

FINAL PLAT OF RANCHO SIENNA SECTION 19B

BEING 10.666 ACRES OUT OF THE GREENLEAF FISK SURVEY,
ABSTRACT NO. 5 WILLIAMSON COUNTY, TEXAS.

FIELDNOTE DESCRIPTION:

OF 10.666 ACRES OF LAND, OUT OF THE GREENLEAF FISK SURVEY, ABSTRACT NO. 5, SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT 5, 38.876 ACRE TRACT OF LAND CONVEYED TO NASH RANCHO HILLS, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2016118186 OF SAID OFFICIAL PUBLIC RECORDS; SAID 10.666 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT A 1/2-INCH IRON ROD WITH "DIAMOND" CAP FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF RONALD W. REAGAN BOULEVARD (R.O.W. VARIES) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 268 (R.O.W. VARIES), BEING THE NORTHWESTERLY CORNER OF SAID 38.876 ACRE TRACT;

THENCE, LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF RONALD W. REAGAN BOULEVARD, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 268, BEING THE NORTHERLY LINE OF SAID 38.876 ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N53°37'25"E, A DISTANCE OF 241.93 FEET TO A 1/2-INCH IRON ROD WITH "DIAMOND" CAP FOUND;
- 2) N49°12'09"W, A DISTANCE OF 24.65 FEET TO A PK NAIL FOUND IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD 268, BEING IN THE SOUTHERLY LINE OF THE REMAINDER OF THAT CERTAIN 850-ACRE TRACT OF LAND CONVEYED TO BARKLEY WEDEMEYER, ALSO KNOWN AS HOWARD BARKLEY WEDEMEYER, BY AFFIDAVIT OF HEIRSHIP OF CARROLL C. WEDEMEYER, OF RECORD IN DOCUMENT NO. 2008017931 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, ALONG THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 268, BEING THE NORTHERLY LINE OF SAID 38.876 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) N58°57'54"E, A DISTANCE OF 16.42 FEET TO A PK NAIL FOUND;
- 2) N67°09'57"E, A DISTANCE OF 173.73 FEET TO A PK NAIL FOUND;
- 3) N72°35'51"E, A DISTANCE OF 238.96 FEET TO A PK NAIL FOUND, FOR THE POINT OF BEGINNING AND NORTHWESTERLY CORNER HEREOF;

THENCE, CONTINUING ALONG THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 268, BEING THE NORTHERLY LINE OF SAID 38.876 ACRE TRACT, FOR THE NORTHERLY LINE HEREOF, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N68°31'17"E, A DISTANCE OF 241.20 FEET TO A PK NAIL FOUND;
- 2) N61°40'18"E, A DISTANCE OF 36.80 FEET TO A PK NAIL FOUND AT THE NORTHWESTERLY CORNER OF RANCHO SIENNA SECTION 1, A SUBDIVISION OF RECORD IN CABINET FF, SLIDES 125-128 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEASTERLY CORNER OF SAID 38.876 ACRE TRACT AND HEREOF;

THENCE, LEAVING THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD 268, ALONG THE EASTERLY LINE OF SAID 38.876 ACRE TRACT, BEING THE WESTERLY LINE OF SAID RANCHO SIENNA SECTION 1, FOR THE EASTERLY LINE HEREOF, THE FOLLOWING TEN (10) COURSES AND DISTANCES:

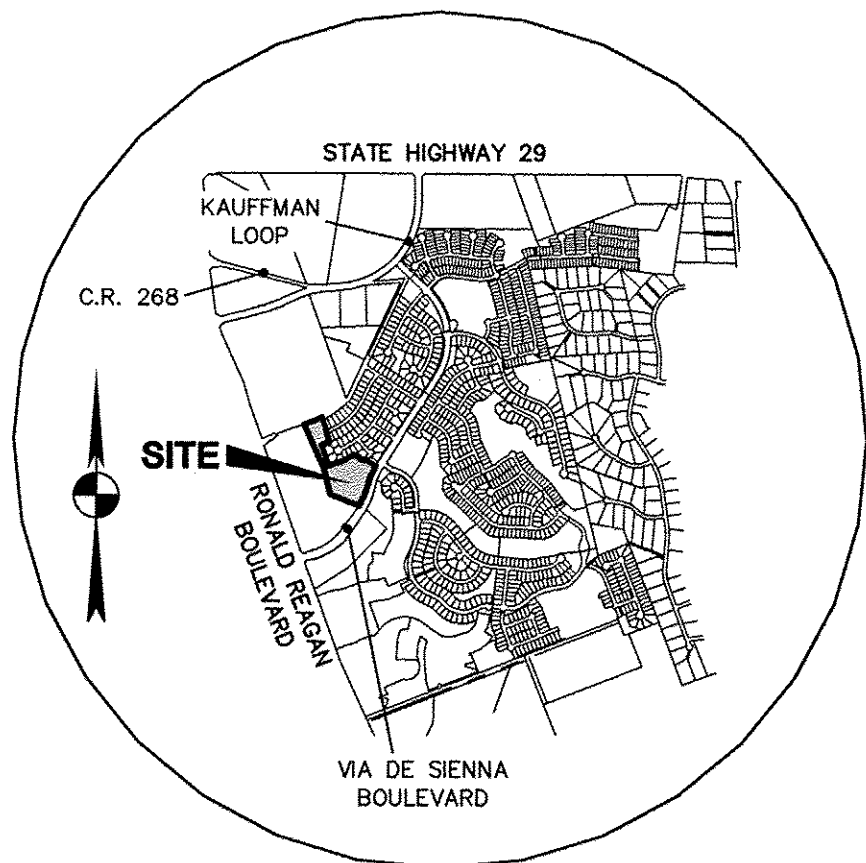
- 1) S19°08'49"E, A DISTANCE OF 194.60 FEET TO A 1/2-INCH IRON ROD WITH "STANTEC" CAP SET;
- 2) S04°12'58"E, A DISTANCE OF 51.65 FEET TO A 1/2-INCH IRON ROD WITH "RJ SURVEYING" CAP FOUND;
- 3) S18°28'30"E, A DISTANCE OF 129.92 FEET TO A 1/2-INCH IRON ROD WITH "STANTEC" CAP SET;
- 4) S71°31'30"W, A DISTANCE OF 122.27 FEET TO A 1/2-INCH IRON ROD WITH "RJ SURVEYING" CAP FOUND;
- 5) S19°16'49"E, A DISTANCE OF 313.71 FEET TO A 1/2-INCH IRON ROD WITH "STANTEC" CAP SET;
- 6) N70°43'49"E, A DISTANCE OF 239.52 FEET TO A 1/2-INCH IRON ROD WITH "RJ SURVEYING" CAP FOUND;
- 7) N61°12'33"E, A DISTANCE OF 161.89 FEET TO A 1/2-INCH IRON ROD WITH "RJ SURVEYING" CAP FOUND;
- 8) S58°55'21"E, A DISTANCE OF 157.72 FEET TO A 1/2-INCH IRON ROD WITH "LANDMARK" CAP FOUND AT THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
- 9) ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 775.00 FEET, A CENTRAL ANGLE OF 1°57'17", AN ARC LENGTH OF 26.44 FEET, AND A CHORD WHICH BEARS, N32°00'28"E, A DISTANCE OF 26.44 FEET TO A 1/2-INCH IRON ROD WITH "STANTEC" CAP SET AT THE END OF SAID CURVE;
- 10) S57°00'55"E, A DISTANCE OF 185.13 FEET TO A 1/2-INCH IRON ROD WITH "RJ SURVEYING" CAP FOUND IN THE CURVING NORTHERLY RIGHT-OF-WAY LINE OF VIA DE SIENNA BOULEVARD (R.O.W. VARIES), BEING THE SOUTHWESTERLY CORNER OF LOT 1A, BLOCK B OF SAID RANCHO SIENNA SECTION 1, FOR THE SOUTHEASTERLY CORNER OF SAID 38.876 ACRE TRACT AND HEREOF;

THENCE, LEAVING THE SOUTHWESTERLY CORNER OF SAID LOT 1A, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF VIA DE SIENNA BOULEVARD, BEING THE SOUTHERLY LINE OF SAID 38.876 ACRE TRACT, FOR THE SOUTHERLY LINE HEREOF, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 590.00 FEET, A CENTRAL ANGLE OF 14°36'29", AN ARC LENGTH OF 150.43 FEET, AND A CHORD WHICH BEARS, S25°43'18"W, A DISTANCE OF 150.02 FEET TO A 1/2-INCH IRON ROD WITH "STANTEC" CAP SET AT THE END OF SAID CURVE;
- 2) S18°25'09"W, A DISTANCE OF 327.93 FEET TO A 1/2-INCH IRON ROD WITH "STANTEC" CAP SET AT THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
- 3) ALONG SAID NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 510.00 FEET, A CENTRAL ANGLE OF 16°09'53", AN ARC LENGTH OF 143.89 FEET, AND A CHORD WHICH BEARS, S26°28'59"W, A DISTANCE OF 143.41 FEET TO A 1/2-INCH IRON ROD WITH "STANTEC" CAP SET AT THE END OF SAID CURVE, FOR THE SOUTHWESTERLY CORNER HEREOF FROM WHICH, A 1/2-INCH IRON ROD WITH "RJ SURVEYING" CAP FOUND BEARS, ALONG A CHORD, S35°52'13"W, A DISTANCE OF 23.23 FEET;

THENCE, LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF VIA DE SIENNA BOULEVARD, OVER AND ACROSS SAID 38.876 ACRE TRACT, FOR THE WESTERLY LINE HEREOF, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) N68°17'40"W, A DISTANCE OF 447.71 FEET TO A 1/2-INCH IRON ROD WITH "STANTEC" CAP SET;
- 2) N13°54'16"W, A DISTANCE OF 379.93 FEET TO A 1/2-INCH IRON ROD WITH "STANTEC" CAP SET;
- 3) N24°03'48"W, A DISTANCE OF 662.16 FEET TO A 1/2-INCH IRON ROD WITH "STANTEC" CAP SET;
- 4) N28°16'34"W, A DISTANCE OF 30.42 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 10.666 ACRES OR (464,605 SQUARE FEET) OF LAND, MORE OR LESS, WITHIN THESE METES AND BOUNDS.



VICINITY MAP
N.T.S.

SHEET INDEX

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

GENERAL INFORMATION:

OWNER.....NASH RANCHO HILLS, LLC
TOTAL ACREAGE.....10.666 ACRES
SURVEY OF.....GREENLEAF FISK SURVEY(A-5)
DATE.....MARCH, 2018
OF SINGLE FAMILY LOTS.....23
OF OPEN SPACE LOTS.....3
TOTAL # OF LOTS.....26
OF BLOCKS.....2

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
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SURVEYOR
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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. BUILDING SLAB ELEVATION SHALL BE A MINIMUM OF ONE (1) FOOT ABOVE ANY POINT ON THE LOT WITHIN FIVE (5) FEET OF THE PERIMETER OF THE BUILDING.
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 APPLICATION FORM TO 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, ETC., (UNLESS PREVIOUSLY APPROVED WITH THE CONSTRUCTION PLANS) IS PROHIBITED WITHOUT OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
13. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
14. DRIVEWAY SHALL CONNECT ONLY TO AN INTERNAL PLATTED ROAD AND NOT TO COUNTY ROAD 268 OR VIA DE SIENNA BOULEVARD.
15. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS SECTION B10.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
16. NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
17. DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60% OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS.

SHEET

1

OF 3

FINAL PLAT OF
RANCHO SIENNA
SECTION 19B
DATE: MARCH, 2018

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FINAL PLAT OF RANCHO SIENNA SECTION 19B

BEING 10.666 ACRES OUT OF THE GREENLEAF FISK SURVEY,
ABSTRACT NO. 5 WILLIAMSON COUNTY, TEXAS.

REMAINDER OF 850 ACRES
HOWARD BARKLEY WEDEMEYER
DOCUMENT NO. 2008017931

APPROXIMATE
CENTERLINE OF
C.R. 268

P.O.B.

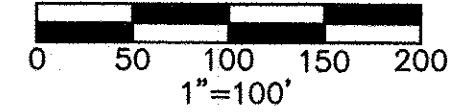
VARIES

COUNTY ROAD 268
(R.O.W. VARIES)

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.



COUNTY ROAD 268
(R.O.W. VARIES)

P.O.C.

RONALD W. REAGAN BOULEVARD
(R.O.W. VARIES)

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N49°12'09"W	24.65'
L2	N58°57'54"E	16.42'
L3	N61°40'18"E	36.80'
L4	S4°12'58"E	51.65'
L5	S18°28'30"E	129.92'
L6	S71°31'30"W	122.27'
L7	N61°12'33"E	161.89'
L8	S58°55'21"E	157.72'
L9	S57°00'55"E	185.13'
L10	N31°02'50"W	30.42'
L11	S85°33'38"W	45.83'
L12	N85°33'38"E	28.10'
L13	S22°52'13"W	12.06'
L14	N67°07'47"W	42.30'
L15	S67°07'47"E	42.29'
L16	S22°52'13"W	110.13'
L17	N32°05'39"E	25.04'
L18	S32°06'15"W	21.70'
L19	S29°48'52"W	48.34'
L20	S27°44'59"W	70.11'
L21	S28°24'30"W	70.07'
L22	S22°52'13"W	70.00'
L23	S22°52'13"W	70.00'
L24	S1°38'28"E	76.93'
L25	S20°32'16"W	70.06'
L26	S22°52'13"W	65.00'
L27	S67°52'13"W	7.07'
L28	N17°13'11"W	33.15'
L29	S81°05'31"W	25.00'

LINE TABLE		
NO.	BEARING	DISTANCE
L30	S42°33'06"W	56.88'
L31	S77°42'39"W	8.18'
L32	N22°07'47"W	7.07'
L33	S33°25'36"W	147.14'
L34	N54°06'34"W	57.88'
L35	N35°36'12"E	5.58'
L36	S88°20'10"E	146.06'
L37	N88°20'10"W	150.25'
L38	N54°23'48"W	8.30'
L39	N57°30'47"E	80.11'
L40	S71°31'30"W	13.81'
L41	N63°34'20"W	7.08'
L42	S21°42'20"W	65.40'
L43	S42°33'06"W	30.64'
L44	N35°32'03"E	54.34'
L45	N65°32'03"E	45.29'
L46	S35°32'03"W	60.71'
L47	S65°32'03"W	38.12'
L48	N47°45'30"E	81.10'
L49	S88°27'11"E	172.82'
L50	N88°27'25"W	167.54'
L51	S47°45'30"W	83.85'
L52	S50°04'47"E	108.36'
L53	S62°21'35"E	116.38'
L54	N67°07'47"W	50.00'
L55	N22°52'13"E	50.00'

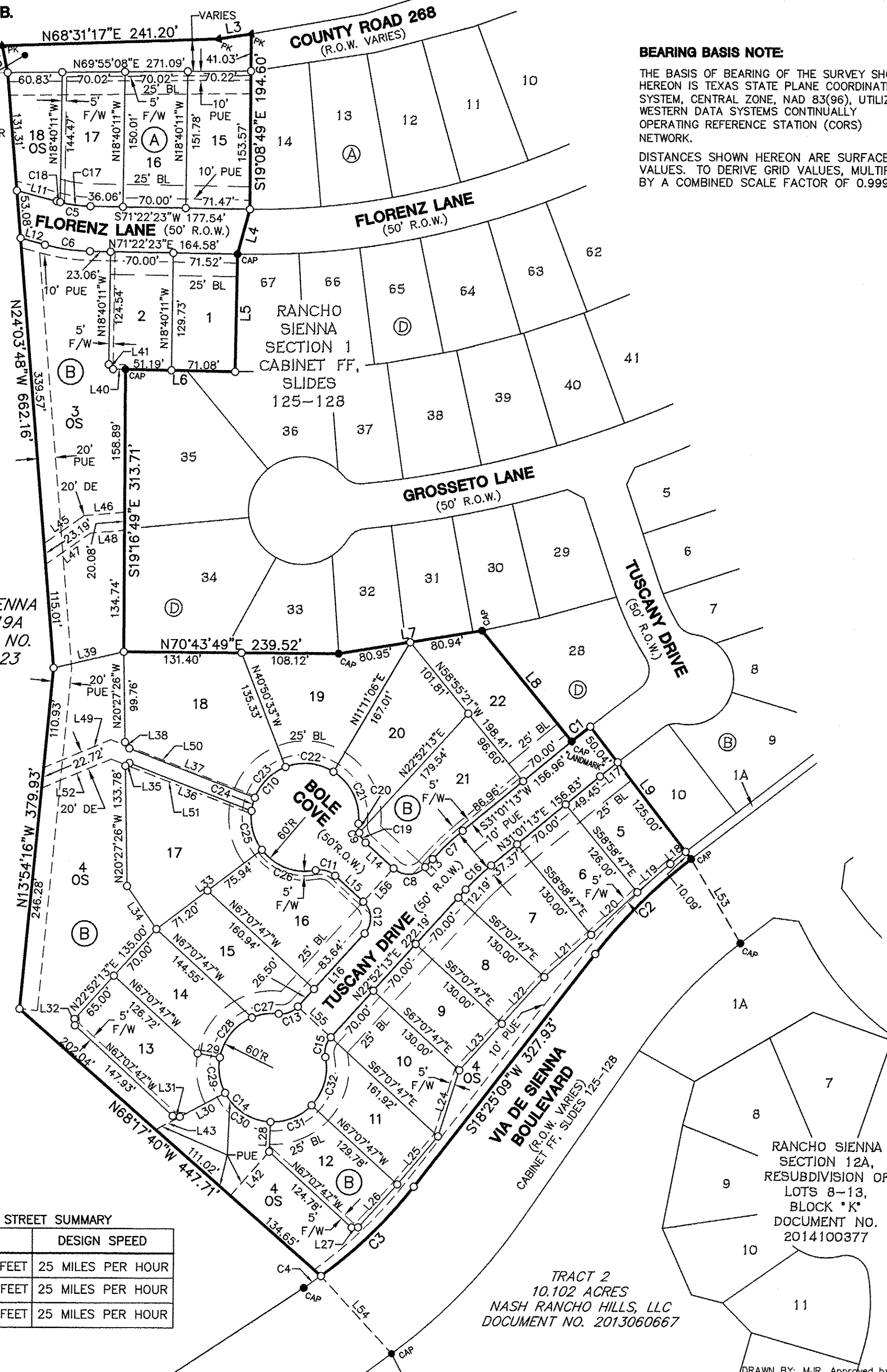
LEGEND

- 1/2" IRON ROD WITH "STANTEC" CAP SET
- CAP 1/2" IRON ROD FOUND WITH "RJ SURVEYING" CAP (UNLESS NOTED OTHERWISE)
- ▲ PK PK NAIL FOUND
- SPINDLE COTTON SPINDLE FOUND
- ③ BLOCK
- O/S OPEN SPACE
- S/W SIDEWALK EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- BL BUILDING SETBACK LINE
- F/W FENCE/WALL EASEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY

RANCHO SIENNA SECTION 19B STREET SUMMARY

STREET NAME	LENGTH	DESIGN SPEED
FLORENZ LANE	253 LINEAR FEET	25 MILES PER HOUR
TUSCANY DRIVE	516 LINEAR FEET	25 MILES PER HOUR
BOLE COVE	161 LINEAR FEET	25 MILES PER HOUR

RANCHO SIENNA
SECTION 19A
DOCUMENT NO.
2018073223



CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	26.44'	775.00'	1°57'17"	N32°00'28"E	26.44'
C2	150.43'	590.00'	14°36'29"	S25°43'18"W	150.02'
C3	143.89'	510.00'	16°09'53"	S26°28'59"W	143.41'
C4	23.23'	510.00'	2°36'35"	S35°52'13"W	23.23'
C5	38.38'	155.00'	14°11'15"	S78°28'01"W	38.28'
C6	50.76'	205.00'	14°11'15"	N78°28'01"E	50.63'
C7	46.23'	325.00'	8°09'00"	S26°56'43"W	46.19'
C8	39.27'	25.00'	90°00'00"	S67°52'13"W	35.36'
C9	23.55'	25.00'	53°58'05"	N40°08'42"W	22.69'
C10	301.53'	60.00'	287°56'10"	S22°52'13"W	70.59'
C11	23.55'	25.00'	53°58'05"	N85°53'10"E	22.69'
C12	39.27'	25.00'	90°00'00"	S22°07'47"E	35.36'
C13	23.55'	25.00'	53°58'05"	S49°51'16"W	22.69'
C14	301.53'	60.00'	287°56'10"	S67°07'47"E	70.59'
C15	23.55'	25.00'	53°58'05"	N04°06'50"W	22.69'
C16	39.12'	275.00'	8°09'00"	N26°56'43"E	39.08'
C17	34.22'	155.00'	12°38'54"	S77°41'50"W	34.15'
C18	4.16'	155.00'	1°32'21"	S84°47'28"W	4.16'
C19	13.33'	25.00'	30°32'54"	N51°51'24"W	13.17'
C20	10.22'	25.00'	23°25'36"	N24°52'24"W	10.15'
C21	67.49'	60.00'	64°26'54"	N45°23'09"W	63.99'
C22	55.74'	60.00'	53°13'57"	S75°46'26"W	53.76'
C23	49.74'	60.00'	47°29'37"	S25°24'39"W	48.32'
C24	15.16'	60.00'	14°28'39"	S05°34'30"E	15.12'
C25	45.82'	60.00'	43°45'35"	S34°41'36"E	44.72'
C26	67.57'	60.00'	64°31'28"	S88°50'08"E	64.06'
C27	30.47'	60.00'	29°05'44"	S62°17'26"W	30.14'
C28	59.32'	60.00'	56°39'03"	S19°25'03"W	56.94'
C29	40.36'	60.00'	38°32'25"	S28°10'42"E	39.60'
C30	62.59'	60.00'	59°46'17"	S77°20'03"E	59.79'
C31	51.00'	60.00'	48°42'19"	N48°25'39"E	49.48'
C32	57.78'	60.00'	55°10'22"	N03°30'41"W	55.57'

FINAL PLAT OF
RANCHO SIENNA
SECTION 19B
DATE: MARCH, 2018

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TBPE # F-6324 TBPLS # 10194230
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FINAL PLAT OF RANCHO SIENNA SECTION 19B

BEING 10.666 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 THAT CERTAIN TRACT OF LAND SHOWN HEREON BEING A PORTION OF THAT CERTAIN TRACT 5 - 38.876 ACRE TRACT OF LAND CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2016118186 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE THE 10.666 ACRES AS SHOWN HEREON AND DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, RIGHT-OF-WAY, 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 19B". 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: Rainer Ficken 7-31-18
NAME: RAINER FICKEN DATE
TITLE: AUTHORIZED SIGNATORY

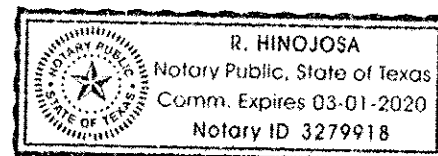
STATE OF TEXAS
COUNTY OF WILLIAMSON

§
§ KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED 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 31st DAY OF July, 2018.

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 ENCRASURED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND IS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBERS 48491C0275E AND 48491C0455E, 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 25 DAY OF July, 2018.

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

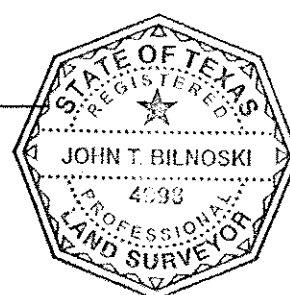


SURVEYOR'S CERTIFICATION:

THAT I, JOHN T. BILNOSKI, 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.

John T. Bilnoski
JOHN T. BILNOSKI, R.P.L.S.
TEXAS REGISTRATION NO. 4998
STANTEC CONSULTING SERVICES, INC.
1905 ALDRICH STREET, SUITE 300
AUSTIN, TEXAS 78723

7/25/18
DATE



STATE OF TEXAS
COUNTY OF WILLIAMSON

§
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WE, NASH FINANCING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LIEN HOLDER OF THOSE CERTAIN TRACTS OF LAND SHOWN HEREON AND DESCRIBED IN THE DEED RECORDED IN DOCUMENT NO. 2016118186 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACTS 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 19B".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 2 DAY OF August, 2018.

NASH FINANCING, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

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

BY: Masayuki Uemura 8-2-18
NAME: Masayuki Uemura DATE
TITLE: Authorized Signatory

STATE OF CALIFORNIA (X)

COUNTY OF San Diego (X)

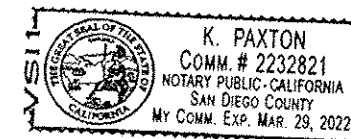
ON August 2, 2018, BEFORE
ME, K. Paxton PERSONALLY

APPEARED, Masayuki Uemura, 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



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 Hill 8/2/18
CITY OF LIBERTY HILL, TEXAS DATE

Teresa Baker 8/7/18
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

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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.

WILLIAMSON COUNTY, TEXAS

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 _____, 2018 A.D., AT _____ O'CLOCK, _____ M., AND DULY RECORDED THIS THE DAY _____ OF _____, 2018 A.D., AT _____ O'CLOCK _____ M., IN THE OFFICIAL PUBLIC 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 19B
DATE: MARCH, 2018

Stantec
1905 Aldrich Street, Suite 300
Austin, Texas 78723
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-6324 TBPLS # 10194230
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