

FINAL PLAT OF RANCHO SIENNA SECTION 11, PHASE 2 AND
AMENDED PLAT OF LOT 57 RANCHO SIENNA SECTION 11, PHASE 1

BEING 8.657 ACRES OUT OF THE GREENLEAF FISK SURVEY,
ABSTRACT NO. 5 WILLIAMSON COUNTY, TEXAS.

FIELDNOTE DESCRIPTION:

OF 8.657 ACRES OF LAND, OUT OF THE GREENLEAF FISK SURVEY, ABSTRACT NO. 5, SITUATED IN WILLIAMSON COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN TRACT 1 – 8.672 ACRE TRACT OF LAND CONVEYED TO NASH RANCHO HILLS, LLC BY DEED OF RECORD IN DOCUMENT NO. 2016118186 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, 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 OF SAID OFFICIAL PUBLIC RECORDS AND ALL OF LOT 57, BLOCK DD OF RANCHO SIENNA SECTION 11, PHASE 1, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2016086985 OF SAID OFFICIAL PUBLIC RECORDS, SAID LOT 57 CONVEYED TO RANCHO SIENNA MASTER COMMUNITY INC BY DEED OF RECORD IN DOCUMENT NO. 2017050064 OF SAID OFFICIAL PUBLIC RECORDS; SAID 8.657 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET IN THE NORTHERLY LINE OF LOT 19 OF GABRIELS OVERLOOK PHASE 5, A SUBDIVISION OF RECORD IN CABINET AA, SLIDES 35–37 OF PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE SOUTHEASTERLY CORNER OF LOT 56 OF SAID RANCHO SIENNA SECTION 11, PHASE 1, ALSO BEING THE SOUTHWESTERLY CORNER OF SAID LOT 57 AND HEREOF;

THENCE, N02°49'49"W, LEAVING THE NORTHERLY LINE OF SAID LOT 19, ALONG THE COMMON LINE OF SAID LOTS 56 AND 57, FOR A PORTION OF THE WESTERLY LINE HEREOF, A DISTANCE OF 125.36 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET IN THE SOUTHERLY RIGHT–OF–WAY LINE OF BONNET BOULEVARD (50' R.O.W.), BEING THE COMMON NORTHERLY CORNER OF SAID LOTS 56 AND 57;

THENCE, ALONG THE SOUTHERLY RIGHT–OF–WAY LINE OF BONNET BOULEVARD, FOR A PORTION OF THE WESTERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- N87°10'11"E, A DISTANCE OF 21.54 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;
- ALONG SAID TANGENT CURVE TO THE RIGHT, 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, S87°40'55"E, A DISTANCE OF 49.35 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE POINT OF TANGENCY OF SAID CURVE;
- S82°32'00"E, A DISTANCE OF 29.04 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE SOUTHEASTERLY CORNER OF THE EASTERLY TERMINUS OF BONNET BOULEVARD, FOR AN ANGLE POINT HEREOF;

THENCE, N07°28'00"E, ALONG THE EASTERLY 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 "STANTEC" CAP SET AT THE NORTHEASTERLY CORNER OF THE EASTERLY TERMINUS OF BONNET BOULEVARD, FOR AN ANGLE POINT HEREOF;

THENCE, N82°32'00"W, ALONG THE NORTHERLY RIGHT–OF–WAY LINE OF BONNET BOULEVARD, FOR A PORTION OF THE WESTERLY LINE HEREOF, A DISTANCE OF 9.08 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE SOUTHEASTERLY CORNER OF LOT 23, BLOCK CC, OF SAID RANCHO SIENNA SECTION 11, PHASE 1, FOR AN ANGLE POINT HEREOF;

THENCE, LEAVING THE NORTHERLY RIGHT–OF–WAY LINE OF BONNET BOULEVARD, ALONG THE EASTERLY LINES OF LOTS 23–27 OF SAID BLOCK CC, RANCHO SIENNA SECTION 11, PHASE 1, FOR A PORTION OF THE WESTERLY LINE HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- N02°49'49"W, A DISTANCE OF 113.80 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE COMMON EASTERLY CORNER OF SAID LOTS 24 AND 25, A FOR AN ANGLE POINT HEREOF;
- N07°28'00"E, A DISTANCE OF 138.03 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE NORTHEASTERLY CORNER OF SAID LOT 27, FOR AN ANGLE POINT HEREOF;

THENCE, N82°32'00"W, ALONG THE NORTHERLY LINE OF SAID LOT 27, FOR A PORTION OF THE WESTERLY LINE HEREOF, A DISTANCE OF 105.04 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE SOUTHEASTERLY CORNER OF THE EASTERLY TERMINUS OF RUSSET TRAIL (50' R.O.W.), FOUND FOR AN ANGLE POINT HEREOF;

THENCE, N07°28'00"E, ALONG THE EASTERLY TERMINUS OF RUSSET TRAIL, FOR A PORTION OF THE WESTERLY LINE HEREOF, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE NORTHEASTERLY CORNER OF THE EASTERLY TERMINUS OF RUSSET TRAIL, FOR AN ANGLE POINT HEREOF;

THENCE, ALONG THE NORTHERLY RIGHT–OF–WAY LINE OF RUSSET TRAIL, FOR A PORTION OF THE WESTERLY LINE HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- ALONG A NON–TANGENT CURVE TO THE RIGHT, 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, N58°26'19"W, A DISTANCE OF 20.41 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE POINT OF CURVATURE OF A REVERSE CURVE TO THE LEFT;
- ALONG SAID REVERSE CURVE TO THE LEFT, 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, N52°43'58"W, A DISTANCE OF 31.55 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET IN THE IRREGULAR SOUTHERLY LINE OF LOT 32, BLOCK BB OF SAID RANCHO SIENNA SECTION 11, PHASE 1, FOR AN ANGLE POINT HEREOF;

THENCE, LEAVING THE NORTHERLY RIGHT–OF–WAY LINE OF RUSSET TRAIL, ALONG THE IRREGULAR SOUTHERLY LINE OF SAID LOT 32, FOR A PORTION OF THE WESTERLY LINE AND THE NORTHERLY LINE HEREOF, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

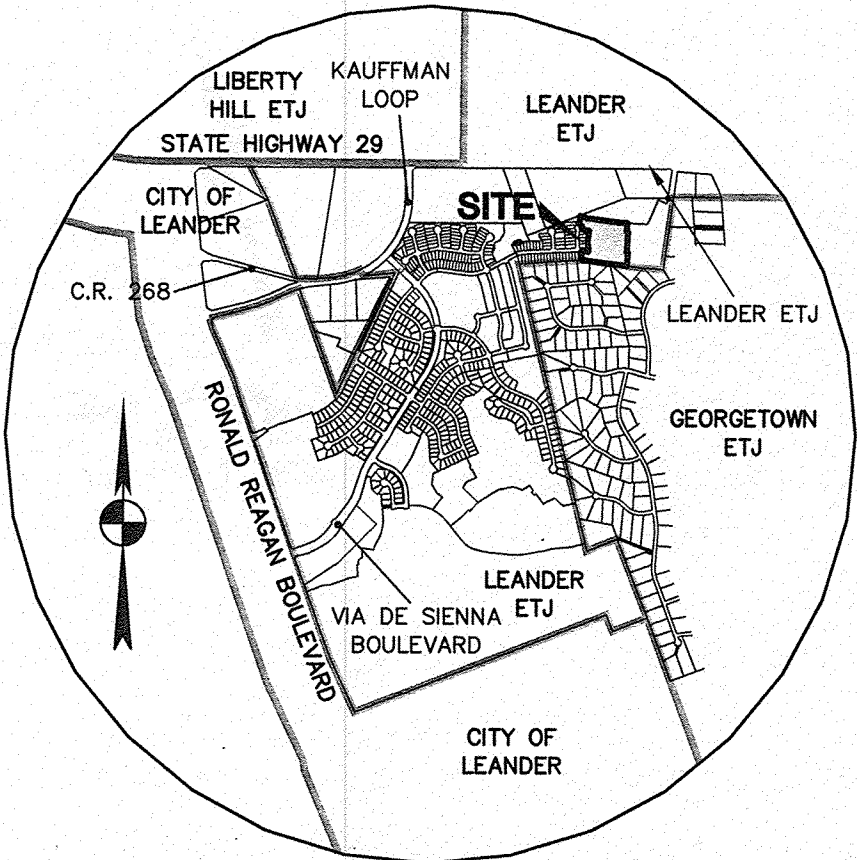
- N07°28'00"E, A DISTANCE OF 114.49 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR THE NORTHWESTERLY CORNER HEREOF;
- N52°28'00"E, A DISTANCE OF 7.07 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT HEREOF;
- S82°32'00"E, A DISTANCE OF 40.00 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT HEREOF;
- S60°10'42"E, A DISTANCE OF 48.66 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT HEREOF;
- S82°32'00"E, A DISTANCE OF 414.85 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT HEREOF;
- S83°04'37"E, A DISTANCE OF 79.38 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT HEREOF;
- S86°04'35"E, A DISTANCE OF 100.00 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR THE NORTHEASTERLY CORNER HEREOF;

THENCE, S03°55'30"W, LEAVING THE SOUTHERLY LINE OF SAID LOT 32, OVER AND ACROSS SAID 27.327 ACRE TRACT AND SAID 8.672 ACRE TRACT, FOR A PORTION OF THE EASTERLY LINE HEREOF, A DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET IN THE EASTERLY LINE OF SAID 8.672 ACRE TRACT, FOR AN ANGLE POINT HEREOF;

THENCE, S86°04'06"E, ALONG THE EASTERLY LINE OF SAID 8.672 ACRE TRACT, FOR A PORTION OF THE EASTERLY LINE HEREOF, A DISTANCE OF 20.16 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT HEREOF;

THENCE, LEAVING THE EASTERLY LINE OF SAID 8.672 ACRE TRACT, OVER AND ACROSS SAID 8.672 ACRE TRACT, FOR A PORTION OF THE EASTERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- S03°55'30"W, A DISTANCE OF 175.00 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT HEREOF;
- S86°04'30"E, A DISTANCE OF 2.49 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET 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 | LINE AND CURVE TABLES |
| 4 | CERTIFICATIONS AND SIGNATURES |

GENERAL INFORMATION:

OWNER.....NASH RANCHO HILLS, LLC
OWNER.....RANCHO SIENNA MASTER COMMUNITY INC
TOTAL ACREAGE.....8.657 ACRES
SURVEY OF.....GREENLEAF FISK SURVEY(A–5)
DATE.....JUNE 2017
OF SINGLE FAMILY LOTS.....53
OF OPEN SPACE LOTS.....1
TOTAL # OF LOTS.....54
TOTAL # OF BLOCKS.....3

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.

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SURVEYOR
STANTEC CONSULTING SERVICES INC.

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FIELDNOTE DESCRIPTION: (CONTINUED)

- S03°55'31"W, A DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET IN THE EASTERLY LINE OF SAID 8.672 ACRE TRACT, FOR AN ANGLE POINT HEREOF;

THENCE, S86°03'59"E, ALONG THE EASTERLY LINE OF SAID 8.672 ACRE TRACT, FOR A PORTION OF THE EASTERLY LINE HEREOF, A DISTANCE OF 15.62 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET FOR AN ANGLE POINT HEREOF;

THENCE, S03°55'30"W, LEAVING THE EASTERLY LINE OF SAID 8.672 ACRE TRACT, OVER AND ACROSS SAID 8.672 ACRE TRACT, FOR A PORTION OF THE EASTERLY LINE HEREOF, A DISTANCE OF 185.89 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET IN THE NORTHERLY LINE OF LOT 244 OF GABRIELS OVERLOOK SECTION TWO, A SUBDIVISION OF RECORD IN CABINET T, SLIDES 66–75 OF SAID PLAT RECORDS, BEING THE SOUTHERLY LINE OF SAID 8.672 ACRE TRACT, FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE, ALONG THE SOUTHERLY LINE OF SAID 8.672 ACRE TRACT, BEING THE NORTHERLY LINE OF LOTS 19–20 OF SAID GABRIELS OVERLOOK PHASE FIVE, AND LOT 244 OF SAID GABRIELS OVERLOOK SECTION 2, FOR THE SOUTHERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- N8230°43"W, A DISTANCE OF 248.45 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF;
- N82°34'55"W, A DISTANCE OF 375.46 FEET TO A 1/2 INCH IRON ROD FOUND FOR AN ANGLE POINT HEREOF;
- S87°05'20"W, A DISTANCE OF 33.12 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 8.657 ACRES OR (377,099 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 2 AND AMENDED
PLAT OF LOT 57 RANCH SIENNA
SECTION 11, PHASE 1

DATE: JUNE 2017



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SHEET

1

OF 4

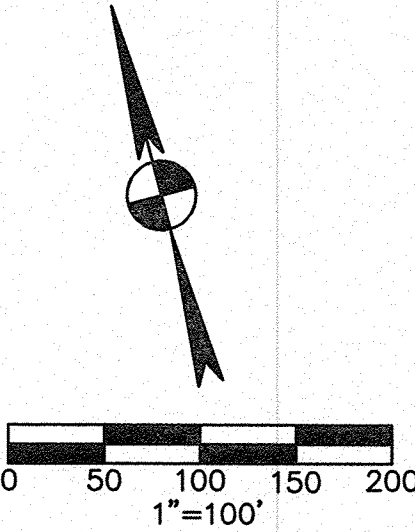
FINAL PLAT OF RANCHO SIENNA SECTION 11, PHASE 2 AND
AMENDED PLAT OF LOT 57 RANCHO SIENNA SECTION 11, PHASE 1

BEING 8.657 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

RANCHO SIENNA SECTION 11, PHASE 2 STREET SUMMARY		
STREET NAME	LENGTH	DESIGN SPEED
BONNET BOULEVARD	570 LINEAR FEET	25 MILES PER HOUR
RUSSET TRAIL	668 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.



RANCHO SIENNA
SECTION 11,
PHASE 1
DOCUMENT NO.
2016086985

32 O/S
& D/E
(BB)

LEGEND

- 1/2" IRON ROD WITH "STANTEC" 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

19.05 ACRES
OMEGA RANCH, LLC
DOCUMENT NO. 2009000750

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

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

TEMPORARY
TURNAROUND EASEMENT
DOCUMENT NO.
2017073872

GABRIELS OVERLOOK
SECTION TWO
CABINET T, SLIDES 66-75

FINAL PLAT OF RANCHO SIENNA
SECTION 11, PHASE 2 AND AMENDED
PLAT OF LOT 57 RANCH SIENNA
SECTION 11, PHASE 1
DATE: JUNE 2017

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FINAL PLAT OF RANCHO SIENNA SECTION 11, PHASE 2 AND
AMENDED PLAT OF LOT 57 RANCHO SIENNA SECTION 11, PHASE 1

BEING 8.657 ACRES OUT OF THE GREENLEAF FISK SURVEY,
ABSTRACT NO. 5 WILLIAMSON COUNTY, TEXAS.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N2°49'49"W	125.36'
L2	N87°10'11"E	21.54'
L3	S82°32'00"E	29.04'
L4	N7°28'00"E	50.00'
L5	N82°32'00"W	9.08'
L6	N2°49'49"W	113.80'
L7	N7°28'00"E	138.03'
L8	N82°32'00"W	105.04'
L9	N7°28'00"E	50.00'
L10	N7°28'00"E	114.49'
L11	N52°28'00"E	7.07'
L12	S82°32'00"E	40.00'
L13	S60°10'42"E	48.66'
L14	S83°04'37"E	79.38'
L15	S86°04'35"E	100.00'
L16	S3°55'30"W	125.00'
L17	S86°04'54"E	20.16'
L18	S3°55'29"W	175.00'
L19	S86°04'30"E	2.49'
L20	S3°55'31"W	125.00'

LINE TABLE		
NO.	BEARING	DISTANCE
L21	S86°05'01"E	15.62'
L22	S87°05'20"W	33.12'
L24	S7°28'00"W	143.49'
L25	N7°28'00"E	125.00'
L26	N7°28'00"E	125.00'
L27	N7°28'00"E	125.00'
L28	N7°28'00"E	125.00'
L29	N7°28'00"E	125.00'
L30	N7°28'00"E	125.00'
L31	N7°28'00"E	125.00'
L32	N7°28'00"E	125.00'
L33	N7°28'00"E	125.00'
L34	N7°28'00"E	125.00'
L35	N7°28'00"E	125.34'
L36	N3°55'30"E	125.00'
L37	N3°55'30"E	125.00'
L38	S86°04'30"E	127.72'
L39	N86°04'30"W	135.62'
L40	S7°28'00"W	125.00'
L41	S7°28'00"W	125.00'

LINE TABLE		
NO.	BEARING	DISTANCE
L42	S7°28'00"W	125.00'
L43	S7°28'00"W	125.00'
L44	S7°28'00"W	125.00'
L45	S7°28'00"W	125.00'
L46	S7°28'00"W	125.00'
L47	S7°28'00"W	125.00'
L48	S6°05'59"W	125.13'
L49	S3°55'30"W	125.00'
L50	S3°55'30"W	125.00'
L51	S82°32'11"E	45.00'
L52	S82°32'24"E	20.50'
L53	S82°31'41"E	24.50'
L54	S82°32'00"E	20.50'
L55	S82°32'39"E	24.50'
L56	S82°31'37"E	20.50'
L57	S82°32'00"E	24.50'
L58	S82°32'00"E	20.50'
L59	S82°31'21"E	24.50'
L60	S82°32'00"E	20.50'
L61	S82°32'00"E	24.50'

LINE TABLE		
NO.	BEARING	DISTANCE
L62	S82°31'37"E	20.50'
L63	S82°32'39"E	24.50'
L64	S82°31'37"E	20.50'
L65	S82°31'37"E	24.50'
L66	S82°32'51"E	20.50'
L67	S82°31'40"E	46.61'
L68	S82°35'19"E	2.40'
L69	S86°01'26"E	9.89'
L70	S86°04'30"E	38.51'
L71	S86°02'00"E	6.49'
L72	S86°02'00"E	40.51'
L73	S86°27'03"E	4.49'
L74	S86°04'30"E	42.51'
L75	N7°28'00"E	125.00'
L76	N7°28'00"E	125.00'
L77	N7°28'00"E	125.00'
L78	N7°28'00"E	125.00'
L79	N7°28'00"E	125.00'
L80	N7°28'00"E	125.00'
L81	N7°28'00"E	125.00'

LINE TABLE		
NO.	BEARING	DISTANCE
L82	N7°28'00"E	125.00'
L83	S4°12'27"W	125.04'
L84	S3°55'30"W	125.00'
L85	S3°55'30"W	125.00'
L86	N86°04'30"W	151.23'
L87	S2°49'49"E	125.33'
L88	N2°03'48"E	126.17'
L89	S7°28'00"W	125.59'
L90	S7°28'00"W	125.56'
L91	S7°28'00"W	125.52'
L92	S7°28'00"W	125.48'
L93	S7°28'00"W	125.44'
L94	S7°28'00"W	125.40'
L95	S7°28'00"W	125.37'
L96	S7°28'00"W	125.34'
L97	S7°28'00"W	125.36'
L98	S3°55'30"W	127.48'
L99	S3°55'30"W	130.28'
L100	S3°55'30"W	133.09'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	49.42'	275.00'	10°17'48"	S87°40'55"E	49.35'
C2	21.03'	25.00'	48°11'23"	N58°26'19"W	20.41'
C3	32.10'	50.00'	36°46'42"	N52°43'58"W	31.55'
C4	46.14'	275.00'	9°36'48"	N88°01'03"W	46.09'
C5	3.25'	275.00'	0°40'39"	S82°52'20"E	3.25'
C6	1.01'	25.00'	2°18'42"	N81°22'39"W	1.01'
C7	19.78'	25.00'	45°19'48"	S57°33'19"E	19.27'
C8	17.00'	275.00'	3°32'30"	S84°18'15"E	17.00'
C9	20.09'	325.00'	3°32'30"	S84°18'15"E	20.09'
C10	24.73'	400.00'	3°32'30"	S84°18'15"E	24.72'
C11	27.82'	450.00'	3°32'30"	S84°18'15"E	27.81'
C12	7.75'	325.00'	1°22'01"	S83°13'01"E	7.75'
C13	12.34'	325.00'	2°10'29"	S84°59'16"E	12.33'

FINAL PLAT OF RANCHO SIENNA
SECTION 11, PHASE 2 AND AMENDED
PLAT OF LOT 57 RANCH SIENNA
SECTION 11, PHASE 1

DATE: JUNE 2017



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 11, PHASE 2 AND AMENDED PLAT OF LOT 57 RANCHO SIENNA SECTION 11, PHASE 1

STATE OF TEXAS
COUNTY OF WILLIAMSON

§ KNOW ALL MEN BY THESE PRESENTS

THAT NASH RANCHO HILLS, LLC AND RANCHO SIENNA MASTER COMMUNITY INC, OWNERS OF THOSE CERTAIN TRACTS OF LAND SHOWN HEREON AND BEING A PORTION OF THAT CERTAIN TRACT 1 - 8.672 ACRE TRACT OF LAND CONVEYED TO NASH RANCHO HILLS, LLC BY DEED OF RECORD IN DOCUMENT NO. 2016118186, 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 AND ALL OF LOT 57, BLOCK DD OF RANCHO SIENNA SECTION 11, PHASE 1, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2016086985, SAID LOT 57 CONVEYED TO RANCHO SIENNA MASTER COMMUNITY INC BY DEED OF RECORD IN DOCUMENT NO. 2017050064, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE THE 8.657 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 2 AND AMENDED PLAT OF LOT 57 RANCHO SIENNA SECTION 11, PHASE 1". THE OWNERS ACKNOWLEDGE THAT IT IS THE RESPONSIBILITY OF THE OWNERS, 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: RAINER FICKEN
TITLE: AUTHORIZED SIGNATORY
DATE: 8-8-17

RANCHO SIENNA MASTER COMMUNITY INC, A TEXAS NON-PROFIT CORPORATION

BY: [Signature]
NAME: RAINER FICKEN
TITLE: PRESIDENT
DATE: 8-8-17

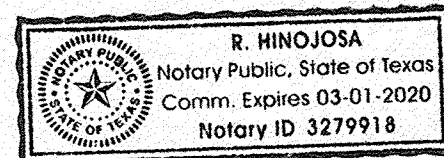
STATE OF TEXAS
COUNTY OF WILLIAMSON

§ KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAINER FICKEN, 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 8th DAY OF August, 2017.

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



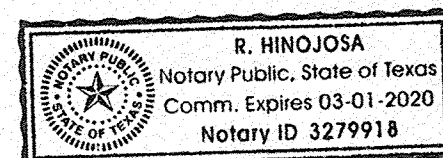
STATE OF TEXAS
COUNTY OF WILLIAMSON

§ KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAINER FICKEN, OF RANCHO SIENNA MASTER COMMUNITY INC, A TEXAS NON-PROFIT CORPORATION, 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 8th DAY OF August, 2017.

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



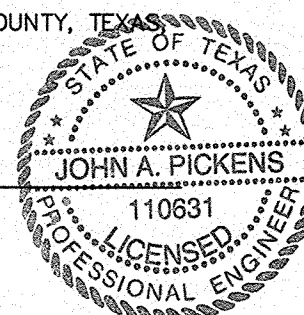
ENGINEER'S CERTIFICATION:

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 7 DAY OF August, 2017.

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



BEING 8.657 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

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 2 AND AMENDED PLAT OF LOT 57 RANCHO SIENNA SECTION 11, PHASE 1".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 10 DAY OF August, 2017.

NASH FINANCING, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

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

BY: [Signature]
NAME: Koji Yamada
TITLE: President & COO
DATE: 8-10-17

STATE OF CALIFORNIA (X)
COUNTY OF San Diego (X)

ON August 10, 2017, BEFORE
ME, K. Paxton
Koji Yamada

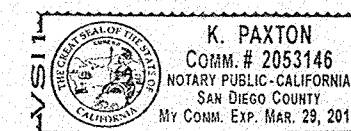
APPEARED, Koji Yamada, WHO PROVED
TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE
SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE
SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE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



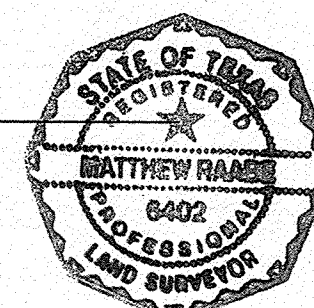
THE CITY OF LIBERTY HILL, TEXAS ACKNOWLEDGES RECEIPT OF THIS PLAT FOR REVIEW
AND/OR APPROVAL IN CONJUNCTION WITH PLANNING PURPOSES AND PAYMENT OF
APPLICABLE FEES FOR THE PROVISION OF WASTEWATER SERVICES.

[Signature] 8/29/17
CITY OF LIBERTY HILL, TEXAS DATE

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] 8-7-17
MATTHEW J. RAABE, R.P.L.S.
TEXAS REGISTRATION NO. 6402
STANTEC CONSULTING SERVICES INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701



[Signature] 8/25/17
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, [Signature], 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.

[Signature], 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 , 2017 A.D., AT O'CLOCK, M.,

AND DULY RECORDED THIS THE DAY OF , 2017 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 2 AND AMENDED
PLAT OF LOT 57 RANCH SIENNA
SECTION 11, PHASE 1

DATE: JUNE 2017



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