

FINAL PLAT OF RANCHO SIENNA SECTION 4, PHASE 2

BEING 11.451 ACRES OUT OF THE GREENLEAF FISK SURVEY,  
ABSTRACT NO. 5 WILLIAMSON COUNTY, TEXAS.

FIELDNOTE DESCRIPTION:

OF 11.451 ACRES OF LAND, OUT OF THE GREENLEAF FISK SURVEY, ABSTRACT NO. 5, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT 3A - 17.147 ACRE TRACT OF LAND CONVEYED TO NASH RANCHO HILLS, LLC BY DEED OF RECORD IN DOCUMENT NO. 2014001964 AND 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, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 11.451 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, AT A 1/2 INCH IRON ROD WITH "BURY" CAP SET IN THE WESTERLY LINE OF LOT 228 GABRIELS OVERLOOK SECTION TWO, A SUBDIVISION OF RECORD IN CABINET T, SLIDES 66-75 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE NORTHEASTERLY CORNER OF LOT 42 OPEN SPACE, BLOCK "NN" RANCHO SIENNA SECTION 6, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2014101164 OF SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHEASTERLY CORNER HEREOF;

**THENCE**, LEAVING THE WESTERLY LINE OF SAID LOT 228, ALONG THE NORTHERLY LINE OF SAID LOT 42 OPEN SPACE, FOR THE SOUTHERLY LINE HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- S79°15'31"W, A DISTANCE OF 357.62 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT HEREOF;
- S76°27'52"W, A DISTANCE OF 103.85 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE SOUTHEASTERLY CORNER OF LOT 32, BLOCK "NN" OF SAID RANCHO SIENNA SECTION 6, FOR THE SOUTHWESTERLY CORNER HEREOF;

**THENCE**, N13°32'08"W, LEAVING THE NORTHERLY LINE OF SAID LOT 42 OPEN SPACE, ALONG THE EASTERLY LINE OF SAID LOT 32, FOR A PORTION OF THE WESTERLY LINE HEREOF, A DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF CORTONA LANE (50' R.O.W.), BEING THE NORTHEASTERLY CORNER OF SAID LOT 32, FOR AN ANGLE POINT HEREOF;

**THENCE**, N76°27'52"E, LEAVING THE NORTHEASTERLY CORNER OF SAID LOT 32, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF CORTONA LANE, FOR A PORTION OF THE WESTERLY LINE HEREOF, A DISTANCE OF 5.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE SOUTHEASTERLY CORNER OF THE TERMINUS OF CORTONA LANE, FOR AN ANGLE POINT HEREOF;

**THENCE**, N13°32'08"W, ALONG THE TERMINUS OF CORTONA LANE, FOR A PORTION OF THE WESTERLY LINE HEREOF, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE NORTHEASTERLY CORNER OF THE TERMINUS OF CORTONA LANE, FOR AN ANGLE POINT HEREOF;

**THENCE**, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF CORTONA LANE AND THE EASTERLY RIGHT-OF-WAY LINE OF SERRANO STREET (50' R.O.W.), FOR A PORTION OF THE WESTERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- S76°27'52"W, A DISTANCE OF 8.81 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE SOUTHERLY END OF A RIGHT-OF-WAY RETURN AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF CORTONA LANE AND THE EASTERLY RIGHT-OF-WAY LINE OF SERRANO STREET;
- ALONG SAID RIGHT-OF-WAY RETURN, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, AND A CHORD WHICH BEARS N58°32'08"W, A DISTANCE OF 35.36 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE END OF SAID RIGHT-OF-WAY RETURN;
- N13°32'08"W, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE SOUTHWESTERLY CORNER OF LOT 13, BLOCK "RR" RANCHO SIENNA SECTION 4, PHASE 1, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2015107466 OF SAID OFFICIAL PUBLIC RECORDS, FOR AN ANGLE POINT HEREOF;

**THENCE**, N76°27'52"E, LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF SERRANO STREET, ALONG THE SOUTHERLY LINE OF SAID LOT 13, FOR A PORTION OF THE WESTERLY LINE HEREOF, A DISTANCE OF 146.03 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE SOUTHEASTERLY CORNER OF SAID LOT 13, FOR AN ANGLE POINT HEREOF;

**THENCE**, ALONG THE EASTERLY LINE OF LOTS 13-19, BLOCK "RR" OF SAID RANCHO SIENNA SECTION 4, PHASE 1, FOR A PORTION OF THE WESTERLY LINE HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- N02°00'09"E, A DISTANCE OF 164.15 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT HEREOF;
- N13°32'08"W, A DISTANCE OF 226.50 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF LAZIO LANE (50' R.O.W.), BEING THE NORTHEASTERLY CORNER OF SAID LOT 19, FOR AN ANGLE POINT HEREOF;

**THENCE**, N76°27'52"E, LEAVING THE NORTHEASTERLY CORNER OF SAID LOT 19, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF LAZIO LANE, FOR A PORTION OF THE WESTERLY LINE HEREOF, A DISTANCE OF 5.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE SOUTHEASTERLY CORNER OF THE TERMINUS OF LAZIO LANE, FOR AN ANGLE POINT HEREOF;

**THENCE**, N13°32'08"W, ALONG THE TERMINUS OF LAZIO LANE, FOR A PORTION OF THE WESTERLY LINE HEREOF, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE NORTHEASTERLY CORNER OF THE TERMINUS OF LAZIO LANE, FOR AN ANGLE POINT HEREOF;

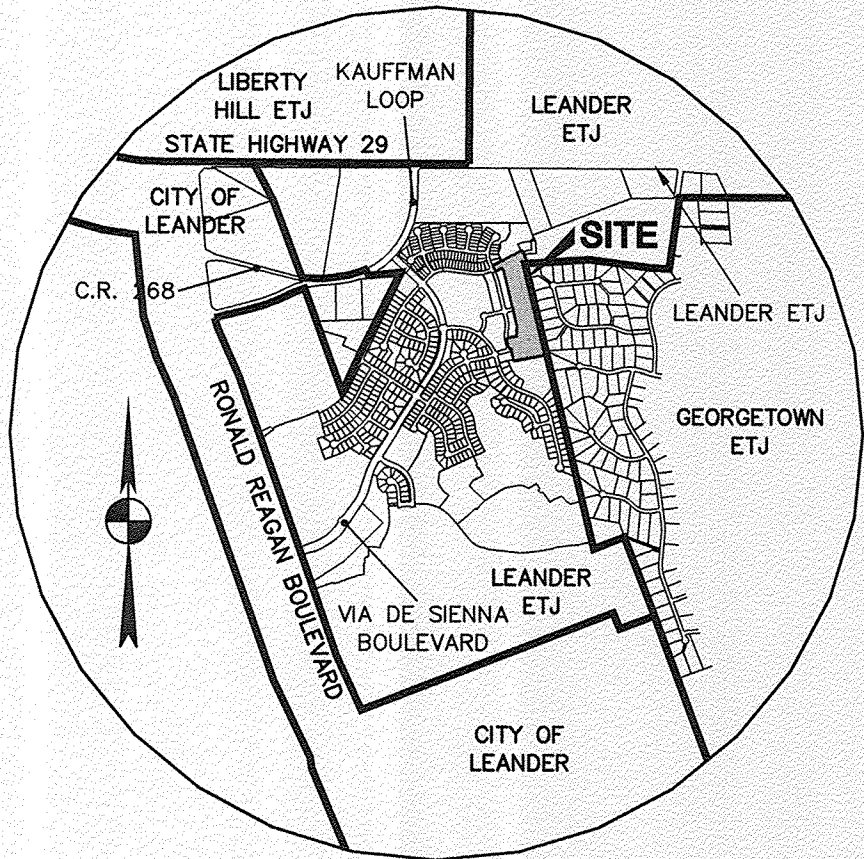
**THENCE**, S76°27'52"W, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF LAZIO LANE, FOR A PORTION OF THE WESTERLY LINE HEREOF, A DISTANCE OF 5.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE SOUTHEASTERLY CORNER OF LOT 13, BLOCK "MM" OF SAID RANCHO SIENNA SECTION 4, PHASE 1, FOR AN ANGLE POINT HEREOF;

**THENCE**, LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF LAZIO LANE, ALONG THE EASTERLY LINE OF LOTS 13-23, BLOCK "RR" OF SAID RANCHO SIENNA SECTION 4, PHASE 1, FOR A PORTION OF THE WESTERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- N13°32'08"W, A DISTANCE OF 510.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT HEREOF;
- N18°59'24"W, A DISTANCE OF 45.21 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT HEREOF;
- N30°33'41"W, A DISTANCE OF 59.84 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE NORTHEASTERLY CORNER OF SAID LOT 23, FOR AN ANGLE POINT HEREOF;

**THENCE**, S61°42'19"W, ALONG THE NORTHERLY LINE OF SAID LOT 23, FOR A PORTION OF THE WESTERLY LINE HEREOF, A DISTANCE OF 101.05 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE SOUTHEASTERLY CORNER OF THE TERMINUS OF BONNET BOULEVARD (50' R.O.W.), FOR AN ANGLE POINT HEREOF;

**THENCE**, N28°17'41"W, LEAVING THE NORTHERLY LINE OF SAID LOT 23, ALONG THE TERMINUS OF BONNET BOULEVARD, FOR A PORTION OF THE WESTERLY LINE HEREOF, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF BONNET BOULEVARD AND THE EASTERLY RIGHT-OF-WAY LINE OF VOLTERRA COVE (50' R.O.W.), BEING THE SOUTHWESTERLY CORNER 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, FOR THE NORTHWESTERLY CORNER HEREOF;



VICINITY MAP  
N.T.S.

SHEET INDEX

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

GENERAL INFORMATION:

OWNER..... NASH RANCHO HILLS, LLC  
TOTAL ACREAGE..... 11.451 ACRES  
SURVEY OF..... GREENLEAF FISK SURVEY(A-5)  
DATE..... MAY 2016  
# OF SINGLE FAMILY LOTS..... 53  
# OF OPEN SPACE LOTS..... 2  
TOTAL # OF LOTS..... 55  
TOTAL # OF BLOCKS..... 3

OWNER/DEVELOPER  
**NASH RANCHO HILLS, LLC**  
13809 RESEARCH BOULEVARD, SUITE 475  
AUSTIN, TEXAS 78750  
(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:

**THENCE**, ALONG THE SOUTHERLY LINE OF SAID LOT 8 OPEN SPACE AND DRAINAGE EASEMENT, FOR THE NORTHERLY LINE HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- N61°42'19"E, A DISTANCE OF 409.37 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 325.00 FEET, A CENTRAL ANGLE OF 3°47'32", AN ARC LENGTH OF 21.51 FEET, AND A CHORD WHICH BEARS N63°36'05"E, A DISTANCE OF 21.51 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET AT THE SOUTHEASTERLY CORNER OF SAID LOT 8 OPEN SPACE AND DRAINAGE EASEMENT, FOR THE NORTHEASTERLY CORNER HEREOF;

**THENCE**, LEAVING THE SOUTHEASTERLY CORNER OF SAID LOT 8 OPEN SPACE AND DRAINAGE EASEMENT, OVER AND ACROSS SAID TRACT 3A AND SAID TRACT 5A, FOR A PORTION OF THE EASTERLY LINE HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- S33°31'24"E, A DISTANCE OF 50.74 FEET TO A 1/2 INCH IRON ROD WITH "BURY" CAP SET FOR AN ANGLE POINT HEREOF;
- S13°07'27"E, A DISTANCE OF 126.33 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWESTERLY CORNER OF LOT 14 GABRIELS OVERLOOK PHASE FIVE, A SUBDIVISION OF RECORD IN CABINET AA, SLIDES 35-37 OF SAID PLAT RECORDS, FOR AN ANGLE POINT HEREOF;

**THENCE**, ALONG THE WESTERLY LINE OF LOTS 7- 14 OF SAID GABRIELS OVERLOOK PHASE FIVE AND LOTS 228-229 OF SAID GABRIELS OVERLOOK SECTION TWO, FOR A PORTION OF THE EASTERLY LINE HEREOF, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- S13°47'18"E, A DISTANCE OF 25.17 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF;
- S13°28'09"E, A DISTANCE OF 1130.06 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF;
- S13°32'21"E, A DISTANCE OF 130.01 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF;
- S13°37'06"E, A DISTANCE OF 36.74 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING AN AREA OF 11.451 ACRES (498,806 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 4, PHASE 2

DATE: MAY 2016



**Stantec**

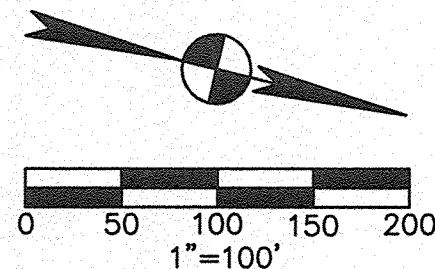
221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel. (512) 328-0011 Fax (512) 328-0325  
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SHEET

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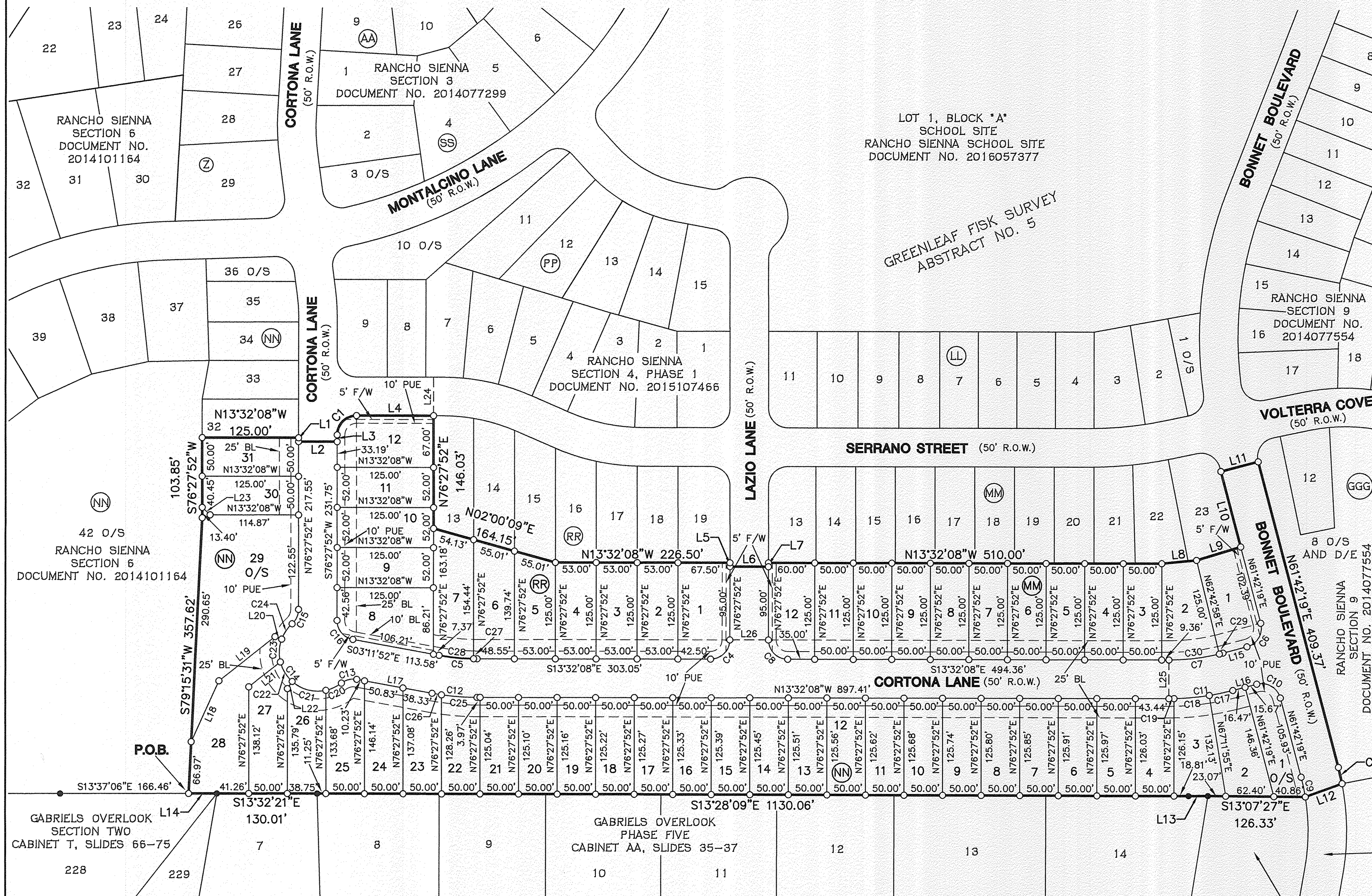
OF 3





# FINAL PLAT OF RANCHO SIENNA SECTION 4, PHASE 2

BEING 11.451 ACRES OUT OF THE GREENLEAF FISK SURVEY,  
ABSTRACT NO. 5 WILLIAMSON COUNTY, TEXAS.



RANCHO SIENNA SECTION 4, PHASE 2 STREET SUMMARY

STREET NAME	LENGTH	DESIGN SPEED
BONNET BOULEVARD	433 LINEAR FEET	25 MILES PER HOUR
CORTONA LANE	1,526 LINEAR FEET	25 MILES PER HOUR
LAZIO LANE	145 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

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	90°00'00"	N58°32'08"W	35.36'
C2	21.51'	325.00'	3°47'32"	N63°36'05"E	21.51'
C4	39.27'	25.00'	90°00'00"	S58°32'08"E	35.36'
C5	49.62'	275.00'	10°20'16"	S08°22'00"E	49.55'
C6	39.27'	25.00'	90°00'00"	S73°17'41"E	35.36'
C7	70.84'	275.00'	14°45'34"	S20°54'54"E	70.64'
C8	39.27'	25.00'	90°00'00"	S31°27'52"W	35.36'
C9	26.16'	275.00'	5°27'01"	N64°25'49"E	26.15'
C10	39.27'	25.00'	90°00'00"	N16°42'19"E	35.36'
C11	83.72'	325.00'	14°45'34"	S20°54'54"E	83.49'
C12	58.64'	325.00'	10°20'16"	S08°22'00"E	58.56'
C13	21.03'	25.00'	48°11'23"	N27°17'33"W	20.41'
C14	153.63'	50.00'	176°02'30"	N36°38'00"E	99.94'
C15	21.03'	25.00'	48°11'23"	S79°26'26"E	20.41'
C16	34.76'	25.00'	79°39'44"	S36°38'00"W	32.03'
C17	31.16'	325.00'	5°29'36"	N25°32'53"W	31.15'
C18	46.00'	325.00'	8°06'34"	N18°44'48"W	45.96'
C19	6.56'	325.00'	1°09'23"	N14°06'49"W	6.56'
C20	22.38'	50.00'	25°38'44"	N38°33'53"W	22.19'
C21	46.96'	50.00'	53°48'35"	N01°09'47"E	45.25'
C22	30.00'	50.00'	34°22'39"	N45°15'24"E	29.55'
C23	30.00'	50.00'	34°22'39"	N79°38'03"E	29.55'
C24	24.29'	50.00'	27°49'53"	S69°15'41"E	24.05'
C25	46.19'	325.00'	8°08'32"	N09°27'51"W	46.15'
C26	12.45'	325.00'	2°11'43"	N04°17'44"W	12.45'
C27	4.45'	275.00'	0°55'40"	N13°04'18"W	4.45'
C28	45.16'	275.00'	9°24'36"	N07°54'10"W	45.11'
C29	4.85'	275.00'	1°00'39"	N27°47'22"W	4.85'
C30	65.99'	275.00'	13°44'55"	N20°24'35"W	65.83'

LINE TABLE

NO.	BEARING	DISTANCE
L1	N76°27'52"E	5.00'
L2	N13°32'08"W	50.00'
L3	S76°27'52"W	8.81'
L4	N13°32'08"W	100.00'
L5	N76°27'52"E	5.00'
L6	N13°32'08"W	50.00'
L7	S76°27'52"W	5.00'
L8	N18°59'24"W	45.21'
L9	N30°33'41"W	59.84'
L10	S61°42'19"W	101.05'
L11	N28°17'41"W	50.00'
L12	S33°31'24"E	50.74'
L13	S13°47'18"E	25.17'

LINE TABLE

NO.	BEARING	DISTANCE
L14	S13°37'06"E	36.74'
L15	S28°17'41"E	32.14'
L16	N28°17'41"W	32.14'
L17	N3°11'52"W	99.39'
L18	S78°58'52"E	86.85'
L19	S51°49'42"E	92.47'
L20	S6°49'22"W	9.20'
L21	S51°49'42"E	52.13'
L22	S69°52'36"E	11.24'
L23	N29°46'45"E	13.93'
L24	S76°27'52"W	50.00'
L25	N76°27'52"E	50.00'
L26	N13°32'08"W	50.00'

REMAINDER OF TRACT 1B  
4.106 ACRES  
NASH RANCHO HILLS, LLC  
DOCUMENT NO. 2013060667

REMAINDER OF TRACT 3A  
17.147 ACRES  
NASH RANCHO HILLS, LLC  
DOCUMENT NO. 2014001964

REMAINDER OF TRACT 5A  
27.327 ACRES  
NASH RANCHO HILLS, LLC  
DOCUMENT NO. 2015113108

## FINAL PLAT OF RANCHO SIENNA SECTION 4, PHASE 2

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  
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# FINAL PLAT OF RANCHO SIENNA SECTION 4, PHASE 2

BEING 11.451 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 AND A PORTION OF THAT CERTAIN TRACT 5A-27.327 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2015113108, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE THE 11.451 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 4, PHASE 2". 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: E. William Meyer  
NAME: E. William Meyer 8/15/16  
TITLE: Authorized Signatory DATE

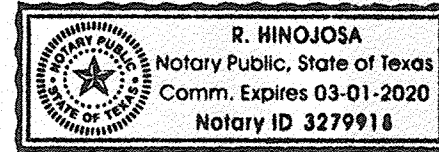
STATE OF TEXAS  
COUNTY OF WILLIAMSON

§  
§ 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 15<sup>th</sup> DAY OF August, 2016.

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



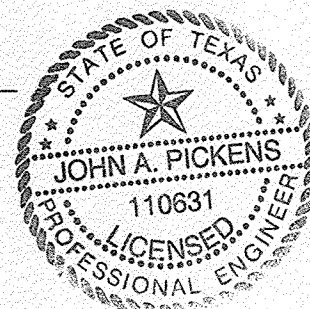
## ENGINEER'S CERTIFICATION:

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 ENCRONOCHED 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.

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

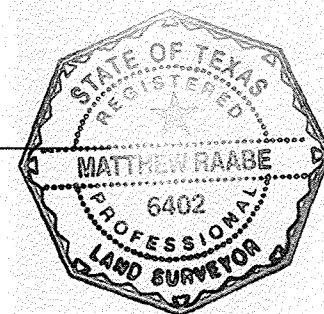


## SURVEYOR'S CERTIFICATION:

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.

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

8-11-16  
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 4, PHASE 2".

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: Koji Yamada 8-17-16  
DATE  
President & COO

STATE OF CALIFORNIA )  
COUNTY OF San Diego )

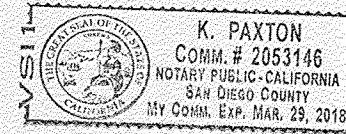
ON August 17, 2016, BEFORE  
ME, K. Paxton, notary public, PERSONALLY

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 K. Paxton

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.

Sally A. P. Davis 8/29/16  
CITY OF LIBERTY HILL, TEXAS DATE

Cathy Bridge  
WILLIAMSON COUNTY ADDRESSING COORDINATOR

8/19/16  
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

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§ 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

DATE

STATE OF TEXAS  
COUNTY OF WILLIAMSON

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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 4, PHASE 2

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  
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