

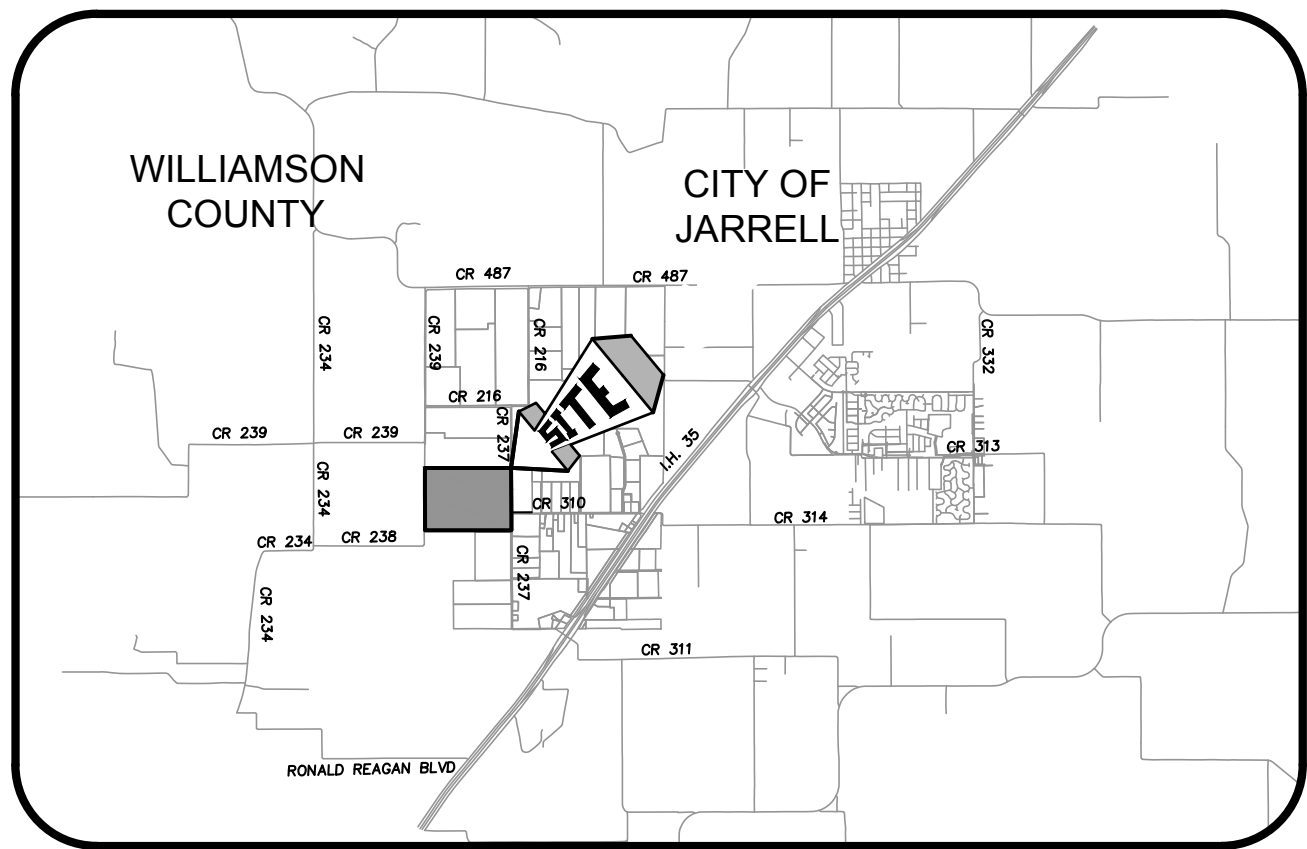
REVISIONS				WILLIAMSON COUNTY
NO.	SHEET(S)	DESCRIPTION	DATE	APPROVED BY / DATE
1	8	PHASE 5 LAYOUT UPDATED	07/26/24	

RANCHO DEL CIELO

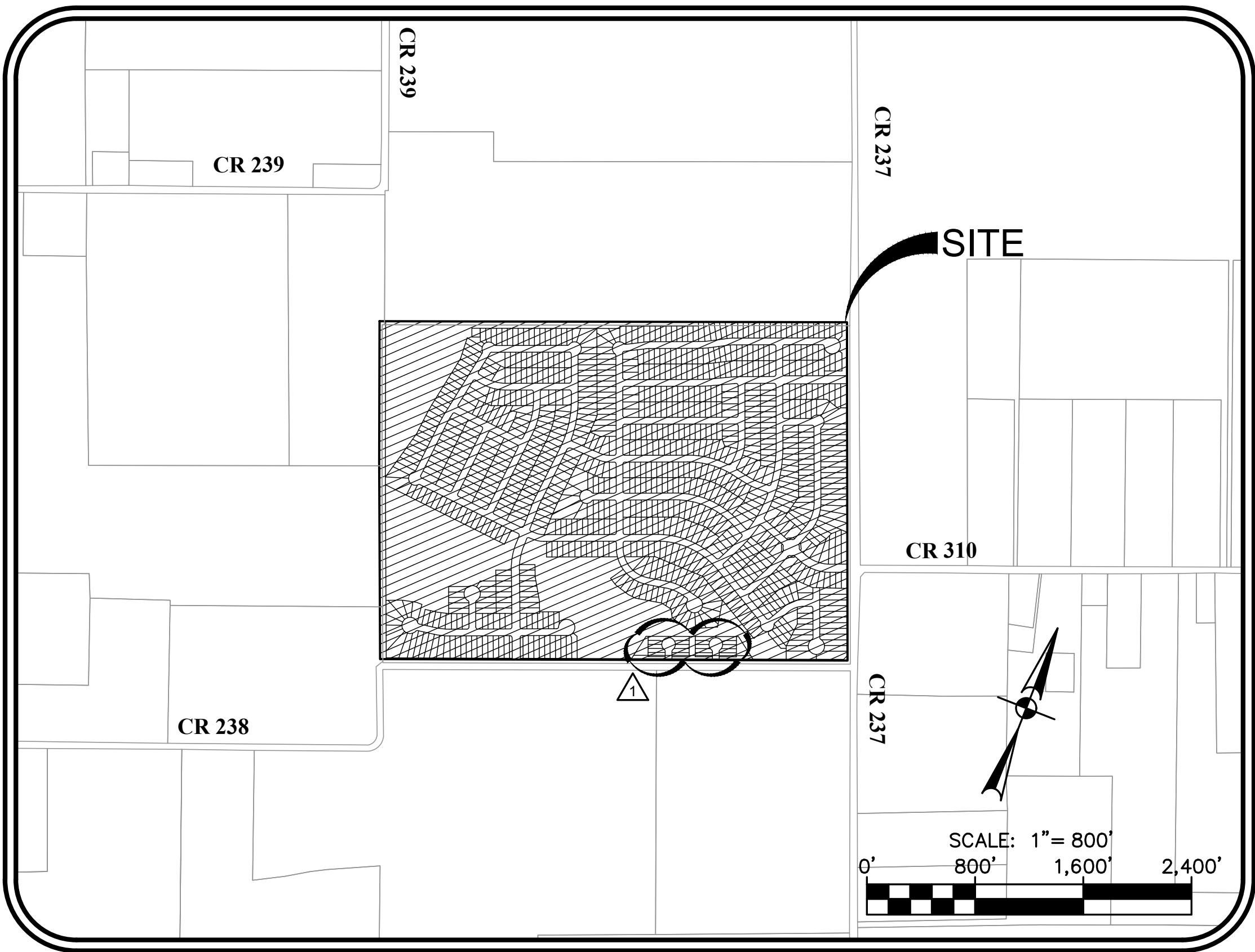
PRELIMINARY PLAT

RANCHO DEL CIELO MUNICIPAL UTILITY DISTRICT
WILLIAMSON COUNTY

WILLIAMSON COUNTY, TEXAS



VICINITY MAP
N.T.S.



SUBMITTED BY:

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MICHAEL S. FISHER, P.E. 87704
DATE: December 20, 2024
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T.E.P.A. 137.33(e)

REVIEWED FOR COMPLIANCE WITH COUNTY REQUIREMENTS:

PAPE-DAWSON ENGINEERS
MICHAEL S. FISHER, P.E. #87704
VICE PRESIDENT

COUNTY ENGINEER, WILLIAMSON COUNTY

OWNER / SUBDIVIDER:
LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD.
13620 N FM 620, BUILDING B, SUITE 150
AUSTIN, TEXAS 78717

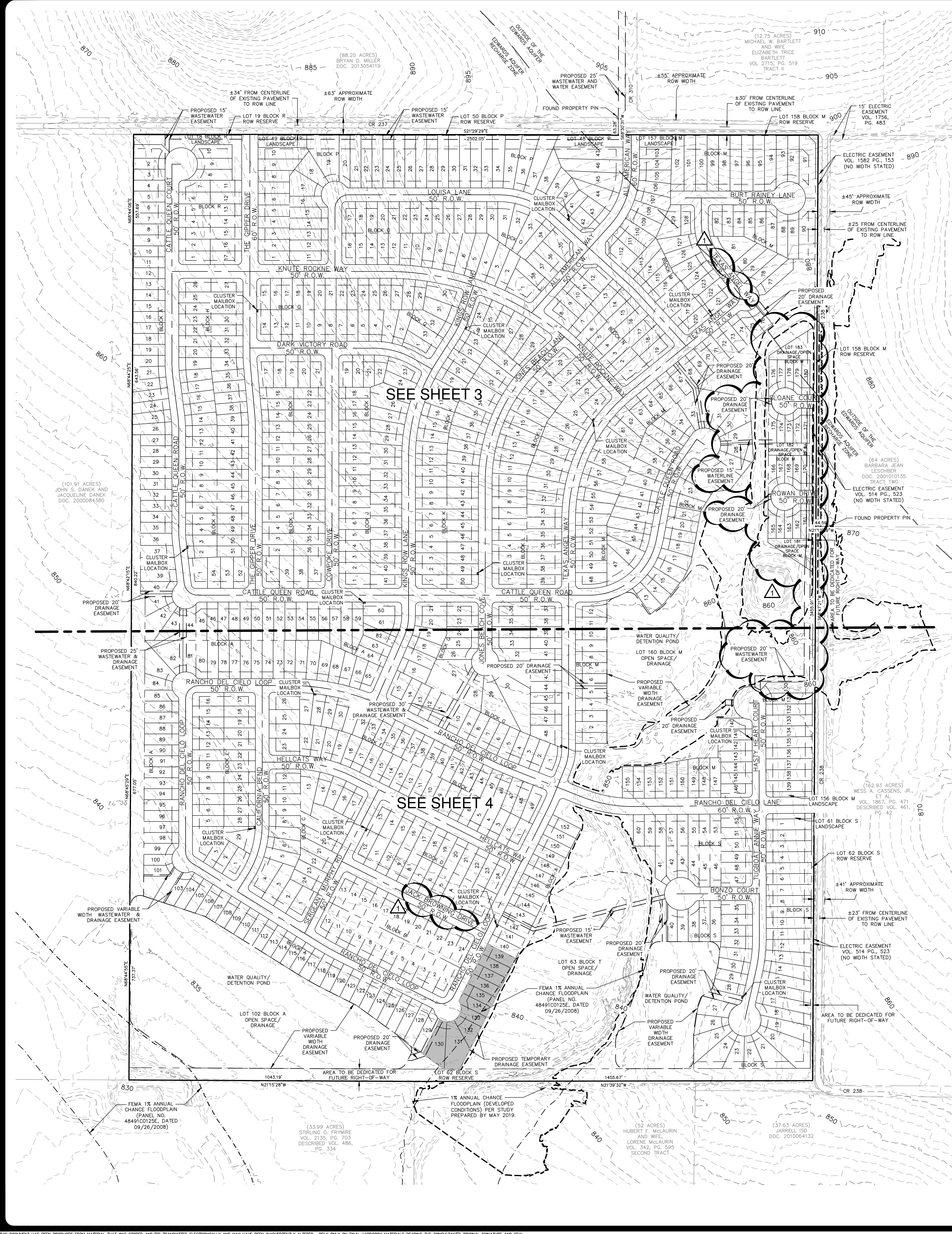
ENGINEER:
PAPE-DAWSON ENGINEERS
10801 N MOPAC EXPY, BLDG 3, STE 200
AUSTIN, TEXAS 78757
PHONE (512) 454-8711
FAX (512) 459-8867

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**PAPE-DAWSON
ENGINEERS**

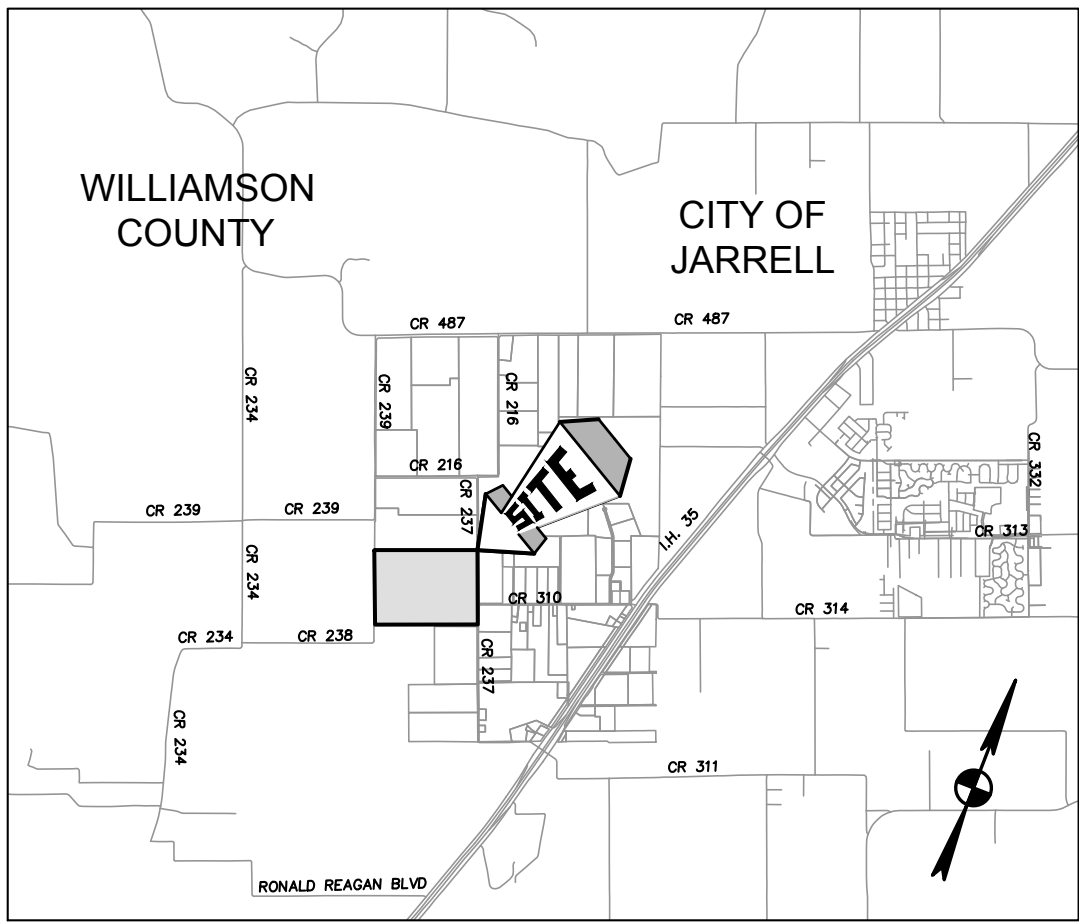
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	PRELIMINARY PLAT OVERALL - 1 OF 3
3	PRELIMINARY PLAT - 2 OF 3
4	PRELIMINARY PLAT - 3 OF 3
5	UTILITY EXHIBIT OVERALL - 1 OF 3
6	UTILITY EXHIBIT - 2 OF 3
7	UTILITY EXHIBIT - 3 OF 3
8	PHASING EXHIBIT



STREET NAME	CLASSIFICATION	PAVEMENT WIDTH (LOG-LOG)	DESIGN SPEED	LENGTH
ALL AMERICAN WAY	COLLECTOR	37 FT	30 MPH	463 LF
THE GIPPER DRIVE	COLLECTOR	37 FT	35 MPH	501 LF
RANCHO DEL CIELO LANE	COLLECTOR	37 FT	35 MPH	969 LF
ALL AMERICAN WAY	LOCAL	30 FT	25 MPH	779 LF
BONZO COURT	LOCAL	30 FT	25 MPH	302 LF
BURT RAINEY LANE	LOCAL	30 FT	25 MPH	380 LF
CALIFORNIA BEND	LOCAL	30 FT	25 MPH	773 LF
CATTLE QUEEN COURT	LOCAL	30 FT	25 MPH	426 LF
COWPOKE DRIVE	LOCAL	30 FT	25 MPH	903 LF
DARK VICTORY ROAD	LOCAL	30 FT	25 MPH	682 LF
THE GIPPER DRIVE	LOCAL	30 FT	25 MPH	1184 LF
HASTY HEART COURT	LOCAL	30 FT	25 MPH	410 LF
HELLCATS WAY	LOCAL	30 FT	25 MPH	1034 LF
JACK BROWNING DRIVE	LOCAL	30 FT	25 MPH	587 LF
JONES BEACH COVE	LOCAL	30 FT	25 MPH	245 LF
JONES BEACH LANE	LOCAL	30 FT	25 MPH	1040 LF
KINGS ROW LANE	LOCAL	30 FT	25 MPH	1601 LF
KNUTE ROCKNE WAY	LOCAL	30 FT	25 MPH	1800 LF
LOUISA LANE	LOCAL	30 FT	25 MPH	1756 LF
RANCHO DEL CIELO LOOP	LOCAL	30 FT	25 MPH	4030 LF
ROWAN DRIVE	LOCAL	30 FT	25 MPH	128 LF
SERGEANT MURPHY ROAD	LOCAL	30 FT	25 MPH	591 LF
SLOANE COURT	LOCAL	30 FT	25 MPH	128 LF
TEXAS ANGEL WAY	LOCAL	30 FT	25 MPH	2096 LF
TUGBOAT ANNIE WAY	LOCAL	30 FT	25 MPH	788 LF

NOTE: ALL STREETS ARE CLASSIFIED AS PUBLIC AND URBAN.



LOCATION MAP
NOT TO SCALE

NOTES:

- THE OWNER UNDERSTANDS THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE CITY OR COUNTY TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING, BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.
- A 10' WIDE PRIVATE UTILITY EASEMENT SHALL BE DEDICATED ADJACENT TO ALL STREET R.O.W. ON ALL LOTS.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY REGULATORY AUTHORITIES.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.
- PORTIONS OF THIS SUBDIVISION ARE LOCATED WITHIN THE RECHARGE ZONE OF THE EDWARDS AQUIFER.
- MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THIS SUBDIVISION IS LOCATED WITHIN THE JURISDICTION OF WILLIAMSON COUNTY.
- BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH APPLICABLE OWNER RESTRICTIONS RECORDED IN COUNTY RECORDS AND WILLIAMSON COUNTY SUBDIVISION REGULATIONS OR APPLICABLE ORDINANCES BUT SHALL BE A MINIMUM OF 50 FEET FROM THE RIGHT-OF-WAY ALONG MAJOR ROADS AND 25 FEET FROM THE EDGE OF THE RIGHT-OF-WAY FROM ALL OTHER PUBLIC ROADS.
- DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
- DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO CR 237, CR 238, OR FUTURE ARTERIAL ROADWAY.
- NO STRUCTURE OR IMPROVEMENT ON ANY LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WATER SUPPLY SYSTEM APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
- NO STRUCTURE OR IMPROVEMENT ON ANY LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WASTEWATER COLLECTION SYSTEM APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.
- THE OWNER OF THIS SUBDIVISION AND HIS HEIRS, SUCCESSORS AND ASSIGNS ASSUMES THE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF ALL SUBDIVISION IMPROVEMENTS WHICH SHALL COMPLY WITH APPLICABLE CODES, RULES AND REGULATIONS AND REQUIREMENTS OF WILLIAMSON COUNTY, TEXAS AND THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WHICH ARE IN EFFECT AND APPLICABLE AT THE TIME THE IMPROVEMENTS ARE DESIGNED AND CONSTRUCTED. THE OWNER UNDERSTANDS AND AGREES THAT PLAT VACATION AND REPLATTING MAY BE REQUIRED AT THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

- WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF JARRELL.
- WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) OR WILLIAMSON COUNTY. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO TCEQ AND OTHER AGENCIES AS APPROPRIATE AT THE TIME SUCH PLANS ARE PREPARED.
- ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE.
- THERE ARE NO CEMETERY SITES, EXISTING OR PROPOSED SCHOOL SITES OR OTHER PUBLIC SITES PROPOSED WITHIN THIS SUBDIVISION.
- PUBLIC INFRASTRUCTURE ACCEPTANCE BY THE MUNICIPAL UTILITY DISTRICT FOR LOTS 130-139, BLOCK A WILL NOT BE ISSUED UNTIL THE FEMA FLOODPLAIN HAS BEEN REMOVED BY FEMA APPROVAL OF THE LOMR AND THE TEMPORARY DRAINAGE EASEMENT SHOWN HEREON HAS BEEN VACATED BY SEPARATE INSTRUMENT.
- THE MINIMUM STREET CENTERLINE RADIUS SHALL BE 180 FEET FOR LOCAL STREETS AND (WITH THE EXCEPTION OF ALL AMERICAN WAY) 400 FEET FOR COLLECTOR STREETS. ALL AMERICAN WAY HAS BEEN PROVIDED WITH A MINIMUM STREET CENTERLINE RADIUS OF 300 FEET AND THE ASSOCIATED SPEED LIMIT REDUCED TO 30 MPH AT THIS ENTRANCE.
- ALL LOTS SHALL BE A MINIMUM OF 30 FEET WIDE AS MEASURED 25 FEET FROM THE FRONT PROPERTY LINE.
- CLUSTER MAILBOX LOCATIONS SHOWN ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.
- IF ANY SIDEWALKS ARE CONSTRUCTED IN THIS SUBDIVISION, THEY WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- LOTS LABELED "ROW RESERVE" REPRESENT AREAS OF FUTURE RIGHT-OF-WAY DEDICATION WHICH WILL BE DEDICATED WITH THE RESPECTIVE FINAL PLAT FOR THAT SUBDIVISION.

LEGAL DESCRIPTION:

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

OWNER / SUBDIVIDER:

LENNAR HOMES OF TEXAS LAND & CONSTRUCTION, LTD.
13620 N FM 620, BUILDING B, SUITE 150
AUSTIN, TEXAS 78717

ENGINEER:

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

SURVEYOR:

PAPE-DAWSON CONSULTING ENGINEERS, LLC
10801 N. MOPAC EXPY
BUILDING 3, SUITE 200
AUSTIN, TEXAS 78759
PHONE: (512) 454-8711

LAND USE SUMMARY	NUMBER OF LOTS	ACRES
SINGLE FAMILY LOTS	961	122.47
RIGHT-OF-WAY	-	32.30
DRAINAGE/OPEN SPACE	6	39.14
ROW RESERVE	4	3.41
LANDSCAPE	10	1.17
COMMERCIAL	-	-
TOTAL	981	198.49

NO.	REVISION	DATE
1	PHASE 5 LAYOUT UPDATED	07/26/24

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TEPE FIRM REGISTRATION #10288801

RANCHO DEL CIELO
JARRELL, TEXAS

PRELIMINARY PLAT OVERALL - 1 OF 3

CITY NO.	JOB NO.	51006-03
DATE	MAY 2019	
DESIGNER	EV	
CHECKED	JF	DRAWN
SHEET	2	OF 8

Date: Dec. 20, 2024, 3:15pm User: D. Scott Miller
File: H:\Projects\1310106\1310106.dwg Project: 1310106-03.dwg



MATCHLINE - SEE SHEET 4

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C13	180.00'	023°33'43"	N80°14'04"E	73.50'	74.02'
C14	250.00'	079°15'33"	S61°10'34"E	318.91'	345.83'
C15	350.00'	024°07'27"	N88°44'37"W	146.28'	147.37'
C16	600.00'	050°48'10"	N86°08'42"W	514.75'	532.01'
C17	600.00'	047°12'04"	N87°56'46"W	480.43'	494.29'
C18	650.00'	033°45'35"	S85°20'00"W	377.47'	382.99'
C19	350.00'	013°05'02"	S85°31'29"E	79.75'	79.93'
C20	300.00'	029°44'32"	N06°37'13"W	153.99'	155.73'
C21	500.00'	005°00'48"	N65°56'48"E	43.74'	43.75'
C22	300.00'	005°00'48"	S65°56'48"W	26.24'	26.25'
C23	50.00'	083°17'17"	S20°05'51"W	66.45'	72.68'
C24	300.00'	006°42'43"	S65°05'51"W	35.12'	35.14'
C25	500.00'	007°29'38"	N64°42'23"E	65.35'	65.40'
C26	500.00'	007°29'38"	S64°42'23"W	65.35'	65.40'
C27	50.00'	089°56'34"	N66°31'04"W	70.68'	78.49'
C28	1000.00'	047°12'04"	N02°03'14"E	800.71'	823.81'
C29	300.00'	042°06'47"	N00°29'24"W	215.57'	220.50'
C30	300.00'	041°59'17"	N89°19'44"E	214.96'	219.85'
C31	500.00'	005°29'43"	N23°18'51"E	47.94'	47.96'
C32	50.00'	090°00'00"	N74°15'23"E	70.71'	78.54'
C33	200.00'	039°13'46"	S48°52'16"W	134.28'	136.94'

DATE
07/26/24

NO. REVISION
PHASE 5 LAYOUT UPDATED

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TYPE FIRM REGISTRATION #470 | TBPUS FIRM REGISTRATION #10028801

RANCHO DEL CIELO
JARRELL, TEXAS

PRELIMINARY PLAT - 2 OF 3

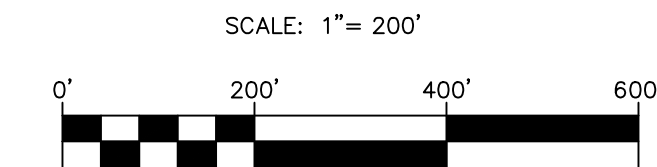
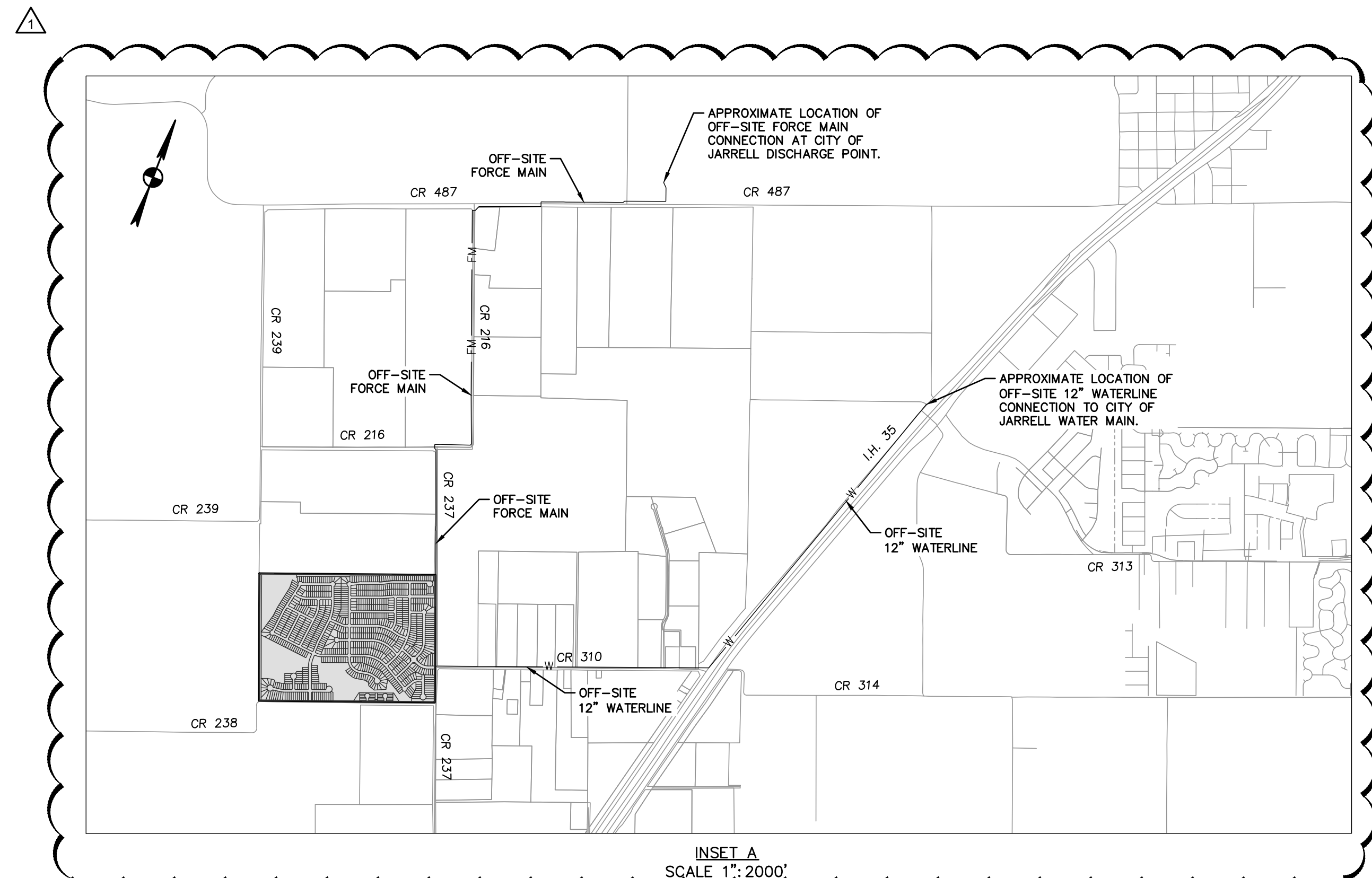
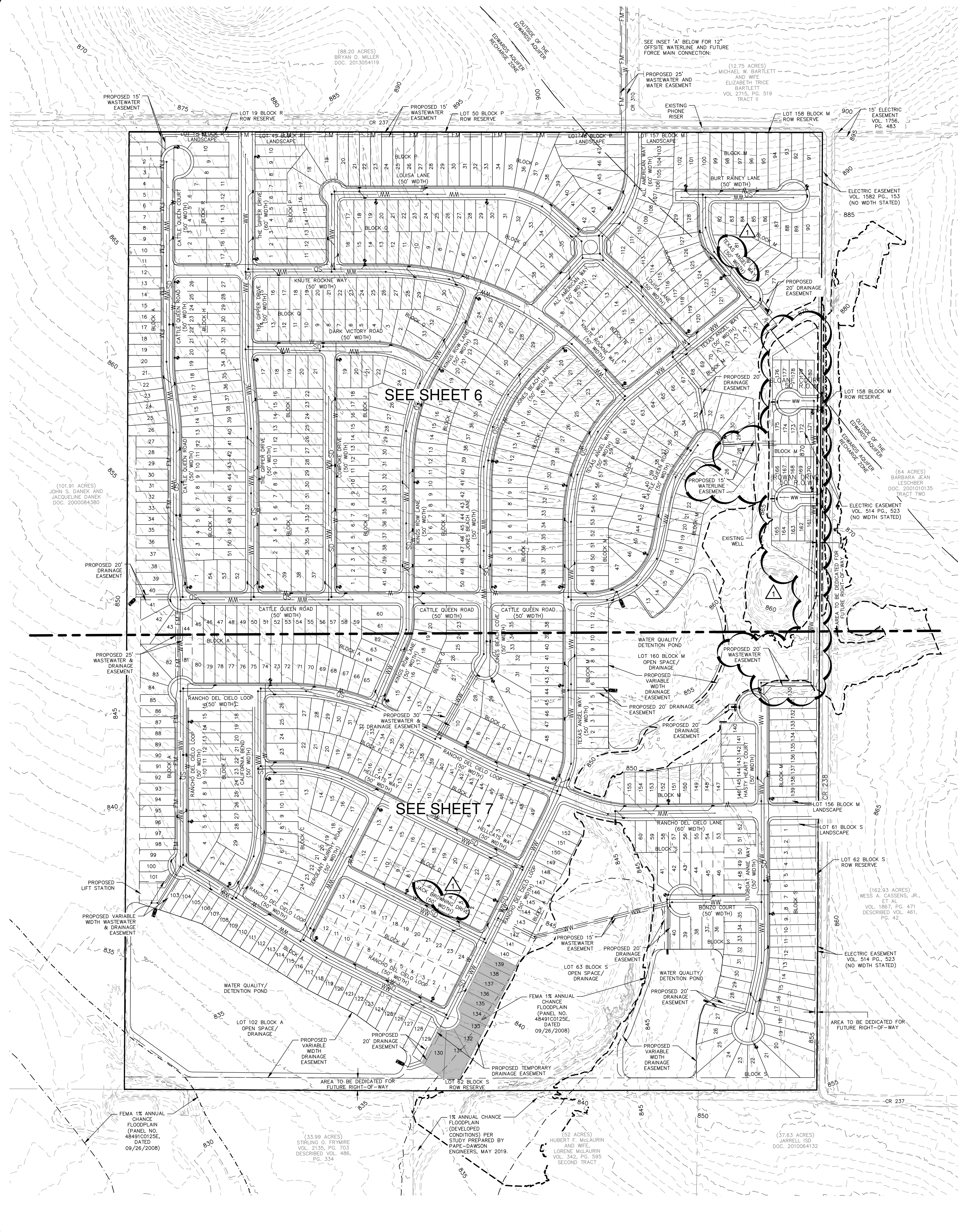
CITY NO.
JOB NO. 510006-03
DATE MAY 2019
DESIGNER EV
CHECKED JF DRAWN EV

SHEET 3 OF 8

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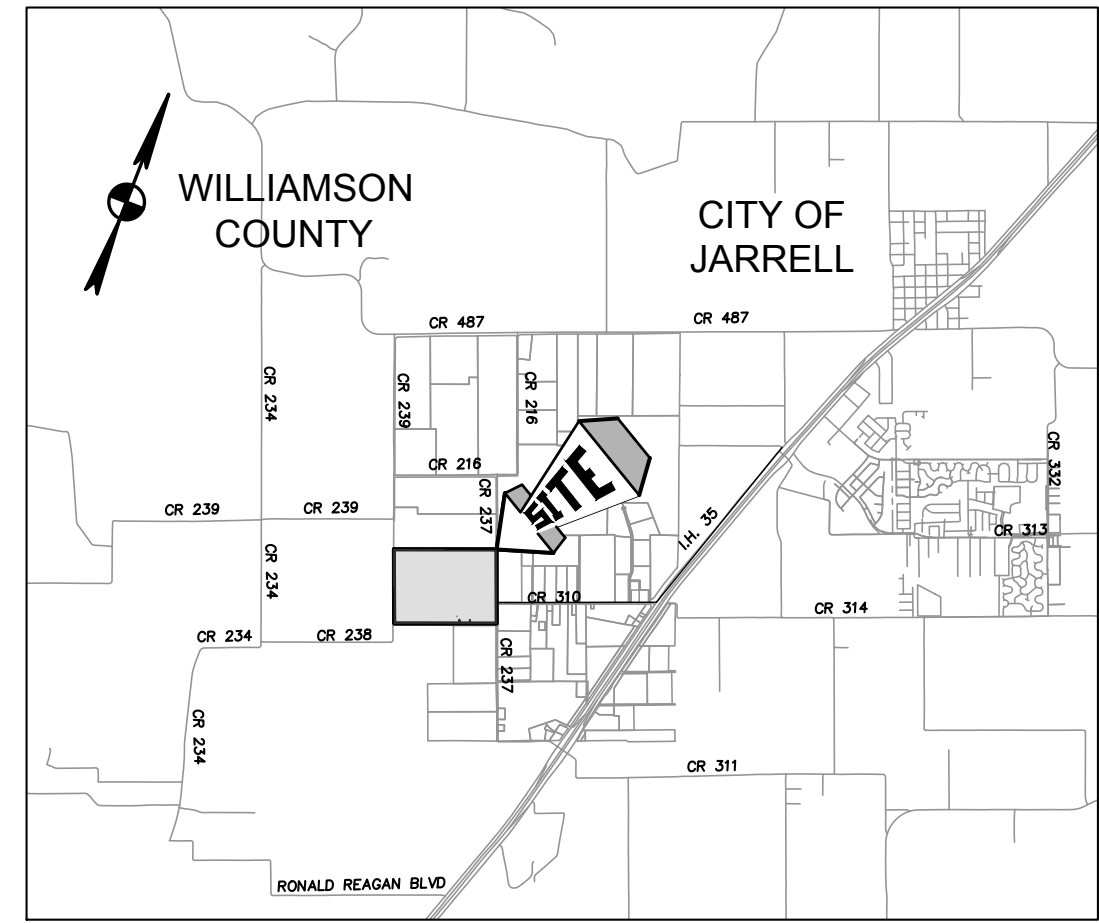
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LEGEND

- W WATER LINE
- WW WASTEWATER LINE & MH
- FM FORCE MAIN LINE
- SD STORM DRAIN LINE & MH
- FI FIRE HYDRANT
- FL FLUSH VALVE ASSEMBLY
- EGV EXISTING GATE VALVE
- EFH EXISTING FIRE HYDRANT
- EW EXISTING WATER LINE
- EWL EXISTING WASTEWATER LINE
- ESD EXISTING STORM DRAIN LINE
- FEMA 1% ANNUAL CHANCE FLOODPLAIN (PANEL NO. 48491C0125E, DATED 09/26/2008)
- 1% ANNUAL CHANCE FLOODPLAIN (DEVELOPED CONDITIONS) PER STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC., MAY 2019
- PROPOSED TEMPORARY DRAINAGE EASEMENT & AREA TO BE RECLAIMED FROM FEMA 1% ANNUAL CHANCE FLOODPLAIN
- EDWARDS AQUIFER BOUNDARY



LOCATION MAP
NOT TO SCALE

NO.	REVISION	DATE
1	PHASE 5 LAYOUT UPDATED	07/26/24
2	OFFSITE FM ROUTE UPDATED	
3	PER AS-BUILT PLANS	

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MICHAEL S. FISHER, P.E. 5794

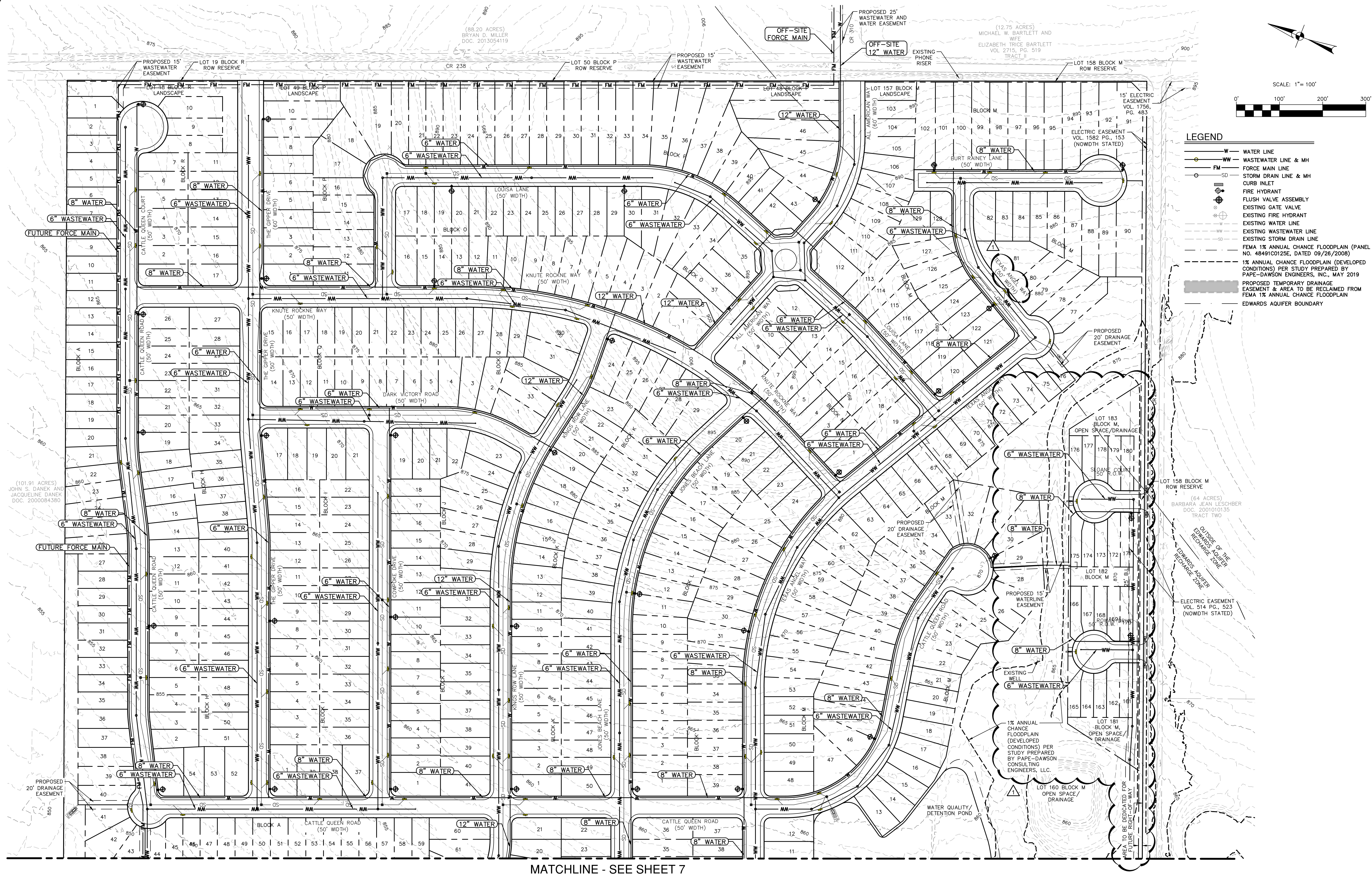
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TBPES FIRM REGISTRATION #470 | TBPES FIRM REGISTRATION #10028801

RANCHO DEL CIELO
JARRELL, TEXAS

UTILITY EXHIBIT OVERALL - 1 OF 3

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



MATCHLINE - SEE SHEET 7

LEGEND

- W WATER LINE
- WW WASTEWATER LINE & MH
- FM FORCE MAIN LINE
- SD STORM DRAIN LINE & MH
- CI CURB INLET
- FH FIRE HYDRANT
- FVA FLUSH VALVE ASSEMBLY
- EGV EXISTING GATE VALVE
- EFH EXISTING FIRE HYDRANT
- EWL EXISTING WATER LINE
- EWLW EXISTING WASTEWATER LINE
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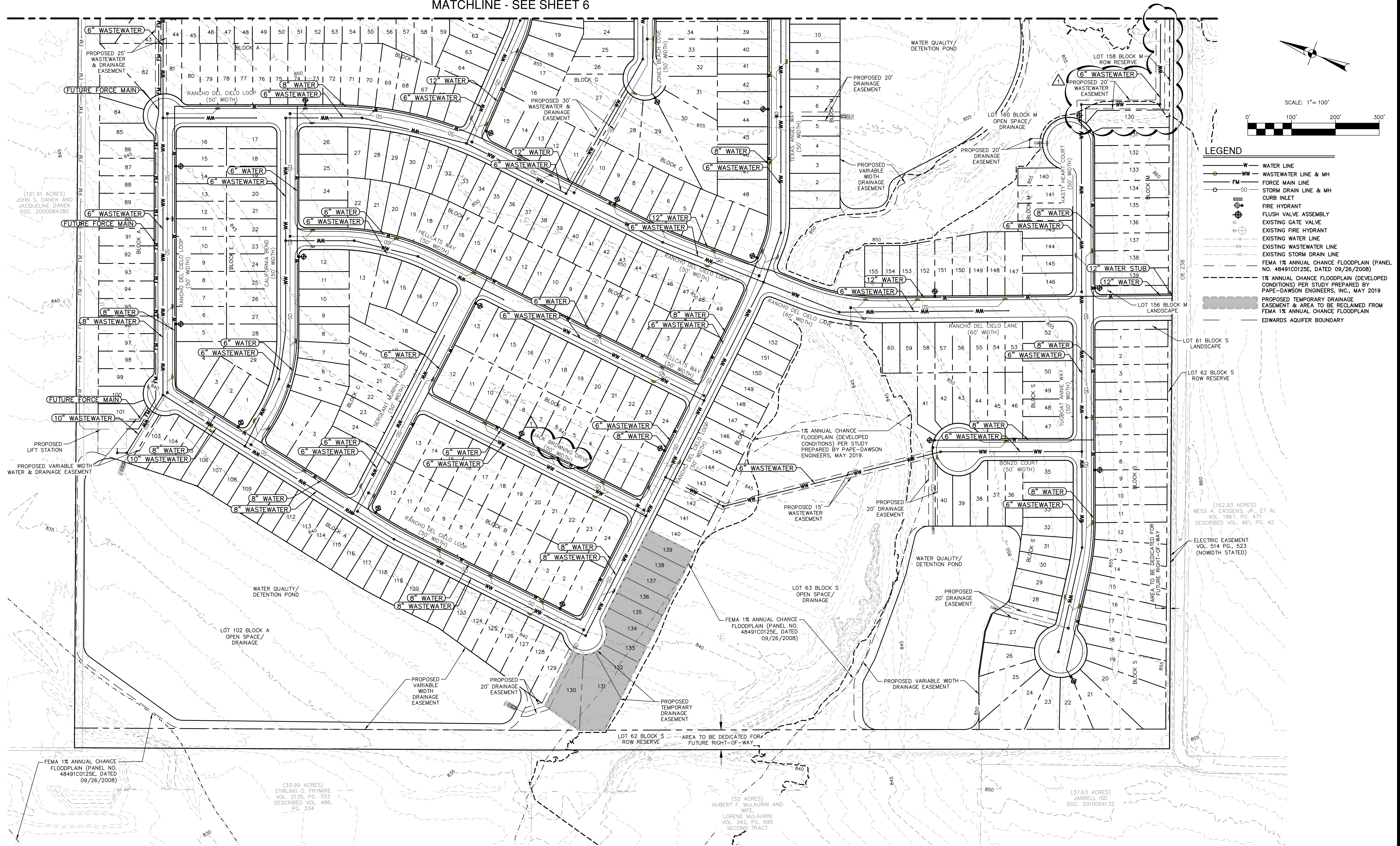
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TYPE FIRM REGISTRATION #470 | TBPUS FIRM REGISTRATION #10028801

RANCHO DEL CIELO
JARRELL, TEXAS
UTILITY EXHIBIT-2 OF 3

CITY NO.	
JOB NO.	51006-03
DATE	MAY 2019
DESIGNER	EV
CHECKED	JF
DRAWN	EV
SHEET	6 OF 8

MATCHLINE - SEE SHEET 6



NO.	REVISION	DATE
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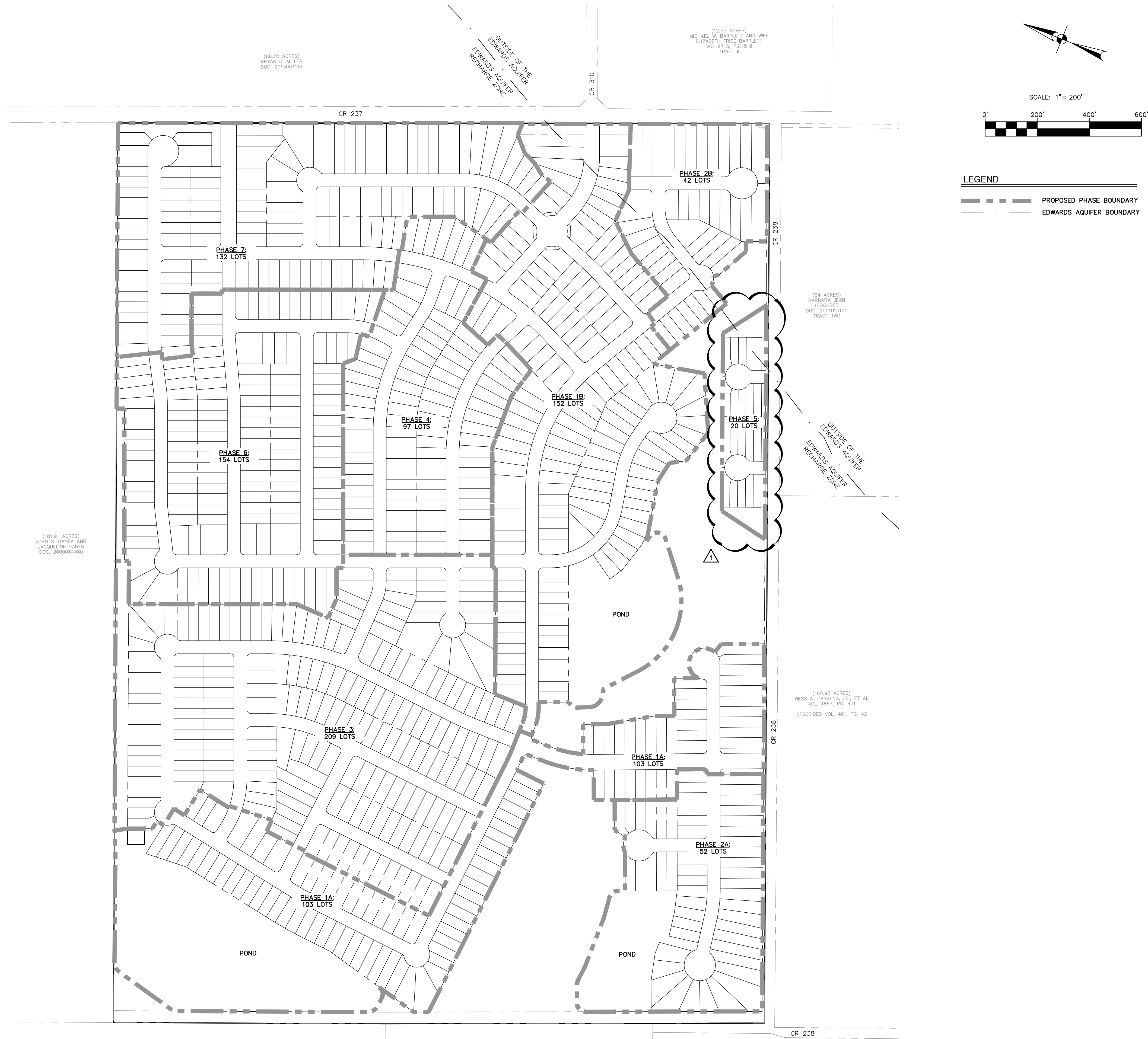
RANCHO DEL CIELO
JARRELL, TEXAS

UTILITY EXHIBIT - 3 OF 3

FY NO. _____
 B NO. 51006-03
 DATE MAY 2019
 SIGNER EV
 CHECKED JF DRAWN EV
 SHEET 7 OF 8

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TBPES FIRM REGISTRATION #470 | TBPES FIRM REGISTRATION #10028801

RANCHO DEL CIELO
JARRELL, TEXAS
PHASING EXHIBIT

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

NO.	REVISION	DATE
1	PHASE 5 LAYOUT UPDATED	07/26/24

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DATE: December 20, 2024
DRAWN BY: MICHAEL S. FISHER, D.E. 67764