

# FINAL PLAT OF RANCHO DEL CIELO, PHASE 2A

A 27.333 ACRE TRACT BEING SITUATED IN THE EDMOND PARSONS SURVEY, ABSTRACT NO. 494, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 198.487 ACRE TRACT, CONVEYED TO KL LHB3 AIV LLC, IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2021181477 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

OWNER: KL LHB3 AIV LLC  
ADDRESS: C/O KENNEDY LEWIS INVESTMENT MANAGEMENT LLC  
111 WEST 33RD STREET, SUITE 1910  
NEW YORK, NY 10120

ACREAGE: 27.333 ACRES  
LOTS ACREAGE: 21.647 ACRES  
ROW ACREAGE: 5.686 ACRES

ENGINEER & SURVEYOR:  
PAPE-DAWSON ENGINEERS, INC.  
10801 N MOPAC EXPY.,  
BLDG. 3, SUITE 200  
AUSTIN, TX 78759  
(512) 454-8711 P

SURVEY: EDMOND PARSONS SURVEY  
ABSTRACT NO. 494

NUMBER OF BLOCKS: 7

SINGLE FAMILY LOT: 161  
AMENITY CENTER LOT: 1  
OPEN SPACE/DRAINAGE LOT: 1  
TOTAL LOTS: 163

LINEAR FEET OF NEW STREETS: 5,055 LF

SUBMITTAL DATE: 2023

BENCHMARK INFORMATION:

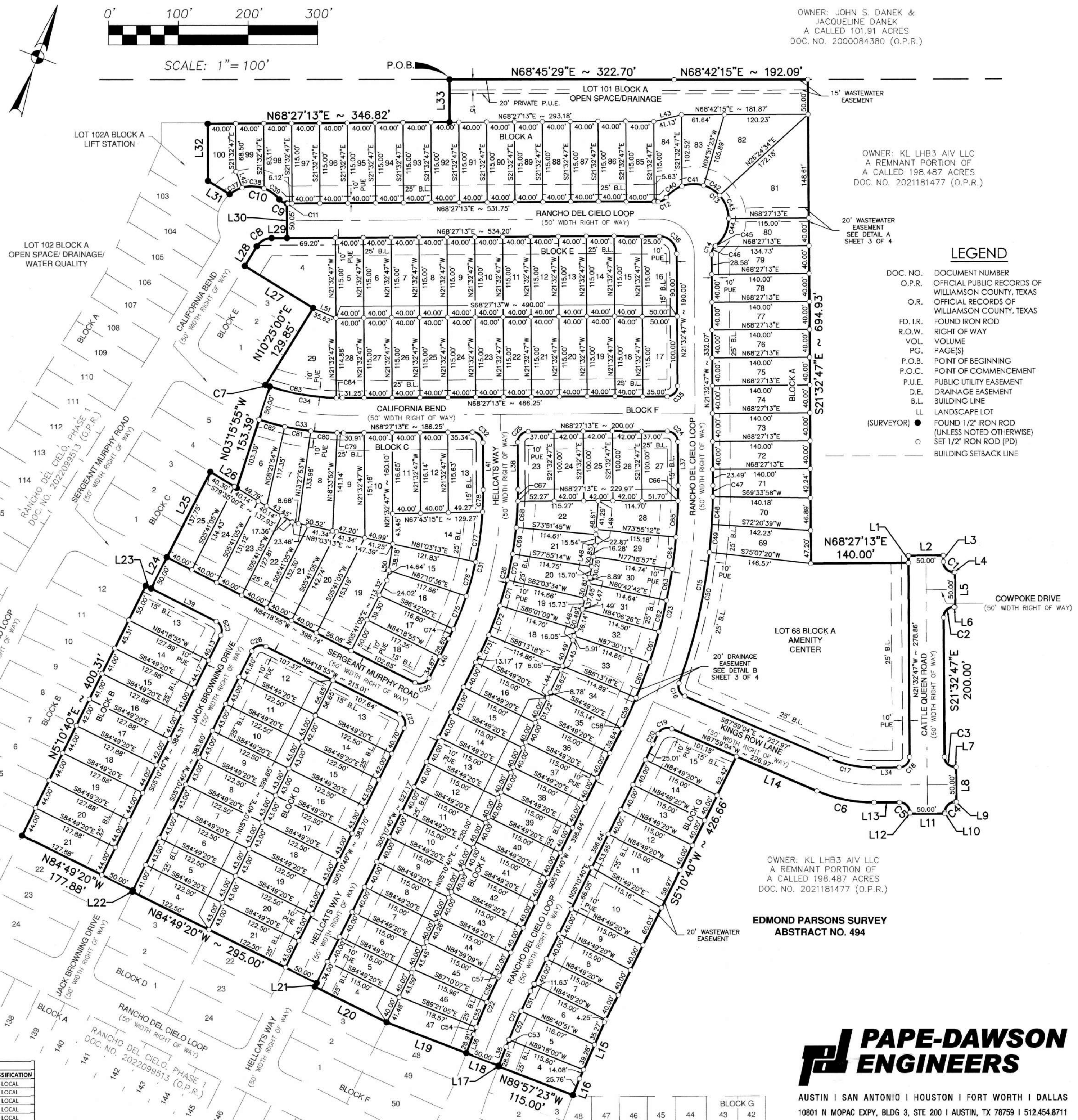
COMBINED SCALE FACTOR: 0.999851282120297

BM-120  
SET CHISELED SQUARE ON CONCRETE HEADWALL  
ON THE NORTH SIDE OF COUNTY ROAD 238  
GRID NORTHING: 10257996.4  
GRID EASTING: 3141135.7  
ELEVATION: 862.34  
NAVD 88 (GEOID12A)

BM-122  
SET 5/8" IRON ROD WITH RED CAP  
GRID NORTHING: 10258437.1  
GRID EASTING: 3139597.9  
ELEVATION: 841.32  
NAVD 88 (GEOID12A)

BUILDING SETBACKS				
FRONT STREET	25'			
SIDE STREET	15'			
REAR	10'			
SIDE	5'			

STREET DATA						
STREET NAME	LENGTH	R.O.W. WIDTH	PVMT. WIDTH	DESIGN SPEED	MAINTAINANCE AUTHORITY	CLASSIFICATION
CALIFORNIA BEND	620 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
CATTLE QUEEN ROAD	371 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
COWPOKE DRIVE	40 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
HELLCATS WAY	868 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
JACK BROWNING DRIVE	424 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
KINGS ROW LANE	458 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
RANCHO DEL CIELO LOOP	1835 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
SERGEANT MURPHY ROAD	439 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL



OWNER: JOHN S. DANEK &  
JACQUELINE DANEK  
A CALLED 101.91 ACRES  
DOC. NO. 2000084380 (O.P.R.)

OWNER: KL LHB3 AIV LLC  
A REMNANT PORTION OF  
A CALLED 198.487 ACRES  
DOC. NO. 2021181477 (O.P.R.)

## LEGEND

DOC. NO. DOCUMENT NUMBER  
O.P.R. OFFICIAL PUBLIC RECORDS OF  
WILLIAMSON COUNTY, TEXAS  
O.R. OFFICIAL RECORDS OF  
WILLIAMSON COUNTY, TEXAS  
FD. I.R. FOUND IRON ROD  
R.O.W. RIGHT OF WAY  
VOL. VOLUME  
PG. PAGE(S)  
P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT  
P.U.E. PUBLIC UTILITY EASEMENT  
D.E. DRAINAGE EASEMENT  
B.L. BUILDING LINE  
LL LANDSCAPE LOT  
(SURVEYOR) FOUND 1/2" IRON ROD  
(UNLESS NOTED OTHERWISE)  
SET 1/2" IRON ROD (PD)  
BUILDING SETBACK LINE

OWNER: KL LHB3 AIV LLC  
A REMNANT PORTION OF  
A CALLED 198.487 ACRES  
DOC. NO. 2021181477 (O.P.R.)

EDMOND PARSONS SURVEY  
ABSTRACT NO. 494

**PAPE-DAWSON  
ENGINEERS**

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 #10028601



FINAL PLAT  
OF  
RANCHO DEL CIELO, PHASE 2A

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CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	090°00'00"	S66°32'47"E	21.21'	23.56'
C2	15.00'	090°00'00"	S23°27'13"W	21.21'	23.56'
C3	15.00'	090°00'00"	S66°32'47"E	21.21'	23.56'
C4	15.00'	090°00'00"	S23°27'13"W	21.21'	23.56'
C5	15.00'	090°00'00"	N66°32'47"W	21.21'	23.56'
C6	205.00'	023°33'43"	S80°14'04"W	83.71'	84.30'
C7	325.00'	001°08'59"	S87°40'39"W	6.52'	6.52'
C8	25.00'	058°02'13"	N39°26'06"E	24.25'	25.32'
C9	15.00'	047°24'13"	N83°13'42"W	12.06'	12.41'
C10	50.00'	091°25'32"	S74°45'39"W	71.58'	79.78'
C11	15.00'	004°36'59"	N70°45'42"E	1.21'	1.21'
C12	15.00'	052°01'12"	N42°26'36"E	13.16'	13.62'
C13	50.00'	194°02'25"	N66°32'47"W	99.25'	169.33'
C14	15.00'	052°01'12"	S04°27'49"W	13.16'	13.62'
C15	825.00'	020°06'56"	N11°29'19"W	288.16'	289.64'
C16	15.00'	086°33'13"	S44°42'28"E	20.57'	22.66'
C17	155.00'	023°33'44"	N80°14'05"E	63.29'	63.74'
C18	15.00'	090°00'00"	N23°27'13"E	21.21'	23.56'
C19	15.00'	087°59'14"	S48°01'19"W	20.84'	23.03'
C20	825.00'	001°08'58"	N04°36'11"E	16.55'	16.55'
C21	975.00'	005°08'03"	S02°36'38"W	87.34'	87.37'
C22	1025.00'	005°08'03"	S02°36'38"W	91.82'	91.85'
C23	775.00'	026°43'27"	N08°11'04"W	358.21'	361.48'
C24	15.00'	090°00'00"	N66°32'47"W	21.21'	23.56'
C25	15.00'	090°00'00"	S23°27'13"W	21.21'	23.56'
C26	525.00'	026°43'27"	N08°11'04"W	242.66'	244.87'
C27	15.00'	089°29'35"	N39°34'08"W	21.12'	23.43'
C28	15.00'	090°30'25"	S50°25'52"W	21.31'	23.69'
C29	15.00'	089°29'35"	N39°34'08"W	21.12'	23.43'
C30	15.00'	090°30'25"	N50°25'52"E	21.31'	23.69'
C31	475.00'	026°43'27"	N08°11'04"W	219.55'	221.55'
C32	15.00'	090°00'00"	N66°32'47"W	21.21'	23.56'
C33	375.00'	018°36'00"	N77°45'13"E	121.20'	121.74'
C34	325.00'	018°38'57"	N77°46'41"E	105.32'	105.78'
C35	15.00'	090°00'00"	N23°27'13"E	21.21'	23.56'
C36	25.00'	090°00'00"	N66°32'47"W	35.36'	39.27'
C37	50.00'	023°04'26"	S40°35'06"W	20.00'	20.14'
C38	50.00'	036°38'43"	S70°26'41"W	31.44'	31.98'
C39	50.00'	031°42'23"	N75°22'46"W	27.32'	27.67'
C40	50.00'	032°18'30"	S32°35'15"W	27.82'	28.19'
C41	50.00'	036°24'08"	S66°56'34"W	31.24'	31.77'
C42	50.00'	031°15'57"	N79°13'24"W	26.95'	27.28'
C43	50.00'	041°49'57"	N42°40'28"W	35.70'	36.51'
C44	50.00'	052°13'54"	N04°21'28"E	44.02'	45.58'
C45	15.00'	002°26'30"	S29°15'10"W	0.64'	0.64'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C46	15.00'	049°34'43"	S03°14'34"W	12.58'	12.98'
C47	825.00'	001°06'46"	N20°59'25"W	16.02'	16.02'
C48	825.00'	002°46'41"	N19°02'41"W	40.00'	40.00'
C49	825.00'	002°46'41"	N16°16'01"W	40.00'	40.00'
C50	825.00'	013°26'49"	N08°09'16"W	193.18'	193.62'
C51	975.00'	001°51'31"	S04°14'55"W	31.62'	31.63'
C52	975.00'	002°37'09"	S02°00'35"W	44.57'	44.57'
C53	975.00'	000°39'24"	S00°22'18"W	11.17'	11.17'
C54	1025.00'	000°36'19"	S00°20'46"W	10.83'	10.83'
C55	1025.00'	002°10'58"	S01°44'24"W	39.05'	39.05'
C56	1025.00'	002°10'58"	S03°55'22"W	39.05'	39.05'
C57	1025.00'	000°09'49"	S05°05'45"W	2.93'	2.93'
C58	775.00'	000°01'36"	N05°10'40"E	0.36'	0.36'
C59	775.00'	003°35'04"	N03°21'32"E	48.48'	48.48'
C60	775.00'	004°03'49"	N00°27'54"W	54.96'	54.97'
C61	775.00'	003°23'45"	N04°11'41"W	45.93'	45.93'
C62	775.00'	003°23'45"	N07°35'26"W	45.93'	45.93'
C63	775.00'	003°23'45"	N10°59'11"W	45.93'	45.93'
C64	775.00'	003°23'45"	N14°22'56"W	45.93'	45.93'
C65	775.00'	003°51'46"	N18°00'41"W	52.24'	52.25'
C66	775.00'	001°36'14"	N20°44'41"W	21.69'	21.69'
C67	525.00'	001°50'57"	N20°37'19"W	16.94'	16.94'
C68	525.00'	004°07'16"	N17°38'13"W	37.75'	37.76'
C69	525.00'	004°10'23"	N13°29'23"W	38.23'	38.24'
C70	525.00'	004°10'09"	N09°19'07"W	38.19'	38.20'
C71	525.00'	004°10'40"	N05°08'42"W	38.27'	38.28'
C72	525.00'	004°54'37"	N00°36'03"W	44.98'	44.99'
C73	525.00'	003°19'24"	N03°30'58"E	30.45'	30.45'
C74	475.00'	001°52'40"	N04°14'20"E	15.57'	15.57'
C75	475.00'	006°07'24"	N00°14'18"E	50.74'	50.76'
C76	475.00'	006°07'24"	N05°53'05"W	50.74'	50.76'
C77	475.00'	008°44'40"	N13°19'07"W	72.42'	72.49'
C78	475.00'	003°51'20"	N19°37'07"W	31.96'	31.96'
C79	375.00'	001°11'39"	N69°03'02"E	7.82'	7.82'
C80	375.00'	005°47'43"	N72°32'43"E	37.91'	37.93'
C81	375.00'	005°48'13"	N78°20'42"E	37.97'	37.99'
C82	375.00'	005°48'24"	N84°09'00"E	37.99'	38.01'
C83	325.00'	017°06'21"	N78°32'59"E	96.67'	97.03'
C84	325.00'	001°32'36"	N69°13'31"E	8.75'	8.75'
C85	525.00'	003°32'46"	S01°16'59"E	32.49'	32.49'
C86	775.00'	001°28'43"	S01°22'55"W	20.00'	20.00'
C87	525.00'	002°10'58"	N01°34'53"E	20.00'	20.00'
C88	50.00'	024°21'52"	S51°24'30"E	21.10'	21.26'
C89	50.00'	023°12'22"	N27°37'23"W	20.11'	20.25'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N21°32'47"W	10.18'
L2	N68°27'13"E	50.00'
L3	S21°32'47"E	9.04'
L4	N68°27'13"E	1.50'
L5	S21°32'47"E	50.00'
L6	S68°27'13"W	1.50'
L7	N68°27'13"E	1.50'
L8	S21°32'47"E	50.00'
L9	S68°27'13"W	1.50'
L10	S21°32'47"E	1.50'
L11	S68°27'13"W	50.00'
L12	N21°32'47"W	1.50'
L13	S68°27'13"W	36.31'
L14	N87°59'04"W	125.82'
L15	S02°42'08"W	88.63'
L16	S00°02'37"W	25.76'
L17	N00°02'37"E	1.06'
L18	N89°57'23"W	50.00'
L19	S89°53'35"W	122.22'
L20	N84°49'20"W	115.00'
L21	N05°10'40"E	6.00'
L22	N05°10'40"E	2.00'
L23	S84°18'55"E	8.58'
L24	N05°41'05"E	50.00'
L25	N05°37'05"E	137.75'
L26	S79°35'00"E	44.68'

LINE TABLE		
LINE #	BEARING	LENGTH
L27	N79°35'00"W	115.00'
L28	N10°25'00"E	32.98'
L29	N68°27'13"E	22.29'
L30	N21°32'47"W	50.05'
L31	N79°35'00"W	36.42'
L32	N21°32'47"W	82.08'
L33	N21°17'54"W	61.35'
L34	N68°27'13"E	36.31'
L35	S00°02'37"W	28.91'
L36	N00°02'37"E	28.91'
L37	N21°32'47"W	63.31'
L38	N21°32'47"W	68.06'
L39	N84°18'55"W	104.43'
L40	S05°10'40"W	63.47'
L41	N21°32'47"W	68.06'
L42	S41°35'41"E	25.04'
L43	N54°58'04"E	41.13'
L44	S04°14'58"W	44.40'
L45	N00°21'56"E	46.54'
L46	S03°58'51"E	46.54'
L47	S07°56'26"E	46.54'
L48	S12°04'46"E	46.55'
L49	S17°07'21"E	64.16'
L50	N12°08'49"W	52.82'
L51	N87°44'22"W	35.62'
L52	S21°32'47"E	20.00'

NOTES:

- 1) 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
- 2) A 10' WIDE UTILITY EASEMENT SHALL BE DEDICATED ADJACENT TO ALL STREET R.O.W. ON ALL LOTS.
- 3) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY REGULATORY AUTHORITIES
- 4) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.
- 5) MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 6) THIS SUBDIVISION IS LOCATED WITHIN THE JURISDICTION OF WILLIAMSON COUNTY.
- 7) BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH SETBACKS SHOWN HEREON, APPLICABLE OWNER RESTRICTIONS RECORDED IN COUNTY RECORDS OR APPLICABLE ORDINANCES.
- 8) DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
- 9) 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.
- 10) 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.
- 11) 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 OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 12) WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF JARRELL.
- 13) 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.
- 14) ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE.
- 15) THERE ARE NO CEMETERY SITES, EXISTING OR PROPOSED SCHOOL SITES OR OTHER PUBLIC SITES PROPOSED WITHIN THIS SUBDIVISION.
- 16) DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO CR 237 OR CR 238.
- 17) IF ANY SIDEWALKS ARE CONSTRUCTED IN THIS SUBDIVISION, THEY WILL BE OWNED AND MAINTAINED BY THE RANCHO DEL CIELO MUNICIPAL UTILITY DISTRICT OR THE HOMEOWNER'S ASSOCIATION.
- 18) ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 19) IMPROVEMENTS WITHIN THE COUNTY RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO LANDSCAPING, IRRIGATION, LIGHTING, CUSTOM SIGNS IS PROHIBITED WITHOUT AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
- 20) AN EASEMENT 3 FEET IN WIDTH IS HEREBY DEDICATED ALONG EACH INTERIOR SIDE LOT LINE AND EACH REAR LOT LINE FOR PUBLIC UTILITIES.
- 21) EXCEPT IN AREAS REQUIRED TO MEET LEGAL ACCESSIBILITY REQUIREMENTS, THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR AT LEAST ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
- 22) A CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE OF COMPLIANCE IS VALID UNTIL SUCH TIME AS FEMA OR THE COUNTY REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS VICINITY.
- 23) NO PORTION OF 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. 48491C0125F, EFFECTIVE DATE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
- 24) THIS SUBDIVISION IS SUBJECT TO WATER AND WASTEWATER ACCESS FEES AS OUTLINED IN THE RANCHO DEL CIELO UTILITY AND CONSENT AGREEMENT WITH THE CITY OF JARRELL, DATED OCTOBER 27, 2020.
- 25) THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF RANCH DEL CIELO MUNICIPAL UTILITY DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS.
- 26) 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.
- 27) ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS.



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801



# FINAL PLAT OF RANCHO DEL CIELO, PHASE 2A

A 27.333 ACRE TRACT BEING SITUATED IN THE EDMOND PARSONS SURVEY, ABSTRACT NO. 494, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 198.487 ACRE TRACT, CONVEYED TO KL LHB3 AIV LLC, IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2021181477 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

## FIELD NOTES FOR

A 27.333 ACRE TRACT OF LAND BEING SITUATED IN THE EDMOND PARSONS SURVEY, ABSTRACT NO. 494, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 198.487 ACRE TRACT, CONVEYED TO KL LHB3 AIV LLC, IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2021181477 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 27.333 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at a ½" iron rod with yellow cap marked "Pape-Dawson" found on a point in the south boundary line of a called 101.91 acre tract, recorded in Document No. 2000084380 of said Official Public Records, said point being on a northeast corner of Rancho Del Cielo, Phase 1, a subdivision according to the plat recorded in Document No. 2022099513 of the Official Public Records of Williamson County, Texas, same being a northwest corner of the Remnant Portion of said 198.487 acre tract of said Official Public Records, for the northernmost northwest corner and POINT OF BEGINNING hereof;

THENCE, departing the east boundary line for said Rancho Del Cielo, Phase 1, with the south boundary line of said 101.91 acre tract, same being the north boundary line of the Remnant Portion of said 198.487 acre tract, the following two (2) courses and distances:

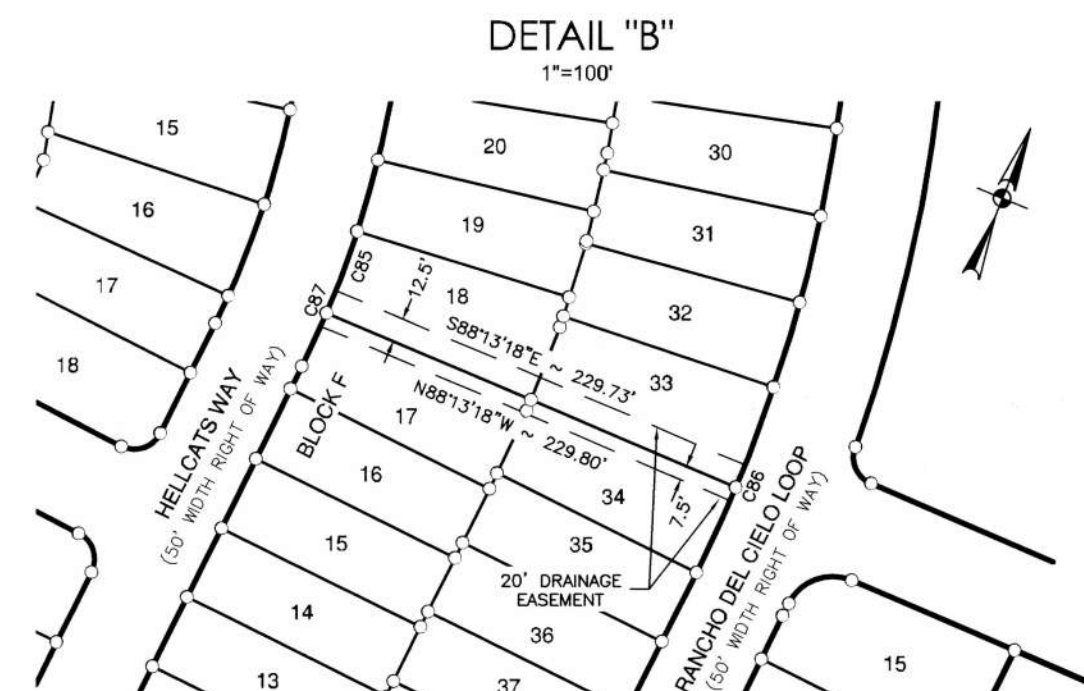
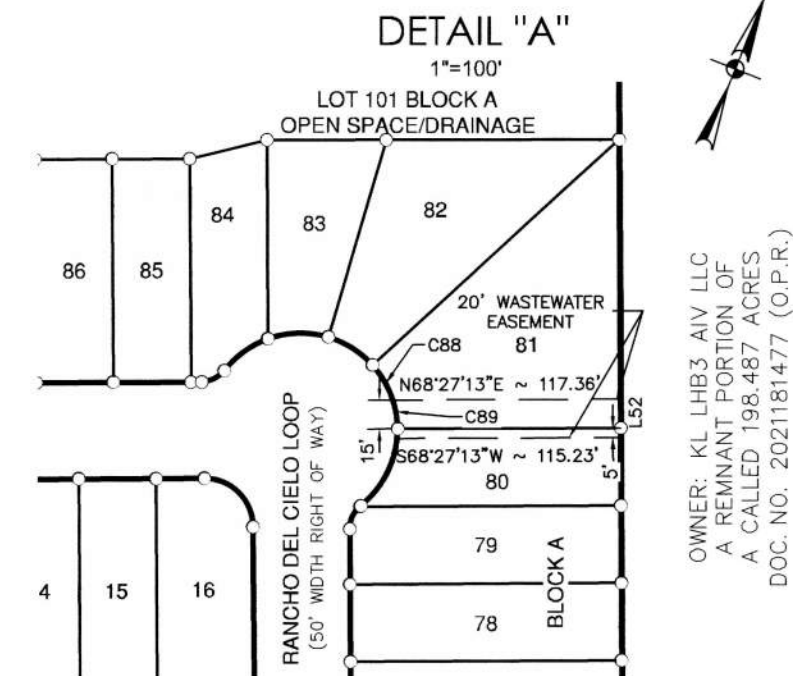
1. N 68°45'29" E, a distance of 322.70 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof, and
2. N 68°42'15" E, a distance of 192.09 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for the northernmost northeast corner hereof,

THENCE, departing the south boundary line for said 101.91 acre tract, through the interior of the Remnant Portion of said 198.487 acre tract, the following twenty-four (24) courses and distances:

1. S 21°32'47" E, a distance of 684.76 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
2. N 68°27'13" E, a distance of 190.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
3. S 21°32'47" E, a distance of 9.04 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
4. along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 66°32'47" E, 21.21 feet, an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
5. N 68°27'13" E, a distance of 1.50 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
6. S 21°32'47" E, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
7. S 68°27'13" W, a distance of 1.50 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
8. along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 23°27'13" W, 21.21 feet, an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
9. S 21°32'47" E, a distance of 200.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof,
10. along the arc of a curve to the left, having a radius of 14.37 feet, a central angle of 95°06'33", a chord bearing and distance of S 66°32'47" E, 21.21 feet, an arc length of 23.86 feet to a calculated point of non-tangency hereof,
11. N 68°27'13" E, a distance of 1.50 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
12. S 21°32'47" E, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
13. S 68°27'13" W, a distance of 1.50 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
14. along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 23°27'13" W, 21.21 feet, an arc length of 23.56 feet to a calculated point of tangency hereof,
15. S 21°32'47" E, a distance of 1.50 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
16. S 68°27'13" W, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
17. N 21°32'47" W, a distance of 1.50 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
18. along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 66°32'47" W, 21.21 feet, an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
19. S 68°27'13" W, a distance of 36.31 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
20. along the arc of a curve to the right, having a radius of 205.00 feet, a central angle of 23°33'43", a chord bearing and distance of S 80°14'04" W, 83.71 feet, an arc length of 84.30 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
21. N 87°59'04" W, a distance of 125.82 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
22. S 05°10'40" W, a distance of 426.66 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
23. S 02°42'08" W, a distance of 88.63 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof, and
24. S 00°02'37" W, a distance of 25.76 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found on a north boundary line of said Rancho Del Cielo, Phase 1, same being a south boundary line of the Remnant Portion of said 198.487 acre tract for the southernmost southeast corner hereof.

THENCE, with the north and east boundary line of said Rancho Del Cielo, Phase 1, same being the south and west boundary line of the Remnant Portion of said 198.487 acre tract, the following twenty-eight (28) courses and distances:

1. N 89°57'23" W, a distance of 115.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
2. N 00°02'37" E, a distance of 1.06 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
3. N 89°57'23" W, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
4. S 89°53'35" W, a distance of 122.22 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
5. N 84°49'20" W, a distance of 115.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
6. N 05°10'40" E, a distance of 6.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
7. N 84°49'20" W, a distance of 295.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
8. N 05°10'40" E, a distance of 2.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
9. N 84°49'20" W, a distance of 177.88 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
10. N 05°10'40" E, a distance of 400.31 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
11. S 84°18'55" E, a distance of 8.58 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found an angle point hereof,
12. N 05°41'05" E, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
13. N 05°37'05" E, a distance of 137.75 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
14. S 79°35'00" E, a distance of 44.68 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
15. N 03°15'55" W, a distance of 153.39 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature hereof,
16. along the arc of a curve to the right, having a radius of 325.00 feet, a central angle of 01°08'59", a chord bearing and distance of S 87°40'39" W, 6.52 feet, an arc length of 6.52 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency hereof,
17. N 10°25'00" E, a distance of 129.85 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
18. N 79°35'00" W, a distance of 115.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
19. N 10°25'00" E, a distance of 32.98 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature hereof,
20. along the arc of a curve to the right, having a radius of 25.00 feet, a central angle of 58°02'13", a chord bearing and distance of N 39°26'06" E, 24.25 feet, an arc length of 25.32 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency hereof,
21. N 68°27'13" E, a distance of 22.29 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
22. N 21°32'47" W, a distance of 50.05 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature hereof,
23. along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 47°24'13", a chord bearing and distance of N 83°13'42" W, 12.06 feet, an arc length of 12.41 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of reverse curvature hereof,
24. along the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 91°25'32", a chord bearing and distance of S 74°45'39" W, 71.58 feet, an arc length OF 89.78 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a calculated point of non-tangency hereof,
25. N 79°35'00" W, a distance of 36.42 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
26. N 21°32'47" W, a distance of 82.08 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
27. N 68°27'13" E, a distance of 346.82 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
28. N 21°17'54" W, a distance of 61.35 feet to the POINT OF BEGINNING, and containing 27.333 acres in Williamson County, Texas. Said tract being described in accordance with a survey made on the ground and a survey map prepared by Pape Dawson Engineers, Inc. under Job No. 51118-03.





FINAL PLAT  
OF  
RANCHO DEL CIELO, PHASE 2A

A 27.333 ACRE TRACT BEING SITUATED IN THE EDMOND PARSONS SURVEY, ABSTRACT NO. 494, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 198.487 ACRE TRACT, CONVEYED TO KL LHB3 AIV LLC, IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2021181477 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

STATE OF ~~TEXAS~~ **ARIZONA**  
COUNTY OF ~~WILLIAMSON~~ **MARICOPA**

KNOW ALL MEN BY THESE PRESENTS

THAT KL LHB3 AIV LLC, AS OWNER OF THE REMNANT PORTION OF THE CERTAIN 198.487 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A WARRANTY DEED RECORDED IN DOCUMENT NO. 2021181477 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 "RANCHO DEL CIELO, PHASE 2A"

TO CERTIFY WHICH, WITNESS MY HAND THIS 30 DAY OF MAY, 2023.

KL LHB3 AIV LLC  
A DELAWARE LIMITED LIABILITY COMPANY

C/O KENNEDY LEWIS INVESTMENTS MANAGEMENT LLC  
111 WEST 33RD STREET, SUITE 1910  
NEW YORK, NY 10120

BY: [Signature]  
KENNEDY LEWIS INVESTMENTS MANAGEMENT LLC **KL LHB3 AIV LLC**  
AUTHORIZED SIGNATORY  
**RYAN MOTT**

STATE OF ~~TEXAS~~ **ARIZONA**  
COUNTY OF ~~WILLIAMSON~~ **MARICOPA**

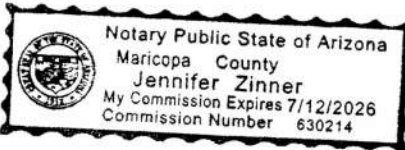
KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RYAN MOTT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30 DAY OF MAY, 2023.

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF ~~TEXAS~~ **ARIZONA**

MY COMMISSION EXPIRES: 7/12/26



ENGINEER'S CERTIFICATION

I, MICHAEL FISHER, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS "RANCHO DEL CIELO, PHASE 2A" PLAT IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS ADOPTED BY WILLIAMSON COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TRAVIS, COUNTY, TEXAS THIS 23 DAY OF MAY, 2023.



MICHAEL FISHER, P.E.  
PROFESSIONAL ENGINEER NO. 87704  
PAPE-DAWSON ENGINEERS, INC.  
TBPE, FIRM REGISTRATION NO. 470

SURVEYOR'S CERTIFICATION

I, PARKER J. GRAHAM, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT THE PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON JAN. 25, 2023.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TRAVIS, COUNTY, TEXAS THIS 25<sup>th</sup> DAY OF MAY, 2023.

[Signature]  
PARKER J. GRAHAM  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5556  
PAPE-DAWSON ENGINEERS, INC.  
TBPLS, FIRM REGISTRATION NO. 10028801



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 21 DAY OF June, 2023, A.D.

[Signature]  
WILLIAMSON COUNTY ADDRESS COORDINATOR  
**Cindy Bridges**

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED, IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.

IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
KNOW ALL MEN BY THESE PRESENTS

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. DATE  
COUNTY JUDGE, WILLIAMSON COUNTY, TEXAS

THE STATE OF TEXAS §  
COUNTY OF WILLIAMSON §  
KNOW ALL MEN BY THESE PRESENTS

THAT I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_ O'CLOCK \_\_\_\_M. AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_ O'CLOCK \_\_\_\_M. IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, IN DOCUMENT NO. \_\_\_\_\_

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY E. RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY



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