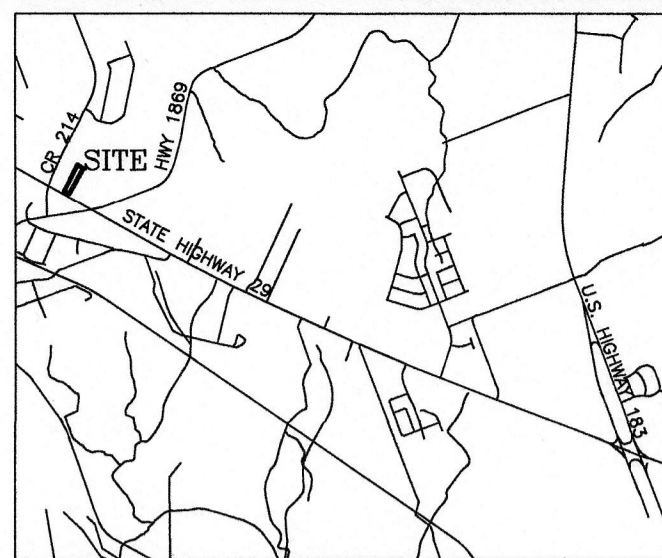


EECC ADDITION TO THE CITY OF LIBERTY HILL

SCALE: 1" = 60 FEET

ROCKPOINTE CHURCH
10.55 ACRES
DOC. # 2016067083



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

I, EECC HOLDINGS, LLC, AS THE OWNER OF THAT CALLED 1.883 ACRE TRACT CONVEYED FROM BHISHAM K. PARYANI TO EECC HOLDINGS, LLC BY DEED DATED JUNE 27, 2019 RECORDED IN DOCUMENT NUMBER 2019058213 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS "EECC ADDITION TO THE CITY OF LIBERTY HILL".

BY: AMBER BURGESS, MEMBER
FOR: EECC HOLDINGS, LLC

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE _____ DAY OF _____, 20____, PERSONALLY APPEARED AMBER BURGESS, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

DATE NOTARY COMMISSION EXPIRES

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

I, FIRST-CITIZENS BANK AND TRUST COMPANY, AS THE LIEN HOLDER OF THAT CALLED 1.883 ACRE TRACT CONVEYED FROM BHISHAM K. PARYANI TO EECC HOLDINGS, LLC BY DEED DATED JUNE 27, 2019 RECORDED IN DOCUMENT NUMBER 2019058213 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS "EECC ADDITION TO THE CITY OF LIBERTY HILL".

BY:

FOR: FIRST-CITIZENS BANK AND TRUST COMPANY

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE _____ DAY OF _____, 20____, PERSONALLY APPEARED _____ KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND SHE ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME

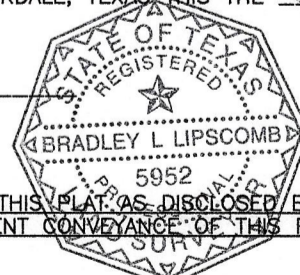
DATE NOTARY COMMISSION EXPIRES

STATE OF TEXAS §
COUNTY OF MILAM §
KNOW ALL MEN BY THESE PRESENTS

I, BRADLEY LIPSCOMB, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON THE GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH CHAPTER 5, SUBDIVISIONS, PUBLIC IMPROVEMENTS, CITY OF LIBERTY HILL UNIFIED DEVELOPMENT CODE.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROCKDALE, TEXAS THIS THE _____ DAY OF _____, 20____.

BRADLEY L. LIPSCOMB
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5952
STATE OF TEXAS



ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THIS PLAT AS DISCLOSED BY A TITLE POLICY PREPARED IN CONJUNCTION WITH THE MOST RECENT CONVEYANCE OF THIS PROPERTY.

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

I, NICHOLAS SANDLIN, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 5, SUBDIVISIONS, PUBLIC IMPROVEMENTS, CITY OF LIBERTY HILL UNIFIED DEVELOPMENT CODE AND THE DESIGN AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF LIBERTY HILL, TEXAS.

NICHOLAS SANDLIN
REGISTERED PROFESSIONAL ENGINEER NO. 124404
STATE OF TEXAS

ENGINEER:
NICHOLAS SANDLIN
SANDLIN SERVICES, LLC
TBPELS #21356
11500 TX-29
LIBERTY HILL, TX 78642

SURVEYOR:
BRADLEY LIPSCOMB
TRIAD SURVEYING, INC.
TBPELS #10007900
528 CR 325
ROCKDALE, TX 76567

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS CENTRAL ZONE

CITY APPROVAL

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

WE GRIFFIN, CHAIRMAN _____ DATE _____
PLANNING AND ZONING COMMISSION

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

RICK HALL, MAYOR _____ ATTEST: _____
NANCY SAWYER, CITY SECRETARY

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 FORGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DATE OF _____, 20____ A.D., AT _____ O'CLOCK, _____ M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN INSTRUMENT NO. _____

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

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

BY: _____, DEPUTY

GENERAL NOTES:

1. THIS SUBDIVISION IS WHOLLY CONTAINED WITHIN THE CURRENTLY CORPORATE LIMITS OF THE CITY OF LIBERTY HILL, TEXAS.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO PERMITTED WATER DISTRIBUTION AND WASTEWATER COLLECTION FACILITIES.
3. A BUILDING PERMIT IS REQUIRED FROM THE CITY OF LIBERTY HILL PRIOR TO CONSTRUCTION OF ANY BUILDING OR SITE IMPROVEMENT(S) ON ANY LOT WITHIN THIS SUBDIVISION.
4. SALDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 5, SUBDIVISIONS & PUBLIC IMPROVEMENTS, CITY OF LIBERTY HILL UNIFIED DEVELOPMENT CODE.
5. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
6. NO PORTION OF THIS TRACT LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL 48491C0245F FOR WILLIAMSON COUNTY, TEXAS, EFFECTIVE DECEMBER 20, 2019.
7. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 4, ZONING AND LOT DESIGN STANDARDS, CITY OF LIBERTY HILL UNIFIED DEVELOPMENT CODE.

FIELD NOTE DESCRIPTION:

All that certain tract or parcel of land situated in the City of Liberty Hill, Williamson County, Texas, being a part of the Thomas P. Plaster Survey, Abstract No. 510, being all of a called 1.883 Acre tract conveyed from Bisham K. Paryani to EECC Holdings, LLC by deed dated June 27, 2019, recorded in Document Number 2019058213 of the Official Public Records of Williamson County, Texas, and being more particularly described by metes and bounds as follows to wit:

BEGINNING at a found 1/2" iron rod on the south line of a called 10.55 Acre tract conveyed to Rockpointe Church in Document No. 2016067083, at the northeast corner of a called 1.91 Acre tract conveyed to Ravinder K Paryani, et al in Document No. 1999044880, for the northwest corner of this tract;

THENCE S 56°08'13" E - 144.77' along the said south line of the 10.55 Acre tract to a found 1/2" iron rod at the northwest corner of a called 1.86 Acre tract conveyed to Vebi Mustafa, et ux in Document No. 2019000382, for the northeast corner of this tract;

THENCE S 29°07'52" W - 617.49' along the west line of the said 1.86 Acre tract to a found 1/2" iron rod on the north Right-of-Way line of State Highway 29, at the southwest corner of the said 1.86 Acre tract, for the southeast corner of this tract;

THENCE N 60°46'05" W - 124.60' along the said north Right-of-Way line of State Highway 29 to a found 5/8" iron rod at the southeast corner of Lot 1, Block A of the Zif HWY29 Subdivision recorded in Document No. 2019112257, for the southwest corner of this tract;

THENCE N 29°07'43" E - 199.86' along the east line of the said Lot 1, Block A to a found 5/8" iron rod at the northeast corner of the said Lot 1, Block A, at the southeast corner of the residue of a called 2.00 Acre tract conveyed to John B. Johnston, et al in Document No. 21998012918, for an interior ell corner of this tract;

THENCE N 26°30'28" E - 429.80' along the east lines of the said residue of the 2.00 Acre tract and the said 1.91 Acre tract, respectively, to the POINT OF BEGINNING containing within these metes and bounds 1.877 Acres of land.

UTILITY SERVICE INFORMATION:

WATER/SANITARY SEWER SERVICE - CITY OF LIBERTY HILL
926 LOOP 332
LIBERTY HILL, TX 78642
(512) 778-5449 - PHONE
(512) 778-5418 - FAX

ELECTRIC SERVICE - PEDERNALES ELECTRIC COOPERATIVE
P.O. BOX 100
KYLE, TX 78640
(830) 868-4978 - PHONE
http://www.pec.coop

TELEPHONE SERVICE - AT&T
(800) 288-2020 - PHONE

CABLE TV SERVICE - TIME WARNER CABLE
(800) 892-4357 - PHONE

GAS SERVICE - ATMOS ENERGY
(888) 286-7600 - PHONE

ZONING NOTE:
SOURCE OF INFORMATION:
www.libertyhilltx.gov

ZONED "C-3" GENERAL
COMMERCIAL/RETAIL DISTRICT SETBACKS:
FRONT YARD: 25'
SIDE YARD: 7'
REAR YARD: 15'
MAX BUILDING HEIGHT: 45'
MINIMUM LOT AREA: N/A
MINIMUM FLOOR AREA RATIO: N/A

DEVELOPER:

EECC HOLDINGS, LLC
10410 W. PARMER, SUITE 112
AUSTIN, TX 78717

TRIP SURVEYING
SURVEYING, INC. FIRM REGISTRATION NO. 10007900
528 COUNTY ROAD 325 P.O. BOX 1489 ROCKDALE, TX. 76567

EECC ADDITION TO THE CITY OF LIBERTY HILL
A PART OF THE THOMAS J. PLASTER SURVEY
ABSTRACT NO. 510
CITY OF LIBERTY HILL
WILLIAMSON COUNTY, TEXAS

Completion Date: 5/13/21 Drawn by: BL
Scale: 1"=60' Surveyed by: BL/LS
PROJECT NO. S21-126 Checked by: BL

LINE	BEARING	DISTANCE
L1	S 62°16'09" E	26.01'
L2	S 27°08'52" W	89.52'
L3	S 27°18'20" W	88.09'
L4	S 28°13'05" W	126.43'
L5	S 29°07'43" W	200.35'
L6	N 60°46'05" W	20.00'

BROWN BRIDGE ROAD

TRITEX FITNESS, L.L.C.
TRACT 1* 0.72 ACRES
DOC. # 2018038913

TRITEX FITNESS, L.L.C.
TRACT 2* 0.20 ACRES
DOC. # 2018038913

SMITH FAMILY CEMETERY

GENC KRASNIQI, ET AL
1.079 ACRES
DOC. # 2015095813

NAKIBA ENTERPRISES INCORPORATED
0.52 ACRES
DOC. # 2006088544

LIBERTY HILL PROPERTIES, LTD
1.83 ACRES
DOC. # 2007030403

VEBI MUSTAFA, ET UX
1.86 ACRES
DOC. # 2019000382

JOHN B. JOHNSTON, ET AL
2.00 ACRES (RESIDUE)
DOC. # 1998012918

RAVINDER K. PARYANI, ET AL
1.91 ACRES
DOC. # 1999044880

ROCKPOINTE CHURCH
10.55 ACRES
DOC. # 2016067083

STATE HIGHWAY 29 (VARIABLE WIDTH RIGHT-OF-WAY)