAY OF _____ 2016.

DODD
 SURVEYING & MAPPING CO.
 PROFESSIONAL LAND SURVEYORS
 TEXAS FIRM LICENSE NO. 10193745
 203 W. MAIN ST., SUITE D, FLORENCEVILLE, TX 78660
 (512) 553-5705 www.doddsurveying.com

LIBERTY PARKE SUBDIVISION PHASE
A 26.28 ACRE SUBDIVISION SITUATED IN THE JOHN B. ROBINSON SURVEY,
ABSTRACT NO. 521, WILLAMSON COUNTY, TEXAS.

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 NUMBER: 484931000E DATED SEPTEMBER 25, 2008 FOR WILLAMSON COUNTY, TEXAS.

NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLAMSON COUNTY FLOODPLAIN ADMINISTRATION.

THE MINIMUM FLOORED FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST 500' ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETERS OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.

ACQUIRE NOTE:

THIS PROJECT IS IN THE EDWARD'S ACQUIRE CONTRIBUTING ZONE.

BENCHMARK NOTE:

1. THE MOST SOUTHERN CORNER OF A CONCRETE WALL LOCATED ON ADJACENT LOT 38 CONVEYED TO THE CITY OF LIBERTY HILL. ELEVATION = 1002.22 FEET MSL.
2. 2/8 INCH BEARER WITH ALUMINUM CAP IN THE NORTH RIGHT-OF-WAY OF HWY 29, APPROX. N70°48'36"W, 888.8 FEET FROM THE CENTRAL LINE OF LIBERTY PARK DRIVE BENEW AT HWY 29, APPROX. 30 FEET FROM EDGE OF ASPHALT. TOWN STATION M54. ELEVATION = 922.43 FEET MSL.

ALL BEARINGS ARE BASED ON GRID BEARINGS. DISTANCES ARE SURFACE DISTANCES. CORNER AND SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL ZONE CONG. ZONE 4 CONVERGED SCALE FACTOR OF 0.99983.

NOTES:

1. SURFACE 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 ADJUTING AND ADJOINING THE STREET PROPERTY LINE (STREETS) DEDICATED DEDICATED, CENTERED ON ALL SIDE 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 FENCINGS OR STORAGE, SHALL BE PERMITTED IN ANY SHADAGE EASEMENTS SHOWN HEREON.
5. THIS PLAT CONFORMS WITH THE PRELIMINARY PLAT APPROVED BY THE PLANNING AND ZONING COMMISSION ON _____ 20____.
6. THIS SUBDIVISION IS LOCATED WHOLLY WITHIN THE CITY LIMITS OF LIBERTY HILL.

PHASE 1 LOT SUMMARY
144 TOTAL LOTS

110 SINGLE FAMILY RESIDENTIAL TYPE LOTS	BLOCK C	BLOCK D	BLOCK E
LOT 1: 0.16 AC	LOT 1: 0.14 AC	LOT 1: 0.15 AC	LOT 1: 0.14 AC
LOT 2: 0.11 AC	LOT 2: 0.11 AC	LOT 2: 0.11 AC	LOT 2: 0.11 AC
LOT 3: 0.11 AC	LOT 3: 0.11 AC	LOT 3: 0.11 AC	LOT 3: 0.11 AC
LOT 4: 0.11 AC	LOT 4: 0.11 AC	LOT 4: 0.11 AC	LOT 4: 0.11 AC
LOT 5: 0.11 AC	LOT 5: 0.11 AC	LOT 5: 0.11 AC	LOT 5: 0.11 AC
LOT 6: 0.11 AC	LOT 6: 0.11 AC	LOT 6: 0.11 AC	LOT 6: 0.11 AC
LOT 7: 0.13 AC	LOT 7: 0.14 AC	LOT 7: 0.14 AC	LOT 7: 0.14 AC
LOT 8: 0.11 AC	LOT 8: 0.11 AC	LOT 8: 0.11 AC	LOT 8: 0.11 AC
LOT 9: 0.11 AC	LOT 9: 0.11 AC	LOT 9: 0.11 AC	LOT 9: 0.11 AC
LOT 10: 0.11 AC	LOT 10: 0.11 AC	LOT 10: 0.11 AC	LOT 10: 0.11 AC
LOT 11: 0.11 AC	LOT 11: 0.11 AC	LOT 11: 0.11 AC	LOT 11: 0.11 AC
LOT 12: 0.11 AC	LOT 12: 0.12 AC	LOT 12: 0.12 AC	LOT 12: 0.12 AC
LOT 13: 0.11 AC	LOT 13: 0.12 AC	LOT 13: 0.12 AC	LOT 13: 0.12 AC
LOT 14: 0.11 AC	LOT 14: 0.12 AC	LOT 14: 0.12 AC	LOT 14: 0.12 AC
LOT 15: 0.11 AC	LOT 15: 0.14 AC	LOT 15: 0.14 AC	LOT 15: 0.14 AC
LOT 16: 0.11 AC	LOT 16: 0.11 AC	LOT 16: 0.11 AC	LOT 16: 0.11 AC
LOT 17: 0.11 AC	LOT 17: 0.11 AC	LOT 17: 0.11 AC	LOT 17: 0.11 AC
LOT 18: 0.11 AC	LOT 18: 0.11 AC	LOT 18: 0.11 AC	LOT 18: 0.11 AC
LOT 19: 0.11 AC	LOT 19: 0.11 AC	LOT 19: 0.11 AC	LOT 19: 0.11 AC
LOT 20: 0.11 AC	LOT 20: 0.11 AC	LOT 20: 0.11 AC	LOT 20: 0.11 AC
LOT 21: 0.11 AC	LOT 21: 0.11 AC	LOT 21: 0.11 AC	LOT 21: 0.11 AC
LOT 22: 0.11 AC	LOT 22: 0.11 AC	LOT 22: 0.11 AC	LOT 22: 0.11 AC
LOT 23: 0.11 AC	LOT 23: 0.11 AC	LOT 23: 0.11 AC	LOT 23: 0.11 AC
LOT 24: 0.11 AC	LOT 24: 0.11 AC	LOT 24: 0.11 AC	LOT 24: 0.11 AC
LOT 25: 0.11 AC	LOT 25: 0.11 AC	LOT 25: 0.11 AC	LOT 25: 0.11 AC
LOT 26: 0.14 AC	LOT 26: 0.14 AC	LOT 26: 0.14 AC	LOT 26: 0.14 AC
LOT 27: 0.14 AC	LOT 27: 0.14 AC	LOT 27: 0.14 AC	LOT 27: 0.14 AC

4 COMMUNITY TYPE LOTS

LOT 38: BLOCK A: HOME OWNER'S ASSIGNMENT AND DRAINAGE EASEMENT 2.25 AC	LOT 23: BLOCK A: VARS AND O.E. 0.11 AC	LOT 24: BLOCK B: DRAINAGE EASEMENT 1.43 AC	LOT 4: BLOCK E: COMMUNITY ADJUTING CENTER 1.10 AC
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STREET RIGHT-OF-WAY SUMMARY

STREET NAME	LENGTH	WIDTH	DESIGN SPEED
LIBERTY WAY	1587 LF	70 FT R.O.W.	30 MPH
COMMERCIAL AVENUE	2034 LF	50 FT R.O.W.	30 MPH
PROGRESSION AVENUE	800 LF	50 FT R.O.W.	30 MPH
INDEPENDENCE AVENUE	800 LF	50 FT R.O.W.	30 MPH
TOTAL R.O.W.	5088 LF	286,140 SF (6.57 AC)	

RESTRICTIVE ACCESS:
THE FOLLOWING LOTS HAVE RESTRICTIVE ACCESS TO THE LESSER STREETS
LOTS 17, 18 & 27: BLOCK B
LOT 31: BLOCK A
LOT 32: BLOCK A

CURB LENGTH	BEARING	BEARING	CURB
C1	80°42'34"	230.00'	182°25'50"W 48.37'
C2	80°42'34"	230.00'	182°25'50"W 48.37'
C3	260°50'	385.00'	N011°22'E 228.85'
C4	260°50'	315.00'	S011°22'W 214.70'
C5	42°06'	98.2102'	N85°10'25"W 37.27'
C6	260°50'	159.00'	S87°28'30"W 77.01'
C7	260°50'	330.00'	S84°05'35"W 260.72'
C8	112°12'	642.48'	N00°01'00"E 624.01' S87°11'W 171.00'
C9	112°12'	200.00'	N82°49'25"W 152.24'
C10	128°26'	342.11'	N00°01'00"E 342.11'
C11	81°14'	461.915'	N43°48'27"W 358.36'
C12	39°30'	89.9300'	N88°10'24"E 85.36'
C13	17°24'	39.9300'	N88°10'24"E 18.98'
C14	57°45'	65.9000'	S88°35'46"W 54.34'
C15	57°45'	65.9000'	S88°35'46"W 54.34'
C16	33°35'	46.9732'	S81°26'32"W 34.67'
C17	32°20'	38.5238'	S07°16'01"E 31.66'
C18	37°44'	43.708'	S27°15'01"E 38.76'
C19	21°03'	48.1172'	N44°01'53"W 20.41'
C20	39°30'	98.9300'	N88°10'24"E 85.36'
C21	39°30'	98.9300'	N88°10'24"E 85.36'
C22	39°30'	98.9300'	S85°45'34"E 35.36'
C23	39°30'	98.9300'	S85°45'34"E 35.36'
C24	39°30'	98.9300'	S85°45'34"E 35.36'
C25	39°30'	98.9300'	S85°45'34"E 35.36'
C26	39°30'	98.9300'	S85°45'34"E 35.36'
C27	39°30'	98.9300'	S85°45'34"E 35.36'
C28	39°30'	98.9300'	S85°45'34"E 35.36'
C29	39°30'	98.9300'	S85°45'34"E 35.36'
C30	39°30'	98.9300'	S85°45'34"E 35.36'

CURB LENGTH	BEARING	BEARING	CURB
C41	64°46'	146.14'	S25°05'00"E 146.14'
C42	66°58'	152.27'	S25°05'00"E 146.14'
C43	34°45'	100.28'	N85°01'00"E 100.28'
C44	45°02'	118.24'	N85°01'00"E 100.28'
C45	45°02'	118.24'	N85°01'00"E 100.28'
C46	45°02'	118.24'	N85°01'00"E 100.28'
C47	3°45'	86.7245'	S25°05'00"E 146.14'
C48	40°48'	89.4211'	S25°05'00"E 146.14'
C49	37°45'	86.1749'	S25°05'00"E 146.14'
C50	40°48'	89.4211'	S25°05'00"E 146.14'
C51	39°30'	98.9300'	S85°45'34"E 35.36'
C52	39°30'	98.9300'	S85°45'34"E 35.36'
C53	39°30'	98.9300'	S85°45'34"E 35.36'
C54	39°30'	98.9300'	S85°45'34"E 35.36'
C55	40°48'	89.4211'	S25°05'00"E 146.14'
C56	37°45'	86.1749'	S25°05'00"E 146.14'
C57	39°30'	98.9300'	S85°45'34"E 35.36'
C58	37°45'	86.1749'	S25°05'00"E 146.14'
C59	39°30'	98.9300'	S85°45'34"E 35.36'
C60	21°03'	48.1172'	N44°01'53"W 20.41'
C61	39°30'	98.9300'	N88°10'24"E 85.36'
C62	39°30'	98.9300'	N88°10'24"E 85.36'
C63	39°30'	98.9300'	N88°10'24"E 85.36'
C64	39°30'	98.9300'	N88°10'24"E 85.36'
C65	39°30'	98.9300'	N88°10'24"E 85.36'
C66	39°30'	98.9300'	N88°10'24"E 85.36'
C67	39°30'	98.9300'	N88°10'24"E 85.36'
C68	39°30'	98.9300'	N88°10'24"E 85.36'
C69	39°30'	98.9300'	N88°10'24"E 85.36'
C70	39°30'	98.9300'	N88°10'24"E 85.36'
C71	39°30'	98.9300'	N88°10'24"E 85.36'
C72	39°30'	98.9300'	N88°10'24"E 85.36'
C73	39°30'	98.9300'	N88°10'24"E 85.36'
C74	39°30'	98.9300'	N88°10'24"E 85.36'
C75	39°30'	98.9300'	N88°10'24"E 85.36'
C76	39°30'	98.9300'	N88°10'24"E 85.36'
C77	12°23'	439.14'	N84°18'38"E 17.27'

DATE OF PLAT: 04/12/2016
REVISION: DATE CORRECTED CHECKED



