

# AMENDING PLAT OF PEC LIBERTY HILL SUBSTATION WILLIAMSON COUNTY, TEXAS

## NOTES:

- 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.
- RECORD INFORMATION SHOWN HEREON ARE BASED UPON A PUBLIC RECORDS SEARCH PERFORMED BY OTHERS.
- 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" FOUND (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

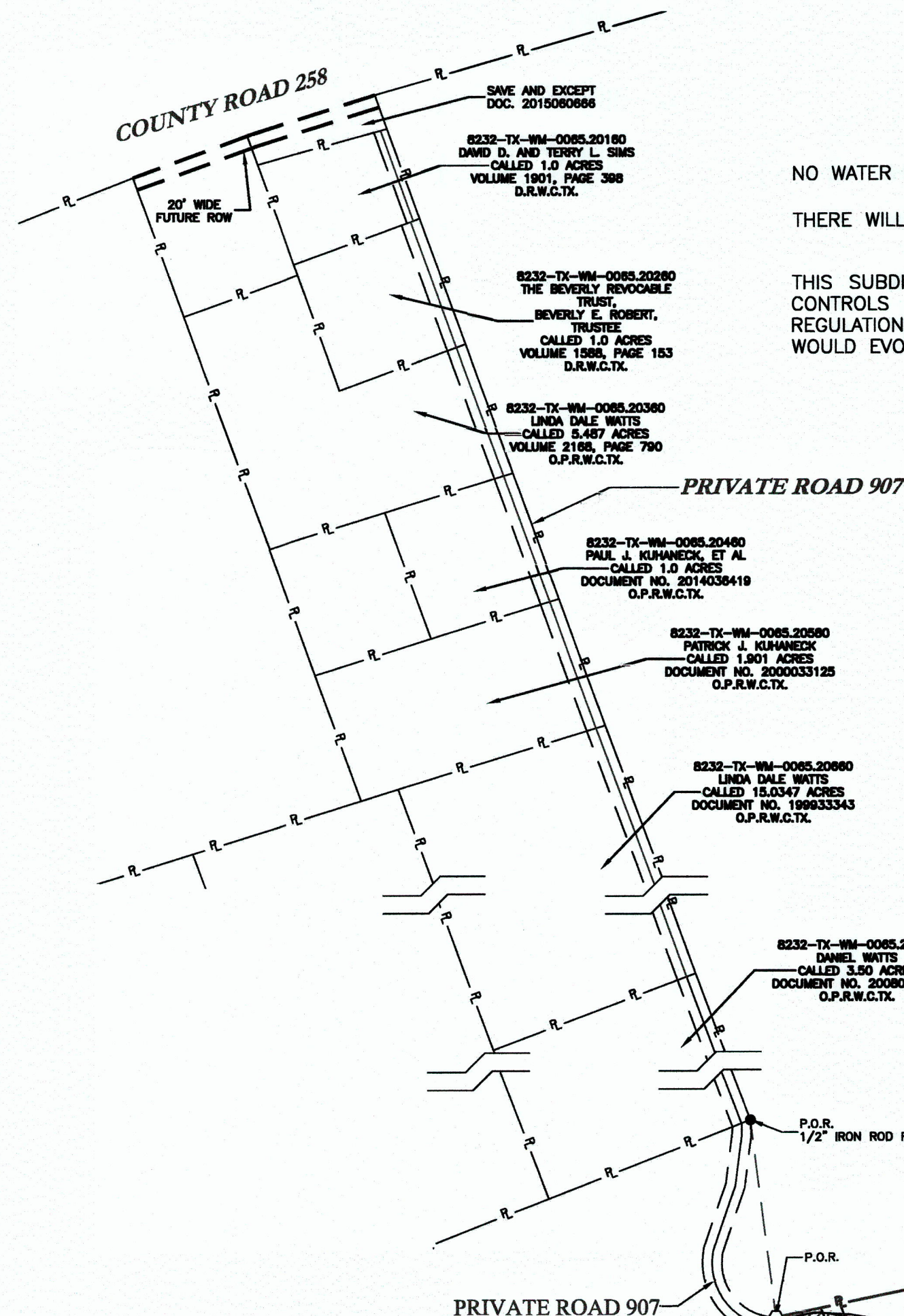
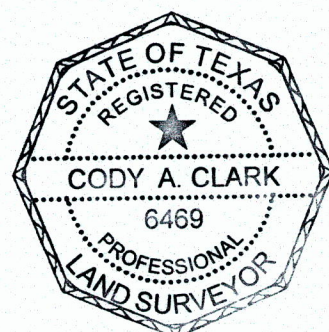
STATE OF TEXAS {  
COUNTY OF WILLIAMSON {  
KNOW ALL MEN BY THESE PRESENTS

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 8th DAY OF August, 2019.

Cody A. Clark

STATE OF TEXAS NO. 6469



TRACT OWNER:  
ENTERPRISE CRUDE PIPELINE,  
LLC, A TEXAS LIMITED  
LIABILITY COMPANY  
1100 LOUISIANA STREET  
HOUSTON, TX 77002  
713-381-6500 - MAIN

NO WATER SERVICE IS PROPOSED WITH THIS SUBDIVISION.

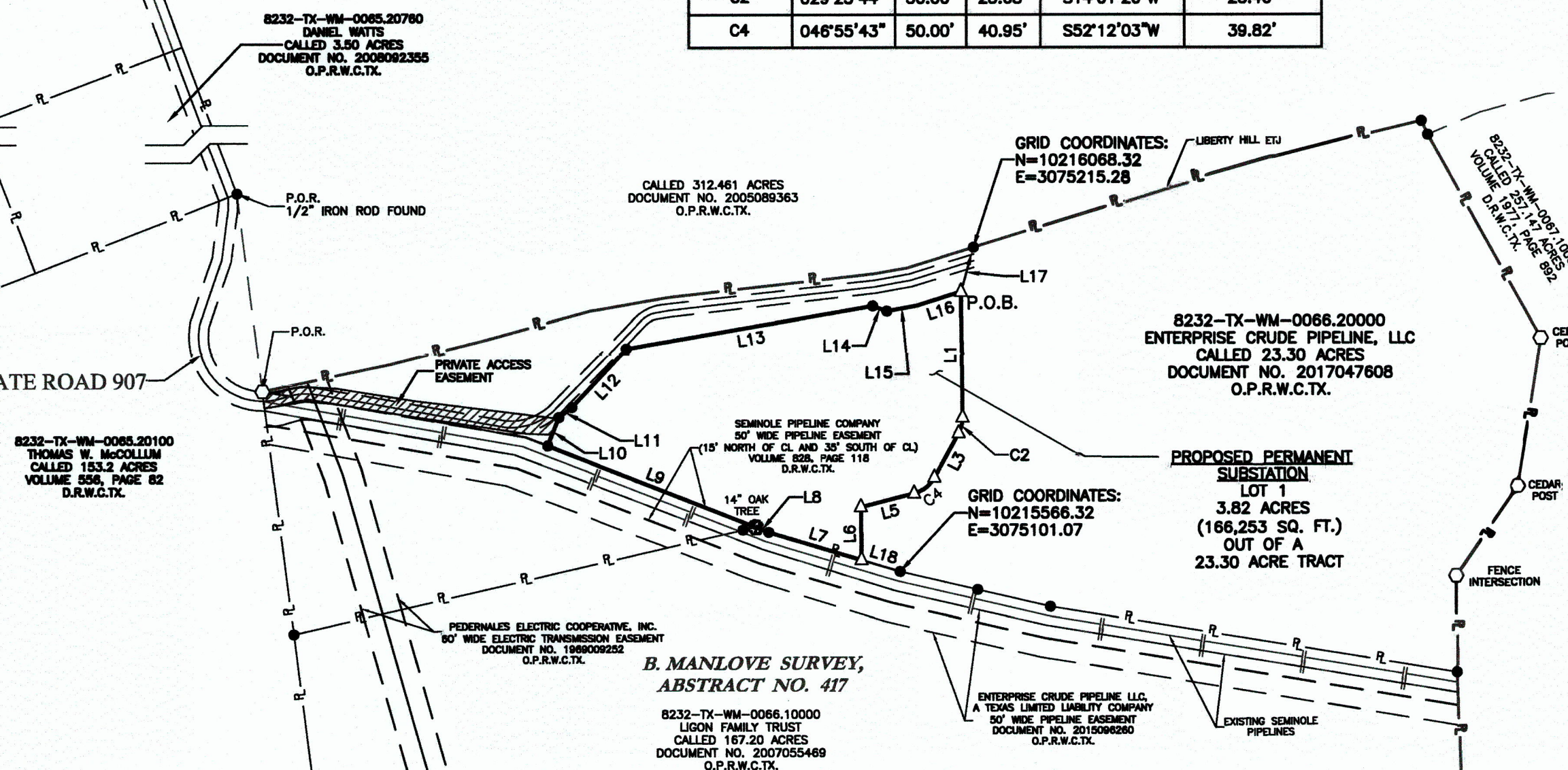
THERE WILL BE NO ON-SITE SEWAGE FACILITIES ON THIS PROPERTY.

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	194.35'
L3	S28°44'12"W	78.53'
L5	S75°39'55"W	85.22'
L6	S00°41'33"E	82.00'
L7	N73°25'40"W	150.63'
L8	N68°36'06"W	21.85'
L9	N68°36'06"W	347.36'
L10	N21°23'54"E	47.44'

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L11	N52°44'43"E	25.56'
L12	N42°48'02"E	124.31'
L13	N80°19'47"E	388.91'
L14	S69°45'00"E	23.30'
L15	N79°58'14"E	47.26'
L16	N72°46'59"E	72.07'
L17	N15°50'49"E	71.61'
L18	S73°25'40"E	62.54'

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C2	029°25'44"	50.00'	25.68'	S14°01'20"W	25.40'
C4	046°55'43"	50.00'	40.95'	S52°12'03"W	39.82'



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



# AMENDING PLAT OF PEC LIBERTY HILL SUBSTATION WILLIAMSON COUNTY, TEXAS

## FIELD NOTES

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

A DESCRIPTION FOR A 3.82 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 15°50'49" EAST, A DISTANCE OF 71.61 FEET;

THENCE ACROSS SAID 23.30 ACRE TRACT THE FOLLOWING SIXTEEN (16) COURSES AND DISTANCES:

1. SOUTH 00°41'33" EAST, A DISTANCE OF 194.35 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;
2. SOUTHWESTERLY, A DISTANCE OF 25.68 FEET ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 29°25'44" WITH A CHORD BEARING OF SOUTH 14°01'20" WEST AND A CHORD LENGTH OF 25.40 FEET TO A CALCULATED POINT FOR THE END OF CURVE;
3. SOUTH 28°44'12" WEST, A DISTANCE OF 78.53 FEET TO A CALCULATED POINT FOR THE BEGINNING OF A CURVE TO THE RIGHT;
4. SOUTHWESTERLY, A DISTANCE OF 40.95 FEET ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 46°55'43" WITH A CHORD BEARING OF SOUTH 52°12'03" WEST AND A CHORD LENGTH OF 39.82 FEET TO A CALCULATED POINT FOR THE END OF CURVE;
5. SOUTH 75°39'55" WEST, A DISTANCE OF 85.22 FEET TO A CALCULATED POINT;
6. SOUTH 00°41'33" EAST, A DISTANCE OF 82.00 FEET TO A CALCULATED POINT, FROM WHICH A 5/8-INCH IRON ROD FOUND WITH A CAP STAMPED "SAM" BEARS, SOUTH 73°25'40" EAST, A DISTANCE OF 62.54;
7. NORTH 73°25'40" WEST, A DISTANCE OF 150.63 FEET TO A 5/8-INCH IRON ROD FOUND WITH A CAP STAMPED "SAM";
8. 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 OF THE O.P.R.W.C.TX.;
9. NORTH 68°36'06" WEST, A DISTANCE OF 347.36 FEET TO A 5/8-INCH IRON ROD FOUND WITH A CAP STAMPED "SAM";
10. NORTH 21°23'54" EAST, A DISTANCE OF 47.44 FEET TO A 5/8-INCH IRON ROD FOUND WITH A CAP STAMPED "SAM";
11. NORTH 52°44'43" EAST, A DISTANCE OF 25.56 FEET TO A 5/8-INCH IRON ROD FOUND WITH A CAP STAMPED "SAM";
12. NORTH 42°48'02" EAST, A DISTANCE OF 124.31 FEET TO A 5/8-INCH IRON FOUND WITH A CAP STAMPED "SAM";
13. NORTH 80°19'47" EAST, A DISTANCE OF 388.91 FEET TO A 5/8-INCH IRON ROD FOUND WITH A CAP STAMPED "SAM";
14. SOUTH 69°45'00" EAST, A DISTANCE OF 23.30 FEET TO A 5/8-INCH IRON ROD FOUND WITH A CAP STAMPED "SAM";
15. NORTH 79°58'14" EAST, A DISTANCE OF 47.26 FEET TO A 5/8-INCH IRON ROD FOUND WITH A CAP STAMPED "SAM";
16. NORTH 72°46'59" EAST, A DISTANCE OF 72.07 FEET TO THE POINT OF BEGINNING, CONTAINING 3.82 ACRES OR 166,253 SQUARE FEET OF LAND, MORE OR LESS.

## 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.

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.

## ENGINEER APPROVAL

STATE OF TEXAS {

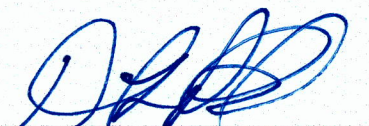
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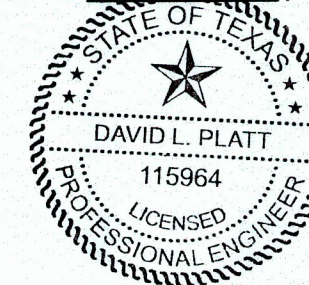
COUNTY OF WILLIAMSON {

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 ENCLOSED 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 30<sup>TH</sup> DAY OF August, 2019.

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



## OWNER SIGNATURE

STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF \_\_\_\_\_ {

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 20 DAY OF August, 2019.

ENTERPRISE CRUDE PIPELINE LLC  
BY: ENTERPRISE CRUDE GP LLC, ITS SOLE MANAGER

BY: 

GRAHAM W. BACON  
EXECUTIVE VICE PRESIDENT

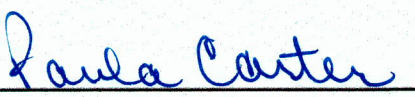
## NOTARY PUBLIC

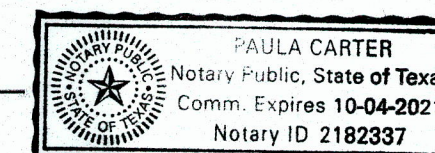
STATE OF TEXAS {

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF Harris {

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 20 DAY OF August, 2019.

  
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



7101 ENVOY COURT  
DALLAS, TEXAS 75247  
OFC: 214.631.7888  
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STATE OF TEXAS {

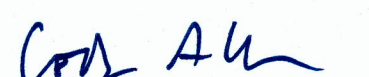
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COUNTY OF WILLIAMSON {

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TO CERTIFY WHICH, WITNESS MY HAND AND SEAL,

THIS 30<sup>th</sup> DAY OF August, 2019.



STATE OF TEXAS NO. 6469

