

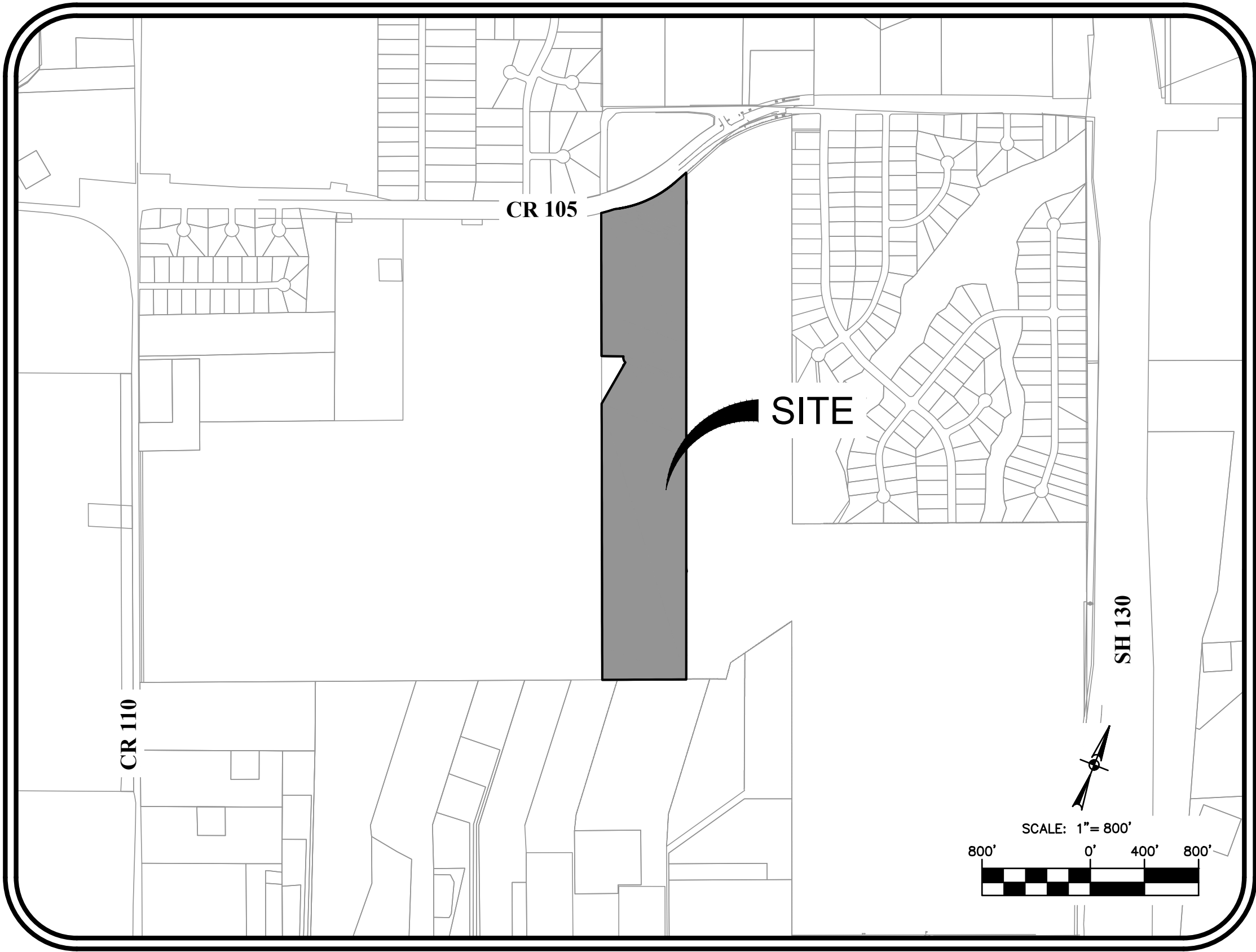
REVISIONS				WILLIAMSON COUNTY	
NO.	SHEET(S)	DESCRIPTION	DATE	APPROVED BY	/ DATE

EMERALD MEADOWS

PHASES 1 & 2

PRELIMINARY PLAT

MUNICIPAL UTILITY DISTRICT 67
WILLIAMSON COUNTY



OWNER / SUBDIVIDER:

PINEHURST BUILDERS LLC.
4700 SNAKE EAGLE COVE
AUSTIN, TEXAS 78738

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

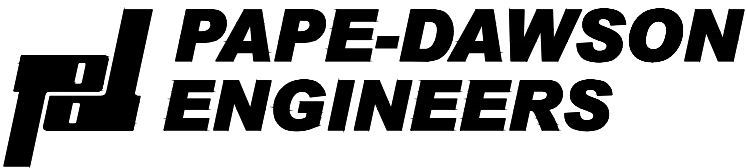
SUBMITTAL DATE:

1 ST SUBMITTAL:	OCTOBER 21, 2024
2 ND SUBMITTAL:	FEBRUARY 7, 2025
3 RD SUBMITTAL:	MARCH 24, 2025
4 TH SUBMITTAL:	APRIL 23, 2025
5 TH SUBMITTAL:	JANUARY 19, 2026
6 TH SUBMITTAL:	APRIL 24, 2026

SUBMITTED BY:

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DATE: April 23, 2026
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T.E.P.A. 137.33(c)

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

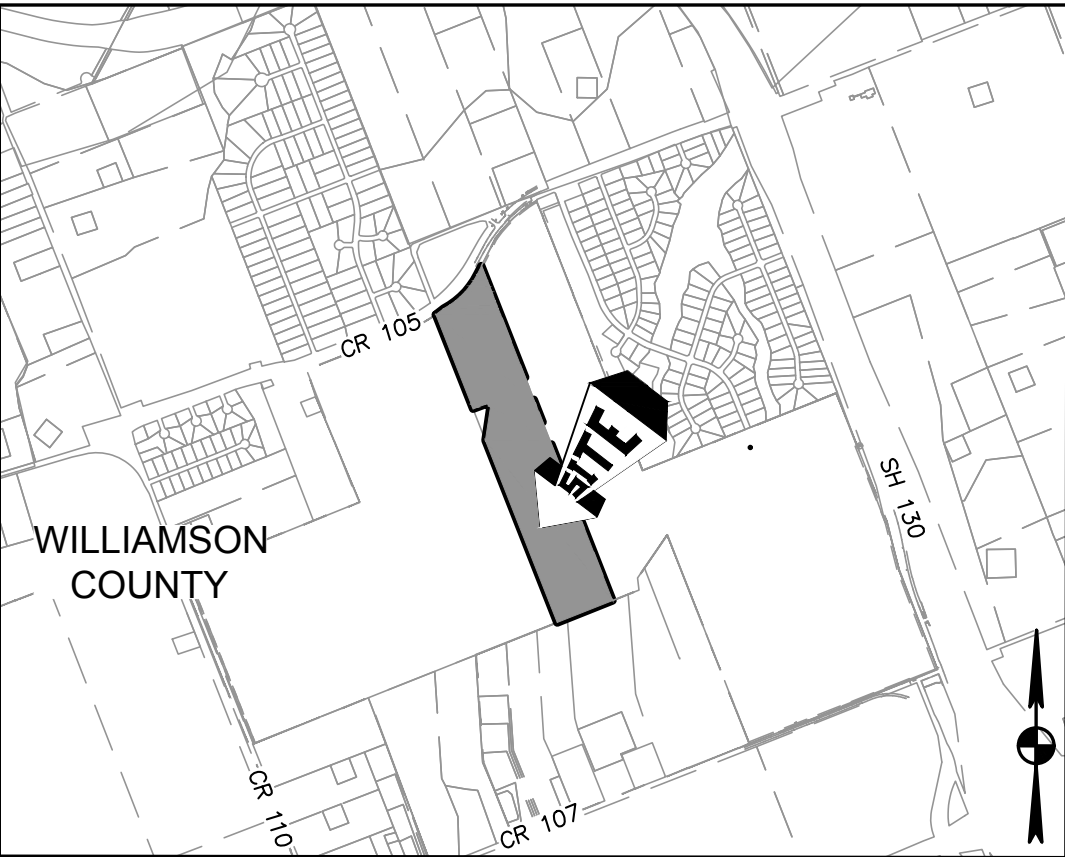
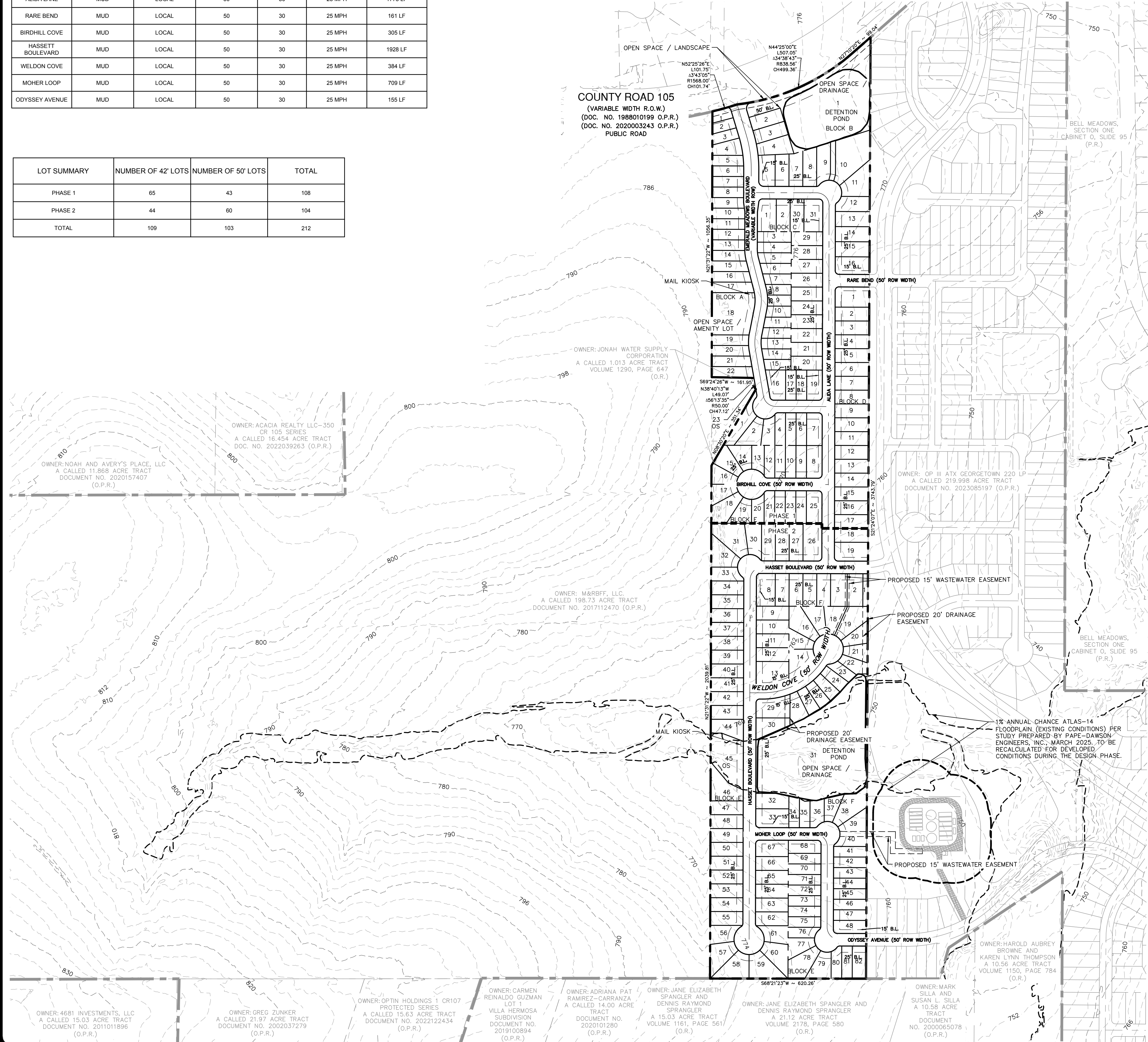


AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	PRELIMINARY PLAT-OVERALL
3	PRELIMINARY PLAT- 1 OF 2
4	PRELIMINARY PLAT- 2 OF 2
5	UTILITY EXHIBIT- OVERALL
6	UTILITY EXHIBIT- 1 OF 2
7	UTILITY EXHIBIT- 2 OF 2
8	PHASING EXHIBIT

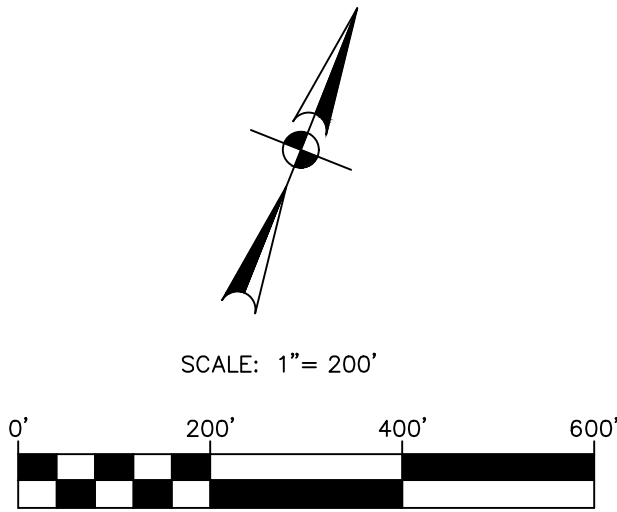
STREET NAME	MAINTENANCE AUTHORITY	CLASSIFICATION	RIGHT OF WAY WIDTH	PAVEMENT WIDTH (LOG-LOG)	DESIGN SPEED	LENGTH
EMERALD MEADOWS BOULEVARD	MUD	MINOR COLLECTOR	60	37	35 MPH	358 LF
EMERALD MEADOWS BOULEVARD	MUD	LOCAL	50	30	25 MPH	1098 LF
ALIDA LANE	MUD	LOCAL	50	30	25 MPH	1778 LF
RARE BEND	MUD	LOCAL	50	30	25 MPH	161 LF
BIRDHILL COVE	MUD	LOCAL	50	30	25 MPH	305 LF
HASSETT BOULEVARD	MUD	LOCAL	50	30	25 MPH	1928 LF
WELDON COVE	MUD	LOCAL	50	30	25 MPH	384 LF
MOHER LOOP	MUD	LOCAL	50	30	25 MPH	709 LF
ODYSSEY AVENUE	MUD	LOCAL	50	30	25 MPH	155 LF

LOT SUMMARY	NUMBER OF 42' LOTS	NUMBER OF 50' LOTS	TOTAL
PHASE 1	65	43	108
PHASE 2	44	60	104
TOTAL	109	103	212



LOCATION MAP
1" = 2000'

- 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
 - OS OPEN SPACE LOT
 - CITY OF GEORGETOWN ETJ BOUNDARY
 - 1% ANNUAL CHANCE FLOODPLAIN (DEVELOPED CONDITIONS) PER STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC., MARCH 2025



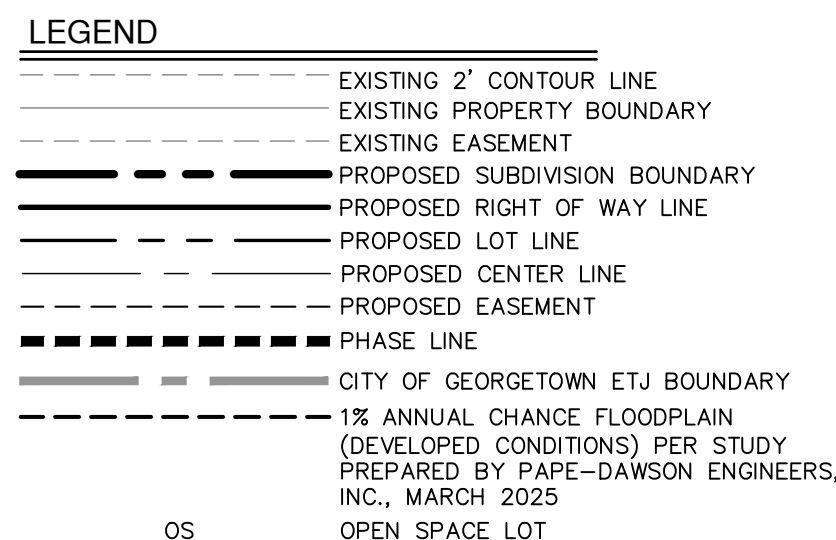
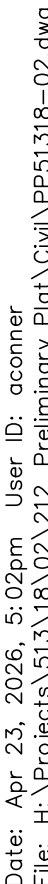
- NOTES:**
- A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN (DEVELOPED CONDITIONS) CALCULATED BY PAPE-DAWSON ENGINEERS, INC., MARCH 2025.
 - THE OWNER UNDERSTANDS THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE CITY OR COUNTY TO ASSURE COMPLIANCE WITH THE PROVISIONS OF 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.
 - A 10' WIDE PRIVATE UTILITY EASEMENT SHALL BE DEDICATED ADJACENT TO ALL STREET R.O.W. ON ALL LOTS.
 - PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY REGULATORY AUTHORITIES.
 - ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.
 - MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 - THIS SUBDIVISION IS LOCATED WITHIN THE JURISDICTION OF WILLIAMSON COUNTY.
 - DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
 - 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.
 - 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.
 - 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 PLAT VACATION AND REPLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
 - WATER SERVICE WILL BE PROVIDED BY JONAH WATER SUD. WASTEWATER SERVICE WILL BE PROVIDED BY WASTEWATER TREATMENT FACILITY.
 - 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.
 - ALL STREETS ARE TO BE DEDICATED AND MAINTAINED BY THE MUNICIPAL UTILITY DISTRICT.
 - THERE ARE NO CEMETERY SITES, EXISTING OR PROPOSED SCHOOL SITES, OR OTHER PUBLIC SITES PROPOSED WITHIN THIS SUBDIVISION.
 - THE MINIMUM STREET CENTERLINE RADIUS SHALL BE 180 FEET ON ALL LOCAL STREETS.
 - ALL LOTS SHALL BE A MINIMUM OF 30 FEET WIDE AS MEASURED 25 FEET FROM THE FRONT PROPERTY LINE.
 - CLUSTER MAILBOX LOCATIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.
 - RESIDENTIAL DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO COUNTY ROAD 105.
 - IF ANY SIDEWALKS ARE CONSTRUCTED IN THIS SUBDIVISION, THEY WILL NOT BE MAINTAINED BY WILLIAMSON COUNTY.
 - NO LOTS WITHIN THIS SUBDIVISION IS ENCRoACHED BY A SPECIAL FLOOD HAZARD AREA(S) 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. [48491C0505F], EFFECTIVE DATE 12/20/2019 FOR WILLIAMSON COUNTY TEXAS.
 - STREET SECTIONS PER APPENDIX B3.4 OF THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS ADOPTED AND EFFECTIVE AS OF DECEMBER 7, 2021.
 - THIS SUBDIVISION IS VESTED TO THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS DATED DECEMBER 7, 2021
 - AN APPROVED WASTEWATER SERVICE AGREEMENT AND WATER SERVICE AGREEMENT WILL BE REQUIRED PRIOR TO THE APPROVAL OF ANY FINAL PLAT.
 - THIS SUBDIVISION HAS BEEN RELEASED FROM THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF GEORGETOWN AS APPROVED ON MARCH 26, 2024, IN CITY COUNCIL OF THE CITY OF GEORGETOWN, TEXAS RESOLUTION NUMBER 032624-5.B.

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY, BLDG. 3, STE. 200 | AUSTIN, TX 78759 | 512-454-8711
TBPUS FIRM REGISTRATION #470 | TBPUS FIRM REGISTRATION #10088801

EMERALD MEADOWS PHASES 1 & 2
WILLIAMSON COUNTY, TEXAS
PRELIMINARY PLAT
PRELIMINARY PLAT-OVERALL

CITY NO. _____
JOB NO. 51318-02
DATE JANUARY 2026
DESIGNER OH
CHECKED DRAWN OH
SHEET 2 OF 8



CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	470.00'	016°53'02"	N29°57'53"W	138.00'	138.50'
C2	50.00'	090°00'00"	S66°31'22"E	70.71'	78.54'
C3	180.00'	014°31'08"	N28°46'56"W	45.49'	45.61'
C4	180.00'	025°24'31"	N23°20'14"W	79.17'	79.82'
C5	180.00'	020°53'21"	N21°04'41"W	65.26'	65.63'
C6	50.00'	080°00'00"	N71°31'22"W	64.28'	69.81'
C7	50.00'	090°00'00"	S23°28'38"W	70.71'	78.54'
C8	280.00'	065°19'18"	N35°48'59"E	302.21'	319.22'
C9	50.00'	090°00'00"	N66°31'22"W	70.71'	78.54'
C10	50.00'	090°00'00"	N66°31'22"W	70.71'	78.54'

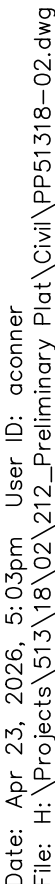
CITY NO. _____
JOB NO. 51318-02
DATE JANUARY 2026
DESIGNER OH
CHECKED _____ DRAWN OH
SHEET 3 OF 8

**PAPE-DAWSON
ENGINEERS**

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MATCHLINE - SEE SHEET 4



SCALE: 1" = 100'

0' 100' 200' 300'

LEGEND

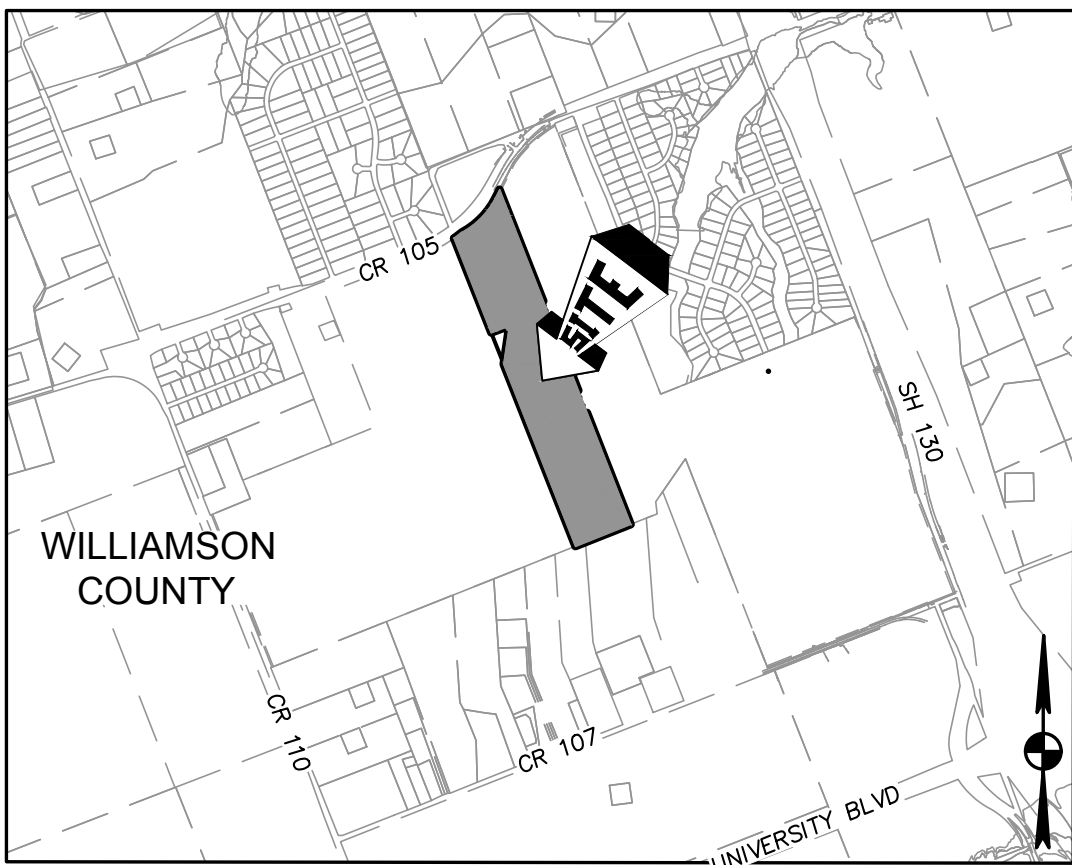
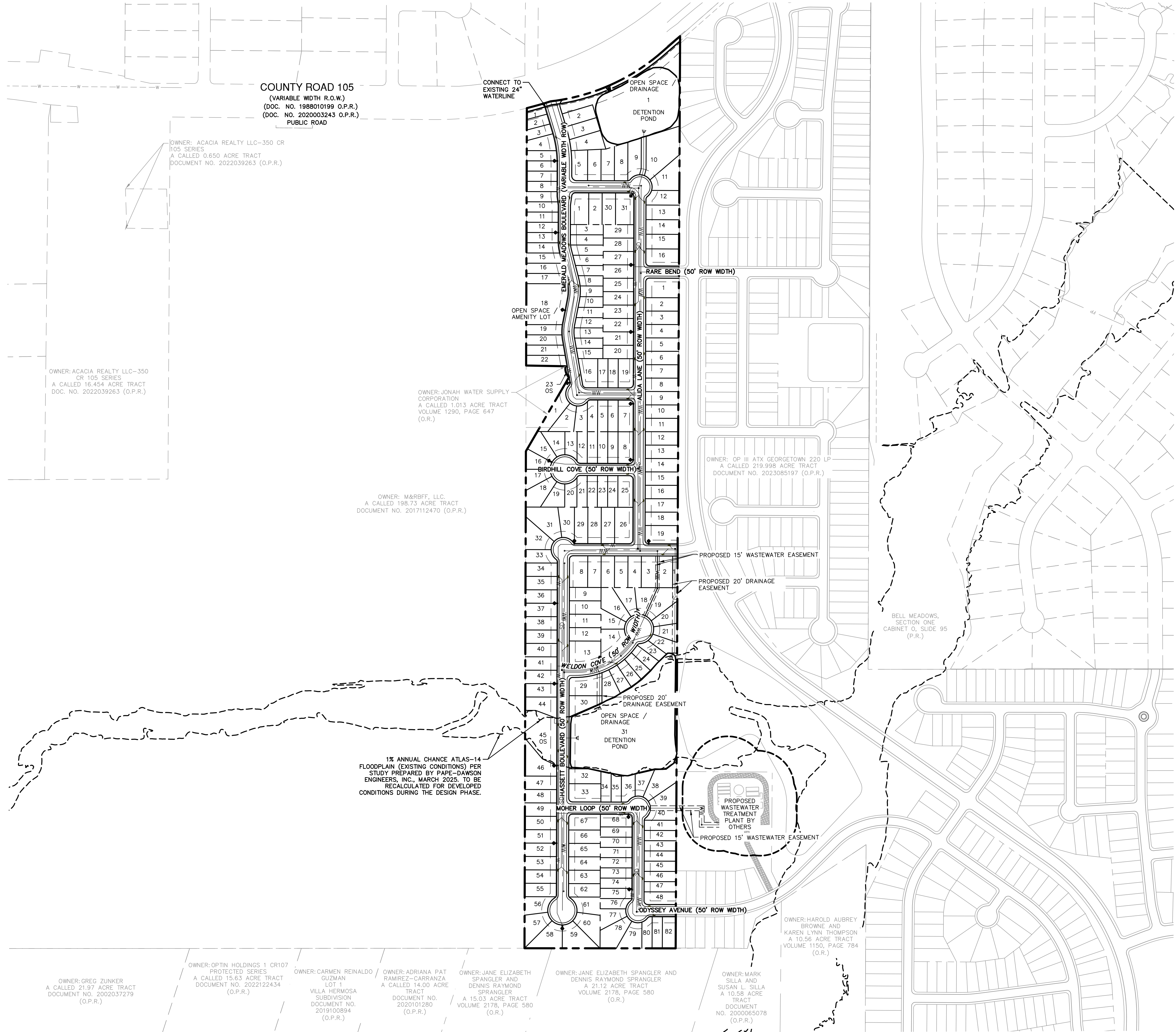
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- CITY OF GEORGETOWN ETJ BOUNDARY
- 1% ANNUAL CHANCE FLOODPLAIN (DEVELOPED CONDITIONS) PER STUDY PREPARED BY S4PE-DAWSON ENGINEERS, INC., MARCH 2025

OS OPEN SPACE LOT

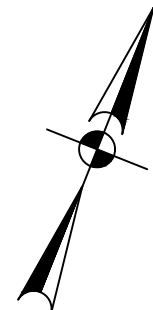
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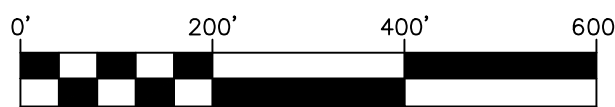
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LOCATION MAP
1" = 2000'



SCALE: 1" = 200'



LEGEND

- W WATER LINE
- WW WASTEWATER LINE & MH
- SD STORM DRAIN LINE & MH
- CI CURB INLET
- FH FIRE HYDRANT
- EGV EXISTING GATE VALVE
- EFH EXISTING FIRE HYDRANT
- EWL EXISTING WATER LINE
- WWL EXISTING WASTEWATER LINE
- SDL EXISTING STORM DRAIN LINE
- PL PHASE LINE
- OS OPEN SPACE LOT
- 1% 1% ANNUAL CHANCE FLOODPLAIN (DEVELOPED CONDITIONS) PER STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC., MARCH 2025

EMERALD MEADOWS PHASES 1 & 2
WILLIAMSON COUNTY, TEXAS
PRELIMINARY PLAT
UTILITY EXHIBIT- OVERALL

CITY NO. _____
JOB NO. 51318-02
DATE JANUARY 2026
DESIGNER OH
CHECKED DRAWN OH
SHEET 5 OF 8

PAPE-DAWSON ENGINEERS
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
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TDP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10028801

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NO.	REVISION	DATE

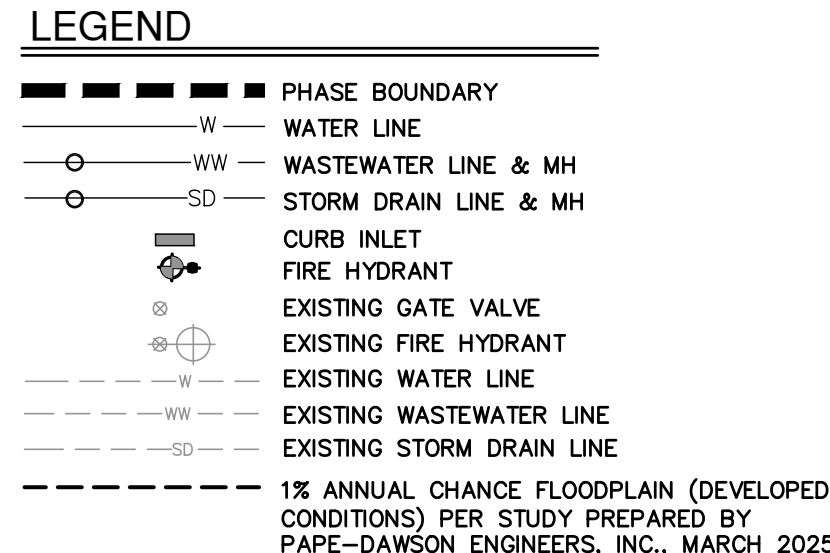


(VARIABLE WIDTH R.O.W.)
(DOC. NO. 1988010199 O.P.R.)
(DOC. NO. 2020003243 O.P.R.)
PUBLIC ROAD

OWNER: M&RBFF, LLC
A CALLED 198.73 ACRE TRACT
DOCUMENT NO. 2017112470 (O.P.R.)

OWNER: JONAH WATER SUPPLY
CORPORATION
A CALLED 1.013 ACRE TRACT
VOLUME 1290, PAGE 647
(O.R.)

OWNER: OP III ATX GEORGETOWN 220 LP
A CALLED 219.998 ACRE TRACT
DOCUMENT NO. 2023085197 (O.P.R.)

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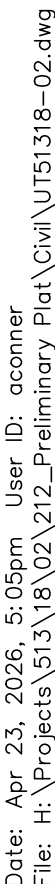
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**PAPE-DAWSON
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TEPE FIRM REGISTRATION #479 | TEPLS FIRM REGISTRATION #10028801

EMERALD MEADOWS PHASES 1 & 2
WILLIAMSON COUNTY, TEXAS
PRELIMINARY PLAT
UTILITY EXHIBIT- 1 OF 2

CITY NO. _____
JOB NO. 51318-02
DATE JANUARY 2026
DESIGNER OH
CHECKED _____ DRAWN OH
SHEET 6 OF 8



SCALE: 1"= 100'



- PAPE-DAWSON
ENGINEERS**
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10801 N. MOPAC EXP., BLDG. 3, STE. 200 | AUSTIN, TX 78759 | 512.454.4711
TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10028801

EMERALD MEADOWS PHASES 1 & 2
WILLIAMSON COUNTY, TEXAS
PRELIMINARY PLAT
UTILITY EXHIBIT- 2 OF 2

CITY NO. _____
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