



FINAL PLAT
OF
RANCHO DEL CIELO, PHASE 2B, SECTION 1

A 18.020 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 LH83 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: 18.020 ACRES
LOTS ACREAGE: 14.510 ACRES
ROW ACREAGE: 3.510 ACRES

ENGINEER & SURVEYOR:
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
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: 3

SINGLE FAMILY LOT:	98
OPEN SPACE/DRAINAGE/LANDSCAPE LOT:	1
OPEN SPACE/DRAINAGE/WATER QUALITY LOT:	1
ROW DEDICATION:	1
TOTAL LOTS:	101

LINEAR FEET OF NEW STREETS: 2,305 LF

SUBMITTAL DATE: AUGUST 25, 2023

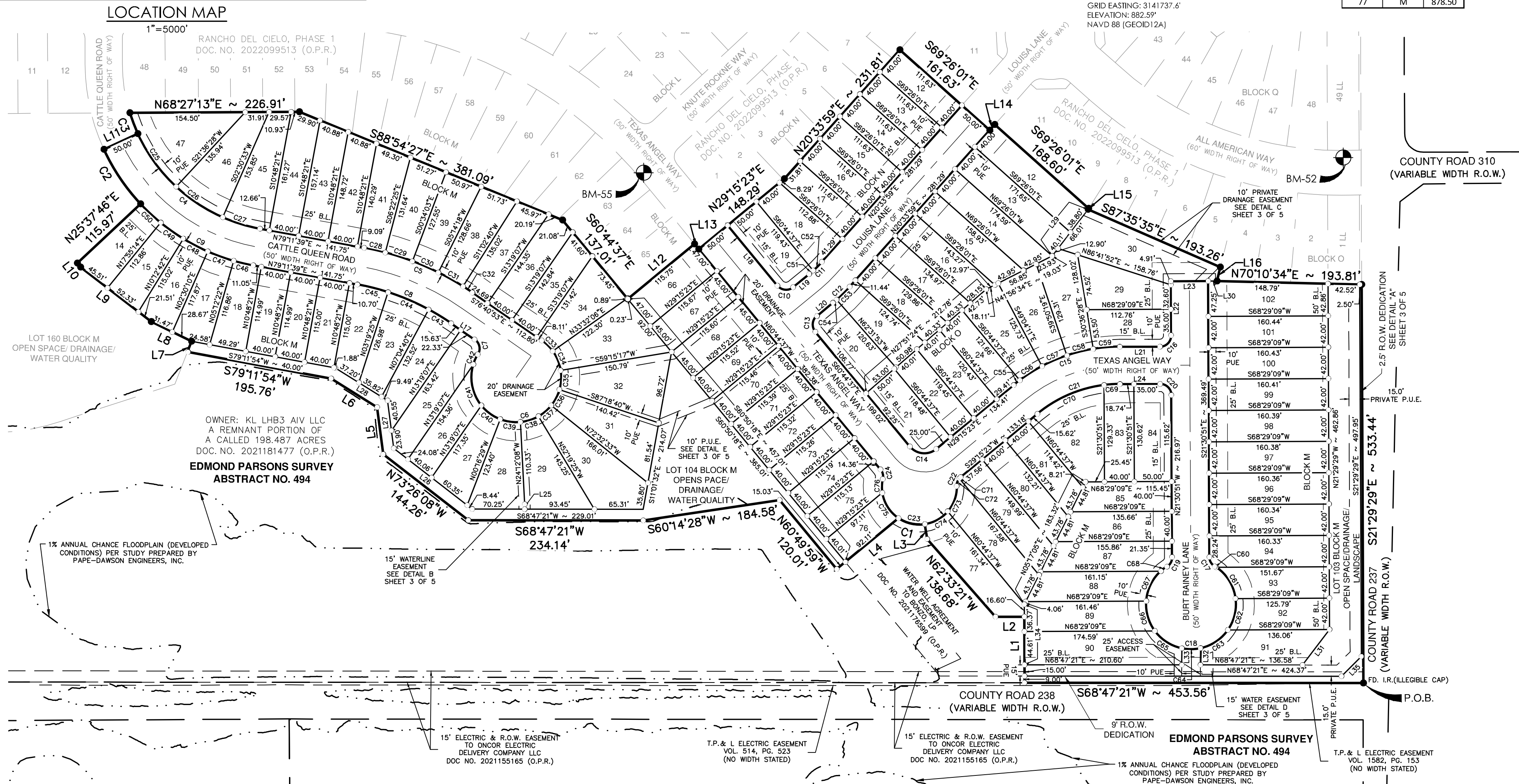
BENCHMARK INFORMATION:

COMBINED SCALE FACTOR: 0.999851282120297

BM-52
SET MAG NAIL W/ WASHER MARKED "PAPE-DAWSON"
ON THE NORTH SIDE OF ALL AMERICAN WAY
GRID NORTHING: 10259329.6'
GRID EASTING: 3142603.0'
ELEVATION: 900.89'
NAVD 88 (GEOID12A)

BM-55
SET MAG NAIL W/ WASHER MARKED "PAPE-DAWSON"
ON THE INTERSECTION OF TEXAS ANGEL WAY
AND KNUTE ROCKIE WAY
GRID NORTHING: 10258971.2'
GRID EASTING: 3141737.6'
ELEVATION: 882.59'
NAVD 88 (GEOID12A)

Lot	Block	MFFE
24	M	869.25
25	M	870.00
26	M	870.75
27	M	871.50
28	M	872.50
29	M	874.25
30	M	874.75
31	M	875.00
72	M	875.75
73	M	876.25
74	M	876.75
75	M	877.25
76	M	877.75
77	M	878.50



STREET DATA						
STREET NAME	LENGTH	R.O.W. WIDTH	P.W.M.T. WIDTH	DESIGN SPEED	MAINTAINANCE AUTHORITY	CLASSIFICATION
BURT RAINEY LANE	425 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
CATTLE QUEEN ROAD	676 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
LOUISA LANE	376 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
TEXAS ANGEL WAY	828 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL

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

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
MFFE	MINIMUM FINISHED FLOOR ELEVATION (NAVD88)
FOR) ●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD (PD)
—	BUILDING SETBACK LINE
—	1% ANNUAL CHANCE FLOODPLAIN PER PAPE-DAWSON STUDY
—	EASEMENT LINE

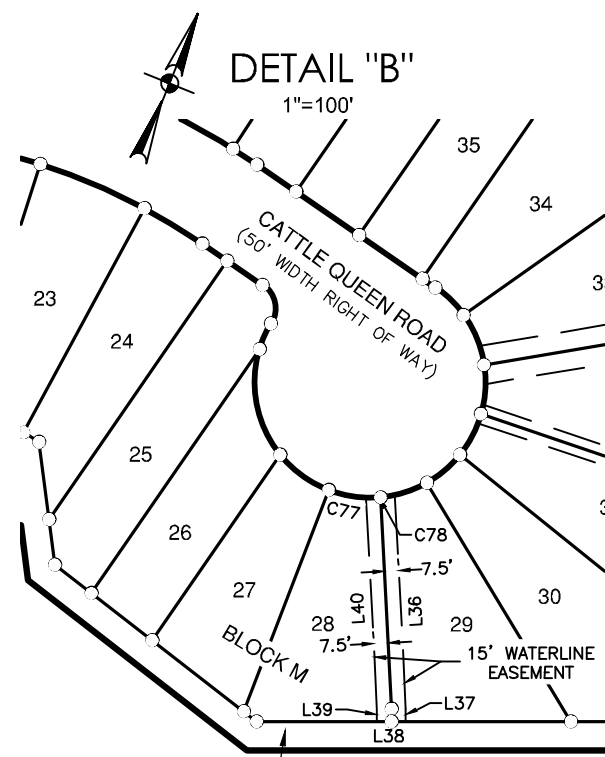
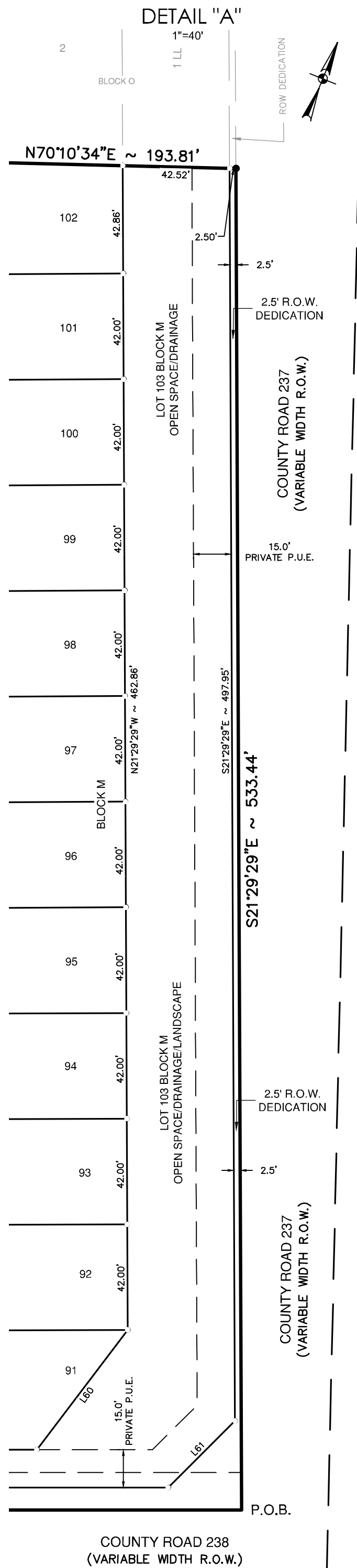


**PAPE-DAWSON
ENGINEERS**

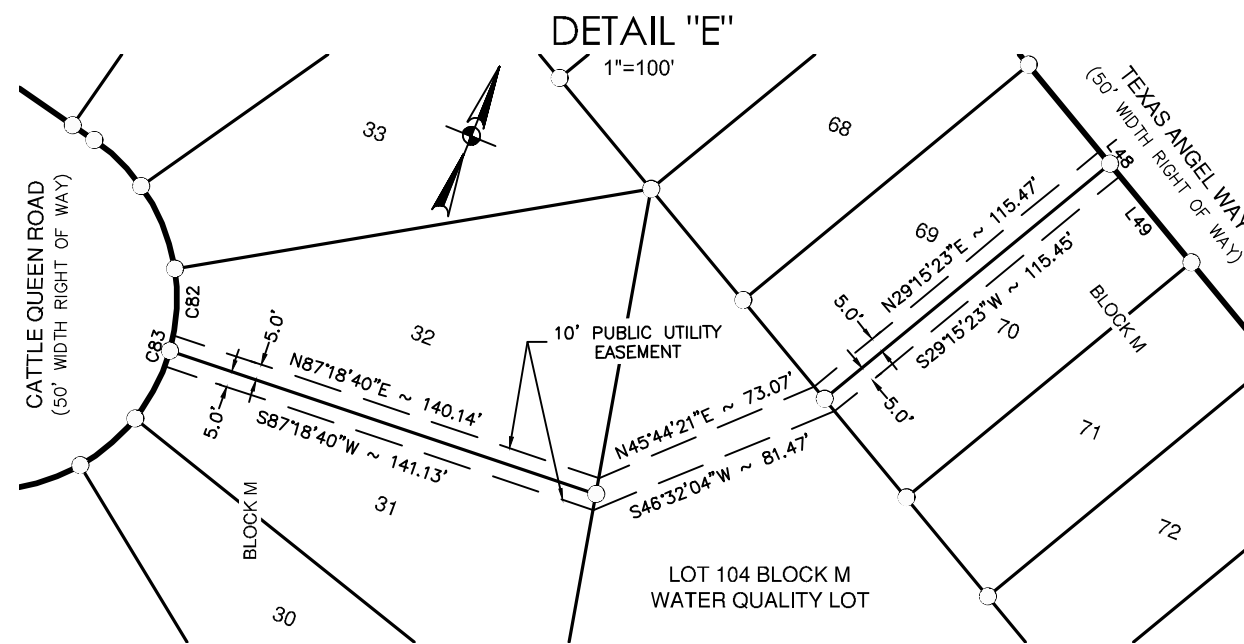
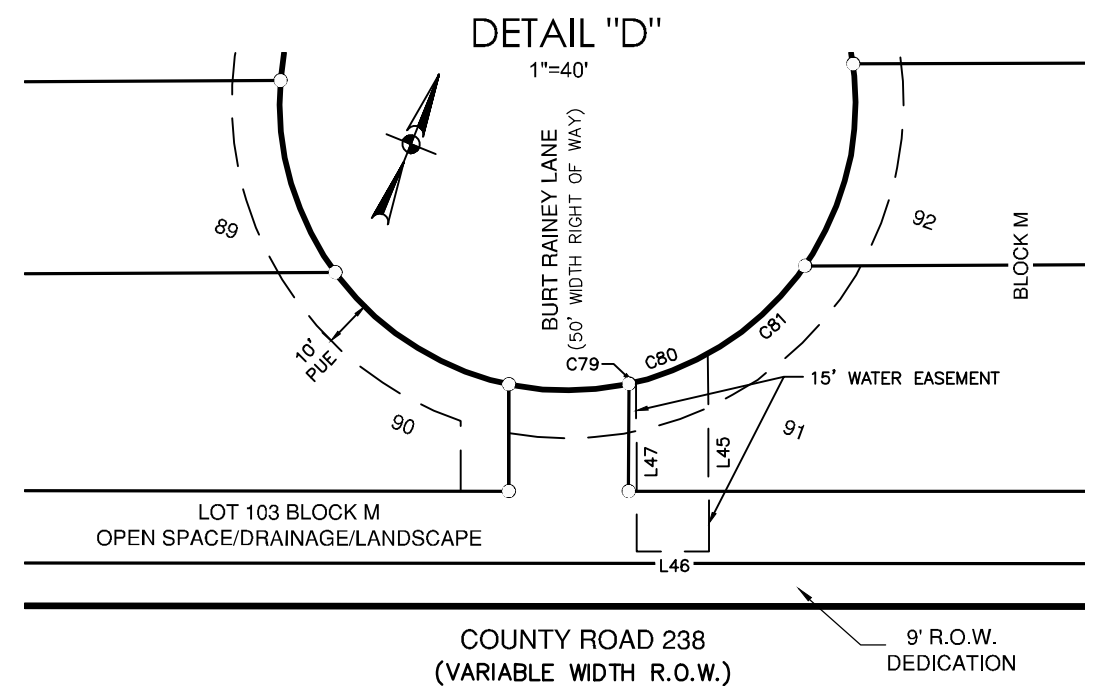
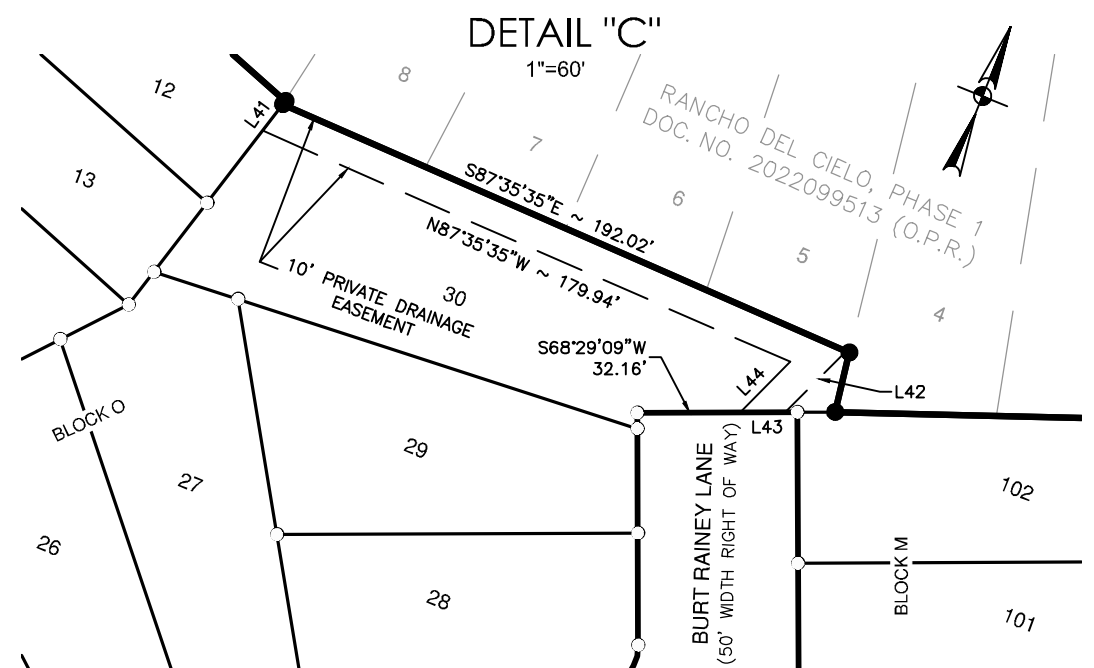
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	50.0'	042°28'51"	S81°16'38"W	36.23'	37.07'
C2	275.0'	018°25'14"	N55°09'37"W	88.03'	88.41'
C3	225.00'	007°37'11"	N42°08'24"W	29.90'	29.92'
C4	225.00'	054°51'21"	S73°22'40"E	207.28'	215.42'
C5	375.00'	024°07'27"	S88°44'37"E	156.73'	157.89'
C6	60.00'	266°10'39"	S56°24'26"W	87.64'	278.74'
C7	15.00'	086°10'39"	N33°35'34"W	20.49'	22.56'
C8	325.00'	024°07'27"	N88°44'37"W	135.83'	136.84'
C9	275.00'	054°51'21"	N73°22'40"W	253.35'	263.29'
C10	15.00'	090°00'00"	N74°15'23"E	21.21'	23.56'
C11	155.00'	008°41'23"	N24°54'41"E	23.49'	23.51'
C12	205.00'	008°41'23"	S24°54'41"W	31.06'	31.09'
C13	15.00'	090°00'00"	S15°44'37"E	21.21'	23.56'
C14	25.00'	090°00'03"	N74°15'23"E	35.36'	39.27'
C15	225.00'	039°13'46"	N48°52'16"E	151.06'	154.05'
C16	15.00'	089°59'57"	N23°29'09"E	21.21'	23.56'
C17	15.00'	057°46'09"	S50°23'55"E	14.49'	15.12'
C18	60.00'	295°32'17"	N68°29'09"E	64.00'	309.49'
C19	15.00'	057°46'09"	N07°22'13"E	14.49'	15.12'
C20	15.00'	090°00'06"	N66°30°51"W	21.21'	23.56'
C21	175.00'	039°13'46"	S48°52'16"W	117.49'	119.82'
C22	15.00'	052°01'12"	S03°14'47"W	13.16'	13.62'
C23	50.00'	194°02'25"	S74°15'23"W	99.25'	169.33'
C24	15.00'	022°01'12"	N34°44°01"W	13.16'	13.62'
C25	225.00'	022°26'32"	S57°10°16"E	87.57'	88.13'
C26	225.00'	019°05°55"	S77°56'30"E	74.65'	75.00'
C27	225.00'	013°18°54"	N85°51°06"E	52.17'	52.29'
C28	375.00'	004°25°56"	S81°24°37"W	29.00'	29.01'
C29	375.00'	005°48°22"	S86°31°46"W	37.98'	38.00'
C30	375.00'	005°48°22"	N87°39°53"W	37.98'	38.00'
C31	375.00'	005°48°22"	N81°51°31"W	37.98'	38.00'
C32	375.00'	002°16°27"	N77°49°07"W	14.88'	14.88'
C33	60.00'	019°43°18"	N66°49°15"W	20.55'	20.65'
C34	60.00'	026°51°39"	N43°31°46"W	27.87'	28.13'
C35	60.00'	024°41°43"	N17°45°05"W	25.66'	25.86'
C36	60.00'	022°51°40"	N06°01°37"E	23.78'	23.94'
C37	60.00'	021°35°26"	N28°15°10"E	22.48'	22.61'
C38	60.00'	024°22°24"	N51°14°05"E	25.33'	25.52'
C39	60.00'	026°19°10"	N76°34°52"E	27.32'	27.56'
C40	60.00'	030°12°09"	S75°09°28"E	31.26'	31.63'
C41	60.00'	055°41°46"	S32°12°30"E	56.06'	58.32'
C42	60.00'	013°51°22"	S02°34°04"W	14.47'	14.51'
C43	325.00'	006°14°27"	N79°48°07"W	35.38'	35.40'
C44	325.00'	010°24°05"	N88°07°22"W	58.92'	59.00'
C45	325.00'	007°28°56"	S82°56°07"W	42.41'	42.44'
C46	275.00'	005°35°59"	N81°59°39"E	26.87'	26.88'
C47	275.00'	007°42°32"	N88°38°54"E	36.97'	37.00'
C48	275.00'	007°42°32"	S83°38°34"E	36.97'	37.00'
C49	275.00'	007°42°32"	S75°56°02"E	36.97'	37.00'
C50	275.00'	007°42°32"	S68°13°30"E	36.97'	37.00'
C51	155.00'	002°39°13"	N27°55°46"E	7.18'	7.18'
C52	155.00'	006°02°10"	N23°35°05"E	16.32'	16.33'
C53	205.00'	006°54°08"	N24°01°03"E	24.68'	24.70'
C54	205.00'	001°47°16"	N26°21°45"E	6.40'	6.40'
C55	225.00'	002°41°48"	S30°36°17"W	10.59'	10.59'
C56	225.00'	008°58°39"	S36°26°30"W	35.22'	35.25'
C57	225.00'	009°13°52"	S45°32°45"W	36.21'	36.25'
C58	225.00'	009°13°52"	S54°46°36"W	36.21'	36.25'</

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N21°24'11"W	88.38'
L2	S68°35'49"W	38.61'
L3	N29°50'07"W	20.23'
L4	S29°14'59"W	107.15'
L5	N28°34'39"W	63.54'
L6	N79°15'22"W	72.56'
L7	N00°00'00"E	15.27'
L8	N85°18'03"W	60.13'
L9	N73°34'21"W	119.35'
L10	N59°04'21"W	7.14'
L11	N40°03'00"E	50.00'
L12	N29°15'23"E	115.98'
L13	S60°44'37"E	8.98'
L14	N20°33'59"E	10.15'
L15	S11°23'47"W	1.32'
L16	S07°23'48"E	19.02'
L17	N76°40'53"W	37.97'
L18	S60°44'37"E	104.60'
L19	N29°15'23"E	27.82'
L20	S29°15'23"W	27.82'
L21	N68°29'10"E	53.74'
L22	N21°30'51"W	72.52'
L23	N68°29'09"E	50.00'
L24	S68°29'10"W	53.74'
L25	N21°12'39"W	6.54'
L26	N73°26'08"W	132.93'
L27	N28°34'39"W	64.45'
L28	N79°15'22"W	82.51'
L29	N16°22'04"E	78.91'
L30	N68°29'11"E	11.74'
L31	N15°56'02"E	59.80'
L32	S21°12'39"E	22.37'
L33	S21°12'39"E	22.26'
L34	N21°24'11"W	80.99'
L35	N23°47'21"E	37.54'
L36	S24°12'08"E	111.31'
L37	S21°12'39"E	6.74'
L38	S68°47'21"W	15.00'
L39	N21°12'39"W	6.34'
L40	N24°12'08"W	110.29'
L41	N16°22'04"E	10.30'
L42	S23°29'14"W	26.79'
L43	S68°29'09"W	14.14'
L44	S23°29'14"E	22.22'
L45	S21°30'46"E	41.13'
L46	S68°47'21"W	15.00'
L47	N21°30'46"W	35.23'
L48	S60°44'37"E	10.00'
L49	S60°44'37"E	35.00'



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
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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #1002880

FINAL PLAT
OF
RANCHO DEL CIELO, PHASE 2B, SECTION 1

A 18.020 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 NOTE

A 18.020 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 18.020 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 an iron rod with an illegible cap found on a point in the west right-of-way line of County Road 237, a variable width right-of-way, said point on the northeast terminus of County Road 238, a variable width right-of-way, same being the southeast corner of the Remnant Portion of said 198.487 acre tract of said Official Public Records, for the southeast corner and POINT OF BEGINNING hereof;

THENCE S 68°47'21" W, departing the west right-of-way line of said County Road 237, with the north right-of-way line of said County Road 238, same being the south boundary line of the Remnant Portion of said 198.487 acre tract, a distance of 453.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point on the southeast corner of Rancho Del Cielo, Phase 1, a subdivision according to the plat recorded in Document No. 2022099513, of said Official Public Records, same being a southwest corner of said 198.487 acre tract for the southwest corner hereof;

THENCE, departing the north right-of-way line of said County Road 238, through the interior of the Remnant Portion of said 198.487 acre tract, the following thirteen (13) courses and distances:

- N 21°24'11" W, a distance of 88.38 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- S 68°35'49" W, a distance of 38.61 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- N 62°33'21" W, a distance of 138.68 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- N 29°50'07" W, a distance of 20.23 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof,
- along the arc of a curve to the right having a radius of 50.00 feet, a central angle of 42°28'51", a chord bearing and distance of S 81°16'38" W, 36.23 feet, an arc length of 37.07 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point of non-tangency hereof,
- S 29°14'59" W, a distance of 107.15 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- N 60°49'59" W, a distance of 120.01 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- S 60°14'28" W, a distance of 184.58 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- S 68°47'21" W, a distance of 234.14 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- N 73°26'08" W, a distance of 144.26 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- N 28°34'39" W, a distance of 63.54 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- N 79°15'22" W, a distance of 72.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof, and
- S 79°11'54" W, a distance of 195.76 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set on the east boundary line of Lot 160, Block M, 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 the west boundary line of the Remnant Portion of said 198.487 acre tract for an angle point hereof,

THENCE, with the east and south boundary lines of said Rancho Del Cielo, Phase 1, same being the west and north boundary lines of the Remnant Portion of said 198.487 acre tract, the following twenty two (22) courses and distances:

- N 00°00'00" E, a distance of 15.27 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
- N 85°18'03" W, a distance of 60.13 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
- N 73°34'21" W, a distance of 119.35 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
- N 59°04'21" W, a distance of 8.14 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
- N 25°37'46" E, a distance of 115.97 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an point of non-tangent curvature hereof,
- along the arc of a curve to the right, having a radius of 275.00 feet, a central angle of 18°25'14", a chord bearing and distance of N 55°09'37" W, 88.03 feet, an arc length of 88.41 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency hereof,
- N 44°03'00" E, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature hereof,
- along the arc of a curve to the right, having a radius of 225.00 feet, a central angle of 07°37'11", a chord bearing and distance of N 42°08'24" W, 29.90 feet, an arc length of 29.92 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for the northermost northwest corner and point of non-tangency hereof,
- N 68°27'13" E, a distance of 226.91 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
- S 88°54'27" E, a distance of 381.09 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
- S 60°44'37" E, a distance of 137.01 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
- N 29°15'23" E, a distance of 115.98 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,

- S 60°44'37" E, a distance of 8.98 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
- N 29°15'23" E, a distance of 148.29 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
- N 20°33'59" E, a distance of 231.81 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
- S 69°26'01" E, a distance of 161.63 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
- N 20°33'59" E, a distance of 10.15 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
- S 69°26'01" E, a distance of 168.60 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
- N 20°33'59" E, a distance of 10.15 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
- S 69°26'01" E, a distance of 168.60 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
- S 11°23'47" W, a distance of 1.32 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
- S 87°35'35" E, a distance of 193.26 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
- S 07°23'48" E, a distance of 19.02 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof, and
- N 70°10'34" E, a distance of 193.81 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found on the west right-of-way line of said County Road 237, said point being a southeast corner of Rancho Del Cielo, Phase 1, same being a northeast corner of the Remnant Portion of said 198.487 acre tract for the easternmost northeast corner hereof,

THENCE S 21°29'29" E, departing the south boundary line of said Rancho Del Cielo, Phase 1, with the west right-of-way line of said County Road 237, same being the east boundary line of the Remnant Portion of said 198.487 acre tract, a distance of 533.44 feet to the POINT OF BEGINNING, and containing 18.020 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.

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 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.
- BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH SETBACKS SHOWN HEREON, APPLICABLE OWNER RESTRICTIONS RECORDED IN COUNTY RECORDS OR APPLICABLE ORDINANCES.
- 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 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.
- DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO CR 237 OR CR 238.
- 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.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF UENS.
- 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.
- AN EASEMENT 3 FEET IN WIDTH IS HEREBY DEDICATED ALONG EACH INTERIOR SIDE LOT LINE AND EACH REAR LOT LINE FOR PUBLIC UTILITIES.
- 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.
- THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC., DATED AUGUST 2022.
- 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.
- 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.
- 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.
- THIS SUBDIVISION LIES WITHIN THE BOUNDARIES OF RANCHO DEL CIELO MUNICIPAL UTILITY DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF TEXAS.
- MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAT THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
- ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS.
- THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.



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FINAL PLAT
OF
RANCHO DEL CIELO, PHASE 2B, SECTION 1

A 18.020 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 LH83 AIV LLC, IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2021181477 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

STATE OF ARIZONA §
COUNTY OF MARICOPA § KNOW ALL MEN BY THESE PRESENTS

THAT KL LH83 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 2B, SECTION 1"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 11 DAY OF January, 2024

KL LH83 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: Nathan Holt
KL LH83 AIV LLC
Nathan Holt

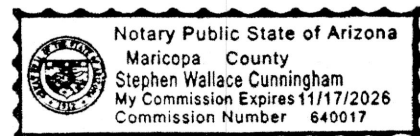
STATE OF ARIZONA §
COUNTY OF MARICOPA § KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED NATHAN HOLT 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 11 DAY OF JANUARY, 2025
2024

Stephen Wallace Cunningham
NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA

MY COMMISSION EXPIRES: 11/17/26



ENGINEER'S CERTIFICATION

I, MICHAEL FISHER, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS "RANCHO DEL CIELO, PHASE 2B, SECTION 1" 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 9 DAY OF JANUARY, 2024

Michael S. Fisher
MICHAEL FISHER, P.E.
PROFESSIONAL ENGINEER NO. 87704
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
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 OCT. 10, 2023.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TRAVIS, COUNTY, TEXAS THIS 9 DAY OF JANUARY, 2024

Parker J. Graham
PARKER J. GRAHAM
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5556
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
TBPLS, FIRM REGISTRATION NO. 10028801



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 16 DAY OF January, 2024 D.

Cindy Bridges
WILLIAMSON COUNTY ADDRESS COORDINATOR

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 Gravel 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



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