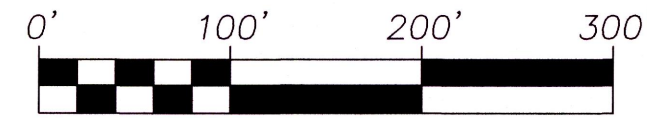


FINAL PLAT OF RANCHO DEL CIELO, PHASE 4B

A 10.165 ACRE TRACT BEING SITUATED IN THE EDMOND PARSONS SURVEY, ABSTRACT NO. 494, IN WILLIAMSON COUNTY, TEXAS, BEING ALL 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'

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
- ⬡ EASEMENT AS NOTED

| MINIMUM FINISHED FLOOR ELEVATIONS (MFFE) | |
|--|--------|
| LOT # | MFFE |
| 161 | 871.4' |
| 165 | 868.9' |
| 166 | 872.3' |
| 170 | 872.4' |
| 171 | 875.0' |
| 175 | 873.6' |
| 176 | 875.9' |
| 177 | 876.4' |
| 178 | 876.9' |
| 179 | 877.4' |
| 180 | 877.7' |

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

SURVEY: EDMOND PARSONS SURVEY
 ABSTRACT NO. 494

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)

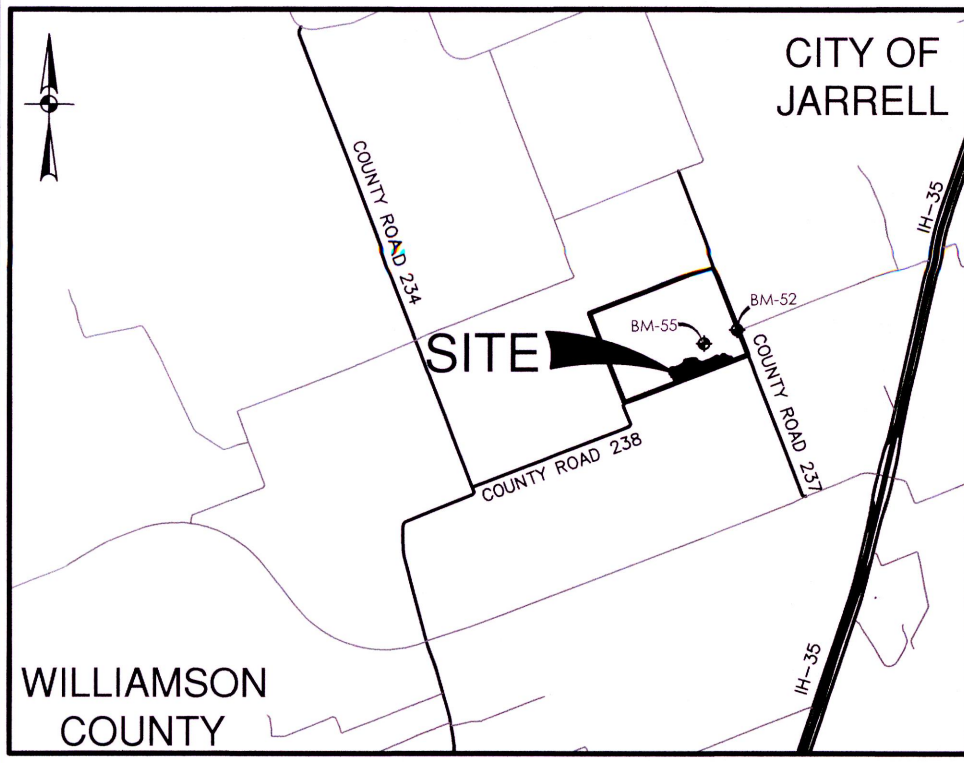
NUMBER OF BLOCKS: 1

SINGLE FAMILY LOT: 20
 OPEN SPACE/ DRAINAGE/ WATER QUALITY LOT: 3
 OPEN SPACE/ DRAINAGE LOT: 1
 ROW DEDICATION: 3
 TOTAL LOTS: 27

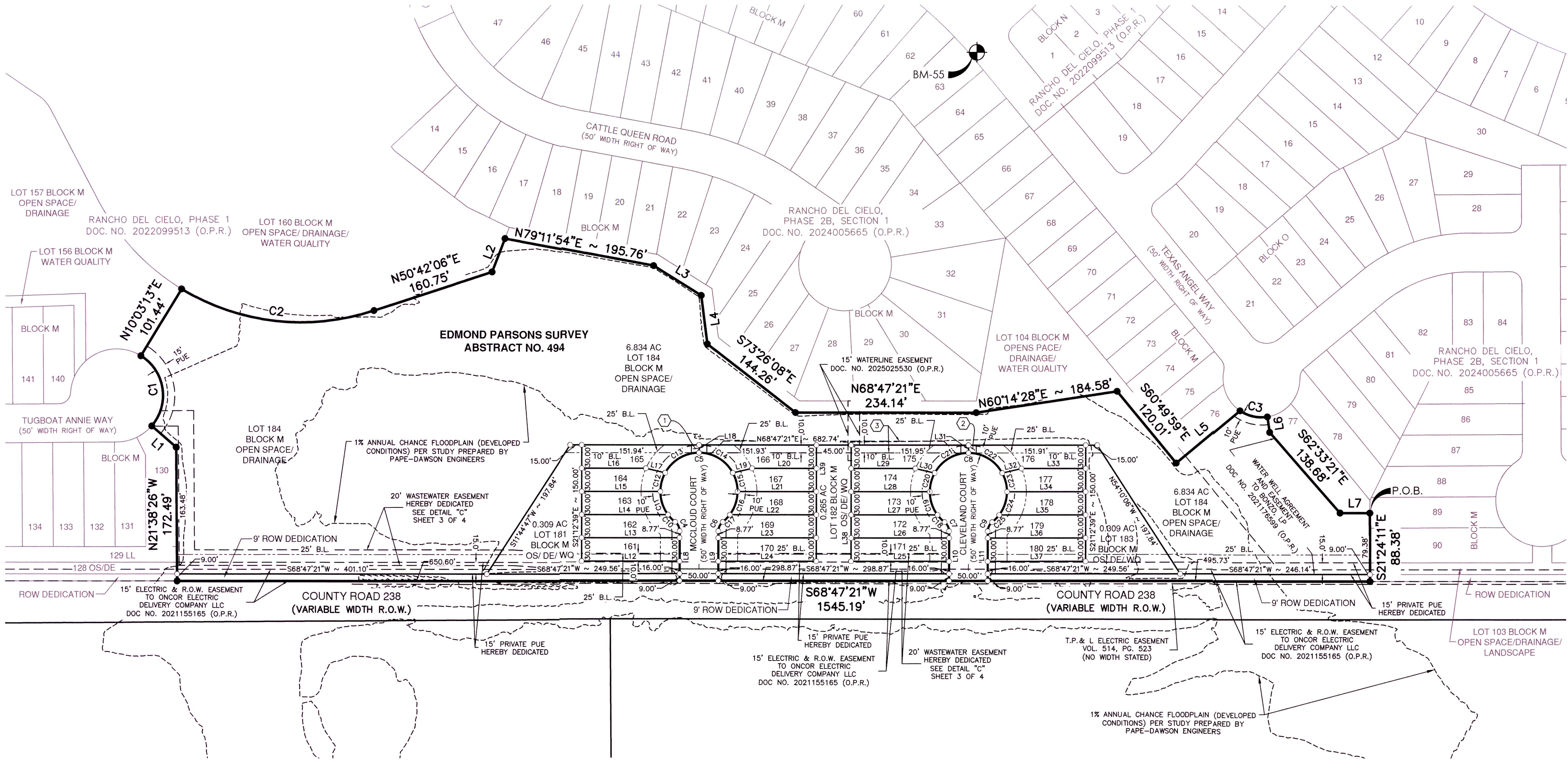
LINEAR FEET OF NEW STREETS: 230 LF

SUBMITTAL DATE: JULY 9, 2025

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



LOCATION MAP
 1" = 5000'



EASEMENTS

- ① 20' DRAINAGE EASEMENT LOTS 165 & 166, BLOCK M SEE DETAIL "A" SHEET 3 OF 4
- ② 20' DRAINAGE EASEMENT LOTS 175 & 176, BLOCK M SEE DETAIL "B" SHEET 3 OF 4
- ③ 15' WATERLINE EASEMENT LOTS 166, 175, 182 & 184, BLOCK M SEE DETAIL "C" SHEET 3 OF 4

| STREET DATA | | | | | | |
|-----------------|--------|--------------|-------------|--------------|-----------------------|----------------|
| STREET NAME | LENGTH | R.O.W. WIDTH | PVMT. WIDTH | DESIGN SPEED | MAINTENANCE AUTHORITY | CLASSIFICATION |
| MC CLOUD COURT | 115 LF | 50' | 30' LOG-LOG | 25 MPH | PUBLIC | LOCAL |
| CLEVELAND COURT | 115 LF | 50' | 30' LOG-LOG | 25 MPH | PUBLIC | LOCAL |

| BUILDING SETBACKS | |
|-------------------|-----|
| FRONT STREET | 25' |
| REAR | 10' |
| SIDE | 5' |

PAPE-DAWSON
 10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

FINAL PLAT OF RANCHO DEL CIELO, PHASE 4B

FIELD NOTES FOR

A 10.165 ACRE TRACT BEING SITUATED IN THE EDMOND PARSONS SURVEY, ABSTRACT NO. 494, IN WILLIAMSON COUNTY, TEXAS, BEING ALL 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 10.165 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 yellow cap marked "Pape-Dawson" found on the southeast corner of Lot 77, Block M of Rancho Del Cielo, Phase 2B, Section 1, a subdivision according to the plat recorded in Document No. 2024005665 of the Official Public Records of Williamson County, Texas, said point being on the west boundary line of Lot 89, Block M of said Rancho Del Cielo, Phase 2B, Section 1 plat, same being a northeast corner of the Remnant Portion of said 198.487 acre tract for the easternmost northeast corner and **POINT OF BEGINNING** hereof;

THENCE S 21°24'11" E, with a west boundary line of said Rancho Del Cielo, Phase 2B, Section 1, same being an east boundary line of the Remnant Portion of said 198.487 acre tract, a distance of **88.38 feet** to an iron rod with yellow cap marked "Pape-Dawson" found on the north right-of-way line of County Road 238, a variable width right-of-way, said point being a southwest corner of said Rancho Del Cielo, Phase 2B, Section 1, same being the southeast corner of the Remnant Portion of said 198.487 acre tract for the southeast corner hereof,

THENCE S 68°47'21" W, departing the west boundary line of said Rancho Del Cielo, Phase 2B, Section 1, 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 **1545.19 feet** to an iron rod with yellow cap marked "Pape-Dawson" found 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 the southwest corner of the Remnant Portion of said 198.487 acre tract for the southwest corner hereof;

THENCE, departing the north right-of-way line of said County Road 238, with the east boundary line of said Rancho Del Cielo, Phase 1, same being the west boundary line of the Remnant Portion of said 198.487 acre tract, the following four (4) courses and distances:

1. **N 21°38'26" W**, a distance of **172.49 feet** to an iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
2. **N 70°28'34" W**, a distance of **41.82 feet** to an iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature hereof,
3. along the arc of a curve to the left having a **radius of 60.00 feet**, a **central angle of 99°41'52"**, a **chord bearing and distance of N 30°05'51" W, 91.72 feet**, an **arc length of 104.40 feet** to an iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency hereof, and
4. **N 10°03'13" E**, a distance of **101.44 feet** to an iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature on an interior corner of said Rancho Del Cielo, Phase 1, same being the northwest corner of the Remnant Portion of said 198.487 acre tract for the northwest corner hereof,

THENCE, with the south boundary line of said Rancho Del Cielo, Phase 1, same being the north boundary line of the Remnant Portion of said 198.487 acre tract, the following three (3) courses and distances:

1. along the arc of a curve to the left having a **radius of 298.00 feet**, a **central angle of 49°45'16"**, a **chord bearing and distance of N 75°10'35" E, 250.72 feet**, an **arc length of 258.78 feet** to an iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency hereof,
2. **N 50°42'06" E**, a distance of **160.75 feet** to an iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof, and
3. **N 00°00'00" E**, a distance of **46.17 feet** to an iron rod with yellow cap marked "Pape-Dawson" found on a southwest corner of said Rancho Del Cielo, Phase 2B, Section 1, for an angle point hereof,

THENCE, departing the south boundary line of Rancho Del Cielo, Phase 1, with the south boundary line of said Rancho Del Cielo, Phase 2B, Section 1, same being the north boundary line of the Remnant Portion of said 198.487 acre tract, the following twelve (12) courses and distances:

1. **N 79°11'54" E**, a distance of **195.76 feet** to an iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
2. **S 79°15'22" E**, a distance of **72.56 feet** to an iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
3. **S 28°34'39" E**, a distance of **63.54 feet** to an iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
4. **S 73°26'08" E**, a distance of **144.26 feet** to an iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
5. **N 68°47'21" E**, a distance of **234.14 feet** to an iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
6. **N 60°14'28" E**, a distance of **184.58 feet** to an iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
7. **S 60°49'59" E**, a distance of **120.01 feet** to an iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
8. **N 29°14'59" E**, a distance of **107.15 feet** to an 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 left having a **radius of 50.00 feet**, a **central angle of 42°28'51"**, a **chord bearing and distance of N 81°16'38" E, 36.23 feet**, an **arc length of 37.07 feet** to a calculated point of non-tangency hereof,
10. **S 29°50'07" E**, a distance of **20.23 feet** to an iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof,
11. **S 62°33'21" E**, a distance of **138.68 feet** to an iron rod with yellow cap marked "Pape-Dawson" found for an angle point hereof, and
12. **N 68°35'49" E**, a distance of **38.61 feet** to the **POINT OF BEGINNING**, and containing 10.165 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. 51118-60.

| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | BEARING | LENGTH |
| L1 | N70°28'34"W | 41.82' |
| L2 | N00°00'00"E | 46.17' |
| L3 | S79°15'22"E | 72.56' |
| L4 | S28°34'39"E | 63.54' |
| L5 | N29°14'59"E | 107.15' |
| L6 | S29°50'07"E | 20.23' |
| L7 | N68°35'49"E | 38.61' |
| L8 | N21°12'39"W | 63.77' |
| L9 | S21°12'39"E | 63.77' |
| L10 | N21°12'39"W | 63.77' |
| L11 | S21°12'39"E | 63.77' |
| L12 | N68°47'21"E | 126.93' |
| L13 | N68°47'21"E | 126.93' |
| L14 | N68°47'21"E | 111.93' |
| L15 | N68°47'21"E | 101.93' |
| L16 | S68°47'21"W | 83.20' |
| L17 | S81°50'33"W | 25.65' |
| L18 | N21°13'06"W | 10.00' |
| L19 | S55°44'06"W | 25.65' |
| L20 | S68°47'21"W | 83.20' |
| L21 | S68°47'21"W | 101.93' |
| L22 | S68°47'21"W | 111.93' |
| L23 | S68°47'21"W | 126.93' |
| L24 | S68°47'21"W | 126.93' |
| L25 | N68°47'21"E | 126.93' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | BEARING | LENGTH |
| L26 | N68°47'21"E | 126.93' |
| L27 | N68°47'21"E | 111.93' |
| L28 | N68°47'21"E | 101.93' |
| L29 | S68°47'21"W | 83.20' |
| L30 | S81°50'33"W | 25.65' |
| L31 | N21°06'43"W | 10.00' |
| L32 | S55°44'06"W | 25.65' |
| L33 | S68°47'21"W | 83.20' |
| L34 | S68°47'21"W | 101.93' |
| L35 | S68°47'21"W | 111.93' |
| L36 | S68°47'21"W | 126.93' |
| L37 | S68°47'21"W | 126.93' |
| L38 | S21°12'39"E | 150.00' |
| L39 | S21°12'39"E | 150.00' |
| L40 | N68°20'16"E | 42.65' |
| L41 | N73°01'25"E | 67.71' |
| L42 | S21°12'39"E | 20.00' |
| L43 | S73°01'23"W | 67.71' |
| L44 | S68°20'34"W | 33.83' |
| L45 | N23°46'53"E | 24.24' |
| L46 | S66°12'14"E | 24.25' |
| L47 | N66°12'14"W | 12.86' |
| L48 | S23°46'53"W | 12.86' |
| L49 | N21°13'39"W | 11.01' |
| L50 | N68°47'21"E | 20.00' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | BEARING | LENGTH |
| L51 | S21°13'39"E | 11.01' |
| L52 | N21°13'39"W | 11.01' |
| L53 | N68°47'21"E | 20.00' |
| L54 | S21°13'39"E | 11.01' |

| CURVE TABLE | | | | | |
|-------------|---------|------------|---------------|---------|---------|
| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C1 | 60.00' | 099°41'52" | N30°05'51"W | 91.72' | 104.40' |
| C2 | 298.00' | 049°45'16" | N75°10'35"E | 250.72' | 258.78' |
| C3 | 50.00' | 042°28'51" | N81°16'38"E | 36.23' | 37.07' |
| C4 | 15.00' | 052°01'13" | N47°13'15"W | 13.16' | 13.62' |
| C5 | 50.00' | 284°02'25" | N68°47'21"E | 61.54' | 247.87' |
| C6 | 15.00' | 052°01'13" | S04°47'57"W | 13.16' | 13.62' |
| C7 | 15.00' | 052°01'13" | N47°13'15"W | 13.16' | 13.62' |
| C8 | 50.00' | 284°02'25" | N68°47'21"E | 61.54' | 247.87' |
| C9 | 15.00' | 052°01'13" | S04°47'57"W | 13.16' | 13.62' |
| C10 | 50.00' | 015°09'01" | N65°39'21"W | 13.18' | 13.22' |
| C11 | 50.00' | 036°52'12" | N39°38'44"W | 31.62' | 32.18' |
| C12 | 50.00' | 028°57'18" | N06°43'59"W | 25.00' | 25.27' |
| C13 | 50.00' | 061°02'53" | N38°16'06"E | 50.79' | 53.27' |
| C14 | 50.00' | 061°02'30" | S80°41'12"E | 50.79' | 53.27' |
| C15 | 50.00' | 028°57'18" | S35°41'19"E | 25.00' | 25.27' |
| C16 | 50.00' | 036°52'12" | S02°46'34"E | 31.62' | 32.18' |
| C17 | 50.00' | 015°09'01" | S23°14'03"W | 13.18' | 13.22' |
| C18 | 50.00' | 015°09'01" | N65°39'21"W | 13.18' | 13.22' |
| C19 | 50.00' | 036°52'12" | N39°38'44"W | 31.62' | 32.18' |
| C20 | 50.00' | 028°57'18" | N06°44'00"W | 25.00' | 25.27' |
| C21 | 50.00' | 061°02'53" | N38°16'06"E | 50.79' | 53.27' |
| C22 | 50.00' | 061°02'30" | S80°41'12"E | 50.79' | 53.27' |
| C23 | 50.00' | 028°57'18" | S35°41'18"E | 25.00' | 25.27' |
| C24 | 50.00' | 036°52'12" | S02°46'34"E | 31.62' | 32.18' |
| C25 | 50.00' | 015°09'01" | S23°14'03"W | 13.18' | 13.22' |
| C26 | 60.00' | 021°55'00" | N08°47'35"E | 22.81' | 22.95' |
| C27 | 50.00' | 018°15'30" | S42°48'52"W | 15.87' | 15.93' |
| C28 | 50.00' | 018°15'30" | N85°14'11"W | 15.87' | 15.93' |
| C29 | 50.00' | 023°04'26" | S68°47'34"W | 20.00' | 20.14' |
| C30 | 50.00' | 023°04'26" | S68°47'34"W | 20.00' | 20.14' |

RANCHO DEL CIELO, PHASE 4B

Survey Job No. 51118-60

Date: Oct 28, 2025, 12:59pm User: D:\pdriguez
File: H:\Survey\Civil\51118-60\Plot\RanchoDelCieloPhase4B_40\PL51118-60_Phase4B.dwg

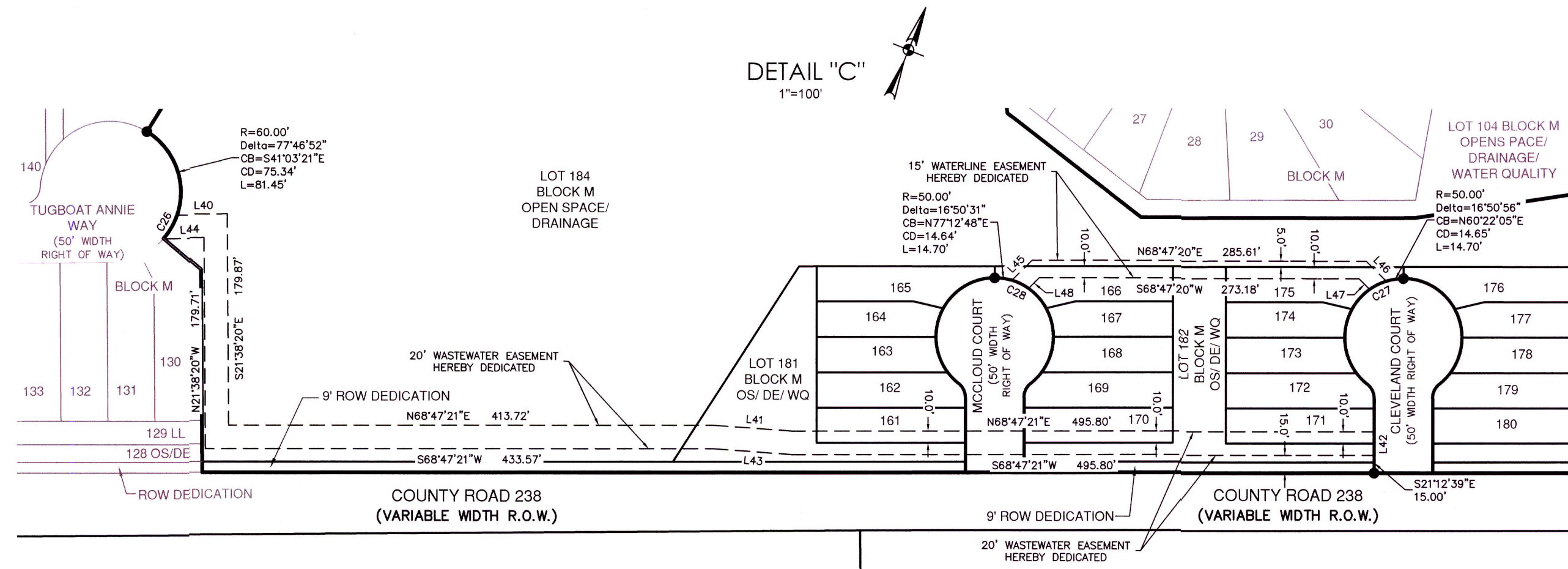
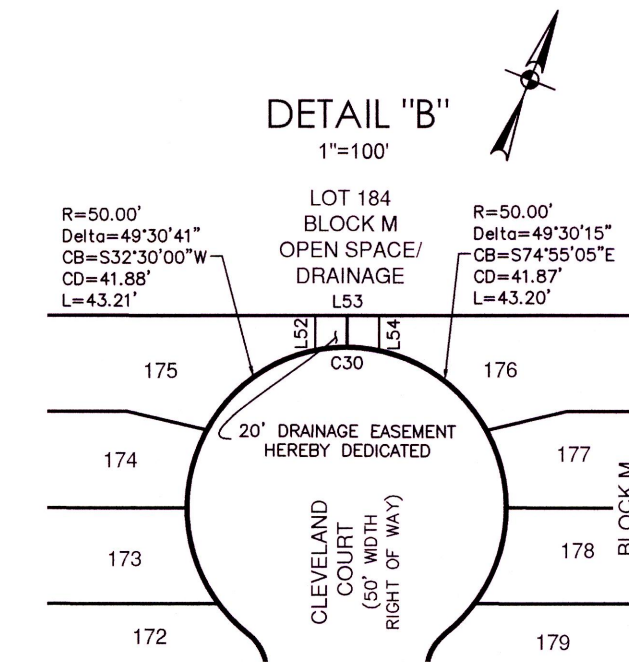
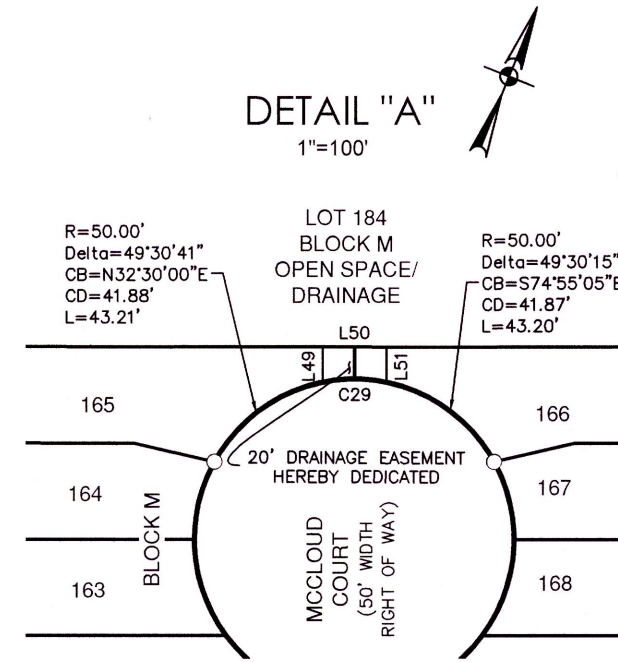
FINAL PLAT OF RANCHO DEL CIELO, PHASE 4B

A 10.165 ACRE TRACT BEING SITUATED IN THE EDMOND PARSONS SURVEY, ABSTRACT NO. 494, IN WILLIAMSON COUNTY, TEXAS, BEING ALL 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:

- 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.
- 14) ALL STREETS ARE TO BE DEDICATED FOR PUBLIC USE.
- 15) THERE ARE NO CEMETERY SITES, EXISTING OR PROPOSED SCHOOL SITES OR OTHER PUBLIC SITES PROPOSED WITHIN THIS SUBDIVISION.
- 16) DRIVEWAYS SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO COUNTY ROAD 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) 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.
- 21) THE MINIMUM FINISHED FLOOR ELEVATIONS (FFE) FOR LOTS SHOWN ON THIS PLAT ARE DETERMINED BY A STUDY PREPARED BY PAPE-DAWSON ENGINEERS DATED APRIL 9, 2025.
- 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 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.
- 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 STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
- 27) ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS.
- 28) DRIVEWAY MAINTENANCE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. IF OBSTRUCTIONS OCCUR WITHIN THE DRIVEWAY CULVERT, THE COUNTY RESERVES THE RIGHT TO CLEAR OBSTRUCTIONS THAT ARE CAUSING ADVERSE IMPACTS TO THE ROADWAY.
- 29) THE 15' PRIVATE PUE SHOWN ON LOTS 161, 171, 180-184 IS LIMITED TO THE USE OF PUBLIC WATER & WASTEWATER FACILITIES.
- 30) THE PROPOSED 20' WASTEWATER EASEMENT WILL FUNCTION AS THE BUILDING SETBACK LINE FOR LOTS 161, 170, AND 171.
- 31) THE PROPOSED 15' WATERLINE EASEMENT WILL FUNCTION AS THE BUILDING SETBACK LINE FOR LOTS 166 AND 175.



FINAL PLAT
OF
RANCHO DEL CIELO, PHASE 4B

A 10.165 ACRE TRACT BEING SITUATED IN THE EDMOND PARSONS SURVEY, ABSTRACT NO. 494, IN WILLIAMSON COUNTY, TEXAS, BEING ALL 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 4B"
TO CERTIFY WHICH, WITNESS BY MY HAND THIS 4 DAY OF November, 2025.

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

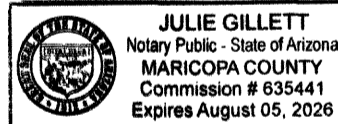
BY: Nathan Holt
KL LHB3 AIV LLC
NATHAN HOLT
* AUTHORIZED SIGNATORY

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 4 DAY OF November, 2025.

Julie Gillett
NOTARY PUBLIC IN AND FOR THE STATE OF ARIZONA

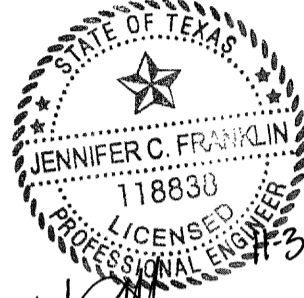


MY COMMISSION EXPIRES: 08/05/2026

ENGINEER'S CERTIFICATION

I, JENNIFER FRANKLIN, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS "RANCHO DEL CIELO, PHASE 4B" 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 5th DAY OF NOVEMBER, 2025.

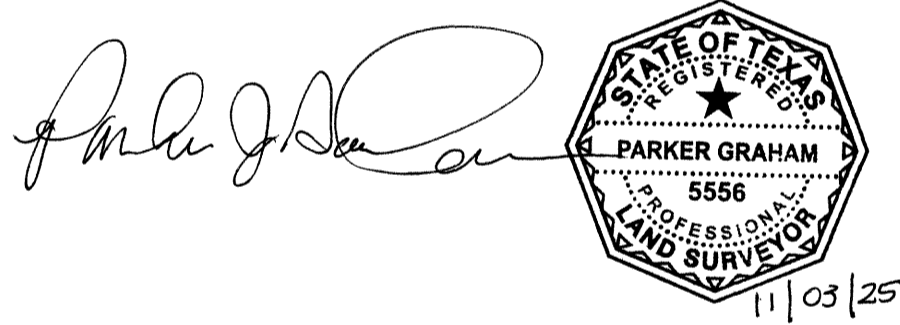


JENNIFER FRANKLIN, P.E.
PROFESSIONAL ENGINEER NO. 118838
PAPE-DAWSON CONSULTING ENGINEERS, LLC.
TBPE, FIRM REGISTRATION NO. 470

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 Nov. 12, 2024.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TRAVIS, COUNTY, TEXAS THIS 3RD DAY OF NOVEMBER, 2025.



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 November, A.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, STEVEN SNELL, 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.

STEVEN SNELL 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