

# PEC LIBERTY HILL SUBSTATION FINAL PLAT WILLIAMSON COUNTY, TEXAS

## NOTES:

1. ALL BEARINGS ARE GRID BEARINGS AND ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE. 4203, NAD 83 (CORS 2002). ALL DISTANCES ARE REPRESENTED IN SURFACE VALUES, MEASURED IN U.S. SURVEY FEET, AND ARE BASED ON SAID HORIZONTAL DATUM WITH A COMBINED SCALE FACTOR OF 1.00014819.

2. RECORD INFORMATION SHOWN HEREON ARE BASED UPON A PUBLIC RECORDS SEARCH PERFORMED BY OTHERS.

3. FOR ADDITIONAL INFORMATION, SEE ATTACHED LEGAL DESCRIPTION MADE IN CONJUNCTION WITH AND CONSIDERED AN INTEGRAL PART OF THIS PLAT OF EASEMENT.

## LEGEND

	PARCEL LIMITS
	ETJ LIMITS
	PROPOSED SUBSTATION
	ADJOINER PROPERTY
	EXISTING FENCE
	EXISTING PIPELINE
	TREE (AS NOTED)
	5/8" IRON ROD FOUND WITH CAP STAMPED "SAM" (OR AS NOTED)
	5/8" IRON ROD (TO BE SET)
	FENCE CORNER FOUND (AS NOTED)
D.R.W.C.TX.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE

## SURVEYOR APPROVAL

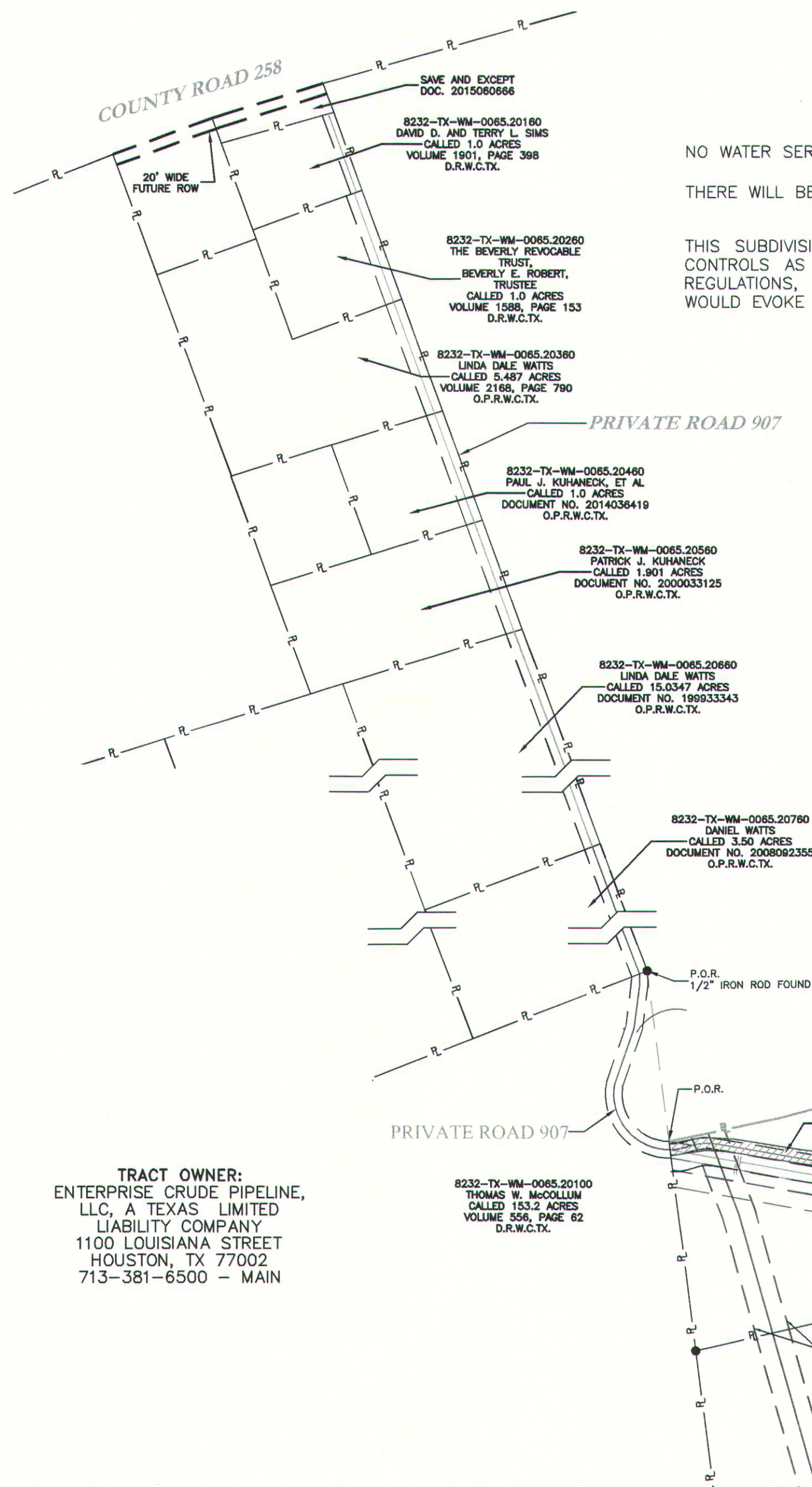
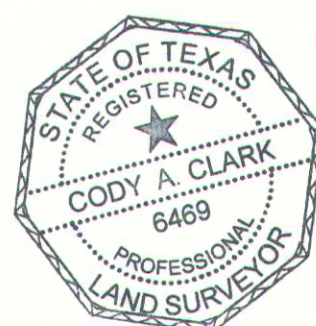
STATE OF TEXAS {  
COUNTY OF WILLIAMSON {  
KNOW ALL MEN BY THESE PRESENTS

I, CODY A. CLARK, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND TO THE BEST OF MY KNOWLEDGE CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GEORGETOWN, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL,  
THIS 31st DAY OF August, 2018.

*Cody A. Clark*

STATE OF TEXAS NO. 6469

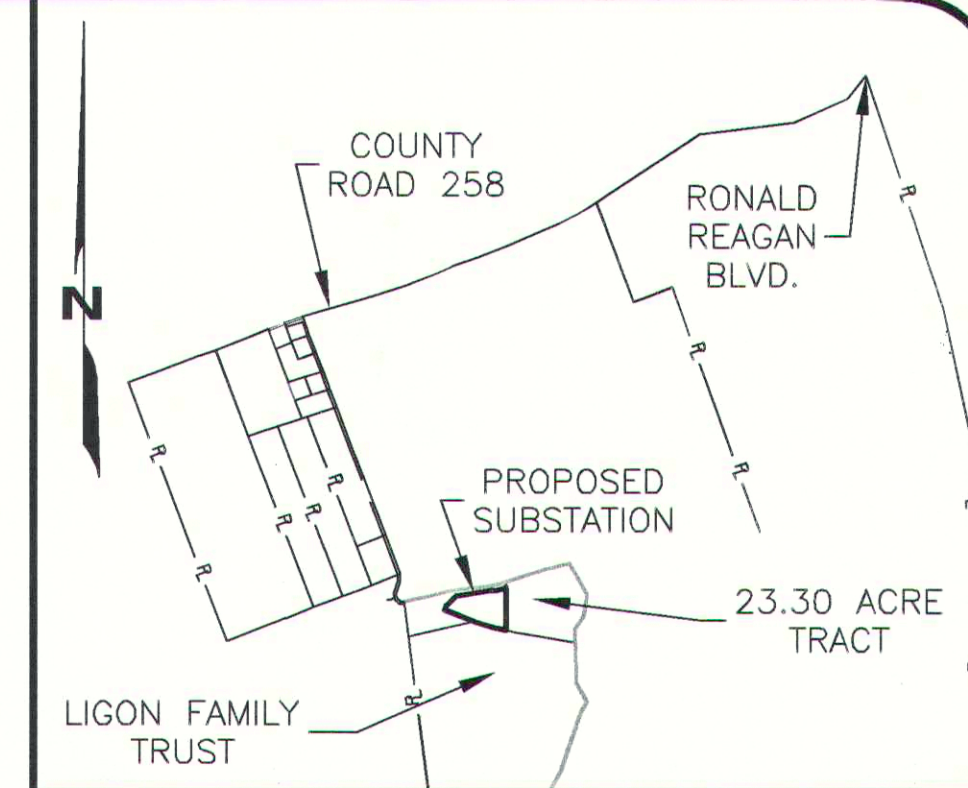


NO WATER SERVICE IS PROPOSED WITH THIS SUBDIVISION.

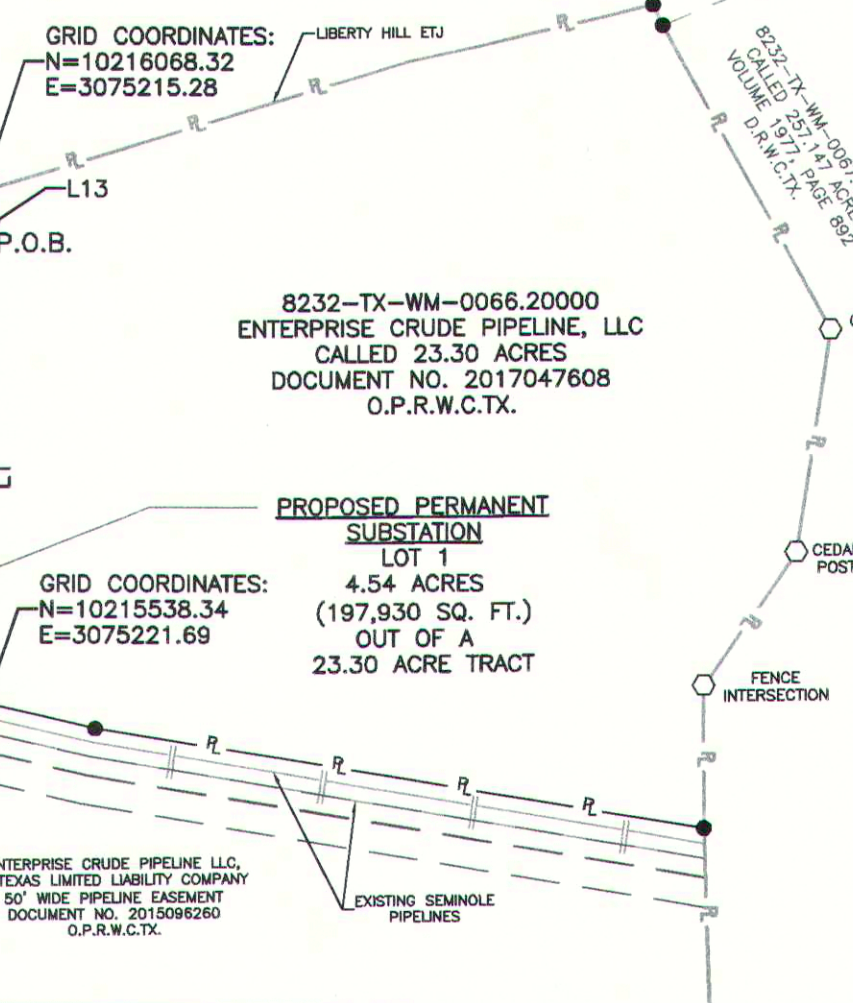
THERE WILL BE NO ON-SITE SEWAGE FACILITIES ON THIS PROPERTY.

THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	S00°41'33"E	467.49'
L2	N76°56'24"W	123.83'
L3	N73°25'40"W	213.17'
L4	N68°36'06"W	21.85'
L5	N68°36'06"W	347.36'
L6	N21°23'54"E	47.44'
L7	N52°44'43"E	25.56'
L8	N42°48'02"E	124.31'
L9	N80°19'47"E	388.91'
L10	S69°45'00"E	23.30'
L11	N79°58'14"E	47.26'
L12	N72°46'59"E	93.33'
L13	N00°41'33"W	62.60'



VICINITY MAP - NOT TO SCALE



PROJECT: MIDLAND TO SEALY SEGMENT 4  
JOB NUMBER: 35735  
SURVEY DATE: 06/05/2017  
SCALE: 1"=200'  
SURVEYOR: CODY A. CLARK  
TECHNICIAN: L. TOPLEY  
DRAWING: PEDERNALES SUBSTATION.DWG  
TRACT ID: PEDERNALES SUBSTATION

**Pedernales**  
Electric Cooperative, Inc.

**SAM**  
SURVEYING • AERIAL MAPPING • ENGINEERING

7101 ENVOY COURT  
DALLAS, TEXAS 75247  
OFC: 214.631.7888  
FAX: 214.631.7103  
EMAIL: INFO@SAM.BIZ



# PEC LIBERTY HILL SUBSTATION FINAL PLAT WILLIAMSON COUNTY, TEXAS

## FIELD NOTES

DESCRIPTION FOR A PROPOSED PERMANENT SUBSTATION ON AN ENTERPRISE CRUDE PIPELINE, LLC TRACT.

A DESCRIPTION FOR A 4.54 ACRE PROPOSED PERMANENT SUBSTATION, LOCATED IN THE B. MANLOVE SURVEY, ABSTRACT NO. 417, WILLIAMSON COUNTY, TEXAS, BEING WITHIN A CALLED 23.30 ACRE TRACT CONVEYED TO ENTERPRISE CRUDE PIPELINE, LLC, RECORDED IN DOCUMENT NO. 20177047608, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CALCULATED POINT IN SAID 23.30 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED SUBSTATION, FOR THE POINT OF BEGINNING, FROM WHICH A 5/8-INCH IRON ROD WITH A CAP STAMPED 'SAM' FOUND IN THE NORTH LINE OF SAID 23.30 ACRE TRACT, SAME BEING THE SOUTH LINE OF A CALLED 312.461 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2005089363, O.P.R.W.C.TX., BEARS, NORTH 00°41'33" WEST, A DISTANCE OF 62.60 FEET;

THENCE ACROSS SAID 23.30 ACRE TRACT THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

1. SOUTH 00°41'33" EAST, A DISTANCE OF 467.49 FEET TO A 5/8-INCH IRON ROD WITH A CAP STAMPED 'SAM' FOUND FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED SUBSTATION;
2. NORTH 76°56'24" WEST, A DISTANCE OF 123.83 FEET TO A 5/8-INCH IRON ROD FOUND WITH A CAP STAMPED 'SAM';
3. NORTH 73°25'40" WEST, A DISTANCE OF 213.17 FEET TO A 5/8-INCH IRON ROD FOUND WITH A CAP STAMPED 'SAM';
4. NORTH 68°36'06" WEST, A DISTANCE OF 21.85 FEET TO A 14-INCH WIDE OAK TREE FOUND IN THE SOUTH LINE OF SAID 23.30 ACRE TRACT, SAME BEING THE NORTH LINE OF A CALLED 167.20 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2007055469 O.P.R.W.C.TX.;
5. NORTH 68°36'06" WEST, A DISTANCE OF 347.36 FEET TO A CALCULATED POINT FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED SUBSTATION;
6. NORTH 21°23'54" EAST, A DISTANCE OF 47.44 FEET TO A CALCULATED POINT;
7. NORTH 52°44'43" EAST, A DISTANCE OF 25.56 FEET TO A CALCULATED POINT;
8. NORTH 42°48'02" EAST, A DISTANCE OF 124.31 FEET TO A CALCULATED POINT FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED SUBSTATION;
9. NORTH 80°19'47" EAST, A DISTANCE OF 388.91 FEET TO A CALCULATED POINT;
10. SOUTH 69°45'00" EAST, A DISTANCE OF 23.30 FEET TO A CALCULATED POINT;
11. NORTH 79°58'14" EAST, A DISTANCE OF 47.26 FEET TO A CALCULATED POINT;
12. NORTH 72°46'59" EAST, A DISTANCE OF 93.33 FEET TO THE POINT OF BEGINNING, CONTAINING 4.54 ACRES OR 197,930 SQUARE FEET OF LAND, MORE OR LESS.

NO WATER SERVICE IS PROPOSED WITH THIS SUBDIVISION.

THERE WILL BE NO ON-SITE SEWAGE FACILITIES ON THIS PROPERTY.

THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.

## SURVEYOR APPROVAL

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

I, CODY A. CLARK, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND TO THE BEST OF MY KNOWLEDGE CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF GEORGETOWN, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL,  
THIS 31<sup>st</sup> DAY OF August, 2018.

Cody A. Clark  
STATE OF TEXAS NO. 6469



## GENERAL NOTES:

1. PROPOSED USE: COMMERCIAL
2. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE: ELECTRIC: PEDERNALES ELECTRIC COOP.
3. ALL STRUCTURES/ OBSTRUCTIONS ARE PROHIBITED IN DRAINAGE EASEMENTS.
4. THERE ARE NO AREAS WITHIN THE BOUNDARIES OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER 48491C0275E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
5. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
6. IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
7. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
8. THE MINIMUM FINISHED FLOOR ELEVATION FOR ALL LOTS SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
9. THIS SUBDIVISION IS SUBJECT TO STORMWATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
10. BEARINGS ARE IN TEXAS STATE PLANE, CENTRAL ZONE, NAD 83. DISTANCES ARE IN U.S. SURVEY FEET. THE COMBINED ADJUSTED SCALE FACTOR IS 1.00014819.

## ENGINEER APPROVAL

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

I, DAVID L. PLATT, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCRONCHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0275E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND THAT EACH LOT CONFORMS TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT GEORGETOWN,  
WILLIAMSON, TEXAS, THIS 24<sup>th</sup> DAY OF August, 2018.

David L. Platt  
DAVID L. PLATT, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF TEXAS NO. 115964



## OWNER SIGNATURE

STATE OF TEXAS {  
COUNTY OF Harris {  
KNOW ALL MEN BY THESE PRESENTS

I, ENTERPRISE CRUDE PIPELINE, LLC, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2017047608 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO WILLIAMSON COUNTY THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS:

"PEC LIBERTY HILL SUBSTATION SUBDIVISION"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 28<sup>th</sup> DAY OF August, 2018.

ENTERPRISE CRUDE PIPELINE LLC

BY: ENTERPRISE CRUDE GP LLC  
Its sole manager

By: Graham W. Bacon  
Graham W. Bacon  
Executive Vice President

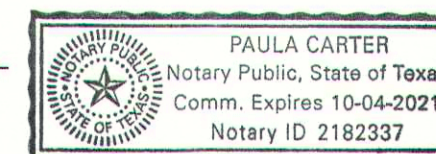
## NOTARY PUBLIC

STATE OF TEXAS {  
COUNTY OF Harris {  
KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED GRAHAM W. BACON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28 DAY OF August, 2018.

Paula Carter  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON: 10-4-21



PROJECT: MIDLAND TO SEALY SEGMENT 4
JOB NUMBER: 35735
SURVEY DATE: 06/05/2017
SCALE: 1"=200'
SURVEYOR: CODY A. CLARK
TECHNICIAN: L. TOPLEY
DRAWING: PEDERNALES SUBSTATION.DWG
TRACT ID: PEDERNALES SUBSTATION

**Pedernales**  
Electric Cooperative, Inc.



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DALLAS, TEXAS 75247  
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## ROAD NAME AND 911 ADDRESSING APPROVAL

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 13<sup>th</sup>  
DAY Sept OF, 2018 A.D.

Teresa Baker  
WILLIAMSON COUNTY ADDRESSING COORDINATOR  
Teresa Baker  
9/13/18  
DATE

## COUNTY JUDGE'S APPROVAL

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

I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DAN A. GATTIS, COUNTY JUDGE  
WILLIAMSON COUNTY, TEXAS

DATE

## COUNTY CLERK APPROVAL

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

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK, \_\_\_\_M., AND  
DULY RECORDED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.,  
AT \_\_\_\_\_ O'CLOCK, \_\_\_\_M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN  
DOCUMENT NO. \_\_\_\_\_.

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: \_\_\_\_\_, DEPUTY