

REMAINDER  
CALLED 44.72 ACRES  
TO RUSSELL J. SALISBURY  
AND RAQUEL M. SALISBURY  
DOC. NO. 1993022997  
O.P.R.W.C.T.

W. STUBBLEFIELD SURVEY, A-556  
J. MCQUEEN SURVEY, A-426  
1/2" IRF  
1/2" IRF  
1/2" IRF  
1/2" IRF

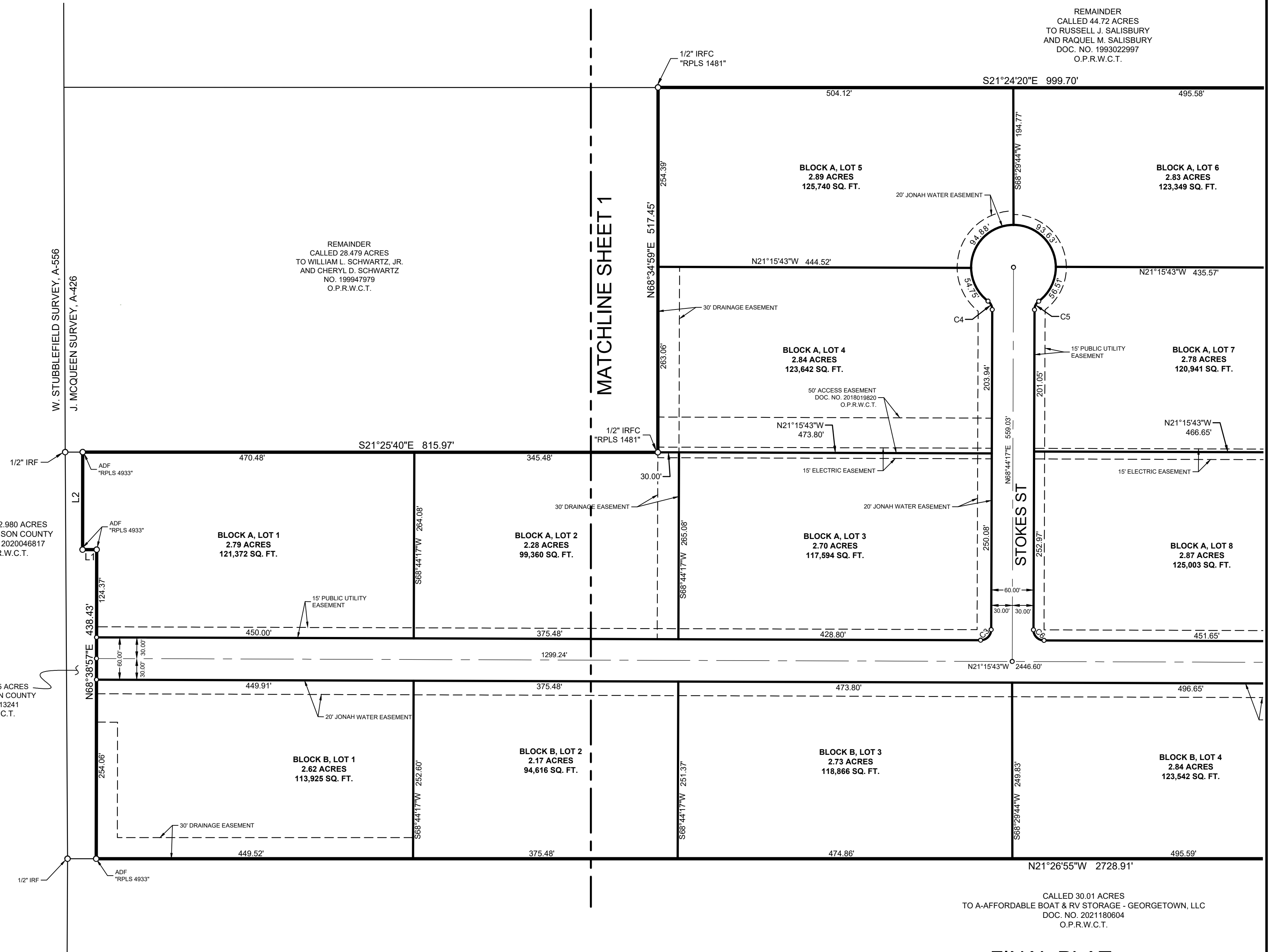
REMAINDER  
CALLED 28.479 ACRES  
TO WILLIAM L. SCHWARTZ, JR.  
AND CHERYL D. SCHWARTZ  
NO. 199947979  
O.P.R.W.C.T.

MATCHLINE SHEET 1

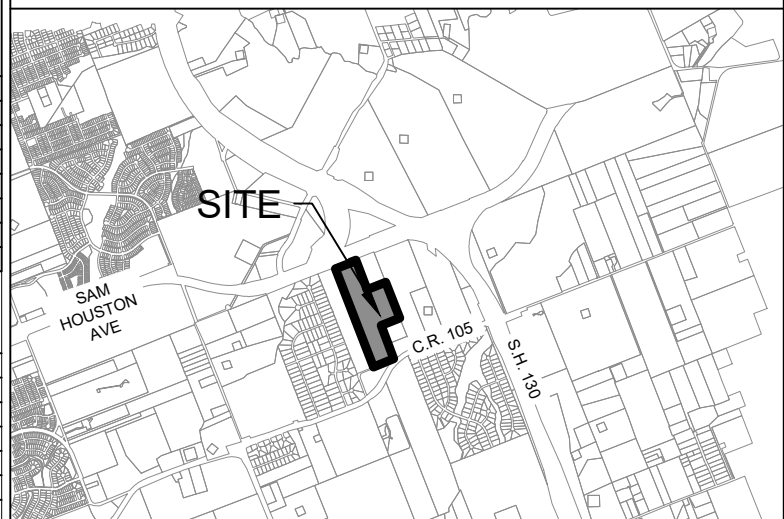
CALLLED 32.980 ACRES  
TO WILLIAMSON COUNTY  
DOC. NO. 2020046817  
O.P.R.W.C.T.

CALLLED 0.515 ACRES  
TO WILLIAMSON COUNTY  
NO. 2020113241  
O.P.R.W.C.T.

CALLLED 30.01 ACRES  
TO A-AFFORDABLE BOAT & RV STORAGE - GEORGETOWN, LLC  
DOC. NO. 2021180604  
O.P.R.W.C.T.



VICINITY MAP 1"=5,000'



LEGEND	
P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRFC	IRON ROD W/ CAP FOUND
IRSC	IRON ROD W/ CAP SET
P.U.E.	PUBLIC UTILITY EASEMENT
PEC	PEDERNALES ELECTRIC COOPERATIVE
R.O.W.	RIGHT-OF-WAY
O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS	
LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	ADJOINER LINE
	BUILDING SETBACK
	ROADWAY CENTERLINE
	RIGHT OF WAY DEDICATION

OWNER/DEVELOPER:  
RCG GT 48 LLC  
11770 Jollyville Road  
Austin, Texas 78759  
Phone: 713-623-2854  
Contact: Lynn Yuan

APPLICANT & ENGINEER:  
Kimley-Horn and Associates, Inc.  
5301 Southwest Pkwy., Building 2,  
Suite 100  
Austin, Texas 78735  
Phone: 737-202-3202  
Contact: Benjamin L. Green, P.E.

SURVEYOR:  
Kimley-Horn and Associates, Inc.  
400 N. Oklahoma Dr, Suite 105  
Celina, Texas 75009  
Phone: 469-501-2172  
Contact: Daniel Arthur, R.P.L.S.

FINAL PLAT  
**RCG 48 SUBDIVISION**  
JOHN MCQUEEN SURVEY  
ABSTRACT NO. 426  
WILLIAMSON COUNTY, TEXAS



400 North Oklahoma Dr., Suite 105 Celina, Texas 75009	FIRM # 10194503	Tel. No. (469) 501-2200 www.kimley-horn.com
Scale 1" = 100'	Drawn by MJS	Checked by DRA
Date Oct. 2024	Project No. 069290903	Sheet No. 2 OF 3

DWG NAME: K:\CEL\_ SURVEY\069290903-RCG 48-GEORGETOWN ETJ 48\DWG\069290903-RCG 48-FINAL PLAT.DWG PLOTTED BY: SWAYNE, MICHAEL 11/5/2024 4:01 PM LAST SAVED 10/31/2024 2:23 PM

**PROPERTY DESCRIPTION:**

**BEING** a tract of land situated in the John McQueen Survey, Abstract No. 426, Williamson County, Texas, being all of a called 47.985 acre tract of land conveyed to RCG GT 48 LLC recorded in Document No. 2021197717, Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod found for the southwest corner of said 47.985 acre tract, same being in the north right of way line of County Road 105, and same being the southeast corner of a called 30.01 acre tract of land conveyed to A-Affordable Boat & RV Storage - Georgetown, LLC recorded in Document No. 2021180604, O.P.R.W.C.T.;

**THENCE** North 21°26'55" West, with the west line of said 47.985 acre tract, same being the east line of said 30.01 acre tract, 2,728.91 feet to an aluminum disk found stamped "RPLS 4933" for the northwest corner of said 47.985 acre tract, same being the southwest corner of a called 0.515 acre tract of land conveyed to Williamson County recorded in Document No. 2020113241, O.P.R.W.C.T., from which a 1/2-inch iron rod found for the northeast corner of said 30.01 acre tract, same being the northwest corner of said 0.515 acre tract bears, North 21°26'55" West, 40.59 feet;

**THENCE** with the north line of said 47.985 acre tract, same being the south line of said 0.515 acre tract the following three courses:

North 68°38'57" East, 438.43 feet to an aluminum disk found stamped "RPLS 4933";

North 21°25'39" West, 20.04 feet to an aluminum disk found stamped "RPLS 4933";

North 68°38'05" East, 138.41 feet to an aluminum disk found stamped "RPLS 4933" for the northeast corner of said 47.985 acre tract, same being the southeast corner of said 0.515 acre tract, and same being in the west line of a called 28.479 acre tract of land conveyed to William L. Schwartz, Jr. and Cheryl D. Schwartz recorded in Document No. 199947979, O.P.R.W.C.T., from which a 1/2-inch iron rod found for the northwest corner of said 28.479 acre tract bears, North 21°41'01" West, 24.86 feet;

**THENCE** South 21°25'40" East, with the east line of said 47.985 acre tract, same being the west line of said 28.479 acre tract, 815.97 feet to a 1/2-inch iron rod found capped (stamped "RPLS 1481");

**THENCE** North 68°34'59" East, with the east line of said 47.985 acre tract, same being the south line of said 28.479 acre tract, 517.45 feet to a 1/2-inch iron rod found capped (stamped "RPLS 1481") in the west line of a remainder of a called 44.72 acre tract of land conveyed to Russell J. Salisbury and Raquel M. Salisbury recorded in Document No. 1993022997, O.P.R.W.C.T.;

**THENCE** South 21°24'20" East, with the east line of said 47.985 acre tract, same being the west line of said remainder tract, 999.70 feet to a 1/2-inch iron rod found capped (stamped "RPLS 1481") for the northeast corner of a called 6.60 acre tract of land conveyed to Robert R. Thompson and Deanna R. Thompson recorded in Document No. 1999055611, O.P.R.W.C.T.;

**THENCE** South 68°29'58" West, with the east line of said 47.985 acre tract, 517.07 feet to a 1/2-inch iron rod found capped (stamped "RPLS 1481") for the northwest corner of said 6.60 acre tract;

**THENCE** South 21°25'40" East, with the east line of said 47.985 acre tract, same being the west line of said 6.60 acre tract, 925.83 feet to a 1/2-inch iron rod found for the southeast corner of said 47.985, same being the southwest corner of said 6.60 acre tract, and same being in the aforementioned north right of way line of said County Road 105;

**THENCE** South 67°58'45" West, with the south line of said 47.985 acre tract, same being said north right of way line, 575.87 feet to the **POINT OF BEGINNING** and containing 2,090,915 square feet or 48.00 acres of land.

**SURVEYOR'S NOTES:**

- All property corners will be monumented with a 1/2-inch iron rod with a red plastic cap stamped "KHA", after construction, and prior to lot sales, unless noted otherwise.
- The bearings, distances, areas and coordinates shown hereon are based on the Texas Coordinate System, Central Zone (FIPS 4203) North American Datum of 1983 (NAD '83), as determined by the global positioning system (GPS). All distances shown hereon are on the grid. The unit of linear measurement is U.S. survey feet.
- Vertical datum: This project is based on the North American Vertical Datum of 1988 (NAVD '88), based on GPS ties.

**REQUIRED PLAT NOTES:**

**C10.1 Drainage Maintenance**

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.

**C10.2 Utility Service Providers:**

WATER SERVICE IS PROVIDED BY: JONAH WATER S.U.D.

WASTEWATER SERVICE IS PROVIDED BY: CITY OF GEORGETOWN

**C10.3 Improvements within the Right-of-way or Road widening easements**

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.

**GENERAL NOTES:**

**C10.13 Natural Drainage Pattern/Sheet flow Subdivisions**

THIS SUBDIVISION IS DESIGNED TO ALLOW NATURAL DRAINAGE PATTERNS TO SHEET FLOW ACROSS PROPERTIES AND ROADWAYS. PROPERTY GRADING SHALL DIRECT WATER AWAY FROM THE STRUCTURAL FOUNDATION, INCLUDING STORMWATER THAT ORIGINATES ACROSS ROADWAYS. IT IS THE PROPERTY OWNERS RESPONSIBILITY TO ENSURE THAT TOP OF GRASS OR OTHER LANDSCAPING ALONG RIBBON CURB, ON THE DOWNSLOPE SIDE OF THE ROADWAY, DOES NOT OBSTRUCT OR REDIRECT FLOW WITHIN THE RIGHT-OF-WAY. THIS REQUIREMENT APPLIES TO BLOCK A, LOTS 1-11, AND BLOCK B, LOTS 1-7.

**C10.14 Driveway Maintenance**

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.

**FLOODPLAIN NOTES:**

**C11.1 Flood Hazard Area**

NO LOT IN THIS SUBDIVISION IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREA(S) UNINUNDED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0505F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.

**OWNER'S DEDICATION**

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

§

I, Lynn Yuan, of RCG GT 48 LLC, sole owner of the certain tract of land shown hereon and described in a deed recorded in Document No. 2021197717 of the Official Public Records of Williamson County, Texas, and do hereby state that there are no lien holders of the certain tract of land, and do hereby subdivide said tract as shown hereon, and do hereby consent to all plat note requirements shown hereon, and do hereby forever dedicate to the public the roads, alleys, rights-of-way, easements and public places shown hereon for such public purposes as Williamson County may deem appropriate, and do hereby state that all public roadways and easements as shown on this plat are free of liens. This subdivision is to be known as RCG 48 Subdivision.

TO CERTIFY WHICH, WITNESS by my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

By: \_\_\_\_\_

Lynn Yuan  
RCG GT 48 LLC  
11770 Jollyville Road  
Austin, Texas 78759

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

§

Before me, the undersigned, a notary public in and for said county and state, on this day personally appeared Lynn Yuan, known to me to be the person whose name is subscribed to the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL of office this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

My Commission expires on: \_\_\_\_\_

I, Daniel Arthur, do hereby certify that the information contained on this plat complies with the subdivision regulations adopted by Williamson County, Texas.

Daniel Arthur  
Registered Professional Surveyor No. 5933  
State of Texas

BENCHMARK LIST
COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (NAD 83). ELEVATIONS ARE BASED ON GPS OBSERVATIONS, NAVD 88, US SURVEY FEET.
BENCHMARK 102 BEING A MAGNAIL ON A CULVERT CORNER, LOCATED ON THE EAST SIDE OF THE COUNTY ROAD 105 SPUR, +/- 140 FEET NORTH OF THE INTERSECTION OF COUNTY ROAD 105 SPUR AND COUNTY ROAD 105. N: 10195494.71' E: 3153124.51' ELEV: 758.09'
BENCHMARK 103 BEING AN IRON ROD ON THE NORTH SIDE OF THE COUNTY ROAD 105 SPUR, +/- 445 FEET NORTH OF THE INTERSECTION OF COUNTY ROAD 105 SPUR AND COUNTY ROAD 105. N: 10195384.14' E: 3152776.61' ELEV: 765.76'

**OWNER/DEVELOPER:**

RCG GT 48 LLC  
11770 Jollyville Road  
Austin, Texas 78759  
Phone: 713-623-2854  
Contact: Lynn Yuan

**APPLICANT & ENGINEER:**

Kimley-Horn and Associates, Inc.  
5301 Southwest Pkwy., Building 2,  
Suite 100  
Austin, Texas 78735  
Phone: 737-202-3202  
Contact : Benjamin L. Green, P.E.

**SURVEYOR:**

Kimley-Horn and Associates, Inc.  
400 N. Oklahoma Dr, Suite 105  
Celina, Texas 75009  
Phone: 469-501-2172  
Contact : Daniel Arthur, R.P.L.S.

**COUNTY JUDGE'S APPROVAL**

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

§

I, Bill Gravell Jr., County Judge of Williamson County, Texas, do hereby certify that this map or plat, with field notes hereon, for a subdivision having been fully presented to the Commissioners Court of Williamson County, Texas, and by the said Court duly considered, were on this day approved and that this plat is authorized to be registered and recorded in the proper records of the County Clerk of Williamson County, Texas.

Bill Gravell Jr., County Judge

Williamson County, Texas

Date

**COUNTY CLERK'S CERTIFICATION**

STATE OF TEXAS

§

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

§

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument

in writing, with its certificate of authentication was filed for record in my office on the \_\_\_\_\_ day of

\_\_\_\_\_, 20\_\_\_, A.D., at \_\_\_ o'clock, \_\_.M., and duly recorded this the \_\_\_\_\_ day of

\_\_\_\_\_, 20\_\_\_, A.D., at \_\_\_ o'clock, \_\_.M., in the Official Public Records of said

County in Document No. \_\_\_\_\_.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in

Georgetown, Texas, the date last shown above written.

Nancy Rister, Clerk

County Court of Williamson County, Texas

By: \_\_\_\_\_, Deputy

**PRELIMINARY**

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

FINAL PLAT  
**RCG 48 SUBDIVISION**  
JOHN MCQUEEN SURVEY  
ABSTRACT NO. 426  
WILLIAMSON COUNTY, TEXAS

**Kimley»Horn**

400 North Oklahoma Dr., Suite 105  
Celina, Texas 75009 FIRM # 10194503

Tel. No. (469) 501-2200  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MJS	DRA	Oct. 2024	069290903	3 OF 3

DWG NAME: K:\CBL\_SURVEY\069290903-RCG 48-GEORGETOWN ETJ 48\DWG\069290903-RCG 48-FINAL PLAT.DWG PLOTTED BY: SWAYNE, MICHAEL 11/5/2024 4:01 PM LAST SAVED 10/31/2024 2:23 PM