

FINAL PLAT OF RANCHO SIENNA SECTION 11, PHASE 3

BEING 10.202 ACRES OUT OF THE GREENLEAF FISK SURVEY,
ABSTRACT NO. 5 WILLIAMSON COUNTY, TEXAS.

FIELDNOTE DESCRIPTION:

OF 10.202 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 THAT CERTAIN TRACT 1 - 9.658 ACRE TRACT OF LAND CONVEYED TO NASH RANCHO HILLS, LLC BY DEED OF RECORD IN DOCUMENT NO. 2017117634 OF SAID OFFICIAL PUBLIC RECORDS, SAID 10.202 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, A 1/2 INCH IRON ROD FOUND AT THE SOUTHEASTERLY CORNER OF THE SOUTHERLY TERMINUS OF BONNET BOULEVARD (80' R.O.W.-UNIMPROVED), BEING THE SOUTHWESTERLY CORNER OF LOT 1, GABRIELS OVERLOOK SECTION III, A SUBDIVISION OF RECORD IN CABINET BB, SLIDES 119-120 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, ALSO BEING THE NORTHWESTERLY CORNER OF LOT 255, GABRIELS OVERLOOK SECTION ONE, A SUBDIVISION OF RECORD IN CABINET S, SLIDES 218-229 OF SAID PLAT RECORDS, ALSO BEING THE NORTHEASTERLY CORNER OF SAID 9.658 ACRE TRACT AND HEREOF;

THENCE, LEAVING THE SOUTHEASTERLY CORNER OF THE SOUTHERLY TERMINUS OF BONNET BOULEVARD, ALONG THE EASTERLY LINE OF SAID 9.658 ACRE TRACT, BEING THE WESTERLY LINES OF LOTS 247, 254 AND 255 OF SAID GABRIELS OVERLOOK SECTION ONE, FOR THE EASTERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) S08°20'29"W, A DISTANCE OF 60.72 FEET TO A 1/2 INCH IRON ROD FOUND;
- 2) S08°08'38"W, A DISTANCE OF 955.88 FEET TO A 1/2 INCH IRON ROD FOUND;
- 3) S10°53'26"W, A DISTANCE OF 27.34 FEET TO A 1/2 INCH IRON ROD FOUND AT THE COMMON CORNER OF LOTS 246 AND 247 OF SAID GABRIELS OVERLOOK SECTION ONE, BEING THE SOUTHEASTERLY CORNER OF SAID 9.658 ACRE TRACT AND HEREOF;

THENCE, N86°13'38"W, LEAVING THE WESTERLY LINE OF SAID LOT 247, ALONG THE SOUTHERLY LINE OF SAID 9.658 ACRE TRACT, BEING THE NORTHERLY LINE OF SAID LOT 246, FOR A PORTION OF THE SOUTHERLY LINE HEREOF, A DISTANCE OF 281.67 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWESTERLY CORNER OF SAID LOT 246, BEING THE NORTHEASTERLY CORNER OF LOT 245 AND LOT 244 OF SAID GABRIELS OVERLOOK SECTION ONE, FOR AN ANGLE POINT HEREOF;

THENCE, N82°30'43"W, LEAVING THE NORTHWESTERLY CORNER OF SAID LOT 246, ALONG THE SOUTHERLY LINE OF SAID 9.658 ACRE TRACT, BEING THE NORTHERLY LINE OF SAID LOT 244, FOR A PORTION OF THE SOUTHERLY LINE HEREOF, A DISTANCE OF 237.40 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE SOUTHEASTERLY CORNER OF LOT 23, BLOCK DD, RANCHO SIENNA SECTION 11, PHASE 2 AND AMENDED PLAT OF LOT 57 RANCHO SIENNA SECTION 11, PHASE 2, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2017085493 OF SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE, LEAVING THE NORTHERLY LINE OF SAID LOT 244, ALONG THE EASTERLY LINE OF SAID RANCHO SIENNA SECTION 11, PHASE 2 AND AMENDED PLAT OF LOT 57 RANCHO SIENNA SECTION 11, PHASE 2 SUBDIVISION, FOR THE WESTERLY LINE HEREOF, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

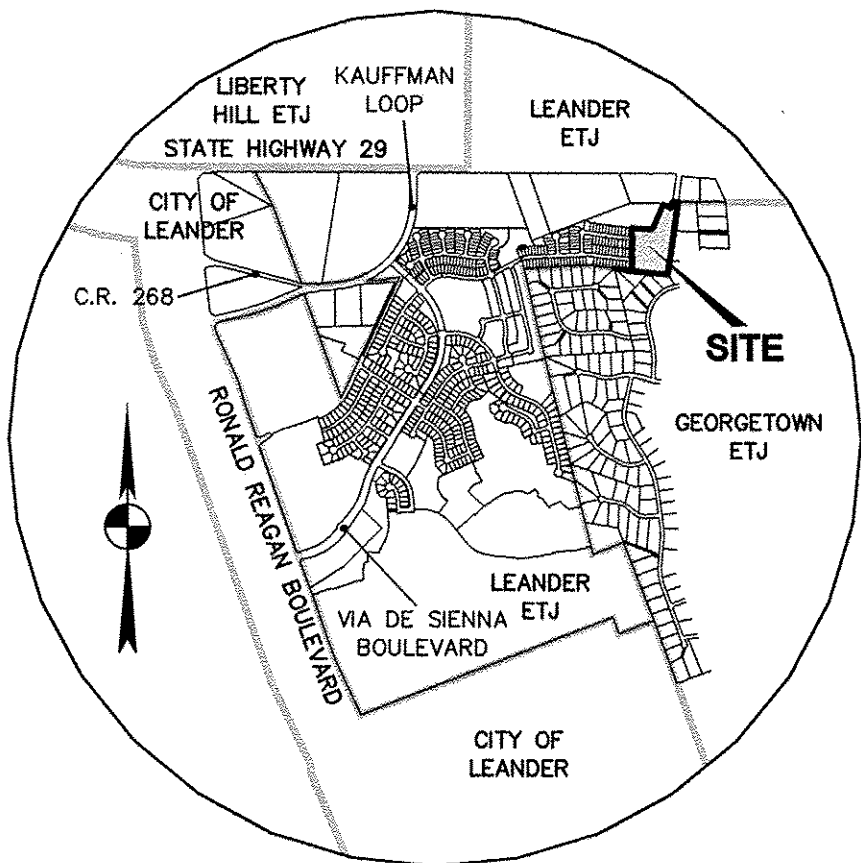
- 1) N03°55'30"E, A DISTANCE OF 185.89 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET;
- 2) N86°04'30"W, A DISTANCE OF 15.62 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET;
- 3) N03°55'30"E, A DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET;
- 4) N86°04'30"W, A DISTANCE OF 2.49 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET;
- 5) N03°55'30"E, A DISTANCE OF 175.00 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET;
- 6) N86°04'30"W, A DISTANCE OF 20.16 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET;
- 7) N03°55'30"E, A DISTANCE OF 125.00 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET IN THE SOUTHERLY LINE OF LOT 32 O/S & D/E, BLOCK BB, RANCHO SIENNA SECTION 11, PHASE 1, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2016086985 OF SAID OFFICIAL PUBLIC RECORDS, BEING THE NORTHEASTERLY CORNER OF LOT 17, BLOCK BB OF SAID RANCHO SIENNA SECTION 11, PHASE 2 AND AMENDED PLAT OF LOT 57 RANCHO SIENNA SECTION 11, PHASE 2, FOR THE NORTHWESTERLY CORNER HEREOF;

THENCE, LEAVING THE NORTHEASTERLY CORNER OF SAID LOT 17, ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID LOT 32, FOR A PORTION OF THE NORTHERLY LINE HEREOF, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) S86°04'30"E, A DISTANCE OF 281.05 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET;
- 2) N32°24'29"E, A DISTANCE OF 60.32 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET;
- 3) N23°09'41"E, A DISTANCE OF 320.00 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET;
- 4) N68°09'41"E, A DISTANCE OF 7.07 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET;
- 5) S66°50'19"E, A DISTANCE OF 120.00 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET IN THE NORTHERLY LINE OF SAID 9.658 ACRE TRACT;

THENCE, ALONG THE NORTHERLY LINE OF SAID 9.658 ACRE TRACT, BEING IN PART THE EASTERLY LINE OF SAID LOT 32 AND IN PART, THE EASTERLY LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO BONNET ENTERPRISES, LTD., BY DEED OF RECORD IN DOCUMENT NO. 2008084680 OF SAID OFFICIAL PUBLIC RECORDS, FOR A PORTION OF THE NORTHERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) N23°09'41"E, A DISTANCE OF 21.41 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;



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 TABLES
3	CERTIFICATIONS AND SIGNATURES

GENERAL INFORMATION:

OWNER.....NASH RANCHO HILLS, LLC
TOTAL ACREAGE.....10.202 ACRES
SURVEY OF.....GREENLEAF FISK SURVEY(A-5)
DATE.....FEBRUARY 2018
OF SINGLE FAMILY LOTS.....52
OF OPEN SPACE LOTS.....1
TOTAL # OF LOTS.....53
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.

1905 ALDRICH STREET, SUITE 300
AUSTIN, TEXAS 78723
(512) 328-0011 FAX (512) 328-0325

SURVEYOR
STANTEC CONSULTING SERVICES INC.

1905 ALDRICH STREET, SUITE 300
AUSTIN, TEXAS 78723
(512) 328-0011 FAX (512) 328-0325

FIELDNOTE DESCRIPTION: (CONTINUED)

- 2) ALONG SAID TANGENT CURVE TO THE LEFT, 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, N15°37'37"E, A DISTANCE OF 52.45 FEET TO A 1/2 INCH IRON ROD WITH "STANTEC" CAP SET AT THE POINT OF TANGENCY OF SAID CURVE;
- 3) N08°05'33"E, A DISTANCE OF 20.71 FEET TO A 1/2 INCH IRON ROD WITH CAP FOUND AT THE SOUTHWESTERLY CORNER OF THE SOUTHERLY TERMINUS OF BONNET BOULEVARD;

THENCE, S89°43'12"E, LEAVING THE EASTERLY LINE OF SAID BONNET ENTERPRISES, LTD. TRACT, ALONG THE SOUTHERLY TERMINUS OF BONNET BOULEVARD, BEING THE NORTHERLY LINE OF SAID 9.658 ACRE TRACT, FOR A PORTION OF THE NORTHERLY LINE HEREOF, A DISTANCE OF 81.24 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 10.202 ACRES OR (444,413 SQUARE FEET) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.

PLAT NOTES:

1. 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.
2. 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.
3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY.
5. 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.
6. THE OPEN SPACE LOTS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
7. 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).
8. 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.
9. 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.
10. 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, CUTOUPS, 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.
11. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE FROM LIENS.
12. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
13. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.

FINAL PLAT OF RANCHO SIENNA SECTION 11, PHASE 3

DATE: FEBRUARY 2018



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FINAL PLAT OF RANCHO SIENNA SECTION 11, PHASE 3

BEING 10.202 ACRES OUT OF THE GREENLEAF FISK SURVEY,
ABSTRACT NO. 5 WILLIAMSON COUNTY, TEXAS.

RANCHO SIENNA SECTION 11, PHASE 3 STREET SUMMARY

STREET NAME	LENGTH	DESIGN SPEED
BONNET BOULEVARD	1250 LINEAR FEET	25 MILES PER HOUR
RUSSET TRAIL	396 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.

DISTANCES SHOWN HEREON ARE SURFACE VALUES. TO DERIVE GRID VALUES, MULTIPLY BY A COMBINED SCALE FACTOR OF 0.99986.

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	52.60'	200.00'	15°04'08"	N15°37'37"E	52.45'
C2	68.78'	325.00'	12°07'29"	S17°05'56"W	68.65'
C3	36.17'	25.00'	82°53'18"	S52°28'51"W	33.09'
C4	41.12'	25.00'	94°14'11"	S38°57'25"E	36.64'
C5	37.42'	25.00'	85°45'49"	S51°02'35"W	34.02'
C6	21.03'	25.00'	48°11'23"	S61°58'49"E	20.41'
C7	158.95'	50.00'	182°08'35"	N51°02'35"E	99.98'
C8	21.03'	25.00'	48°11'23"	N15°56'01"W	20.41'
C9	71.99'	275.00'	15°00'00"	N15°39'41"E	71.79'
C10	161.07'	800.00'	11°32'08"	N28°55'45"E	160.79'
C11	103.50'	225.00'	26°21'20"	N21°31'09"E	102.59'
C12	36.30'	325.00'	6°24'00"	S19°57'41"W	36.28'
C13	32.47'	325.00'	5°43'29"	S13°53'56"W	32.46'
C14	15.84'	25.00'	36°17'29"	S67°55'46"E	15.57'
C15	5.19'	25.00'	11°53'54"	S43°50'04"E	5.18'
C16	45.95'	50.00'	52°39'30"	S64°12'52"E	44.35'
C17	30.00'	50.00'	34°22'39"	N72°16'04"E	29.55'
C18	30.00'	50.00'	34°22'39"	N37°53'25"E	29.55'
C19	41.56'	50.00'	47°37'39"	N03°06'44"W	40.38'
C20	11.43'	50.00'	13°06'09"	N33°28'38"W	11.41'
C21	22.79'	275.00'	4°44'50"	N10°32'06"E	22.78'
C22	49.21'	275.00'	10°15'10"	N18°02'06"E	49.14'

LINE TABLE

NO.	BEARING	DISTANCE
L1	S8°20'29"W	60.72'
L2	S10°53'26"W	27.34'
L3	N86°04'30"W	15.62'
L4	N3°55'30"E	125.00'
L5	N86°04'30"W	2.49'
L6	N86°04'30"W	20.16'
L7	N3°55'30"E	125.00'
L8	N32°24'29"E	60.32'
L9	N68°09'41"E	7.07'
L10	S66°50'19"E	120.00'
L11	N23°09'41"E	21.41'
L12	N8°05'33"E	20.71'

LINE TABLE

NO.	BEARING	DISTANCE
L13	S89°43'12"E	81.24'
L14	N8°20'29"E	2.46'
L15	S86°04'41"E	45.00'
L16	S86°04'30"E	45.00'
L17	S86°04'30"E	45.00'
L18	S86°04'30"E	45.00'
L19	S86°04'30"E	52.42'
L20	S8°09'41"W	125.34'
L21	S8°09'41"W	125.34'
L22	N3°55'30"E	54.43'
L23	N12°49'23"E	71.43'

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
- DE DRAINAGE EASEMENT
- BL BUILDING SETBACK LINE
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- F/W FENCE/WALL EASEMENT
- BFE BASE FLOOD ELEVATION

SHEET
2
OF 3

U.S. HIGHWAY 29 (R.O.W. VARIES)

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

BONNET ENTERPRISES, LTD.
DOCUMENT NO. 2008084680

19.05 ACRES
OMEGA RANCH, LLC
DOCUMENT NO. 2009000750

RANCHO SIENNA
SECTION 11,
PHASE 1
DOCUMENT NO.
2016086985

32 O/S
& D/E

U.S. HIGHWAY 29 (R.O.W. VARIES)

PARK PLACE DRIVE
(R.O.W. VARIES)

0 50 100 150 200
1"=100'

GABRIELS
OVERLOOK
SECTION III
CABINET BB,
SLIDES 119-120

GABRIELS
OVERLOOK
SECTION ONE
CABINET S,
SLIDES
218-229

FINAL PLAT OF RANCHO SIENNA
SECTION 11, PHASE 3

DATE: FEBRUARY 2018



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FINAL PLAT OF RANCHO SIENNA SECTION 11, PHASE 3

BEING 10.202 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 OWNER OF THOSE CERTAIN TRACTS OF LAND SHOWN HEREON AND BEING BEING A PORTION OF THAT CERTAIN TRACT 1 - 8.672 ACRE TRACT OF LAND CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2016118186, A PORTION OF THAT CERTAIN TRACT 5A - 27.327 ACRE TRACT OF LAND CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2015113108 AND ALL OF THAT CERTAIN TRACT 1 - 9.658 ACRE TRACT OF LAND CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2017117634, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE THE 10.202 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 3". 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 5-2-18

TITLE: AUTHORIZED SIGNATORY DATE

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

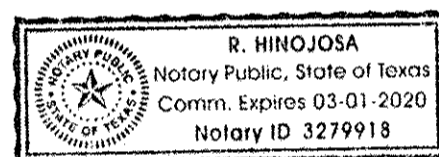
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAINER FICKEN, OF NASH RANCHO HILLS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF May, 2018.

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 ENCLOSED 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.

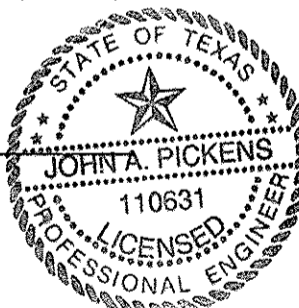
THE FULLY DEVELOPED, CONCENTRATED STORMWATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/ OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT.

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

THIS 1 DAY OF MAY, 2018.

[Signature]
JOHN A. PICKENS, P.E.
NO. 110631 STATE OF TEXAS
STANTEC CONSULTING SERVICES INC.
1905 ALDRICH STREET, SUITE 300
AUSTIN, TEXAS 78723

05/01/18
DATE

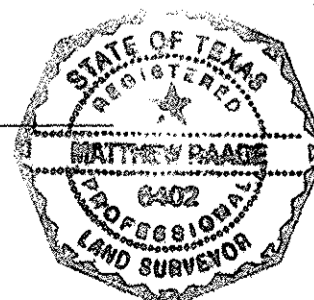


SURVEYOR'S CERTIFICATION:

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]
MATTHEW J. RAABE, R.P.L.S.
TEXAS REGISTRATION NO. 6402
STANTEC CONSULTING SERVICES INC.
1905 ALDRICH STREET, SUITE 300
AUSTIN, TEXAS 78723

5-1-18
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 THOSE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NOS. 2015113108, 2016118186 AND 2017117634 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 3".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 7 DAY OF May, 2018.

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

May 7, 2018
DATE

STATE OF CALIFORNIA X
COUNTY OF San Diego X

ON May 7, 2018, BEFORE
ME, K. Paxton PERSONALLY

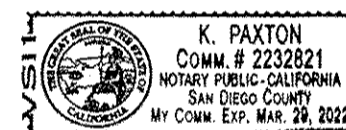
APPEARED, Koji Yamada, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/ THEY EXECUTED THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ THEIR SIGNATURE(S) ON 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] 5/2/18
CITY OF LIBERTY HILL, TEXAS DATE

SALLY MCFERON

[Signature] Teresa Baker 5/2/18
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 _____, 2018 A.D., AT _____ O'CLOCK, ____ M., AND DULY RECORDED THIS THE DAY _____ OF _____, 2018 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 3

DATE: FEBRUARY 2018



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