

REVISIONS				WILLIAMSON COUNTY	
NO.	SHEET(S)	DESCRIPTION	DATE	APPROVED BY	DATE

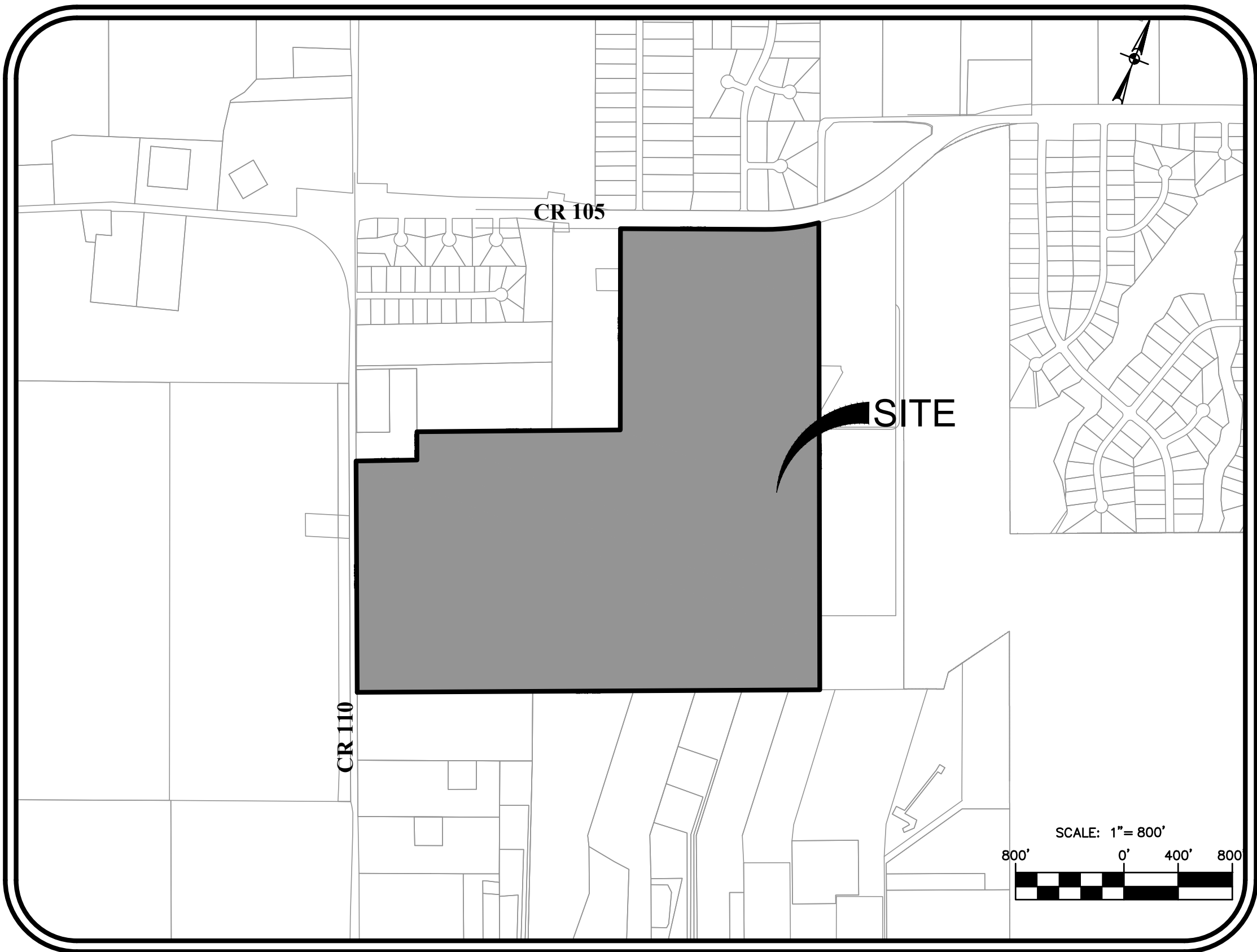
MELINA

PRELIMINARY PLAT

MUNICIPAL UTILITY DISTRICT 41

WILLIAMSON COUNTY

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	PRELIMINARY PLAT-OVERALL
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9	UTILITY EXHIBIT- 3 OF 3
10	PHASING EXHIBIT



OWNER / SUBDIVIDER:

M&RBFF LLC
1903 ASTER WAY
ROUND ROCK, TEXAS 78665

ENGINEER:

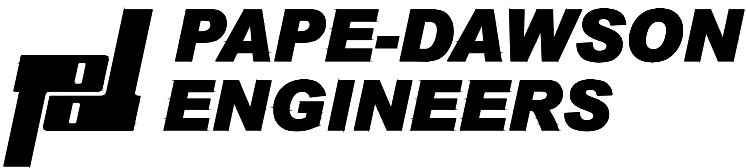
PAPE–DAWSON ENGINEERS
10801 N MOPAC EXPY, BLDG 3, STE 200
AUSTIN, TEXAS 78757
PHONE (512) 454–8711
FAX (512) 459–8867

SURVEYOR:

PAPE–DAWSON ENGINEERS
10801 N MOPAC EXPY, BLDG 3, STE 200
AUSTIN, TEXAS 78757
PHONE (512) 454–8711
FAX (512) 459–8867

SUBMITTAL DATE:

1ST SUBMITTAL: AUGUST 22, 2024
2ND SUBMITTAL: OCTOBER 28, 2024
3RD SUBMITTAL: DECEMBER 13, 2024
4TH SUBMITTAL: MARCH 5, 2025
5TH SUBMITTAL: MARCH 28, 2025
6TH SUBMITTAL: APRIL 17, 2025



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

SUBMITTED BY:

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STEVEN S. CRAUFORD, P.E. 92677
DATE: AUGUST 22, 2024
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T.E.P.A. 137.33(c)

PAPE–DAWSON ENGINEERS
STEVEN S. CRAUFORD, P.E. # 92677
VICE PRESIDENT

STREET NAME	MAINTENANCE AUTHORITY	CLASSIFICATION	ROW WIDTH	PAVEMENT WIDTH (LOG-LOG)	DESIGN SPEED	LENGTH
NECTAR LANE	MUD 41	LOCAL	50	30	25 MPH	290
PAINTED FIELDS ROAD	MUD 41	MINOR COLLECTOR	60-80	39	35 MPH	260 LF
PAINTED FIELDS ROAD	MUD 41	LOCAL	50	30	25 MPH	603 LF
REINA LANE	MUD 41	LOCAL	50	30	25 MPH	1,253 LF
ROBERT BOST DRIVE	MUD 41	LOCAL	50	30	25 MPH	1,138 LF
SWEETBROOK CIRCLE	MUD 41	LOCAL	50	30	25 MPH	257 LF
VALORE COVE	MUD 41	LOCAL	50	30	25 MPH	93 LF
VICEROY WAY	MUD 41	LOCAL	50	30	25 MHP	1,234 LF

COUNTY ROAD 105
(VARIABLE WIDTH R.O.W.)
(DOC. NO. 198801099 O.P.R.)
PUBLIC ROAD

EXISTING 40' DRAINAGE EASEMENT
DOC. NO. 2020049568

GEORGETOWN ETJ.

LOT 18 LIFT STATION / OPEN SPACE
15' B.L.

LOT 17 OS/LL

RETENTION POND

BLOCK AG

BLOCK Y

BLOCK X

BLOCK W

SHEET 4

MAIL KIOSK

LOT 1 OPEN SPACE/LANDSCAPE

LOT 29 OPEN SPACE/DRAINAGE

DETENTION POND

PROPOSED 25' WASTEWATER EASEMENT

PROPOSED 20' WASTEWATER EASEMENT

PROPOSED 25' DRAINAGE & WASTEWATER EASEMENT

LOT 28 OPEN SPACE/WASTEWATER

BLOCK B

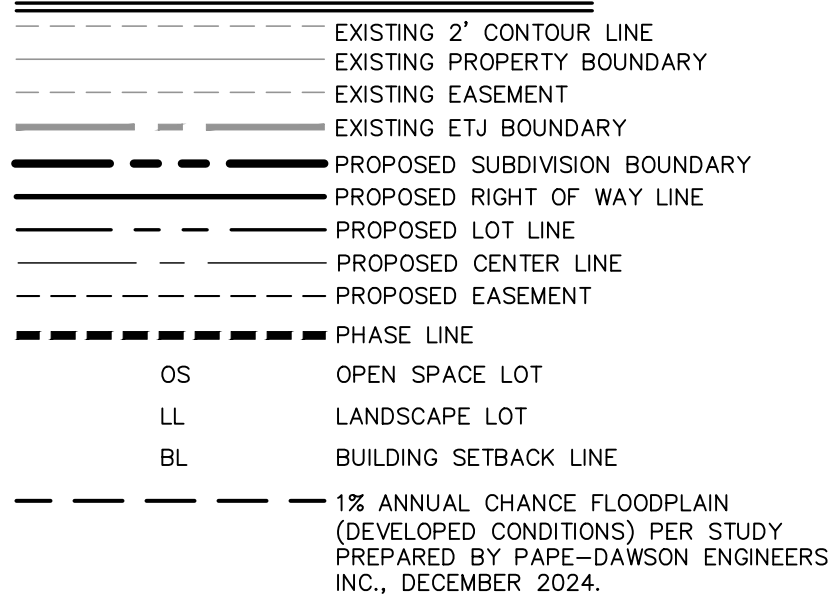
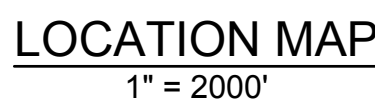
OWNER: PINEHURST BUILDERS LLC
A CALLED 20.000 ACRE TRACT
DOCUMENT NO. 2022014277
(O.P.R.)

OWNER: JONAH WATER SUPPLY CORPORATION
A CALLED 1.015 ACRE TRACT
VOLUME 1290, PAGE 647
(O.R.)

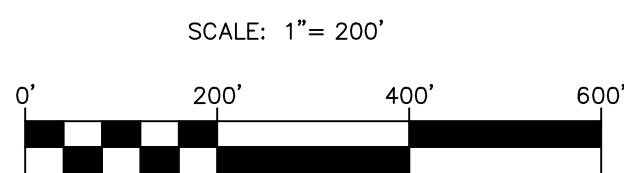
OWNER: PINEHURST BUILDERS LLC
A CALLED 18.000 ACRE TRACT
DOCUMENT NO. 202307334
(O.P.R.)

PRELIMINARY ATLAS 14
1% ANNUAL CHANCE
FLOODPLAIN (DEVELOPED
CONDITIONS) PER STUDY
PREPARED BY PAPE-DAWSON
ENGINEERS, DECEMBER 2024.

OWNER: PINEHURST BUILDERS LLC
A CALLED 12-134 ACRE TRACT
DOCUMENT NO. 2024007678
(O.P.R.)



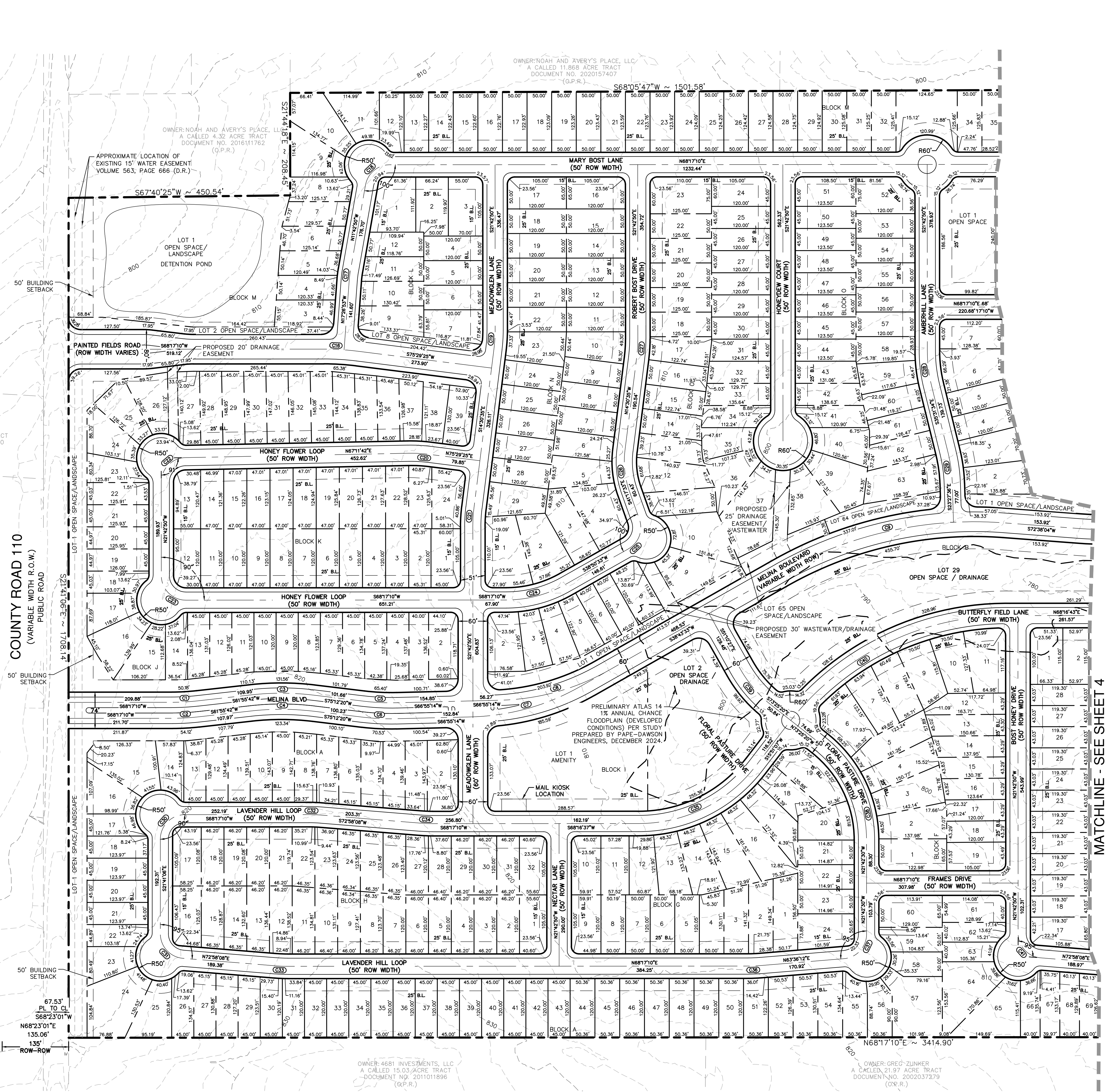
1. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN (DEVELOPED CONDITIONS) CALCULATED BY PAPE-DAWSON ENGINEERS, INC., DECEMBER 2024.
2. NO LOTS WITHIN THIS SUBDIVISION ARE ENCOMPALED BY A SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO.[484910505F], EFFECTIVE DATE 12/20/2019 FOR WILLIAMSON COUNTY, TEXAS.
3. THE OWNER UNDERSTANDS THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE CITY OR COUNTY TO ENSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING, BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.
4. A 10' WIDE PRIVATE UTILITY EASEMENT SHALL BE DEDICATED ADJACENT TO ALL STREET R.O.W. ON ALL LOTS.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY REGULATORY AUTHORITIES.
6. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.
7. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
8. THIS SUBDIVISION IS LOCATED WITHIN THE JURISDICTION OF WILLIAMSON COUNTY.
9. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
10. NO STRUCTURE OR IMPROVEMENT ON ANY LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WATER SUPPLY SYSTEM APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
11. NO STRUCTURE OR IMPROVEMENT ON ANY LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WASTEWATER COLLECTION SYSTEM APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
12. THE OWNER OF THIS SUBDIVISION AND HIS HEIRS, SUCCESSORS AND ASSIGNS ASSUMES THE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF ALL SUBDIVISION IMPROVEMENTS WHICH SHALL COMPLY WITH APPLICABLE CODES, RULES AND REGULATIONS AND REQUIREMENTS OF WILLIAMSON COUNTY, TEXAS AND THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WHICH ARE IN EFFECT AND APPLICABLE AT THE TIME THE IMPROVEMENTS ARE DESIGNED AND CONSTRUCTED. THE OWNER UNDERSTANDS AND AGREES THAT IF PLANS VACATION AND REPLACING MAY BE REQUIRED AT THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
13. WATER SERVICE WILL BE PROVIDED BY JONAH WATER SUD. WASTEWATER SERVICE WILL BE PROVIDED BY WASTEWATER TREATMENT FACILITY.
14. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) OR WILLIAMSON COUNTY PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO TCEQ AND OTHER AGENCIES AS APPROPRIATE AT THE TIME SUCH PLANS ARE PREPARED.
15. ALL STREETS ARE TO BE DEDICATED TO AND MAINTAINED BY MUD 41.
16. THERE ARE NO CEMETERY SITES, EXISTING OR PROPOSED SCHOOL SITES, OR OTHER PUBLIC SITES PROPOSED WITHIN THIS SUBDIVISION.
17. THE MINIMUM STREET CENTERLINE RADIUS SHALL BE 180 FEET ON ALL LOCAL STREETS.
18. ALL LOTS SHALL BE A MINIMUM OF 30 FEET WIDE AS MEASURED 25 FEET FROM THE FRONT PROPERTY LINE.
19. CUSTER MAILBOX LOCATIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.
20. DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO COUNTY ROAD 105 OR COUNTY ROAD 110.
21. ALL SIDEWALKS SHALL BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
22. STREET SECTIONS FOR LOCAL URBAN ROADS AND FOR COLLECTOR URBAN ROADS SHALL BE CONSTRUCTED PER APPENDIX B.3.4 OF THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS ADOPTED AND EFFECTIVE AS OF DECEMBER 7, 2021.
23. EVERY DEED WITHIN THIS SUBDIVISION SHALL CONTAIN NOTICE THAT ALL ROADS WITHIN THIS SUBDIVISION ARE MAINTAINED BY WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT 41. WILLIAMSON COUNTY WILL NEVER ACCEPT OR MAINTAIN THE ROADS UNLESS THEY MEET THE COUNTY STANDARDS IN EFFECT ON THE DATE OF ACCEPTANCE.
24. THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7, 2021.
25. AN APPROVED WASTEWATER DISCHARGE PERMIT AND WATER SERVICE AGREEMENT WILL BE REQUIRED PRIOR TO THE APPROVAL OF ANY FINAL PLAT.



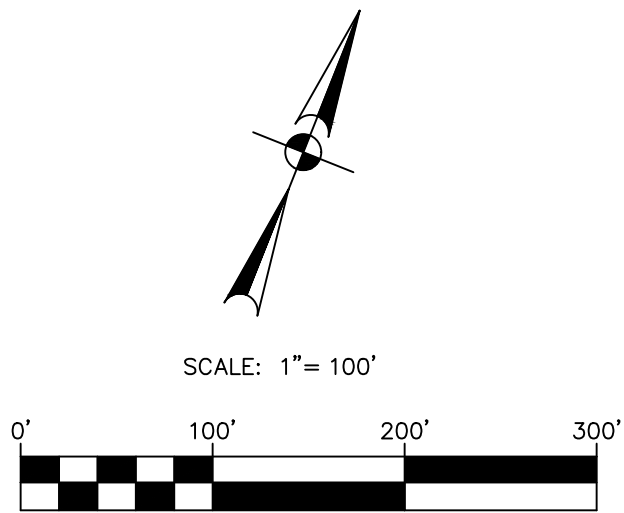
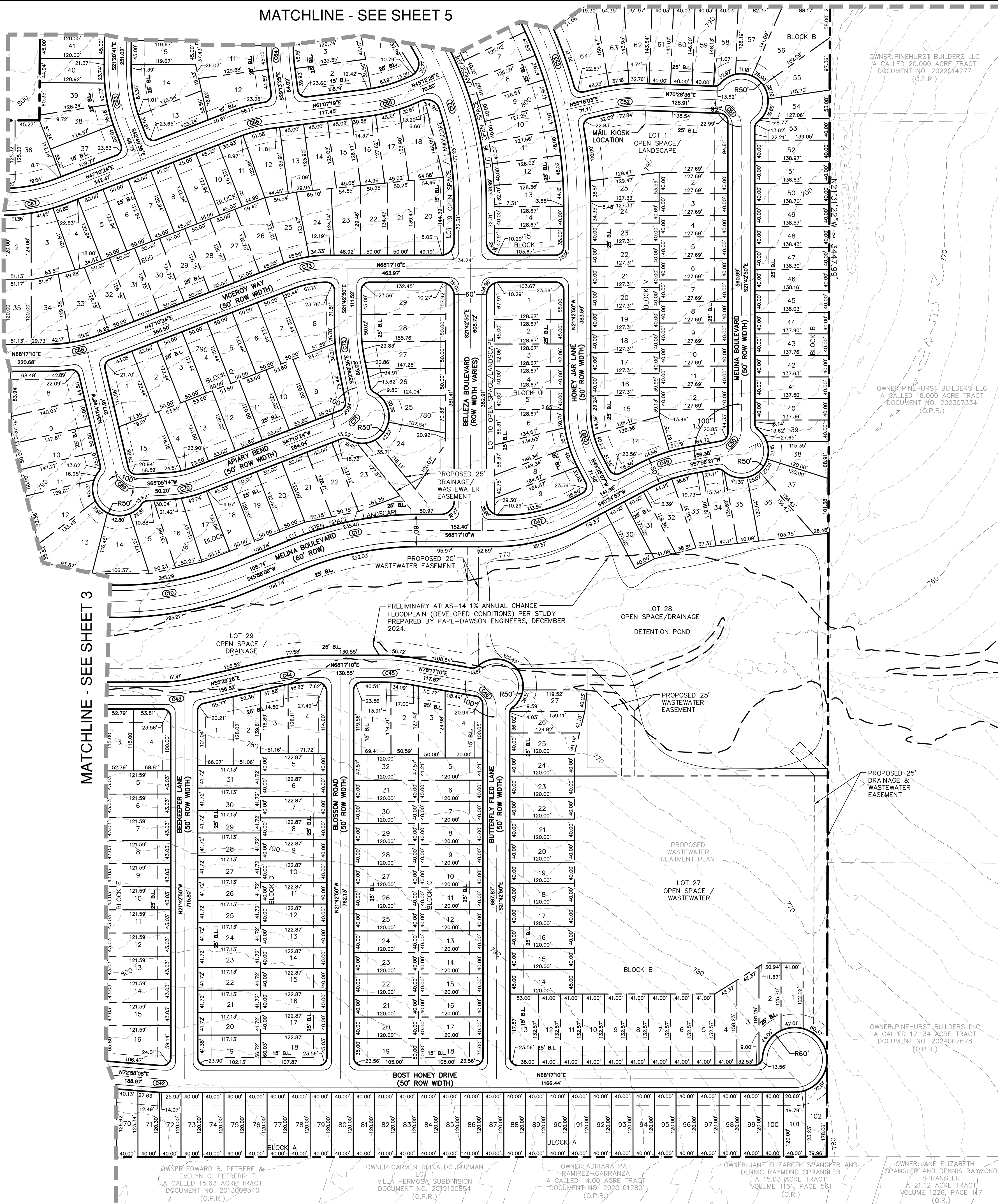
MELINA
WILLIAMSON COUNTY, TEXAS
PRELIMINARY PLAT
PRELIMINARY PLAT- OVERALL

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T.E.P.A. 137.33(e)

CITY NO. _____
JOB NO. 51452-05
DATE April 2025
DESIGNER OH
CHECKED _____ DRAWN OH
SHEET 2 OF 10



MATCHLINE - SEE SHEET 5



- LEGEND**
- EXISTING 2' CONTOUR LINE
 - EXISTING PROPERTY BOUNDARY
 - EXISTING EASEMENT
 - PROPOSED SUBDIVISION BOUNDARY
 - PROPOSED RIGHT OF WAY LINE
 - PROPOSED LOT LINE
 - PROPOSED CENTER LINE
 - PROPOSED EASEMENT
 - PHASE LINE
 - 1% ANNUAL CHANCE FLOODPLAIN (DEVELOPED CONDITIONS) PER STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC., DECEMBER 2024

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C10	600.00'	026°39'58"	S59°18'05"W	276.73'
C11	600.00'	022°19'04"	S57°07'38"W	232.24'
C12	600.00'	055°09'01"	S49°17'21"E	555.49'
C42	300.00'	004°40'58"	N70°37'39"E	24.51'
C43	300.00'	012°47'43"	N61°53'18"E	66.86'
C44	300.00'	012°47'43"	N61°53'18"E	66.86'
C45	300.00'	010°00'00"	N73°17'10"E	52.29'
C46	50.00'	080°00'00"	S61°42'50"E	64.28'
C47	300.00'	027°42'17"	S54°26'01"W	143.65'
C48	200.00'	027°42'17"	N35°33'59"W	95.77'
C49	300.00'	017°21'35"	S49°15'40"W	90.55'
C50	50.00'	079°39'18"	S18°06'48"W	64.05'
C51	50.00'	087°48'34"	S65°37'07"E	69.35'
C52	300.00'	015°10'33"	N62°53'19"E	79.23'
C53	785.00'	055°09'01"	N49°17'21"W	726.77'
C63	280.00'	021°28'55"	S32°05'09"E	104.37'
C64	300.00'	013°09'37"	S22°38'36"E	68.76'
C65	300.00'	015°54'55"	N53°09'52"E	83.06'
C66	300.00'	013°56'56"	N54°08'51"E	72.86'
C67	300.00'	021°06'46"	N57°43'47"E	109.92'
C68	300.00'	021°06'46"	N57°43'47"E	109.92'
C69	50.00'	080°00'00"	S74°54'46"E	64.28'
C70	180.00'	017°54'50"	N56°07°49"E	56.05'
C71	50.00'	080°00'00"	N07°10'24"E	64.28'
C72	300.00'	011°06'46"	S27°16'13"E	58.10'
C73	200.00'	021°06'46"	N57°43'47"E	73.28'

MATCHLINE - SEE SHEET 3

NO.	REVISION	DATE

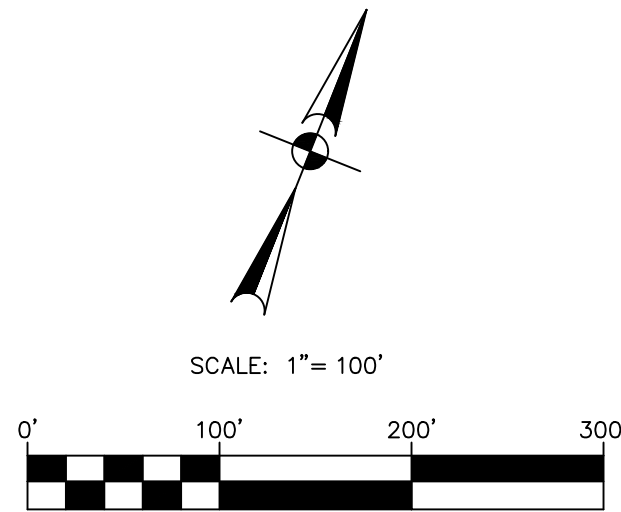
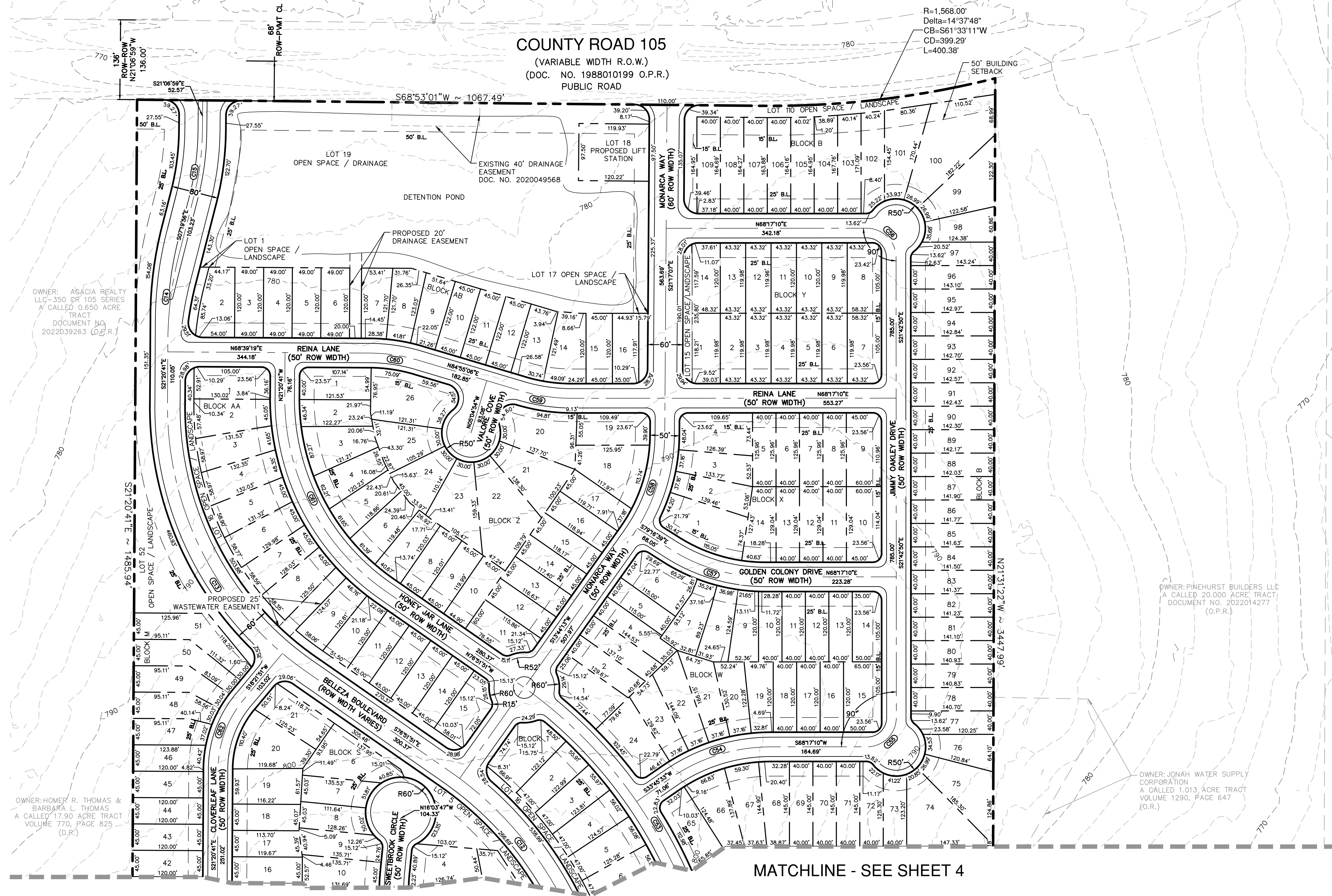
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PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY, BLDG. 3, STE. 200 | AUSTIN, TX 78759 | 512-454-8711
TYPE FIRM REGISTRATION #470 | TBPUS FIRM REGISTRATION #10028801

MELINA
WILLIAMSON COUNTY, TEXAS
PRELIMINARY PLAT
PRELIMINARY PLAT-2 OF 3

CITY NO.	51452-05
JOB NO.	51452-05
DATE	April 2025
DESIGNER	OH
CHECKED	DRAWN OH
SHEET	4 OF 10



LEGEND	
	EXISTING 2" CONTOUR LINE
	EXISTING PROPERTY BOUNDARY
	EXISTING EASEMENT
	PROPOSED SUBDIVISION BOUNDARY
	PROPOSED RIGHT OF WAY LINE
	PROPOSED LOT LINE
	PROPOSED CENTER LINE
	PROPOSED EASEMENT
	1% ANNUAL CHANCE FLOODPLAIN (DEVELOPED CONDITIONS) PER STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC., DECEMBER 2024

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C12	600.00'	055°09'01"	S49°17'21"E	555.49'	577.53'
C13	550.00'	055°31'10"	S49°06'16"E	512.34'	532.95'
C14	600.00'	014°00'45"	S14°20'18"E	146.37'	146.74'
C15	470.00'	013°47'03"	S14°13'28"E	112.80'	113.07'
C53	785.00'	055°09'01"	N49°17'21"W	726.77'	755.61'
C54	300.00'	034°31'37"	S51°01'21"W	178.06'	180.78'
C55	50.00'	090°00'00"	S23°17'10"W	70.71'	78.54'
C56	50.00'	090°00'00"	S66°42'50"E	70.71'	78.54'
C57	300.00'	032°26'11"	N84°30'15"E	167.58'	169.84'
C58	300.00'	035°01'20"	S03°46'27"E	180.53'	183.38'
C59	300.00'	016°37'57"	N76°36'08"E	86.78'	87.09'
C60	300.00'	016°15'47"	N76°47'13"E	84.87'	85.15'
C61	400.00'	055°31'10"	N49°06'16"W	372.61'	387.60'
C62	185.50'	039°42'32"	S01°29'25"E	126.00'	128.56'

MELINA
WILLIAMSON COUNTY, TEXAS
PRELIMINARY PLAT
PRELIMINARY PLAT-3 OF 3

PAPE-DAWSON
ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
18001 N. MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512-454-8711
TYPE FIRM REGISTRATION #170 | TBPUS FIRM REGISTRATION #1008801

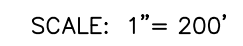
CITY NO. _____
JOB NO. 51452-05
DATE April 2025
DESIGNER OH
CHECKED DRAWN OH
SHEET 5 OF 10

NO. REVISION		DATE

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1" = 2000'



- | | |
|----|-----------------------|
| OS | OPEN SPACE LOT |
| LL | LANDSCAPE LOT |
| BL | BUILDING SETBACK LINE |

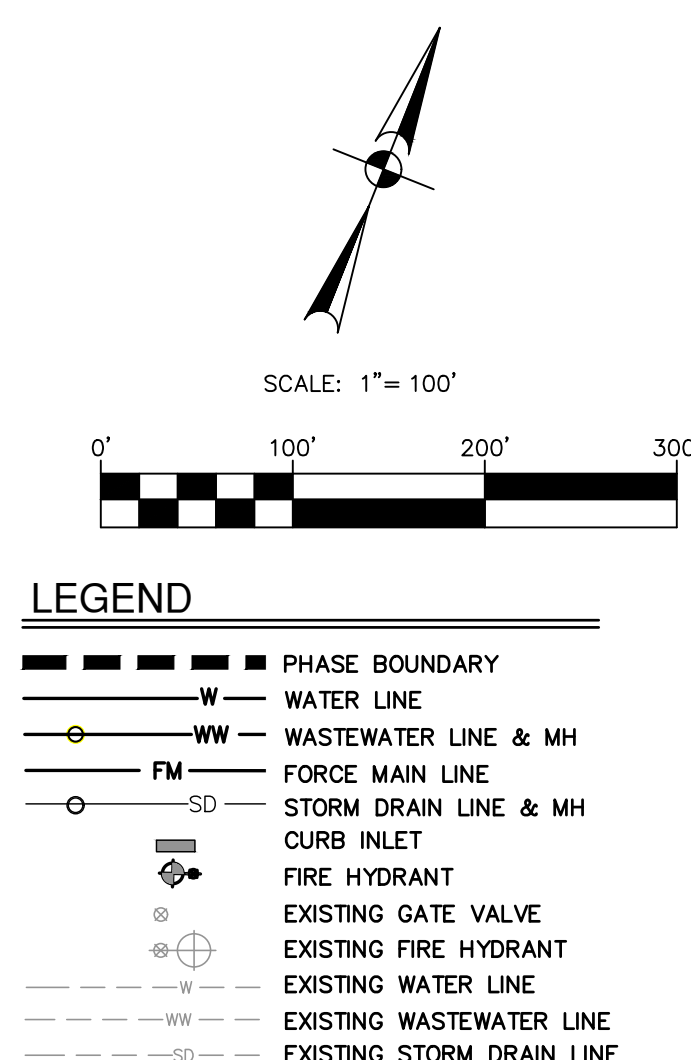
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ENGINEERS

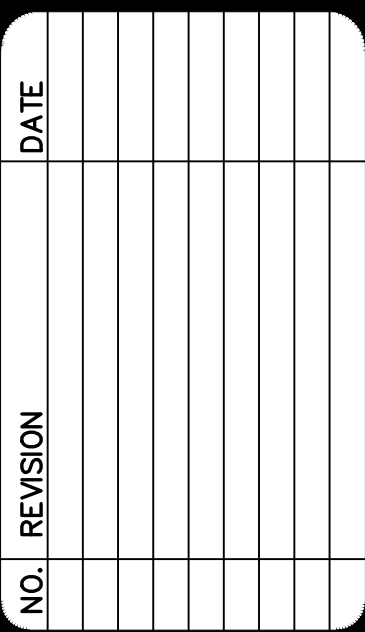
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TYPE FIRM REGISTRATION #470 | TEPUS FIRM REGISTRATION #10238801

MELINA
WILLIAMSON COUNTY, TEXAS
PRELIMINARY PLAT
UTILITY EXHIBIT- OVERALL

CITY NO. _____
 JOB NO. 51452-05
 DATE April 2025
 DESIGNER OH
 CHECKED _____ DRAWN OH
 SHEET 6 OF 10



CITY NO. _____
JOB NO. 51452-05
DATE April 2025
DESIGNER OH
CHECKED _____ DRAWN OH
SHEET 7 OF 10



PAPE-DAWSON
ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10001 N. MOPAC EXPY. BLDG. 3, STE. 200 | AUSTIN, TX 78759 | 512.454.8711
TPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028801

MELINA
WILLIAMSON COUNTY, TEXAS
PRELIMINARY PLAT
UTILITY EXHIBIT- 2 OF 3

CITY NO. _____
JOB NO. 51452-05
DATE April 2025
DESIGNER OH
CHECKED _____ DRAWN OH
SHEET 8 OF 10

