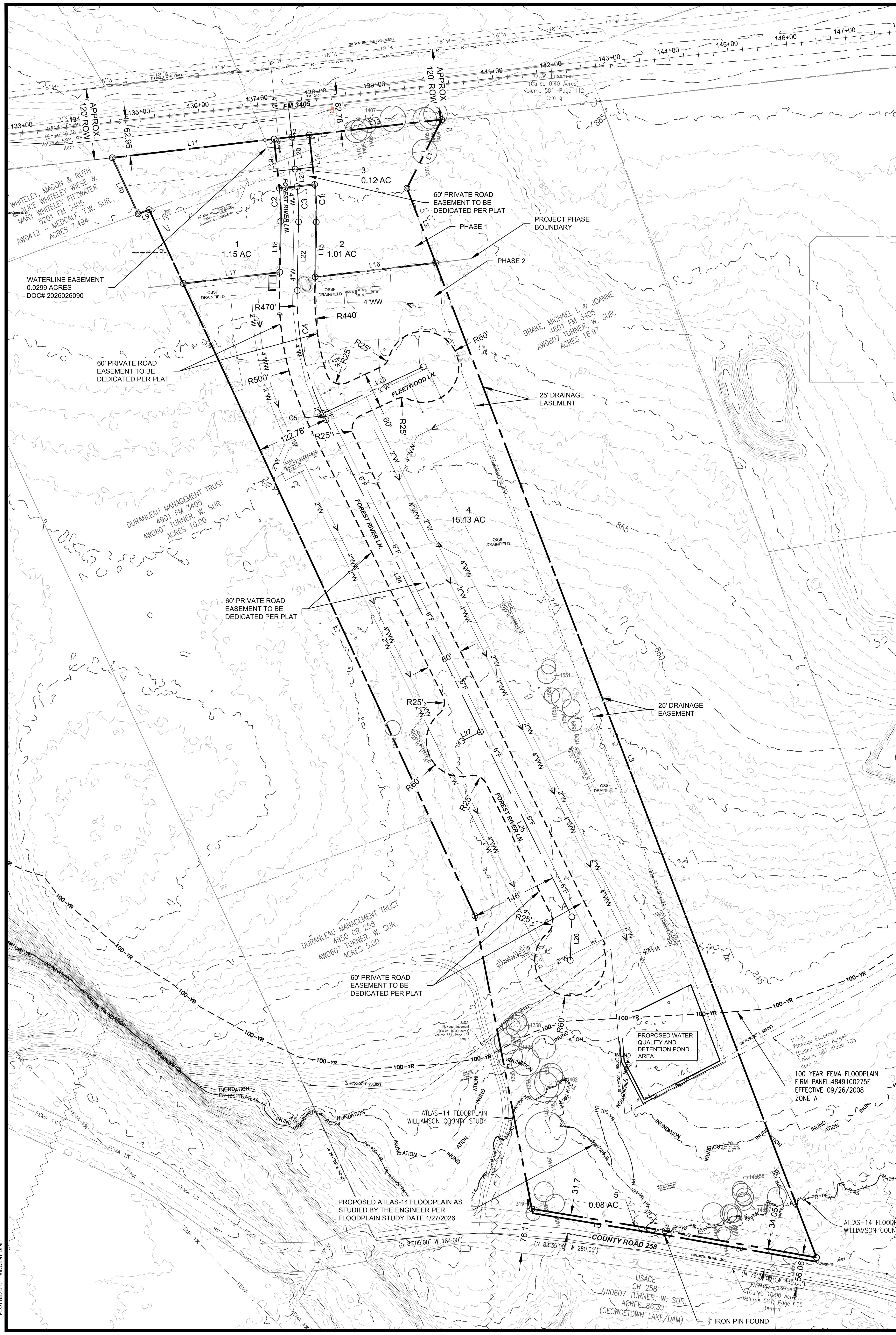

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PLOT DATE: Monday, April 27, 2026
PLOTTED BY: VINCENT DINH

PROJECT TITLE : A PRIVATE SUBDIVISION AT 4815 FM 3405

PROJECT LEGAL DESCRIPTION: AW0412 AW0412 - Medcalf, T.w. Sur., ACRES 1.15
AW0412 AW0412 - Medcalf, T.w. Sur., ACRES 0.92
AW0607 TURNER, W. SUR., ACRES 15.39

PROJECT STREET ADDRESS: 4815 FM 3405
GEORGETOWN, TX 78633

PROPERTY OWNER: 3405 RV LLC
4815 FM 3405
GEORGETOWN, TX 78633
SANDEEP LIDDER
3405RVLLC@GMAIL.COM
P: (512) 845-1004

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

FLOODPLAIN NOTE: A 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 48491C0275E, EFFECTIVE ON 09/26/2008.

AQUIFER NOTE: THIS PROJECT IS LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING ZONE.

WATERSHED NOTE: THIS SITE IS LOCATED IN THE NORTH FORK SAN GABRIEL RIVER 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: THERE IS A FLOODPLAIN STUDY REPORT DONE FOR THIS PROJECT SINCE A PORTION OF THE PROJECT IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN.

TOPOGRAPHIC CONTOURS: ON THE GROUND TOPOGRAPHIC CONTOURS ARE PROVIDED BASED ON GIS DATA.

UTILITIES:
WATER CITY OF GEORGETOWN
WASTEWATER OSSF
ELECTRIC ONCOR

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. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
9. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, WILL CHANGE OVER TIME AND THE CURRENT EFFECTIVE FLOODPLAIN DATA TAKES PRECEDENCE OVER FLOODPLAIN DATA REPRESENTED ON THIS PLAT. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THE SUBDIVISION HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
10. DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO CR 258, THE ADJACENT COUNTY ROAD.
11. FLOODPLAIN INFORMATION, SUCH AS FLOODPLAIN BOUNDARIES, DEPTHS, ELEVATIONS, AND THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT, WILL CHANGE OVER TIME WITH BETTER DATA AND FLOOD STUDIES. THE FLOODPLAIN INFORMATION SHOWN ON THIS PLAT WAS ACCURATE AT THE TIME OF PLATTING, BUT MAY BE SUPERSEDED AT THE TIME OF CONSTRUCTION. THE BEST AVAILABLE FLOODPLAIN DATA SHALL BE UTILIZED AT THE TIME OF CONSTRUCTION, AS DETERMINED BY THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR. A FLOODPLAIN DEVELOPMENT PERMIT APPLICATION MUST BE SUBMITTED AND APPROVED PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT WITHIN OR ADJACENT TO A REGULATED FLOODPLAIN.
12. THE MAXIMUM NUMBER OF RV SITES IS 88.
13. THIS PROJECT WILL BE DIVIDED INTO TWO PHASES. LOTS 1, 2 AND 3 WILL BE PHASE 1. LOT 4 WILL BE PHASE 2.

PROPOSED ROADWAYS

NAME	CLASSIFICATION	DESIGN SPEED	LENGTH	ROW WIDTH	PAVEMENT WIDTH	RURAL / URBAN	PUBLIC / PRIVATE
FOREST RIVER LN	MINOR COLLECTOR	35 M.P.H.	474	60	30	RURAL	PRIVATE
FOREST RIVER LN	LOCAL	25 M.P.H.	1022	60	30	RURAL	PRIVATE
FLEETWOOD LN	LOCAL	25 M.P.H.	187	60	30	RURAL	PRIVATE

LINE TABLE

LINE #	DISTANCE	DIRECTION
L1	130.00'	S26°54'43"W
L2	135.16'	S20°57'53"E
L3	1799.52'	S20°57'53"E
L4	259.73'	N80°00'06"W
L5	228.45'	N80°38'06"W
L6	504.31'	N10°59'27"W
L7	1176.43'	N24°46'49"W
L8	137.45'	N24°46'45"W
L9	19.83'	S68°34'11"W
L10	104.20'	N24°43'52"W
L11	275.36'	N83°23'09"E
L12	60.03'	N83°23'09"E
L13	225.27'	N83°23'09"E
L14	84.25'	S06°06'42"E
L15	92.84'	S01°09'59"W
L16	204.87'	N83°18'22"E
L17	164.35'	S83°18'22"W
L18	85.99'	N01°10'28"E
L19	83.72'	N06°07'52"W
L20	54.68'	S06°06'38"E

LINE TABLE

LINE #	DISTANCE	DIRECTION
L21	29.57'	S06°06'50"E
L22	115.94'	S01°10'28"W
L23	186.88'	N65°04'00"E
L24	588.79'	S26°19'24"E
L25	348.42'	N26°19'24"W
L26	73.59'	S02°05'27"W
L27	35.00'	N63°40'36"E

Curve Table

Curve #	ARC DISTANCE	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	63.58'	500.00'	007° 17' 10"	S2° 28' 07"E	63.54'
C2	55.95'	440.00'	007° 17' 10"	N2° 28' 07"W	55.92'
C3	59.77'	470.00'	007° 17' 10"	S2° 28' 07"E	59.73'
C4	214.16'	470.00'	026° 06' 28"	S11° 52' 46"E	212.32'
C5	11.40'	470.00'	001° 23' 24"	S25° 37' 42"E	11.40'

N W E S

0 100 200
SCALE : 1" = 100'

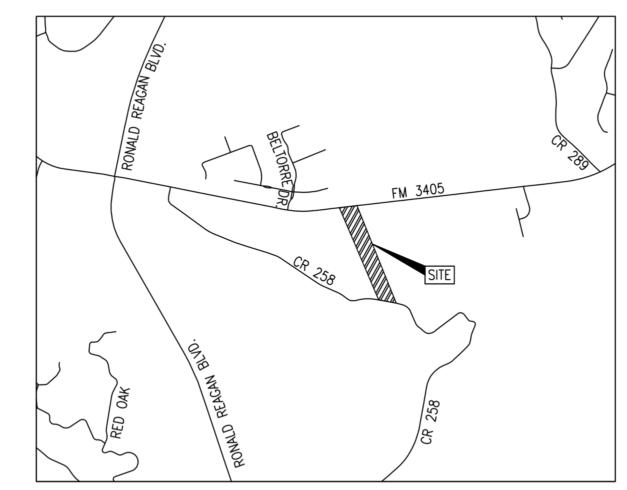
GENERAL LEGEND

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
EXISTING CONTOURS
DEVELOPED CONTOURS
CURB & GUTTER
UGE UNDERGROUND ELEC.
OHE OVERHEAD UTILITY
TEL UNDERGROUND TELE.
GAS UNDERGROUND GAS LINE
SD STORM DRAIN LINE
W WATER LINE
F FIRE LINE
WW WASTEWATER LINE
ACCESSIBLE ROUTE



VICINITY MAP
1"=5000'

2P CONSULTANTS, LLC
411 W. MAIN STREET, SUITE 310
ROUND ROCK, TEXAS 78664
512-344-9664
TBPE FIRM #F-19351

DESIGNED: ARS DRAWN: CRS REVIEWED: ARS

STATE OF TEXAS
DAVID URBAN
82783
LICENSED
PROFESSIONAL ENGINEER
4/27/2026

NO.	DATE	REVISIONS	RECOM'D

A PRIVATE SUBDIVISION AT 4815 FM 3405
PRELIMINARY PLAT
2/18/2025

2P CONSULTANTS, LLC
203 E. MAIN ST. #204
ROUND ROCK, TEXAS 78681

PRELIMINARY PLAT
A PRIVATE SUBDIVISION AT
4815 FM 3405
GEORGETOWN, TX 78633

PERMIT No.
SP-15-xxxx

SHEET No.

OF ##