

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

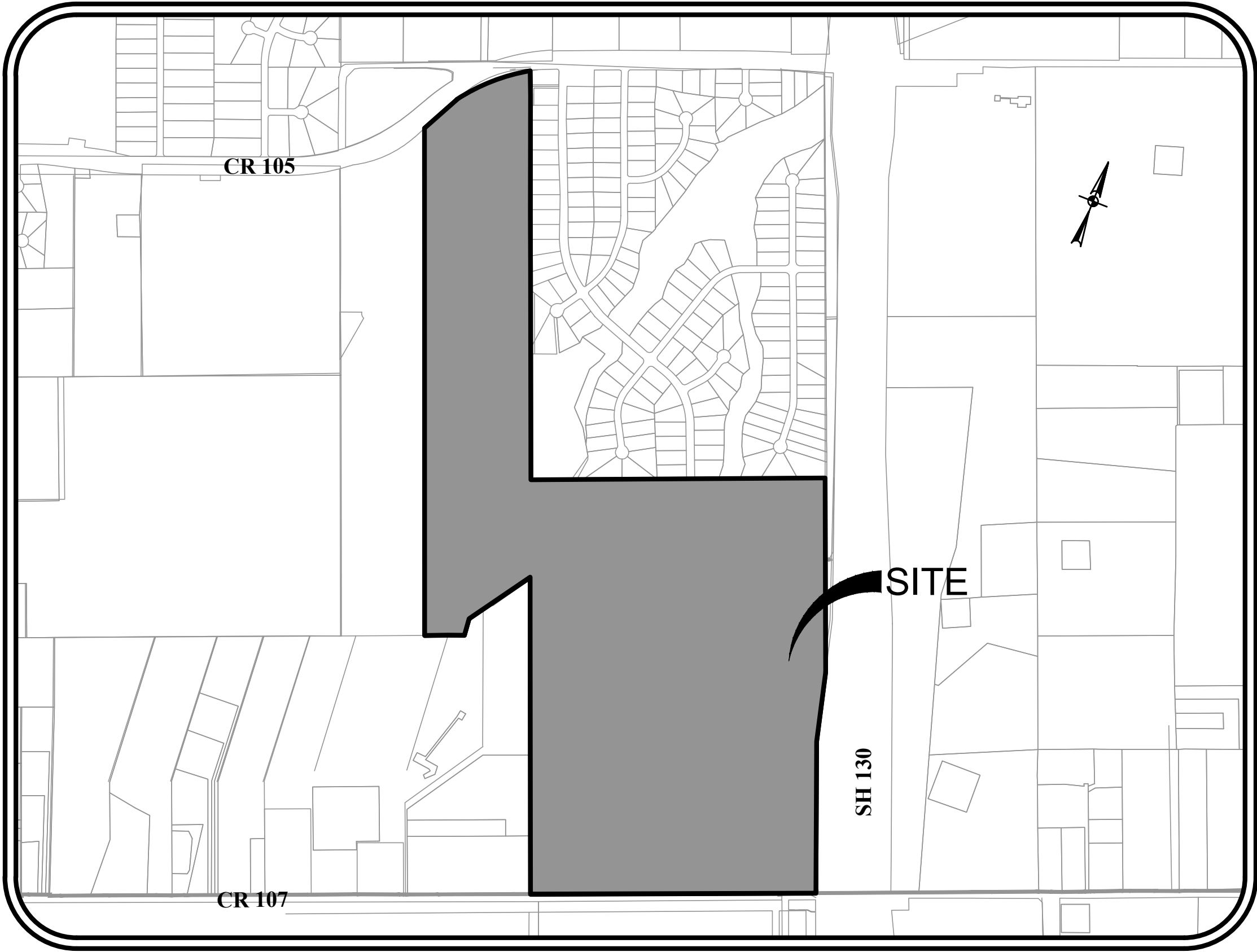
CHISHOLM TRAILS

PRELIMINARY PLAT

MUNICIPAL UTILITY DISTRICT 60
WILLIAMSON COUNTY

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	PRELIMINARY PLAT OVERALL
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5	PRELIMINARY PLAT 3 OF 3
6	UTILITY EXHIBIT OVERALL
7	UTILITY EXHIBIT 1 OF 3
8	UTILITY EXHIBIT 2 OF 3
9	UTILITY EXHIBIT 3 OF 3
10	PHASING EXHIBIT



OWNER / SUBDIVIDER

OP III ATX GEORGETOWN 220 LP
500 W 5TH ST. STE. 700
AUSTIN, TX 78701

ENGINEER:

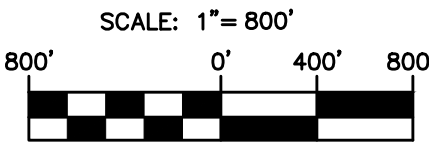
PAPE-DAWSON ENGINEERS
10801 N MOPAC EXPY, BLDG 3, STE 200
AUSTIN, TEXAS 78757
PHONE (512) 454-8711
FAX (512) 459-8867

SURVEYOR:

PAPE-DAWSON ENGINEERS
10801 N MOPAC EXPY, BLDG 3, STE 200
AUSTIN, TEXAS 78757
PHONE (512) 454-8711
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SUBMITTAL DATE:

1 ST SUBMITTAL:	JULY 9, 2024
2 ND SUBMITTAL:	OCTOBER 28, 2024
3 RD SUBMITTAL:	DECEMBER 20, 2024
4 TH SUBMITTAL:	MARCH 9, 2025
5 TH SUBMITTAL:	APRIL 18, 2025
6 TH SUBMITTAL:	MAY 12, 2025
7 TH SUBMITTAL:	JUNE 18, 2025
8 TH SUBMITTAL:	JULY 11, 2025
9 TH SUBMITTAL:	JULY 24, 2025



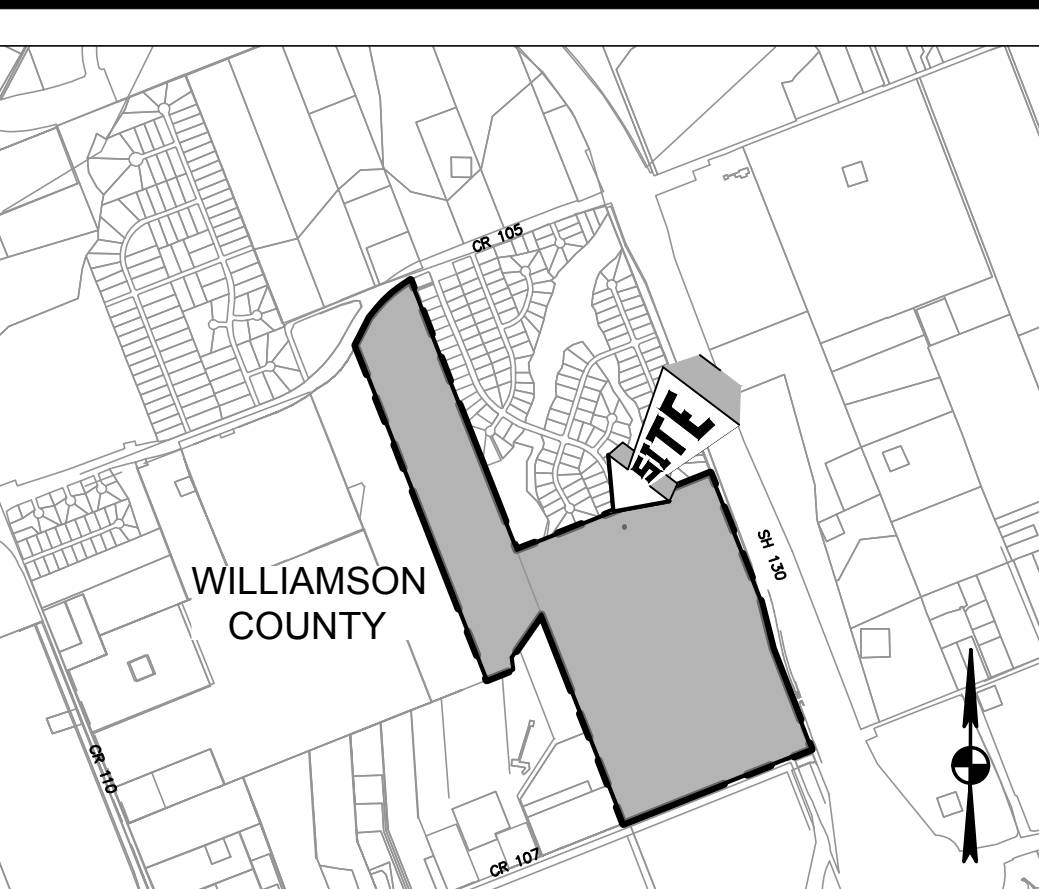
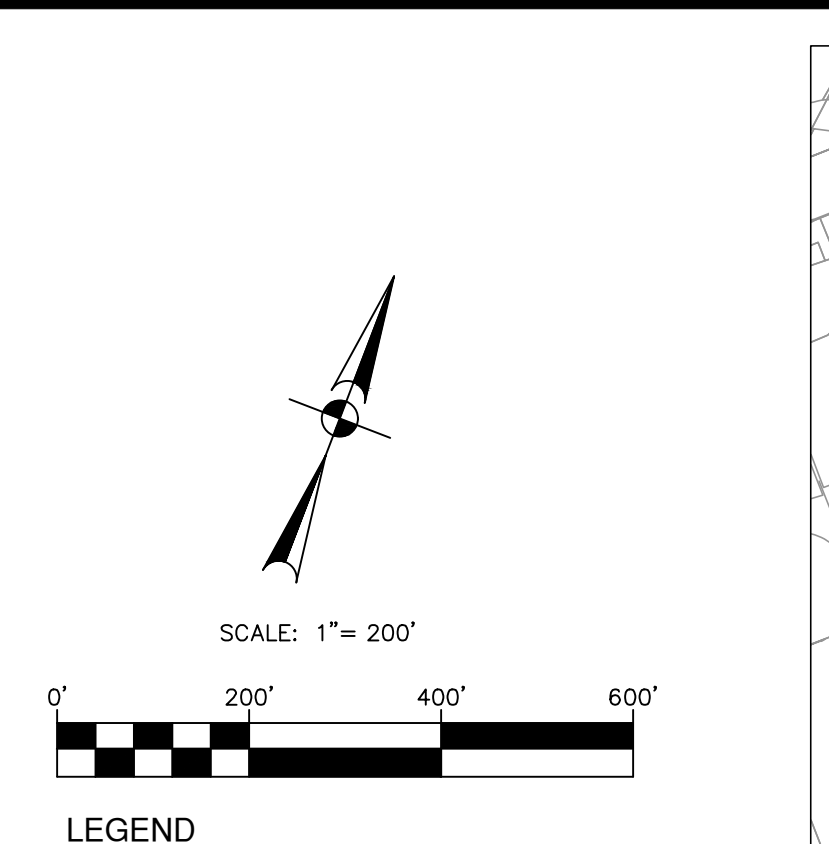
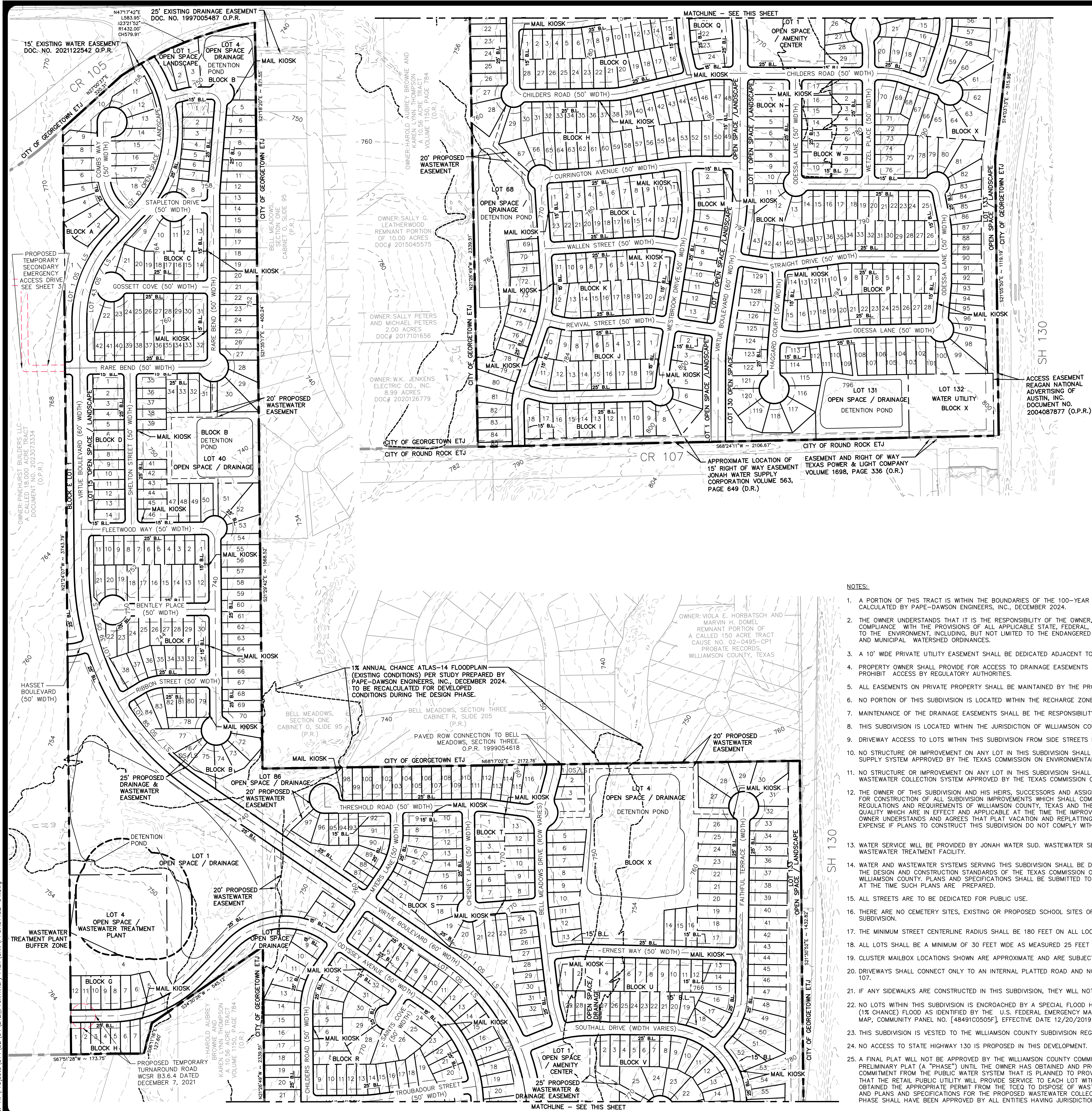
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PAPE-DAWSON ENGINEERS
STEVEN S. CRAUFORD #92677
VICE PRESIDENT



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



LAND USE SUMMARY	LOTS	ACRES
SINGLE FAMILY	800 LOTS	120.92 AC
RIGHT-OF-WAY	-	42.25 AC
OPEN SPACE / DRAINAGE	9 LOTS	34.59 AC
OPEN SPACE / LANDSCAPE	18 LOTS	13.36 AC
OPEN SPACE / AMENITY	1 LOT	3.11 AC
WASTEWATER TREATMENT PLANT	1 LOT	3.77 AC
WATER UTILITY	1 LOT	2.00 AC

STREET NAME	MAINTENANCE AUTHORITY	CLASSIFICATION	ROW WIDTH	PAVEMENT WIDTH (LOG-LOG)	DESIGN SPEED	LENGTH
BENTLEY PLACE	MUD 60	LOCAL	50	30	25	414 ± LF
CHESNEY LANE	MUD 60	LOCAL	50	30	25	690 ± LF
CHILDERS ROAD	MUD 60	LOCAL	50	30	25	2940 ± LF
COMBS WAY	MUD 60	LOCAL	50	30	25	467 ± LF
CURRINGTON AVENUE	MUD 60	LOCAL	50	30	25	1894 ± LF
ERNEST WAY	MUD 60	LOCAL	50	30	25	788 ± LF
FAITHFUL TERRACE	MUD 60	LOCAL	50	30	25	1006 ± LF
FLEETWOOD WAY	MUD 60	LOCAL	50	30	25	1335 ± LF
HASSET BOULEVARD	MUD 60	LOCAL	50	30	25	105 ± LF
GOSSET COVE	MUD 60	LOCAL	50	30	25	413 ± LF
HAGGARD COURT	MUD 60	LOCAL	50	30	25	502 ± LF
MYERS LANE	MUD 60	LOCAL	50	30	25	420 ± LF
ODESSA LANE	MUD 60	LOCAL	50	30	25	2233 ± LF
ODYSSEY AVENUE	MUD 60	LOCAL	50	30	25	2348 ± LF
RARE BEND	MUD 60	LOCAL	50	30	25	1889 ± LF
REVIVAL STREET	MUD 60	LOCAL	50	30	25	722 ± LF
RIBBON STREET	MUD 60	LOCAL	50	30	25	416 ± LF
SAINTS COVE	MUD 60	LOCAL	50	30	25	136 ± LF
SHELTON STREET	MUD 60	LOCAL	50	30	25	652 ± LF
SOUTHALL DRIVE	MUD 60	LOCAL	50	30	25	967 ± LF
SOUTHALL DRIVE	MUD 60	MINOR COLLECTOR	60	39	35	379 ± LF
STAPLETON DRIVE	MUD 60	LOCAL	50	30	25	161 ± LF
STRAIT DRIVE	MUD 60	LOCAL	50	30	25	865 ± LF
THRESHOLD ROAD	MUD 60	LOCAL	50	30	25	967 ± LF
TROUBADOUR ROAD	MUD 60	LOCAL	50	30	25	687 ± LF
VIRTUE BOULEVRD	MUD 60	MINOR COLLECTOR	60	37	35	5364 ± LF
VIRTUE BOULEVARD	MUD 60	MAJOR COLLECTOR	60	45	40	1496 ± LF
WALLEN STREET	MUD 60	LOCAL	50	30	30	560 ± LF
WESTBROOK DRIVE	MUD 60	LOCAL	50	30	30	1508 ± LF
WETZEL PLACE	MUD 60	LOCAL	50	30	30	630 ± LF
BELL MEADOWS DRIVE	MUD 60	LOCAL	50-60	26-30	25	1094 ± LF

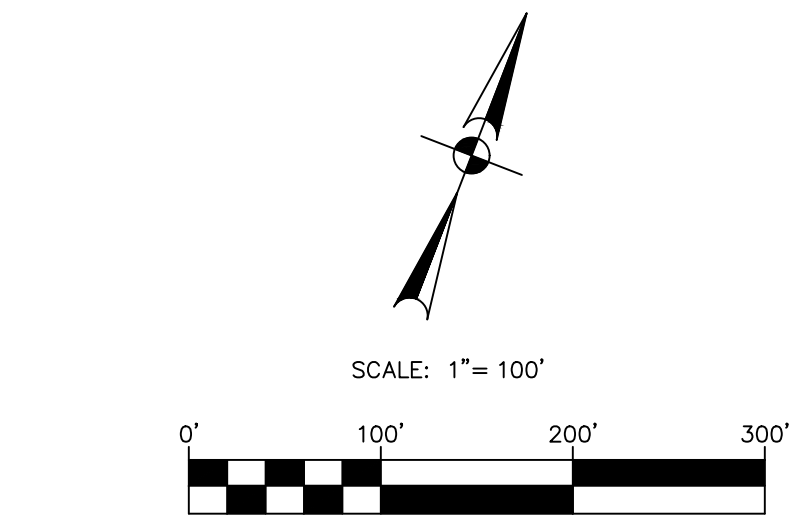
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ENGINEERS**

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10801 N MOPAC EXP, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TYPE FIRM REGISTRATION #470 | TDBLS FIRM REGISTRATION #10238601

CHISHOLM TRAILS
WILLIAMSON COUNTY, TEXAS
PRELIMINARY PLAT
PRELIMINARY PLAT OVERALL

CITY NO. _____
JOB NO. 51452-04
DATE July 2025
DESIGNER OH
CHECKED AC DRAWN OH
SHEET 2 OF 10



LEGEND

---	EXISTING 2' MINOR CONTOUR LINE
---	EXISTING 2' MAJOR CONTOUR LINE
---	EXISTING PROPERTY BOUNDARY
---	EXISTING EASEMENT
---	PROPOSED SUBDIVISION BOUNDARY
---	PROPOSED RIGHT OF WAY LINE
---	PROPOSED PROPERTY LINE
---	PROPOSED CENTER LINE
---	PROPOSED BUILDING SETBACK
---	PROPOSED EASEMENT
□	MAIL KIOSK

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	480.00'	076°55'54"	S15°52'24"E	597.17'	644.50'
C2	470.00'	043°59'40"	S00°35'43"W	352.09'	360.89'
C7	180.00'	046°00'18"	S44°24'18"E	140.68'	144.53'
C8	180.00'	1°41'20"43"	S61°56'49"W	44.95'	45.07'
C9	50.00'	090°11'31"	N65°58'36"W	70.83'	78.71'
C10	300.00'	005°32'34"	N18°06'32"W	29.01'	29.02'
C11	50.00'	089°28'40"	N23°51'51"E	70.39'	78.08'
C12	50.00'	090°04'38"	N66°21'50"W	70.76'	78.61'



**PAPE-DAWSON
ENGINEERS**

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TRP'S FIRM REGISTRATION #470 | TRP'S FIRM REGISTRATION #10028001

CHISHOLM TRAILS
WILLIAMSON COUNTY, TEXAS
PRELIMINARY PLAT
PRELIMINARY PLAT 1 OF 3

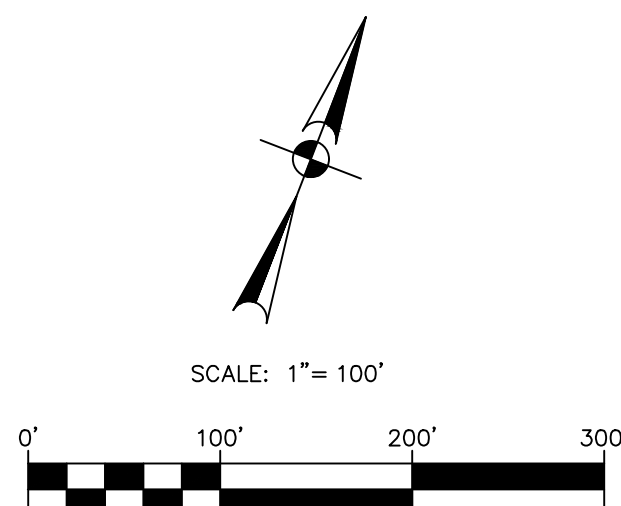
CITY NO. _____
JOB NO. 51452-04
DATE July 2025
DESIGNER OH
CHECKED AC DRAWN O
SHEET 3 OF 10

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MATCHLINE - SEE SHEET 3

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C3	1050.00'	055°06'18"	S48°57'16"E	971.38'
C4	800.00'	056°15'40"	S48°22'35"E	754.37'
C13	180.00'	016°05'28"	S60°25'54"W	50.39'
C14	200.00'	030°54'05"	S53°13'26"W	106.56'
C15	300.00'	035°10'01"	S04°05'26"E	181.26'
C16	500.00'	008°10'00"	S72°30'14"W	71.21'
C17	180.00'	015°55'47"	N13°55'37"W	49.88'
C18	180.00'	015°42'43"	N13°49'05"W	49.21'
C19	50.00'	093°37'09"	N68°29'01"W	72.91'
C20	1000.00'	005°51'30"	N24°36'12"W	102.20'
C21	300.00'	008°01'47"	N66°28'57"E	42.01'
C22	300.00'	009°15'59"	N32°09'56"W	48.47'
C23	470.00'	022°36'36"	N58°28'57"E	184.27'
C24	225.00'	040°11'23"	N00°09'04"W	154.61'
C25	300.00'	108°08'56"	S56°10'17"E	485.87'
C26	500.00'	051°24'48"	N50°48'01"W	433.76'
C27	300.00'	079°52'46"	S63°33'12"W	385.19'
C28	500.00'	044°59'03"	S46°06'21"W	382.56'
C29	300.00'	034°44'41"	S03°52'45"E	179.15'



LEGEND

- EXISTING 2' MINOR CONTOUR LINE
- EXISTING 2' MAJOR CONTOUR LINE
- EXISTING PROPERTY BOUNDARY
- EXISTING EASEMENT
- PROPOSED SUBDIVISION BOUNDARY
- PROPOSED RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- PROPOSED CENTER LINE
- PROPOSED BUILDING SETBACK
- PROPOSED EASEMENT
- PROPOSED TEMPORARY SECONDARY EMERGENCY ACCESS DRIVE
- MAIL KIOSK
- 1% ANNUAL CHANCE ATLAS-14 FLOODPLAIN (EXISTING CONDITIONS) PER STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC., DECEMBER 2024. TO BE RECALCULATED FOR DEVELOPED CONDITIONS DURING THE DESIGN PHASE.

MATCHLINE - SEE SHEET 5

PAPE-DAWSON ENGINEERS

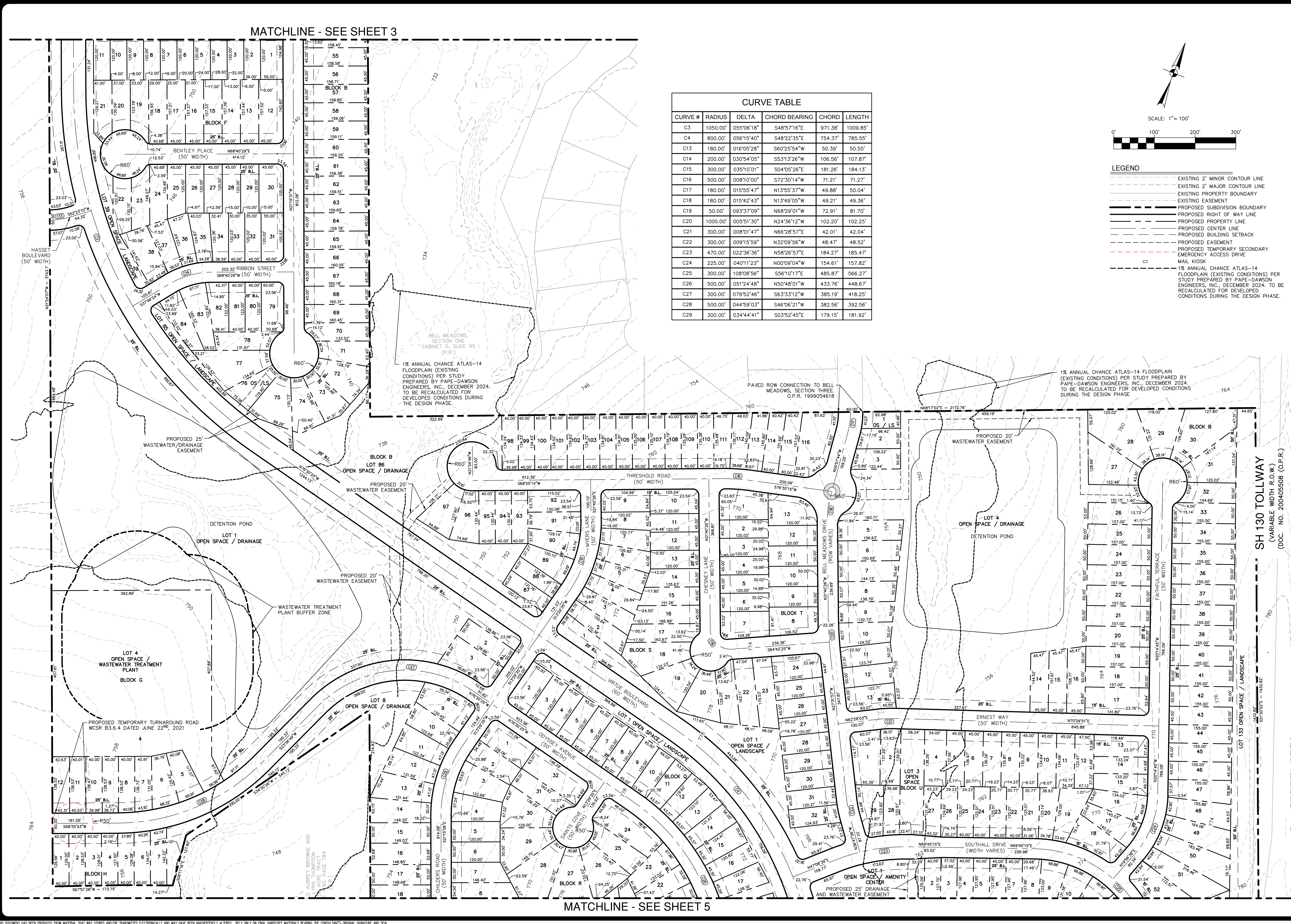
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TYPE FIRM REGISTRATION #470 | TBPUS FIRM REGISTRATION #10028601

CHISHOLM TRAILS
WILLIAMSON COUNTY, TEXAS
PRELIMINARY PLAT
PRELIMINARY PLAT 2 OF 3

CITY NO. _____
JOB NO. 51452-04
DATE July 2025
DESIGNER OH
CHECKED AC DRAWN OH

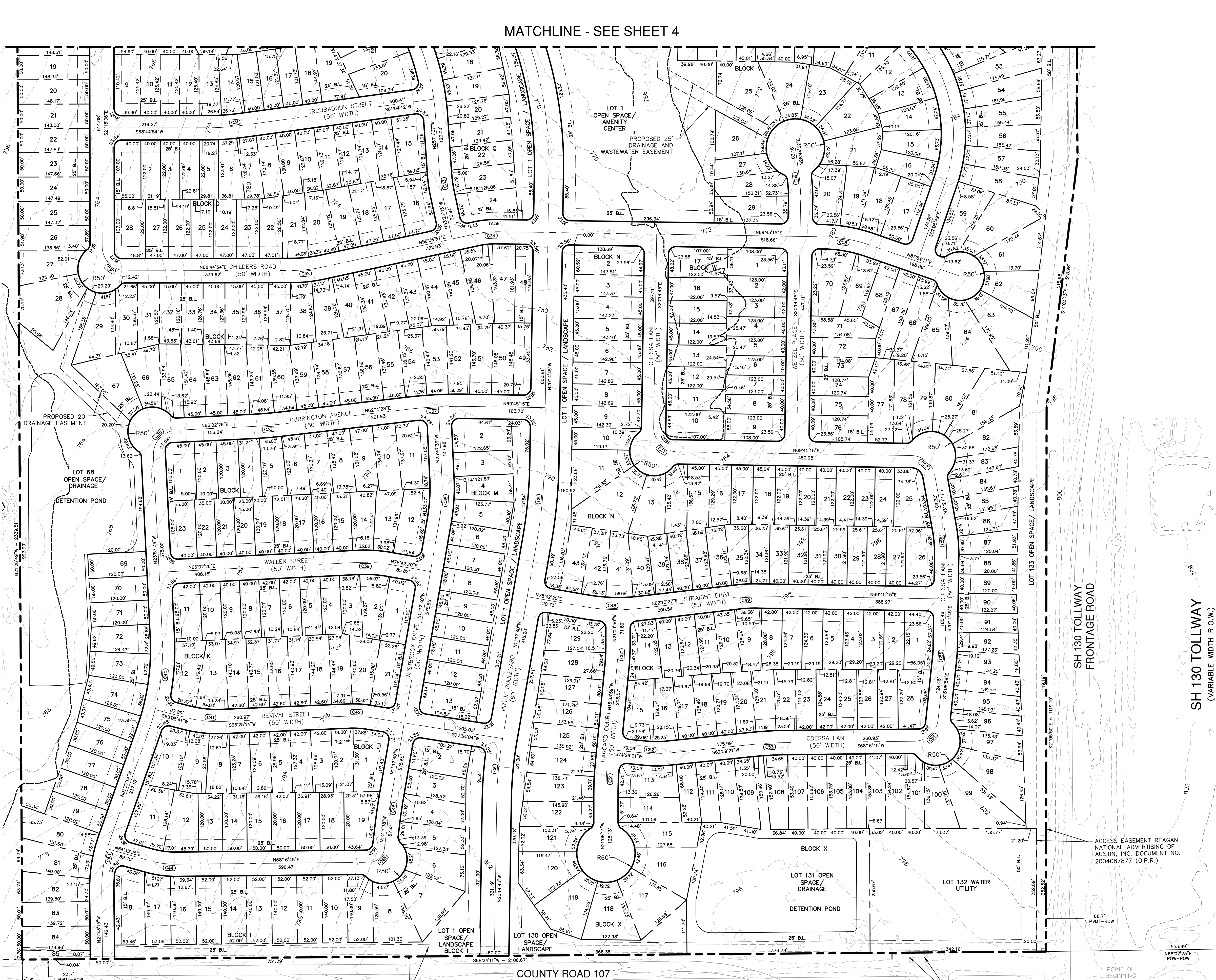
SHEET 4 OF 10

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MATCHLINE - SEE SHEET 4



CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C5	1000.00'	008°57'05"	S15°46'13"E	156.07'	156.23'
C6	800.00'	008°57'05"	S15°46'13"E	124.86'	124.98'
C30	50.00'	090°00'00"	S66°15'06"E	70.71'	78.54'
C31	500.00'	007°40'43"	S64°54'33"W	66.96'	67.01'
C32	300.00'	012°07'57"	N62°40'56"E	63.41'	63.53'
C33	300.00'	008°17'26"	N29°14'20"W	43.37'	43.41'
C34	200.00'	013°08'18"	N63°11'06"E	45.76'	45.86'
C35	50.00'	090°00'00"	N21°02'26"E	70.71'	78.54'
C36	900.00'	003°50'58"	N64°06'57"E	60.46'	60.47'
C37	900.00'	007°33'47"	N65°58'22"E	118.71'	118.80'
C38	400.00'	012°29'59"	N17°32'40"W	87.09'	87.26'
C39	300.00'	012°39'53"	N72°22'23"E	66.18'	66.31'
C40	500.00'	022°20'19"	N12°47'24"W	193.71'	194.94'
C41	250.00'	016°43'28"	S74°46'58"W	72.72'	72.97'
C42	200.00'	011°28'50"	S72°09'39"W	40.01'	40.07'
C43	300.00'	020°06'01"	N11°40'15"W	104.71'	105.24'
C44	200.00'	016°16'50"	N76°25'10"E	56.64'	56.83'
C45	32.00'	082°28'23"	N27°02'33"E	42.19'	46.06'
C46	1000.00'	002°53'58"	N12°44'39"W	50.60'	50.60'
C47	50.00'	090°00'00"	S65°14'45"E	70.71'	78.54'
C48	400.00'	016°31'53"	N70°26'23"E	115.01'	115.41'
C49	300.00'	007°34'48"	N65°57'51"E	39.66'	39.69'
C50	500.00'	005°29'51"	N18°18'54"W	47.96'	47.98'
C51	500.00'	005°34'15"	N18°21'06"W	48.60'	48.62'
C52	200.00'	011°26'41"	S68°42'41"W	39.88'	39.95'
C53	800.00'	005°17'24"	S65°38'03"W	73.84'	73.86'
C54	50.00'	083°23'44"	S26°34'53"W	66.52'	72.78'
C55	300.00'	005°07'46"	S17°40'52"E	26.85'	26.86'
C56	300.00'	011°12'32"	S25°51'01"E	58.60'	58.69'
C57	50.00'	078°47'28"	S70°51'01"E	63.47'	68.76'
C58	300.00'	018°08'56"	N78°49'43"E	94.63'	95.03'
C59	300.00'	008°30'07"	S24°29'48"E	44.48'	44.52'

CHISHOLM TRAILS
WILLIAMSON COUNTY, TEXAS
PRELIMINARY PLAT
PRELIMINARY PLAT 3 OF 3

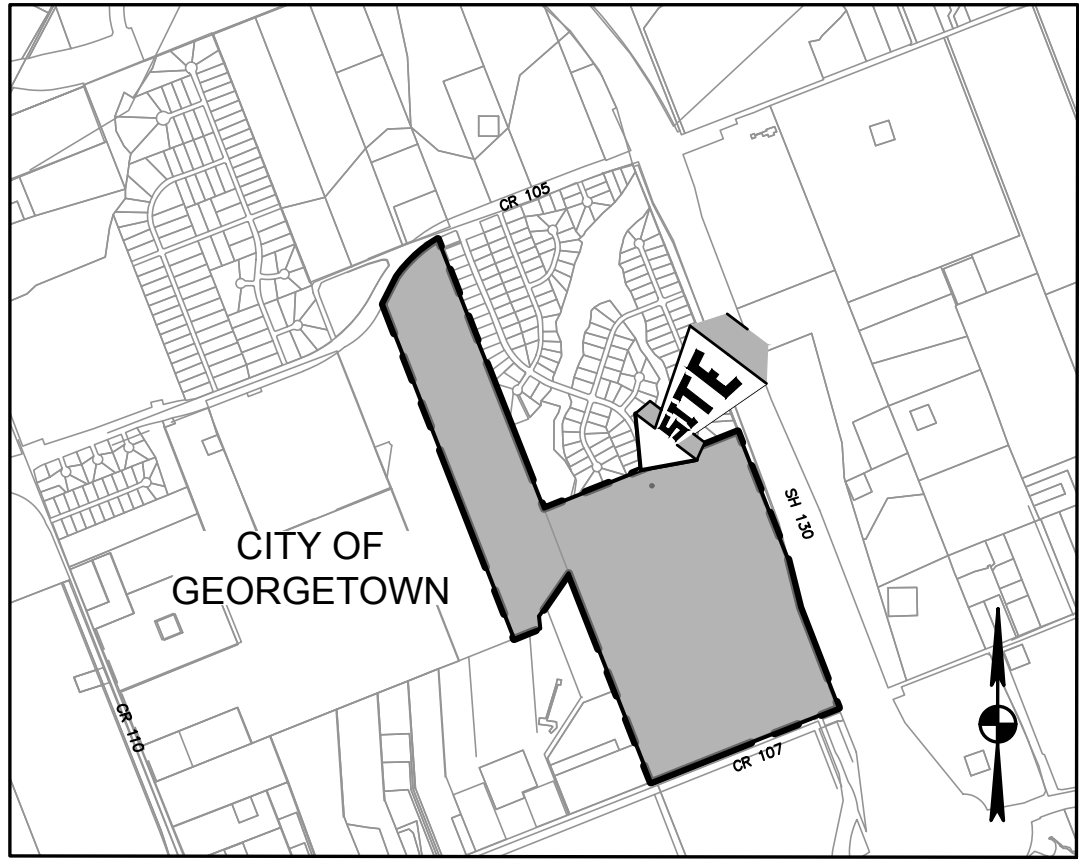
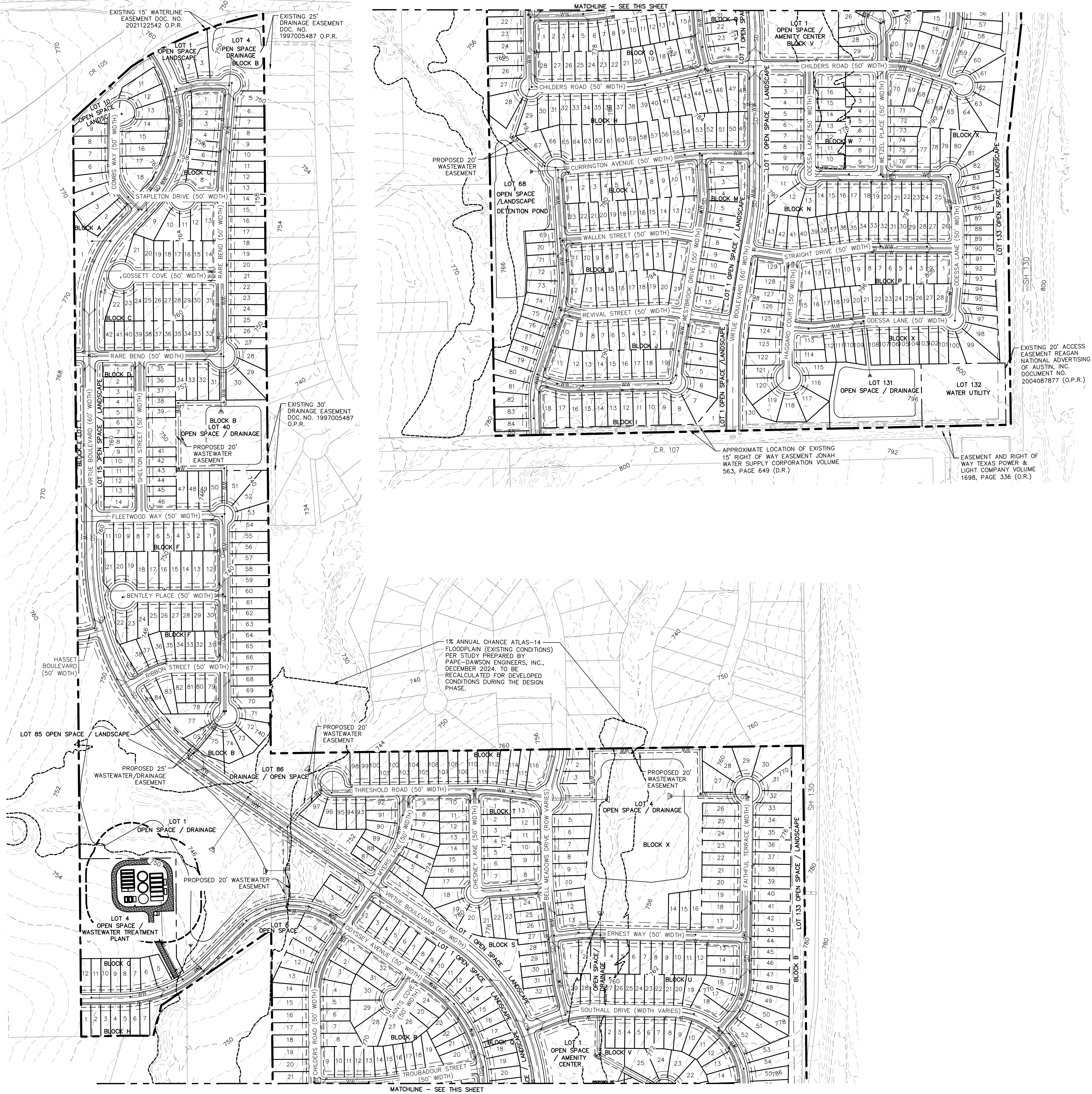
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JOB NO. 51452-04
DATE July 2025
DESIGNER OH
CHECKED AC DRAWN OH
SHEET 5 OF 10

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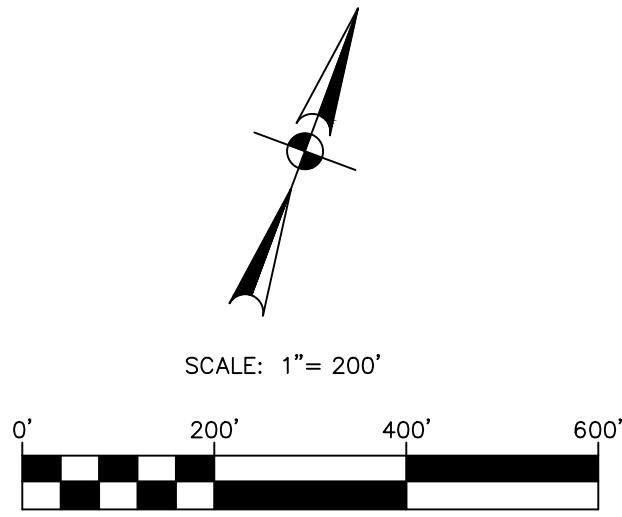
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TEPPE FIRM REGISTRATION #470 | TEPPE FIRM REGISTRATION #10028801

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LOCATION MAP
1" = 2000'



LEGEND

- EXISTING 2' MINOR CONTOUR LINE
- EXISTING 2' MAJOR CONTOUR LINE
- WATER LINE
- WASTEWATER LINE & MH
- STORM DRAIN LINE & MH
- PROPOSED EASEMENT
- MAIL KIOSK
- CURB INLET
- FIRE HYDRANT
- FLUSH VALVE ASSEMBLY
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM DRAIN LINE
- 1% ANNUAL CHANCE FLOODPLAIN (DEVELOPED CONDITIONS) PER STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC., DECEMBER 2024

CHISHOLM TRAILS
WILLIAMSON COUNTY, TEXAS
PRELIMINARY PLAT
UTILITY EXHIBIT OVERALL

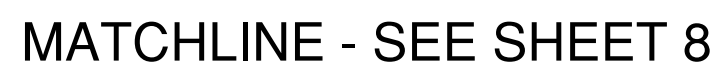
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ENGINEERS

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TBPUS FIRM REGISTRATION #470 | TBPUS FIRM REGISTRATION #10028801

NO.	REVISION	DATE

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CITY NO.	51452-04
JOB NO.	51452-04
DATE	July 2025
DESIGNER	OH
CHECKED	AC
DRAWN	OH
SHEET	6 OF 10



- | | |
|---|--------------------------------|
| | EXISTING 2' MINOR CONTOUR LINE |
| --- | EXISTING 2' MAJOR CONTOUR LINE |
| —W— | WATER LINE |
| —WW— | WASTEWATER LINE & MH |
| —SD— | STORM DRAIN LINE & MH |
| | PROPOSED EASEMENT |
|  | MAIL KIOSK |
|  | CURB INLET |
|  | FIRE HYDRANT |
|  | FLUSH VALVE ASSEMBLY |
|  | EXISTING GATE |
|  | EXISTING FIRE HYDRANT |
| --- | EXISTING WATER LINE |
| --- | EXISTING WASTEWATER LINE |
| --- | EXISTING STORM DRAIN LINE |

CITY NO. _____
JOB NO. 51452-04
DATE July 2025
DESIGNER OH
CHECKED AC DRAWN OH
SHEET 7 OF 10

**PAPE-DAWSON
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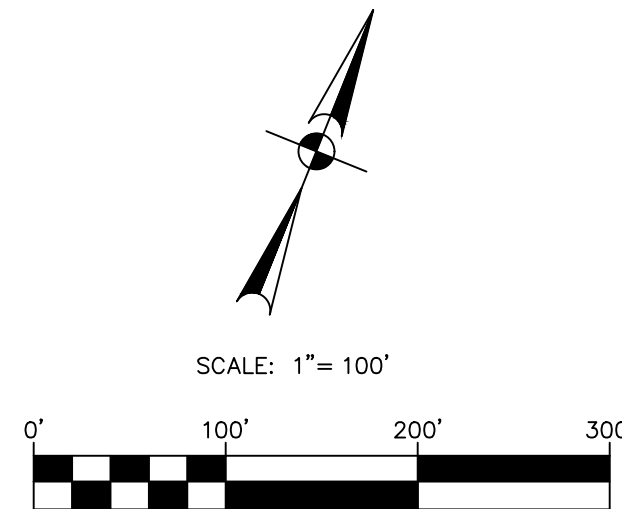
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MATCHLINE - SEE SHEET 3



MATCHLINE - SEE SHEET 9



LEGEND

- EXISTING 2' MINOR CONTOUR LINE
- EXISTING 2' MAJOR CONTOUR LINE
- W WATER LINE
- WW WASTEWATER LINE & MH
- SD STORM DRAIN LINE & MH
- PROPOSED EASEMENT
- MAIL KIOSK
- CURB INLET
- FIRE HYDRANT
- FLUSH VALVE ASSEMBLY
- EXISTING GATE VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- EXISTING WASTEWATER LINE
- EXISTING STORM DRAIN LINE
- 1% ANNUAL CHANCE ATLAS-14 FLOODPLAIN (EXISTING CONDITIONS) PER STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC., DECEMBER 2024. TO BE RECALCULATED FOR DEVELOPED CONDITIONS DURING THE DESIGN PHASE.

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TYPE FIRM REGISTRATION #270 | TBPUS FIRM REGISTRATION #10028801

CHISHOLM TRAILS
WILLIAMSON COUNTY, TEXAS
PRELIMINARY PLAT
UTILITY EXHIBIT 2 OF 3

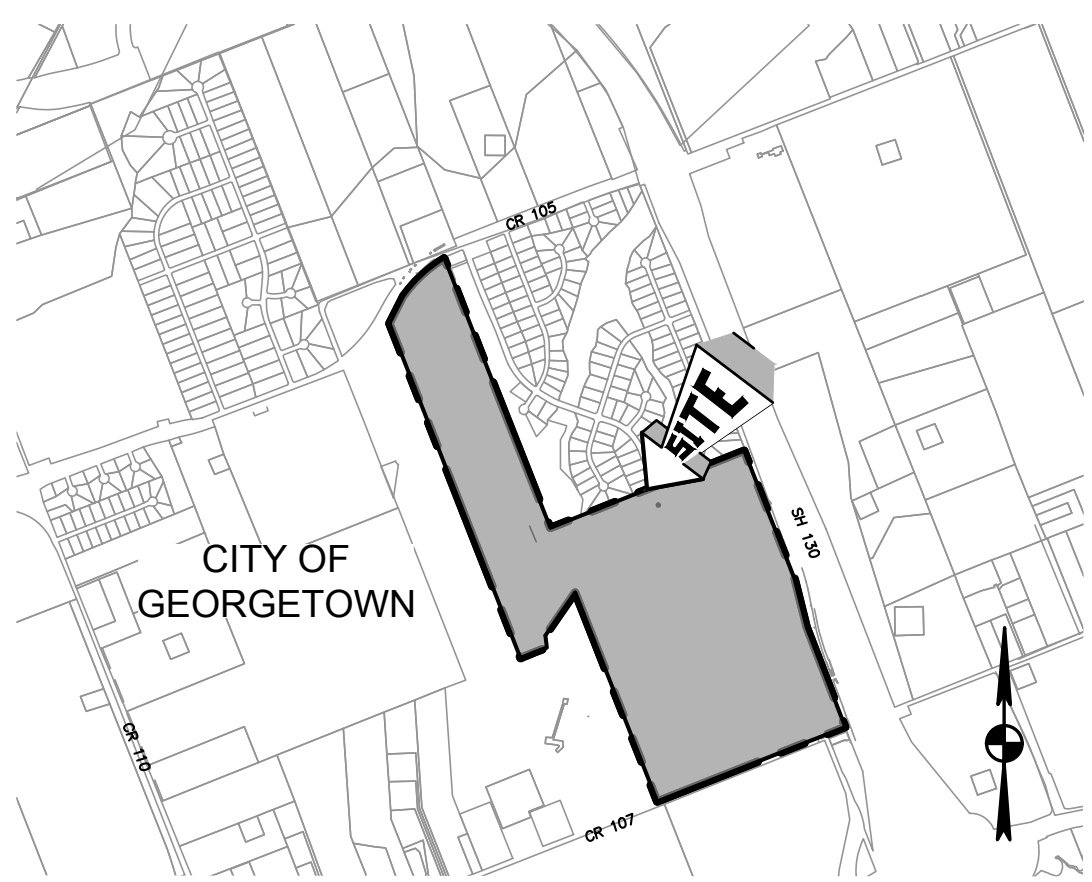
CITY NO. 51452-04
JOB NO. 51452-04
DATE July 2025
DESIGNER OH
CHECKED AC DRAWN OH
SHEET 8 OF 10

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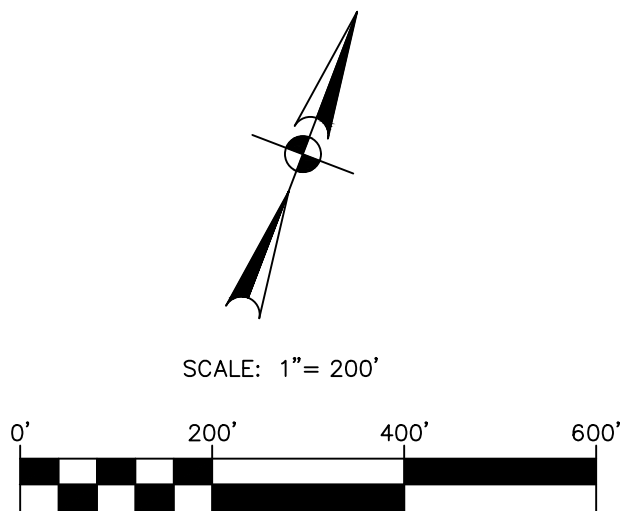
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 JOB NO. 51452-04
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 SHEET **9** OF **10**

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LOCATION MAP
1" = 2,000'



SCALE: 1"= 200'

LEGEND

-

 PROPOSED PHASE BOUNDARY

 PROPOSED SECONDARY FIRE ACCESS

CHISHOLM TRAILS
WILLIAMSON COUNTY, TEXAS
PRELIMINARY PLAT
PHASING EXHIBIT

CITY NO. _____
 JOB NO. 51452-04
 DATE July 2025
 DESIGNER OH
 CHECKED AC DRAWN OH
 SHEET 10 OF 10

THIS DOCUMENT IS RELEASED
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MICHAEL S. FISHER, P.E. 87704
DATE: July 10, 2025
IT IS NOT TO BE USED FOR
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PERMITTING PURPOSES, PER
T.E.P.A. 137.33(c)

**PAPE-DAWSON
ENGINEERS**

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 TX FIRM REGISTRATION #100298011
 TX PE FIRM REGISTRATION #100298011

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