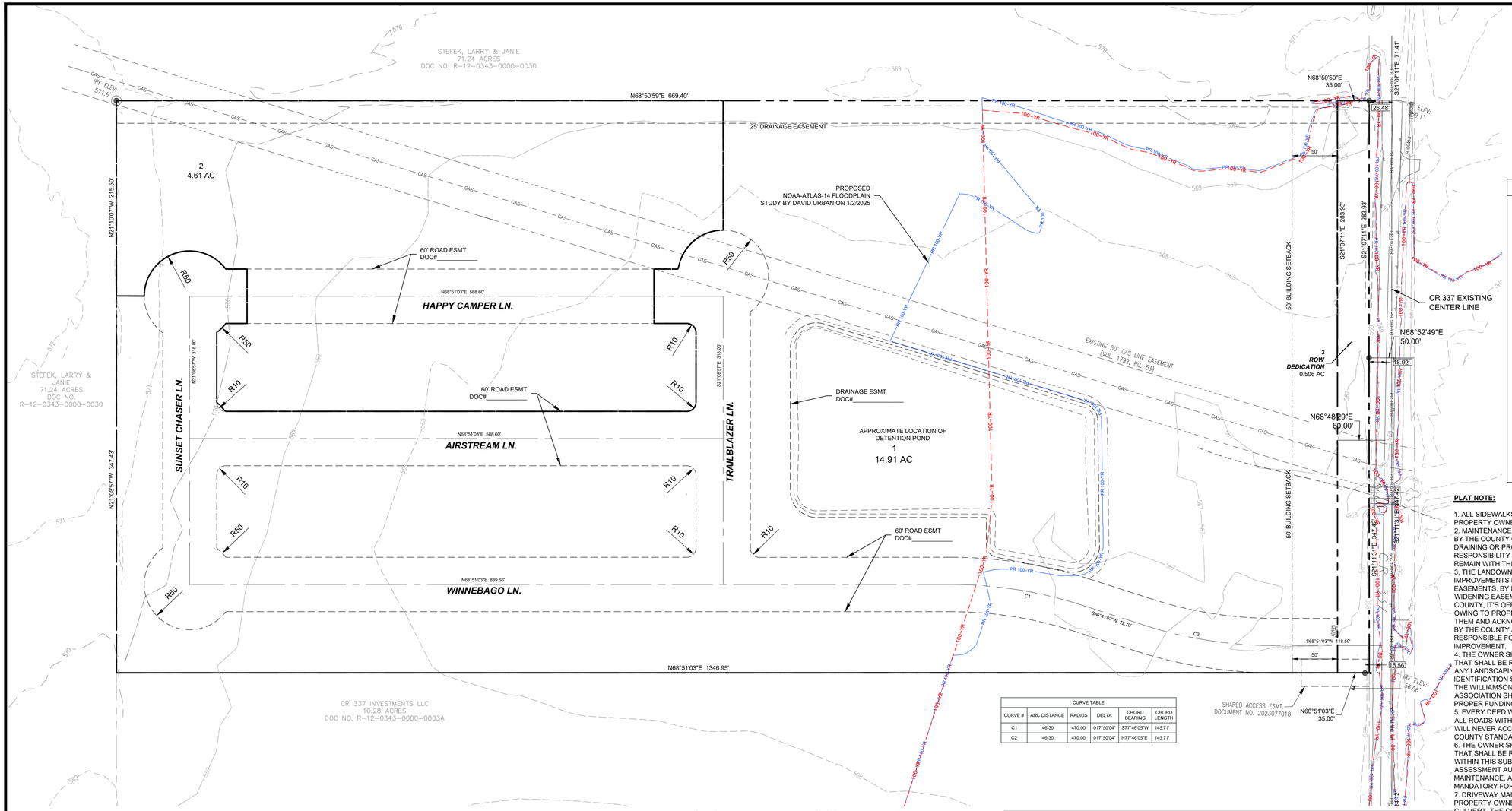

CURVE TABLE					
CURVE #	ARC DISTANCE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	146.30'	470.00'	017°50'04"	S77°46'05"W	145.71'
C2	146.30'	470.00'	017°50'04"	N77°46'05"E	145.71'

GENERAL LEGEND

SYMBOLS

- WATER METER
- WATER VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- UTILITY POLE
- LIGHT POLE
- WASTEWATER MANHOLE
- CLEAN OUT
- KEYNOTES
- PARKING COUNT
- WW SERVICE
- WATER SERVICE
- STORMSEWER MANHOLE
- SIGN
- CURB INLET
- GRATE INLET
- TABLE TOP AREA INLET
- TREE TO BE SAVED
- TREE TO BE REMOVED

LINETYPES

- PROPERTY BOUNDARY
- LOC — LIMITS OF CONSTRUCTION
- FENCES (CHAINLINK)
- (IRON)
- (WOOD)
- (BARB WIRE)
- DITCH (CREEK) LINE
- 725 — EXISTING CONTOURS
- 725 — PROPOSED CONTOURS
- CURB & GUTTER
- UGE — UNDERGROUND ELEC.
- OHE — OVERHEAD UTILITY
- TEL — UNDERGROUND TELE.
- GAS — UNDERGROUND GAS LINE
- W — WATER LINE
- WW — WASTEWATER LINE
- ACCESSIBLE ROUTE

0 60 120

SCALE : 1" = 60'

PLAT NOTE:

1. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
2. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
3. 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, IT'S 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.
4. THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE.
5. EVERY DEED WITHIN THIS SUBDIVISION SHALL CONTAIN NOTICE THAT ALL ROADS WITHIN THIS SUBDIVISION ARE PRIVATE. WILLIAMSON COUNTY WILL NEVER ACCEPT OR MAINTAIN THE ROADS UNLESS THEY MEET THE COUNTY STANDARDS IN EFFECT ON THE DATE OF ACCEPTANCE.
6. THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROAD WITHIN THIS SUBDIVISION. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO ENSURE THE PROPER FUNDING FOR MAINTENANCE, AND MEMBERSHIP IN THIS ASSOCIATION SHALL BE MANDATORY FOR ALL LOT OWNERS.
7. 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.
8. BOTH LOTS 1 & 2 WILL HAVE ACCESS TO ALL PRIVATE ROADWAYS ON THIS PLAT.

VICINITY MAP
NOT TO SCALE

PROJECT TITLE : OASIS AT 337 RV PARK

PROJECT LEGAL DESCRIPTION: AW0343-JETT, A. SUR, ACRES 9.01
AW0343-JETT, A. SUR, ACRES 11.02

PROJECT STREET ADDRESS: COUNTY ROAD 337
GRANGER, TX 76530

PROPERTY OWNER: CR 337 INVESTMENTS LLC
196 ROCKNEY ROAD, GEORGETOWN, TX (78626)
JAY ANTALA
ANTALAJAY1@GMAIL.COM
P: (201) 285-9582

ENGINEER: 2P CONSULTANTS, LLC
ADDRESS: 203 E. MAIN STREET, SUITE 204
ROUND ROCK, TX 78664
DAVID URBAN , P.E
P: 512-344-9664

PROPOSED ROADWAYS

NAME	CLASSIFICATION	DESIGN SPEED	LENGTH	ROW WIDTH	PAVEMENT WIDTH	RURAL / URBAN	PUBLIC / PRIVATE
AIRSTREAM LN	LOCAL	25 M.P.H.	588.6	60	30	RURAL	PRIVATE
HAPPY CAMPER LN	LOCAL	25 M.P.H.	588.6	60	30	RURAL	PRIVATE
SUNSET CHASER LN	LOCAL	25 M.P.H.	318	60	30	RURAL	PRIVATE
WINNEBAGO LN	COLLECTOR	35 M.P.H.	1,326	60	30	RURAL	PRIVATE
TRAILBLAZER LN	LOCAL	25 M.P.H.	318	60	30	RURAL	PRIVATE

* NOTE: PAVEMENT IS MEASURED FROM THE EDGE OF PAVEMENT. ALL ROADS WILL HAVE AN 18" RIBBON CURB*

FLOODPLAIN NOTE: NO PORTION OF THIS PROJECT IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAPS. THE FEMA MAP NUMBER IS 48491C0340F, EFFECTIVE ON 12/20/2019.

AQUIFER NOTE: THIS PROJECT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.

WATERSHED NOTE: THIS SITE IS LOCATED IN THE SAN GABRIEL WATERSHED, THERE ARE NO KNOWN CRITICAL ENVIRONMENTAL FEATURES EVIDENT ON THIS SITE.

DETENTION NOTE: THERE IS NO EXISTING DETENTION BASIN ON-SITE OR STOCK PONDING.

FLOODPLAIN STUDY REPORT: THERE IS A FLOODPLAIN STUDY REPORT DONE FOR THIS PROJECT SINCE THE UPSTREAM DRAINAGE BASIN IS LARGER THAN 64 ACRES.

TOPOGRAPHIC CONTOURS: ON THE GROUND TOPOGRAPHIC CONTOURS ARE PROVIDED BASED ON THE SURVEY DATED DECEMBER, 2023.

UTILITIES:

WATER	JONAH WATER VIA A 3 INCH WATER LINE ON THE OPPOSITE SIDE OF CR 337.
WASTEWATER	OSSF
ELECTRIC	ONCOR

SUBMITTED ON 7/19/2024

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

2P CONSULTANTS, LLC
203 E. MAIN STREET, SUITE 204
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

REVIEWED: AS
DRAWN: CRS
DESIGNED: AS

STATE OF TEXAS
ADDISON SKRLA
137146
LICENSED
PROFESSIONAL ENGINEER
6/11/2025

NO.	DATE	REVISIONS	RECOM'D

JAY ANTALA

PRELIMINARY PLAT
COUNTY ROAD 337, GRANGER, TX

PRELIMINARY PLAT
A PRIVATE SUBDIVISION
OASIS AT 337 RV PARK

PERMIT No.

SHEET No.
1
OF 1

IMAGES: * Addison Signature 2.png* Jonah Image.png
XREFS: * E-Base.dwg* 24x36 2.dwg* Hatches.dwg* Topo 2.dwg* P-Base v8.2.dwg
PLOT DATE: N:\Projects\Jay Antala 337\Data at CR 337\CAD\Sheets\Preliminary Plat\PRELIMINARY PLAT 8.2.dwg
PLOTTED BY: ADDISON SKRLA