

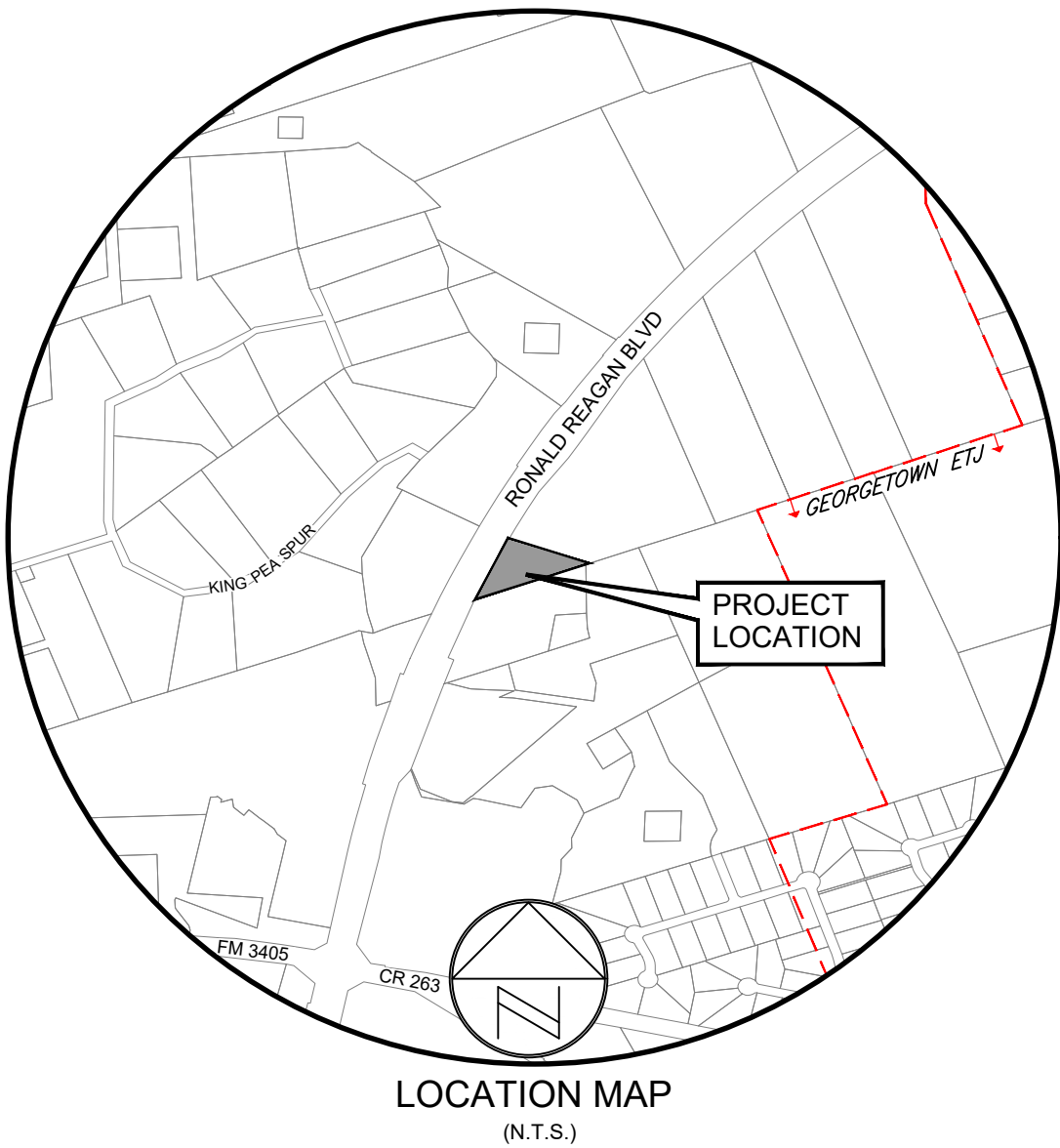
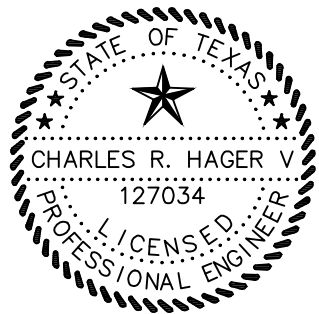
# 25562 RONALD REAGAN BLVD PRELIMINARY PLAT

WILLIAMSON COUNTY PROJECT NO. \_\_\_\_\_

SUBMITTED FOR APPROVAL BY:  
LJA ENGINEERING, INC.

  
CHARLES R. HAGER V, P.E. #127034  
LICENSED PROFESSIONAL ENGINEER

2/19/2025  
DATE



**PRELIMINARY PLAT ONLY  
NOT FOR RECORDATION**

Sheet Number	Sheet Description	Sheet Title
01	CV01	COVER SHEET
02	OP01	PRELIMINARY PLAT

LEGAL DESCRIPTION:

BEING A 2.500 ACRE (108,900 SQUARE FEET) TRACT OF LAND, LOCATED IN THE T.W. MEDCALF SURVEY, ABSTRACT NO. 412 SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF A CALLED 23.000 ACRE TRACT OF LAND CONVEYED TO JASHVE, LLC DESCRIBED AND RECORDED IN DOCUMENT NO. (DOC. NO.) 2013092037 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.X.)

FLOODPLAIN NOTE:

NO PORTION OF THE SUBJECT TRACT LIES WITHIN THE 100-YEAR FLOODPLAIN, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR WILLIAMSON COUNTY, TEXAS, MAP NO. 48491C0275E, WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

WATERSHED NOTE:

THE PROJECT LIES WITHIN THE NORTH FORK SAN GABRIEL RIVER WATERSHED.

AQUIFER NOTE:

THE PROJECT LIES WITHIN THE BOUNDARY OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.

SURVEY NOTE:

BEARING BASIS:  
ALL BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) EPOCH 2010.00.

COMBINED SCALE FACTOR: 0.99988001 (FOR SURFACE TO GRID CONVERSION)  
INVERSE SCALE FACTOR: 1.000120004 (FOR GRID TO SURFACE CONVERSION)

RELATED PROJECT INFORMATION:

PRELIMINARY PLAT DRAINAGE REPORT, PREPARED BY LJA ENGINEERING, INC.

ALTA SURVEY, PREPARED BY LJA SURVEYING, DATED 11/30/2023

TREE AND TOPOGRAPHIC SURVEY, PREPARED BY LJA SURVEYING, DATED 7/24/2024

SEPTIC PERMIT AND REPORT, PREPARED BY KEVIN J. MOORE, R.S.

CITY OF GEORGETOWN WATER UTILITY EVALUATION, APPROVED ON 12/8/2023 (2023-95510)

MAINTENANCE NOTES:

- RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR THE CONSTRUCTION, IMPROVEMENT, OR MAINTENANCE OF THE ADJACENT ROAD.
- THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER INDEMNIFIES AND HOLDS THE COUNTY, ITS OFFICERS AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THEM AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
- ANY IMPROVEMENTS PROPOSED WITHIN THE RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, IRRIGATION, LANDSCAPING, SIDEWALKS, SUBDIVISION IDENTIFICATION SIGNS, ETC. SHALL BE MAINTAINED IN ACCORDANCE WITH AN EXECUTED LICENSE AGREEMENT BETWEEN THE COUNTY AND THE OWNER.
- ALL IMPROVEMENTS WITHIN DRAINAGE, WATER, AND WASTEWATER EASEMENTS SHALL BE MAINTAINED BY THE OWNER OF THE SUBDIVISION AND OR HIS/HER ASSIGNS.
- MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINAGE OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
- DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.

SUBDIVISION SUMMARY:

TOTAL ACREAGE: 2.50 ACRES  
NUMBER OF LOTS: 1  
LOT USE: GAS SERVICE, CONVENIENCE STORE, RETAIL  
ROW RESERVE AREA: 0.79 ACRES, RONALD REAGAN BLVD  
ROW WIDTH ON-SITE: VARIES (84.2 FT TO 92.2 FT)  
ROW LENGTH ON-SITE: 425.0 FT  
ROADWAY DESIGN SPEED: 65 MPH

ADDRESS: 25562 RONALD REAGAN BOULEVARD  
GEORGETOWN, TEXAS 78633

SITE AREA: 2.500 ACRES

ZONING: N/A

PRINCIPAL STREET: RONALD REAGAN BOULEVARD

FILING DATE: SEPTEMBER 23, 2024

<u>DEVELOPER/OWNER:</u>	REAGAN 3405 REAL ESTATE LLC 5522 JENOLAN RIDGE LANE SUGAR LAND, TEXAS 77479 CONTACT PERSON: SAMIR MAREDISA PHONE: (832) 713-4985
<u>ENGINEER:</u>	LJA ENGINEERING, INC. 7500 RIALTO BOULEVARD, BUILDING II, SUITE 100 AUSTIN, TEXAS 78735 CONTACT PERSON: CHARLES R. HAGER V, P. E. PHONE: (512) 439-4700
<u>SURVEYOR:</u>	LJA SURVEYING, INC. 9830 COLONNADE BOULEVARD, SUITE 300 SAN ANTONIO, TEXAS 78230 CONTACT PERSON: GORDON N. ANDERSON, R.P.L.S. PHONE: (210) 503-2700
<u>CONTOUR DATA:</u>	ON-SITE & ROW CONTOURS: GROUND SURVEY BY LJA SURVEYING (1-FT INTERVAL) OFFSITE CONTOURS: 2017 WILLIAMSON COUNTY LIDAR BASIS OF BEARING ESTABLISHED FROM THE TEXAS STATE PLAN COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE (4204), NAD 83

GENERAL NOTES

- THIS PLAT IS LOCATED ENTIRELY WITHIN THE UNINCORPORATED AREAS OF WILLIAMSON COUNTY.
- THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE WILLIAMSON COUNTY REGULATIONS APPLICABLE TO THIS DEVELOPMENT.
- NO PORTION OF THE PROJECT IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER FEMA MAP NO. 48491C0275E, DATED SEPTEMBER 26, 2008.
- THIS PROJECT LIES WITHIN THE BOUNDARIES OF THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- THIS PLAT IS LOCATED WITHIN THE WILLIAMSON COUNTY EMERGENCY SERVICES DISTRICT (ESD) NO. 4 JURISDICTION.
- THIS PLAT AND SUBSEQUENT SITE DEVELOPMENT PLANS SHALL COMPLY WITH THE MOST CURRENT INTERNATIONAL FIRE CODE AS ADOPTED AND AMENDED BY WILLIAMSON COUNTY ESD NO. 4.
- ANY RELOCATION OF EXISTING ELECTRIC FACILITIES SHALL BE AT THE OWNERS EXPENSE.
- THERE ARE NO NATURAL SLOPES GREATER THAN 15% WITHIN THE PROJECT BOUNDARY.
- THIS PROJECT REQUIRES WILLIAMSON COUNTY DRIVEWAY PERMIT APPROVAL FOR CONNECTION TO RONALD REAGAN BOULEVARD.
- DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WILLIAMSON COUNTY REQUIREMENTS.
- CULVERTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WILLIAMSON COUNTY REQUIREMENTS.
- DRAINAGE CALCULATIONS, DETENTION POND IMPROVEMENTS, AND OTHER DRAINAGE FACILITIES SHOWN HEREIN ARE FOR PLANNING PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION PURPOSES. FINAL CONSTRUCTION PLANS FOR THESE IMPROVEMENTS SHALL BE PREPARED, SUBMITTED, AND APPROVED UNDER SEPARATE COVER.
- WATER SERVICE SHALL BE PROVIDED BY THE CITY OF GEORGETOWN.
- WASTE WATER SERVICE SHALL BE PROVIDED BY AN ON-SITE SEWAGE FACILITY (OSSF). REFER TO SEPARATE OSSF PERMIT FOR DETAILED OSSF INFORMATION.
- ELECTRIC SERVICE SHALL BE SUPPLIED BY PEDERNALES ELECTRIC COOPERATIVE.
- TELECOMMUNICATION SERVICE SHALL BE PROVIDED BY SPECTRUM.
- GAS SERVICE SHALL BE SUPPLIED BY ATMOS ENERGY.
- ON-SITE STORM WATER FACILITIES SHALL BE PROVIDED TO MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2, 10, 25, 100-YEAR STORM EVENTS.
- POST DEVELOPED RUN-OFF RATE SHALL BE LESS THAN OR EQUAL TO THE PRE-DEVELOPED CONDITION RUNOFF RATES. PRE AND POST DEVELOPMENT RUN-OFF CALCULATIONS SHALL BE INCLUDED WITH FUTURE CONSTRUCTION DRAWINGS FOR THIS SITE.
- NO IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE COUNTY.
- THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION, AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
- THE PROPERTY OWNER / DEVELOPER IS RESPONSIBLE FOR CAUSING ANY ADVERSE IMPACTS DUE TO THE PROPOSED DEVELOPMENT.
- ALL SIDEWALKS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- TURN LANES MAY BE REQUIRED BASED ON ANTICIPATED TRAFFIC IN / OUT OF THE PROPOSED DEVELOPMENT. TURN LANES SHALL BE COORDINATED WITH WILLIAMSON COUNTY (TURN LANE DESIGN AND CONSTRUCTION MAY CONFLICT WITH SEGMENT C OF THE PLANNED RONALD REAGAN CORRIDOR PROJECT IMPROVEMENTS).

THERE ARE NO PROPOSED OR REQUIRED VARIANCES OR WAIVERS ASSOCIATED WITH THIS PROJECT.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



**LJA Engineering, Inc.**

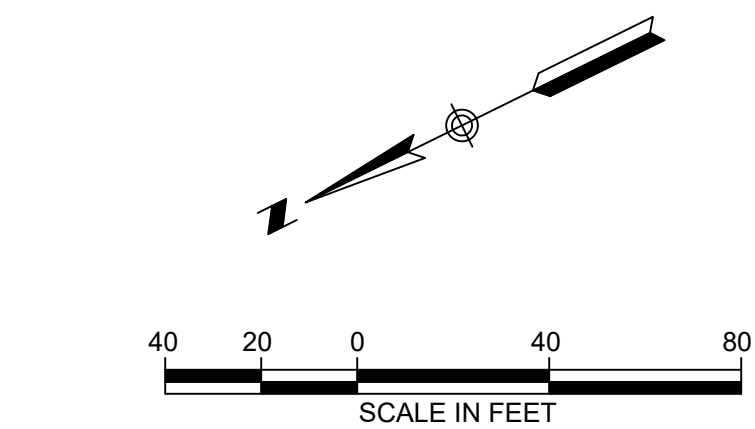
7500 Rialto Boulevard  
Building II Suite 100  
Austin, Texas 78735

**LJA**  
Phone 512.439.4700  
Fax 512.439.4716  
FRN - F-1386



Property Boundary Curve Table					
Curve #	Radius	Arc Length	Delta	Chord Bearing	Chord Distance
C1	8,440.00'	425.00'	02°53'07"	N24° 31'25"E	424.95'

Proposed R.O.W. Reserve Curve Table					
Curve #	Radius	Arc Length	Delta	Chord Bearing	Chord Distance
<b>ROW</b>	7373.50'	348.40'	02°42'26"	N23°30'43"E	348.37'



**LEGAL DESCRIPTION:**  
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NO. 412 SITUATED IN WILLIAMSON COUNTY, TEXAS, AND BEING OUT  
OF A CALLED 23.000 ACRE TRACT OF LAND CONVEYED TO JASHVE,  
LLC DESCRIBED AND RECORDED IN DOCUMENT NO. (DOC. NO.)  
2013092037 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON  
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WATERSHED.

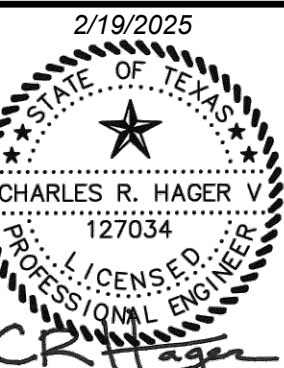
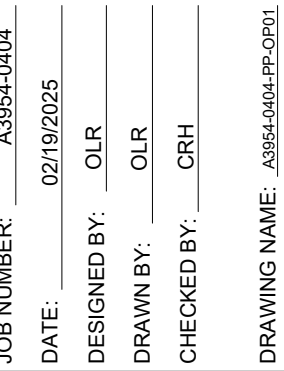
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AQUIFER CONTRIBUTING ZONE.

BEARING BASIS:  
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REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL  
ZONE (4204), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT)  
EPOCH 2010.00.

**UTILITY NOTE**

THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED (UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR GRAPHIC REPRESENTATION ONLY) ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES ONLY THE VISIBLE ABOVE GROUND UTILITY STRUCTURES. UNDERGROUND UTILITIES SHOWN ARE BASED ON LOCATIONS PROVIDED BY TEXAS 811, PER TICKET NO. 2369987621.

**SURVEY NOTE:**  
ON-SITE TREE AND TOPOGRAPHY SURVEY WAS PERFORMED BY LJA  
SURVEYING AND IS DATED 7/24/2024.



**LJA Engineering, Inc.**  
7500 Riatto Boulevard  
Building II, Suite 100  
Austin, Texas 78735

OB NUMBER:  
A3954-0404

PP01

SHEET NO.

02  
2 SHEETS

2 SHEETS



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LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.

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User: oradi  
Last Modified: Nov. 13, 24 - 1703  
Plot Date/Time: Feb. 19, 25 - 175942