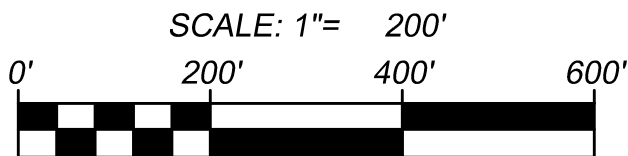
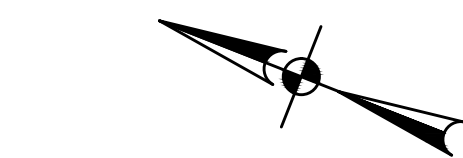
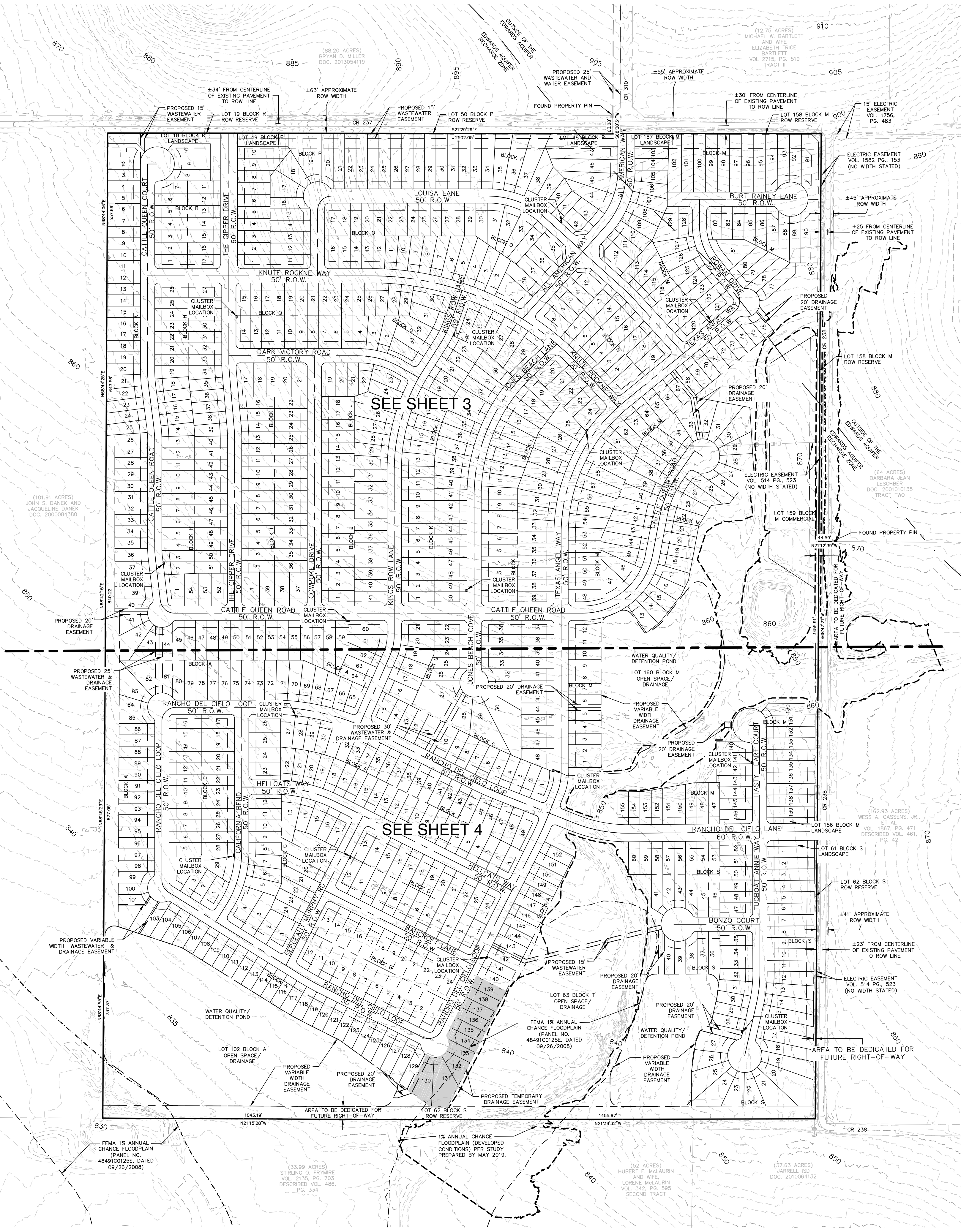


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LEGEND:

- FEMA FLOODPLAIN ZONE "A" DEFINED AS: AREAS SUBJECT TO THE 1% ANNUAL CHANCE FLOOD EVENT (PANEL NO. 48491C0125E, DATED 09/26/2008)
- 1% ANNUAL CHANCE FLOODPLAIN (DEVELOPED CONDITIONS) PER STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC., MAY 2019
- PROPOSED TEMPORARY DRAINAGE EASEMENT & AREA TO BE RECLAIMED FROM FEMA 1% ANNUAL CHANCE FLOODPLAIN
- EDWARDS AQUIFER BOUNDARY

NOTES:

- 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.
- PORTIONS OF THIS SUBDIVISION ARE LOCATED WITHIN THE RECHARGE ZONE OF THE EDWARDS AQUIFER.
- MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THIS SUBDIVISION IS LOCATED WITHIN THE JURISDICTION OF WILLIAMSON COUNTY.
- BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH APPLICABLE OWNER RESTRICTIONS RECORDED IN COUNTY RECORDS AND WILLIAMSON COUNTY SUBDIVISION REGULATIONS OR APPLICABLE ORDINANCES BUT SHALL BE A MINIMUM OF 50 FEET FROM THE RIGHT-OF-WAY ALONG MAJOR ROADS AND 25 FEET FROM THE EDGE OF THE RIGHT-OF-WAY FROM ALL OTHER PUBLIC ROADS.
- DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
- DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO CR 237, CR 238, OR FUTURE ARTERIAL ROADWAY.
- 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 REPLATTING MAY BE REQUIRED AT THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF JARRELL.
- 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 FOR PUBLIC USE.
- THERE ARE NO CEMETERY SITES, EXISTING OR PROPOSED SCHOOL SITES OR OTHER PUBLIC SITES PROPOSED WITHIN THIS SUBDIVISION.
- PUBLIC INFRASTRUCTURE ACCEPTANCE BY THE MUNICIPAL UTILITY DISTRICT FOR LOTS 130-139, BLOCK A WILL NOT BE ISSUED UNTIL THE FEMA FLOODPLAIN HAS BEEN REMOVED BY FEMA APPROVAL OF THE LOMR AND THE TEMPORARY DRAINAGE EASEMENT SHOWN HEREON HAS BEEN VACATED BY SEPARATE INSTRUMENT.
- THE MINIMUM STREET CENTERLINE RADIUS SHALL BE 180 FEET FOR LOCAL STREETS AND (WITH THE EXCEPTION OF ALL AMERICAN WAY) 470 FEET FOR COLLECTOR STREETS. ALL AMERICAN WAY HAS BEEN PROVIDED WITH A MINIMUM STREET CENTERLINE RADIUS OF 300 FEET AND THE ASSOCIATED SPEED LIMIT REDUCED TO 30 MPH AT THIS ENTRANCE.
- ALL LOTS SHALL BE A MINIMUM OF 30 FEET WIDE AS MEASURED 25 FEET FROM THE FRONT PROPERTY LINE.
- IF ANY SIDEWALKS ARE CONSTRUCTED IN THIS SUBDIVISION, THEY WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- LOT 19, BLOCK R, LOT 50, BLOCK P, LOT 158, BLOCK M, AND LOT 62, BLOCK S ARE RESERVED FOR FUTURE RIGHT-OF-WAY DEDICATION, TO BE USED FOR THE FUTURE EXPANSION OF COUNTY ROADS 237 AND 238 AND THE FUTURE CONSTRUCTION OF AN ARTERIAL ALONG THE WESTERN RANCHO DEL CIELO PROPERTY BOUNDARY. DEDICATION OF THESE ROW RESERVE LOTS TO WILLIAMSON COUNTY WILL BE COMPLETED BY SEPARATE INSTRUMENT.

LEGAL DESCRIPTION:

198.49 ACRES OUT OF THE
E. PARSONS SURVEY, ABSTRACT #494
WILLIAMSON COUNTY, TEXAS

OWNER / SUBDIVIDER:

BONZO LP
3939 BEE CAVE RD.
BUILDING C-100
AUSTIN, TEXAS 78746
PHONE: (512) 368-4000
EMAIL: ATBILGER@ICLOUD.COM

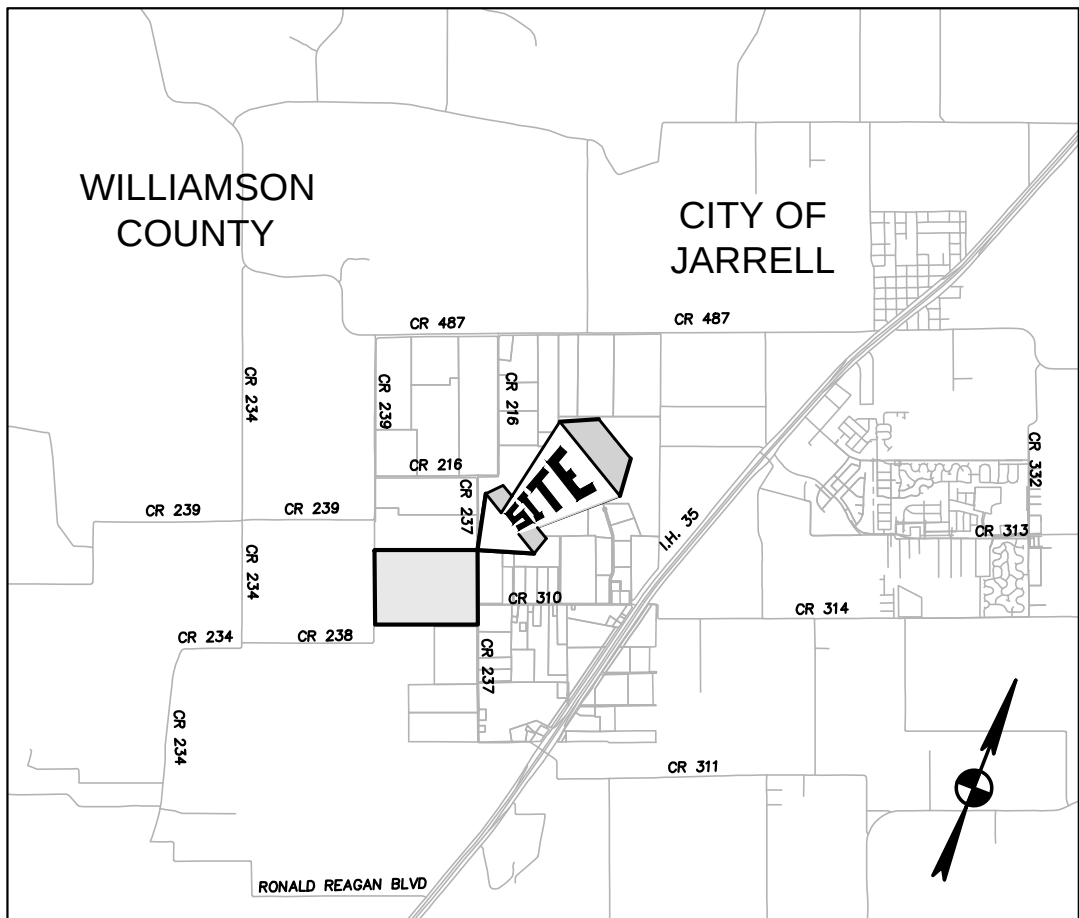
ENGINEER:

PAPE-DAWSON ENGINEERS, INC.
10801 N. MOPAC EXPY
BUILDING 3, SUITE 200
AUSTIN, TEXAS 78759
PHONE: (512) 454-8711
FAX: (512) 459-8867
EMAIL: MFISHER@PAPE-DAWSON.COM

SURVEYOR:

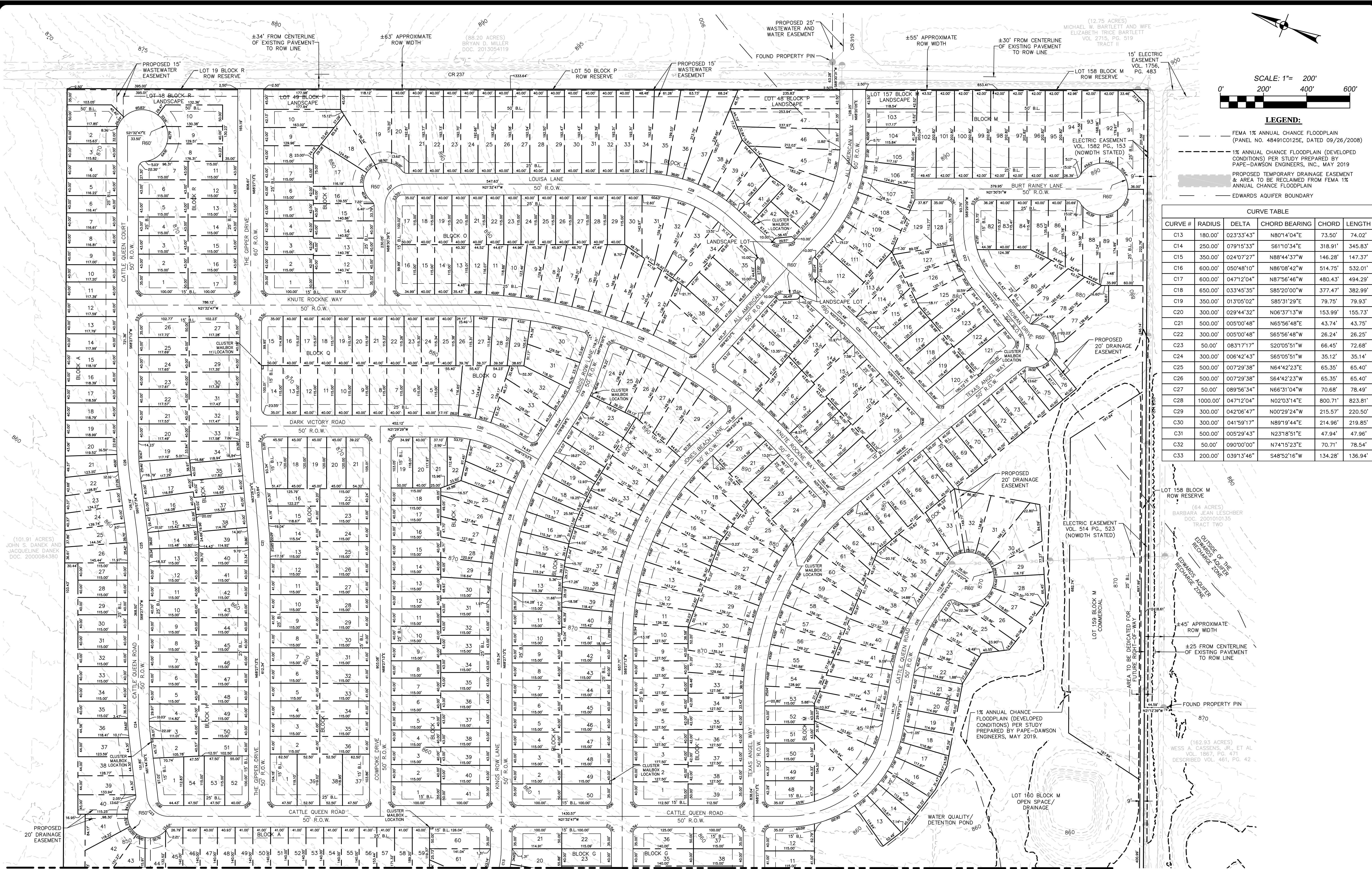
LENZ & ASSOCIATES, INC.
4303 RUSSELL DRIVE
AUSTIN, TEXAS 78704
PHONE (512) 443-1174

LAND USE SUMMARY	NUMBER OF LOTS	ACRES
SINGLE FAMILY LOTS	941	120.77
RIGHT-OF-WAY	-	31.83
DRAINAGE/OPEN SPACE	3	38.30
ROW RESERVE	4	3.41
LANDSCAPE	10	1.17
COMMERCIAL	1	3.01
TOTAL	959	198.49

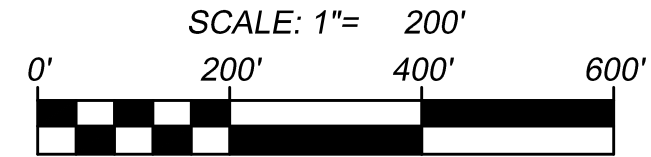


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MATCHLINE - SEE SHEET 4



LEGEND:

- FEMA 1% ANNUAL CHANCE FLOODPLAIN (PANEL NO. 46491C0125E, DATED 09/26/2008)
- 1% ANNUAL CHANCE FLOODPLAIN (DEVELOPED CONDITIONS) PER STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC., MAY 2019
- PROPOSED TEMPORARY DRAINAGE EASEMENT & AREA TO BE RECLAIMED FROM FEMA 1% ANNUAL CHANCE FLOODPLAIN
- EDWARDS AQUIFER BOUNDARY

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C13	180.00'	02°33'43"	N80°14'04"E	73.50'	74.02'
C14	250.00'	07°15'33"	S61°10'34"E	318.91'	345.83'
C15	350.00'	02°40'27"	N88°44'37"W	146.28'	147.37'
C16	600.00'	05°48'10"	N86°08'42"W	514.75'	532.01'
C17	600.00'	04°12'04"	N87°56'46"W	480.43'	494.29'
C18	650.00'	03°45'35"	S85°20'00"W	377.47'	382.99'
C19	350.00'	01°30'02"	S85°31'29"E	79.75'	79.93'
C20	300.00'	02°44'32"	N06°37'13"W	153.99'	155.73'
C21	500.00'	00°50'48"	N65°56'48"E	43.74'	43.75'
C22	300.00'	00°50'48"	S65°56'48"W	26.24'	26.25'
C23	50.00'	08°31'17"	S20°05'51"W	66.45'	72.68'
C24	300.00'	00°42'43"	S65°05'51"W	35.12'	35.14'
C25	500.00'	00°29'38"	N64°42'23"E	65.35'	65.40'
C26	500.00'	00°29'38"	S64°42'23"W	65.35'	65.40'
C27	50.00'	08°56'34"	N66°31'04"W	70.68'	78.49'
C28	1000.00'	04°12'04"	N02°03'14"E	800.71'	823.81'
C29	300.00'	04°20'47"	N00°29'24"W	215.57'	220.50'
C30	300.00'	04°15'17"	N89°19'44"E	214.96'	219.85'
C31	500.00'	00°29'43"	N23°18'51"E	47.94'	47.96'
C32	50.00'	09°00'00"	N74°15'23"E	70.71'	78.54'
C33	200.00'	03°13'46"	S48°52'16"W	134.28'	136.94'

PAPE-DAWSON ENGINEERS

RANCHO DEL CIELO
JARRELL, TEXAS

PRELIMINARY PLAT - 2 OF 3

CITY NO.
JOB NO. 51006-03
DATE MAY 2019
DESIGNER EV
CHECKED JF DRAWN EV
SHEET 3 OF 8

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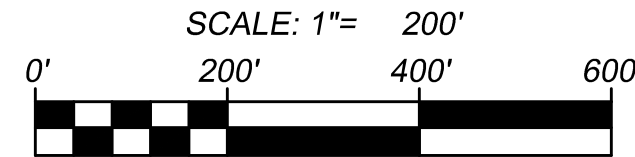
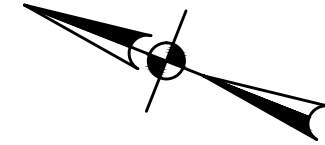
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NO. REVISION

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CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	500.00'	012°51'55"	N74°47'32"E	112.04'
C2	500.00'	022°04'07"	S10°59'27"E	191.40'
C3	1000.00'	005°08'03"	S87°23'22"E	89.58'
C4	180.00'	021°35'24"	N79°14'55"E	67.43'
C5	1000.00'	005°08'03"	S02°36'38"W	89.58'
C6	800.00'	026°43'27"	N08°11'04"W	369.77'

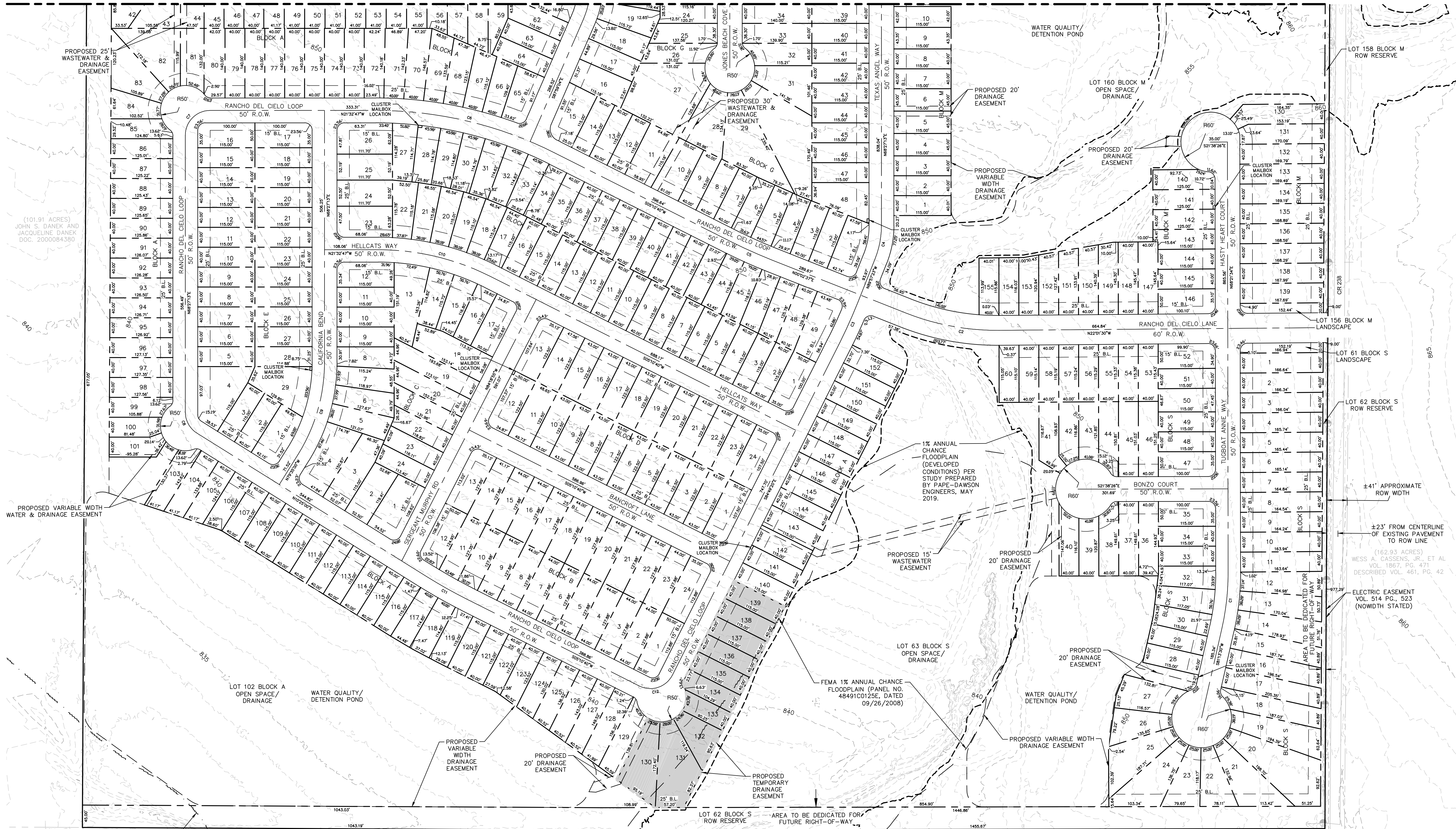
CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C7	50.00'	090°00'00"	N66°32'47"W	70.71'
C8	50.00'	058°02'13"	S39°26'06"W	48.51'
C9	350.00'	031°57'47"	N84°26'06"E	192.73'
C10	500.00'	026°43'27"	N08°11'04"W	231.10'
C11	1000.00'	005°14'20"	S07°47'50"W	91.40'
C12	50.00'	090°00'00"	S39°49'20"E	70.71'



LEGEND:

- FEMA 1% ANNUAL CHANCE FLOODPLAIN (PANEL NO. 48491C0125E, DATED 09/26/2008)
- - - 1% ANNUAL CHANCE FLOODPLAIN (DEVELOPED CONDITIONS) PER STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC., MAY 2019
- PROPOSED TEMPORARY DRAINAGE EASEMENT & AREA TO BE RECLAIMED FROM FEMA 1% ANNUAL CHANCE FLOODPLAIN
- EDWARDS AQUIFER BOUNDARY

MATCHLINE - SEE SHEET 3



RANCHO DEL CIELO
JARRELL, TEXAS

PRELIMINARY PLAT - 3 OF 3

CITY NO.	
JOB NO.	51006-03
DATE	MAY 2019
DESIGNER	EV
CHECKED	JF
DRAWN	EV
SHEET	4 OF 8

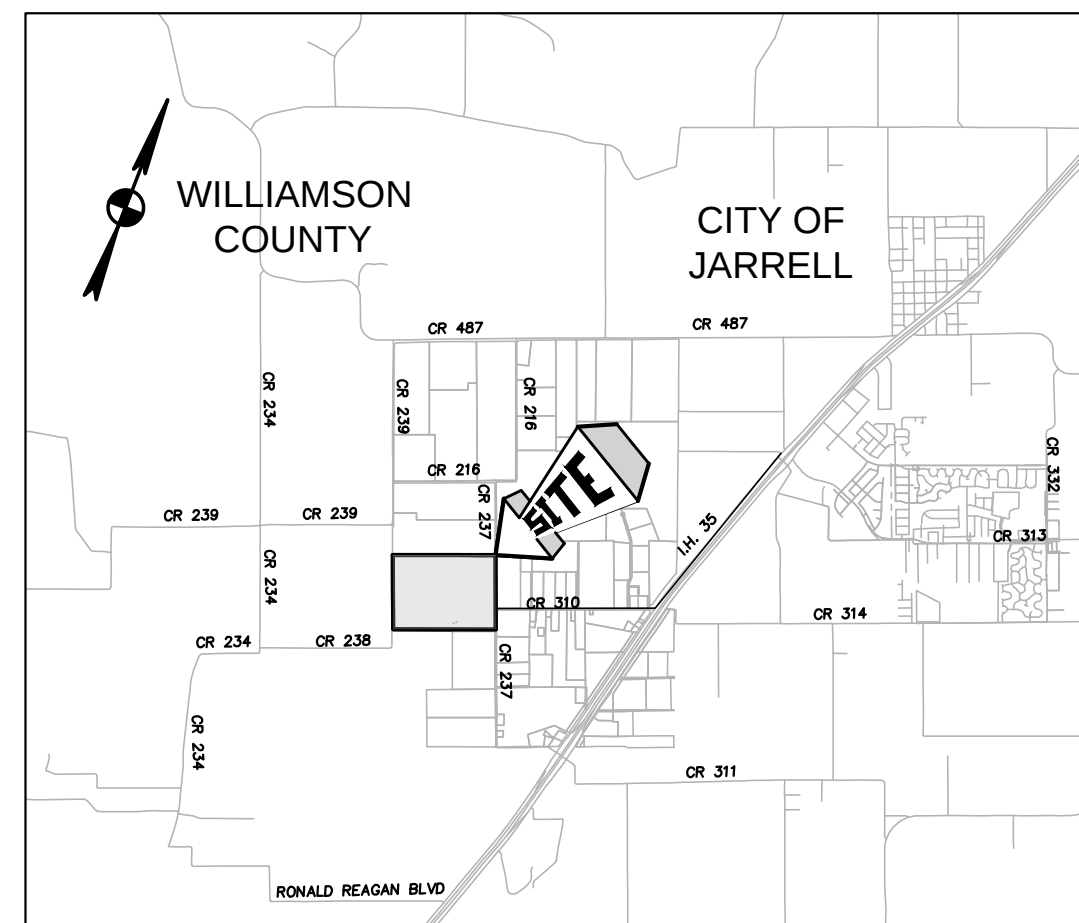
PAPE-DAWSON
ENGINEERS

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

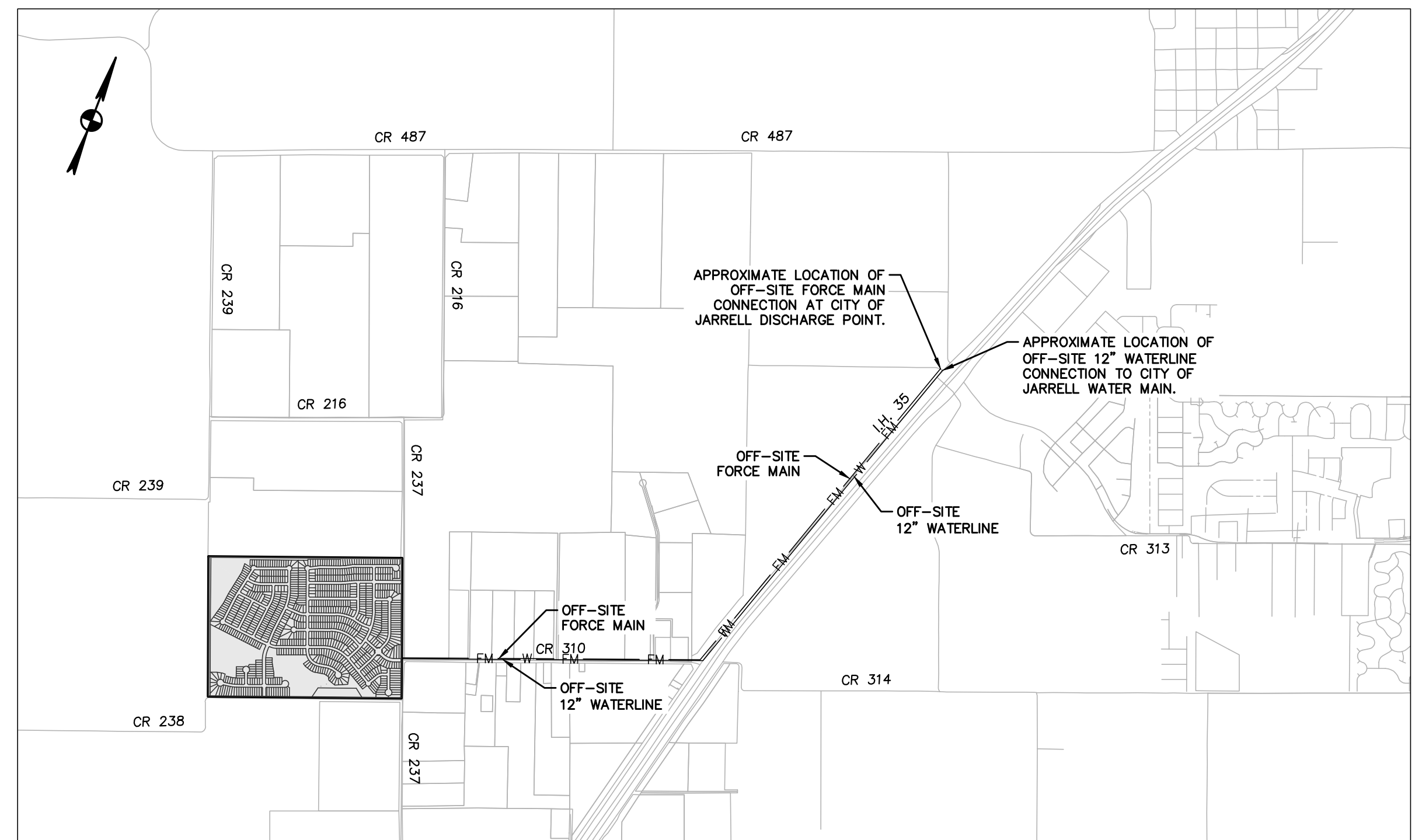
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T.E.P.A. 1373360



W WATER LINE
 WW WASTEWATER LINE & MH
 FM FORCE MAIN LINE
 SD STORM DRAIN LINE & MH
 CURB INLET
 FIRE HYDRANT
 FLUSH VALVE ASSEMBLY
 EXISTING GATE VALVE
 EXISTING FIRE HYDRANT
 EXISTING WATER LINE
 WW EXISTING WASTEWATER LINE
 SD EXISTING STORM DRAIN LINE
 FEMA 1% ANNUAL CHANCE FLOODPLAIN (PANEL NO. 48491C0125E, DATED 09/26/2008)
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 EDWARDS AQUIFER BOUNDARY



LOCATION MAP
NOT TO SCALE



INSET A
SCALE 1":2000'

[illegible]

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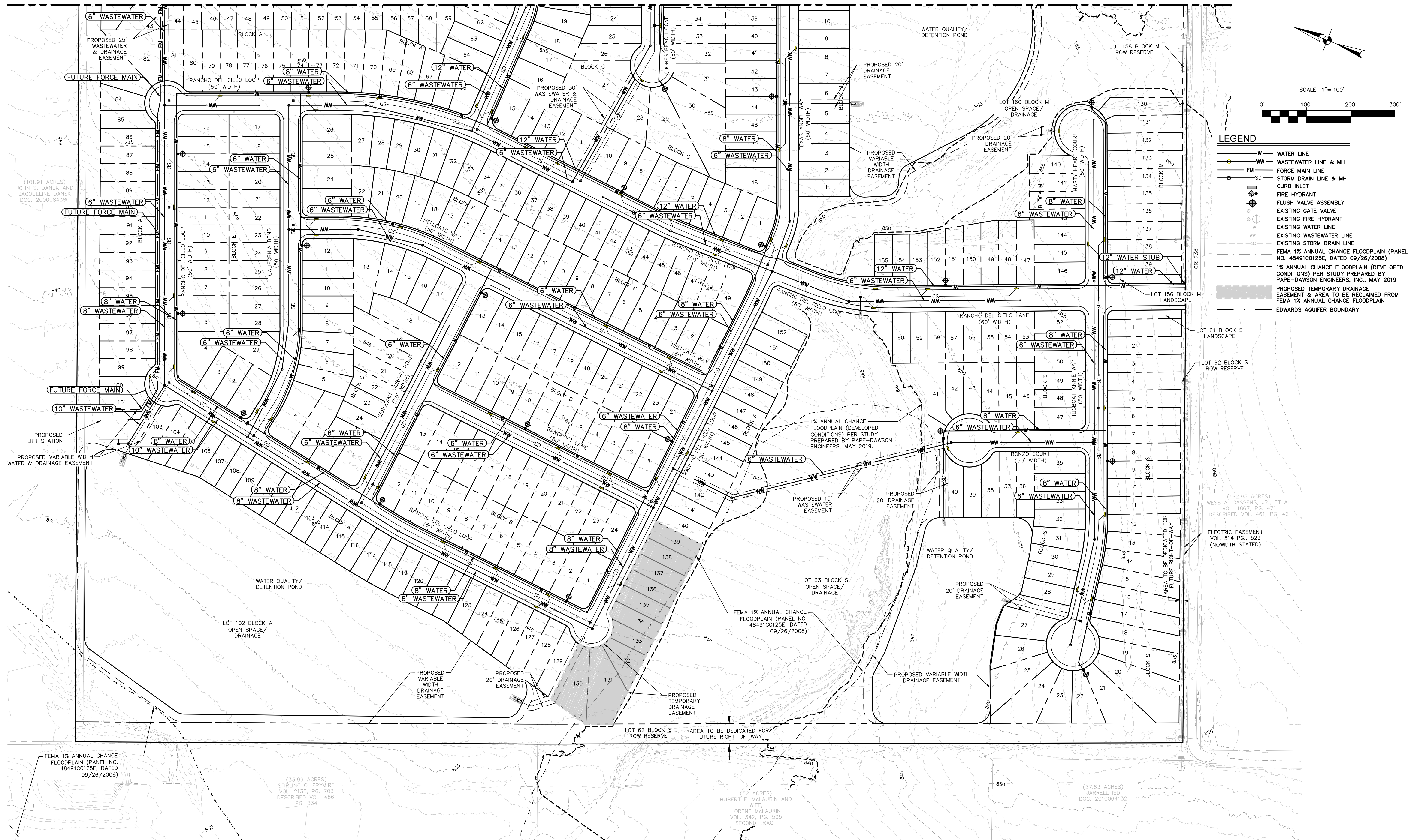
RANCHO DEL CIELO
JARRELL, TEXAS

UTILITY EXHIBIT OVERALL - 1 OF 3

CITY NO. _____
JOB NO. 51006-03
DATE MAY 2019
DESIGNER EV
CHECKED JF DRAWN EV
SHEET 5 OF 8

[illegible]

MATCHLINE - SEE SHEET 6

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RANCHO DEL CIELO
JARRELL, TEXAS

UTILITY EXHIBIT - 3 OF 3

CITY NO. _____
JOB NO. 51006-03
DATE MAY 2019
DESIGNER EV
CHECKED JF DRAWN EV

SHEET **7** OF **8**

