

LOCATION MAP
1"=5000'

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

ACREAGE: 32.800 ACRES
LOTS ACREAGE: 26.391 ACRES
ROW ACREAGE: 6.409 ACRES

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

FINAL PLAT OF RANCHO DEL CIELO, PHASE 4

A 30.800 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.

SURVEY: EDMOND PARSONS SURVEY
ABSTRACT NO. 494

NUMBER OF BLOCKS: 7

SINGLE FAMILY LOT: 210
LANDSCAPE LOT: 2
ROW DEDICATION: 2
TOTAL LOTS: 214

LINEAR FEET OF NEW STREETS: 5,305 LF

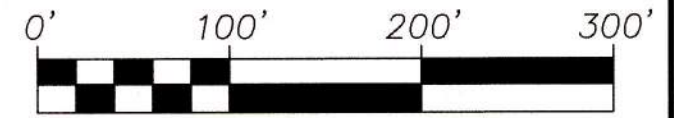
SUBMITTAL DATE: APRIL 24, 2024

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)

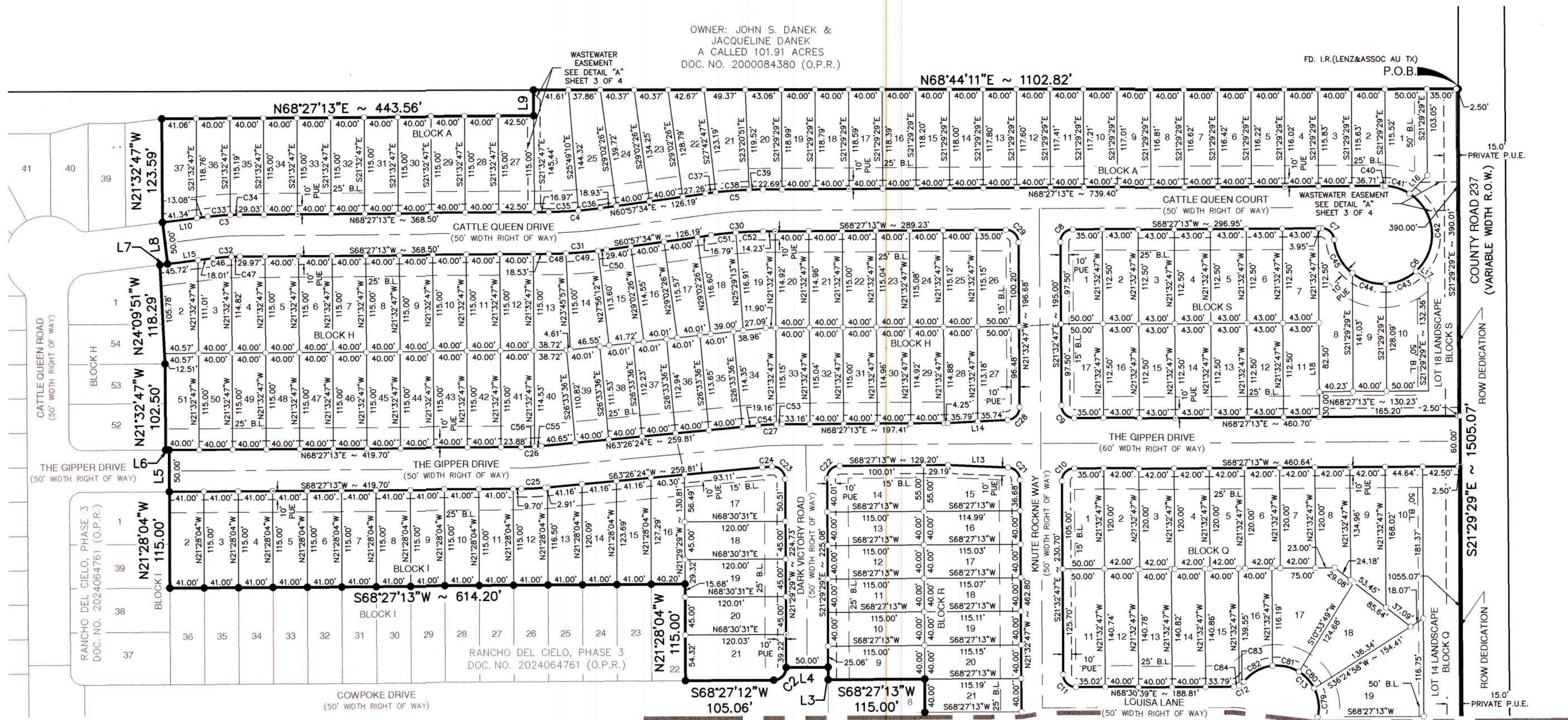
BM-55
SET MAG NAIL W/ WASHER MARKED "PAPE-DAWSON"
ON THE INTERSECTION OF TEXAS ANGEL WAY
AND KNUTE ROCKIE WAY
GRID NORTHING: 10258971.2
GRID EASTING: 3141737.6
ELEVATION: 882.59'
NAVD 88 (GEOID12A)



SCALE: 1"=100'

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



STREET DATA						
STREET NAME	LENGTH	R.O.W. WIDTH	PVMT. WIDTH	DESIGN SPEED	MAINTAINANCE AUTHORITY	CLASSIFICATION
CATTLE QUEEN ROAD	1044 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
CATTLE QUEEN COURT	444 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
DARK VICTORY ROAD	265 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
KNUTE ROCKNE WAY	938 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
LOUISA LANE	1073 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL
THE GIPPER DRIVE	611 LF	60'	37' LOG - LOG	35 MPH	PUBLIC	COLLECTOR
THE GIPPER DRIVE	929 LF	50'	30' LOG - LOG	25 MPH	PUBLIC	LOCAL

MATCHLINE SEE SHEET 2 OF 4

**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

SHEET 1 OF 4

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S20°33'59"W	5.40'
L2	N22°33'38"E	18.96'
L3	N21°29'29"W	14.94'
L4	S68°30'31"W	50.00'
L5	N21°32'47"W	50.00'
L6	S68°27'13"W	4.18'
L7	N61°44'30"E	9.31'
L8	N28°15'30"W	50.00'
L9	N21°32'47"W	30.44'
L10	N61°44'30"E	54.42'
L11	S20°33'59"W	30.41'
L12	N20°33'59"E	30.41'
L13	S71°07'31"W	71.53'
L14	N65°46'54"E	71.53'
L15	S61°44'30"W	54.42'
L16	S23°08'16"W	30.40'
L17	S75°04'50"E	17.66'
L18	N21°32'47"W	112.50'
L19	S21°32'47"E	145.44'
L20	S66°15'35"E	10.66'

LINE TABLE		
LINE #	BEARING	LENGTH
L21	S21°32'47"E	127.30'
L22	S68°31'28"E	3.79'
L23	N68°27'13"E	6.79'
L24	S21°29'29"E	34.00'
L25	S68°27'13"W	39.68'
L26	S68°27'13"W	24.47'
L27	N21°32'47"W	115.00'
L28	N68°27'13"E	7.50'
L29	N21°14'34"W	10.00'
L30	N68°45'26"E	109.99'
L31	N21°32'47"W	1.34'
L32	N68°30'39"E	120.01'
L33	S21°29'21"E	10.00'
L34	S68°30'39"W	110.00'
L35	S21°32'47"E	1.38'
L36	S68°45'26"W	120.04'
L37	N21°32'47"W	10.00'
L38	S21°29'29"E	10.00'
L39	S21°29'29"E	10.00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1025.00'	000°30'43"	N12°36'30"W	9.16'	9.16'
C2	15.00'	089°56'42"	S23°28'52"W	21.20'	23.55'
C3	325.00'	006°42'43"	N65°05'51"E	38.05'	38.07'
C4	475.00'	007°29'38"	N64°42'23"E	62.08'	62.13'
C5	525.00'	007°29'38"	N64°42'23"E	68.62'	68.67'
C6	58.50'	264°55'33"	S20°55'01"W	86.31'	270.49'
C7	15.00'	084°55'35"	N69°05'00"W	20.25'	22.23'
C8	15.00'	090°00'00"	S23°27'13"W	21.21'	23.56'
C9	15.00'	090°00'00"	S66°32'47"E	21.21'	23.56'
C10	15.00'	090°00'00"	S23°27'13"W	21.21'	23.56'
C11	15.00'	089°56'34"	S66°31'04"E	21.20'	23.55'
C12	15.00'	052°01'12"	N42°30'03"E	13.16'	13.62'
C13	50.00'	193°58'59"	S66°31'04"E	99.26'	169.28'
C14	15.00'	052°01'12"	S04°27'49"W	13.16'	13.62'
C15	325.00'	042°06'47"	S00°29'24"E	233.54'	238.88'
C16	275.00'	042°06'47"	N00°29'24"W	197.61'	202.13'
C17	25.00'	089°56'34"	N66°31'04"W	35.34'	39.24'
C18	15.00'	090°03'26"	S23°28'56"W	21.22'	23.58'
C19	1025.00'	008°40'57"	S17°12'19"E	155.18'	155.32'
C20	975.00'	008°41'11"	N17°12'12"W	147.67'	147.81'
C21	15.00'	087°19'41"	N65°12'38"W	20.71'	22.86'
C22	15.00'	089°56'42"	S23°28'52"W	21.20'	23.55'
C23	15.00'	092°39'18"	N67°49'08"W	21.70'	24.26'
C24	275.00'	002°24'49"	S64°38'49"W	11.58'	11.58'
C25	325.00'	005°00'48"	S65°56'48"W	28.43'	28.44'
C26	275.00'	005°00'48"	N65°56'48"E	24.05'	24.06'
C27	325.00'	005°00'48"	N65°56'48"E	28.43'	28.44'
C28	15.00'	087°19'41"	N22°07'03"E	20.71'	22.86'
C29	15.00'	090°00'00"	N66°32'47"W	21.21'	23.56'
C30	475.00'	007°29'38"	S64°42'23"W	62.08'	62.13'
C31	525.00'	007°29'38"	S64°42'23"W	68.62'	68.67'
C32	275.00'	006°42'43"	S65°05'51"W	32.20'	32.21'
C33	325.00'	004°46'38"	N64°07'49"E	27.09'	27.10'
C34	325.00'	001°56'05"	N67°29'10"E	10.97'	10.97'
C35	475.00'	004°16'22"	N66°19'01"E	35.42'	35.42'
C36	475.00'	003°13'16"	N62°34'12"E	26.70'	26.70'
C37	525.00'	001°19'39"	N61°37'24"E	12.16'	12.16'
C38	525.00'	004°21'55"	N64°28'11"E	39.99'	40.00'
C39	525.00'	001°48'04"	N67°33'11"E	16.50'	16.50'
C40	58.50'	003°13'42"	N70°04'06"E	3.30'	3.30'
C41	58.50'	029°50'56"	N86°36'25"E	30.13'	30.48'
C42	58.50'	105°09'05"	S25°53'34"E	92.92'	107.36'
C43	58.50'	038°39'06"	S46°00'31"W	38.72'	39.46'
C44	58.50'	042°06'20"	S86°23'14"W	42.03'	42.99'
C45	58.50'	045°56'23"	N49°35'24"W	45.66'	46.91'
C46	275.00'	004°37'19"	S64°03'10"W	22.18'	22.18'
C47	275.00'	002°05'23"	S67°24'31"W	10.03'	10.03'
C48	525.00'	002°13'10"	S67°20'38"W	20.34'	20.34'
C49	525.00'	004°10'14"	S64°08'55"W	38.21'	38.22'
C50	525.00'	001°06'14"	S61°30'41"W	10.11'	10.12'
C51	475.00'	003°33'13"	S62°44'10"W	29.45'	29.46'
C52	475.00'	003°56'26"	S66°29'00"W	32.66'	32.67'
C53	325.00'	001°12'20"	N67°51'03"E	6.84'	6.84'
C54	325.00'	003°48'29"	N65°20'39"E	21.60'	21.60'
C55	275.00'	001°39'12"	N64°16'00"E	7.94'	7.94'
C56	275.00'	003°21'36"	N66°46'24"E	16.12'	16.13'
C57	975.00'	000°54'31"	S21°05'32"E	15.46'	15.46'
C58	975.00'	002°37'13"	S19°19'40"E	44.58'	44.59'
C59	975.00'	002°37'13"	S16°42'27"E	44.58'	44.59'
C60	975.00'	002°32'14"	S14°07'44"E	43.17'	43.18'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C61	1025.00'	002°14'09"	S13°28'13"E	40.00'	40.00'
C62	1025.00'	002°14'09"	S15°42'22"E	40.00'	40.00'
C63	1025.00'	002°14'09"	S17°56'32"E	40.00'	40.00'
C64	1025.00'	002°10'58"	S20°09'05"E	39.05'	39.05'
C65	1025.00'	000°18'13"	S21°23'41"E	5.43'	5.43'
C66	275.00'	010°45'09"	N16°10'13"W	51.53'	51.61'
C67	275.00'	013°32'33"	N04°01'22"W	64.85'	65.00'
C68	275.00'	013°36'20"	N09°33'05"E	65.15'	65.30'
C69	275.00'	004°12'45"	N18°27'37"E	20.21'	20.22'
C70	325.00'	001°34'10"	S19°46'55"W	8.90'	8.90'
C71	325.00'	006°26'23"	S15°46'39"W	36.51'	36.53'
C72	325.00'	006°26'23"	S09°20'16"W	36.51'	36.53'
C73	325.00'	006°32'59"	S02°50'35"W	37.13'	37.15'
C74	325.00'	006°32'48"	S03°42'18"E	37.11'	37.13'
C75	325.00'	006°32'56"	S10°15'11"E	37.13'	37.15'
C76	325.00'	006°27'19"	S16°45'19"E	36.60'	36.62'
C77	325.00'	001°33'49"	S20°45'53"E	8.87'	8.87'
C78	50.00'	037°55'32"	S11°30'39"W	32.50'	33.10'
C79	50.00'	041°02'41"	S27°58'28"E	35.06'	35.82'
C80	50.00'	030°56'23"	S63°57'59"E	26.67'	27.00'
C81	50.00'	037°50'58"	N81°38'20"E	32.43'	33.03'
C82	50.00'	046°13'25"	N39°36'09"E	39.25'	40.34'
C83	15.00'	027°34'15"	N30°16'34"E	7.15'	7.22'
C84	15.00'	024°26'57"	N56°17'10"E	6.35'	6.40'
C85	471.00'	007°29'38"	N64°42'23"E	61.56'	61.60'
C86	529.00'	007°29'38"	N64°42'23"E	69.14'	69.19'
C87	58.50'	060°50'41"	N81°07'27"W	59.25'	62.12'
C88	525.00'	007°29'38"	S64°42'23"W	68.62'	68.67'
C89	475.00'	007°29'38"	S64°42'23"W	62.08'	62.13'
C90	325.00'	001°45'49"	N19°58'58"W	10.00'	10.00'

FINAL PLAT
OF
RANCHO DEL CIELO, PHASE 4

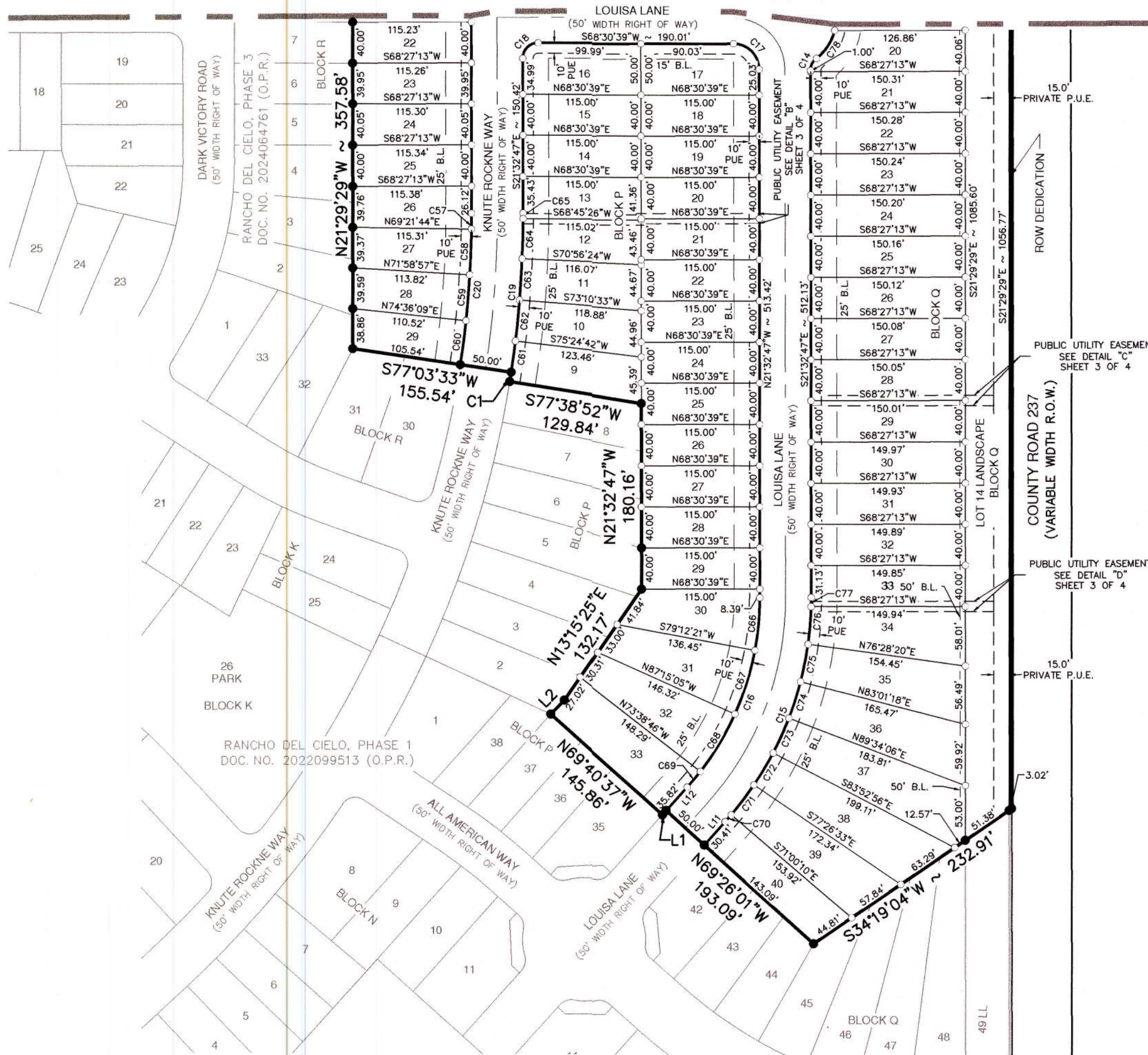
A 30.800 ACRE TRACT BEING SITUATED IN THE EDMOND PARSONS SURVEY, ABSTRACT NO. 494, IN WILLIAMSON COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 198.487 ACRE TRACT, CONVEYED TO KL LHB3 AIV LLC, IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2021181477 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.



SCALE: 1" = 100'



MATCHLINE SEE SHEET 1 OF 4



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
- MFEE MINIMUM FINISHED FLOOR ELEVATION (NAVD88)
- 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 2 OF 4

RANCHO DEL CIELO, PHASE 4

Survey Job No. 51118-06

A 30.800 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 LH3S AIV LLC, IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2021181477 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. SAID 30.800 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:

THENCE S 21°29'29" E, departing the south boundary line of said 101.91 acre tract, with the west right-of-way line of said County Road 237, same being the east boundary line of said 198.487 acre tract, a distance of 1505.07 feet to a 1/4" iron rod with yellow cap marked "Pope-Dawson" found on the 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 the southeast corner of the Remnant portion of said 198.487 acre tract for the southeast corner hereof;

1. S 34°19'04" W, a distance of 232.91 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
2. N 69°26'01" W, a distance of 193.09 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
3. S 20°33'59" W, a distance of 5.40 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
4. N 69°40'37" W, a distance of 145.86 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found on the southeast corner of Rancho Del Cielo, Phase 3, a subdivision according to the plat recorded in Document No. 2024064761 of said Official Public Records, same being a southwest corner of the Remnant Portion of said 198.487 acre tract hereof.

1. N 22°33'38" E, a distance of 28.96 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
2. N 13°15'25" E, a distance of 132.17 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
3. N 21°32'47" W, a distance of 180.16 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
5. S 77°38'52" W, a distance of 129.84 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature hereof,
6. S 77°03'33" W, a distance of 155.54 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
7. N 21°29'29" W, a distance of 357.58 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
8. S 68°27'13" W, a distance of 115.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
9. N 21°29'29" W, a distance of 14.94 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found hereof,
10. S 68°30'31" 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,
11. along the arc of a curve to the right having a radius of 15.00 feet, a central angle of 89°56'42", a chord bearing and distance of S 23°28'52" W, 21.20 feet, an arc length of 23.55 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency hereof,

THENCE N 68°44'11" E, departing the east boundary line of said Rancho Del Cielo, Phase 3, 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, a distance of 1102.82 feet to the POINT OF BEGINNING, and containing 30.800 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. 51118-06.

- 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 REPLATting 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.

- 4) 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 ENCRONCHED 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 RANCHO 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 STORMWATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
- 27) ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS.



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FINAL PLAT
OF
RANCHO DEL CIELO, PHASE 4

A 30.800 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 4"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 29th DAY OF October, 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: Nathan Holt
KL LHB3 AIV LLC
RYAN MOFF 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 29th DAY OF October, 2024.

Julie Gillett
NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA



MY COMMISSION EXPIRES: 08/05/2026

ENGINEER'S CERTIFICATION

I, MICHAEL FISHER, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS "RANCHO DEL CIELO, PHASE 4" 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 23rd DAY OF SEPTEMBER, 2024.



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

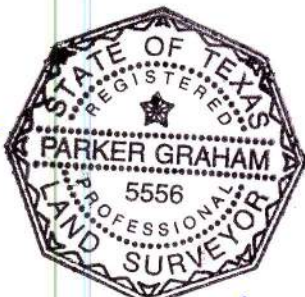
SURVEYOR'S CERTIFICATION

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 10/4/2024.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TRAVIS, COUNTY, TEXAS THIS 4th DAY OF OCTOBER, 2024.

Parker J. Graham

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



10/04/2024

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS 10th DAY OF October, 2024, A.D.

Tom Barrington of Teresa Baker
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 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



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