

FINAL PLAT OF RANCHO SIENNA SECTION 11, PHASE 1

BEING 17.423 ACRES OUT OF THE GREENLEAF FISK SURVEY,
ABSTRACT NO. 5 WILLIAMSON COUNTY, TEXAS.

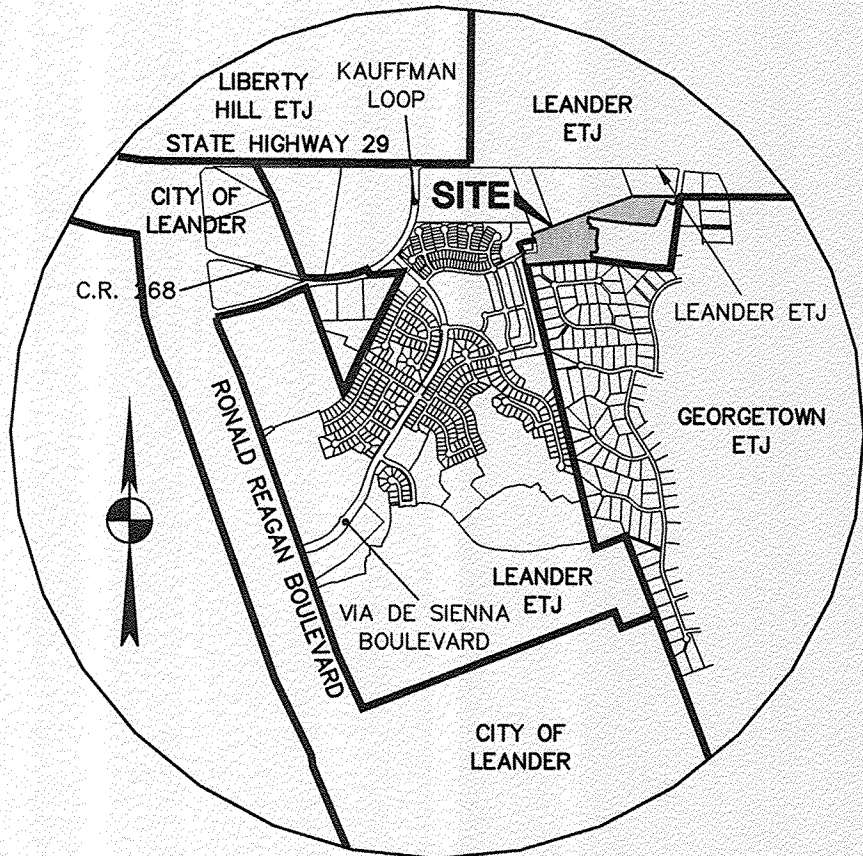
FIELDNOTE DESCRIPTION:

OF 17.423 ACRES OF LAND, OUT OF THE GREENLEAF FISK SURVEY, ABSTRACT NO. 5, SITUATED IN WILLIAMSON COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN TRACT 5A - 27.327 ACRE TRACT OF LAND CONVEYED TO NASH RANCHO HILLS, LLC BY DEED OF RECORD IN DOCUMENT NO. 2015113108, A PORTION OF THAT CERTAIN TRACT 3A - 17.147 ACRE TRACT OF LAND CONVEYED TO NASH RANCHO HILLS BY DEED OF RECORD IN DOCUMENT NO. 2014001964, AND A PORTION OF THAT CERTAIN TRACT 1B - 4.106 ACRE TRACT OF LAND CONVEYED TO NASH RANCHO HILLS LLC BY DEED OF RECORD IN DOCUMENT NO. 2014001964, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 17.423 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD FOUND AT THE SOUTHEASTERLY CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO BONNET ENTERPRISES, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2008084680 OF SAID OFFICIAL PUBLIC RECORDS, BEING IN THE NORTHERLY LINE OF THE REMAINDER OF A 606.19 ACRE TRACT OF LAND CONVEYED TO RANCHO SIENNA KC LP BY DEED OF RECORD IN DOCUMENT NO. 2007081893 OF SAID OFFICIAL PUBLIC RECORDS, ALSO BEING THE NORTHEASTERLY CORNER OF SAID TRACT 5A AND HEREOF, FROM WHICH A 1/2 INCH IRON ROD WITH CAP FOUND AT THE SOUTHWESTERLY CORNER OF THE TERMINUS OF BONNET BOULEVARD (80' R.O.W. BEARS N08°05'33"E, A DISTANCE OF 18.51 FEET;

THENCE, LEAVING THE SOUTHEASTERLY CORNER OF SAID BONNET ENTERPRISES, LTD. TRACT, ALONG THE COMMON LINE OF SAID TRACT 5A AND SAID REMAINDER OF A 606.19 ACRE TRACT, FOR THE EASTERLY LINE HEREOF, THE FOLLOWING TWENTY-SIX (26) COURSES AND DISTANCES:

- S08°05'33"W, A DISTANCE OF 2.20 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT;
- ALONG SAID CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 15°04'08", AN ARC LENGTH OF 52.60 FEET, AND A CHORD WHICH BEARS S15°37'37"W, A DISTANCE OF 52.45 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE END OF SAID CURVE;
- S23°09'41"W, A DISTANCE OF 21.41 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT HEREOF;
- N66°50'19"W, A DISTANCE OF 120.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT HEREOF;
- S68°09'41"W, A DISTANCE OF 7.07 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT HEREOF;
- S23°09'41"W, A DISTANCE OF 320.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT HEREOF;
- S32°24'29"W, A DISTANCE OF 60.32 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT HEREOF;
- N86°04'30"W, A DISTANCE OF 381.05 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT HEREOF;
- N83°04'37"W, A DISTANCE OF 79.38 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT HEREOF;
- N82°32'00"W, A DISTANCE OF 414.85 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT HEREOF;
- N60°10'42"W, A DISTANCE OF 48.66 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT HEREOF;
- N82°32'00"W, A DISTANCE OF 40.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT HEREOF;
- S52°28'00"W, A DISTANCE OF 7.07 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT HEREOF;
- S07°28'00"W, A DISTANCE OF 114.49 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
- ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 36°46'42", AN ARC LENGTH OF 32.10 FEET, AND A CHORD WHICH BEARS S52°43'58"E, A DISTANCE OF 31.55 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE POINT OF CURVATURE OF A REVERSE CURVE TO THE LEFT;
- ALONG SAID REVERSE CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 48°11'23", AN ARC LENGTH OF 21.03 FEET, AND A CHORD WHICH BEARS S58°26'19"E, A DISTANCE OF 20.41 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE END OF SAID CURVE, FOR AN ANGLE POINT HEREOF;
- S07°28'00"W, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT HEREOF;
- S82°32'00"E, A DISTANCE OF 105.04 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT HEREOF;
- S07°28'00"W, A DISTANCE OF 138.03 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT HEREOF;
- S02°49'49"E, A DISTANCE OF 113.80 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT HEREOF;
- S82°32'00"E, A DISTANCE OF 9.08 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT HEREOF;
- S07°28'00"W, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT HEREOF;
- N82°32'00"W, A DISTANCE OF 29.04 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT;
- ALONG SAID CURVE, HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 10°17'48", AN ARC LENGTH OF 49.42 FEET, AND A CHORD WHICH BEARS N87°40'55"W, A DISTANCE OF 49.35 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE END OF SAID CURVE;
- S87°10'11"W, A DISTANCE OF 4.04 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT HEREOF;
- S02°49'49"E, A DISTANCE OF 125.33 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET IN THE NORTHERLY LINE OF LOT 19 GABRIELS OVERLOOK PHASE FIVE, A SUBDIVISION OF RECORD IN CABINET AA, SLIDES 35-37 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE SOUTH WESTERLY CORNER OF SAID REMAINDER OF 606.19 ACRE TRACT, ALSO BEING THE SOUTHEASTERLY CORNER OF SAID TRACT 5A AND HEREOF;
- THENCE, ALONG THE COMMON LINE OF LOTS 14-19 OF SAID GABRIELS OVERLOOK PHASE FIVE, AND SAID TRACT 5A, FOR THE SOUTHERLY LINE HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
 - S87°05'20"W, A DISTANCE OF 342.72 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND FOR AN ANGLE POINT HEREOF;
 - S85°42'41"W, A DISTANCE OF 571.85 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWESTERLY CORNER OF SAID LOT 14, FOR THE SOUTHWESTERLY CORNER HEREOF;
- THENCE, LEAVING THE NORTHWESTERLY CORNER OF SAID LOT 14, OVER AND ACROSS SAID TRACT 5A AND SAID TRACT 3A, FOR A PORTION OF THE WESTERLY LINE HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
 - N13°07'27"W, A DISTANCE OF 126.33 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT HEREOF;
 - N33°31'24"W, A DISTANCE OF 50.74 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET IN THE SOUTHERLY LINE OF LOT 8 OPEN SPACE AND DRAINAGE EASEMENT, BLOCK "GGG" RANCHO SIENNA SECTION 9, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2014077554 OF SAID OFFICIAL PUBLIC RECORDS, BEING THE NORTHERLY LINE OF SAID TRACT 3A AND THE SOUTHERLY LINE OF SAID TRACT 1B, FOR AN ANGLE POINT HEREOF;



VICINITY MAP
N.T.S.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET, FIELD NOTE DESCRIPTION AND NOTES
2	FINAL PLAT LAYOUT
3	LAND AND CURVE TABLE
4	CERTIFICATIONS AND SIGNATURES

GENERAL INFORMATION:

OWNER.....NASH RANCHO HILLS, LLC
TOTAL ACREAGE.....17.423 ACRES
SURVEY OF.....GREENLEAF FISK SURVEY(A-5)
DATE.....MAY 2016
OF SINGLE FAMILY LOTS.....54
OF OPEN SPACE LOTS.....3
TOTAL # OF LOTS.....57
TOTAL # OF BLOCKS.....5

OWNER/DEVELOPER
NASH RANCHO HILLS, LLC
13809 RESEARCH BOULEVARD, SUITE 475
AUSTIN, TEXAS 78701
(512) 244-6667 FAX (512) 244-6875

ENGINEER
STANTEC CONSULTING SERVICES INC.

221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011 FAX (512) 328-0325

SURVEYOR
STANTEC CONSULTING SERVICES INC.

221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701
(512) 328-0011 FAX (512) 328-0325

FIELDNOTE DESCRIPTION (CONTINUED):

THENCE, LEAVING THE NORTHERLY LINE OF SAID TRACT 3A, ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID LOT 8 OPEN SPACE AND DRAINAGE EASEMENT, FOR A PORTION OF THE WESTERLY LINE AND A PORTION OF THE NORTHERLY LINE HEREOF, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- N24°30'09"W, A DISTANCE OF 126.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR THE NORTHWESTERLY CORNER HEREOF;
- N69°12'16"E, A DISTANCE OF 58.32 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT HEREOF;
- N75°38'19"E, A DISTANCE OF 58.39 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT HEREOF;
- N83°12'50"E, A DISTANCE OF 146.04 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT HEREOF;
- N28°24'08"W, A DISTANCE OF 87.13 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWESTERLY CORNER OF THAT CERTAIN 6.49 ACRE TRACT OF LAND CONVEYED TO CASPER JACOB BATT, JR. AND WIFE CAROLYN J. BATT, BY DEED OF RECORD IN VOLUME 649, PAGE 167 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING IN THE NORTHERLY LINE OF SAID TRACT 5A;

THENCE, N69°17'00"E, LEAVING THE EASTERLY LINE OF SAID LOT 8 OPEN SPACE AND DRAINAGE EASEMENT, ALONG THE SOUTHERLY LINE OF SAID 6.49 ACRE TRACT AND THAT CERTAIN 19.05 ACRE TRACT OF LAND CONVEYED TO OMEGA RANCH, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2009000750 OF SAID OFFICIAL PUBLIC RECORDS, WITH THE NORTHERLY LINE OF SAID TRACT 5A FOR A PORTION OF THE NORTHERLY LINE HEREOF, A DISTANCE OF 1516.26 FEET TO A 1/2 INCH IRON ROD FOUND AT THE COMMON SOUTHERLY CORNER OF SAID BONNET ENTERPRISES, LTD. TRACT AND SAID 19.05 ACRE TRACT, FOR AN ANGLE POINT OF SAID TRACT 5A AND HEREOF;

THENCE, N89°57'33"E, LEAVING THE SOUTHEASTERLY CORNER OF SAID 19.05 ACRE TRACT, ALONG THE COMMON LINE OF SAID TRACT 5A AND SAID BONNET ENTERPRISES, LTD. TRACT, FOR A PORTION OF THE NORTHERLY LINE HEREOF, A DISTANCE OF 604.82 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 17.423 ACRES (758,960 SQUARE FEET) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

PLAT NOTES:

- THIS PLAT LIES WITHIN THE BOUNDARY OF THE WILLIAMSON COUNTY MUNICIPAL UTILITY DISTRICT NO. 12 (WCMUD 12). WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED THROUGH SERVICE AGREEMENTS ENTERED INTO BETWEEN WCMUD 12 AND THE CHISHOLM TRAIL SPECIAL UTILITY DISTRICT AND THE LCRA. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF GEORGETOWN. SEWER SERVICE WILL BE PROVIDED BY THE CITY OF LIBERTY HILL.
- 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 ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY.
- NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE FROM THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
- THE OPEN SPACE LOTS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- NO CONSTRUCTION IN THIS SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED, IN WRITING, THE WATER POLLUTION ABATEMENT PLAN (WPAP).
- SIDEWALKS LOCATED ADJACENT TO OPEN SPACE AND HOMEOWNER ASSOCIATION LOTS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. SIDEWALKS LOCATED ADJACENT TO SINGLE FAMILY RESIDENTIAL LOTS (WITHIN PUBLIC RIGHT OF WAY) SHALL BE MAINTAINED BY THE RESPECTIVE ADJACENT PROPERTY OWNER.
- FENCE/WALL EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT AND MAINTENANCE OF FENCES/WALLS LOCATED WITHIN THESE EASEMENTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- PEC EASEMENTS SHALL BE LOCATED AS FOLLOWS: FRONT EASEMENT SHALL BE A STRIP OF LAND TEN (10') FEET IN WITH LOCATED ALONG ALL RIGHT-OF-WAYS (ROADS) AND SIDE-LOT EASEMENT SHALL BE TWO AND ONE HALF (2.5') FEET IN WIDTH LOCATED ALONG ALL SIDE LOT LINES AS NEEDED FOR THE CONSTRUCTION OF SAID DISTRIBUTION POWER LINE IN THE SUBDIVISION, THE CENTERLINE OF SUCH EASEMENT TO BE LOCATED ALONG THE COMMON BOUNDARY LINE OF EACH RESIDENTIAL SINGLE-FAMILY LOT. THE PURPOSE OF AN UNDERGROUND ELECTRIC DISTRIBUTION SYSTEM CONSISTING OF VARIABLE NUMBER OF UNDERGROUND CABLES AND ALL NECESSARY OR DESIRABLE APPURTENANCES (INCLUDING CONDUITS, PRIMARY CABLES, SECONDARY CONDUCTORS, ENCLOSURES, CONCRETE PADS, GROUND RODS, GROUND CLAMPS, TRANSFORMERS, CABLE TERMINATORS, CABLE RISER SHIELDS, CUTOUTS, AND LIGHTING ARRESTORS OVERGROUND) AT OR NEAR THE GENERAL COURSE WHICH SHALL BECOME FIXED AT THE LOCATION OF BURIED BY GRANTEE, THROUGH, ACROSS, AND UNDER THE DESCRIBED LOCATIONS WITHIN THIS FINAL PLAT. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, PULLING NEW WIRE ON, MAINTAINING AND REMOVING SAID LINES AND APPURTENANCES; THE RIGHT TO RELOCATE WITHIN THE LIMITS OF SAID RIGHT-OF-WAY; THE RIGHT TO RELOCATE SAID FACILITIES IN THE SAME RELATIVE POSITION TO ANY ADJACENT ROAD IF AND SUCH ROAD IS WIDENED IN THE FUTURE; THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR THEIR APPURTENANCES.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE FROM LIENS.

FINAL PLAT OF RANCHO SIENNA
SECTION 11, PHASE 1

DATE: MAY 2016



Stantec

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # F-10194230
Copyright © 2016

SHEET

1

OF 4

FINAL PLAT OF RANCHO SIENNA SECTION 11, PHASE 1

BEING 17.423 ACRES OUT OF THE GREENLEAF FISK SURVEY,
ABSTRACT NO. 5 WILLIAMSON COUNTY, TEXAS.

BONNET BOULEVARD
(80' R.O.W.) (UNIMPROVED)

BONNET ENTERPRISES, LTD.
DOCUMENT NO. 2008084680

P.O.B.

WASTEWATER
EASEMENT

N89°57'33"E 604.82'

S23°09'41"W 320.00'

N86°04'30"W 381.05'

N82°32'00"W 414.85'

N69°17'00"E 1516.26'

19.05 ACRES
OMEGA RANCH, LLC
DOCUMENT NO. 2009000750

REMAINDER OF 606.19 ACRES
RANCHO SIENNA KC, LP
DOCUMENT NO. 2007081893

244
GABRIELS OVERLOOK
SECTION TWO
CABINET T, SLIDES 66-75

FINAL PLAT OF RANCHO SIENNA SECTION 11, PHASE 1

DATE: MAY 2016



221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # F-10194230
Copyright © 2016

Drawn by: KWA Approved by: JTB Project No.: R0102640-10092 File: H:\102640\092\102640092PL1.dwg

RANCHO SIENNA SECTION 11, PHASE 1 STREET SUMMARY		
STREET NAME	LENGTH	DESIGN SPEED
BONNET BOULEVARD	1,039 LINEAR FEET	25 MILES PER HOUR
FALLOW COVE	283 LINEAR FEET	25 MILES PER HOUR
RUSSET TRAIL	355 LINEAR FEET	25 MILES PER HOUR

BEARING BASIS NOTE:

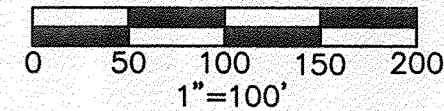
THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE
PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING
WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION
(CORS) NETWORK.

LEGEND

- 1/2" IRON ROD WITH "BURY" CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ③ BLOCK
- O/S OPEN SPACE
- PUE PUBLIC UTILITY EASEMENT
- D/E DRAINAGE EASEMENT
- BL BUILDING SETBACK LINE
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- F/W FENCE/WALL EASEMENT

OWNERSHIP INFORMATION

- ① REMAINDER OF TRACT 3A
17.147 ACRES
NASH RANCHO HILLS, LLC
DOCUMENT NO. 2014001964
- ② REMAINDER OF TRACT 5A
27.327 ACRES
NASH RANCHO HILLS, LLC
DOCUMENT NO. 2015113108



6.49 ACRES
CASPER JACOB BATT, JR.,
AND WIFE CAROLYN J. BATT
VOLUME 649, PAGE 167

8 O/S
AND D/E
RANCHO SIENNA
SECTION 9
DOCUMENT NO.
2014077554

SHEET
2
OF 4

GABRIELS LOOP
(50' R.O.W.)

FINAL PLAT OF RANCHO SIENNA SECTION 11, PHASE 1

BEING 17.423 ACRES OUT OF THE GREENLEAF FISK SURVEY,
ABSTRACT NO. 5 WILLIAMSON COUNTY, TEXAS.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S8°05'33"W	2.20'
L2	S23°09'41"W	21.41'
L3	N66°50'19"W	120.00'
L4	S68°09'41"W	7.07'
L5	S32°24'29"W	60.32'
L6	N83°04'37"W	79.38'
L7	N60°10'42"W	48.66'
L8	N82°32'00"W	40.00'
L9	S52°28'00"W	7.07'
L10	S7°28'00"W	114.49'
L11	S7°28'00"W	50.00'
L12	S82°32'00"E	105.04'
L13	S7°28'00"W	138.03'
L14	S2°49'49"E	113.80'
L15	S82°32'00"E	9.08'
L16	S7°28'00"W	50.00'
L17	N82°32'00"W	29.04'
L18	S87°10'11"W	4.04'
L19	S2°49'49"E	125.33'
L20	N13°07'27"W	126.33'

LINE TABLE		
NO.	BEARING	DISTANCE
L21	N33°31'24"W	50.74'
L22	N24°30'09"W	126.00'
L23	N69°12'16"E	58.32'
L24	N75°38'19"E	58.39'
L25	N83°12'50"E	146.04'
L26	N28°24'08"W	87.13'
L27	S13°47'18"E	25.17'
L28	N87°05'20"E	15.62'
L29	N8°05'33"E	18.51'
L30	S86°25'38"W	100.75'
L31	S88°00'55"W	100.02'
L32	S87°10'11"W	119.78'
L33	S2°49'49"E	127.24'
L34	S10°23'33"E	13.19'
L35	N10°23'33"W	13.19'
L36	N2°49'49"W	127.24'
L37	S2°49'49"E	138.52'
L38	S7°28'00"W	44.19'
L39	S82°32'00"E	5.90'
L40	N7°28'00"E	50.09'

LINE TABLE		
NO.	BEARING	DISTANCE
L41	N2°49'49"W	138.52'
L42	S87°10'11"W	22.27'
L43	N82°32'00"W	19.96'
L44	N88°00'55"E	100.02'
L45	N86°25'38"E	100.75'
L46	S10°23'33"E	9.12'
L47	S2°49'49"E	126.00'
L48	S2°49'49"E	125.36'
L49	S2°49'49"E	126.70'
L50	S2°49'49"E	125.80'
L51	S1°59'05"E	132.52'
L52	S2°49'49"E	131.28'
L53	S3°34'22"E	137.76'
L54	N9°40'31"W	127.00'
L55	N3°34'22"W	132.62'
L56	N1°59'05"W	130.80'
L57	N1°59'05"W	129.40'
L58	N37°11'07"W	19.88'
L59	N37°11'07"W	54.51'
L60	S87°10'11"W	125.00'

LINE TABLE		
NO.	BEARING	DISTANCE
L61	S87°10'11"W	136.22'
L62	N2°49'49"W	45.00'
L63	S87°10'11"W	163.61'
L64	S87°10'11"W	153.56'
L65	S87°10'11"W	149.83'
L66	S2°49'49"E	60.00'
L67	S2°49'49"E	45.00'
L68	S2°49'49"E	45.00'
L69	S2°49'49"E	45.00'
L70	S2°49'49"E	45.00'
L71	S2°49'49"E	45.00'
L72	N64°17'47"W	25.00'
L73	N29°55'08"W	40.78'
L74	S87°10'11"W	160.54'
L75	S87°10'11"W	152.43'
L76	S87°10'11"W	150.00'
L77	S87°10'11"W	133.18'
L78	S87°10'11"W	138.17'


CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	52.60'	200.00'	15°04'08"	S15°37'37"W	52.45'
C2	32.10'	50.00'	36°46'42"	S52°43'58"E	31.55'
C3	21.03'	25.00'	48°11'23"	S58°26'19"E	20.41'
C4	49.42'	275.00'	10°17'48"	N87°40'55"W	49.35'
C5	118.72'	325.00'	20°55'47"	S75°57'44"W	118.06'
C6	14.55'	525.00'	1°35'17"	S87°13'16"W	14.55'
C7	43.90'	2975.00'	0°50'44"	S87°35'33"W	43.90'
C8	39.27'	25.00'	90°00'00"	S42°10'11"W	35.36'
C9	20.46'	155.00'	7°33'44"	S06°36'41"E	20.44'
C10	23.55'	25.00'	53°58'05"	S37°22'36"E	22.69'
C11	301.53'	60.00'	287°56'10"	S79°36'27"W	70.59'
C12	23.55'	25.00'	53°58'05"	N16°35'30"E	22.69'
C13	27.06'	205.00'	7°33'44"	N06°36'41"W	27.04'
C14	39.27'	25.00'	90°00'00"	N47°49'49"W	35.36'
C15	39.27'	25.00'	90°00'00"	S42°10'11"W	35.36'
C16	36.84'	205.00'	10°17'48"	S02°19'06"W	36.79'
C17	21.03'	25.00'	48°11'23"	S16°37'42"E	20.41'
C18	130.55'	50.00'	149°36'04"	S34°04'39"W	96.50'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C19	39.27'	25.00'	90°00'00"	N52°27'58"E	35.36'
C20	27.86'	155.00'	10°17'48"	N02°19'06"E	27.82'
C21	39.27'	25.00'	90°00'00"	N47°49'49"W	35.36'
C22	58.41'	325.00'	10°17'48"	N87°40'55"W	58.33'
C23	44.64'	3025.00'	0°50'44"	N87°35'33"E	44.64'
C24	13.17'	475.00'	1°35'17"	N87°13'16"E	13.17'
C25	92.50'	275.00'	19°16'18"	N76°47'29"E	92.06'
C26	42.05'	325.00'	7°24'49"	S69°12'16"W	42.02'
C27	42.05'	325.00'	7°24'49"	S76°37'05"W	42.02'
C28	34.61'	325.00'	6°06'08"	S83°22'34"W	34.60'
C29	18.69'	2975.00'	0°21'35"	S87°50'07"W	18.69'
C30	25.22'	2975.00'	0°29'08"	S87°24'45"W	25.22'
C31	1.73'	25.00'	3°58'29"	S12°22'47"E	1.73'
C32	21.81'	25.00'	49°59'36"	S39°21'50"E	21.13'
C33	38.95'	60.00'	37°11'56"	S45°45'40"E	38.27'
C34	111.81'	60.00'	106°46'09"	S26°13'22"W	96.32'
C35	73.19'	60.00'	69°53'31"	N65°26'48"W	68.74'
C36	31.22'	60.00'	29°48'37"	N28°40'14"E	30.87'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C37	20.82'	25.00'	47°43'37"	N19°42'44"E	20.23'
C38	2.72'	25.00'	6°14'28"	N07°16'19"W	2.72'
C39	31.60'	205.00'	8°49'56"	S01°35'09"W	31.57'
C40	5.24'	205.00'	1°27'53"	S06°44'03"W	5.24'
C41	23.84'	50.00'	27°19'13"	S27°03'47"E	23.62'
C42	34.13'	50.00'	39°06'24"	S06°09'02"W	33.47'
C43	30.00'	50.00'	34°22'39"	S42°53'33"W	29.55'
C44	42.58'	50.00'	48°47'49"	S84°28'47"W	41.31'
C45	14.39'	3025.00'	0°16'21"	N87°18'22"E	14.39'
C46	30.25'	3025.00'	0°34'23"	N87°43'44"E	30.25'
C47	7.71'	475.00'	0°55'50"	N87°33'00"E	7.71'
C48	5.45'	475.00'	0°39'27"	N86°45'21"E	5.45'
C49	28.85'	275.00'	6°00'37"	N83°25'19"E	28.83'
C50	63.65'	275.00'	13°15'41"	N73°47'10"E	63.51'
C51	46.36'	60.00'	44°15'58"	N08°22'03"W	45.21'
C52	35.08'	60.00'	33°29'40"	N83°38'43"W	34.58'

FINAL PLAT OF RANCHO SIENNA
SECTION 11, PHASE 1

DATE: MAY 2016



Stantec
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # F-10194230
Copyright © 2016

FINAL PLAT OF RANCHO SIENNA SECTION 11, PHASE 1

BEING 17.423 ACRES OUT OF THE GREENLEAF FISK SURVEY,
ABSTRACT NO. 5 WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS

THAT NASH RANCHO HILLS, LLC, SOLE OWNER OF THE CERTAIN TRACTS OF LAND SHOWN HEREON AND BEING A PORTION OF THAT CERTAIN TRACT 3A-17.147 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2014001964; A PORTION OF THAT CERTAIN TRACT 1B-4.106 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2013060667 AND A PORTION OF THAT CERTAIN TRACT 5A-27.327 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2015113108, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE THE 17.423 ACRES AS SHOWN HEREON AND DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS "FINAL PLAT OF RANCHO SIENNA SECTION 11, PHASE 1". THE OWNER ACKNOWLEDGES THAT 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 ENVIRONMENT, INCLUDING BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

NASH RANCHO HILLS, LLC., A DELAWARE LIMITED LIABILITY COMPANY

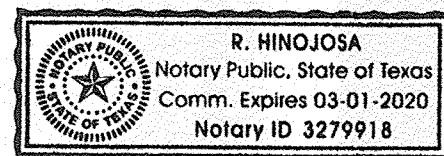
BY: [Signature]
NAME: E. William Meyer DATE: 8/15/16
TITLE: Authorized Signatory

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED E. WILLIAM MEYER, OF NASH RANCHO HILLS, LLC., A DELAWARE LIMITED LIABILITY COMPANY, 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 15th DAY OF August, 2016.

[Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME: R. HINOJOSA
MY COMMISSION EXPIRES ON: 3-1-2020



ENGINEER'S CERTIFICATION:

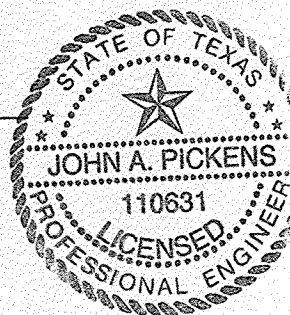
I, JOHN A. PICKENS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT ENCRONCHED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND IS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBER 48491C0275E, EFFECTIVE DATE SEPTEMBER 26, 2008, WILLIAMSON COUNTY, TEXAS, AND COMPLY WITH THE WILLIAMSON COUNTY SUBDIVISION ORDINANCE.

THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/ OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS,

THIS 11 DAY OF August, 2016.

[Signature]
JOHN A. PICKENS, P.E.
NO. 110631, STATE OF TEXAS
STANTEC CONSULTING SERVICES INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701

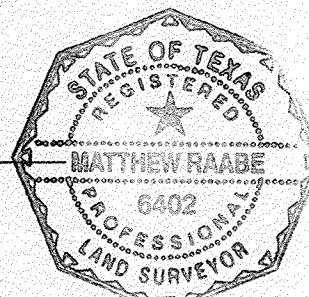


SURVEYOR'S CERTIFICATION:

THAT I, MATTHEW J. RAABE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF WILLIAMSON COUNTY, TEXAS, AND THE FIELD NOTES SHOWN HEREON MATHEMATICALLY CLOSE.

[Signature]
MATTHEW J. RAABE, R.P.L.S.
TEXAS REGISTRATION NO. 6402
STANTEC CONSULTING SERVICES INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701

3-1-16
DATE



STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS

WE, NASH FINANCING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LIEN HOLDER OF CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2013109919 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, AND DO FURTHER HEREBY JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO WILLIAMSON COUNTY, TEXAS THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY, TEXAS MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS "FINAL PLAT OF RANCHO SIENNA SECTION 11, PHASE 1".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 17 DAY OF August, 2016.

NASH FINANCING, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: NORTH AMERICA SEKISUI HOUSE, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
ITS SOLE MEMBER

BY: [Signature]
Koji Yamada
President & COO

STATE OF CALIFORNIA)
COUNTY OF San Diego)

ON August 17, 2016, BEFORE
ME, K. Paxton, notary public, PERSONALLY

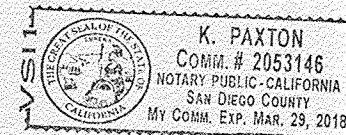
APPEARED, Koji Yamada, WHO PROVED
TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE
SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE
SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE
INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED
THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE
FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE [Signature]

SEAL



THE CITY OF LIBERTY HILL, TEXAS ACKNOWLEDGES RECEIPT OF THIS PLAT FOR REVIEW
AND/OR APPROVAL IN CONJUNCTION WITH PLANNING PURPOSES AND PAYMENT OF
APPLICABLE FEES FOR THE PROVISION OF WASTEWATER SERVICES.

[Signature] 8/29/16
CITY OF LIBERTY HILL, TEXAS DATE

[Signature] 8/19/16
WILLIAMSON COUNTY ADDRESSING COORDINATOR DATE

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS 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 STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COURT WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT. 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 STREETS 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, _____, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT 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 PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

_____, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF WILLIAMSON § KNOW ALL MEN BY THESE PRESENTS

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE WAS FILED FOR RECORD IN MY OFFICE ON THE DAY _____ OF _____, 2016 A.D., AT _____ O'CLOCK, ____ M., AND DULY RECORDED THIS THE DAY _____ OF _____, 2016 A.D., AT _____ O'CLOCK ____ M., IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NUMBER _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK, COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

FINAL PLAT OF RANCHO SIENNA SECTION 11, PHASE 1

DATE: MAY 2016

Stantec
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # F-10194230
Copyright © 2016