

LOCATION MAP  
1"=5000'

## FINAL PLAT OF RANCHO DEL CIELO, PHASE 3

A 30.209 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: 30.209 ACRES  
LOTS ACREAGE: 24.452 ACRES  
ROW ACREAGE: 5.757 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: 9

SINGLE FAMILY LOT: 186  
OPEN SPACE/DRAINAGE LOT: 1  
TOTAL LOTS: 187

LINEAR FEET OF NEW STREETS: 4,970 LF

SUBMITTAL DATE: APRIL 16, 2024

### BENCHMARK INFORMATION:

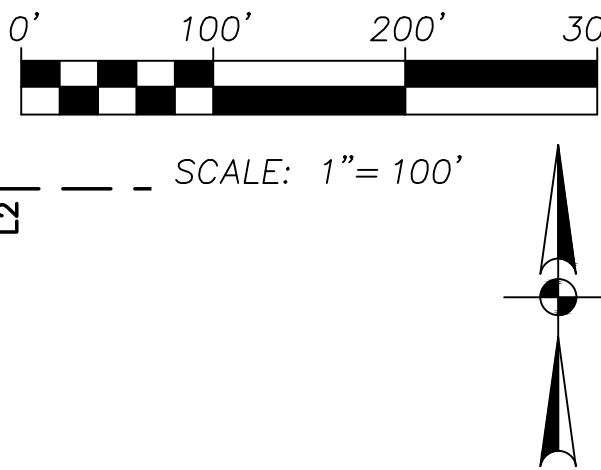
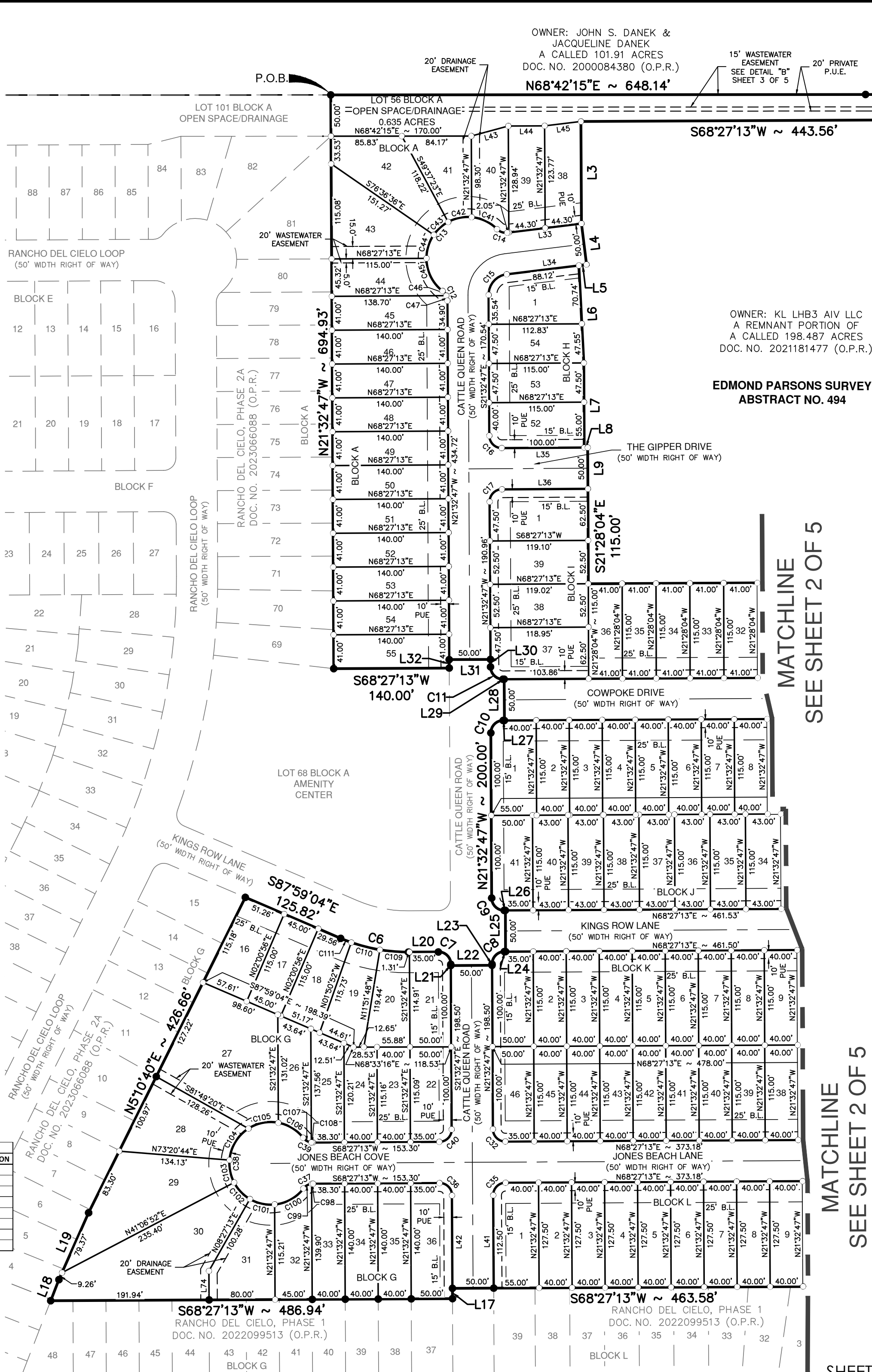
COMBINED SCALE FACTOR: 0.999851282120297

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)

STREET DATA						
STREET NAME	LENGTH	R.O.W. WIDTH	P.V.M.T. WIDTH	DESIGN SPEED	MAINTAINANCE AUTHORITY	CLASSIFICATION
CATTLE QUEEN ROAD	1003 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
THE GIPPER DRIVE	144 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
COWPOKE DRIVE	862 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
KINGS ROW LANE	1143 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
JONES BEACH LANE	870 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
JONES BEACH COVE	245 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
DARK VICTORY ROAD	423 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
KNUTE ROCKIE WAY	282 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL

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



SCALE: 1"= 100'

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

### 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  
MFFE MINIMUM FINISHED FLOOR  
ELEVATION (NAVD88)  
(SURVEYOR) ● FOUND 1/2" IRON ROD  
(UNLESS NOTED OTHERWISE)  
○ SET 1/2" IRON ROD (PD)  
--- BUILDING SETBACK LINE

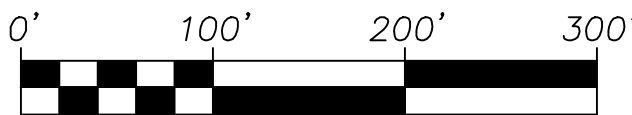


AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS  
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

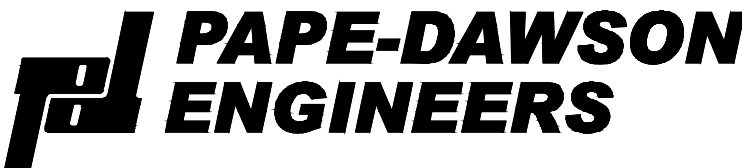
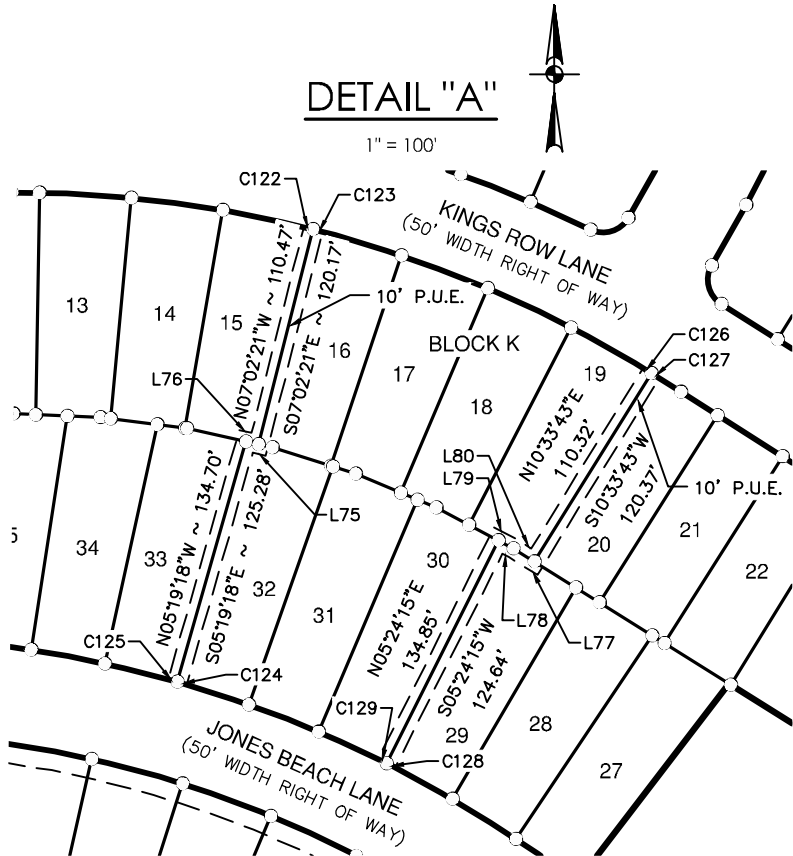
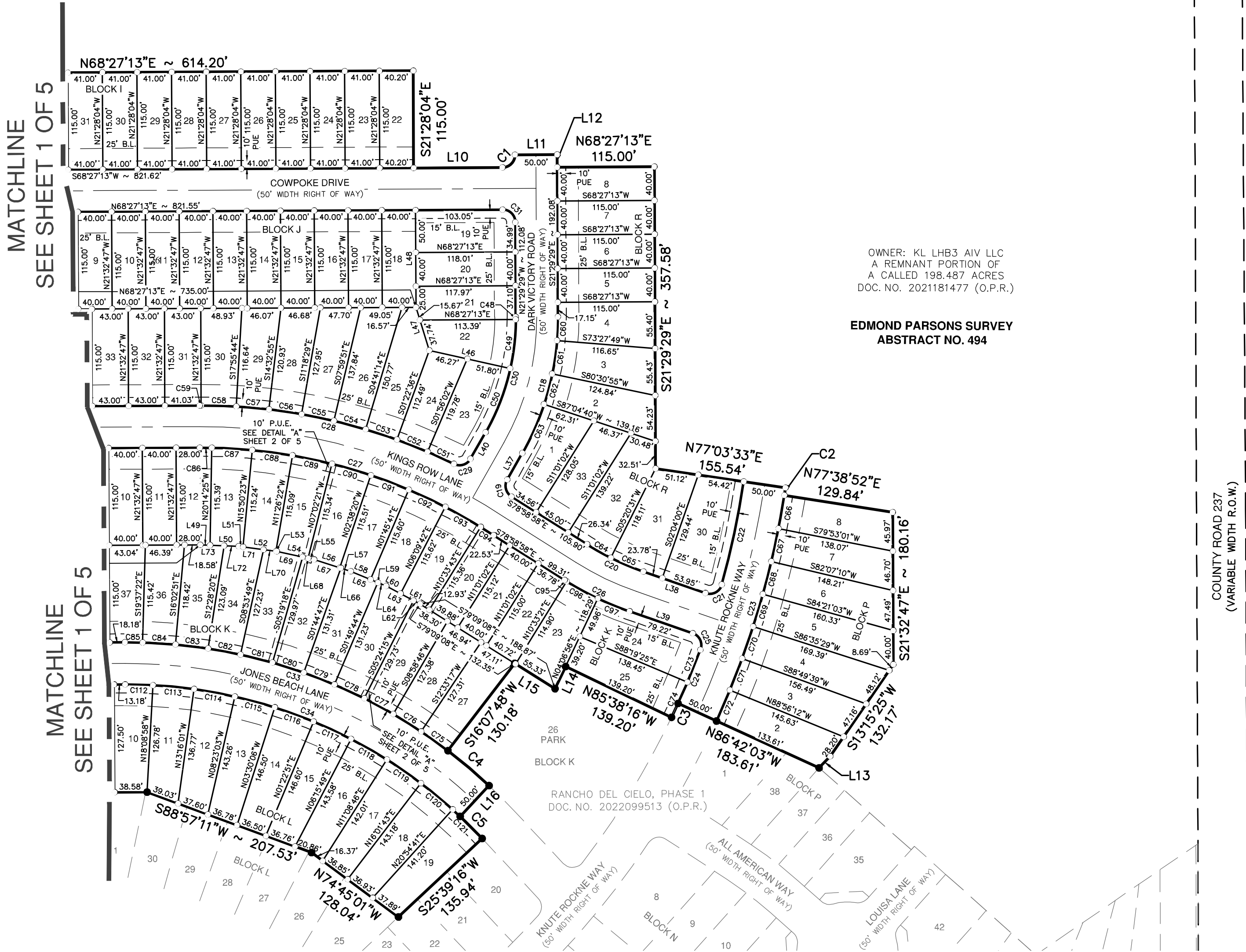
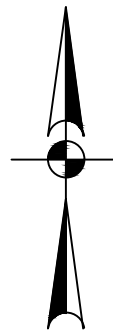
SHEET 1 OF 5

FINAL PLAT  
OF  
RANCHO DEL CIELO, PHASE 3

A 30.209 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.



SCALE: 1" = 100'



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

FINAL PLAT  
OF  
RANCHO DEL CIELO, PHASE 3

A 30.209 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.

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 LIENS.
- 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.
- 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 ENCLOSED 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 THAN 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.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	089°56'42"	N23°28'52"E	21.20'	23.55'
C2	1025.00'	000°30'43"	S12°36'30"E	9.16'	9.16'
C3	975.00'	001°03'46"	S03°49'50"W	18.09'	18.09'
C4	625.00'	005°51'15"	S70°56'35"E	63.83'	63.86'
C5	575.00'	003°41'41"	S66°10'08"E	37.07'	37.08'
C6	205.00'	023°33'43"	N80°14'04"E	83.71'	84.30'
C7	15.00'	090°00'00"	S66°32'47"E	21.21'	23.56'
C8	15.00'	090°00'00"	N23°27'13"E	21.21'	23.56'
C9	15.00'	090°00'00"	N66°32'47"W	21.21'	23.56'
C10	15.00'	090°00'00"	N23°27'13"E	21.21'	23.56'
C11	15.00'	090°00'00"	N66°32'47"W	21.21'	23.56'
C12	15.00'	052°01'12"	N47°33'24"W	13.16'	13.62'
C13	50.00'	187°19'42"	S20°05'51"W	99.80'	163.47'
C14	15.00'	052°01'12"	N87°45'06"E	13.16'	13.62'
C15	25.00'	083°17'17"	S20°05'51"W	33.23'	36.34'
C16	15.00'	090°00'00"	S66°32'47"E	21.21'	23.56'
C17	15.00'	090°00'00"	S23°27'13"W	21.21'	23.56'
C18	325.00'	029°44'32"	N06°37'13"W	166.82'	168.71'
C19	15.00'	087°14'01"	S35°21'57"E	20.69'	22.84'
C20	325.00'	013°05'02"	S85°31'29"E	74.05'	74.22'
C21	15.00'	093°27'23"	N41°12'19"E	21.84'	24.47'
C22	975.00'	007°20'14"	N09°11'30"W	124.77'	124.86'
C23	1025.00'	016°09'48"	N04°46'57"W	288.20'	289.16'
C24	975.00'	004°02'44"	N01°16'35"E	68.83'	68.84'
C25	15.00'	091°19'14"	N46°24'23"W	21.46'	23.91'
C26	375.00'	013°05'02"	S85°31'29"E	85.45'	85.63'
C27	625.00'	033°47'10"	S85°20'38"W	363.23'	368.55'
C28	675.00'	026°28'27"	S81°41'26"W	309.12'	311.89'
C29	15.00'	086°40'36"	N51°35'21"E	20.59'	22.69'
C30	275.00'	029°44'32"	N06°37'13"W	141.16'	142.75'
C31	15.00'	090°03'18"	N66°31'08"W	21.22'	23.58'
C32	15.00'	090°00'00"	S66°32'47"E	21.21'	23.56'
C33	625.00'	043°31'50"	N89°46'52"W	463.51'	474.84'
C34	575.00'	043°31'50"	N89°46'52"W	426.43'	436.86'
C35	15.00'	090°00'00"	S23°27'13"W	21.21'	23.56'
C36	15.00'	090°00'00"	N66°32'47"W	21.21'	23.56'
C37	15.00'	052°01'12"	S42°26'36"W	13.16'	13.62'
C38	50.00'	284°02'25"	S21°32'47"E	61.54'	247.87'
C39	15.00'	052°01'12"	S85°32'11"E	13.16'	13.62'
C40	15.00'	090°00'00"	N23°27'13"E	21.21'	23.56'
C41	50.00'	039°34'09"	N86°01'22"W	33.85'	34.53'
C42	50.00'	033°48'57"	S57°17'05"W	29.08'	29.51'
C43	50.00'	026°59'12"	S26°53'01"W	23.33'	23.55'
C44	50.00'	034°43'27"	S03°58'19"E	29.84'	30.30'
C45	50.00'	052°13'57"	S47°27'01"E	44.02'	45.58'
C46	15.00'	028°01'37"	N59°33'11"W	7.26'	7.34'
C47	15.00'	023°59'36"	N33°32'35"W	6.24'	6.28'
C48	275.00'	000°36'17"	N21°11'21"W	2.90'	2.90'
C49	275.00'	012°10'20"	N14°48'02"W	58.31'	58.42'
C50	275.00'	016°57'55"	N00°13'54"W	81.13'	81.43'
C51	675.00'	002°54'49"	N86°31'45"W	34.32'	34.32'
C52	675.00'	003°18'38"	N89°38'28"W	38.99'	39.00'
C53	675.00'	003°18'38"	S87°02'54"W	38.99'	39.00'
C54	675.00'	003°18'38"	S83°44'17"W	38.99'	39.00'
C55	675.00'	003°18'38"	S80°25'39"W	38.99'	39.00'
C56	675.00'	003°19'16"	S77°06'43"W	39.12'	39.13'
C57	675.00'	003°17'59"	S73°48'05"W	38.87'	38.87'
C58	675.00'	003°31'51"	S70°23'10"W	41.59'	41.60'
C59	675.00'	000°10'02"	S68°32'13"W	1.97'	1.97'
C60	325.00'	004°57'18"	N19°00'50"W	28.10'	28.11'
C61	325.00'	007°03'07"	N13°00'38"W	39.97'	40.00'
C62	325.00'	006°33'45"	N06°12'12"W	37.20'	37.22'
C63	325.00'	011°10'23"	N02°39'52"E	63.28'	63.38'
C64	325.00'	005°43'17"	S81°50'36"E	32.44'	32.45'
C65	325.00'	007°21'45"	S88°23'07"E	41.73'	41.76'
C66	1025.00'	002°14'09"	N11°14'04"W	40.00'	40.00'
C67	1025.00'	002°14'09"	N08°59'54"W	40.00'	40.00'
C68	1025.00'	002°13'53"	N06°45'53"W	39.91'	39.92'
C69	1025.00'	002°14'26"	N04°31'44"W	40.08'	40.08'
C70	1025.00'	002°14'09"	N02°17'26"W	40.00'	40.00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C71	1025.00'	002°14'09"	N00°03'17"W	40.00'	40.00'
C72	1025.00'	002°14'09"	N02°10'53"E	40.00'	40.00'
C73	975.00'	002°25'21"	N00°27'54"E	41.22'	41.23'
C74	975.00'	002°41'09"	N03°01'09"E	45.70'	45.70'
C75	625.00'	003°34'31"	N75°39'28"W	38.99'	39.00'
C76	625.00'	003°34'31"	N79°13'59"W	38.99'	39.00'
C77	625.00'	003°34'31"	N82°48'30"W	38.99'	39.00'
C78	625.00'	003°34'31"	N86°23'01"W	38.99'	39.00'
C79	625.00'	003°34'31"	N89°57'31"W	38.99'	39.00'
C80	625.00'	003°34'31"	S86°27'58"W	38.99'	39.00'
C81	625.00'	003°34'31"	S82°53'27"W	38.99'	39.00'
C82	625.00'	003°34'31"	S79°18'56"W	38.99'	39.00'
C83	625.00'	003°34'31"	S75°44'25"W	38.99'	39.00'
C84	625.00'	003°34'31"	S72°09'54"W	38.99'	39.00'
C85	625.00'	001°55'26"	S69°24'56"W	20.98'	20.99'
C86	625.00'	001°18'33"	S69°06'19"W	14.28'	14.28'
C87	625.00'	004°24'01"	S71°57'36"W	47.99'	48.00'
C88	625.00'	004°24'01"	S76°21'37"W	47.99'	48.00'
C89	625.00'	004°24'01"	S80°45'38"W	47.99'	48.00'
C90	625.00'	004°24'01"	S85°09'39"W	47.99'	48.00'
C91	625.00'	004°24'01"	S89°33'41"W	47.99'	48.00'
C92	625.00'	004°24'01"	N86°02'18"W	47.99'	48.00'
C93	625.00'	004°24'01"	N81°38'17"W	47.99'	48.00'
C94	625.00'	001°40'29"	N78°36'02"W	18.27'	18.27'
C95	375.00'	000°27'41"	S79°12'48"E	3.02'	3.02'
C96	375.00'	006°26'25"	S82°39'52"E	42.13'	42.15'
C97	375.00'	006°10'56"	S88°58'32"E	40.44'	40.46'
C98	15.00'	006°30'14"	S65°12'05"W	1.70'	1.70'
C99	15.00'	045°30'58"	S39°11'29"W	11.61'	11.92'
C100	50.00'	046°48'56"	N39°50'28"E	39.73'	40.85'
C101	50.00'	035°38'05"	N81°03'58"E	30.60'	31.10'
C102	50.00'	032°13'51"	S65°00'04"E	27.76'	28.13'
C103	50.00'	032°13'51"	S32°46'12"E	27.76'	28.13'
C104	50.00'	052°52'12"	S09°46'50"W	44.52'	46.14'
C105	50.00'	043°13'57"	S57°49'54"W	36.84'	37.73'
C106	50.00'	041°01'33"	N80°02'21"W	35.04'	35.80'
C107	15.00'	045°30'58"	S82°17'04"E	11.61'	11.92'
C108	15.00'	006°30'14"	N71°42'20"E	1.70'	1.70'
C109	205.00'	009°41'00"	N73°17'43"E	34.60'	34.65'
C110	205.00'	010°00'55"	N83°08'40"E	35.79'	35.83'
C111	205.00'	003°51'48"	S89°54'58"E	13.82'	13.82'
C112	575.00'	003°16'55"	S70°05'40"W	32.93'	32.94'
C113	575.00'	004°52'57"	S74°10'36"W	48.99'	49.00'
C114	575.00'	004°52'57"	S79°03'33"W	48.99'	49.00'
C115	575.00'	004°52'57"	S83°56'31"W	48.99'	49.00'
C116	575.00'	004°52'57"	S88°49'28"W	48.99'	49.00'
C117	575.00'	004°52'57"	N86°17'35"W	48.99'	49.00'
C118	575.00'	004°52'57"	N81°24'37"W	48.99'	49.00'
C119	575.00'	004°52'57"	N76°31'40"W	48.99'	49.00'
C120	575.00'	004°52'57"	N71°38'43"W	48.99'	49.00'
C121	575.00'	004°52'57"	N66°45'46"W	48.98'	49.00'
C122	625.00'	000°27'30"	N82°43'54"E	5.00'	5.00'
C123	625.00'	000°27'30"	N83°11'24"E	5.00'	5.00'
C124	625.00'	000°27'30"	S84°54'27"W	5.00'	5.00'
C125	625.00'	000°27'30"	S84°26'57"W	5.00'	5.00'
C126	625.00'	000°27'30"	S79°40'02"E	5.00'	5.00'
C127	625.00'	000°27'30"	S79°12'31"E	5.00'	5.00'
C128	625.00'	000°27'30"	N84°22'00"W	5.00'	5.00'
C129	625.00'	000°27'30"	N84°49'30"W	5.00'	5.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N68°45'17"E	98.43'
L2	S21°32'47"E	30.44'
L3	S21°32'47"E	123.59'
L4	S28°15'30"E	50.00'
L5	S61°44'30"W	9.31'
L6	S24°09'51"E	118.29'
L7	S21°32'47"E	102.50'
L8	N68°27'13"E	4.18'
L9	S21°32'47"E	50.00'
L10	N68°27'12"E	105.06'
L11	N68°30'31"E	50.00'
L12	S21°29'29"E	14.94'
L13	S22°33'38"W	18.96'
L14	S04°06'56"W	29.13'
L15	N79°09'08"W	56.52'
L16	S21°59'02"W	50.00'
L17	S21°32'47"E	12.50'
L18	N00°02'37"E	27.41'
L19	N02°42'08"E	88.63'
L20	N68°27'13"E	36.31'
L21	S21°32'47"E	1.50'
L22	N68°27'13"E	50.00'
L23	N21°32'47"W	1.50'
L24	N68°27'13"E	1.50'
L25	N21°32'47"W	50.00'
L26	S68°27'13"W	1.50'
L27	N68°27'13"E	1.50'
L28	N21°32'47"W	50.00'
L29	S68°27'13"W	1.50'
L30	N21°32'47"W	9.04'
L31	S68°27'13"W	50.00'
L32	S21°32'47"E	10.18'
L33	N61°44'30"E	90.66'
L34	N61°44'30"E	97.43'
L35	N68°27'13"E	104.18'
L36	S68°27'13"W	104.18'
L37	S08°15'03"W	36.20'
L38	N87°56'00"E	77.72'
L39	N87°56'00"E	79.22'
L40	S08°15'03"W	36.09'
L41	N21°32'47"W	112.50'
L42	N21°32'47"W	112.50'
L43	S53°35'04"W	46.56'
L44	S68°27'13"W	44.00'
L45	S61°58'14"W	44.28'
L46	N81°17'08"E	98.07'
L47	S38°21'33"E	53.41'
L48	N21°32'47"W	115.00'
L49	N71°02'02"E	11.66'
L50	N71°02'02"E	33.80'

FINAL PLAT  
OF  
RANCHO DEL CIELO, PHASE 3

A 30.209 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 30.209 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 30.209 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 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, conveyed to John S. Danek & Jacqueline Danek, recorded in Document No. 2000084380 of said Official Public Records, said point being the northeast corner of Rancho Del Cielo, Phase 2A, a subdivision according to the plat recorded in Document No. 2023064088 of said Official Public records, same being a northwest corner of the Remnant Portion of said 198.487 acre tract of said Official Public Records, for the northwest corner and POINT OF BEGINNING hereof;

THENCE, departing the east boundary line of said Rancho Del Cielo, Phase 2 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°42'13" E, a distance of 648.14 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof, and
- 2. N 68°45'17" E, a distance of 98.43 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 of said 101.91 acre tract, through the interior of the Remnant Portion of said 198.87 acre tract, the following twenty-three (23) courses and distances:

- 1. S 21°32'47" E, a distance of 30.44 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- 2. S 68°27'13" W, a distance of 443.56 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 123.59 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- 4. S 28°15'30" E, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- 5. S 61°44'30" W, a distance of 9.31 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- 6. S 24°09'51" E, a distance of 118.29 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- 7. S 21°32'47" E, a distance of 102.50 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- 8. N 68°27'13" E, a distance of 4.18 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- 9. 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,
- 10. S 21°28'04" E, a distance of 115.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- 11. N 68°27'13" E, a distance of 614.20 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- 12. S 21°28'04" E, a distance of 115.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- 13. N 68°27'12" E, a distance of 105.06 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof,
- 14. along a curve to the left, having a radius of 15.00 feet, a central angle of 89°56'42", a chord bearing and distance of N 23°28'52" E, 21.20 feet, an arc length of 23.55 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof,
- 15. N 68°30'31" E, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- 16. S 21°29'29" E, a distance of 14.94 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- 17. N 68°27'13" E, a distance of 115.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- 18. S 21°29'29" E, a distance of 357.58 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- 19. N 77°03'33" E, a distance of 155.54 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof,
- 20. along the arc of a curve to the right having a radius of 1025.00 feet, a central angle of 00°30'43", a chord bearing and distance of S 12°36'30" E, 9.16 feet, an arc length of 9.16 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency hereof,
- 21. N 77°38'52" E, a distance of 129.84 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for the easternmost northeast corner hereof,
- 22. S 21°32'47" E, a distance of 180.16 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof,
- 23. S 13°15'25" W, a distance of 132.17 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof, and
- 24. S 22°33'38" W, a distance of 18.96 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found on the north boundary line of Rancho Del Cielo, Phase 1, a subdivision according to the plat recorded in Document No. 2022099513 of said Official Public Records, same being the south boundary line of the Remnant Portion of said 198.487 acre tract for the southeast corner hereof,

THENCE, with the north boundary line of said Rancho Del Cielo, Phase 1, same being the south boundary line of the Remnant Portion of said 198.487 acre tract, the following fifteen (15) courses and distances:

- 1. N 86°42'03" W, a distance of 183.61 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature hereof,
- 2. along the arc of a curve to the right having a radius of 975.00 feet, a central angle of 01°03'46", a chord bearing and distance of S 03°49'50" W, 18.09 feet, an arc length of 18.09 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency hereof,
- 3. N 85°38'16" W, a distance of 139.20 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
- 4. S 04°06'56" W, a distance of 29.13 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
- 5. N 79°09'08" W, a distance of 56.52 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
- 6. S 16°07'48" W, a distance of 130.18 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature hereof,
- 7. along the arc of a curve to the right having a radius of 625.00 feet, a central angle of 05°51'15", a chord bearing and distance of S 70°56'35" E, 63.83 feet, an arc length of 63.86 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency hereof,
- 8. S 21°59'02" W, 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,
- 9. along the arc of a curve to the right having a radius of 575.00 feet, a central angle of 03°41'41", a chord bearing and distance of S 66°10'08" E, 37.07 feet, an arc length of 37.08 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency hereof,
- 10. S 25°39'16" W, a distance of 135.94 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
- 11. N 74°45'01" W, a distance of 128.04 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
- 12. S 88°57'11" W, a distance of 207.53 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
- 13. S 68°27'13" W, a distance of 463.58 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
- 14. S 21°32'47" E, a distance of 12.50 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof, and
- 15. S 68°27'13" W, a distance of 486.94 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found on an east boundary line of said Rancho Del Cielo, Phase 1, said point being the southwest corner of the Remnant Portion of said 198.487 acre tract for the southwest corner hereof,

THENCE N 00°02'37" E, with the east boundary line of said Rancho Del Cielo, Phase 1, in part with the east boundary line of said Rancho Del Cielo, Phase 2, same being the west boundary line of the Remnant Portion of said 198.487 acre tract, a distance of 27.41 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,

THENCE, continuing with the east boundary line of said Rancho Del Cielo, Phase 2, same being the west boundary line of the Remnant Portion of said 198.487 acre tract, the following twenty five (25) courses and distances:

- 1. N 02°42'08" E, a distance of 88.63 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
- 2. N 05°10'40" E, a distance of 426.66 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
- 3. S 87°59'04" E, a distance of 125.82 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature hereof,
- 4. along a curve to the left, having a radius of 205.00 feet, a central angle of 23°33'43", a chord bearing and distance of N 80°14'04" E, 83.71 feet, an arc length of 84.30 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency hereof,
- 5. N 68°27'13" E, a distance of 36.31 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature hereof,
- 6. along a curve to the right, 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" found for a point of tangency hereof,
- 7. S 21°32'47" E, a distance of 1.50 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
- 8. N 68°27'13" E, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
- 9. N 21°32'47" W, a distance of 1.50 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature hereof,
- 10. along a curve to the right, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 23°27'13" E, 21.21 feet, an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of 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" found for an angle point hereof,
- 12. N 21°32'47" W, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found 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" found for a point of tangent curvature hereof,

- 14. along a curve to the right, 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" found for a point of tangency hereof,
- 16. N 21°32'47" W, a distance of 200.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature hereof,
- 17. along a curve to the right, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 23°27'13" E, 21.21 feet, an arc length of 23.56 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency hereof,
- 18. N 68°27'13" E, a distance of 1.50 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
- 19. N 21°32'47" W, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
- 20. S 68°27'13" W, a distance of 1.50 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature hereof,
- 21. along a curve to the right, 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" found for a point of tangency hereof,
- 22. N 21°32'47" W, a distance of 9.04 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
- 23. S 68°27'13" W, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
- 24. S 21°32'47" E, a distance of 10.18 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
- 25. S 68°27'13" W, a distance of 140.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof, and
- 26. N 21°32'47" W, a distance of 694.93 feet to the POINT OF BEGINNING, and containing 30.209 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 Consulting Engineers, LLC, under Job No. 51118-05.



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 | TBPFS FIRM REGISTRATION #10028801

FINAL PLAT  
OF  
RANCHO DEL CIELO, PHASE 3

A 30.209 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 ARIZONA  
COUNTY OF 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 3"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 17<sup>th</sup> DAY OF July, 2024.

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: Tricia Tiernan  
KL LHB3 AIV LLC  
NATHAN HOLT Tricia Tiernan

STATE OF ARIZONA  
COUNTY OF Maricopa

§  
§  
§

KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tricia Tiernan, 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 17<sup>th</sup> DAY OF July, 2024.

M. L.  
NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA

MY COMMISSION EXPIRES: 7/14/26



ENGINEER'S CERTIFICATION

I, MICHAEL FISHER, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS "RANCHO DEL CIELO, PHASE 3" 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 10 DAY OF July, 2024.



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 April 17, 2024.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TRAVIS, COUNTY, TEXAS THIS 10<sup>th</sup> DAY OF July, 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 18 DAY OF July, 2024.D.

Cindy Bridges  
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 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



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