Texas Commission on Environmental Quality

Edwards Aquifer Application Cover Page

Our Review of Your Application

The Edwards Aquifer Program staff conducts an administrative and technical review of all applications. The turnaround time for administrative review can be up to 30 days as outlined in 30 TAC 213.4(e). Generally administrative completeness is determined during the intake meeting or within a few days of receipt. The turnaround time for technical review of an administratively complete Edwards Aquifer application is 90 days as outlined in 30 TAC 213.4(e). Please know that the review and approval time is directly impacted by the quality and completeness of the initial application that is received. In order to conduct a timely review, it is imperative that the information provided in an Edwards Aquifer application include final plans, be accurate, complete, and in compliance with 30 TAC 213.

Administrative Review

1. Edwards Aquifer applications must be deemed administratively complete before a technical review can begin. To be considered administratively complete, the application must contain completed forms and attachments, provide the requested information, and meet all the site plan requirements. The submitted application and plan sheets should be final plans. Please submit one full-size set of plan sheets with the original application, and half-size sets with the additional copies.

   To ensure that all applicable documents are included in the application, the program has developed tools to guide you and web pages to provide all forms, checklists, and guidance. Please visit the below website for assistance: http://www.tceq.texas.gov/field/eapp.

2. This Edwards Aquifer Application Cover Page form (certified by the applicant or agent) must be included in the application and brought to the administrative review meeting.

3. Administrative reviews are scheduled with program staff who will conduct the review. Applicants or their authorized agent should call the appropriate regional office, according to the county in which the project is located, to schedule a review. The average meeting time is one hour.

4. In the meeting, the application is examined for administrative completeness. Deficiencies will be noted by staff and emailed or faxed to the applicant and authorized agent at the end of the meeting, or shortly after. Administrative deficiencies will cause the application to be deemed incomplete and returned.

   An appointment should be made to resubmit the application. The application is re-examined to ensure all deficiencies are resolved. The application will only be deemed administratively complete when all administrative deficiencies are addressed.

5. If an application is received by mail, courier service, or otherwise submitted without a review meeting, the administrative review will be conducted within 30 days. The applicant and agent will be contacted with the results of the administrative review. If the application is found to be administratively incomplete, it can be retrieved from the regional office or returned by regular mail. If returned by mail, the regional office may require arrangements for return shipping.

6. If the geologic assessment was completed before October 1, 2004 and the site contains "possibly sensitive" features, the assessment must be updated in accordance with the *Instructions to Geologists* (TCEQ-0585 Instructions).

Technical Review

1. When an application is deemed administratively complete, the technical review period begins. The regional office will distribute copies of the application to the identified affected city, county, and groundwater conservation district whose jurisdiction includes the subject site. These entities and the public have 30 days to provide comments on the application to the regional office. All comments received are reviewed by TCEQ.

2. A site assessment is usually conducted as part of the technical review, to evaluate the geologic assessment and observe existing site conditions. The site must be accessible to our staff. The site boundaries should be

clearly marked, features identified in the geologic assessment should be flagged, roadways marked and the alignment of the Sewage Collection System and manholes should be staked at the time the application is submitted. If the site is not marked the application may be returned.

3. We evaluate the application for technical completeness and contact the applicant and agent via Notice of Deficiency (NOD) to request additional information and identify technical deficiencies. There are two deficiency response periods available to the applicant. There are 14 days to resolve deficiencies noted in the first NOD. If a second NOD is issued, there is an additional 14 days to resolve deficiencies. If the response to the second notice is not received, is incomplete or inadequate, or provides new information that is incomplete or inadequate, the application must be withdrawn or will be denied. Please note that because the technical review is underway, whether the application is withdrawn or denied **the application fee will be forfeited**.

4. The program has 90 calendar days to complete the technical review of the application. If the application is technically adequate, such that it complies with the Edwards Aquifer rules, and is protective of the Edwards Aquifer during and after construction, an approval letter will be issued. Construction or other regulated activity may not begin until an approval is issued.

Mid-Review Modifications

It is important to have final site plans prior to beginning the permitting process with TCEQ to avoid delays.

Occasionally, circumstances arise where you may have significant design and/or site plan changes after your Edwards Aquifer application has been deemed administratively complete by TCEQ. This is considered a "Mid-Review Modification". Mid-Review Modifications may require redistribution of an application that includes the proposed modifications for public comment.

If you are proposing a Mid-Review Modification, two options are available:

- If the technical review has begun your application can be denied/withdrawn, your fees will be forfeited, and the plan will have to be resubmitted.
- TCEQ can continue the technical review of the application as it was submitted, and a modification application can be submitted at a later time.

If the application is denied/withdrawn, the resubmitted application will be subject to the administrative and technical review processes and will be treated as a new application. The application will be redistributed to the affected jurisdictions.

Please contact the regional office if you have questions. If your project is located in Williamson, Travis, or Hays County, contact TCEQ's Austin Regional Office at 512-339-2929. If your project is in Comal, Bexar, Medina, Uvalde, or Kinney County, contact TCEQ's San Antonio Regional Office at 210-490-3096

Please fill out all required fields below and submit with your application.

1. Regulated Entity Name: DeGroot & Nuuttila Tracts							**2. Regulated Entity No.:**		
3. Customer Name: Liberty Hill ISD							**4. Customer No.: 600788483**		
5. Project Type: **(Please circle/check one)**	New		Modification			Extension		Exception	
6. Plan Type: **(Please circle/check one)**	WPAP	CZP	SCS	UST	AST	EXP	EXT	Technical Clarification	Optional Enhanced Measures
7. Land Use: **(Please circle/check one)**	Residential		Non-residential			**8. Site (acres):**			18.167
9. Application Fee:	$6,500		**10. Permanent BMP(s):**			Engineered Vegetative Filter Strip			
11. SCS (Linear Ft.):	NA		**12. AST/UST (No. Tanks):**			NA			
County:	Williamson		**14. Watershed:**			North Fork, San Gabriel River			

Application Distribution

Instructions: Use the table below to determine the number of applications required. One original and one copy of the application, plus additional copies (as needed) for each affected incorporated city, county, and groundwater conservation district are required. Linear projects or large projects, which cross into multiple jurisdictions, can require additional copies. Refer to the "Texas Groundwater Conservation Districts within the EAPP Boundaries" map found at:

http://www.tceq.texas.gov/assets/public/compliance/field_ops/eapp/EAPP%20GWCD%20map.pdf

For more detailed boundaries, please contact the conservation district directly.

Austin Region			
County:	**Hays**	**Travis**	**Williamson**
Original (1 req.)	___	___	_X_
Region (1 req.)	___	___	_X_
County(ies)	___	___	_X_
Groundwater Conservation District(s)	___Edwards Aquifer Authority ___Barton Springs/ Edwards Aquifer ___Hays Trinity ___Plum Creek	___Barton Springs/ Edwards Aquifer	NA
City(ies) Jurisdiction	___Austin ___Buda ___Dripping Springs ___Kyle ___Mountain City ___San Marcos ___Wimberley ___Woodcreek	___Austin ___Bee Cave ___Pflugerville ___Rollingwood ___Round Rock ___Sunset Valley ___West Lake Hills	___Austin ___Cedar Park ___Florence ___Georgetown ___Jerrell ___Leander _X_Liberty Hill ___Pflugerville ___Round Rock

San Antonio Region					
County:	**Bexar**	**Comal**	**Kinney**	**Medina**	**Uvalde**
Original (1 req.)	___	___	___	___	___
Region (1 req.)	___	___	___	___	___
County(ies)	___	___	___	___	___
Groundwater Conservation District(s)	___ Edwards Aquifer Authority ___Trinity-Glen Rose	___Edwards Aquifer Authority	___Kinney	___EAA ___Medina	___EAA ___Uvalde
City(ies) Jurisdiction	___Castle Hills ___Fair Oaks Ranch ___Helotes ___Hill Country Village ___Hollywood Park ___San Antonio (SAWS) ___Shavano Park	___Bulverde ___Fair Oaks Ranch ___Garden Ridge ___New Braunfels ___Schertz	NA	___San Antonio ETJ (SAWS)	NA

I certify that to the best of my knowledge, that the application is complete and accurate. This application is hereby submitted to TCEQ for administrative review and technical review. Jack Garner, P.E.
Print Name of Customer/Authorized Agent 11/26/2025
Signature of Customer/Authorized Agent Date

FOR TCEQ INTERNAL USE ONLY				
Date(s)Reviewed:		Date Administratively Complete:		
Received From:		Correct Number of Copies:		
Received By:		Distribution Date:		
EAPP File Number:		Complex:		
Admin. Review(s) (No.):		No. AR Rounds:		
Delinquent Fees (Y/N):		Review Time Spent:		
Lat./Long. Verified:		SOS Customer Verification:		
Agent Authorization Complete/Notarized (Y/N):		Fee Check:	Payable to TCEQ (Y/N):	
Core Data Form Complete (Y/N):			Signed (Y/N):	
Core Data Form Incomplete Nos.:			Less than 90 days old (Y/N):	

Contributing Zone Plan Application

Texas Commission on Environmental Quality

for Regulated Activities on the Contributing Zone to the Edwards Aquifer and Relating to 30 TAC §213.24(1), Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.

Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Contributing Zone Plan Application** is hereby submitted for TCEQ review and Executive Director approval. The application was prepared by:

Print Name of Customer/Agent: Jack Garner, P.E.

Date: 11/26/2025

Signature of Customer/Agent:

Regulated Entity Name: DeGroot & Nuuttila Tracts

Project Information

1. County: Williamson
2. Stream Basin: North Fork, San Gabriel River
3. Groundwater Conservation District (if applicable): NA
4. Customer (Applicant):

   Contact Person: Dustin Akin
   Entity: Liberty Hill ISD
   Mailing Address: 301 Forrest St.
   City, State: Liberty Hill, TX Zip: 78642
   Telephone: 512-260-5580 Fax: 512-260-5581
   Email Address: dakin@libertyhill.txed.net

5. Agent/Representative (If any):

Contact Person: Jack Garner, P.E.
Entity: Langan Engineering
Mailing Address: 9606 N. Mopac Expressway, Suite 110
City, State: Austin, TX Zip: 78759
Telephone: 737-289-7800 Fax: 737-289-7801
Email Address: jgarner@langan.com

6. Project Location:

☐ The project site is located inside the city limits of _____.
☒ The project site is located outside the city limits but inside the ETJ (extra-territorial jurisdiction) of Liberty Hill.
☐ The project site is not located within any city's limits or ETJ.

7. ☒ The location of the project site is described below. Sufficient detail and clarity has been provided so that the TCEQ's Regional staff can easily locate the project and site boundaries for a field investigation.

The proposed drive addition is located on the east side of US 183 about 1.1 miles north of its intersection with SH 29 and about 0.4 miles east of US 183.

8. ☒ **Attachment A - Road Map**. A road map showing directions to and the location of the project site is attached. The map clearly shows the boundary of the project site.

9. ☒ **Attachment B - USGS Quadrangle Map**. A copy of the official 7 ½ minute USGS Quadrangle Map (Scale: 1" = 2000') is attached. The map(s) clearly show:

☒ Project site boundaries.
☒ USGS Quadrangle Name(s).

10. ☒ **Attachment C - Project Narrative**. A detailed narrative description of the proposed project is attached. The project description is consistent throughout the application and contains, at a minimum, the following details:

☒ Area of the site
☒ Offsite areas
☒ Impervious cover
☒ Permanent BMP(s)
☒ Proposed site use
☒ Site history
☒ Previous development
☒ Area(s) to be demolished

11. Existing project site conditions are noted below:

☐ Existing commercial site
☐ Existing industrial site

☒ Existing residential site
☐ Existing paved and/or unpaved roads
☐ Undeveloped (Cleared)
☐ Undeveloped (Undisturbed/Not cleared)
☐ Other: _____

12. The type of project is:

☐ Residential: # of Lots: _____
☐ Residential: # of Living Unit Equivalents: _____
☐ Commercial
☐ Industrial
☒ Other: High school campus driveway addition

13. Total project area (size of site): 18.167 Acres

Total disturbed area: 2.18 Acres

14. Estimated projected population: 2,800

15. The amount and type of impervious cover expected after construction is complete is shown below:

Table 1 - Impervious Cover

Impervious Cover of Proposed Project	***Sq. Ft.***	***Sq. Ft./Acre***	***Acres***
Structures/Rooftops	0	÷ 43,560 =	0
Parking	0	÷ 43,560 =	0
Other paved surfaces	28,172	÷ 43,560 =	0.647
Total Impervious Cover	28,172	÷ 43,560 =	0.647

Total Impervious Cover 0.647 **÷ Total Acreage** 18.167 **X 100 =** 3.56**% Impervious Cover**

16. ☒ **Attachment D - Factors Affecting Surface Water Quality**. A detailed description of all factors that could affect surface water quality is attached. If applicable, this includes the location and description of any discharge associated with industrial activity other than construction.

17. ☒ Only inert materials as defined by 30 TAC 330.2 will be used as fill material.

For Road Projects Only

Complete questions 18 - 23 if this application is exclusively for a road project.

☐ N/A

18. Type of project:

- ☐ TXDOT road project.
- ☐ County road or roads built to county specifications.
- ☐ City thoroughfare or roads to be dedicated to a municipality.
- ☐ Street or road providing access to private driveways.

19. Type of pavement or road surface to be used:

- ☐ Concrete
- ☐ Asphaltic concrete pavement
- ☐ Other: _____

20. Right of Way (R.O.W.):

Length of R.O.W.: _____ feet.
Width of R.O.W.: _____ feet.
L x W = _____Ft^2 ÷ 43,560 Ft^2/Acre = _____ acres.

21. Pavement Area:

Length of pavement area: _____ feet.
Width of pavement area: _____ feet.
L x W = _____Ft^2 ÷ 43,560 Ft^2/Acre = _____ acres.
Pavement area _____ acres ÷ R.O.W. area _____ acres x 100 = _____% impervious cover.

22. ☐ A rest stop will be included in this project.

☐ A rest stop will not be included in this project.

23. ☐ Maintenance and repair of existing roadways that do not require approval from the TCEQ Executive Director. Modifications to existing roadways such as widening roads/adding shoulders totaling more than one-half (1/2) the width of one (1) existing lane require prior approval from the TCEQ.

Stormwater to be generated by the Proposed Project

24. ☒ **Attachment E - Volume and Character of Stormwater**. A detailed description of the volume (quantity) and character (quality) of the stormwater runoff which is expected to occur from the proposed project is attached. The estimates of stormwater runoff quality and quantity are based on area and type of impervious cover. Include the runoff coefficient of the site for both pre-construction and post-construction conditions.

Wastewater to be generated by the Proposed Project

25. ☐ Wastewater is to be discharged in the contributing zone. Requirements under 30 TAC §213.6(c) relating to Wastewater Treatment and Disposal Systems have been satisfied.

☒ N/A

26. Wastewater will be disposed of by:

☐ On-Site Sewage Facility (OSSF/Septic Tank):

☐ **Attachment F - Suitability Letter from Authorized Agent**. An on-site sewage facility will be used to treat and dispose of the wastewater from this site. The appropriate licensing authority's (authorized agent) written approval is attached. It states that the land is suitable for the use of private sewage facilities and will meet or exceed the requirements for on-site sewage facilities as specified under 30 TAC Chapter 285 relating to On-site Sewage Facilities.

☐ Each lot in this project/development is at least one (1) acre (43,560 square feet) in size. The system will be designed by a licensed professional engineer or registered sanitarian and installed by a licensed installer in compliance with 30 TAC Chapter 285.

☐ Sewage Collection System (Sewer Lines):

The sewage collection system will convey the wastewater to the _____ (name) Treatment Plant. The treatment facility is:

☐ Existing.
☐ Proposed.

☒ N/A

Permanent Aboveground Storage Tanks(ASTs) ≥ 500 Gallons

Complete questions 27 - 33 if this project includes the installation of AST(s) with volume(s) greater than or equal to 500 gallons.

☒N/A

27. Tanks and substance stored:

Table 2 - Tanks and Substance Storage

AST Number	*Size (Gallons)*	*Substance to be Stored*	*Tank Material*
1			
2			
3			
4			
5			

Total x 1.5 = _____ Gallons

28. ☐ The AST will be placed within a containment structure that is sized to capture one and one-half (1 1/2) times the storage capacity of the system. For facilities with more than

one tank system, the containment structure is sized to capture one and one-half (1 1/2) times the cumulative storage capacity of all systems.

☐ **Attachment G - Alternative Secondary Containment Methods**. Alternative methods for providing secondary containment are proposed. Specifications showing equivalent protection for the Edwards Aquifer are attached.

29. Inside dimensions and capacity of containment structure(s):

Table 3 - Secondary Containment

Length (L)(Ft.)	*Width(W)(Ft.)*	*Height (H)(Ft.)*	*L x W x H = (Ft3)*	*Gallons*

Total: _____ Gallons

30. Piping:

☐ All piping, hoses, and dispensers will be located inside the containment structure.
☐ Some of the piping to dispensers or equipment will extend outside the containment structure.
☐ The piping will be aboveground
☐ The piping will be underground

31. ☐ The containment area must be constructed of and in a material impervious to the substance(s) being stored. The proposed containment structure will be constructed of: _____.

32. ☐ **Attachment H - AST Containment Structure Drawings**. A scaled drawing of the containment structure is attached that shows the following:

☐ Interior dimensions (length, width, depth and wall and floor thickness).
☐ Internal drainage to a point convenient for the collection of any spillage.
☐ Tanks clearly labeled
☐ Piping clearly labeled
☐ Dispenser clearly labeled

33. ☐ Any spills must be directed to a point convenient for collection and recovery. Spills from storage tank facilities must be removed from the controlled drainage area for disposal within 24 hours of the spill.

☐ In the event of a spill, any spillage will be removed from the containment structure within 24 hours of the spill and disposed of properly.

☐ In the event of a spill, any spillage will be drained from the containment structure through a drain and valve within 24 hours of the spill and disposed of properly. The drain and valve system are shown in detail on the scaled drawing.

Site Plan Requirements

Items 34 - 46 must be included on the Site Plan.

34. ☒ The Site Plan must have a minimum scale of 1" = 400'.

    Site Plan Scale: 1" = 40'.

35. 100-year floodplain boundaries:

    ☐ Some part(s) of the project site is located within the 100-year floodplain. The floodplain is shown and labeled.

    ☒ No part of the project site is located within the 100-year floodplain.

    The 100-year floodplain boundaries are based on the following specific (including date of material) sources(s): FEMA floodplain map 48491C0275E effective 9/26/2008.

36. ☒ The layout of the development is shown with existing and finished contours at appropriate, but not greater than ten-foot contour intervals. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.

    ☐ The layout of the development is shown with existing contours at appropriate, but not greater than ten-foot contour intervals. Finished topographic contours will not differ from the existing topographic configuration and are not shown. Lots, recreation centers, buildings, roads, etc. are shown on the site plan.

37. ☒ A drainage plan showing all paths of drainage from the site to surface streams.

38. ☒ The drainage patterns and approximate slopes anticipated after major grading activities.

39. ☒ Areas of soil disturbance and areas which will not be disturbed.

40. ☒ Locations of major structural and nonstructural controls. These are the temporary and permanent best management practices.

41. ☒ Locations where soil stabilization practices are expected to occur.

42. ☐ Surface waters (including wetlands).

    ☒ N/A

43. ☐ Locations where stormwater discharges to surface water.

    ☒ There will be no discharges to surface water.

44. ☐ Temporary aboveground storage tank facilities.

    ☒ Temporary aboveground storage tank facilities will not be located on this site.

45. ☐ Permanent aboveground storage tank facilities.

☒ Permanent aboveground storage tank facilities will not be located on this site.

46. ☒ Legal boundaries of the site are shown.

Permanent Best Management Practices (BMPs)

Practices and measures that will be used during and after construction is completed.

47. ☒ Permanent BMPs and measures must be implemented to control the discharge of pollution from regulated activities after the completion of construction.

☐ N/A

48. ☒ These practices and measures have been designed, and will be constructed, operated, and maintained to insure that 80% of the incremental increase in the annual mass loading of total suspended solids (TSS) from the site caused by the regulated activity is removed. These quantities have been calculated in accordance with technical guidance prepared or accepted by the executive director.

☒ The TCEQ Technical Guidance Manual (TGM) was used to design permanent BMPs and measures for this site.

☐ A technical guidance other than the TCEQ TGM was used to design permanent BMPs and measures for this site. The complete citation for the technical guidance that was used is: _____.

☐ N/A

49. ☒ Owners must insure that permanent BMPs and measures are constructed and function as designed. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the appropriate regional office within 30 days of site completion.

☐ N/A

50. Where a site is used for low density single-family residential development and has 20 % or less impervious cover, other permanent BMPs are not required. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

☐ The site will be used for low density single-family residential development and has 20% or less impervious cover.

☐ The site will be used for low density single-family residential development but has more than 20% impervious cover.

☒ The site will not be used for low density single-family residential development.

51. The executive director may waive the requirement for other permanent BMPs for multi-family residential developments, schools, or small business sites where 20% or less impervious cover is used at the site. This exemption from permanent BMPs must be recorded in the county deed records, with a notice that if the percent impervious cover increases above 20% or land use changes, the exemption for the whole site as described in the property boundaries required by 30 TAC §213.4(g) (relating to Application Processing and Approval), may no longer apply and the property owner must notify the appropriate regional office of these changes.

    ☐ **Attachment I - 20% or Less Impervious Cover Waiver**. The site will be used for multi-family residential developments, schools, or small business sites and has 20% or less impervious cover. A request to waive the requirements for other permanent BMPs and measures is attached.
    ☒ The site will be used for multi-family residential developments, schools, or small business sites but has more than 20% impervious cover.
    ☐ The site will not be used for multi-family residential developments, schools, or small business sites.

52. ☒ **Attachment J - BMPs for Upgradient Stormwater**.

    ☒ A description of the BMPs and measures that will be used to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site is attached.
    ☐ No surface water, groundwater or stormwater originates upgradient from the site and flows across the site, and an explanation is attached.
    ☐ Permanent BMPs or measures are not required to prevent pollution of surface water, groundwater, or stormwater that originates upgradient from the site and flows across the site, and an explanation is attached.

53. ☒ **Attachment K - BMPs for On-site Stormwater**.

    ☒ A description of the BMPs and measures that will be used to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff from the site is attached.
    ☐ Permanent BMPs or measures are not required to prevent pollution of surface water or groundwater that originates on-site or flows off the site, including pollution caused by contaminated stormwater runoff, and an explanation is attached.

54. ☒ **Attachment L - BMPs for Surface Streams**. A description of the BMPs and measures that prevent pollutants from entering surface streams is attached.

    ☐ N/A

55. ☒ **Attachment M - Construction Plans**. Construction plans and design calculations for the proposed permanent BMPs and measures have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer, and are signed, sealed, and dated. Construction plans for the proposed permanent BMPs and measures are

attached and include: Design calculations, TCEQ Construction Notes, all proposed structural plans and specifications, and appropriate details.

☐ N/A

56. ☐ **Attachment N - Inspection, Maintenance, Repair and Retrofit Plan**. A site and BMP specific plan for the inspection, maintenance, repair, and, if necessary, retrofit of the permanent BMPs and measures is attached. The plan fulfills all of the following:

    ☐ Prepared and certified by the engineer designing the permanent BMPs and measures
    ☐ Signed by the owner or responsible party
    ☐ Outlines specific procedures for documenting inspections, maintenance, repairs, and, if necessary, retrofit.
    ☐ Contains a discussion of record keeping procedures

    ☒ N/A

57. ☐ **Attachment O - Pilot-Scale Field Testing Plan**. Pilot studies for BMPs that are not recognized by the Executive Director require prior approval from the TCEQ. A plan for pilot-scale field testing is attached.

    ☒ N/A

58. ☐ **Attachment P - Measures for Minimizing Surface Stream Contamination**. A description of the measures that will be used to avoid or minimize surface stream contamination and changes in the way in which water enters a stream as a result of the construction and development is attached. The measures address increased stream flashing, the creation of stronger flows and in-stream velocities, and other in-stream effects caused by the regulated activity, which increase erosion that result in water quality degradation.

    ☒ N/A

Responsibility for Maintenance of Permanent BMPs and Measures after Construction is Complete.

59. ☒ The applicant is responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. Such entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred.

60. ☒ A copy of the transfer of responsibility must be filed with the executive director at the appropriate regional office within 30 days of the transfer if the site is for use as a multiple single-family residential development, a multi-family residential development,

or a non-residential development such as commercial, industrial, institutional, schools, and other sites where regulated activities occur.

Administrative Information

61. ☒ Submit one (1) original and one (1) copy of the application, plus additional copies as needed for each affected incorporated city, groundwater conservation district, and county in which the project will be located. The TCEQ will distribute the additional copies to these jurisdictions.

62. ☒ Any modification of this Contributing Zone Plan may require TCEQ review and Executive Director approval prior to construction, and may require submission of a revised application, with appropriate fees.

63. ☒ The site description, controls, maintenance, and inspection requirements for the storm water pollution prevention plan (SWPPP) developed under the EPA NPDES general permits for stormwater discharges have been submitted to fulfill paragraphs 30 TAC §213.24(1-5) of the technical report. All requirements of 30 TAC §213.24(1-5) have been met by the SWPPP document.

☒ The Temporary Stormwater Section (TCEQ-0602) is included with the application.

Contributing Zone Application – TCEQ Form 10257
Attachment A – Road Map
Liberty Hill High School #2 – South Driveway Addition
Liberty Hill, TX

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

Contributing Zone Application - TCEQ Form 10257
Attachment B - USGS Quadrangle Map
Liberty Hill High School #2 – South Driveway Addition
Liberty Hill, TX

LEANDER NE QUADRANGLE
TEXAS - WILLIAMSON COUNTY
7.5-MINUTE SERIES

Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid:Universal Transverse Mercator, Zone 14R

This map is not a legal document. Boundaries may be generalized for this map scale. Private lands within government reservations may not be shown. Obtain permission before entering private lands.

Imagery.....NAIP, August 2016 - November 2016
Roads.....U.S. Census Bureau, 2015 - 2019
Names.....GNIS, 1979 - 2021
Hydrography.....National Hydrography Dataset, 2002 - 2021
Contours.....National Elevation Dataset, 2004
Boundaries.....Multiple sources; see metadata file 2019 - 2021

Wetlands.....FWS National Wetlands Inventory Not Available

UTM GRID AND 2019 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

MN
GN
0°36′ 11 MILS
3°46′ 67 MILS

U.S. National Grid
100,000-m Square ID
PV
00
PU
Grid Zone Designation 14R

SCALE 1:24 000

1 0.5 0 KILOMETERS 1 2
1000 500 0 METERS 1000 2000
1 0.5 0 1 MILES
1000 0 1000 2000 3000 4000 5000 6000 7000 8000 9000 10000 FEET

CONTOUR INTERVAL 10 FEET
NORTH AMERICAN VERTICAL DATUM OF 1988

This map was produced to conform with the National Geospatial Program US Topo Product Standard.

TEXAS
QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

ADJOINING QUADRANGLES
1 Mahomet
2 Florence
3 Cobbs Cavern
4 Liberty Hill
5 Georgetown
6 Nameless
7 Leander
8 Round Rock

ROAD CLASSIFICATION
Expressway
Secondary Hwy
Ramp
Local Connector
Local Road
4WD
Interstate Route
US Route
State Route

LEANDER NE, TX
2022

NSN, 7643016396982
NGA REF NO. USGSX24K25239

Contributing Zone Application – TCEQ Form 10257
Attachment C – Project Narrative

The proposed project, Legacy Ranch Connector Road, is a paved two-way drive intended to connect the High School campus to CR 258. The driveway addition is located on three parcels adding approximately 18.2 acres to the original 93.3-acre site where HS #2 is located, which is on the west side of Sunset Ridge Drive (CR 258)., northwest of the intersection of CR 258 and CR 260, in Williamson County, Texas 78642. The proposed project is located in the Edwards Aquifer Contributing Zone. All three parcels utilized for the driveway addition are existing single-family residential. Future developments adjacent to the proposed driveway are likely, but timeline and scope of the future landuse is currently unknown.

The 18.2-acre site generally drains from the west to the east-northeast. The stormwater that would cross the impervious surface of the proposed drive is being diverted to a culvert under the drive and then to the bypass swale constructed with HS #2. Stormwater within the drive will sheet flow through the filter strip and then collected in the same bypass swale. Please see the existing and proposed drainage area maps included with this submission.

The impervious cover proposed for the construction of the driveway addition, which includes concrete pavement, curb and gutter, is 0.65 acres or 3.6% of the site. A vegetive filter strip will serve as the interim BMP for the site and it will be located along the east side of the proposed drive. The filter strip has been sized in conformance with TCEQ's RG-348 Chapter 3 requirements. Discharge from this vegetative filter strip will be conveyed to the bypass swales constructed with HS#2 and then ultimately to the Dyeus Branch, a tributary of the North Fork, San Gabriel River.

Contributing Zone Application – TCEQ Form 10257
Attachment D – Factors Affecting Surface Water Quality

The potential factors affecting construction period surface water quality from this site are; sediment runoff from disturbed areas, petroleum products runoff from drips from construction equipment, pesticides and fertilizers from landscaping activities, and high pH wash water from concrete and masonry cleanup/ washout facilities. The high pH wash water potential will be controlled by requiring the use of appropriately sized, plastic lined containment areas for concrete and masonry cement washout and cleanup activities. The petroleum and pesticide/fertilizer sources will be minimized by the use of good housekeeping procedures and inspections by trained personnel to ensure that all construction activities follow the procedures given on SWPPP Plan included as part of the construction drawings prepared for the site.

The potential factors affecting post-construction surface water quality from this site are: pesticide and fertilizer runoff from vegetated areas, petroleum products runoff from drives. Sediment runoff from the site will be significantly reduced by the action of the proposed filter strips. Pesticide/ fertilizer runoff will be minimized by education of the school employees or outside landscaping firm relative to acceptable landscaping practices after construction activities are completed.

Contributing Zone Application – TCEQ Form 10257
Attachment E – Volume and Character of Stormwater

Please refer to Drainage Area Maps in the construction plans for more details on the information presented below.

Pre-construction conditions: The total studied drainage area is 23.03 acres and onsite hydrology is as shown on C5.0. Calculations are based on the Rational Method, as presented in the Williamson County Subdivision Regulations.

Post-construction conditions: The peak discharge rates for post-construction are slightly increased (1.65 CFS) when compared to predeveloped discharge rates. Pre and post construction discharge rates are shown in the drainage area calculations shown on C5.0 & C5.1.

Contributing Zone Application – TCEQ Form 10257
Attachment J – BMPs for Upgradient Stormwater

Upgradient stormwater will be captured in a swale along the west boundary of the proposed drive and diverted around the subject site, eventually to the Dyeus Branch tributary of the North Fork of the San Gabriel River. Therefore, no upgradient stormwater will cross the surface of the proposed school site.

Contributing Zone Application – TCEQ Form 10257
Attachment K – BMPs for On-site Stormwater

Construction Phase
Please refer to Plan Sheets for more information and details about the information presented below.

Stabilization practices for this site include:

1. Land clearing activities shall be done only in areas where earthwork will be performed and shall progress as earthwork is needed
2. Frequent watering of excavation and fill areas to minimize wind erosion during construction.
3. Permanent seeding and planting of all unpaved areas.
4. Use of stabilization fabric for all slopes having a slope of 1 V:3H or greater
5. For all disturbed areas where construction activities have temporarily or permanently ceased for more than 14 days, stabilization activities shall commence no later than the 14th day after cessation of construction activities.

Structural practices for this site include:

1. Inlet protection using block and gravel filled bags and silt fence
2. Perimeter protection using silt fencing and/or erosion control lo9s
3. Stabilized construction exit point
4. Contractor shall provide sufficient velocity dissipation devices in the form of rock check dams and/or rock rip rap for velocity dissipation at areas with existing or potential channelized flow.

Vegetative filter strips

The on-site vegetative filter strip has been designed in accordance with the TCEQ Edwards Aquifer Compliance Technical Guidance Manual on Best Management Practices, will be constructed by the Owner for use as a water quality control system. All storm water runoff from the drive addition site will be routed to the vegetative filter strip and then to the bypass swale constructed with HS #2.

Contributing Zone Application – TCEQ Form 10257
Attachment M – Construction Plans

Please refer to construction plans prepared for this construction site which are a separate part of the permit application package.

Temporary Stormwater Section

Texas Commission on Environmental Quality

for Regulated Activities on the Edwards Aquifer Recharge Zone and Relating to 30 TAC §213.5(b)(4)(A), (B), (D)(I) and (G); Effective June 1, 1999

To ensure that the application is administratively complete, confirm that all fields in the form are complete, verify that all requested information is provided, consistently reference the same site and contact person in all forms in the application, and ensure forms are signed by the appropriate party.

Note: Including all the information requested in the form and attachments contributes to more streamlined technical reviews.

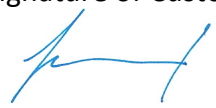
Signature

To the best of my knowledge, the responses to this form accurately reflect all information requested concerning the proposed regulated activities and methods to protect the Edwards Aquifer. This **Temporary Stormwater Section** is hereby submitted for TCEQ review and executive director approval. The application was prepared by:

Print Name of Customer/Agent: Jack Garner, PE

Date: 11/26/2025

Signature of Customer/Agent:



Regulated Entity Name: DeGroot & Nuuttila Tracts

Project Information

Potential Sources of Contamination

Examples: Fuel storage and use, chemical storage and use, use of asphaltic products, construction vehicles tracking onto public roads, and existing solid waste.

1. Fuels for construction equipment and hazardous substances which will be used during construction:

   ☐ The following fuels and/or hazardous substances will be stored on the site: _____

   These fuels and/or hazardous substances will be stored in:

   ☐ Aboveground storage tanks with a cumulative storage capacity of less than 250 gallons will be stored on the site for less than one (1) year.

☐ Aboveground storage tanks with a cumulative storage capacity between 250 gallons and 499 gallons will be stored on the site for less than one (1) year.

☐ Aboveground storage tanks with a cumulative storage capacity of 500 gallons or more will be stored on the site. An Aboveground Storage Tank Facility Plan application must be submitted to the appropriate regional office of the TCEQ prior to moving the tanks onto the project.

☒ Fuels and hazardous substances will not be stored on the site.

2. ☒ **Attachment A - Spill Response Actions**. A site specific description of the measures to be taken to contain any spill of hydrocarbons or hazardous substances is attached.

3. ☒ Temporary aboveground storage tank systems of 250 gallons or more cumulative storage capacity must be located a minimum horizontal distance of 150 feet from any domestic, industrial, irrigation, or public water supply well, or other sensitive feature.

4. ☒ **Attachment B - Potential Sources of Contamination**. A description of any activities or processes which may be a potential source of contamination affecting surface water quality is attached.

Sequence of Construction

5. ☒ **Attachment C - Sequence of Major Activities**. A description of the sequence of major activities which will disturb soils for major portions of the site (grubbing, excavation, grading, utilities, and infrastructure installation) is attached.

   ☒ For each activity described, an estimate (in acres) of the total area of the site to be disturbed by each activity is given.

   ☒ For each activity described, include a description of appropriate temporary control measures and the general timing (or sequence) during the construction process that the measures will be implemented.

6. ☒ Name the receiving water(s) at or near the site which will be disturbed or which will receive discharges from disturbed areas of the project: Dyeus Branch, a tributary of North Fork, San Gabriel River

Temporary Best Management Practices (TBMPs)

Erosion control examples: tree protection, interceptor swales, level spreaders, outlet stabilization, blankets or matting, mulch, and sod. Sediment control examples: stabilized construction exit, silt fence, filter dikes, rock berms, buffer strips, sediment traps, and sediment basins. Please refer to the Technical Guidance Manual for guidelines and specifications. All structural BMPs must be shown on the site plan.

7. ☒ **Attachment D – Temporary Best Management Practices and Measures**. TBMPs and measures will prevent pollution of surface water, groundwater, and stormwater. The construction-phase BMPs for erosion and sediment controls have been designed to retain sediment on site to the extent practicable. The following information is attached:

☒ A description of how BMPs and measures will prevent pollution of surface water, groundwater or stormwater that originates upgradient from the site and flows across the site.

☒ A description of how BMPs and measures will prevent pollution of surface water or groundwater that originates on-site or flows off site, including pollution caused by contaminated stormwater runoff from the site.

☒ A description of how BMPs and measures will prevent pollutants from entering surface streams, sensitive features, or the aquifer.

☒ A description of how, to the maximum extent practicable, BMPs and measures will maintain flow to naturally-occurring sensitive features identified in either the geologic assessment, TCEQ inspections, or during excavation, blasting, or construction.

8. ☒ The temporary sealing of a naturally-occurring sensitive feature which accepts recharge to the Edwards Aquifer as a temporary pollution abatement measure during active construction should be avoided.

☐ **Attachment E - Request to Temporarily Seal a Feature**. A request to temporarily seal a feature is attached. The request includes justification as to why no reasonable and practicable alternative exists for each feature.

☒ There will be no temporary sealing of naturally-occurring sensitive features on the site.

9. ☒ **Attachment F - Structural Practices**. A description of the structural practices that will be used to divert flows away from exposed soils, to store flows, or to otherwise limit runoff discharge of pollutants from exposed areas of the site is attached. Placement of structural practices in floodplains has been avoided.

10. ☒ **Attachment G - Drainage Area Map**. A drainage area map supporting the following requirements is attached:

☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin will be provided.

☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a smaller sediment basin and/or sediment trap(s) will be used.

☐ For areas that will have more than 10 acres within a common drainage area disturbed at one time, a sediment basin or other equivalent controls are not attainable, but other TBMPs and measures will be used in combination to protect down slope and side slope boundaries of the construction area.

☒ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. A smaller sediment basin and/or sediment trap(s) will be used in combination with other erosion and sediment controls within each disturbed drainage area.

☐ There are no areas greater than 10 acres within a common drainage area that will be disturbed at one time. Erosion and sediment controls other than sediment basins or sediment traps within each disturbed drainage area will be used.

11. ☐ **Attachment H - Temporary Sediment Pond(s) Plans and Calculations**. Temporary sediment pond or basin construction plans and design calculations for a proposed temporary BMP or measure have been prepared by or under the direct supervision of a Texas Licensed Professional Engineer. All construction plans and design information must be signed, sealed, and dated by the Texas Licensed Professional Engineer. Construction plans for the proposed temporary BMPs and measures are attached.

☒ N/A

12. ☒ **Attachment I - Inspection and Maintenance for BMPs.** A plan for the inspection of each temporary BMP(s) and measure(s) and for their timely maintenance, repairs, and, if necessary, retrofit is attached. A description of the documentation procedures, recordkeeping practices, and inspection frequency are included in the plan and are specific to the site and/or BMP.

13. ☒ All control measures must be properly selected, installed, and maintained in accordance with the manufacturer's specifications and good engineering practices. If periodic inspections by the applicant or the executive director, or other information indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations.

14. ☒ If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain).

15. ☒ Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50%. A permanent stake will be provided that can indicate when the sediment occupies 50% of the basin volume.

16. ☒ Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges (e.g., screening outfalls, picked up daily).

Soil Stabilization Practices

Examples: establishment of temporary vegetation, establishment of permanent vegetation, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, or preservation of mature vegetation.

17. ☒ **Attachment J - Schedule of Interim and Permanent Soil Stabilization Practices**. A schedule of the interim and permanent soil stabilization practices for the site is attached.

18. ☒ Records must be kept at the site of the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated.

19. ☒ Stabilization practices must be initiated as soon as practicable where construction activities have temporarily or permanently ceased.

Administrative Information

20. ☒ All structural controls will be inspected and maintained according to the submitted and approved operation and maintenance plan for the project.

21. ☒ If any geologic or manmade features, such as caves, faults, sinkholes, etc., are discovered, all regulated activities near the feature will be immediately suspended. The appropriate TCEQ Regional Office shall be immediately notified. Regulated activities must cease and not continue until the TCEQ has reviewed and approved the methods proposed to protect the aquifer from any adverse impacts.

22. ☒ Silt fences, diversion berms, and other temporary erosion and sediment controls will be constructed and maintained as appropriate to prevent pollutants from entering sensitive features discovered during construction.

Temporary Stormwater Management Practices TCEQ Form 0602

Attachment A Spill Response Actions

1 MATERIALS COVERED

The following materials or substances with known hazardous properties that may be present onsite during construction:

Concrete	Cleaning solvents
Detergent	Paints
Acids	Paint solvents
Fertilizers	Concrete additives
Soil stabilization additives	

2 MATERIAL MANAGEMENT PRACTICES

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to stormwater runoff.

2.1 Good Housekeeping

The following good housekeeping practices will be followed onsite during the construction project.

A. An effort will be made to store only enough product required to do the job.

B. All materials stored onsite will be stored in a neat, orderly manner and, if possible, under a roof or other enclosure.

C. Products will be kept in their original containers with the original manufacturer's label in legible condition.

D. Substances will not be mixed with one another unless recommended by the manufacturer.

E. Whenever possible, all of a product will be used up before disposing of the container.

F. Manufacturer's recommendations for proper use and disposal will be followed.

G. The job site superintendent will be responsible for daily inspections to ensure proper use and disposal of materials.

2.2 Hazardous Products

These practices will be used to reduce the risks associated with hazardous materials.

A. Products will be kept in original containers with the original labels in legible condition.

B. Original labels and material safety data sheets (MSDS's) will be procured and used for each material.

C. If surplus product must be disposed of, manufacturers or local/state/federal recommended methods for proper disposal will be followed.

D. A spill control and containment kit (containing, for example, absorbent such as kitty litter or sawdust, acid neutralizing powder, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.) will be provided at the storage site.

E. All of the product in a container will be used before the container is disposed of. All such containers will be triple rinsed with water prior to disposal. The rinse water used in these containers will be disposed of in a manner in compliance with state and federal regulations and will not be allowed to mix with stormwater discharges.

2.3 Product Specific Practices

The following product specific practices will be followed on the job site.

A. Petroleum Products

All onsite vehicles will be monitored for leaks and receive regular preventative maintenance to reduce the chance of leakage. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any petroleum storage tanks used onsite will have a dike or berm containment structure constructed around it to contain any spills which may occur. Any asphalt substances used onsite will be applied according to the manufacturer's recommendations.

B. Fertilizers

Fertilizers will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked in the soil to limit exposure to stormwater. Storage will be in a covered shed. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

C. Paints, Paint Solvents, and Cleaning Solvents

All containers will be tightly sealed and stored when not in use. Excess paint and solvents will not be discharged to the storm sewer system but will be properly disposed of according to manufacturer's instructions or state and federal regulations.

D. Concrete Trucks

The CGP authorizes the land disposal of wash out water from concrete trucks at construction sites that are regulated under the CGP, as long as the discharge is in compliance with the restrictions given in the permit. This authorization is limited to the land disposal of wash out water from concrete trucks only. Any other direct discharge of concrete production wastewater is not authorized by the CGP and must be authorized under a separate TCEQ General Permit or individual permit.

2.4 Spill Prevention Practices

In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for spill prevention and cleanup.

A. Manufacturer's recommended methods for spill cleanup will be clearly posted and site personnel will be trained regarding these procedures and the location of the information and cleanup supplies.

B. Materials and equipment necessary for spill cleanup will be kept in the material storage area onsite in spill control and containment kit (containing, for example, absorbent such as kitty litter or sawdust, acid neutralizing powder, brooms, dust pans, mops, rags, gloves, goggles, plastic and metal trash containers, etc.).

C. All spills will be cleaned up immediately after discovery.

D. The spill area will be kept well-ventilated, and personnel will wear appropriate protective clothing to prevent injury from contact with the hazardous substances.

E. Spills of toxic or hazardous materials will be reported to the appropriate federal, state, and/or local government agency, regardless of the size of the spill. Spills of amounts that exceed Reportable Quantities of certain substances specifically mentioned in federal regulations (40 CFR 302 list and oil) will be immediately reported to the TCEQ National Response Center, telephone **1-800-832-8224**. Reportable Quantities of some substances which may be used at the job site are as follows:

oil - appearance of a film or sheen on water
pesticides - usually 1 lb.
acids - 5000 lb.
solvents, flammable - 100 lb.

F. The job site superintendent will be the spill prevention and cleanup coordinator. He will designate the individuals who will receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase of prevention and cleanup. The names of these personnel will be posted in the material storage area and in the office trailer onsite.

Temporary Stormwater Management Practices TCEQ Form 0602

Attachment B Potential Sources of Contamination

The following are the potential pollutants and their sources which may occur at this construction site: offsite vehicle tracking of mud from vehicle traffic through inadequate construction exit, petroleum based products from vehicle/equipment leaks and drips (maintenance and petroleum storage areas will not be allowed on the construction site), pesticides and fertilizers from landscaping activities, and high pH washwater from concrete and masonry cleanup/washout facilities.

Temporary Stormwater Management Practices TCEQ Form 0602

Attachment C Sequence of Major Activities

The Contractor will be responsible for implementing the following erosion and sediment control and stormwater management control structures. The Contractor may designate these tasks to certain subcontractors as he sees fit, but the ultimate responsibility for implementing these controls and ensuring their proper functioning remains with the general contractor. The order of activities will be as follows (refer to Plan Sheet C4.0 Erosion Control and Grading Plan in the Construction Plans for the project for details):

A. Install silt fence around perimeter of property and disturbed areas as shown on Plan Sheet C2.0 Erosion Control Plan. Approximately 2.18 acres will be disturbed during construction.

B. Construct temporary construction access (approx. 0.2 acres)

C. Commence grubbing and removal of vegetation in area to receive cut or fill. (Approx. 2.18 acres)

D. Finalize pavement subgrade preparation (Approx. 2.18 acres)

E. Install all proposed storm sewer pipes and install inlet protection erosion control log at ends of exposed pipes (Approx. 0.2 acres)

F. Construct all grate inlets and drainage structures. Inlet protection erosion control logs may be removed temporarily for this construction (approx. 0.2 acres)

G. Remove erosion control logs around inlets and manholes no more than 48 hours prior to placing stabilized base course. (approx. 0.2 acres)

H. Install base material as required for pavement, curb and gutter. (approx. 2.18 acres)

I. Install all paving, curb and gutter. (Approx. 2.18 acres)

J. Complete planting and/or seeding of vegetated areas to accomplish stabilization, in accordance with the turf project notes. (Approx. 1.53 acres)

K. Remove temporary construction exit, erosion control logs, inlet protection, and all other temporary sediment controls. (approx. 2.18 acres)

Temporary Stormwater Management Practices TCEQ Form 0602

Attachment D Temporary Best Management Practices

The following temporary best management practices will be used on the construction site

Stabilization Practices

1. Land clearing activities shall be done only in areas where earthwork will be performed and shall progress as earthwork is needed

2. Frequent watering of excavation and fill areas to minimize wind erosion during construction.

3. Use of stabilization fabric for all slopes having a slope of 1V:3H or greater.

4. Permanent seeding and planting of all unpaved areas.

5. For all disturbed areas where construction activities have temporarily or permanently ceased for more than 14 days, stabilization activities shall commence no later than the 14th day after cessation of construction activities or after final grades have been achieved.

Temporary Stormwater Management Practices TCEQ Form 0602

Attachment F Structural Practices

The following structural best management practices will be used on the construction site:

1. Inlet protection using erosion control logs.
2. Perimeter protection using erosion control logs or silt fence.
3. Stabilized construction access point
4. Rock check dams
5. Temporary concrete washout area
6. Use of rock rip rap for velocity dissipation at areas with existing or potential channelized flow.

Temporary Stormwater Management Practices TCEQ Form 0602

Attachment G Drainage Area Map

Please refer to Plan Sheets C5.0 Existing Drainage Area Map and C5.1 Proposed Drainage Area Map of the Construction Plans for this project.

Temporary Stormwater Management Practices TCEQ Form 0602

Attachment I Inspection/ Maintenance for BMPs

I. Erosion and Sediment Control Maintenance and Inspection Practices

A. The following is a list of erosion and sediment controls to be used on this site during construction practice.

1. Stabilization practices for this site include:

   A. Land clearing activities shall be done only in areas where earthwork will be performed and shall progress as earthwork is needed

   B. Frequent watering of excavation and fill areas to minimize wind erosion during construction.

   C. Use of stabilization fabric for all slopes having a slope of 1V:3H or greater.

   D. Permanent seeding and planting of all unpaved areas.

   E. For all disturbed areas where construction activities have temporarily or permanently ceased for more than 14 days, soil stabilization activities shall commence as soon as practicable but no later than the 14th day after cessation of construction activities.

2. Structural practices for this site include:

   A. Inlet protection using block and gravel-filled bags and fabric filter material

   B. Perimeter protection using silt fencing and/or straw roll wattles

   C. Stabilized construction access point

   D. Temporary concrete washout area

Velocity Dissipation: Contractor shall provide sufficient velocity dissipation devices to prevent soil erosion at discharge points where concentrated flow occurs or is expected to occur.

B. The following inspection and maintenance practices will be used to maintain erosion and sediment controls.

   1. All control measures will be inspected weekly and after each rainfall event.

2. All measures will be maintained in good working order; if repairs are found to be necessary, they will be initiated within 24 hours of report and completed prior to the next anticipated rainfall event. If completion of required repairs cannot be accomplished prior to the next anticipated rainfall event, the reason shall be documented in the SWPPP for the site and completion shall be accomplished as soon as practicable.

3. Built up sediment will be removed from silt fence when it has reached one-third the height of the fence.

4. Silt fences will be inspected for depth of sediment, tears, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are securely in the ground.

5. Temporary and permanent seeding will be inspected for bare spots, washouts, and healthy growth.

6. A maintenance inspection report will be made after each inspection. Copies of the report forms to be completed by the inspector are included in the SWPPP for the site.

7. The job site superintendent will be responsible for selecting and training the individuals who will be responsible for these inspections, maintenance and repair activities, and filling out inspection and maintenance reports.

8. Personnel selected for the inspection and maintenance responsibilities will receive training from the job site superintendent. They will be trained in all the inspection and maintenance practices necessary for keeping the erosion and sediment controls that are used onsite in good working order. They will also be trained in the completion of, initiation of actions required by, and the filing of the inspection forms. Documentation of the qualifications of inspection personnel must be kept in the SWPPP for the site.

II. Inspection and Maintenance Report Forms

Once installation of any required or optional erosion control device or measure has been implemented, weekly inspections of each measure shall be performed by the Contractor's inspection personnel. The Inspection and Maintenance Reports found in the SWPPP for the site (or other forms which the Contractor desires to use that have been approved by the Engineer) shall be used by the inspectors to inventory and report the condition of each measure to assist in maintaining the erosion and sediment control measures in good working order.

Based on the results of the periodic inspections, necessary control modifications shall be initiated within 24 hours and completed prior to the next anticipated rain event. These inspection reports shall be kept on file as part of the Storm Water Pollution Prevention Plan

for at least three years from the date of completion and submission of the Notice of Termination.

These report forms shall become an integral part of the SWPPP for the site and shall be made readily accessible to TCEQ inspection officials, the Civil Engineering Consultant, and the Owner for review upon request during visits to the project site. In addition, copies of the reports shall be provided to any of these persons, upon request, via mail or facsimile transmission.

The following forms shall be utilized by inspectors to report on the incremental status and condition of the control measures used on the site:

III. Summary of Erosion and Sediment Control Maintenance/Inspection Procedures

- ☐ All control measures will be at least weekly and after each rainfall event.
- ☐ All measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours of report and completed prior to the next anticipated rain event.
- ☐ Built-up sediment will be removed from silt fences when it has reached one-third the height of the fence.
- ☐ Silt fences will be inspected for depth of sediment, tears, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
- ☐ If sediment escapes the site, accumulations will be removed at a frequency to minimize further negative effects, and whenever feasible, prior to the next forecasted rain event.
- ☐ Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
- ☐ A maintenance inspection report will be made after each inspection. Copies of the report forms to be used are included in the SWPPP for the site.
- ☐ The site job superintendent will select the individuals who will be responsible for inspections, maintenance and repair activities, and filling out the inspection and maintenance reports.
- ☐ Personnel selected for inspection and maintenance responsibilities will receive training from the site job superintendent. They will be trained in all the inspection and maintenance practices necessary for keeping the erosion and sediment controls used onsite in good working order. Records documenting the training and experience qualifications of each and every inspector shall be kept with the Inspection Record Forms in the SWPPP for the site.

IV. Construction/Implementation Checklist

1. Maintain Records of Construction Activities, including:

- ☐ Dates when major grading activities occur
- ☐ Dates when construction activities temporarily cease on a portion of the site
- ☐ Dates when construction activities permanently cease on a portion of the site
- ☐ Dates when stabilization measures are initiated on the site

Dates of rainfall events and post-rainfall inspections

2. Prepare Inspection Reports summarizing:

- ☐ Name of inspector
- ☐ Qualifications of Inspector
- ☐ Control measures/areas inspected
- ☐ Observed conditions and areas of non-compliance
- ☐ Location of any discharges of sediments or other pollutants from the site
- ☐ Recommended remedial actions and action on previously recommended remedial actions
- ☐ Statement that the site is or is not in compliance with the Permit/SWPPP
- ☐ Changes necessary to the SWPPP for the site

3. Report Releases of Reportable Quantities of Oil or Hazardous Materials (if they occur):

- ☐ Notify TCEQ Spill Response Center (**1-800-832-8224**) immediately
- ☐ Notify permitting authority in writing within 14 days
- ☐ Modify the pollution prevention plan to include:
    - the date of release
    - circumstances leading to the release
    - steps taken to prevent recurrence of the release

4. Modify Pollution Prevention Plan as necessary to:

- ☐ Comply with the minimum permit requirements when notified by TCEQ that the plan does not comply
- ☐ Address a change in design, construction operation, or maintenance which has an effect on the potential for discharge of pollutants
- ☐ Prevent recurrence of reportable quantity releases of a hazardous material or oil

Temporary Stormwater Management Practices TCEQ Form 0602

Attachment J Interim/ permanent soil stabilization practices

Final Stabilization/Termination Checklist

- ☐ All soil disturbing activities are complete
- ☐ Temporary erosion and sediment control measures have been removed or will be removed at an appropriate time
- ☐ All areas of the construction site not otherwise covered by a permanent pavement or structure have been stabilized with a uniform perennial vegetative cover with a density of 70% or equivalent measures have been employed
- ☐ Bare soils should be seeded or otherwise stabilized within 14 calendar days after final grading or where construction activity has temporarily ceased for more than 21 days.

APPROVED BY:

JAMES HERRERA, PUBLIC WORKS DIRECTOR — DATE

THOMAS HUNTER, CITY MANAGER — DATE

CRYSTAL MANCILLA, MAYOR — DATE

ELAINE SIMPSON, CITY SECRETARY — DATE

Plans for the Construction of
PAVING, GRADING & DRAINAGE IMPROVEMENTS
To Serve
LEGACY RANCH CONNECTOR DRIVE

WILLIAMSON COUNTY NOTE
THE CONTRACTOR SHALL OBTAIN A "NOTICE OF PROPOSED INSTALLATION OF UTILITY LINE" PERMIT FROM WILLIAMSON COUNTY FOR ANY WORK PERFORMED IN THE EXISTING COUNTY RIGHT-OF-WAY (DRIVEWAY APRON, WATER MAIN TIE-IN, ETC.) THIS PERMIT APPLICATION WILL REQUIRE A LIABILITY AGREEMENT, A CONSTRUCTION COST ESTIMATE FOR WORK WITHIN THE RIGHT-OF-WAY INCLUDING PAVEMENT REPAIR (IF NEEDED), A PERFORMANCE BOND, CONSTRUCTION PLANS AND, IF NECESSARY, A TRAFFIC CONTROL PLAN. AN INSPECTION FEE, AND A PRE-CONSTRUCTION MEETING MAY ALSO BE REQUIRED, DEPENDING ON THE SCOPE OF WORK. THE PERMIT WILL BE REVIEWED AND APPROVED BY THE COUNTY ENGINEER, AND MUST ALSO BE APPROVED BY THE WILLIAMSON COUNTY COMMISSIONERS COURT IF ANY ROAD CLOSURE IS INVOLVED.

"TRACT 1"
CALLED 4.883 ACRES
THOMAS VICK NUUTTILA
AND BETH VAN DOREN
(VOLUME 2663, PAGE 864)
D.R.W.C.T.

"TRACT 2"
CALLED 4.55 ACRES
THOMAS VICK NUUTTILA AND
WIFE, BETH VAN DORAN NUUTTILA
(VOLUME 1970, PAGE 936)
D.R.W.C.T.

PORTION OF
MAURICE FRANCIS DEGROOT, JR.,
AND WIFE, DORIS LYNN DEGROOT
CALLED 8.734 ACRES
VOL. 822, PG. 453
D.R.W.C.T.

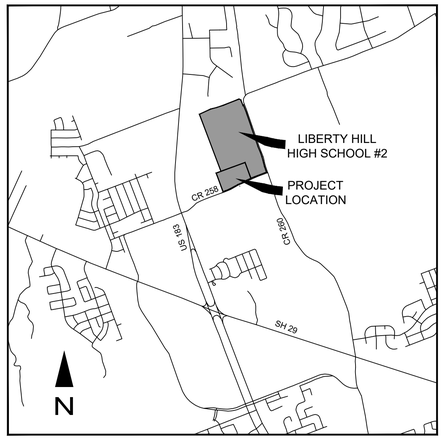
INDEPENDENT SCHOOL DISTRICT
LIBERTY HILL ISD
301 FORREST STREET
LIBERTY HILL, TX 78642
CONTACT: DUSTIN AKIN
PHONE: (512) 260-5580
EMAIL: DAKIN@LIBERTYHILL.TXED.NET

CIVIL ENGINEER
LANGAN
9606 N. MOPAC EXPRESSWAY, SUITE 110
AUSTIN, TX 78759
CONTACT: JACK H. GARNER, JR., PE
PHONE: (737) 289-7800
EMAIL: JGARNER@LANGAN.COM

SURVEYOR
LANGAN
9606 N. MOPAC EXPRESSWAY, SUITE 110
AUSTIN, TX 78759
CONTACT: JACK NEEDHAM , R.P.L.S.
PHONE: (737) 289-7825
EMAIL: JNEEDHAM@LANGAN.COM

CERTIFICATE OF COMPLIANCE (C OF C) PERMIT NUMBER _____

CITY OF LIBERTY HILL PERMIT NUMBER _____



SITE MAP
1" = ½ MILE

LANGAN

9606 N. Mopac Expressway, Suite 110 ■ Austin, Texas 78759 ■ (737) 289-7800

LANGAN PROJECT NO. 531013308

NOVEMBER 2025

SHEET LIST TABLE	
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C1.1	TCEQ & GENERAL NOTES
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C6.0	SITE DETAILS

STATE OF TEXAS
JACK H. GARNER, JR.
98447
LICENSED
PROFESSIONAL ENGINEER
Legacy Ranch Connector CZP 11-26-2025
TBPE Registration #: F- 13,709

Date	Description	No.
Revisions		

LANGAN
Langan Engineering and Environmental Services, LLC.
9606 N. Mopac Expressway, Suite 110
Austin, TX 78759
T: 737.289.7800 F: 737.289.7801 www.langan.com
TBPE Firm REG. #F-13709

Project
LEGACY RANCH CONNECTOR DRIVE
LIBERTY HILL
WILLIAMSON COUNTY TEXAS

Drawing Title
COVER SHEET

Project No.	Drawing No.
531013308	C1.0
Date: NOVEMBER 2025	
Drawn By: RWA	
Checked By: MSH	Sheet 1 of 11

LANGAN
Project No. 531013308

THIS CONSTRUCTION PROJECT IS SUBJECT TO THE CONDITIONS GIVEN IN THE EDWARDS AQUIFER PROTECTION PLAN (EAPP) APPROVED AND ISSUED FOR THIS SITE BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). NO CONSTRUCTION ACTIVITIES MAY COMMENCE UNTIL THOSE PLANS HAVE BEEN ISSUED BY THE TCEQ. CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PUBLIC NOTICE POSTINGS RELATED TO THIS TCEQ PERMIT PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

CONTRACTOR AND OWNER SHALL ALSO OBTAIN COVERAGE FOR STORMWATER DISCHARGES RELATED TO CONSTRUCTION ACTIVITIES UNDER THE TEXAS GENERAL PERMIT TXR150000. CONTRACTOR SHALL COMPLY WITH ALL REQUIRED PUBLIC NOTICE POSTINGS RELATED TO THIS TCEQ PERMIT PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
CONTRIBUTING ZONE PLAN
GENERAL CONSTRUCTION NOTES

1. A written notice of construction must be submitted to the TCEQ regional office at least 48 hours prior to the start of any ground disturbance or construction activities. This notice must include:

   - the name of the approved project;
   - the activity start date; and
   - the contact information of the prime contractor.

2. All contractors conducting regulated activities associated with this project should be provided with complete copies of the approved Contributing Zone Plan (CZP) and the TCEQ letter indicating the specific conditions of its approval. During the course of these regulated activities, the contractor(s) should keep copies of the approved plan and approval letter on-site.
3. No hazardous substance storage tank shall be installed within 150 feet of a water supply source, distribution system, well, or sensitive feature.
4. Prior to beginning any construction activity, all temporary erosion and sedimentation (E&S) control measures must be properly installed and maintained in accordance with the manufacturers specifications. If inspections indicate a control has been used inappropriately, or incorrectly, the applicant must replace or modify the control for site situations. These controls must remain in place until the disturbed areas have been permanently stabilized.
5. Any sediment that escapes the construction site must be collected and properly disposed of before the next rain event to ensure it is not washed into surface streams, sensitive features, etc.
6. Sediment must be removed from the sediment traps or sedimentation basins when it occupies 50% of the basin's design capacity.
7. Litter, construction debris, and construction chemicals exposed to stormwater shall be prevented from being discharged offsite.
8. All excavated material that will be stored on-site must have proper E&S controls.
9. If portions of the site will have a cease in construction activity lasting longer than 14 days, soil stabilization in those areas shall be initiated as soon as possible prior to the 14th day of inactivity. If activity will resume prior to the 21st day, stabilization measures are not required. If drought conditions or inclement weather prevent action by the 14th day, stabilization measures shall be initiated as soon as possible.
10. The following records should be maintained and made available to the TCEQ upon request:

    - the dates when major grading activities occur;
    - the dates when construction activities temporarily or permanently cease on a portion of the site; and
    - the dates when stabilization measures are initiated.

11. The holder of any approved CZP must notify the appropriate regional office in writing and obtain approval from the executive director prior to initiating any of the following:

    A. any physical or operational modification of any best management practices (BMPs) or structure(s), including but not limited to temporary or permanent ponds, dams, berms, silt fences, and diversionary structures;

    B. any change in the nature or character of the regulated activity from that which was originally approved;

    C. any change that would significantly impact the ability to prevent pollution of the Edwards Aquifer; or

    D. any development of land previously identified as undeveloped in the approved contributing zone plan.

AUSTIN REGIONAL OFFICE
12100 PARK 35 CIRCLE, BUILDING A
AUSTIN, TEXAS 78753-1808
PHONE (512) 339-2929
FAX (512) 339-3795

SAN ANTONIO REGIONAL OFFICE
14250 JUDSON ROAD
SAN ANTONIO, TEXAS 78233-4480
PHONE (210) 490-3096
FAX (210) 545-4329

CITY OF LIBERTY HILL GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ROUND ROCK STANDARD SPECIFICATIONS MANUAL.
2. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., NOT PLANNED FOR DESTRUCTION OR REMOVAL THAT ARE DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL VERIFY ALL DEPTHS AND LOCATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DISCREPANCIES WITH THE CONSTRUCTION PLANS FOUND IN THE FIELD SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER WHO SHALL BE RESPONSIBLE FOR REVISING THE PLANS AS APPROPRIATE.
4. MANHOLE FRAMES, COVERS, VALVES, CLEANOUTS, ETC. SHALL BE RAISED TO FINISHED GRADE PRIOR TO FINAL PAVING CONSTRUCTION.
5. THE CONTRACTOR SHALL GIVE THE CITY OF LIBERTY HILL 48 HOURS NOTICE BEFORE BEGINNING EACH PHASE OF CONSTRUCTION. TELEPHONE 512-778-5449 (PLANNING & DEVELOPMENT DEPARTMENT).
6. ALL AREAS DISTURBED OR EXPOSED DURING CONSTRUCTION SHALL BE REVEGETATED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. REVEGETATION OF ALL DISTURBED OR EXPOSED AREAS SHALL CONSIST OF SODDING OR SEEDING, AT THE CONTRACTOR'S OPTION. HOWEVER, THE TYPE OF REVEGETATION MUST EQUAL OR EXCEED THE TYPE OF VEGETATION PRESENT BEFORE CONSTRUCTION.
7. PRIOR TO ANY CONSTRUCTION, THE ENGINEER SHALL CONVENE A PRECONSTRUCTION CONFERENCE BETWEEN THE CITY OF LIBERTY HILL, HIMSELF, THE CONTRACTOR, OTHER UTILITY COMPANIES, ANY AFFECTED PARTIES AND ANY OTHER ENTITY THE CITY OR ENGINEER MAY REQUIRE.
8. THE CONTRACTOR AND THE ENGINEER SHALL KEEP ACCURATE RECORDS OF ALL CONSTRUCTION THAT DEVIATES FROM THE PLANS. THE ENGINEER SHALL FURNISH THE CITY OF LIBERTY HILL ACCURATE "AS-BUILT" DRAWINGS FOLLOWING COMPLETION OF ALL CONSTRUCTION. THESE "AS-BUILT" DRAWINGS SHALL MEET WITH THE SATISFACTION OF THE PLANNING & DEVELOPMENT DEPARTMENT PRIOR TO FINAL ACCEPTANCE.
9. THE LIBERTY HILL CITY COUNCIL SHALL NOT BE PETITIONED FOR ACCEPTANCE UNTIL ALL NECESSARY EASEMENT DOCUMENTS HAVE BEEN SIGNED AND RECORDED.
10. WHEN CONSTRUCTION IS BEING CARRIED OUT WITHIN EASEMENTS, THE CONTRACTOR SHALL CONFINE CONTRACTOR'S WORK TO WITHIN THE PERMANENT AND ANY TEMPORARY EASEMENTS. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL TRASH AND DEBRIS WITHIN THE PERMANENT AND TEMPORARY EASEMENTS. CLEAN-UP SHALL BE TO THE SATISFACTION OF THE CITY ENGINEER AND/OR CITY INSPECTOR.
11. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL APPLY FOR AND SECURE ALL PROPER PERMITS FROM THE APPROPRIATE AUTHORITIES.
12. BENCHMARKS UTILIZED FOR THE CONSTRUCTION OF THIS PROJECT ARE DESCRIBED AS FOLLOWS:
    AS NOTED ON THE SURVEY TITLED JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521 & B. MANLOVE SURVEY, ABSTRACT NO.417, BY JPH LAND SURVEYING LLC., ROUND ROCK, TX, DATED 01/06/21, THE FIRST SITE BENCHMARK IS A MAG NAIL WITH A METAL WASHER STAMPED "JPH BENCHMARK" SET IN A CONCRETE DRAIN INLET ON THE EAST MARGIN OF U.S. HIGHWAY 183 AND COUNTY ROAD 258. BENCHMARK ELEVATION = 1046.29' (NAVD'88, GEOID 18). THE SECOND SITE BENCHMARK IS A MAG NAIL WITH A METAL WASHER STAMPED "JPH BENCHMARK" SET IN A CONCRETE CULVERT DRAIN ON THE NORTH MARGIN OF COUNTY ROAD 258, LOCATED APPROXIMATELY 2580' NORTHEASTERLY FROM INTERSECTION OF U.S. HIGHWAY 183 AND COUNTY ROAD 258, AND APPROXIMATELY 920' SOUTHEASTERLY FROM THE INTERSECTION OF OF COUNTY ROAD 258. BENCHMARK ELEVATION = 1055.98' (NAVD'88, GEOID 18).

CITY OF LIBERTY HILL TRENCH SAFETY NOTES:

1. IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH IN EITHER HARD AND COMPACT OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED, SHORED, SHEETED, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT WILL BE PROVIDED BY THE CONTRACTOR.
2. IN ACCORDANCE WITH THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, WHEN PERSONS ARE IN TRENCHES 4-FEET DEEP OR MORE, ADEQUATE MEANS OF EXIT, SUCH AS A LADDER OR STEPS, MUST BE PROVIDED AND LOCATED SO AS TO REQUIRE NO MORE THAN 25 FEET OF LATERAL TRAVEL.
3. IF TRENCH SAFETY SYSTEM DETAILS WERE NOT PROVIDED IN THE PLANS BECAUSE TRENCHES WERE ANTICIPATED TO BE LESS THAN 5 FEET IN DEPTH AND DURING CONSTRUCTION IT IS FOUND THAT TRENCHES ARE IN FACT 5 FEET OR MORE IN DEPTH OR TRENCHES LESS THAN 5 FEET IN DEPTH ARE IN AN AREA WHERE HAZARDOUS GROUND MOVEMENT IS EXPECTED, ALL CONSTRUCTION SHALL CEASE, THE TRENCHED AREA SHALL BE BARRICADED AND THE ENGINEER NOTIFIED IMMEDIATELY. CONSTRUCTION SHALL NOT RESUME UNTIL APPROPRIATE TRENCH SAFETY SYSTEM DETAILS, AS DESIGNED BY A PROFESSIONAL ENGINEER, ARE RETAINED AND COPIES SUBMITTED TO THE CITY OF LIBERTY HILL.

CITY OF LIBERTY HILL TRAFFIC MARKING NOTES:

1. ANY METHODS, STREET MARKINGS AND SIGNAGE NECESSARY FOR WARNING MOTORISTS, WARNING PEDESTRIANS OR DIVERTING TRAFFIC DURING CONSTRUCTION SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITION.
2. ALL PAVEMENT MARKINGS, MARKERS, PAINT, TRAFFIC BUTTONS, TRAFFIC CONTROLS AND SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES AND, THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, LATEST EDITIONS.

CITY OF LIBERTY HILL EROSION AND SEDIMENTATION CONTROL NOTES:

1. EROSION CONTROL MEASURES, SITE WORK AND RESTORATION WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ROUND ROCK EROSION AND SEDIMENTATION CONTROL SPECIFICATIONS.
2. ALL SLOPES SHALL BE SODDED OR SEEDED WITH APPROVED GRASS, GRASS MIXTURES OR GROUND COVER SUITABLE TO THE AREA AND SEASON IN WHICH THEY ARE APPLIED.
3. SILT FENCES, ROCK BERMS, SEDIMENTATION BASINS AND SIMILARLY RECOGNIZED TECHNIQUES AND MATERIALS SHALL BE EMPLOYED DURING CONSTRUCTION TO PREVENT POINT SOURCE SEDIMENTATION LOADING OF DOWNSTREAM FACILITIES. SUCH INSTALLATION SHALL BE REGULARLY INSPECTED BY THE CITY OF LIBERTY HILL FOR EFFECTIVENESS. ADDITIONAL MEASURES MAY BE REQUIRED IF, IN THE OPINION OF THE CITY ENGINEER, THEY ARE WARRANTED.
4. ALL TEMPORARY EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL FINAL INSPECTION AND APPROVAL OF THE PROJECT BY THE ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL TEMPORARY EROSION CONTROL STRUCTURES AND TO REMOVE EACH STRUCTURE AS APPROVED BY THE ENGINEER.
5. ALL MUD, DIRT, ROCKS, DEBRIS, ETC., SPILLED, TRACKED OR OTHERWISE DEPOSITED ON EXISTING PAVED STREETS, DRIVES AND AREAS USED BY THE PUBLIC SHALL BE CLEANED UP IMMEDIATELY.

CITY OF LIBERTY HILL STREET AND DRAINAGE NOTES:

1. ALL TESTING SHALL BE DONE BY AN INDEPENDENT LABORATORY AT THE OWNER'S EXPENSE. ANY RETESTING SHALL BE PAID FOR BY THE CONTRACTOR. A CITY INSPECTOR SHALL BE PRESENT DURING ALL TESTS. TESTING SHALL BE COORDINATED WITH THE CITY INSPECTOR AND HE SHALL BE GIVEN A MINIMUM OF 24 HOURS NOTICE PRIOR TO ANY TESTING. TELEPHONE 512-778-5449 (INSPECTIONS).
2. BACKFILL BEHIND THE CURB SHALL BE COMPACTED TO OBTAIN A MINIMUM OF 95% MAXIMUM DENSITY TO WITHIN 3" OF TOP OF CURB. MATERIAL USED SHALL BE PRIMARILY GRANULAR WITH NO ROCKS LARGER THAN 6" IN THE GREATEST DIMENSION. THE REMAINING 3" SHALL BE CLEAN TOPSOIL FREE FROM ALL CLODS AND SUITABLE FOR SUSTAINING PLANT LIFE.
3. DEPTH OF COVER FOR ALL CROSSINGS UNDER PAVEMENT INCLUDING GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER SERVICES, ETC., SHALL BE A MINIMUM OF 30" BELOW SUBGRADE.
4. STREET RIGHTS-OF-WAY SHALL BE GRADED AT A SLOPE OF 1/4" PER FOOT TOWARD THE CURB UNLESS OTHERWISE INDICATED. HOWEVER, IN NO CASE SHALL THE WIDTH OF RIGHT-OF-WAY AT 1/4" PER FOOT SLOPE BE LESS THAN 10 FEET UNLESS A SPECIFIC REQUEST FOR AN ALTERNATE GRADING SCHEME IS MADE TO AND ACCEPTED BY THE CITY OF LIBERTY HILL PLANNING & DEVELOPMENT DEPARTMENT.
5. BARRICADES BUILT TO CITY OF LIBERTY HILL STANDARDS SHALL BE CONSTRUCTED ON ALL DEAD-END STREETS AND AS NECESSARY DURING CONSTRUCTION TO MAINTAIN JOB AND PUBLIC SAFETY.
6. ALL R.C.P. SHALL BE MINIMUM CLASS III.
7. THE SUBGRADE MATERIAL FOR THE PAVEMENT SHOWN HEREIN WAS TESTED BY ALLIANCE ENGINEERING GROUP, INC. AND THE PAVING SECTIONS DESIGNED IN ACCORDANCE WITH THE CURRENT CITY OF LIBERTY HILL DESIGN CRITERIA. THE PAVING SECTIONS ARE TO BE CONSTRUCTED AS SHOWN IN THE GEOTECHNICAL REPORT NO. AE21-1104 DATED 01/28/2022 PREPARED BY ALLIANCE ENGINEERING GROUP, INC. OF TAYLOR, TEXAS .

   THE GEOTECHNICAL ENGINEER SHALL INSPECT THE SUBGRADE FOR COMPLIANCE WITH THE DESIGN ASSUMPTIONS MADE DURING PREPARATION OF THE SOILS REPORT. ANY ADJUSTMENTS THAT ARE REQUIRED SHALL BE MADE THROUGH REVISION OF THE CONSTRUCTION PLANS.

8. WHERE PI'S ARE OVER 20, SUBGRADES MUST BE STABILIZED UTILIZING A METHOD ACCEPTABLE TO THE CITY ENGINEER. THE GEOTECHNICAL ENGINEER SHALL RECOMMEND AN APPROPRIATE SUBGRADE STABILIZATION IF SULFATES ARE DETERMINED TO BE PRESENT.

WILLIAMSON COUNTY CONSTRUCTION NOTES

B4 - CONSTRUCTION - GENERAL

1. A PRECONSTRUCTION MEETING SHALL BE SCHEDULED PRIOR TO THE START OF CONSTRUCTION. THE DESIGN ENGINEER, OWNER, CONTRACTOR, SUBCONTRACTORS, AND COUNTY ENGINEER SHALL ATTEND THIS MEETING. ALL ROADS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS AS APPROVED BY THE COUNTY ENGINEER AND IN ACCORDANCE WITH THE SPECIFICATIONS FOUND IN THE CURRENT VERSION OF THE "TEXAS DEPARTMENT OF TRANSPORTATION MANUAL STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES" UNLESS OTHERWISE STATED ON THE CONSTRUCTION DOCUMENTS APPROVED BY THE COUNTY ENGINEER.
2. ALL MATERIALS SHALL BE SAMPLED AND TESTED BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE COUNTY ENGINEER. THE OWNER SHALL PAY FOR ALL TESTING SERVICES AND SHALL FURNISH THE COUNTY ENGINEER WITH CERTIFIED COPIES OF THESE TEST RESULTS. THE COUNTY ENGINEER MUST APPROVE THE TEST RESULTS PRIOR TO CONSTRUCTING THE NEXT COURSE OF THE ROADWAY STRUCTURE. ANY MATERIAL WHICH DOES NOT MEET THE MINIMUM REQUIRED TEST SPECIFICATIONS SHALL BE REMOVED AND RECOMPACTED OR REPLACED UNLESS ALTERNATIVE REMEDIAL ACTION IS APPROVED IN WRITING FROM THE COUNTY ENGINEER.
3. EXCEPT FOR ELECTRICAL LINES, ALL UNDERGROUND NONFERROUS UTILITIES WITHIN A RIGHT-OF-WAY OR EASEMENT MUST BE ACCOMPANIED BY FERROUS METAL LINES TO AID IN TRACING THE LOCATION OF SAID UTILITIES THROUGH THE USE OF A METAL DETECTOR.
4. ALL PAVEMENTS ARE TO BE DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER. THE DESIGN SHALL BE BASED ON A 20-YEAR DESIGN LIFE AND IN CONJUNCTION WITH RECOMMENDATIONS BASED UPON A SOILS REPORT OF SAMPLES TAKEN ALONG THE PROPOSED ROADWAYS. TEST BORINGS SHALL BE PLACED AT A MAXIMUM SPACING OF 500 FEET OR OTHER SAMPLING FREQUENCY APPROVED BY THE COUNTY ENGINEER BASED ON RECOMMENDATIONS PROVIDED BY THE GEOTECHNICAL ENGINEER. THE SOILS REPORT AND PAVEMENT DESIGN SHALL BE SUBMITTED TO THE COUNTY ENGINEER FOR REVIEW. THE PAVEMENT DESIGN MUST BE APPROVED BY THE COUNTY ENGINEER PRIOR TO OR CONCURRENTLY WITH THE REVIEW AND APPROVAL OF THE CONSTRUCTION PLANS. IN ADDITION TO THE BASIS OF THE PAVEMENT DESIGN, THE SOILS REPORT SHALL CONTAIN THE RESULTS OF SAMPLED AND TESTED SUBGRADE FOR PLASTICITY INDEX, PH, SULFATE CONTENT, AND MAXIMUM DENSITY.

B5 - SUBGRADE

1. THE PREPARATION OF THE SUBGRADE SHALL FOLLOW GOOD ENGINEERING PRACTICES AS DIRECTED BY THE COUNTY ENGINEER IN CONJUNCTION WITH RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT. WHEN THE PLASTICITY INDEX (PI) IS GREATER THAN 20, A SUFFICIENT AMOUNT OF LIME SHALL BE ADDED AS DESCRIBED IN ITEM 260 OF THE CURRENT EDITION OF THE TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION UNTIL THE PI IS LESS THAN 20. IF THE ADDITION OF LIME AS DESCRIBED IN ITEM 260 IS NOT FEASIBLE, AN ALTERNATE STABILIZING DESIGN SHALL BE PROPOSED AND SUBMITTED TO THE COUNTY ENGINEER FOR APPROVAL. THE SUBGRADE SHALL BE PREPARED AND COMPACTED TO ACHIEVE A DRY DENSITY PER TXDOT ITEM 132. IN ADDITION, PROOF ROLLING MAY BE REQUIRED BY THE COUNTY ENGINEER.
2. THE SUBGRADE SHALL BE INSPECTED AND APPROVED BY AN INDEPENDENT TESTING LABORATORY AND A CERTIFIED COPY OF ALL INSPECTION REPORTS FURNISHED TO THE COUNTY ENGINEER, WHO MUST APPROVE THE REPORT PRIOR TO APPLICATION OF THE BASE MATERIAL. ALL DENSITY TEST REPORTS SHALL INCLUDE A COPY OF THE WORK SHEET SHOWING THE PERCENTAGE OF THE MAXIMUM DRY (PROCTOR) DENSITY. THE NUMBER AND LOCATION OF ALL SUBGRADE TESTS SHALL BE DETERMINED BY THE COUNTY ENGINEER.

B6 - BASE MATERIAL

1. BASE MATERIAL SHALL CONFORM TO ITEM 247 OF THE CURRENT EDITION OF THE TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, "FLEXIBLE BASE". THE BASE MATERIAL SHALL BE TYPE A GRADE 1, TYPE A GRADE 2, OR AS APPROVED BY THE COUNTY ENGINEER.
2. EACH LAYER OF BASE COURSE SHALL BE TESTED FOR IN-PLACE DRY DENSITY AND MEASURED FOR COMPACTED THICKNESS. THE NUMBER AND LOCATION OF ALL BASE TEST SAMPLES SHALL BE DETERMINED BY THE COUNTY ENGINEER.
3. THE BASE SHALL BE PREPARED AND COMPACTED TO ACHIEVE A MINIMUM OF 100% OF THE MAXIMUM (PROCTOR) DRY DENSITY OR AS APPROVED BY THE COUNTY ENGINEER UPON RECOMMENDATION BY THE TESTING LABORATORY. THE MAXIMUM LIFT SHALL NOT EXCEED SIX INCHES. THE BASE MUST BE INSPECTED AND APPROVED BY AN INDEPENDENT TESTING LABORATORY AND A CERTIFIED COPY OF THE TEST RESULTS FURNISHED TO THE COUNTY ENGINEER FOR APPROVAL. PRIOR TO THE PLACEMENT OF THE FIRST LIFT OF BASE, THE STOCKPILE SHALL BE TESTED FOR THE SPECIFICATIONS FOUND IN ITEM 247 TABLE 1 AND THE RESULT FURNISHED TO THE COUNTY ENGINEER FOR APPROVAL

B7 - BITUMINOUS PAVEMENT

1. URBAN ROADS REQUIRE A MINIMUM 2 INCH WEARING SURFACE OF HMAC TYPE D. THE MIX SHALL BE FROM A TXDOT CERTIFIED PLANT. THE MIX DESIGN SHALL BE SUBMITTED TO THE COUNTY ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF THE MATERIAL. CONTRACTOR'S QUALITY CONTROL (CQC) TEST REPORTS SHALL BE SUBMITTED TO THE COUNTY ENGINEER ON A DAILY BASIS. AS A MINIMUM, DAILY CQC TESTING ON THE PRODUCED MIX SHALL INCLUDE: SIEVE ANALYSIS TEX-200-F, ASPHALT CONTENT TEX-210-F, HVEEM STABILITY TEX-208-F, LABORATORY COMPACTED DENSITY TEX-207-F, AND MAXIMUM SPECIFIC GRAVITY TEX-227-F. THE NUMBER AND LOCATION OF ALL HMAC TESTS SHALL BE DETERMINED BY THE COUNTY ENGINEER WITH A MINIMUM OF THREE, 6-INCH DIAMETER FIELD CORES SECURED AND TESTED BY THE CONTRACTOR FROM EACH DAY'S PAVING. EACH HMAC COURSE SHALL BE TESTED FOR IN-PLACE DENSITY, BITUMINOUS CONTENT AND AGGREGATE GRADATION, AND SHALL BE MEASURED FOR COMPACTED THICKNESS. THE NUMBER AND LOCATION OF ALL HMAC TEST SAMPLES SHALL BE DETERMINED BY THE COUNTY ENGINEER.
2. RURAL ROADS MAY USE EITHER THE SPECIFICATIONS FOUND IN SECTION B7.1 OR A TWO-COURSE SURFACE IN ACCORDANCE WITH ITEM 316, TREATMENT WEARING SURFACE, OF THE CURRENT EDITION OF THE TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION. THE TYPE AND RATE OF ASPHALT AND AGGREGATE SHALL BE INDICATED ON THE PLANS AS A BASIS OF ESTIMATE AND SHALL BE DETERMINED AT THE PRECONSTRUCTION CONFERENCE. AGGREGATE USED IN THE MIX SHALL BE ON THE TXDOT QUALITY MONITORING SCHEDULE. AGGREGATE SHALL BE TYPE B GRADE 4. GRADATION TESTS SHALL BE REQUIRED FOR EACH 300 CUBIC YARDS OF MATERIAL PLACED WITH A MINIMUM OF TWO TESTS PER EACH GRADE PER EACH PROJECT. TEST RESULTS SHALL BE REVIEWED BY THE COUNTY ENGINEER PRIOR TO APPLICATION OF THE MATERIAL.

B8 - CONCRETE PAVEMENT

1. IN LIEU OF BITUMINOUS PAVEMENT, PORTLAND CEMENT CONCRETE PAVEMENT MAY BE USED. IN SUCH CASES, THE PAVEMENT THICKNESS SHALL BE A MINIMUM OF 9 INCHES OF CONCRETE, AND SHALL BE JOINTED AND REINFORCED IN ACCORDANCE WITH THE DETAIL INCLUDED IN APPENDIX J. THE MIX SHALL BE FROM A TXDOT CERTIFIED PLANT. THE MIX DESIGN SHALL BE SUBMITTED TO THE COUNTY ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF THE MATERIAL.

B9 - CONCRETE - GENERAL

1. UNLESS OTHERWISE SPECIFIED, CONCRETE SHALL BE IN ACCORDANCE WITH ITEM 421 OF THE CURRENT EDITION OF THE TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION AND BE PLACED IN ACCORDANCE WITH THE APPLICABLE ITEM.
2. ALL CONCRETE SHALL BE TESTED FOR COMPRESSIVE STRENGTH. ONE SET OF THREE CONCRETE TEST CYLINDERS SHALL BE MOLDED FOR EVERY 50 CUBIC YARDS OF CONCRETE PLACED FOR EACH CLASS OF CONCRETE PER DAY, OR AT ANY OTHER INTERVAL AS DETERMINED BY THE COUNTY ENGINEER. A SLUMP TEST SHALL BE REQUIRED WITH EACH SET OF TEST CYLINDERS. ONE CYLINDER SHALL BE TESTED FOR COMPRESSIVE STRENGTH AT AN AGE OF SEVEN DAYS AND THE REMAINING TWO CYLINDERS SHALL BE TESTED AT 28 DAYS OF AGE.

GENERAL NOTES

1. THE CONTRACTOR SHALL BEGIN WORK AS DIRECTED BY THE OWNER/CITY OR THE NOTICE TO PROCEED.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS, AND INSPECTIONS PRIOR TO AND THROUGHOUT CONSTRUCTION.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN NEAT AND ACCURATE CONSTRUCTION RECORDS FOR THE OWNER/CITY'S USE. THE CONTRACTOR SHALL PROVIDE THE CITY CLEAN AND ACCURATE FULL SIZE REPRODUCIBLE RECORD DRAWINGS WHICH CLEARLY DESCRIBE ALL CONSTRUCTION AND ANY DEVIATIONS FROM THE PLANS.
4. ALL SHOP DRAWINGS AND SUBMITTALS SHALL BE PROOFREAD AND REVIEWED BY THE GENERAL CONTRACTOR FOR APPROVAL PRIOR TO SUBMITTAL TO THE ENGINEER. SUBCONTRACTOR / GENERAL CONTRACTOR SHALL CLEARLY INDICATE, MARK, HIGHLIGHT, AND PROPERLY CLARIFY PRODUCTS TO BE CONSIDERED FOR APPROVAL. SUBMITTALS NOT PROOFREAD OR REVIEWED OR CLARIFIED PROPERLY SHALL BE RETURNED UNREVIEWED. CONTRACTOR SHALL RESUBMIT SHOP DRAWINGS AND ALLOW FOR SUITABLE REVIEW TIME. SUITABLE REVIEW TIME SHALL BE SEVEN (7) WORKING DAYS FOR TYPICAL SUBMITTALS AND LONGER DEPENDING ON THE SIZE AND NATURE OF THE SUBMITTAL.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR QUALITY CONTROL IN THE REQUIRED CONSTRUCTION SURVEYING AND MATERIALS TESTING. DIMENSIONS SHOWN AND DIGITAL FILES PROVIDED SHALL BE USED TO LAYOUT THE SITE.
6. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED TO INCLUDE BUT NOT BE LIMITED TO ROCK, RUBBLE, DEBRIS, TRASH, ETC. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF SITE AT THE CONTRACTOR'S EXPENSE UNLESS OTHERWISE SPECIFIED OR AGREED TO BY OWNER.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES (OR OTHER METHODS APPROVED BY THE ENGINEER AND CITY) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES FOR THE ESTABLISHMENT OF GRASS OR OTHER GROWTH TO PREVENT EROSION.
8. DISTURBED AREAS THAT ARE SEEDED SHALL BE CHECKED PERIODICALLY FOR FULL COVERAGE OF GRASS. ALL DISTURBED AREAS SHALL BE WATERED, FERTILIZED, AND SEEDED OR SODDED AS NECESSARY AND BY DEFINITION 'MAINTAINED' UNTIL AN ESTABLISHED STAND OF GRASS CAN BE RELEASED TO THE OWNER. REFERENCE LANDSCAPE/IRRIGATION PLAN (IF PROVIDED) TO COORDINATE PLANTING ENHANCEMENTS AND LIMITS OF IRRIGATION COVERAGE.
9. CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR ADJACENT RIGHT-OF-WAYS WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE CITY. ALL CONSTRUCTION WASTE MATERIALS TO BE REMOVED SHALL BE DISPOSED OF AT A PERMITTED LOCATION OFF SITE, UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE CITY.

EARTHWORK NOTES

1. PLACE TOPSOIL TO WITHIN 0.10' OF FINISH GRADE. SEE TOPSOIL SPECIFICATION SHOULD IMPORTED MATERIAL BE NECESSARY.
2. AS A RESULT OF THE SITE GEOLOGY AND PROPOSED SITE PLAN, THE CONTRACTOR SHALL ESTABLISH A SOIL MANAGEMENT PLAN/OPERATION THROUGHOUT THE CONSTRUCTION PROCESS. ALL TOPSOIL SHALL BE SALVAGED AND STOCKPILED ON-SITE. STOCKPILED TOPSOIL MAY BECOME STERILE AND NON-FERTILE OVER TIME. THE CONTRACTOR SHALL AMEND AND SUPPLEMENT THE STOCKPILED TOPSOIL AS NECESSARY TO YIELD A FERTILE TOPSOIL SUPPLY. THE CONTRACTOR'S BID SHALL INCLUDE ALL NECESSARY TOPSOIL (IMPORT MAY BE REQUIRED) AS REQUIRED TO BACKFILL AND CROWN ALL LANDSCAPE ISLANDS AND LANDSCAPE AREAS. THE LACK OF AVAILABLE ON-SITE TOPSOIL WILL NOT BE GROUNDS FOR A CHANGE ORDER OR ADDITIONAL PAY.

UTILITY NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PRIVATE OR PUBLIC, PRIOR TO MOBILIZATION. CONTRACTOR SHALL VISIT THE SITE AND MAKE ALL NECESSARY OBSERVATIONS AND INSPECTIONS TO FAMILIARIZE THEMSELVES WITH THE SITE AND THE SITE FACILITIES. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA; AND, THE CONTRACTOR, SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE.
2. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 1 WEEK PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND MAKE ARRANGEMENTS FOR ANY AND ALL TEMPORARY UTILITIES, PERMITS, AND AGREEMENTS.
3. THE CONTRACTOR SHALL PROTECT ALL UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL GIVE THE CITY, RESIDENTS AND BUSINESSES AFFECTED BY ANY ANTICIPATED WATER OR SEWER SERVICE DISRUPTIONS AT LEAST FORTY-EIGHT (48) HOURS PRIOR NOTICE.
4. CONTRACTOR SHALL EXERCISE CAUTION AND MAINTAIN ADEQUATE CLEAR ZONE BETWEEN THE CONTRACTOR'S EQUIPMENT AND ANY POWER LINES.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONES RISERS, WATER VALVES, UTILITIES, ETC. DURING ALL CONSTRUCTION PHASES. CONTRACTOR WILL BE RESPONSIBLE TO REPLACE ANY DAMAGED ITEMS AND RESTORE ANY SERVICES THAT HAVE BEEN DISTURBED. ALL MANHOLES, CLEAN-OUTS, WATER VALVES, FIRE HYDRANTS AND OTHER APPURTENANCES MUST BE ADJUSTED TO FINAL GRADE BEFORE THE OWNER WILL ACCEPT THE WORK.
6. THE CONTRACTOR SHALL SALVAGE ALL EXISTING CITY UTILITIES (INCLUDING SIGNS, VALVES, FIRE HYDRANTS, ETC.) IN ACCORDANCE WITH CITY REQUIREMENTS AND PROVIDE TO THE CITY.

SEQUENCING / TRAFFIC CONTROL NOTES

1. CONTRACTOR SHALL PREPARE, FURNISH, MAINTAIN, AND REMOVE ALL TRAFFIC CONTROL BARRICADES, WARNING SIGNS, LIGHTS, CONSTRUCTION FENCES, ETC. FOR THE WORK THROUGHOUT CONSTRUCTION. ALL BARRICADES, WARNING SIGNS, LIGHTS, DEVICES, ETC., FOR THE GUIDANCE AND PROTECTION OF TRAFFIC AND PEDESTRIANS MUST CONFORM TO THE INSTALLATION SHOWN IN THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION AS CURRENTLY AMENDED BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
2. CONTRACTOR SHALL PROVIDE ACCESS TO ALL REQUIRED ENTRANCES AND EXITS AT ALL TIMES THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL AND SEQUENCING PLAN TO ALL AUTHORITIES HAVING JURISDICTION AND COORDINATE THE PLAN AND SCHEDULE WITH THE OWNER PRIOR TO THE START OF CONSTRUCTION.

PAVING NOTES

1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PERFORMING ALL CONSTRUCTION LAYOUTS FROM THE SITE LAYOUT DIGITAL CONTROL POINTS AND FROM THE DIMENSIONS SHOWN. THE CONTRACTOR MUST NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN ADVANCE AND ALLOW FOR THE ENGINEER'S RESPONSE BEFORE PROCEEDING WITH THE WORK.
2. ALL PAVING DIMENSIONS ARE TO BACK OF CURB, AND EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. ALL CONCRETE PAVING SHALL BE REINFORCED.
4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLY THE CITY AND THE ENGINEER WITH A CONCRETE MIX DESIGN AT THE PRE-CONSTRUCTION MEETING FOR REVIEW AND APPROVAL. THE COST OF THIS DESIGN SHALL BE INCLUDED IN THE UNIT PRICE OF PAVEMENT MATERIAL. FLY ASH IS NOT PERMITTED AS A SUBSTITUTE FOR CEMENT.
5. THE CONTRACTOR SHALL PROTECT ANY EXISTING AND/OR PROPOSED UTILITIES, WHICH ARE IN THE PROPOSED SUBGRADE DURING THE SUBGRADE STABILIZATION PROCESS.
6. PRIOR TO PAVING INSTALLATION, CONTRACTOR TO REFERENCE ALL PLAN SHEETS TO IDENTIFY ALL SLEEVES AND CONDUIT NECESSARY TO SUPPORT FRANCHISE UTILITY SERVICES, TECHNOLOGY/SECURITY, SITE LIGHTING, IRRIGATION, ETC. CONTRACTOR SHALL CONFIRM WITH OWNER AND/OR OWNER'S REPRESENTATIVE TO VERIFY SIZE, LOCATION, AND QUANTITY.
7. UNLESS OTHERWISE NOTED, SUBGRADE SHALL BE STABILIZED TO 12" BEYOND THE BACK OF CURB OR EDGE OF PAVEMENT PER GEOTECH RECOMMENDATIONS. ALL CONCRETE STRENGTH SHALL BE A MINIMUM OF 3,500 PSI AND REINFORCING STEEL SHALL BE A MINIMUM OF #3 BARS 18" O.C.E.W. OR PER PROJECT GEOTECHNICAL RECOMMENDATIONS, WHICHEVER IS MORE STRINGENT. FIRE LANES, PARKING STALLS, AND ROADWAY STRIPING & MARKINGS SHALL CONFORM TO CITY STANDARDS. SIDEWALKS WITHIN LANDSCAPE AREAS SHALL BE MINIMUM 4" THICK. LARGE EXPANSES OF CONCRETE FLATWORK (SUCH AS MAJOR PEDESTRIAN AREAS, PLAZA AREAS BETWEEN BUILDINGS OR OTHER STRUCTURES) SHALL BE TREATED LIKE VEHICULAR CONCRETE PAVEMENT AND RECEIVE SAME SUBGRADE STABILIZATION AS VEHICULAR PAVEMENT (6" DEEP MINIMUM AND IN ACCORDANCE WITH A LIME SERIES TEST) AND ALL JOINTS (CONTRACTION AND EXPANSION JOINTS) SHALL BE SEALED WITH SELF LEVELING POLYURETHANE SEALANT.
8. ALL PAVEMENT WITHIN 5' OF PROPOSED BUILDING(S) SHALL ADHERE TO THE STRUCTURAL RECOMMENDATIONS AND OR ARCHITECTURAL REQUIREMENTS. REFER TO STRUCTURAL AND ARCHITECTURAL PLANS AND RELATED TECHNICAL SPECIFICATIONS. CIVIL PAVEMENT LIMITS BEGIN 5' OUTSIDE THE BUILDING. IN THE EVENT OF OF A CONFLICT WITH THE STRUCTURAL AND OR ARCHITECTURAL WITHIN THIS AREA, THE STRUCTURAL/ ARCHITECT REQUIREMENTS SHALL GOVERN.
9. CONNECTION OF THE PROPOSED SIDEWALK TO EXISTING PAVING, SIDEWALK, BUILDING, AND WHEELCHAIR RAMPS SHALL BE CONSIDERED SUBSIDIARY TO THE COST OF THE CONSTRUCTION OF THE SIDEWALK. ALL JOINTS (EXPANSION, ISOLATION, CONTRACTION, & CONSTRUCTION) FOR CONCRETE PAVING AND INCIDENTAL CRACKS SHALL BE SEALED AND INSTALLED IN ACCORDANCE WITH THE AMERICAN CONCRETE PAVEMENT ASSOCIATION (ACPA) RECOMMENDATIONS. CONTRACTOR SHALL OBSERVE THE ARCHITECTURAL AND STRUCTURAL JOINTING LAYOUTS. IN THE EVENT OF A DISCREPANCY OR CONFLICT FOR SITE PAVING, THE CONTRACTOR SHALL REFER TO ACPA PUBLICATION IS061.01P AND IS400.01P FOR THE JOINT SPECIFICATIONS AND THE LAYOUT OF PAVEMENT JOINTS (NON-PAY ITEM).
10. THE CONTRACTOR SHALL USE CARE DURING SOIL STABILIZATION AND COMPACTION ACTIVITIES SO AS NOT TO ADVERSELY AFFECT LANDSCAPE AREAS OR UTILITY LINES WITH SOIL STABILIZATION TREATMENTS. AFTER COMPACTION AND PRIOR TO PLACING GRASS, THE UPPER 8 INCHES (8") OF ALL LANDSCAPED AREAS SHALL BE AERATED, TILLED, OR OTHERWISE PROCESSED SO AS TO PROMOTE HEALTHY ROOT GROWTH FOR TURF AND OTHER VEGETATION. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY REPAIRS, UNDERCUTTING, REMOVAL, DISPOSAL, AND BACKFILLING OF THESE AREAS IF STABILIZATION IS DISCOVERED (NON-PAY ITEM).

JACK H. GARNER, JR.
98447
Legacy Ranch
Connector CZP 11-26-2025
TBPE Registration #: F- 13,709

Date	Description	No.
Revisions		

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Project
LEGACY RANCH
CONNECTOR DRIVE

LIBERTY HILL
WILLIAMSON COUNTY TEXAS

Drawing Title
TCEQ & GENERAL
NOTES

Project No.
531013308
Date
NOVEMBER 2025
Drawn By
RWA
Checked By
MSH

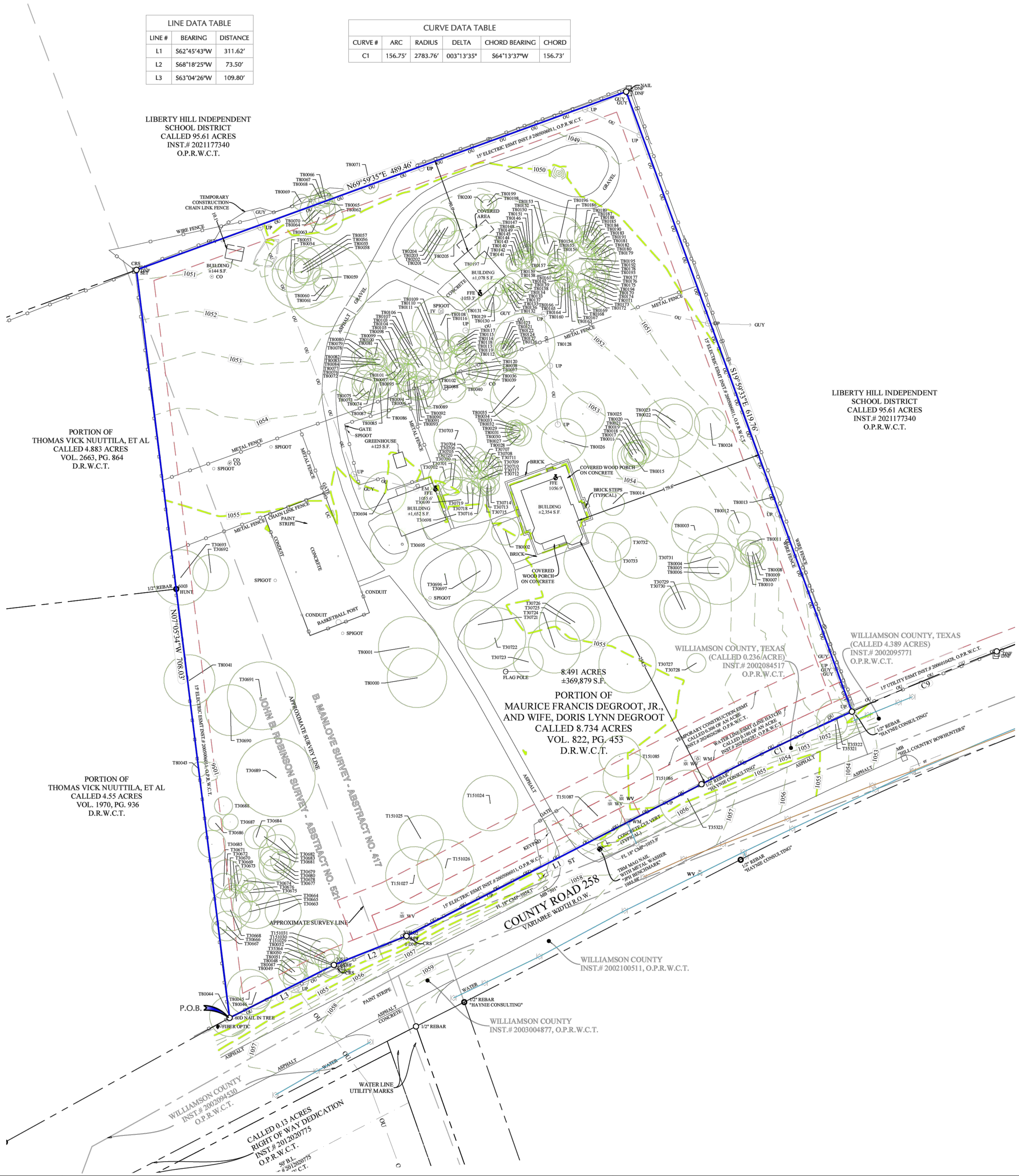
Drawing No.
C1.1
Sheet 2 of 11

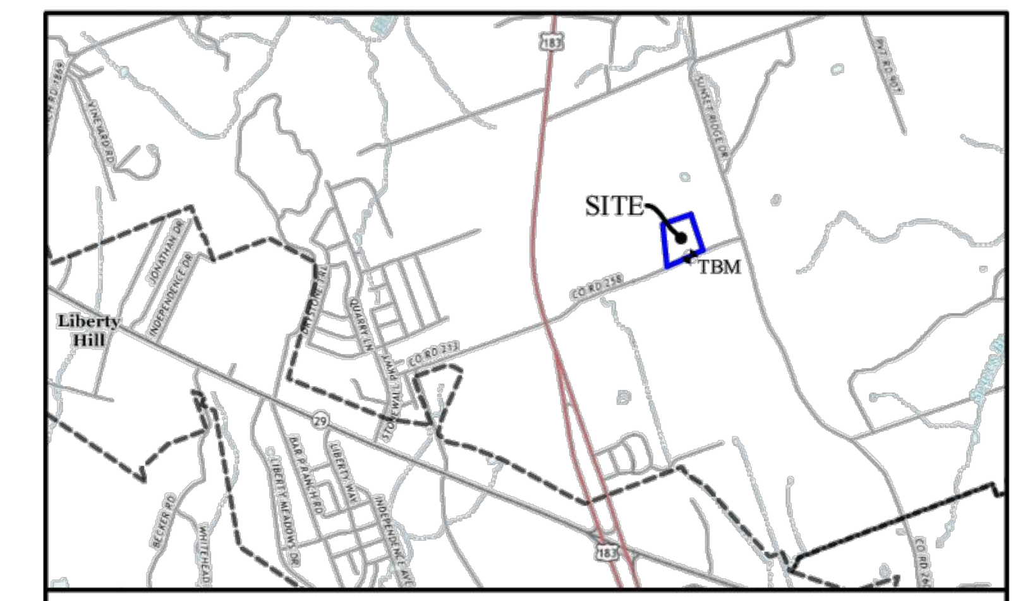
LANGAN
Project No. 531013308

LINE DATA TABLE		
LINE #	BEARING	DISTANCE
L1	S62°45'43"W	311.62'
L2	S68°18'25"W	73.50'
L3	S63°04'26"W	109.80'

CURVE DATA TABLE					
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	156.75'	2783.76'	003°13'35"	S64°13'37"W	156.73'

Scale: 1" = 50'





PROJECT LOCATION MAP

NOT TO SCALE

SOURCE: usgs.gov

LEGEND OF SYMBOLS

- air conditioner
- borehole
- CATV cable tv
- EM electric meter
- fence or handrail
- FDC fire dept. connection
- FH fire hydrant
- fire lane
- guard rail
- grease trap
- GP bollard
- GI grate inlet
- GM gas meter
- GTS gas test valve
- gas line
- GUY utility pole anchor
- IV irrigation valve
- landscape or tree line
- LEB landscape electric box
- LSL landscape light
- LP light pole
- MB mailbox
- MW monitoring well
- OU overhead utility lines
- PE pool equipment
- road sign
- RD roof drain
- silt fence
- spot elevation
- SSMH sanitary sewer manhole
- sanitary sewer pipe
- SDMH storm water manhole
- storm water pipe
- TMH telephone manhole
- TFL tank fill lid
- TR telephone riser
- traffic signal pole
- UMH unknown manhole
- CO utility clean out
- UC utility cabinet
- UV utility vault
- UP utility pole
- UP/UG utility pole with riser
- utility sign
- water shutoff
- WV water valve
- water manhole
- WM water meter
- well
- water line
- one-foot contour lines
- tree trunk (with canopy) caliper inches at breast height
- ornamental tree
- (M) multiple trunks

NOTE - Some items may not pertain to this survey. The identification is subject to interpretation, verification may be required.

TEXAS811 MARKED UTILITY LEGEND

- ELECTRIC
- GAS-OIL-STEAM
- COMMUNICATION-CATV
- WATER
- SEWER
- MISCELLANEOUS

MONUMENTS / DATUMS / BEARING BASIS

Monuments are found if not marked MNS or CRS.

- CRS 1/2" rebar stamped "LANGAN" set
- MNS Mag nail & washer stamped "LANGAN" set
- TBM Site benchmark (see vicinity map for general location)
- "+" "+" cut in concrete
- Vertex or common point (not a monument)

Coordinate values, if shown, are US.SyFt./TxCS,'83,CZ
Elevations, if shown, are NAVD'88 (Geoid 18)
Bearings are based on the TxCS,'83,CZ
Distances & areas shown are represented in surface values

- TYPE I TxDOT Right of Way tapered concrete monument.
- TYPE II TxDOT Right of Way bronze cap in concrete.
- MAG Mag nail found

LEGEND OF ABBREVIATIONS

US.SyFt.	United States Survey Feet
TxCS,'83,CZ	Texas Coordinate System of 1983, Central Zone
NAVD'88	North American Vertical Datum of 1988
P.R.W.C.T.	Plat Records of Williamson County, Texas
O.P.R.W.C.T.	Official Public Records of Williamson County, Texas
D.R.W.C.T.	Deed Records of Williamson County, Texas
W.C.A.D.	Williamson Central Appraisal District
VOL/PG/INST#	Volume/Page/Instrument Number
POB/POC	Point of Beginning/Point of Commencing
ESMT/BL	Easement/Building Line
PVC/RCP	Polyvinyl Chloride Pipe/Reinforced Concrete Pipe

PROJECT NO. 531013319

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Project

8.491 ACRES

SITUATED IN THE JOHN B. ROBINSON SURVEY, ABSTRACT NO. 521, AND THE B. MANLOVE SURVEY, ABSTRACT NO. 417
501 COUNTY ROAD 258
CITY OF LIBERTY HILL ETJ
WILLIAMSON COUNTY TEXAS

Drawing Title

ALTA/NSPS LAND TITLE SURVEY

Project No. 531013319	Drawing No. V-19
Date 2024/07/27	01
Drawn By R. GONZALES	0001
Checked By C. HENDERSON	Sheet 1 of 2

Filename: \\langan.com\data\AUS\data3\531013319\Project Data_Discipline\Survey\CAD\531013319 - V - LH ISD - CR 258, WillCo, 8.491 Ac-DeGroot Tract-ALTA.dwg

TREE TABLE

POINT	SIZE & SPECIES
30663	17" CEDAR
30664	22" CEDAR
30665	10" OAK
30666	14" OAK
30667	6.5" OAK
30668	19.5" OAK
30669	15" OAK
30670	7" OAK
30671	12" OAK
30672	14" OAK
30673	9" OAK
30674	11" OAK
30675	9" OAK
30676	11" OAK
30677	10" OAK
30678	15" CEDAR ELM
30679	9" OAK
30680	9" OAK
30681	18" CEDAR
30682	13.5" OAK
30683	10.5" OAK
30684	11" OAK
30685	13" OAK
30686	7" OAK
30687	7.5" OAK
30688	8.5" OAK (M) 6.5", 4"
30689	37" OAK
30690	24" OAK
30691	32" OAK
30692	17" OAK
30693	26" OAK
30694	20" OAK
30695	18" OAK
30696	29.5" OAK
30697	20" OAK
30698	33" OAK
30699	21" OAK (M) 14", 14"
30700	9" OAK
30701	10" OAK
30702	16" OAK (M) 11", 10"
30703	20" OAK
30704	12" OAK
30705	9" OAK
30706	8.5" OAK
30707	9" OAK
30708	10" OAK
30709	10" OAK
30710	10" OAK
30711	9" OAK
30712	10.5" OAK
30713	7" OAK
30714	8" OAK
30715	8" OAK
30716	9" OAK
30717	8" OAK
30718	6" OAK

TREE TABLE

POINT	SIZE & SPECIES
30719	7" OAK
30720	6" OAK
30721	23" OAK
30722	29" OAK
30723	14" OAK
30724	24.5" OAK
30725	29" OAK
30726	18" OAK
30727	27" OAK
30728	9" OAK
30729	24" OAK
30730	17" OAK
30731	19.5" OAK
30732	18.5" OAK (M) 13", 11"
30733	27" OAK (M) 21", 12"
80000	28" OAK (M) 22.5", 11"
80001	28.5" OAK
80002	13" PECAN
80003	22" OAK
80004	22" OAK
80005	10" OAK
80006	29" OAK (M) 11", 11", 10", 9", 6"
80007	11" OAK
80008	9.5" OAK
80009	11" OAK
80010	12" OAK (M) 9", 6"
80011	11.5" OAK
80012	10.5" OAK
80013	10" OAK (M) 7", 6"
80014	11" CYPRESS
80015	8.5" OAK
80016	13.5" OAK (M) 9", 9"
80017	11" OAK
80018	12" OAK
80019	10.5" OAK
80020	14.5" OAK (M) 10", 9"
80021	31.5" OAK (M) 10", 10", 9", 8", 8", 7"
80022	28" OAK (M) 12", 11", 11", 10"
80023	16.5" OAK (M) 11.5", 10"
80024	15" OAK
80025	21" OAK
80026	21" OAK (APPEARS DEAD)
80027	8" OAK
80028	10.5" OAK
80029	8" OAK
80030	9.5" OAK (M) 7", 5"
80031	6" OAK
80032	7" OAK
80033	6" OAK
80034	26.5" OAK
80035	20" OAK
80036	9.5" OAK
80037	15" OAK (M) 10.5", 9"
80038	7" OAK
80039	10.5" OAK
80040	12.5" OAK

TREE TABLE

POINT	SIZE & SPECIES
80041	24" CEDAR ELM
80043	7" CEDAR ELM (M) 5", 4"
80044	19" OAK (M) 13", 12"
80045	21.5" OAK
80046	15.5" OAK
80047	12.5" OAK
80048	11.5" OAK
80049	12" OAK
80050	13" OAK
80051	12" OAK (STUMP)
80052	13.5" OAK (M) 10.5", 6"
80053	17" OAK
80054	15.5" OAK (M) 12", 7"
80055	34.5" OAK (M) 15", 14", 13", 12"
80056	9.5" OAK
80057	17" OAK
80058	12.5" OAK
80059	9" OAK
80060	10" OAK
80061	39" OAK (M) 22.5", 18", 15"
80062	16" OAK
80063	7" OAK
80064	13.5" OAK (M) 10", 7"
80065	10" OAK
80066	6.5" OAK
80067	7" OAK
80068	9.5" OAK
80069	7.5" OAK
80070	14" OAK
80071	8.5" OAK
80072	11" OAK
80073	27.5" OAK (M) 16", 11", 6", 6"
80074	10.5" OAK
80075	11" OAK
80076	16" OAK (M) 10", 7", 5"
80077	9" OAK (M) 6.5", 5"
80078	8.5" OAK
80079	8.5" OAK
80080	6" OAK
80081	8.5" OAK
80082	6.5" OAK
80083	8" OAK
80084	7" OAK
80085	8" OAK (STUMP)
80086	10" OAK (STUMP)
80087	13.5" OAK
80088	10" OAK
80089	9.5" OAK
80090	16" OAK
80091	11" OAK
80092	13" OAK
80093	16" OAK (M) 12", 8"
80094	9.5" OAK
80095	10.5" OAK
80096	7.5" OAK
80097	11.5" OAK

TREE TABLE

POINT	SIZE & SPECIES
80098	8.5" OAK
80099	11" OAK
80100	6" OAK
80101	8" OAK
80102	11" OAK
80103	17" OAK (M) 14", 6"
80104	11" OAK
80105	7.5" OAK
80106	13.5" OAK (M) 9.5", 8"
80107	10" OAK
80108	27" OAK
80109	7.5" OAK
80110	10.5" OAK
80111	8" OAK
80112	15.5" OAK (M) 12", 7"
80113	10.5" OAK
80114	9" OAK
80115	8.5" OAK
80116	6" OAK
80117	8" OAK
80118	8" OAK
80119	9.5" OAK
80120	6" OAK
80121	6" OAK
80122	7" OAK
80123	6.5" OAK
80124	7" OAK
80126	8" OAK
80127	7" OAK
80128	29" OAK
80129	7.5" OAK
80130	14" MEXICAN PLUM
80131	8" OAK
80132	7" OAK (STUMP)
80133	7" OAK
80134	8" OAK
80135	6" OAK
80136	7.5" OAK
80137	8" OAK
80138	7" OAK
80139	6" OAK
80140	6" OAK
80141	6" OAK
80142	7.5" OAK
80143	6.5" OAK
80144	9" OAK
80145	6" OAK
80146	6.5" OAK
80147	6.5" OAK
80148	6" OAK
80149	6" OAK
80150	6.5" OAK
80151	6" OAK
80152	9" OAK
80153	11" OAK
80154	18" OAK (M) 10.5", 9", 6"

TREE TABLE

POINT	SIZE & SPECIES
80155	7" OAK
80156	8" OAK
80157	7" OAK
80158	7" OAK
80159	6" OAK
80160	6" OAK
80161	8.5" OAK
80162	9" OAK
80163	9" OAK (M) 6", 6"
80164	7" OAK
80165	7" OAK
80166	7" OAK
80167	6.5" OAK
80168	9" OAK
80169	6.5" OAK
80170	10" OAK (M) 7", 6"
80171	6.5" OAK
80172	8.5" OAK
80173	9.5" OAK
80174	6.5" OAK
80175	9" OAK
80176	10" OAK
80177	7.5" OAK
80178	8" OAK
80179	11" OAK (M) 8", 6"
80180	7" OAK
80181	7" OAK
80182	7.5" OAK (M) 5", 5"
80183	11.5" OAK (M) 5", 5", 4", 4"
80184	7.5" OAK
80185	9" OAK
80186	7.5" OAK
80187	10.5" OAK
80188	8.5" OAK
80189	7.5" OAK
80190	8" OAK
80191	6.5" OAK
80192	8" OAK
80193	7" OAK
80194	13" OAK (M) 10", 6"
80195	15" OAK (M) 12", 6"
80196	20" OAK (M) 13", 7", 7"
80197	11" OAK
80198	6" OAK
80199	7.5" OAK
80200	8" OAK (M) 5.5", 5"
80201	8.5" OAK
80202	9.5" OAK
80203	14" OAK
80204	21.5" OAK (M) 12", 11", 8"
80205	25" OAK

TITLE COMMITMENT NOTES:

This survey was performed with the benefit of a title commitment provided by Fidelity National Title Insurance Company, GF# 24-1843-C, effective June 17, 2024, and issued June 25, 2024. Complete copies of the record description of the property, any record easements benefiting the property, the record easements or servitudes and covenants affecting the property ("Record Documents"), documents of record referred to in the Record Documents, and any other documents containing desired appropriate information affecting the property being surveyed and to which the survey shall make reference were not provided to this surveyor for notation on the survey except for those items listed within Schedule B of said commitment. Therefore, easements, agreements, or other documents, either recorded, or unrecorded may exist that affect the subject property that are not shown on this survey.

The following Schedule B items were addressed according to the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys Section 6(c)ii and identified by the tract designator listed in the title commitment.

			If more than one tract is being addressed, the chart below will use the tract designators used in the title commitment.								
Schedule B Exception #	Recording Information (may include grantee and exception type)	Label Grid Location (see edge of sheet 1 for grid values)	its location is shown	lies within, crosses, or touches the indicated tract	it is not on, does not touch, and/or - based on its land description - does not directly affect the indicated tract	it is blanket in nature	its location could not be determined from the record document	there was no observed evidence at the time of the fieldwork	it limits access to an otherwise abutting right of way	documents are illegible	may have been released or otherwise terminated
10.e	Easement granted to State of Texas Vol. 298, Pg. 350, D.R.W.C.T.				X						
10.f	15' Electric Easement and right-of-way granted to Pedernales Electric Cooperative, Inc. Inst.# 2005006011, O.P.R.W.C.T.	E5 D3 A5 B6	X	X							
10.g	Temporary Construction Easement Agreement Inst.# 2024026286, O.P.R.W.C.T.	D6	X	X							
10.h	Waterline Easement Agreement Inst.# 2024026287, O.P.R.W.C.T.	D6	X	X							

RECORD DESCRIPTION:

Being that tract of land situated in Williamson County, Texas, out of the John B. Robinson Survey, Abstract Number 521, and the B. Manlove Survey, Abstract No. 417, Williamson County, Texas, being that 8.734 acre tract of land described in a Warranty Deed to Maurice Francis DeGroot, Jr., and wife, Doris Lynn DeGroot, recorded in Volume 822, Page 453, Deed Records of Williamson County, Texas; SAVE AND EXCEPT that tract described as 0.236 of an acre in a Deed to Williamson County, Texas, recorded under Instrument Number 2002084517, Official Public Records of Williamson County, Texas.

BEING THE SAME AS:

SURVEYED DESCRIPTION:

FIELD NOTES to that certain 8.491 acre tract of land out of the John B. Robinson Survey, Abstract Number 521, and the B. Manlove Survey, Abstract No. 417, situated in the City of Liberty Hill Extra-Territorial Jurisdiction, Williamson County, Texas, being that 8.734 acre tract of land described in a Warranty Deed to Maurice Francis DeGroot, Jr., and wife, Doris Lynn DeGroot (hereinafter referred to as DeGroot tract), recorded in Volume 822, Page 453, Deed Records of Williamson County, Texas, SAVE AND EXCEPT that tract described as 0.236 of an acre in a Deed to Williamson County, Texas (hereinafter referred to as 0.236 acre Williamson County tract), recorded under Instrument Number 2002084517, Official Public Records of Williamson County, Texas; the subject tract is more particularly described as follows (bearings are based on the Texas Coordinate System of 1983, Central Zone):

BEGINNING at a 60D nail in a tree found in the northwest right-of-way line of County Road 258 (a variable width right-of-way, partially dedicated by Instrument Numbers 2002084517 and 2002095771 of said Official Public Records), at the common south corner of said 8.734 acre tract and that tract described as 4.55 acres in a Warranty Deed to Thomas Vick Nuuttila, et al, recorded Volume 1970, Page 936 of said Deed Records;

THENCE NORTH 07°05'34" WEST, with the common line of said DeGroot tract and in part said 4.55 acre Nuuttila tract and the tract described as 4.883 acres in a Warranty Deed to Thomas Vick Nuuttila, et al, recorded in Volume 2663, Page 864 of said Deed Records, a distance of 708.03 feet to a 1/2 inch capped rebar stamped "LANGAN" set in the south line of the tract described as 95.61 acres in a Warranty Deed to Liberty Hill Independent School District (hereinafter referred to as Liberty Hill ISD tract), recorded under Instrument Number 2021177340 of said Official Public Records, at the common north corner of said DeGroot tract and said 4.883 acre Nuuttila tract;

THENCE with the common line of said DeGroot tract and said Liberty HIll ISD tract the following calls:

1) NORTH 69°59'35" EAST, a distance of 489.46 feet to a nail found;

2) SOUTH 19°59'33" EAST, a distance of 619.76 feet to a 1/2 inch capped rebar stamped "HAYNIE CONSULTING" found in the north line of said County Road 258, at the southerly corner of said Liberty Hill ISD tract, and at the common north corner of said 0.236 Williamson County tract and the tract described as 4.389 acres in a Warranty Deed to Williamson County, Texas, recorded under Instrument Number 2002095771 of said Official Public Records, at the beginning of a curve to the left (concave southeast), having a radius of 2,783.76 feet and a chord which bears SOUTH 64°13'37" WEST, a distance of 156.73 feet;

THENCE through the interior of said DeGroot tract with the northwest line of said 0.236 acre Williamson County tract, being the northwest right-of-way line of said County Road 258, the following calls:

1) Along said curve to the left, an arc length of 156.75 feet to a 1/2 inch capped rebar stamped "HAYNIE CONSULTING" found;

2) SOUTH 62°45'43" WEST, a distance of 311.62 feet to a 1/2 inch capped rebar stamped "LANGAN" found in the southeast line of said DeGroot tract, at the west corner of said 0.236 acre Williamson County tract;

THENCE with the common line of said DeGroot tract and the northwest right-of-way line of said County Road 258, the following calls:

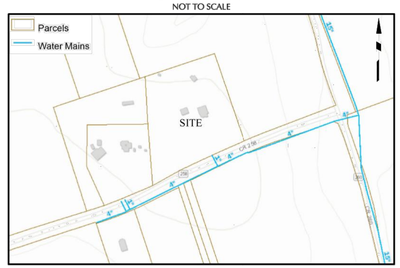
1) SOUTH 68°18'25" WEST, a distance of 73.50 feet to a 1/2 inch capped rebar stamped "LANGAN" set;

2) SOUTH 63°04'26" WEST, a distance of 109.80 feet to the POINT OF BEGINNING enclosing 8.491 acres (±369,879 square feet) of land.

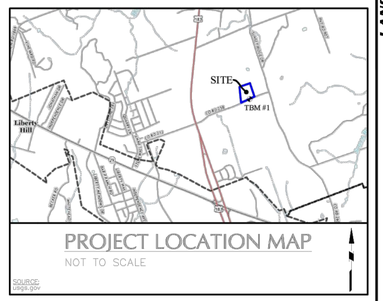
SURVEYOR'S NOTES:

1. The site benchmark (TBM) is a mag nail with metal washer stamped "JPH BENCHMARK" found in a concrete culvert for driveway along the northwest margin of County Road 258, located approximately 900 feet southwesterly from the intersection of County Road 258 and County Road 260, and located approximately 382 feet northeasterly from the south corner of 8.491 acre subject property. Benchmark Elevation = 1,055.98' (NAVD'88). See vicinity map for general location.
2. Subject property's parent tract record description error of closure is approximately 0.27'.
3. The address for the surveyed property is 501 County Road 258, Liberty Hill, Texas as shown on the Williamson County Appraisal District website and as posted.
4. Only trees with diameters of 6-inches or greater at chest height were located for the purpose of this survey. This excludes low-quality trees such as but not limited to, Chinaberry, Hackberry, Ashe Juniper, (Cedar), Chinese Tallow, Horse Apple and Mesquite.
5. The site surface is natural ground/dirt, unless noted otherwise.
6. There are no identifiable and visibly marked parking spaces or fire lane striping on the subject property.

UTILITY MAP
NOT TO SCALE



NOTE REGARDING UTILITIES:
Utility locations are per observed evidence and sources listed below:
TEXAS811 - ticket number(s) 2353106807.
https://portal.texas811.org/#/ticket/2353106807
GIS MAPS - Provided by City of Georgetown Interactive GIS Map
https://opendata-georgetowntx.opendata.arcgis.com/pages/interactivemaps



UTILITY WARNING

Regarding Table A items 11(a) & 11(b), unless otherwise stated, the client or client's representative did not provide LANGAN with plans and/or reports, and LANGAN did not coordinate a private utility locate request. If these Table A items are listed in the certification, the client, being aware of the factors listed above, has agreed for these Table A item(s) to be addressed from a combination of online GIS maps, markings from locate request(s) to municipalities and 811 and observed evidence of utilities. The client is aware locate requests to 811 and the like, may be ignored or result in an incomplete response, in which case utilities may not have been marked, or not completely marked, at the time the fieldwork was performed. Therefore, utilities may exist which are not shown on this survey. Lacking excavation and/or a private utility locate request, the exact location of underground features cannot be accurately, completely, and reliably depicted.

FLOOD ZONE CLASSIFICATION

This property lies within ZONE(S) X (unshaded) of the Flood Insurance Rate Map for Williamson County, Texas and Incorporated Areas, map no. 48491C0275F, dated 2008/09/26, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at http://hazards.fema.gov.

To: Liberty Hill Independent School District
Fidelity National Title Insurance Company
Corridor Title LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7b1, 8, 9, 11a, 11b, & 13 of Table A thereof. The fieldwork was completed on June 26, 2024.

Chris Henderson
Registered Professional
Land Surveyor No. 6831
chenderson@langan.com
July 27, 2024

LANGAN
Langan Engineering and
Environmental Services, LLC
9606 N. Mopac Expressway, Suite 110
Austin, TX 78759
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TBPELS Firm No. 10194888

Project
8.491 ACRES
SITUATED IN THE
JOHN B. ROBINSON SURVEY,
ABSTRACT NO. 521, AND THE B.
MANLOVE SURVEY, ABSTRACT NO. 417
501 COUNTY ROAD 258
CITY OF LIBERTY HILL ETJ
WILLIAMSON COUNTY TEXAS

Drawing Title
ALTA/NSPS LAND TITLE SURVEY

Project No.	Drawing No.
531013319	V-19 01 0001
Date: 2024/07/27	
Drawn By: R. GONZALES	
Checked By: C. HENDERSON	Sheet 2 of 2

PROJECT NO. 531013319

Filename: \\langan.com\data\AUS\data3\531013319\Project Data_Discipline\Survey\CAD\531013319 - V - LH ISD - CR 258, WilCo, 8.491 Ac-DeGroot Tract-ALTA.dwg

RECORD DESCRIPTION PER TITLE COMMITMENT

Tract 1:

Field notes of 4.883 acres of land in Williamson County, Texas out of the John B. Robinson Survey, Abstract No. 521 and being a part of the 169.22 acre tract conveyed to Byron Fullerton and recorded in Volume 489, Page 254 of the Deed Records of Williamson County, Texas and being more particularly described by metes and bounds as follows:

Commencing at a steel pin on the North line of County Road 258 and the South line of the said 169.22 acre tract for the Southwest corner of the 8.734 acre tract as conveyed to M.F. Degroot and recorded in Volume 822, Page 453 of the Deed Records of Williamson County, Texas and the Southeast corner of the 4.55 acre tract conveyed to E. Nuuttila and recorded in Volume 844, Page 613 of the Deed Records of Williamson County, Texas, thence with the West line of the said 8.73 acre tract and the East line of the said 4.55 acre tract, North 03° 58' West 406.20 feet a ½ inch steel pin set for the Northeast corner of the said 4.55 acre E. Nuuttila tract for the Point of Beginning;

Thence with the North line of the said 4.55 acre tract and South line of the Byron Fullerton tract, South 86° 30' West for 423.15 feet to a ½ inch steel pin set for the Northwest corner of the 4.55 acre E. Nuuttila tract and a corner of this 4.883 acre tract;

Thence with the West line of the E. Nuuttila tract, South 01° 36' East for 250.53 feet to a ½ inch steel pin set found for an angle corner of the 4.55 acre E. Nuuttila tract and a corner of this 4.883 acre tract;

Thence continuing with the West line of the 4.55 acre tract, South 21° 02' East for 309.54 feet to a ½ inch steel pin set on the North margin of County Road 258 for the Southwest corner of the 4.55 acre tract and the Southeast corner of this 4.883 acre tract;

Thence with the North margin of County Road 258 and the South line of the Byron Fullerton tract, South 61° 51' West for 92.90 feet to a ½ inch steel pin set for an angle corner of this tract;

Thence continuing with the North margin of County Road 258 and the South line of the said Byron Fullerton tract, South 73° 13' 57" West for 32.90 feet to a ½ inch steel pin set for the Southwest corner of this 4.883 acre tract;

Thence with the West line of this 4.883 acre tract, North 16° 52' West for 785.21 feet to a ½ inch steel pin set for the Northwest corner of this 4.883 acre;

Thence with the North line of this 4.883 acre tract, North 73° 08' East for 846.62 feet to a ½ inch steel pin found for the Northwest corner of the 8.734 acre M.F. Degroot tract and the Northeast corner of this 4.883 acre tract;

Thence with the West line of the said 8.734 acre M.F. Degroot tract and the East line of this 4.883 acre tract, South 03° 58' East for 302.13 feet to the Point of Beginning.

As surveyed on the ground October 26, 1994.

Less and except 3,352 sq. ft. right-of-way strip, tract of land, more or less, as described in Special Warranty Deed conveyed to Williamson County, Texas, recorded on October 21, 2002, in County Clerk's File No. 2002081829, Official Public records, Williamson County, Texas.

Tract 2:

Field Notes for 4.55 acres of land, more or less, out of a part of the John B. Robinson Survey, A-521, in Williamson County, Texas, being a portion of the Sam Burkett tract, described as 169.22 acres recorded in Vol. 489, Page 254, of the Deed Records of Williamson County, Texas, said 4.55 acre tract of land, more or less, being more particularly described by metes and bounds as follows:

Commencing at an iron pin found in the East right-of-way line of U. S. Highway 183, same being in the Northwest corner of the above mentioned 169.22 acre tract;

Thence South 7° West with the existing East right-of-way line of U. S. Highway 183, along the existing fence line for a distance of 1,680 feet to an existing concrete monument;

Thence South 76°27' East, 1,718.4 feet to an iron pin set for the point of beginning of this 4.55 acre tract, same being the Northwest corner;

Thence North 86°30' East, 423.32 feet to an iron pin set for the Northeast corner;

Thence South 03°58' East, 406.20 feet to an iron pin set in the existing North line of a county road, same being the Southeast corner;

Thence along the existing North line of the county road along the existing fence whose average bearing is South 64°18' West for a distance of 368.85 feet to an iron pin set for the Southwest corner;

Thence North 21°02' West, 309.54 feet to an angle point in the West line of this 4.55 acre tract;

Thence North 01°36' West, 250.55 feet to the Point of Beginning and containing 4.55 acres of land, more or less.

Less and except 810 sq. ft. right-of-way strip, tract of land, more or less, as described in Special Warranty Deed conveyed to Williamson County, Texas, recorded on October 21, 2002, in County Clerk's File No. 2002081829, Official Public records, Williamson County, Texas.

DESCRIPTION AS SURVEYED

BOUNDARY DESCRIPTION of **9.330 Acres (±406,428 square feet)** of land situated in the John B. Robinson Survey, Abstract No. 521, Williamson County, Texas, said 9.330 Acres being comprised of all of that certain 4.883 Acres described in a deed to Thomas Vick Nuuttila and Beth Van Doren, dated January 12, 1995, and appearing of record in Volume 2663, Page 864 of the Official Public Records of Williamson County, Texas ("O.P.R.W.C.T." hereafter), SAVE AND EXCEPT that certain 3,352 square feet of land described in a deed to Williamson County, Texas, dated October 9, 2002, and appearing of record in Document No. 2002081829, O.P.R.W.C.T., and all of that certain 4.55 Acres described in a deed to Thomas Vick Nuuttila and wife, Beth Van Doran Nuuttila, dated December 26, 1990, and appearing of record in Volume 1970, Page 936, O.P.R.W.C.T., SAVE AND EXCEPT that certain 810 square feet of land also described in said deed to Williamson County, Texas, said 9.330 Acres being more particularly described by the following metes and bounds:

BEGINNING at a 1/2" rebar found with cap stamped "HAYNIE CONSULTING" in the southwest line of said 4.883 Acres and the northerly line of County Road 258, as described in said deed to Williamson County, Texas, said rebar with cap also marking the southeast corner of that certain 35.122 Acres of land described in a deed to Kang Lee, dated October 23, 2023, and appearing of record in Document No. 2023090193, O.P.R.W.C.T.;

THENCE N19° 56' 19"W 731.07', with the common line between said 4.883 Acres and said 35.122 Acres to a 1/2" rebar found for the northwest corner of said 4.883 Acres and an interior corner of said 35.122 Acres for the northwest corner hereof;

THENCE N70° 02' 13"E 646.05', with the northerly line of said 4.883 Acres, at 184.68' passing a 1/2" rebar with cap stamped "LAI" found for the southerly common corner of said 35.122 Acres and that certain 95.61 Acres described in a deed to Liberty Hill Independent School District, dated November 19, 2021, and appearing of record in Document No. 2021177340, O.P.R.W.C.T., and continuing with said northerly line of 4.883 Acres to a 1/2" rebar with cap stamped "LANGAN" found in the southerly line of said 95.61 Acres, for the northeast corner of said 4.883 Acres and the northwest corner of that certain 8.491 Acres described in a deed to Liberty Hill Independent School Distract, dated September 19, 2024, and appearing of record in Document No. 2024074684, O.P.R.W.C.T., same being the northeast corner hereof;

THENCE S07° 04' 51"E 708.00', with the westerly line of said 8.491 Acres, at 302.10' passing a 1/2" rebar found marking the easternmost southeast corner of said 4.883 Acres and the northeast corner of said 4.55 Acres, and continuing with said westerly line of 8.491 Acres and the easterly line of said 4.55 Acres to a 60D nail in a tree found in the northerly line of said County Road 258 for the southeast corner of said 4.55 Acres and the southwest corner of said 8.491 Acres, same being the southeast corner hereof;

THENCE S61° 01' 00"W 241.13', with the northerly line of said County Road 258 and the southerly line of said 4.55 Acres to a 1/2" rebar with cap stamped "HAYNIE CONSULTING" found for the beginning of a curve to the right;

THENCE, with said curve to the right, having an **ARC LENGTH OF 127.56', A RADIUS OF 1420.00', and a CHORD BEARING AND DISTANCE OF S67° 47' 17"W 127.51'**, to a 1/2" rebar with cap stamped "HAYNIE CONSULTING" found in the southwest line of said 4.55 Acres and a northeast line of said 4.883, said cap marking the beginning of another curve to the right;

THENCE, continuing with the curving north line of said County Road 258 and the curving southeasterly line of said 4.883 Acres, said curve having an **ARC LENGTH OF 18.74', A RADIUS OF 1420.00',** and a **CHORD BEARING AND DISTANCE OF S70° 36' 37"W 18.74'**, to the end of said curve, from which a found 5/8" rebar bears S84° 52' 52"E 1.98';

THENCE S70° 59' 20"W 104.22', continuing with the north line of said County Road 258 and the south line of said 4.883 Acres, to the **POINT OF BEGINNING** of the herein described tract, containing **9.330 Acres (406,428 Square Feet)**, more or less.

TITLE COMMITMENT NOTES

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE GUARANTY COMPANY, GF# 2954976-DFW3, ISSUED SEPTEMBER 24, 2025, WITH AN EFFECTIVE DATE OF SEPTEMBER 12, 2025. COMPLETE COPIES OF THE RECORD DESCRIPTION OF THE PROPERTY, ANY RECORD EASEMENTS BENEFITING THE PROPERTY, THE RECORD EASEMENTS OR SERVITUDES AND COVENANTS AFFECTING THE PROPERTY ("RECORD DOCUMENTS"), DOCUMENTS OF RECORD REFERRED TO IN THE RECORD DOCUMENTS, AND ANY OTHER DOCUMENTS CONTAINING DESIRED APPROPRIATE INFORMATION AFFECTING THE PROPERTY BEING SURVEYED AND TO WHICH THE SURVEY SHALL MAKE REFERENCE WERE NOT PROVIDED TO THIS SURVEYOR FOR NOTATION ON THE SURVEY EXCEPT FOR THOSE ITEMS LISTED WITHIN SCHEDULE B OF SAID COMMITMENT. THEREFORE, EASEMENTS, AGREEMENTS, OR OTHER DOCUMENTS, EITHER RECORDED, OR UNRECORDED MAY EXIST THAT AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY. THE FOLLOWING SCHEDULE B ITEMS WERE ADDRESSED ACCORDING TO THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS SECTION 6(C)II AND IDENTIFIED BY THE TRACT DESIGNATOR LISTED IN THE TITLE COMMITMENT.

SCHEDULE B

1. **(INTENTIONALLY DELETED)**

10a. RIGHTS OF PARTIES IN POSSESSION. (OWNER POLICY ONLY)
(NOT A SURVEY MATTER)

10b. RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.
(NOT A SURVEY MATTER)

10c. VISIBLE AND APPARENT EASEMENTS ON OR ACROSS PROPERTY DESCRIBED IN SCHEDULE A.
(SEE SURVEY)

10d. ANY PORTION OF SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A PUBLIC OR PRIVATE ROADWAY WHETHER DEDICATED OR NOT.
(SEE SURVEY)

10e. EASEMENT: UTILITY
RECORDED: FEBRUARY 10, 2006 IN COUNTY CLERK'S FILE NO. 2006010426, OF THE OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.
(AS SHOWN)

10f. OIL, GAS AND MINERAL LEASE, AND ALL TERMS, CONDITIONS AND STIPULATIONS THEREIN:
RECORDED: JANUARY 31, 1952 IN VOLUME 376, PAGE 355, DEED RECORDS, AS AFFECTED BY AFFIDAVIT OF NONPRODUCTION RECORDED IN COUNTY CLERK'S FILE NO. 2018105409, OF THE OFFICIAL PUBLIC RECORDS, OF WILLIAMSON COUNTY, TEXAS.
(NOT A SURVEY MATTER)

10g. OIL, GAS AND MINERAL LEASE, AND ALL TERMS, CONDITIONS AND STIPULATIONS THEREIN:
RECORDED: JANUARY 31, 1952 IN VOLUME 376, PAGE 360, OF THE DEED RECORDS, OF WILLIAMSON COUNTY, TEXAS.
(NOT A SURVEY MATTER)

10h. ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED.
(NOT A SURVEY MATTER)

10i. SUBJECT PROPERTY ABUTS A NON-ACCESS OR A LIMITED-ACCESS ROAD, HIGHWAY OR FREEWAY. THIS COMPANY DOES NOT INSURE THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID ROAD, HIGHWAY OR FREEWAY, AND ASSUMES NO LIABILITY IN CONNECTION THEREWITH.
(NOT A SURVEY MATTER)

NOTES ADDRESSING TABLE A ITEMS

1. MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER.
(AS SHOWN)

2 ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK.
(353 COUNTY ROAD 258, LIBERTY HILL, TEXAS)

3 FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY.
(SEE FLOOD ZONE CLASSIFICATION NOTE)

4 GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT).
(AS SHOWN)

7(a) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL.
(AS SHOWN)

8 SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE).
(AS SHOWN)

13 NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL."
(AS SHOWN)

14 AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET.
(APPROXIMATELY 1,320' FROM THE SOUTHWEST CORNER OF TRACT 1 TO THE EAST LINE OF U.S. 183)

16 EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
(NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED.)

SURVEYOR'S NOTES

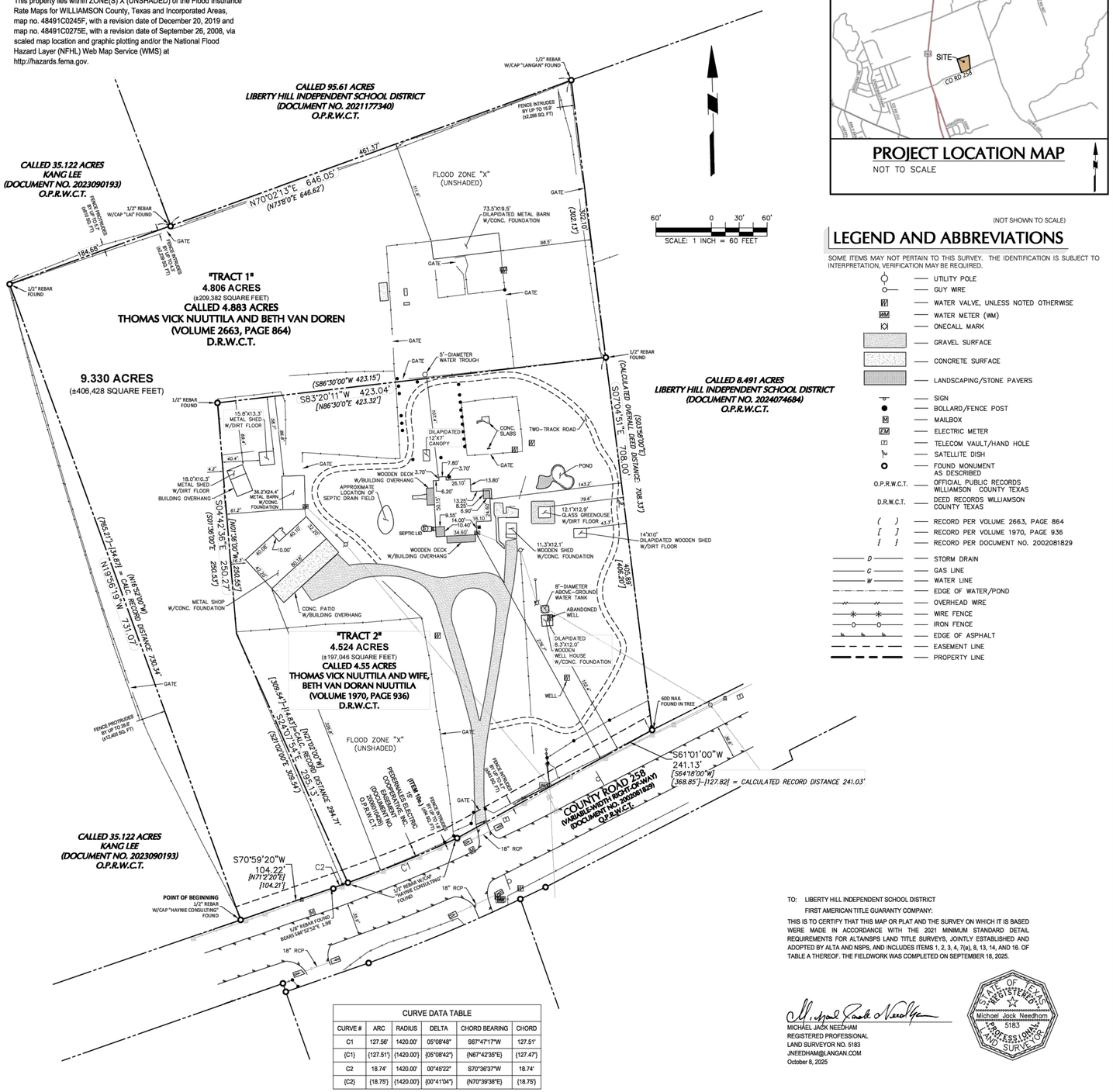
1. BEARINGS FOR THIS SURVEY ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011), TEXAS CENTRAL ZONE (4203). DISTANCES AND AREAS REPORTED HAVE BEEN SCALED BY THE TXDOT STANDARD SURFACE ADJUSTMENT FACTOR FOR WILLIAMSON COUNTY, TEXAS OF 1.00012 AND THUS REPRESENT SURFACE MEASUREMENTS.

2 NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY. ONLY VISIBLE AND APPARENT ABOVE GROUND UTILITY APPURTENANCES ARE SHOWN.

3 INTRUSIONS OR PROTRUSIONS ARE AS SHOWN. WHETHER AN INTRUSION OR PROTRUSION RISES TO THE LEVEL OF BEING AN ENCROACHMENT IS A MATTER OF LAW WHICH TAKES INTO CONSIDERATION CURRENTLY UNKNOWN CONDITIONS.

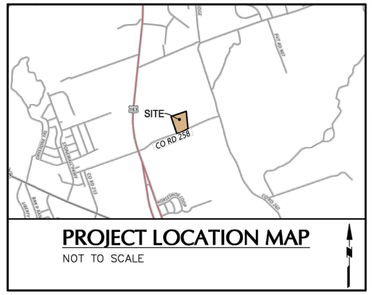
FLOOD ZONE CLASSIFICATION

This property lies within ZONE(S) X (UNSHADED) of the Flood Insurance Rate Maps for WILLIAMSON County, Texas and Incorporated Areas, map no. 48491C0245F, with a revision date of December 20, 2019 and map no. 48491C0275E, with a revision date of September 26, 2008, via scaled map location and graphic plotting and/or the National Flood Hazard Layer (NFHL) Web Map Service (WMS) at http://hazards.fema.gov.



60' 0 30' 60'
SCALE: 1 INCH = 60 FEET

CURVE DATA TABLE					
CURVE #	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	127.56'	1420.00'	05°08'48"	S67°47'17"W	127.51'
{C1}	{127.51'}	{1420.00'}	{05°08'42"}	{N67°42'35"E}	{127.47'}
C2	18.74'	1420.00'	00°45'22"	S70°36'37"W	18.74'
{C2}	{18.75'}	{1420.00'}	{00°41'04"}	{N70°39'38"E}	{18.75'}



PROJECT LOCATION MAP
NOT TO SCALE

(NOT SHOWN TO SCALE)

LEGEND AND ABBREVIATIONS

SOME ITEMS MAY NOT PERTAIN TO THIS SURVEY. THE IDENTIFICATION IS SUBJECT TO INTERPRETATION, VERIFICATION MAY BE REQUIRED.

- UTILITY POLE
- GUY WIRE
- WATER VALVE, UNLESS NOTED OTHERWISE
- WM — WATER METER (WM)
- ONECALL MARK
- GRAVEL SURFACE
- CONCRETE SURFACE
- LANDSCAPING/STONE PAVERS
- SIGN
- BOLLARD/FENCE POST
- MB — MAILBOX
- EM — ELECTRIC METER
- TELECOM VAULT/HAND HOLE
- SATELLITE DISH
- FOUND MONUMENT AS DESCRIBED
- O.P.R.W.C.T. — OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY TEXAS
- D.R.W.C.T. — DEED RECORDS WILLIAMSON COUNTY TEXAS
- ( ) — RECORD PER VOLUME 2663, PAGE 864
- [ ] — RECORD PER VOLUME 1970, PAGE 936
- { } — RECORD PER DOCUMENT NO. 2002081829
- D — STORM DRAIN
- G — GAS LINE
- W — WATER LINE
- EDGE OF WATER/POND
- OVERHEAD WIRE
- WIRE FENCE
- IRON FENCE
- EDGE OF ASPHALT
- EASEMENT LINE
- PROPERTY LINE

TO: LIBERTY HILL INDEPENDENT SCHOOL DISTRICT
FIRST AMERICAN TITLE GUARANTY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 13, 14, AND 16. OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 18, 2025.

MICHAEL JACK NEEDHAM
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5183
JNEEDHAM@LANGAN.COM
October 8, 2025

STATE OF TEXAS REGISTERED ★ Michael Jack Needham 5183 PROFESSIONAL LAND SURVEYOR

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9606 N. Mopac Expressway, Suite 110
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T: 737.289.7800 F: 737.289.7801 www.langan.com
TBPELS Firm No. 10194888

Project: 9.330 ACRES
BEING
OUT OF THE
JOHN B. ROBINSON SURVEY,
ABSTRACT NO. 521
CITY OF LIBERTY HILL
WILLIAMSON COUNTY TEXAS

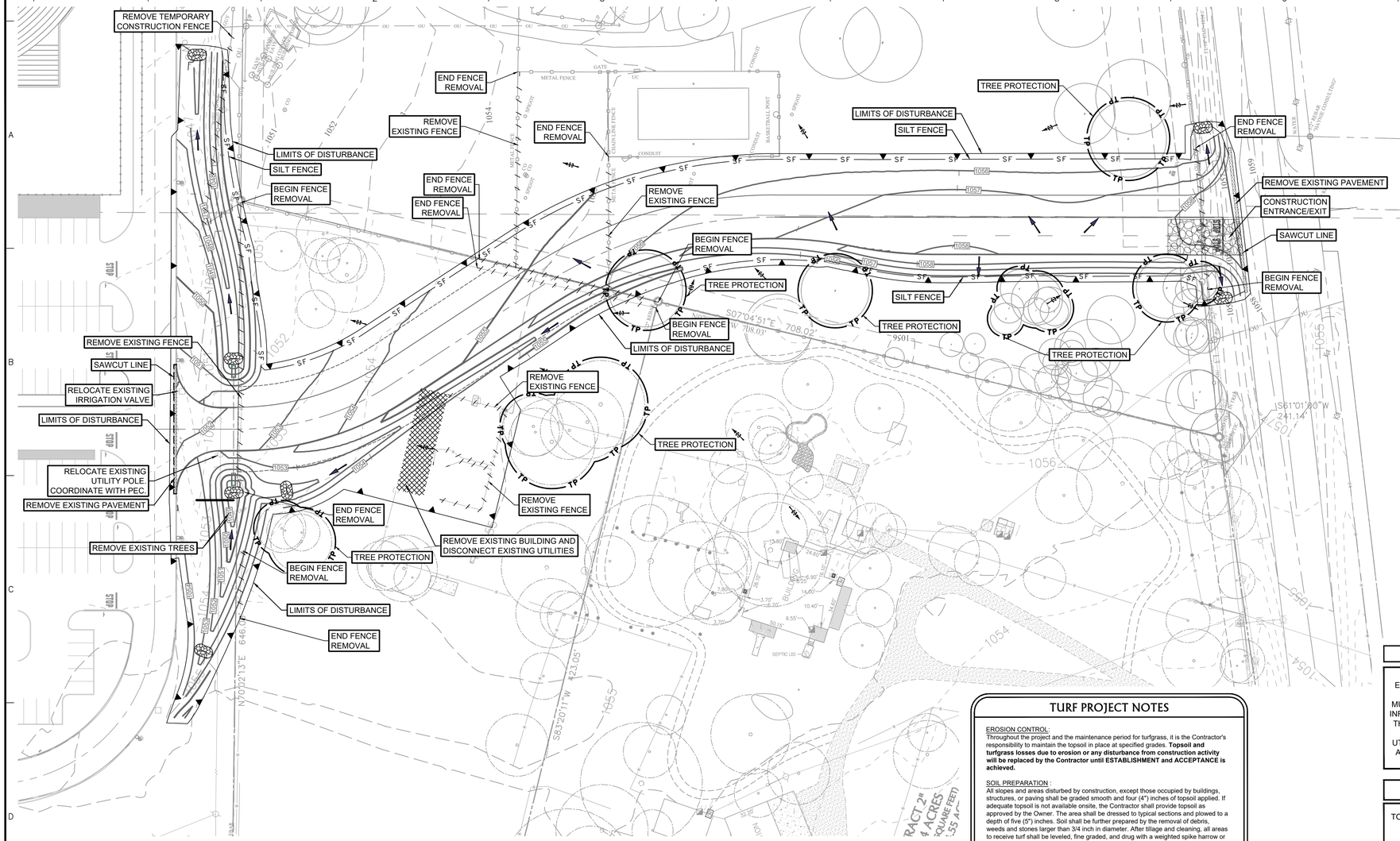
Drawing Title: ALTA/NSPS LAND TITLE SURVEY

Project No.	531013324
Date	2025/10/08
Drawn By	ZNBM
Checked By	ABBR/MJN

Drawing No. VL101
Sheet 1 of 1

PROJECT NO. 531013324

Filename: \\langan.com\data\AUS\data3\531013324\Project Data_Discipline\Survey\CAD\Existing\20250910 531013324 LHISD - NUUTTILA TRACT.dwg Date: 10/8/2025 Time: 13:34 User: zmoore Style Table: Langan.stb Layout: ARCHD-BL



LEGEND

LIMITS OF DISTURBANCE	—▲———
SILT FENCE	——SF——
TREE PROTECTION	——TP——
CONSTRUCTION EXIT	▨
ROCK CHECK DAM	▨
EXISTING FLOW ARROW	→
PROPOSED FLOW ARROW	⇨
SAWCUT	– – – – – –
FENCE TO BE REMOVED	–□–□–□–
PAVEMENT REMOVAL	▒
TREE REMOVAL	⊗

EROSION CONTROL SEQUENCE

1. INSTALL SILT FENCES AROUND PERIMETER OF PROPERTY AND DISTURBED AREAS AS SHOWN.
2. INSTALL ROCK CHECK DAMS AT THE ENDS OF ALL EXPOSED STORM SEWER PIPES, IF PRESENT.
3. CONSTRUCT TEMPORARY CONSTRUCTION EXIT.
4. COMMENCE GRUBBING AND REMOVAL OF VEGETATION IN AREA TO RECEIVE CUT OR FILL.
5. COMMENCE GRADING OPERATION FOR ROADWAY PREPARATION.
6. FINALIZE PAVEMENT SUBGRADE PREPARATION.
7. INSTALL ALL PROPOSED STORM SEWER PIPES AND INSTALL SILT FENCES AT ENDS OF EXPOSED PIPES.
8. INSTALL BASE MATERIAL AS REQUIRED FOR PAVEMENT, CURB & GUTTER.
9. INSTALL ALL PAVING, CURB & GUTTER.
10. COMPLETE PLANTING AND/OR SEEDING OF VEGETATED AREAS TO ACCOMPLISH STABILIZATION, IN ACCORDANCE WITH TURF NOTES.
11. REMOVE TEMPORARY CONSTRUCTION EXIT, SILT FENCES & ROCK CHECK DAMS.

EROSION CONTROL MAINTENANCE NOTES

1. ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTI0N PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON ON A SCHEDULE WHICH COMPLIES WITH THE GENERAL PERMIT REQUIREMENTS AND CLEANED AND REPAIRED WITHIN 48 HOURS OF THE INSPECTION IN ACCORDANCE WITH THE FOLLOWING:
   - 1.A. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
   - 1.B. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED.
   - 1.C. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
   - 1.D. THE TEMPORARY PARKING AND STORAGE AREA (IF PRESENT) SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
   - 1.E. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS OR SEDIMENT TRAPS (IF PRESENT) SHALL BE MAINTAINED IN OPERATIONAL CONDITION AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.
   - 1.F. MAINTENANCE PROCEDURES FOR THE EROSION AND SEDIMENTATION CONTROL SYSTEMS SPECIFIED ARE GIVEN IN SECTION 5 OF THE STORM WATER POLLUTION PREVENTION PLAN.

SITE DATA

TOTAL LAND AREA: 18.167 AC
DISTURBED AREA: 2.18 AC
IMPERVIOUS: 0.65 AC
PERVIOUS: 1.53 AC

NOTE - SWPPP

CONTRACTOR IS RESPONSIBLE FOR PREPARING AND IMPLEMENTING A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE TPDES.

NOTE - STABILIZATION

ALL DISTURBED AREAS SHALL BE WATERED, FERTILIZED, AND SEEDED OR SODDED AS NECESSARY AND BY DEFINITION 'MAINTAINED' UNTIL AN ESTABLISHED STAND OF GRASS CAN BE RELEASED TO THE OWNER. REFERENCE LANDSCAPE/IRRIGATION PLAN (IF PROVIDED) TO COORDINATE PLANTING ENHANCEMENTS AND LIMITS OF IRRIGATION COVERAGE.

MATERIAL STORAGE - NOTICE TO CONTRACTOR ***

THE CONTRACTOR SHALL NOTE ON SITE PLAN THE LOCATION OF ALL MATERIAL STORAGE AREAS, EQUIPMENT STORAGE AREAS, PETROLEUM TANKS, SOLID WASTE RECEPTACLES, SANITARY FACILITIES, ANY ON-SITE OR OFF-SITE BORROW OR STOCKPILE AREA, ANY ON-SITE OR OFF-SITE SUPPORT ACTIVITIES (SUCH AS ASPHALT OR CONCRETE PLANTS). CONTRACTOR SHALL ALSO PREPARE, KEEP ON SITE, AND MAINTAIN CURRENT A LIST OF MATERIALS WITH APPROXIMATE QUANTITIES, WHICH ARE STORED ON SITE.

TURF PROJECT NOTES

EROSION CONTROL:
Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. **Topsoil and turfgrass losses due to erosion or any disturbance from construction activity will be replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is achieved.**

SOIL PREPARATION :
All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of five (5") inches. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After tillage and cleaning, all areas to receive turf shall be leveled, fine graded, and drug with a weighted spike harrow or float drag. The top two (2") inches shall be pulverized to provide a uniform bed for seeding or sod as described below.

GRASS SOD:
Unless otherwise noted on plan, a minimum three feet (3') of solid bermuda sod shall be installed along all impervious edges. This includes, but is not limited to: curbing, sidewalks, building foundation, storm water inlets, manholes, and planting bed perimeter treatments. Additional areas of sod installation will be as indicated on the design plans. Should installation occur between November and March, sod shall include an over-seed of Annual Rye for a grown-in appearance.

SPRING AND SUMMER PERMANENT GRASSING (May 15 through September 15):
Hydromulch seed with hulled Common Bermuda at a rate of 4 lbs/1000 sf. Seeding shall be accomplished immediately after bed preparation. Hydroseed mixture shall contain cellulose mulch applied at a rate of 2000 lbs/acre, with a maximum of 50 lbs/100 gallons of water. If seeding is delayed after mixing 0.5 - 2 hours, add 50% seed mix. If delay is longer than 2 hours, begin with new mixture.

FALL AND WINTER TEMPORARY GRASSING (September 15 through May 15):
Seed with annual rye at a rate of 10 lbs/1000 sf. After May 15, Contractor shall remove rye to effectively establish permanent seeding.

PROTECTION:
Protect newly seeded areas from excessive runoff and traffic until vegetation is established. Accumulated sediment deposited by runoff should be removed to prevent suppression of the vegetation. In addition, determine the source of excess sediment and implement appropriate BMPs to control the erosion. No heavy equipment shall be moved over the planted turf area unless the soil is again prepared, graded, leveled, and replanted. It will be the responsibility of the Contractor to protect all paving surfaces, curbs, utilities, plant materials, and any other existing improvements from damage. Any damages shall be repaired or replaced at no cost to the Owner.

IRRIGATION:
In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod or seed temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until firmly established.

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

MAINTENANCE REQUIREMENTS:
Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.

ESTABLISHMENT AND ACCEPTANCE:
All disturbed areas recieving sod or seed shall receive topsoil as specified and be adequately established with turf such that any absence of water will not kill the turf, but promote a state of turf dormancy, until the next rainfall event.

Regardless of unseasonable climatic conditions or other adverse conditions affecting planting operations and the growth of the turf grass, it shall be the sole responsibility of the Contractor to establish a uniform stand of grass. UNIFORM STAND OF GRASS is defined as minimum 80% coverage per square foot (no bare areas).

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!!!CAUTION!!!

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VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES
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811®
Know what's below.
Call before you dig.

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

JACK H. GARNER, JR.
98447
Legacy Ranch
Connector CZP
11-26-2025
TBPE Registration #: F- 13,709

Date	Description	No.

Revisions

LANGAN
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TBPE Firm REG. #F-13709

Project
LEGACY RANCH
CONNECTOR DRIVE
LIBERTY HILL
WILLIAMSON COUNTY TEXAS

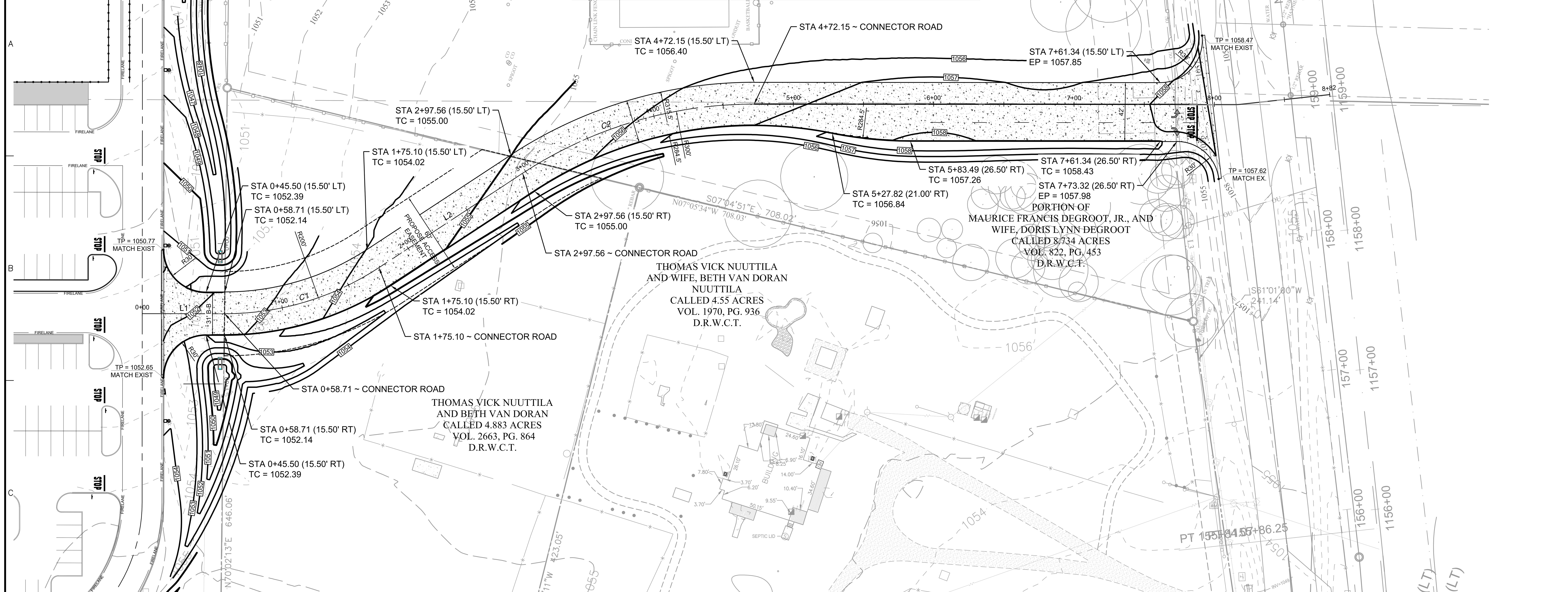
Drawing Title
EROSION CONTROL & DEMOLITION PLAN VIEW

Project No. 531013308
Date NOVEMBER 2025
Drawn By RWA
Checked By MSH
Drawing No. C2.0
Sheet 6 of 11

LANGAN
Project No. 531013308

RWL LINE DATA		
LINE	BEARING	LENGTH
L1	S20°37'43.33"E	58.71'
L2	S53°58'21.18"E	122.46'

RWL CURVE DATA						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD BEARING	CHORD LENGTH
C1	200.00'	33.34'	59.90'	116.39'	S37°18'02.26"E	114.76'
C2	300.00'	33.34'	89.84'	174.59'	S37°18'02.26"E	172.13'



LEGEND

PROPOSED EDGE OF PAVEMENT	
MEDIUM DUTY REINFORCED CONCRETE PAVEMENT SECTION. 6" THICK, 4000 PSI CONCRETE WITH #3 BARS @18 O.C.E.W. OVER 6" FLEXIBLE BASE. REFERENCE GEOTECH	
TP	TOP OF PAVEMENT
CR	CURB RETURN
PROPOSED CONTOUR	760
EXISTING CONTOUR	650

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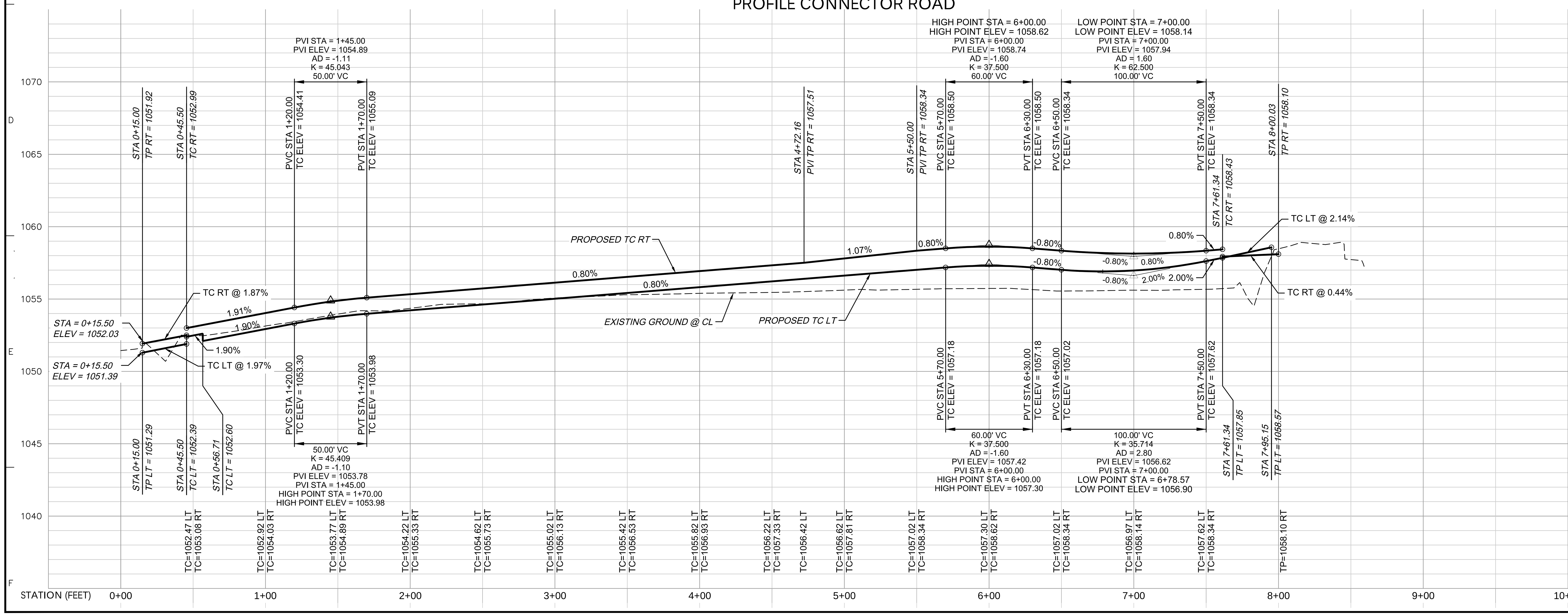
PROFILE CONNECTOR ROAD



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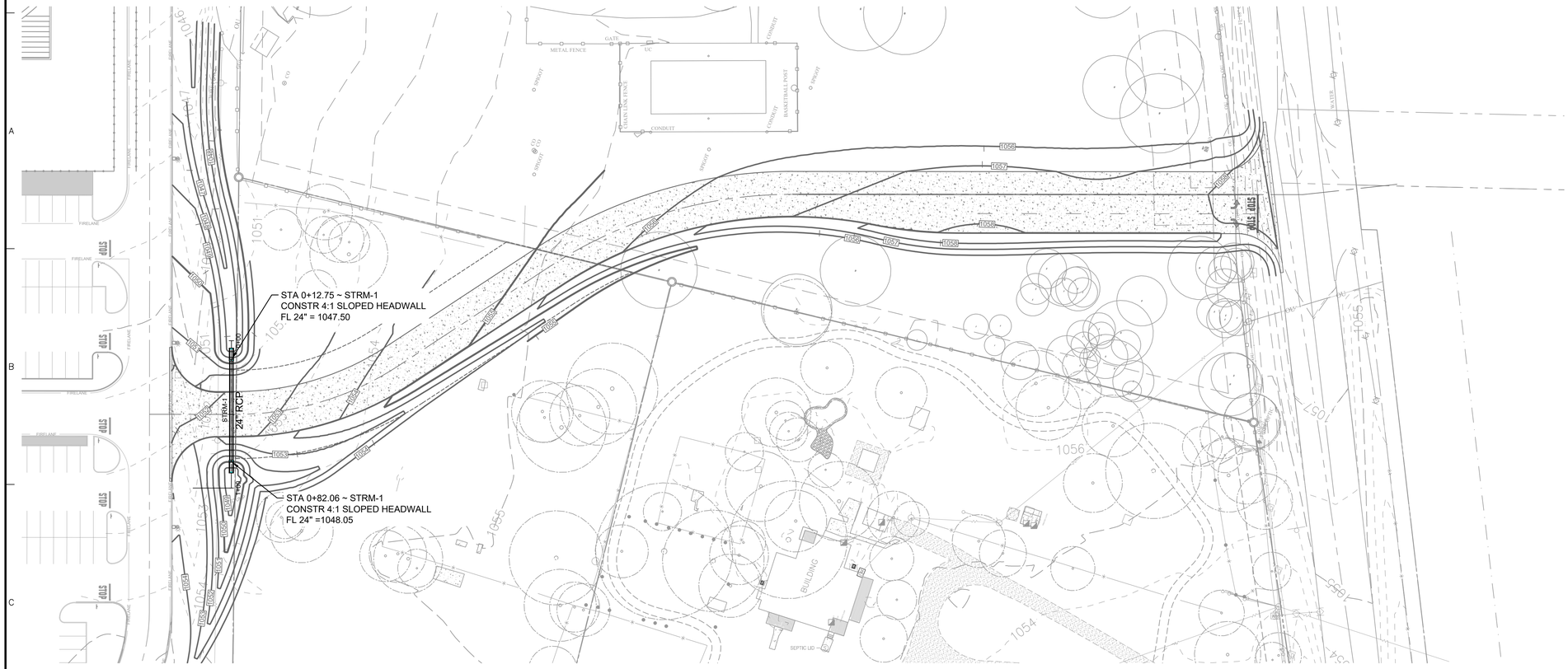
Date	Description	No.
Revisions		

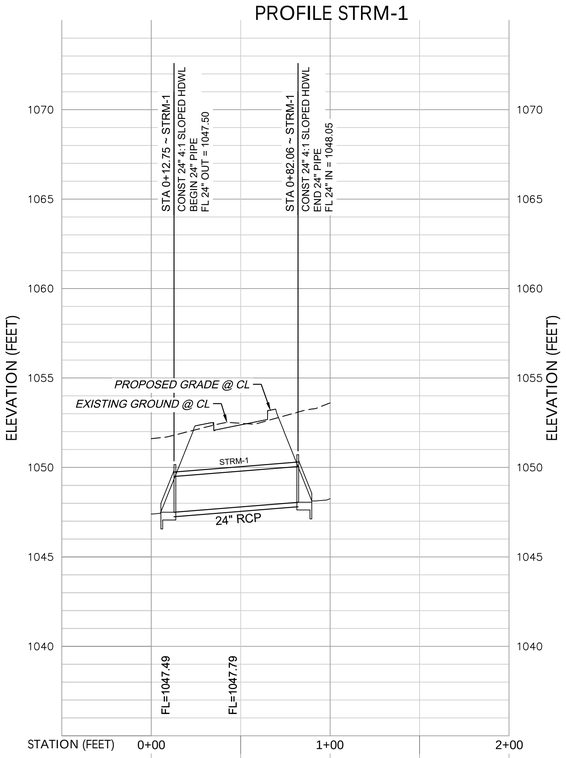
Project
LEGACY RANCH CONNECTOR DRIVE
LIBERTY HILL
WILLIAMSON COUNTY TEXAS

Drawing Title
PAVING PLAN-PROFILE

STATE OF TEXAS
JACK H. GARNER, JR.
98447
LICENSED PROFESSIONAL ENGINEER
Legacy Ranch Connector CZP 11-26-2025
TBPE Registration #: F- 13,709

Project No. 531013308
Date NOVEMBER 2025
Drawn By RWA
Checked By MSH
Drawing No. C3.0
Sheet 7 of 11





40 0 10 20 40

SCALE: 1 INCH = 40 FEET

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Project

LEGACY RANCH CONNECTOR DRIVE

LIBERTY HILL
WILLIAMSON COUNTY TEXAS

Drawing Title

DRAINAGE PLAN-PROFILE

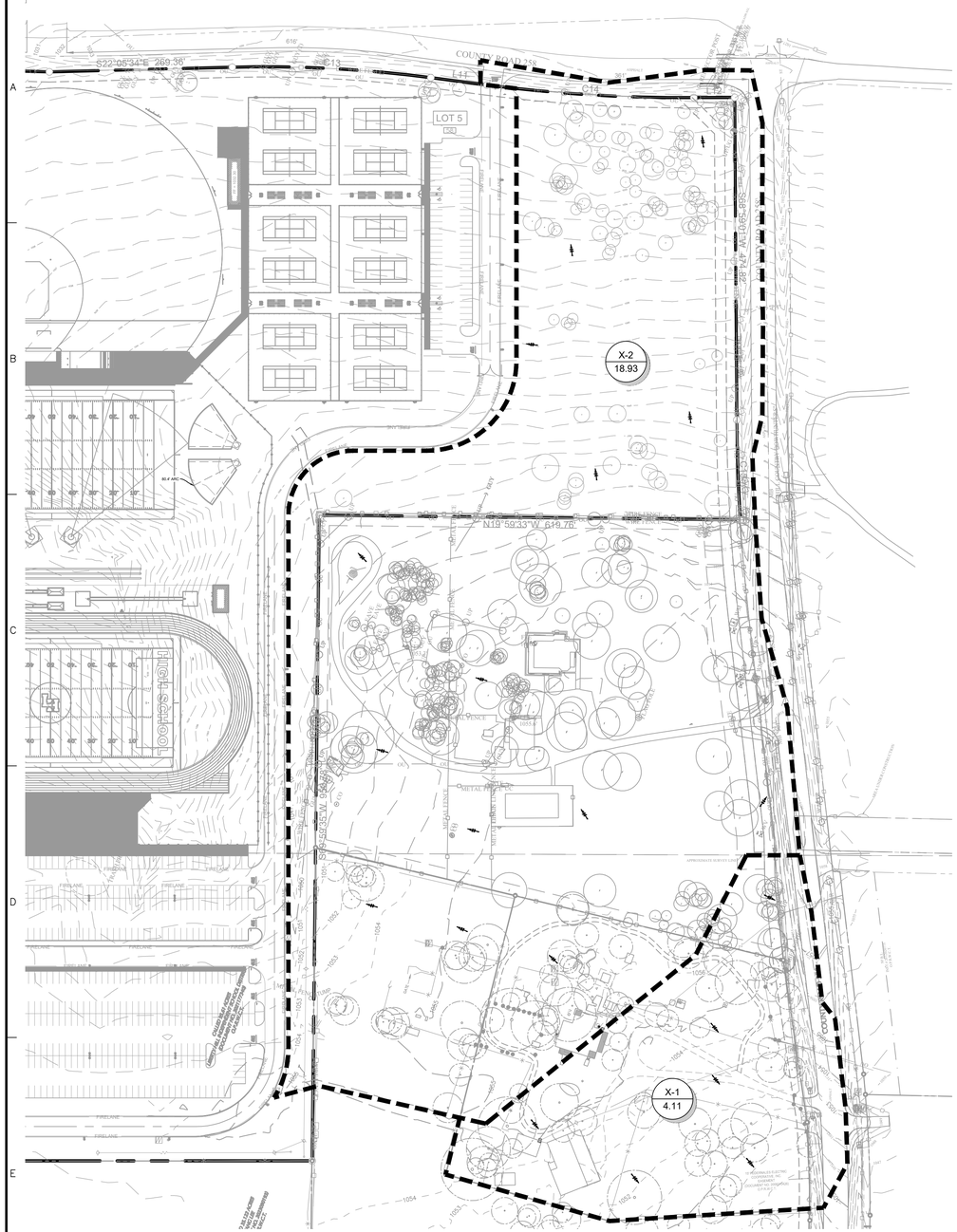
STATE OF TEXAS — JACK H. GARNER JR. — 98447 — LICENSED PROFESSIONAL ENGINEER

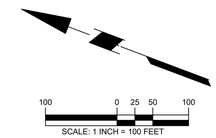
Legacy Ranch Connector C2P 11-26-2025

TBPE Registration #: F- 13,709

Project No.	Drawing No.
531013308	C4.0
Date: NOVEMBER 2025	
Drawn By: RWA	
Checked By: MSH	Sheet 8 of 11

LANGAN
Project No. 531013308





LEGEND

- DRAINAGE BASIN — BASIN NAME / ACRES — DA-00 / 1.00
- DRAINAGE AREA
- EXISTING FLOW ARROW

PRE-DEVELOPMENT DRAINAGE AREA CALCULATIONS

Drainage Area Designation	Drainage Area	Runoff Coefficient "C"				Time of Concentration	2-Year Rainfall Intensity (I2)	2-Year Peak Discharge (Q2)	10-Year Rainfall Intensity (I10)	10-Year Peak Discharge (Q10)	25-Year Rainfall Intensity (I25)	25-Year Peak Discharge (Q25)	100-Year Rainfall Intensity (I100)	100-Year Peak Discharge (Q100)
-	(ac)	2-Yr	10-Yr	25-Yr	100-Yr	(min)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)
X-1	4.11	0.33	0.38	0.42	0.49	39	2.26	4.5	3.72	7.5	4.63	9.3	6.17	12.4
X-2	18.93	0.33	0.38	0.42	0.49	19	3.43	31.8	5.54	51.4	6.83	63.3	8.92	82.7
Total	23.03							36.33		58.87		72.62		95.17

Note: Calculations based on the Rational Method: Q = C*I*A

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Legacy Ranch Connector CZP 11-26-2025
TBPE Registration #: F- 13,709

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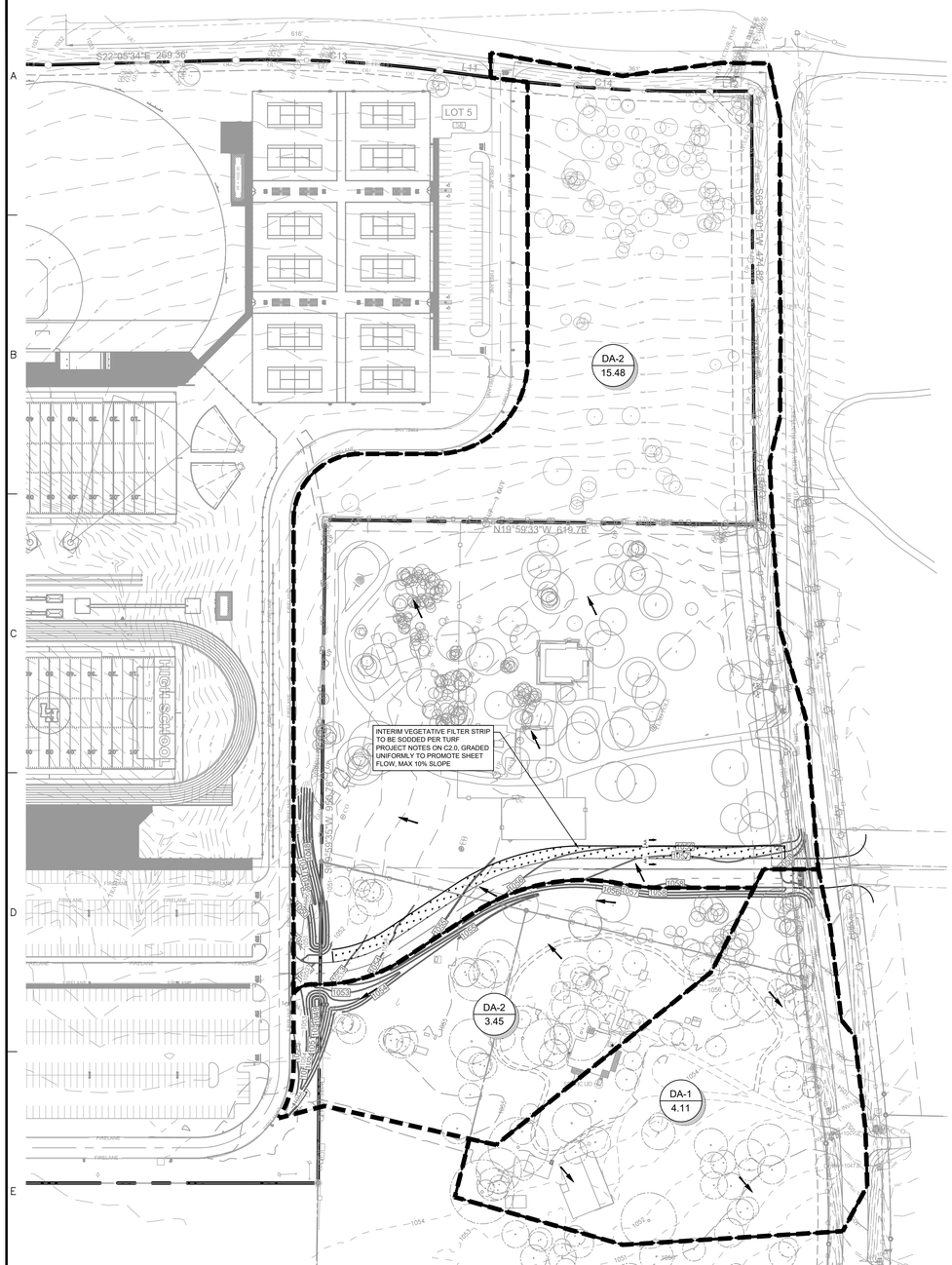
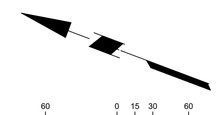
LIBERTY HILL
WILLIAMSON COUNTY TEXAS

Drawing Title
EXISTING DRAINAGE AREA PLAN

Project No.	Drawing No.
531013308	C5.0
Date: NOVEMBER 2025	
Drawn By: RWA	
Checked By: MSH	Sheet 9 of 11

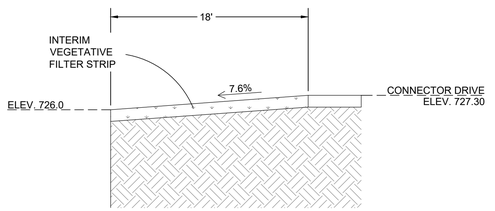
LANGAN
Project No. 531013308





LEGEND

- DRAINAGE BASIN — BASIN NAME: DA-00; ACRES: 1.00
- DRAINAGE AREA
- PROPOSED FLOW ARROW
- ENGINEERED VEGETATIVE FILTER STRIP



SECTION AA
N.T.S.

CZP CALCULATIONS

TOTAL TRACT AREA: 4.883 AC + 4.55 AC + 8.734 = 18.167 AC
TOTAL PROPOSED IMPERVIOUS COVER = 0.65 AC
PERCENT OF TOTAL AREA = 0.65 AC / 18.167AC = 3.6%

NOTICE TO CONTRACTORS - UTILITIES

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF ANY EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, THE GOVERNING MUNICIPALITY, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION PROVIDED IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

** NOTICE TO CONTRACTORS - TOPOGRAPHIC SURVEY **

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY LANGAN ENGINEERING. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. THE ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

POST-DEVELOPMENT DRAINAGE AREA CALCULATIONS

Drainage Area Designation	Drainage Area	Runoff Coefficient "C"				Time of Concentration	2-Year Rainfall Intensity (I2)	2-Year Peak Discharge (Q2)	10-Year Rainfall Intensity (I10)	10-Year Peak Discharge (Q10)	25-Year Rainfall Intensity (I25)	25-Year Peak Discharge (Q25)	100-Year Rainfall Intensity (I100)	100-Year Peak Discharge (Q100)
-	(ac)	2-Yr	10-Yr	25-Yr	100-Yr	(min)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)	(in/hr)	(cfs)
DA-1	4.11	0.33	0.38	0.42	0.49	39	2.25	4.5	3.71	7.5	4.62	9.3	6.15	12.4
DA-2	3.45	0.33	0.38	0.42	0.49	19	3.39	5.7	5.49	9.3	6.76	11.4	8.84	14.9
DA-3	15.48	0.35	0.40	0.44	0.51	19	3.39	26.7	5.49	43.1	6.76	53.1	8.84	69.5
Total	23.03							36.92		59.85		73.85		96.82

Note: Calculations based on the Rational Method: Q = C*I*A

!!!CAUTION!!!
EXISTING OVERHEAD & UNDERGROUND UTILITIES IN THE VICINITY.
VERIFY LOCATION OF EXISTING UNDERGROUND UTILITIES
BY VACUUM EXCAVATION OR OTHER POTHOLING TECHNIQUES.

811 Know what's below. Call before you dig.

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

STATE OF TEXAS — JACK H. GARNER, JR. — 98447 — LICENSED PROFESSIONAL ENGINEER
Legacy Ranch Connector CZP 11-26-2025
TBPE Registration #: F- 13,709

Date	Description	No.

Revisions

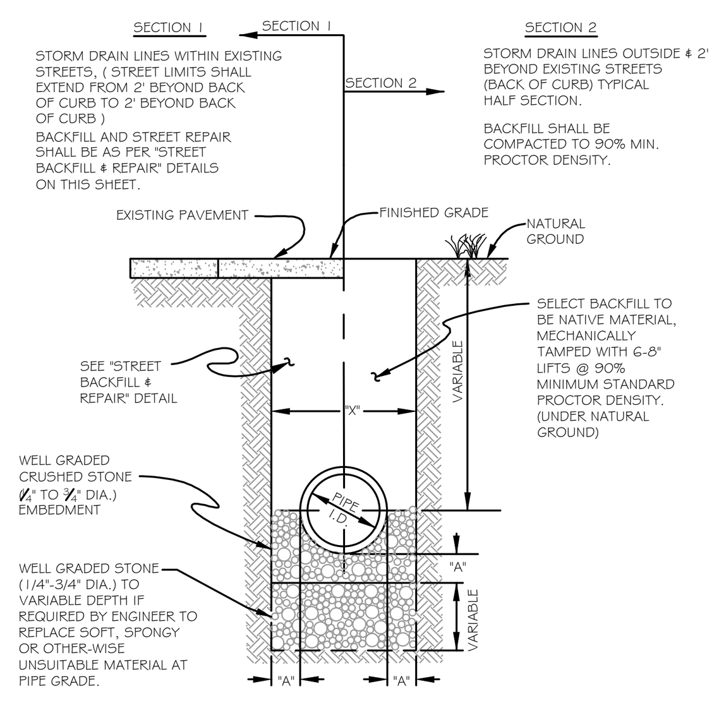
LANGAN
Langan Engineering and Environmental Services, LLC.
9606 N. Mopac Expressway, Suite 110
Austin, TX 78759
T: 737.289.7800 F: 737.289.7801 www.langan.com
TBPE Firm REG. #F-13709

Project
LEGACY RANCH CONNECTOR DRIVE
LIBERTY HILL
WILLIAMSON COUNTY TEXAS

Drawing Title
PROPOSED DRAINAGE AREA MAP & WATER QUALITY PLAN

Project No.	Drawing No.
531013308	C5.1
Date: NOVEMBER 2025	
Drawn By: RWA	
Checked By: MSH	Sheet 10 of 11

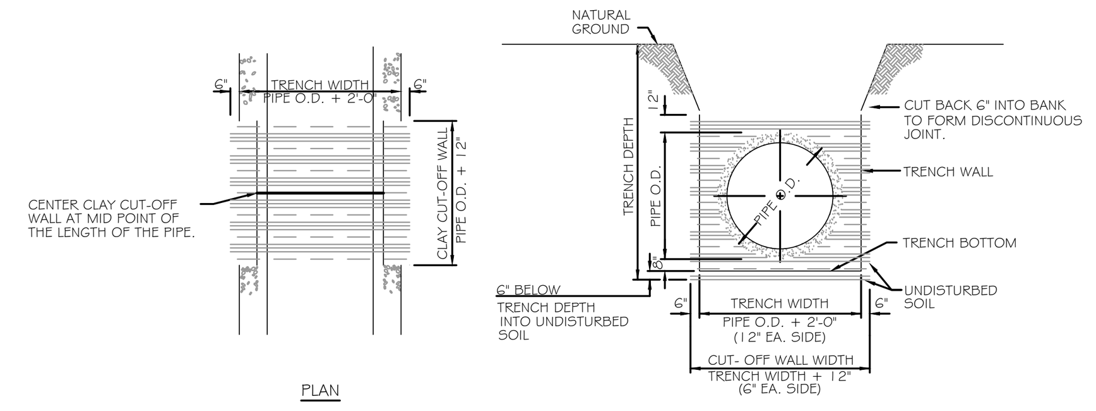
LANGAN
Project No. 531013308



RCP EMBEDMENT DETAIL

N.T.S.

*NOTE: EMBEDMENT LAYOUT TO APPLY TO RCB.



CLAY CUT-OFF WALL NOTES:

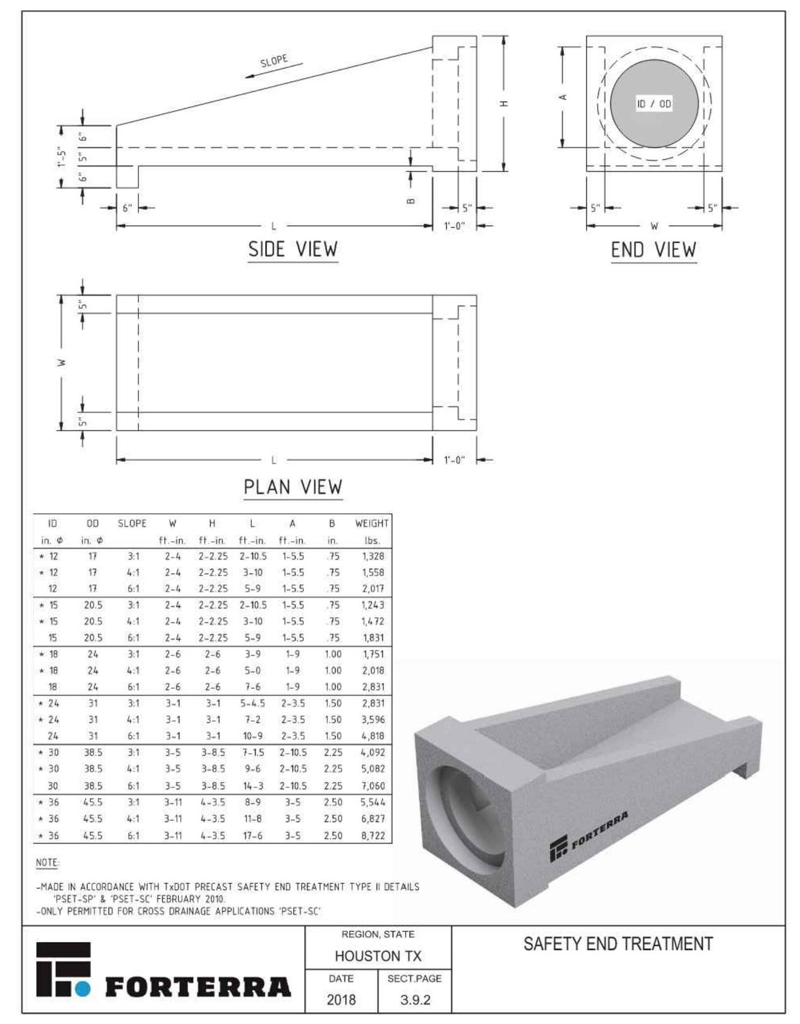
1. CLAY CUT-OFF WALLS SHALL BE CONSTRUCTED AT APPROXIMATELY 250 FOOT INTERVALS ALONG ALL STORM DRAIN CONDUITS HAVING CRUSHED STONE EMBEDMENT.

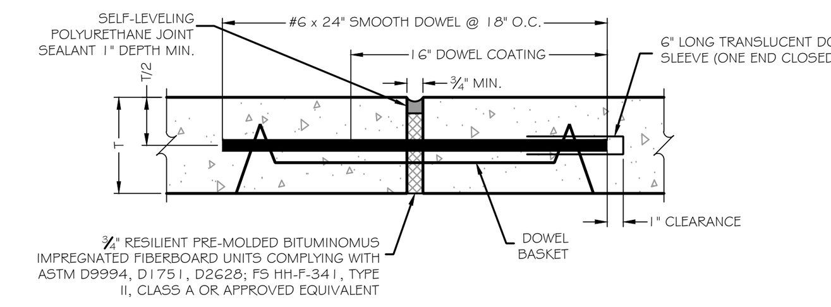
2. THE CLAY CUT-OFF WALL SHALL BE PLACED AT THE MID POINT OF THE LENGTH OF THE PIPE BEING PLACED, BUT NOT AT A LOCATION WHERE A LATERAL CONNECTS TO THE MAIN. THE MINIMUM CLEARANCE IS 10 FEET.

3. MATERIAL FOR CLAY CUT-OFF WALL TO BE CLEAN MATERIAL WITH NO LUMPS LARGER THAN 3". CLAY TO HAVE P.I. OF 30 TO 40. MATERIAL TO BE PLACED IN 6" LIFTS, MOISTENED TO OPTIMUM MOISTURE CONTENT AND COMPACTED WITH HAND HELD MECHANICAL TAMPERS, WITHOUT DAMAGING THE PIPE.

STORM DRAIN CLAY CUT-OFF WALL

N.T.S.



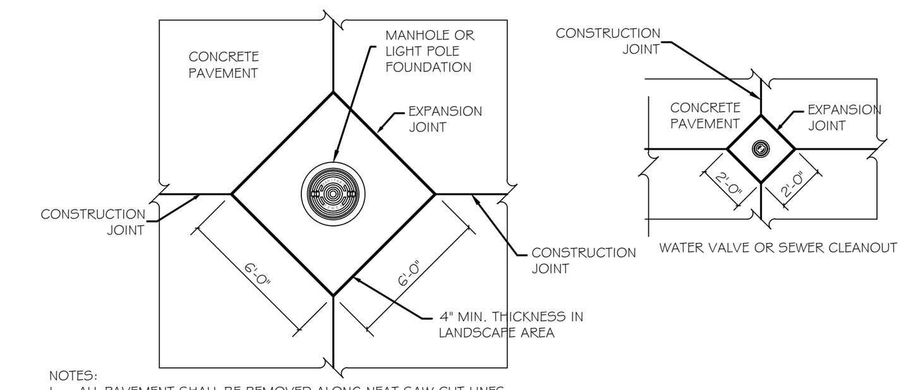


NOTES:

1. SLEEVES FOR DOWELS SHALL HAVE AN INSIDE DIAMETER OF 1/16" GREATER THAN THE DIAMETER OF THE DOWELS AND SHALL BE SUBMITTED TO ENGINEER FOR APPROVAL PRIOR TO USE.
2. EXPANSION JOINTS SHALL BE CONSTRUCTED A MAXIMUM OF 500' APART ON STRAIGHT PAVING, AND WHERE INDICATED PER THE AMERICAN CONCRETE PAVEMENT ASSOCIATION'S TECHNICAL PUBLICATION ACPA IS061.01P (LATEST VERSION)
3. DOWEL COATING SHALL BE ASPHALTIC COATING.
4. DOWELS SHALL BE SUPPORTED WITH APPROVED BASKETS AND NOT BE TIED TO OTHER REINFORCEMENT.
5. REFER TO SIDEWALK DETAILS THIS SHEET FOR EXPANSION JOINTS IN SIDEWALK AREAS.
6. ALL PAVEMENT LOCATED WITHIN THE PUBLIC R.O.W. SHALL CONFORM TO THE GOVERNING AUTHORITY'S SPECIFICATIONS, DETAILS & REQUIREMENTS FOR PUBLIC PAVEMENT.
7. FINISHED SURFACES SHALL BE INSTALLED FLUSH WITH A DIFFERENTIAL ELEVATION NOT TO EXCEED 1/8".

EXPANSION JOINT (ISOLATION)

N.T.S.



NOTES:

1. ALL PAVEMENT SHALL BE REMOVED ALONG NEAT SAW CUT LINES.
2. BOXOUT REQUIRED FOR ALL MANHOLES (STORM AND SANITARY) AND CLEANOUTS LOCATED IN PCC PAVEMENT.
3. MANHOLE BOXOUT SHALL BE 6'x6' SQUARE AND ALIGNED WITH PAVEMENT JOINTING.
4. WATER VALVE & SANITARY CLEANOUTS SHALL BE PLACED IN BOXOUTS 2'x2' SQUARE ALIGNED WITH PAVEMENT JOINTING.
5. CLEANOUTS OR VALVES LOCATED IN LANDSCAPE AREAS SHALL INCLUDE 4' MIN. CONCRETE COLLAR TO THE DIMENSIONS INDICATED ABOVE AND SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
6. ALL PAVEMENT LOCATED WITHIN THE PUBLIC R.O.W. SHALL CONFORM TO THE GOVERNING AUTHORITY'S SPECIFICATIONS, DETAILS & REQUIREMENTS FOR PUBLIC PAVEMENT.

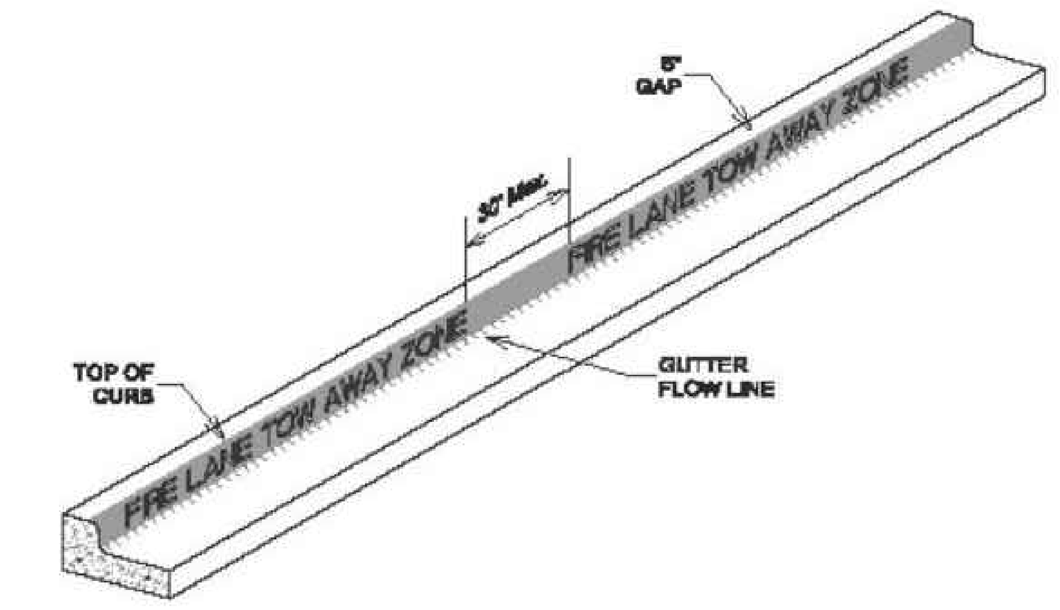
LP/ MH / VALVE / CLEANOUT DETAIL

N.T.S.

Williamson County Emergency Services District No. 4

Fire Lane Detail

NOTES:
FIRE LANE STRIPING TO BE 6" WIDE RED PAINT WITH "FIRE LANE TOW AWAY ZONE" IN 4" TALL WHITE LETTERS. WORDING MAY NOT BE SPACED GREATER THAN 30' APART. STRIPING TO BE PAINTED ON THE FACE OF CURB WHEN PRESENT AND PAINTED FLAT ON THE PARKING SURFACE WHEN IT IS NOT.



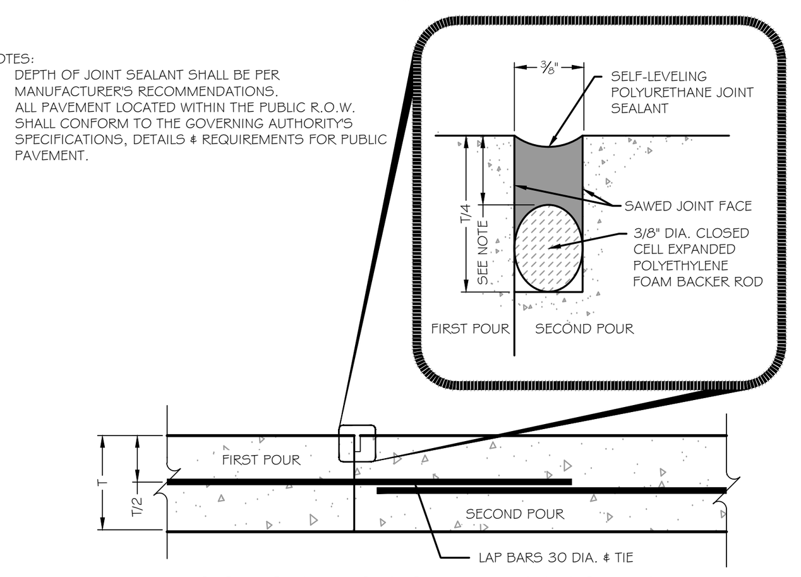
FIRE LANE STRIPING DETAIL

not to scale

FIRE LANE STRIPING DETAIL

ENGINEER	DATE	DRAWN BY	PROJECT NO.	DRAWING NO.
FRANK T. PHELAN, P.E.	04 - 25 - 16	JJD	91	1 OF 1

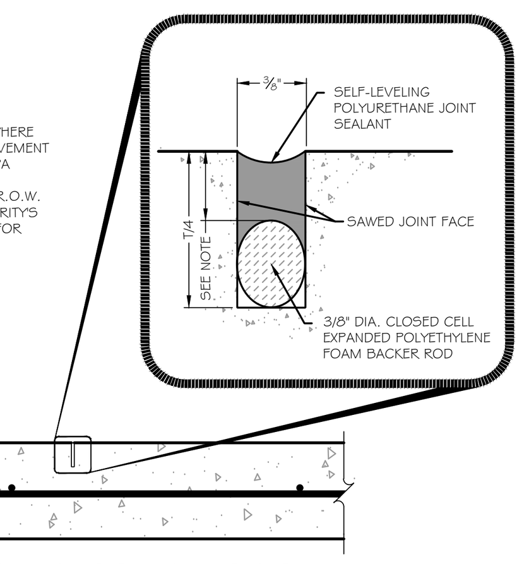
NOTES:
1. DEPTH OF JOINT SEALANT SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.
2. ALL PAVEMENT LOCATED WITHIN THE PUBLIC R.O.W. SHALL CONFORM TO THE GOVERNING AUTHORITY'S SPECIFICATIONS, DETAILS & REQUIREMENTS FOR PUBLIC PAVEMENT.



CONSTRUCTION BUTT JOINT

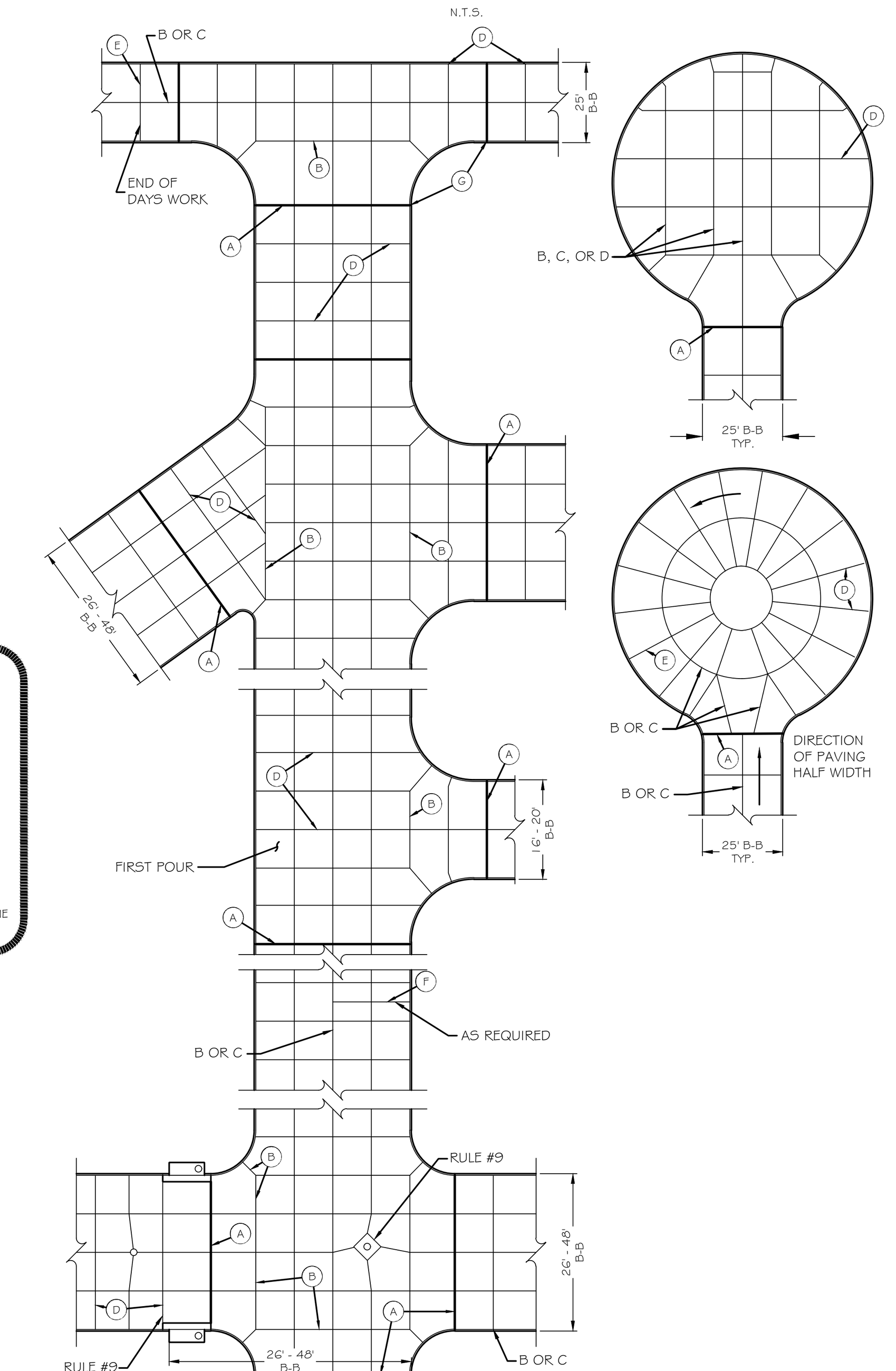
N.T.S.

NOTES:
1. DEPTH OF JOINT SEALANT SHALL BE PER MANUFACTURER'S RECOMMENDATIONS
2. CONTROL JOINTS SHALL BE CONSTRUCTED WHERE INDICATED PER THE AMERICAN CONCRETE PAVEMENT ASSOCIATION'S TECHNICAL PUBLICATION ACPA IS061.01P (LATEST VERSION)
3. ALL PAVEMENT LOCATED WITHIN THE PUBLIC R.O.W. SHALL CONFORM TO THE GOVERNING AUTHORITY'S SPECIFICATIONS, DETAILS & REQUIREMENTS FOR PUBLIC PAVEMENT.



CONTROL JOINT (CONTRACTION)

N.T.S.

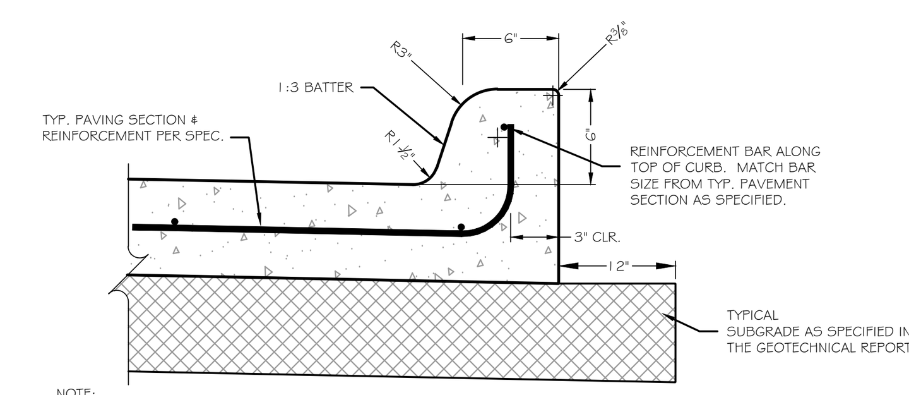


KEY NOTES:
A. EXPANSION JOINT (ISOLATION)
B. LONGITUDINAL CONSTRUCTION JOINT
C. LONGITUDINAL CONTROL JOINT (CONTRACTION)
D. TRANSVERSE CONTROL JOINT (CONTRACTION)
E. PLANNED TRANSVERSE CONSTRUCTION JOINT
F. EMERGENCY TRANSVERSE CONSTRUCTION JOINT
G. PLACE 1/2" EXPANSION JOINT FILLER IN TOP OF CURB ONLY AT ALL RADIUS POINTS

RULES:
1. AVOID ODD-SHAPED SLABS.
2. MAXIMUM TRANSVERSE JOINT SPACING FOR PAVEMENT SHOULD EITHER BE 24 TO 30 TIMES THE SLAB THICKNESS OR 15ft.
3. LONGITUDINAL JOINT SPACING SHOULD NOT EXCEED 12.5ft
4. KEEP SLABS AS SQUARE AS POSSIBLE. LONG NARROW SLABS TEND TO CRACK MORE THAN SQUARE ONES.
5. ALL TRANSVERSE CONTRACTION JOINTS MUST BE CONTINUOUS THROUGH THE CURB AND HAVE A DEPTH EQUAL TO 1/4 THE PAVEMENT THICKNESS.
6. IN ISOLATION JOINTS, THE FILLER MUST BE FULL DEPTH AND EXTEND THROUGH THE CURB
7. IF THERE IS NO CURB, LONGITUDINAL JOINTS SHOULD BE TIED WITH DEFORMED BARS.
8. OFFSETS AT RADIUS POINTS SHOULD BE AT LEAST 1.5ft WIDE. JOINT INTERSECTION ANGLES LESS THAN 60° SHOULD BE AVOIDED.
9. MINOR ADJUSTMENTS IN JOINT LOCATION MADE BY SHIFTING OF SKEWING TO MEET INLETS AND MANHOLES WILL IMPROVE PAVEMENT PERFORMANCE.
10. WHEN THE PAVEMENT AREA HAS DRAINAGE STRUCTURES, PLACE JOINTS TO MEET THE STRUCTURES IF POSSIBLE.

TYPICAL JOINT LAYOUT

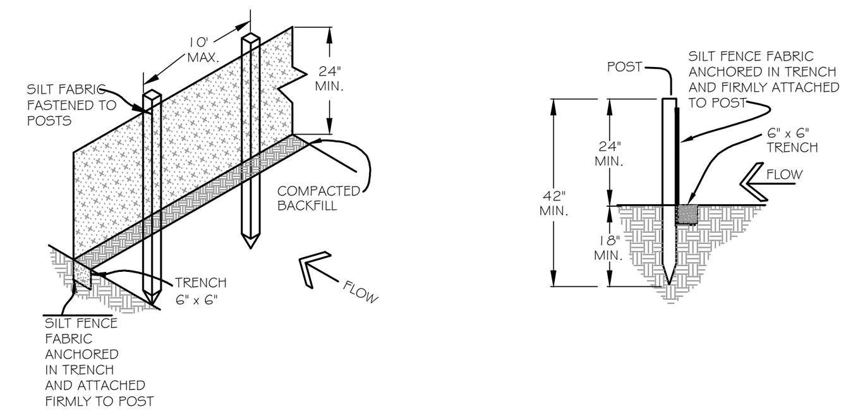
N.T.S.



NOTE:
1. ALL CURBS ARE CONSTRUCTED OF PORTLAND CEMENT CONCRETE UNLESS OTHERWISE SHOWN.
2. GRADES SHALL BE MEASURED AT BACK OF CURB UNLESS OTHERWISE SPECIFIED.
3. ALL PAVEMENT LOCATED WITHIN THE PUBLIC R.O.W. SHALL CONFORM TO THE GOVERNING AUTHORITY'S SPECIFICATIONS, DETAILS & REQUIREMENTS FOR PUBLIC PAVEMENT.
4. CONTROL JOINTS THROUGH CURB SHALL BE SEALED IN THE PAVEMENT AND TERMINATE AT THE GUTTER.

MONOLITHIC CURB DETAIL

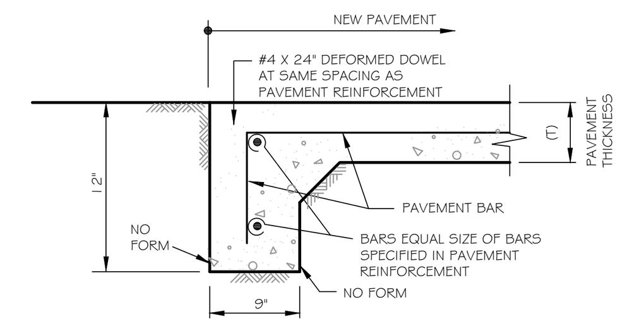
N.T.S.



SILT FENCE GENERAL NOTES:
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. INSPECTION SHALL BE MADE IN ACCORDANCE WITH PERMIT REQUIREMENTS. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM WATER FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

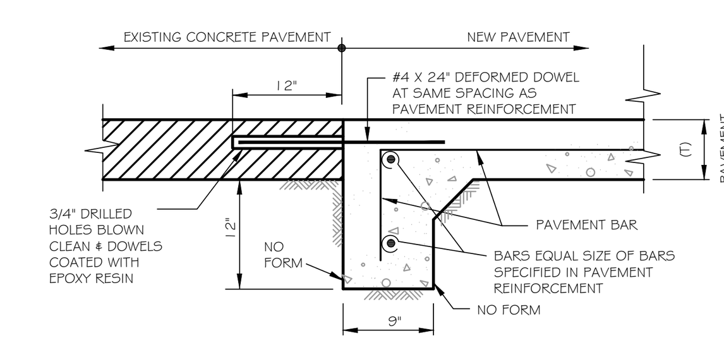
SILT FENCE

N.T.S.



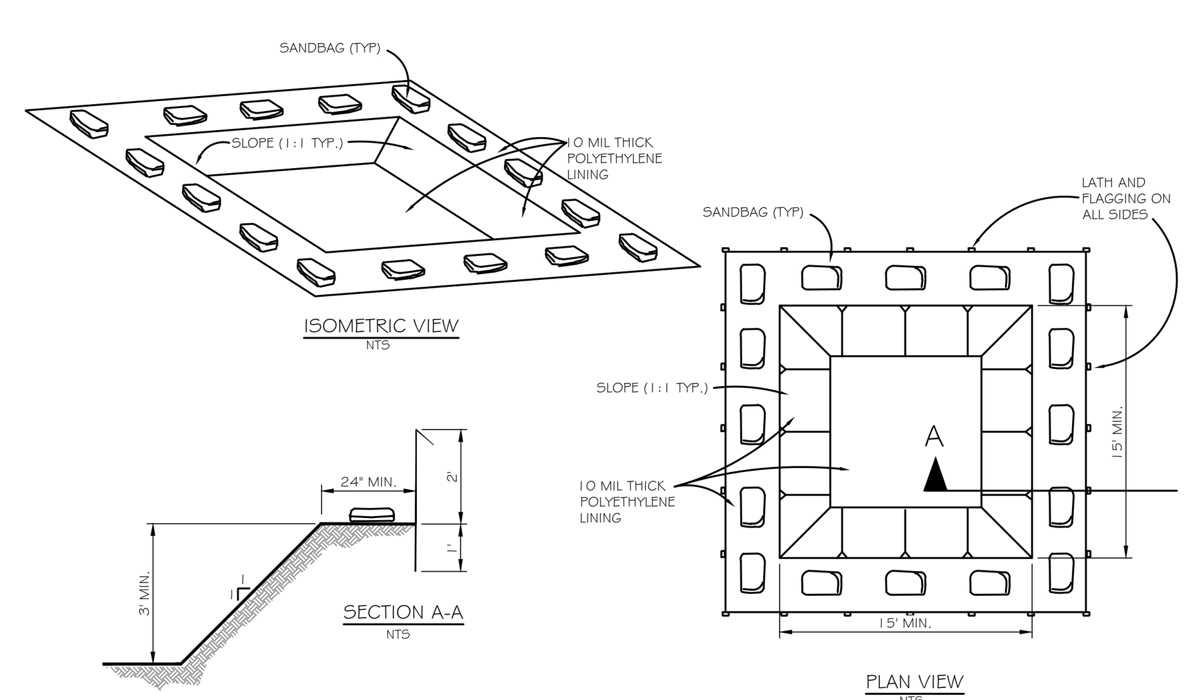
THICKENED PAVEMENT EDGE

N.T.S.



STREET HEADER AT EXISTING PAVEMENT

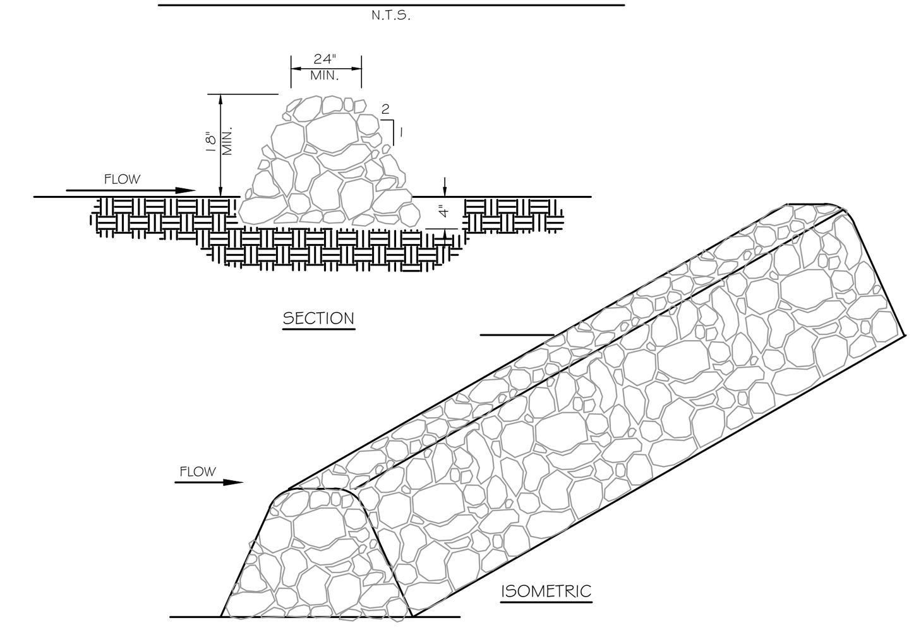
N.T.S.



NOTES
1. Actual layout, size and location to be determined by Contractor.
2. The concrete washout sign shall be installed within 30 ft. of the temporary concrete washout facility.
3. Once concrete wastes are allowed to harden, the concrete should be broken up, removed and disposed of properly. dispose of hardened concrete on a regular basis.

TEMPORARY CONCRETE WASHOUT AREA

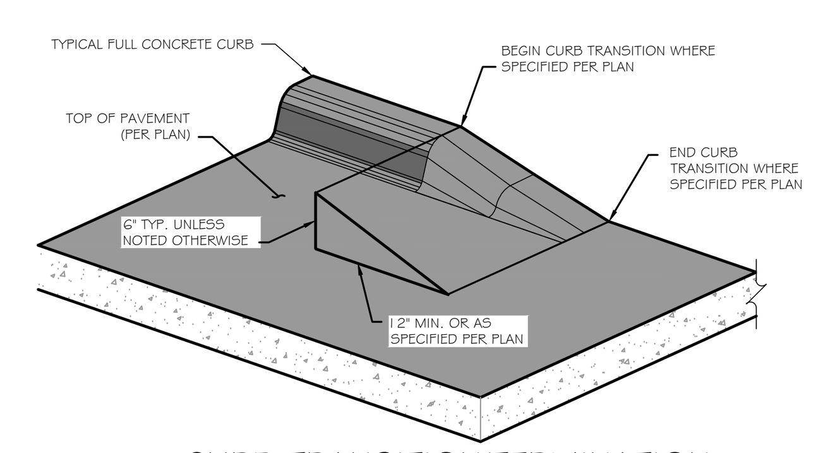
N.T.S.



NOTES:
1. USE ONLY OPEN-GRADED ROCK, WITH MOST OF THE FINES REMOVED.
2. STONE SHALL BE CRUSHED, MIN. 3" DIAMETER, MAX. 1 CU. FT. IN VOLUME.
3. THE ROCK BERM SHALL BE EMBEDDED INTO THE SOIL A MINIMUM OF 4 INCHES.
4. INSPECT BERM AFTER EACH RAIN. REPLACE STONE WHEN THE STRUCTURE FAILS TO SERVE ITS PURPOSE DUE TO SILT ACCUMULATION, WASHOUT OR DAMAGE.
5. REMOVE SILT WHEN IT REACHES A DEPTH OF 12 INCHES, OR ONE-THIRD OF THE HEIGHT OF THE BERM, WHICHEVER IS LESS. DISPOSE OF SILT IN APPROVED LOCATIONS.
6. REMOVE BERM ONLY WHEN SITE IS COMPLETELY STABILIZED.

ROCK CHECK DAM

N.T.S.



CURB TRANSITION/TERMINATION

N.T.S.

Date	Description	No.
Revisions		

LANGAN

Langan Engineering and Environmental Services, LLC.

9606 N. Mopac Expressway, Suite 110
Austin, TX 78759

T: 737.289.7800 F: 737.289.7801 www.langan.com
TBPE Firm REG. #F-13709

Project

LEGACY RANCH CONNECTOR DRIVE

LIBERTY HILL
WILLIAMSON COUNTY TEXAS

Drawing Title

SITE DETAILS

STATE OF TEXAS
JACK H. GARNER, JR
98447
LICENSED PROFESSIONAL ENGINEER
Legacy Ranch Connector CZP 11-26-2025
TBPE Registration #: F- 13,709

Project No. 531013308	Drawing No. C6.0
Date NOVEMBER 2025	
Drawn By RWA	
Checked By MSH	Sheet 11 of 11

Project No. 531013308

Agent Authorization Form
For Required Signature
Edwards Aquifer Protection Program
Relating to 30 TAC Chapter 213
Effective June 1, 1999

I Dustin Akin,
Print Name

Executive Director of Construction,
Title - Owner/President/Other

of Liberty Hill Independent School District,
Corporation/Partnership/Entity Name

have authorized Jack Garner, PE
Print Name of Agent/Engineer

of Langan Engineering
Print Name of Firm

to represent and act on the behalf of the above named Corporation, Partnership, or Entity for the purpose of preparing and submitting this plan application to the Texas Commission on Environmental Quality (TCEQ) for the review and approval consideration of regulated activities.

I also understand that:

1. The applicant is responsible for compliance with 30 Texas Administrative Code Chapter 213 and any condition of the TCEQ's approval letter. The TCEQ is authorized to assess administrative penalties of up to $10,000 per day per violation.

2. For those submitting an application who are not the property owner, but who have the right to control and possess the property, additional authorization is required from the owner.

3. Application fees are due and payable at the time the application is submitted. The application fee must be sent to the TCEQ cashier or to the appropriate regional office. The application will not be considered until the correct fee is received by the commission.

4. A notarized copy of the Agent Authorization Form must be provided for the person preparing the application, and this form must accompany the completed application.

5. No person shall commence any regulated activity on the Edwards Aquifer Recharge Zone, Contributing Zone or Transition Zone until the appropriate application for the activity has been filed with and approved by the Executive Director.

SIGNATURE PAGE:

Dustin Akin
Applicant's Signature

11/19/2025
Date

THE STATE OF Texas §

County of Williamson §

BEFORE ME, the undersigned authority, on this day personally appeared Dustin Akin known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that (s)he executed same for the purpose and consideration therein expressed.

GIVEN under my hand and seal of office on this 19th day of November, 2025

Melanie Perkins
NOTARY PUBLIC

Melanie Perkins
Typed or Printed Name of Notary

MY COMMISSION EXPIRES: 10-14-2029

MELANIE PERKINS
Notary Public, State of Texas
Comm. Expires 10-14-2029
Notary ID 133392540

ELECTRONICALLY RECORDED 2025089950
Williamson County, Texas Total Pages: 7

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS	§	
	§	KNOW ALL PERSONS BY THESE
COUNTY OF WILLIAMSON	§	PRESENTS:

That, **THOMAS VICK NUUTTILA, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF ESTATE OF BETH VAN DOREN A/K/A BETH VAN DORAN NUUTTILA A/K/A BETH PIERCE VAN DOREN, DECEASED** (referred to as "Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor has GRANTED, BARGAINED, SOLD and CONVEYED and by these presents does GRANT, BARGAIN, SELL and CONVEY unto and LIBERTY HILL INDEPENDENT SCHOOL DISTRICT, a public independent school district and political subdivision of the State of Texas, ("Grantee"), and Grantee's successors and assigns, that certain parcel of land containing approximately 9.337 acres located in Williamson County, Texas, as more particularly described on the attached Exhibit A, ("Land") together with all improvements on or under the Land, ("Improvements"); and all easements, tenements, hereditaments, privileges and appurtenances in any way benefitting such Land, including, without limitation, (i) any land to the midpoint of the bed of any highway, street, alley, road or avenue, open or proposed, in front of, abutting, or adjoining such Land; (ii) any land lying in or under the bed of any creek, stream, bayou or river running through, abutting or adjacent to such Land; (iii) any surface waters; (iv) the present or future use of wastewater (sewer) capacity, drainage, water capacity, or other utilities or utility facilities, and all impact fees that are creditable to, pertain to, or benefit such Land; (v) any strips, gores or pieces of property abutting, bounding or which are adjacent or contiguous to such Land; (vi) any reversionary interests benefiting such Land; (vii) any rights-of-way, rights of ingress or egress, or other interests in, on or to any land, highway, street, road or avenue, open or proposed, in, on, across, in front of, abutting or adjoining such Land; (viii) all the oil, gas, sulphur, and other minerals (whether similar or dissimilar) in, on, under and that may be produced from the Land (or rights-of-way, lakebeds, waterways or other strips adjacent or contiguous to the Property) and all royalty rights, executive rights, and other rights related to the minerals (collectively "Mineral Rights"); (ix) all water and water rights in, on, under and that may be produced from the Land (or rights-of-way, lakebeds, waterways or other strips adjacent or contiguous to the Property) and all royalty rights, executive rights, and other rights related to the minerals (collectively "Water Rights"); (x) any awards made, or to be made in lieu thereof, and in and to any unpaid awards for damage thereto in any way benefitting such Land; (xi) any easement across, adjacent to or benefiting the such Land, existing or abandoned; and (xii) any other rights and benefits pertaining to the Land (clauses (i) through (xii) being referred to as "Appurtenances") (the Land, the Improvements, and the Appurtenances collectively shall be referred to as "Property").

Reservations and Exceptions

This conveyance is made by Grantor and accepted by Grantee subject to the matters set forth on Exhibit B to this deed, attached hereto and incorporated herein (collectively, the "Permitted Exceptions") to the extent that such Permitted Exceptions are valid, legal, currently existing and in effect, and affect or pertain to the Property.

Taxes for the calendar year 2025, which Grantee assumes and agrees to pay to the extent required or permitted by applicable law, have been prorated between Grantor and Grantee as of the date of this deed and in accordance with that certain Purchase and Sale Contract between the Grantor and Grantee with an Effective Date of October 2, 2025.

TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever, subject only to the hereinbefore Permitted Exceptions set forth in Exhibit B hereto to the extent they are valid, currently existing, and applicable to Grantee, Grantor does by these presents bind itself, its respective heirs, administrators, successors and assigns to WARRANT and FOREVER DEFEND, all and singular, the Property unto Grantee, its successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor but not otherwise.

[*Signatures appear on the following page*]

[Signature page 1 for Special Warranty Deed for approx. 9.337 acres to Liberty Hill Independent School District]

EXECUTED as of this 12th day of November, 2025.

GRANTOR:

By: _____
Thomas Vick Nuuttila, Individually and as Independent Executor of Estate of Beth Van Doren a/k/a Beth Van Doran Nuuttila a/k/a Beth Pierce Van Doren, Deceased

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me, the undersigned authority, this 12th day of November, 2025, by THOMAS VICK NUUTTILA, INDIVIDUALLY AND AS INDEPENDENT EXECUTOR OF ESTATE OF BETH VAN DOREN A/K/A BETH VAN DORAN NUUTTILA A/KA BETH PIERCE VAN DOREN, DECEASED.

ALFONSO GALAFA JR
Notary ID #132745396
My Commission Expires
October 23, 2028

_____
Notary Public ★ State of Texas

AFTER RECORDING RETURN TO GRANTEE AT:

Liberty Hill Independent School District
Attn: Rosanna Guerrero
301 Forest Street
Liberty Hill, Texas 78642

EXHIBIT A TO DEED

Legal Description

Boundary description of 9.330 Acres (±406,428 square feet) of land situated in the John B. Robinson Survey, Abstract No. 521, Williamson County, Texas, said 9.330 Acres being comprised of all of that certain 4.883 Acres described in a deed to Thomas Vick Nuuttila and Beth Van Doren, dated January 12, 1995, and appearing of record in Volume 2663, Page 864 of the Official Public Records of Williamson County, Texas ("O.P.R.W.C.T." hereafter), Save and Except that certain 3,352 square feet of land described in a deed to Williamson County, Texas, dated October 9, 2002, and appearing of record in Document No. 2002081829, O.P.R.W.C.T., and all of that certain 4.55 Acres described in a deed to Thomas Vick Nuuttila and wife, Beth Van Doran Nuuttila, dated December 26, 1990, and appearing of record in Volume 1970, Page 936, O.P.R.W.C.T., Save and Except that certain 810 square feet of land also described in said deed to Williamson County, Texas, said 9.330 Acres being more particularly described by the following metes and bounds:

Beginning at a 1/2" rebar found with cap stamped "HAYNIE CONSULTING" in the Southwest line of said 4.883 Acres and the Northerly line of County Road 258, as described in said deed to Williamson County, Texas, said rebar with cap also marking the Southeast corner of that certain 35.122 Acres of land described in a deed to Kang Lee, dated October 23, 2023, and appearing of record in Document No. 2023090193, O.P.R.W.C.T.;

Thence N19° 56' 19"W 731.07', with the common line between said 4.883 Acres and said 35.122 Acres to a 1/2" rebar found for the Northwest corner of said 4.883 Acres and an interior corner of said 35.122 Acres for the Northwest corner hereof;

Thence N70° 02' 13"E 646.05', with the Northerly line of said 4.883 Acres, at 184.68' passing a 1/2" rebar with cap stamped "LAI" found for the Southerly common corner of said 35.122 Acres and that certain 95.61 Acres described in a deed to Liberty Hill Independent School District, dated November 19, 2021, and appearing of record in Document No. 2021177340, O.P.R.W.C.T., and continuing with said Northerly line of 4.883 Acres to a 1/2" rebar with cap stamped "LANGAN" found in the Southerly line of said 95.61 Acres, for the Northeast corner of said 4.883 Acres and the Northwest corner of that certain 8.491 Acres described in a deed to Liberty Hill Independent School Distract, dated September 19, 2024, and appearing of record in Document No. 2024074684, O.P.R.W.C.T., same being the Northeast corner hereof;

Thence S07° 04' 51"E 708.00', with the Westerly line of said 8.491 Acres, at 302.10' passing a 1/2" rebar found marking the Easternmost Southeast corner of said 4.883 Acres and the Northeast corner of said 4.55 Acres, and continuing with said Westerly line of 8.491 Acres and the Easterly line of said 4.55 Acres to a 60D nail in a tree found in the Northerly line of said County Road 258 for the Southeast corner of said 4.55 Acres and the Southwest corner of said 8.491 Acres, same being the Southeast corner hereof;

Thence S61° 01' 00"W 241.13', with the Northerly line of said County Road 258 and the Southerly line of said 4.55 Acres to a 1/2" rebar with cap stamped "HAYNIE CONSULTING" found for the beginning of a curve to the right;

Thence, with said curve to the right, having an ARC LENGTH OF 127.56', A RADIUS OF 1420.00', and a CHORD BEARING AND DISTANCE OF S67° 47' 17"W 127.51", to a 1/2" rebar with cap stamped "HAYNIE CONSULTING" found in the Southwest line of said 4.55 Acres and a Northeast line of said 4.883, said cap marking the beginning of another curve to the right;

Thence, continuing with the curving North line of said County Road 258 and the curving Southeasterly line of said 4.883 Acres, said curve having an ARC LENGTH OF 18.74', A RADIUS OF 1420.00', and a CHORD BEARING AND DISTANCE OF S70° 36' 37"W 18.74', to the end of said curve, from which a found 5/8" rebar bears S84° 52' 52"E 1.98';

Thence S70° 59' 20"W 104.22', continuing with the North line of said County Road 258 and the South line of said 4.883 Acres, to the Point of Beginning of the herein described tract, containing 9.330 Acres (406,428 Square Feet), more or less.

EXHIBIT B TO DEED

Permitted Exceptions

1. Easement: Utility
   Recorded: February 10, 2006 in County Clerk's File No. 2006010426, of the Official Public Records, Williamson County, Texas.

2. Matters as disclosed by examination of survey(s) prepared by Michael Jack Needham, R.P.L.S. #5183, dated October 8, 2025:
   1) Encroachment or protrusion of fences and gates along and across the property line(s).
   2) Utilities maintenance equipment, power poles and overhead utility lines, guy wires and anchors, wells and water tanks, septic systems as shown.

ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS

2025089950

Pages: 7 Fee: $45.00
11/13/2025 10:59 AM
MBARRICK

Nancy E. Rister, County Clerk
Williamson County,Texas

Application Fee Form

Texas Commission on Environmental Quality
Name of Proposed Regulated Entity: DeGroot & Nuuttila Tracts
Regulated Entity Location: 30.667086 -97.873131
Name of Customer: Liberty Hill ISD
Contact Person: Dustin Akin Phone: 512-260-5580
Customer Reference Number (if issued):CN 600788483
Regulated Entity Reference Number (if issued):RN _____

Austin Regional Office (3373)

☐ Hays ☐ Travis ☒ Williamson

San Antonio Regional Office (3362)

☐ Bexar ☐ Medina ☐ Uvalde
☐ Comal ☐ Kinney

Application fees must be paid by check, certified check, or money order, payable to the **Texas Commission on Environmental Quality**. Your canceled check will serve as your receipt. **This form must be submitted with your fee payment**. This payment is being submitted to:

☒ Austin Regional Office
☐ Mailed to: TCEQ - Cashier
Revenues Section
Mail Code 214
P.O. Box 13088
Austin, TX 78711-3088

☐ San Antonio Regional Office
☐ Overnight Delivery to: TCEQ - Cashier
12100 Park 35 Circle
Building A, 3rd Floor
Austin, TX 78753
(512)239-0357

Site Location (Check All That Apply):

☐ Recharge Zone ☒ Contributing Zone ☐ Transition Zone

Type of Plan	***Size***	***Fee Due***
Water Pollution Abatement Plan, Contributing Zone Plan: One Single Family Residential Dwelling	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Multiple Single Family Residential and Parks	Acres	$
Water Pollution Abatement Plan, Contributing Zone Plan: Non-residential	18.167 Acres	$ 6,500
Sewage Collection System	L.F.	$
Lift Stations without sewer lines	Acres	$
Underground or Aboveground Storage Tank Facility	Tanks	$
Piping System(s)(only)	Each	$
Exception	Each	$
Extension of Time	Each	$

Signature: _____ Date: 11/26/2025

Application Fee Schedule

Texas Commission on Environmental Quality
Edwards Aquifer Protection Program 30 TAC Chapter 213 (effective 05/01/2008)

Water Pollution Abatement Plans and Modifications

Contributing Zone Plans and Modifications

Project	*Project Area in Acres*	*Fee*
One Single Family Residential Dwelling	< 5	$650
Multiple Single Family Residential and Parks	< 5 5 < 10 10 < 40 40 < 100 100 < 500 ≥ 500	$1,500 $3,000 $4,000 $6,500 $8,000 $10,000
Non-residential (Commercial, industrial, institutional, multi-family residential, schools, and other sites where regulated activities will occur)	< 1 1 < 5 5 < 10 10 < 40 40 < 100 ≥ 100	$3,000 $4,000 $5,000 $6,500 $8,000 $10,000

Organized Sewage Collection Systems and Modifications

Project	*Cost per Linear Foot*	*Minimum Fee-Maximum Fee*
Sewage Collection Systems	$0.50	$650 - $6,500

Underground and Aboveground Storage Tank System Facility Plans and Modifications

Project	*Cost per Tank or Piping System*	*Minimum Fee-Maximum Fee*
Underground and Aboveground Storage Tank Facility	$650	$650 - $6,500

Exception Requests

Project	*Fee*
Exception Request	$500

Extension of Time Requests

Project	*Fee*
Extension of Time Request	$150

TCEQ Use Only

TCEQ Core Data Form

For detailed instructions on completing this form, please read the Core Data Form Instructions or call 512-239-5175.

SECTION I: General Information

1. Reason for Submission (*If other is checked please describe in space provided.*)

☒ New Permit, Registration or Authorization (*Core Data Form should be submitted with the program application.*)

☐ Renewal *(Core Data Form should be submitted with the renewal form)* ☐ Other

2. Customer Reference Number *(if issued)*	Follow this link to search for CN or RN numbers in Central Registry**	3. Regulated Entity Reference Number *(if issued)*
CN 600788483		RN

SECTION II: Customer Information

4. General Customer Information | **5. Effective Date for Customer Information Updates** (mm/dd/yyyy)

☐ New Customer ☒ Update to Customer Information ☐ Change in Regulated Entity Ownership
☐ Change in Legal Name (Verifiable with the Texas Secretary of State or Texas Comptroller of Public Accounts)

The Customer Name submitted here may be updated automatically based on what is current and active with the Texas Secretary of State (SOS) or Texas Comptroller of Public Accounts (CPA).

6. Customer Legal Name *(If an individual, print last name first: eg: Doe, John)* — *If new Customer, enter previous Customer below:*

Liberty Hill Independent School District

7. TX SOS/CPA Filing Number	8. TX State Tax ID (11 digits)	9. Federal Tax ID (9 digits)	10. DUNS Number *(if applicable)*

11. Type of Customer:

☐ Corporation ☐ Individual Partnership: ☐ General ☐ Limited
Government: ☐ City ☐ County ☐ Federal ☐ Local ☐ State ☒ Other ☐ Sole Proprietorship ☒ Other: ISD

12. Number of Employees
☐ 0-20 ☐ 21-100 ☐ 101-250 ☐ 251-500 ☒ 501 and higher

13. Independently Owned and Operated?
☐ **Yes** ☒ **No**

14. Customer Role (Proposed or Actual) – *as it relates to the Regulated Entity listed on this form. Please check one of the following*

☒ Owner ☐ Operator ☐ Owner & Operator ☐ Other:
☐ Occupational Licensee ☐ Responsible Party ☐ VCP/BSA Applicant

15. Mailing Address:

301 Forrest Street							
City	Liberty Hill	**State**	TX	**ZIP**	78642	**ZIP + 4**	

16. Country Mailing Information *(if outside USA)*	17. E-Mail Address *(if applicable)*

18. Telephone Number	19. Extension or Code	20. Fax Number *(if applicable)*
(512) 260-5580		(512) 260-5581

SECTION III: Regulated Entity Information

21. General Regulated Entity Information *(If 'New Regulated Entity" is selected, a new permit application is also required.)*

☒ New Regulated Entity ☐ Update to Regulated Entity Name ☐ Update to Regulated Entity Information

The Regulated Entity Name submitted may be updated, in order to meet TCEQ Core Data Standards (removal of organizational endings such as Inc, LP, or LLC).

22. Regulated Entity Name *(Enter name of the site where the regulated action is taking place.)*

DeGroot & Nuuttila Tracts

23. Street Address of the Regulated Entity: ***(No PO Boxes)***	499 Co Rd 258							
	City	Liberty Hill	**State**	TX	**ZIP**	78642	**ZIP + 4**	
24. County	Williamson							

If no Street Address is provided, fields 25-28 are required.

25. Description to Physical Location:					
26. Nearest City			**State**		**Nearest ZIP Code**

Latitude/Longitude are required and may be added/updated to meet TCEQ Core Data Standards. (Geocoding of the Physical Address may be used to supply coordinates where none have been provided or to gain accuracy).

27. Latitude (N) In Decimal:	30.667086		**28. Longitude (W) In Decimal:**	-97.873131	
Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
30	40	1.5	-97	52	23.27

29. Primary SIC Code (4 digits)	**30. Secondary SIC Code** (4 digits)	**31. Primary NAICS Code** (5 or 6 digits)	**32. Secondary NAICS Code** (5 or 6 digits)
8211		611110	

33. What is the Primary Business of this entity? *(Do not repeat the SIC or NAICS description.)*

34. Mailing Address:	**301 Forrest St.**							
	City	**Liberty Hill**	**State**	**TX**	**ZIP**	**78642**	**ZIP + 4**	

35. E-Mail Address:	**dakin@libertyhill.txed.net**

36. Telephone Number	**37. Extension or Code**	**38. Fax Number** *(if applicable)*
(512) 260-5580		**(512) 260-5581**

39. TCEQ Programs and ID Numbers Check all Programs and write in the permits/registration numbers that will be affected by the updates submitted on this form. See the Core Data Form instructions for additional guidance.

☐ Dam Safety	☐ Districts	☒ Edwards Aquifer	☐ Emissions Inventory Air	☐ Industrial Hazardous Waste
☐ Municipal Solid Waste	☐ New Source Review Air	☐ OSSF	☐ Petroleum Storage Tank	☐ PWS
☐ Sludge	☐ Storm Water	☐ Title V Air	☐ Tires	☐ Used Oil
☐ Voluntary Cleanup	☐ Wastewater	☐ Wastewater Agriculture	☐ Water Rights	☐ Other:

SECTION IV: Preparer Information

40. Name:	Jack Garner, PE	**41. Title:**	Consulting Engineer

42. Telephone Number	**43. Ext./Code**	**44. Fax Number**	**45. E-Mail Address**
(737) 289-7810		( ) -	jgarner@langan.com

SECTION V: Authorized Signature

46. By my signature below, I certify, to the best of my knowledge, that the information provided in this form is true and complete, and that I have signature authority to submit this form on behalf of the entity specified in Section II, Field 6 and/or as required for the updates to the ID numbers identified in field 39.

Company:	Langan Engineering	**Job Title:**	Associate Principal
Name *(In Print):*	Jack Garner, PE	**Phone:**	(737) 289- **7810**
Signature:		**Date:**	