

# FINAL PLAT OF RANCHO SIENNA SECTION 18A

BEING 15.583 ACRES OUT OF THE GREENLEAF FISK SURVEY,  
ABSTRACT NO. 5 WILLIAMSON COUNTY, TEXAS.

## FIELDNOTE DESCRIPTION:

OF 15.583 ACRES OF LAND, OUT OF THE GREENLEAF FISK SURVEY, ABSTRACT NO. 5, SITUATED IN WILLIAMSON COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN TRACT 4 - 14.534 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 4A - 50.407 ACRE TRACT OF LAND CONVEYED TO NASH RANCHO HILLS, LLC BY DEED OF RECORD IN DOCUMENT NO. 2015038403 OF SAID OFFICIAL PUBLIC RECORDS, AND ALSO BEING A PORTION OF THOSE CERTAIN TRACT 5B - 18.829 ACRE AND TRACT 5C - 21.194 ACRE TRACTS OF LAND CONVEYED TO NASH RANCHO HILLS, LLC BY DEED OF RECORD IN DOCUMENT NO. 2015113108 OF SAID OFFICIAL PUBLIC RECORDS; SAID 15.583 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, A 1/2 INCH IRON WITH "STANTEC" CAP SET IN THE SOUTHERLY RIGHT-OF-WAY LINE OF RANCHO SIENNA LOOP (R.O.W. VARIES), BEING THE NORTHEASTERLY CORNER OF LOT 1 O/S, BLOCK XX, RANCHO SIENNA SECTION 16, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2017085393 OF SAID OFFICIAL PUBLIC RECORDS, FOR THE NORTHWESTERLY CORNER HEREOF;

THENCE, LEAVING THE NORTHEASTERLY CORNER OF SAID LOT 1 O/S, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF RANCHO SIENNA LOOP AND THE WESTERLY RIGHT-OF-WAY LINE OF VINO ROSSI ROAD (50' R.O.W.), FOR THE NORTHERLY LINE AND A PORTION OF THE EASTERLY LINE HEREOF, THE FOLLOWING NINE (9) COURSES AND DISTANCES:

- 1) ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 25°41'36", AN ARC LENGTH OF 255.61 FEET, AND A CHORD WHICH BEARS, N67°29'03"E, A DISTANCE OF 253.47 FEET TO A 1/2 INCH IRON WITH "STANTEC" CAP SET AT THE END OF SAID CURVE;
- 2) N80°19'51"E, A DISTANCE OF 150.26 FEET TO A 1/2 INCH IRON WITH "STANTEC" CAP SET AT THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;
- 3) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 37°19'12", AN ARC LENGTH OF 214.95 FEET, AND A CHORD WHICH BEARS, N61°40'15"E, A DISTANCE OF 211.17 FEET TO A 1/2 INCH IRON WITH "STANTEC" CAP SET AT THE POINT OF TANGENCY OF SAID CURVE;
- 4) N43°00'40"E, A DISTANCE OF 123.20 FEET TO A 1/2 INCH IRON WITH "STANTEC" CAP SET AT THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;
- 5) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 22°29'39", AN ARC LENGTH OF 129.56 FEET, AND A CHORD WHICH BEARS, N31°45'50"E, A DISTANCE OF 128.73 FEET TO A 1/2 INCH IRON WITH "STANTEC" CAP SET AT THE POINT OF CURVATURE OF A REVERSE CURVE TO THE RIGHT;
- 6) ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 81°54'12", AN ARC LENGTH OF 35.74 FEET, AND A CHORD WHICH BEARS, N61°28'06"E, A DISTANCE OF 32.77 FEET TO A 1/2 INCH IRON WITH "STANTEC" CAP SET AT THE POINT OF TANGENCY OF SAID CURVE, FOR THE NORTHEASTERLY CORNER HEREOF;
- 7) S77°34'48"E, A DISTANCE OF 67.39 FEET TO A 1/2 INCH IRON WITH "STANTEC" CAP SET AT THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;
- 8) ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 255.00 FEET, A CENTRAL ANGLE OF 56°18'58", AN ARC LENGTH OF 250.64 FEET, AND A CHORD WHICH BEARS, S49°25'19"E, A DISTANCE OF 240.67 FEET TO A 1/2 INCH IRON WITH "STANTEC" CAP SET AT THE POINT OF TANGENCY OF SAID CURVE;
- 9) S21°15'49"E, A DISTANCE OF 170.06 FEET TO A 1/2 INCH IRON WITH "STANTEC" CAP SET AT THE NORTHEASTERLY CORNER OF LOT 1, BLOCK YY, RANCHO SIENNA SECTION 18B, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2017085446 OF SAID OFFICIAL PUBLIC RECORDS;

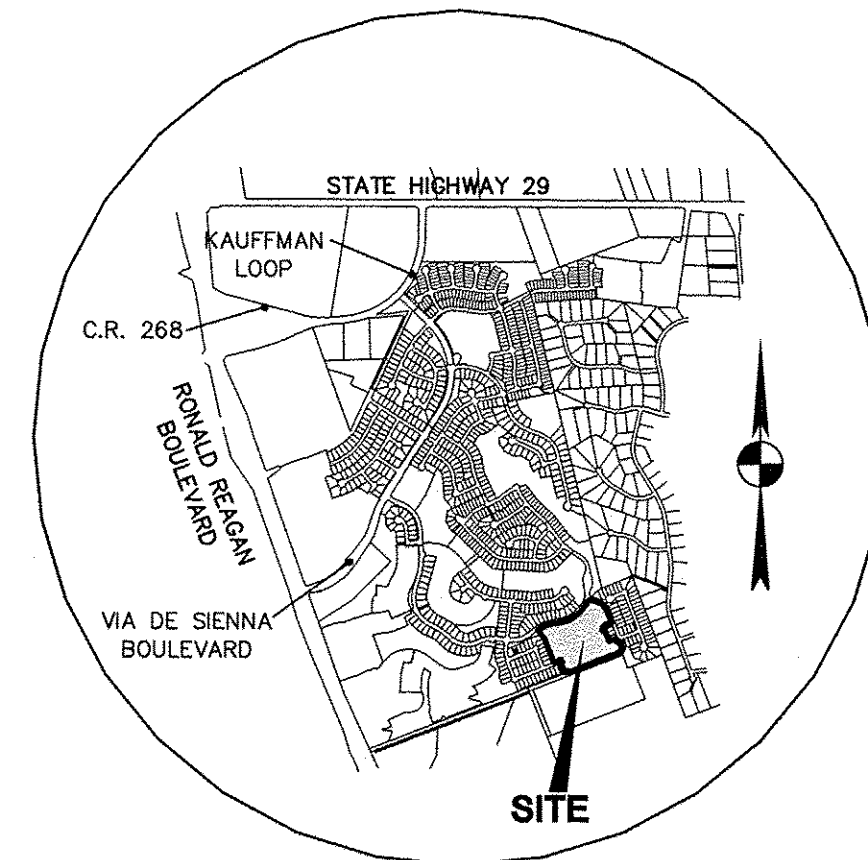
THENCE, LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF VINO ROSSI ROAD, ALONG THE WESTERLY LINE OF SAID RANCHO SIENNA SECTION 18B SUBDIVISION, FOR A PORTION OF THE EASTERLY LINE HEREOF, THE FOLLOWING TEN (10) COURSES AND DISTANCES:

- 1) S68°44'11"W, A DISTANCE OF 127.98 FEET TO A 1/2 INCH IRON WITH "STANTEC" CAP SET;
- 2) S13°30'18"W, A DISTANCE OF 66.95 FEET TO A 1/2 INCH IRON WITH "STANTEC" CAP SET;
- 3) N68°44'11"E, A DISTANCE OF 36.17 FEET TO A 1/2 INCH IRON WITH "STANTEC" CAP SET;
- 4) S21°15'49"E, A DISTANCE OF 174.95 FEET TO A 1/2 INCH IRON WITH "STANTEC" CAP SET;
- 5) N68°49'43"E, A DISTANCE OF 102.96 FEET TO A 1/2 INCH IRON WITH "STANTEC" CAP SET;
- 6) S21°10'17"E, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON WITH "STANTEC" CAP SET;
- 7) N68°49'43"E, A DISTANCE OF 27.00 FEET TO A 1/2 INCH IRON WITH "STANTEC" CAP SET;
- 8) S21°10'17"E, A DISTANCE OF 137.52 FEET TO A 1/2 INCH IRON WITH "STANTEC" CAP SET;
- 9) S68°50'34"W, A DISTANCE OF 18.36 FEET TO A 1/2 INCH IRON WITH "STANTEC" CAP SET;
- 10) S21°09'26"E, A DISTANCE OF 20.00 FEET TO A 1/2 INCH IRON WITH "STANTEC" CAP SET IN THE WESTERLY LINE OF LOT 36 O/S, BLOCK VV OF SAID RANCHO SIENNA SECTION 18B, BEING IN THE SOUTHERLY LINE OF SAID TRACT 4 - 14.534 ACRE TRACT, ALSO BEING THE NORTHEASTERLY CORNER OF THAT CERTAIN TRACT 1 - 25.809 ACRE TRACT CONVEYED TO DEVELOPMENT SOLUTIONS BRADLEY, LLC BY DEED OF RECORD IN DOCUMENT NO. 2014071113 OF SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE, S68°50'02"W, LEAVING THE WESTERLY LINE OF SAID LOT 36 O/S, ALONG THE COMMON LINE OF SAID TRACT 1 - 25.809 ACRE TRACT AND SAID TRACT 4 - 14.534 ACRE TRACT, FOR THE SOUTHERLY LINE HEREOF, A DISTANCE OF 806.64 FEET TO A 1/2 INCH IRON WITH "STANTEC" CAP SET AT THE SOUTHEASTERLY CORNER OF LOT 24 O/S/DE, BLOCK VV OF SAID RANCHO SIENNA SECTION 16, FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE, LEAVING THE NORTHERLY LINE OF SAID TRACT 1 - 25.809 ACRE TRACT, ALONG THE EASTERLY LINE OF SAID RANCHO SIENNA SECTION 16 SUBDIVISION, FOR THE WESTERLY LINE HEREOF, THE FOLLOWING TEN (10) COURSES AND DISTANCES:

- 1) N21°10'17"W, A DISTANCE OF 20.00 FEET TO A 1/2 INCH IRON WITH "STANTEC" CAP SET;
- 2) S68°50'02"W, A DISTANCE OF 60.00 FEET TO A 1/2 INCH IRON WITH "STANTEC" CAP SET;
- 3) N21°10'17"W, A DISTANCE OF 137.44 FEET TO A 1/2 INCH IRON WITH "STANTEC" CAP SET;
- 4) N68°49'43"E, A DISTANCE OF 20.46 FEET TO A 1/2 INCH IRON WITH "STANTEC" CAP SET;
- 5) N21°10'17"W, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON WITH "STANTEC" CAP SET;
- 6) S68°49'43"W, A DISTANCE OF 64.66 FEET TO A 1/2 INCH IRON WITH "STANTEC" CAP SET AT THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;
- 7) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 2°26'38", AN ARC LENGTH OF 22.39 FEET, AND A CHORD WHICH BEARS, S67°36'24"W, A DISTANCE OF 22.39 FEET TO A 1/2 INCH IRON WITH "STANTEC" CAP SET AT THE POINT OF TANGENCY OF SAID CURVE;
- 8) S66°23'05"W, A DISTANCE OF 29.14 FEET TO A 1/2 INCH IRON WITH "STANTEC" CAP SET;
- 9) N21°01'58"W, A DISTANCE OF 366.49 FEET TO A 1/2 INCH IRON WITH "STANTEC" CAP SET;
- 10) N38°56'59"W, A DISTANCE OF 154.38 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 15.583 ACRES OR (678,788 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 NOTES
2	FINAL PLAT LAYOUT, LINE AND CURVE TABLES
3	CERTIFICATIONS AND SIGNATURES

## GENERAL INFORMATION:

OWNER.....NASH RANCHO HILLS, LLC  
TOTAL ACREAGE..... 15.583 ACRES  
SURVEY OF..... GREENLEAF FISK SURVEY(A-5)  
DATE..... FEBRUARY, 2018  
# OF SINGLE FAMILY LOTS..... 57  
# OF OPEN SPACE LOTS..... 2  
# OF OPEN SPACE/R.O.W. RESERVE LOTS..... 1  
TOTAL # OF LOTS..... 60  
TOTAL # 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.**

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AUSTIN, TEXAS 78723  
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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 WIDTH 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.
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 18A**

DATE: FEBRUARY, 2018



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TBPE # F-6324 TBPLS # 10194230  
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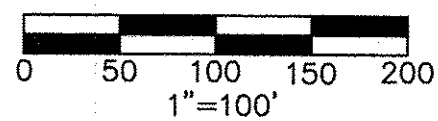
SHEET

**1**

OF 3

# FINAL PLAT OF RANCHO SIENNA SECTION 18A

BEING 15.583 ACRES OUT OF THE GREENLEAF FISK SURVEY,  
ABSTRACT NO. 5 WILLIAMSON COUNTY, TEXAS.



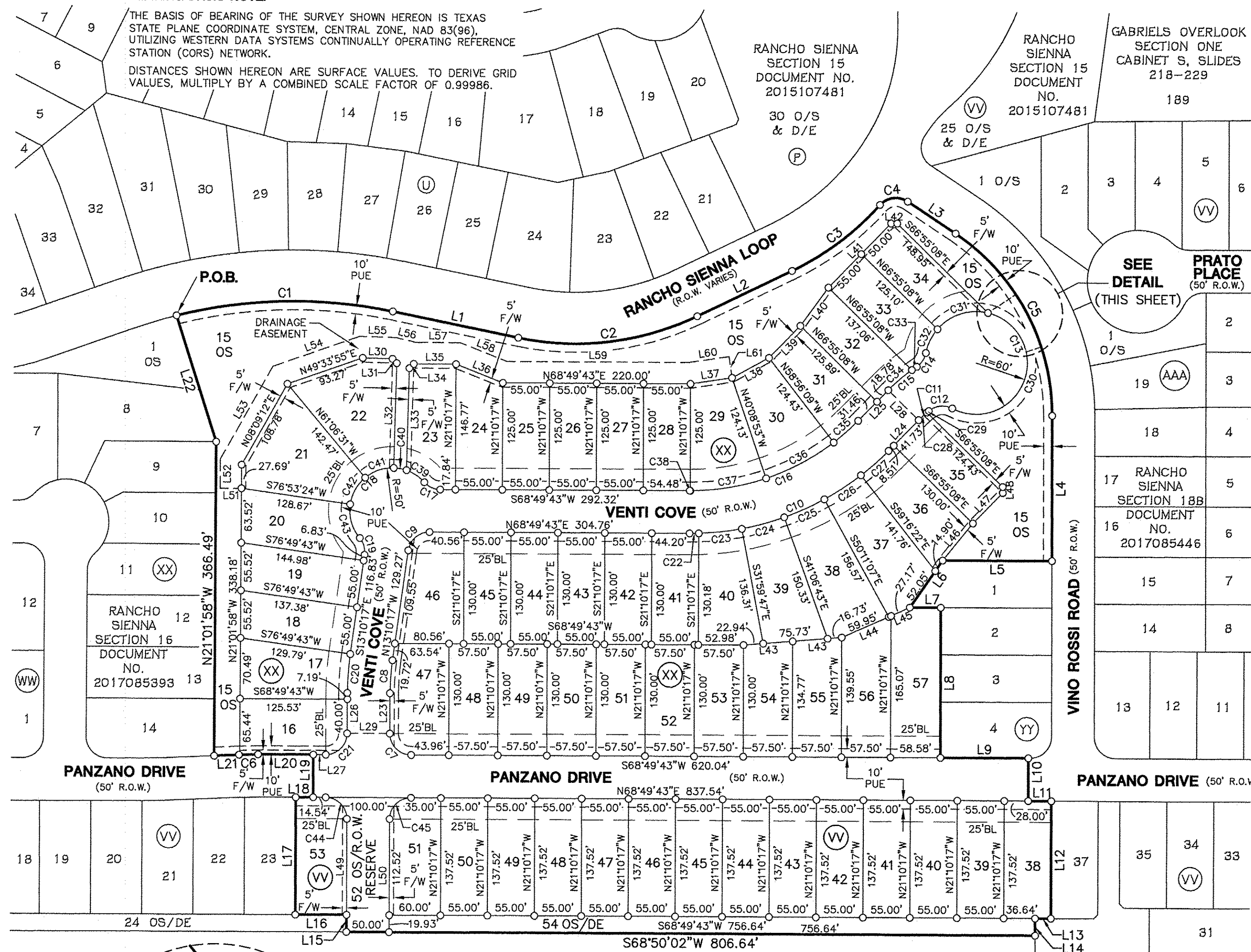
### BEARING BASIS NOTE:

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.

RANCHO SIENNA SECTION 15 DOCUMENT NO. 2015107481

RANCHO SIENNA SECTION 15 DOCUMENT NO. 2015107481

GABRIEL'S OVERLOOK SECTION ONE CABINET S, SLIDES 218-229



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N80°19'51"E	150.26'
L2	N43°00'40"E	123.20'
L3	S77°34'48"E	67.39'
L4	S21°15'49"E	170.06'
L5	S68°44'11"W	127.98'
L6	S13°30'18"W	66.95'
L7	N68°44'11"E	36.17'
L8	S21°15'49"E	174.95'
L9	N68°49'43"E	102.96'
L10	S21°10'17"E	50.00'
L11	N68°49'43"E	27.00'
L12	S21°10'17"E	137.52'
L13	S68°50'34"W	18.36'
L14	S21°09'26"E	20.00'
L15	N21°10'17"W	20.00'
L16	S68°50'02"W	60.00'
L17	N21°10'17"W	137.44'
L18	N68°49'43"E	20.46'
L19	N21°10'17"W	50.00'
L20	S68°49'43"W	64.66'
L21	S66°23'05"W	29.14'
L22	N38°56'59"W	154.38'
L23	N21°10'17"W	47.19'
L24	N23°04'52"E	50.24'
L25	S23°04'52"W	50.24'
L26	S21°10'17"E	47.19'
L27	S68°49'43"W	14.54'
L28	N66°55'08"W	50.00'
L29	N68°49'43"E	50.00'
L30	N70°14'20"E	34.89'
L31	S64°45'40"E	7.07'
L32	S19°45'40"E	119.49'
L33	N19°45'40"W	119.49'
L34	N24°32'02"E	7.16'
L35	N68°49'43"E	49.51'
L36	S89°34'37"E	59.15'
L37	N60°14'13"E	49.09'
L38	N40°07'21"E	49.20'
L39	N23°04'52"E	52.37'
L40	N14°51'07"E	55.57'
L41	N23°04'52"E	105.00'
L42	N68°04'52"E	7.07'
L43	N64°05'00"E	57.70'
L44	N44°53'33"E	62.91'
L45	N44°53'33"E	24.21'
L46	S17°50'13"W	56.15'
L47	S23°04'52"W	50.00'
L48	S21°55'08"E	7.07'
L49	N21°10'17"W	112.44'
L50	N21°10'17"W	132.45'
L51	S68°58'02"W	25.00'
L52	N21°01'58"W	34.19'
L53	N8°09'12"E	124.74'
L54	N49°33'55"E	107.28'
L55	N70°14'20"E	41.97'
L56	N81°46'47"E	25.20'
L57	N68°49'43"E	51.44'
L58	S89°34'37"E	59.15'
L59	N68°49'43"E	213.35'
L60	N60°14'13"E	47.22'
L61	S29°45'47"E	25.00'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	255.61'	570.00'	25°41'36"	N67°29'03"E	253.47'
C2	214.95'	330.00'	37°19'12"	N61°40'15"E	211.17'
C3	129.56'	330.00'	22°29'39"	N31°45'50"E	128.73'
C4	35.74'	25.00'	81°54'12"	N61°28'06"E	32.77'
C5	250.64'	255.00'	56°18'58"	S49°25'19"E	240.67'
C6	22.39'	525.00'	2°26'38"	S67°36'24"W	22.39'
C7	39.27'	25.00'	90°00'00"	N66°10'17"W	35.36'
C8	38.40'	275.00'	8°00'00"	N17°10'17"W	38.37'
C9	35.78'	25.00'	82°00'00"	N27°49'43"E	32.80'
C10	259.49'	325.00'	45°44'51"	N45°57'18"E	252.66'
C11	16.12'	155.00'	5°57'30"	N26°03'37"E	16.11'
C12	29.34'	25.00'	67°15'07"	N62°39'55"E	27.69'
C13	300.04'	60.00'	286°30'46"	N46°57'54"W	71.79'
C14	19.81'	25.00'	45°23'59"	S12°28'42"W	19.30'
C15	43.28'	205.00'	12°05'50"	S29°07'47"W	43.20'
C16	219.57'	275.00'	45°44'51"	S45°57'18"W	213.79'
C17	21.03'	25.00'	48°11'23"	N87°04'36"W	20.41'
C18	155.67'	50.00'	178°22'46"	S27°49'43"W	99.99'
C19	21.03'	25.00'	48°11'23"	S37°15'58"E	20.41'
C20	45.38'	325.00'	8°00'00"	S17°10'17"E	45.34'
C21	39.27'	25.00'	90°00'00"	S23°49'43"W	35.36'
C22	10.80'	325.00'	1°54'11"	N67°52'37"E	10.79'
C23	50.61'	325.00'	8°55'18"	N62°27'52"E	50.56'
C24	51.71'	325.00'	9°06'56"	N53°26'45"E	51.65'
C25	51.47'	325.00'	9°04'25"	N44°21'05"E	51.41'
C26	51.55'	325.00'	9°05'15"	N35°16'15"E	51.49'
C27	43.37'	325.00'	7°38'45"	N26°54'15"E	43.34'
C28	13.29'	155.00'	4°54'43"	N25°32'14"E	13.28'
C29	2.83'	155.00'	1°02'46"	N28°30'59"E	2.83'
C30	203.54'	60.00'	194°21'59"	N00°53'31"W	119.06'
C31	65.28'	60.00'	62°20'08"	S50°45'25"W	62.11'
C32	31.22'	60.00'	29°48'38"	S04°41'02"W	30.87'
C33	6.87'	205.00'	1°55'17"	S34°13'03"W	6.87'
C34	36.41'	205.00'	10°10'32"	S28°10'08"W	36.36'
C35	38.32'	275.00'	7°58'59"	S27°04'21"W	38.28'
C36	90.18'	275.00'	18°47'17"	S40°27'29"W	89.77'
C37	90.56'	275.00'	18°52'08"	S59°17'11"W	90.16'
C38	0.52'	275.00'	0°06'27"	S68°46'29"W	0.52'
C39	25.59'	50.00'	29°19'18"	N77°38'33"W	25.31'
C40	15.23'	50.00'	17°27'27"	S78°58'04"W	15.18'
C41	36.08'	50.00'	41°20'51"	S49°33'55"W	35.30'
C42	36.65'	50.00'	42°00'06"	S07°53'27"W	35.84'
C43	42.11'	50.00'	48°15'04"	S37°14'08"E	40.87'
C44	39.27'	25.00'	90°00'00"	N66°10'17"W	35.36'
C45	39.27'	25.00'	90°00'00"	N23°49'43"E	35.36'
C46	68.38'	255.00'	15°21'49"	S47°16'59"E	68.17'
C47	67.25'	60.00'	64°13'03"	N65°57'59"W	63.78'

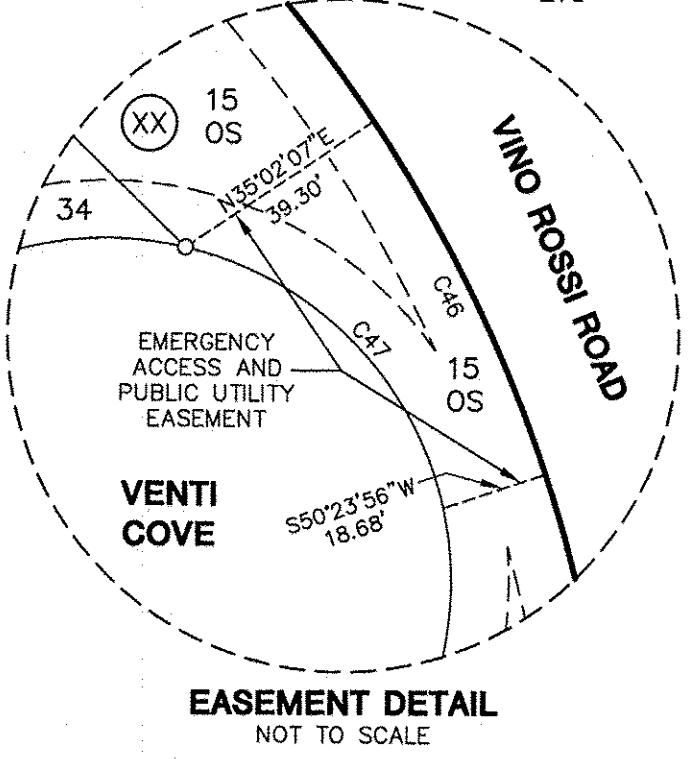
### LEGEND

- 1/2" IRON ROD WITH "STANTEC" CAP SET
- △ 60D NAIL SET
- ③ BLOCK
- OS OPEN SPACE
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- [10.00'] EASEMENT DIMENSION
- F/W FENCE/WALL EASEMENT
- BL BUILDING SETBACK LINE

TRACT 1 - 25.809 ACRES  
DEVELOPMENT SOLUTIONS BRADLEY, LLC  
DOCUMENT NO. 2014071113

RANCHO SIENNA SECTION 18A STREET SUMMARY		
STREET NAME	LENGTH	DESIGN SPEED
VENTI COVE	1049 LINEAR FEET	25 MILES PER HOUR
PANZANO DRIVE	838 LINEAR FEET	25 MILES PER HOUR
OS/ROW RESERVE	157 LINEAR FEET	25 MILES PER HOUR

153.768 ACRES  
DEVELOPMENT SOLUTIONS  
BRADLEY, LLC  
DOCUMENT NO. 2014071119



EASEMENT DETAIL  
NOT TO SCALE

## FINAL PLAT OF RANCHO SIENNA SECTION 18A

DATE: FEBRUARY, 2018



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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# FINAL PLAT OF RANCHO SIENNA SECTION 18A

BEING 15.583 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 BEING A PORTION OF THOSE CERTAIN TRACT 4 - 14.534 ACRE, TRACT 4A - 50.407 ACRE, TRACT 5B - 18.828 ACRE AND TRACT 5C - 21.194 ACRE TRACTS OF LAND CONVEYED BY DEEDS OF RECORD IN DOCUMENT NOS. 2016118186, 2015038403, AND 2015113108, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE THE 15.583 ACRES AS SHOWN HEREON AND DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, RIGHTS-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 18A". THE OWNER ACKNOWLEDGES THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS, AND MUNICIPAL WATERSHED ORDINANCES.

NASH RANCHO HILLS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

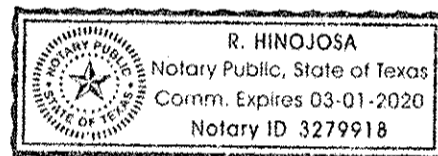
BY: [Signature]  
NAME: RAINER FICKEN 1-8-19 DATE  
TITLE: AUTHORIZED SIGNATORY

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 8th DAY OF January, 2019

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



ENGINEER'S CERTIFICATION:

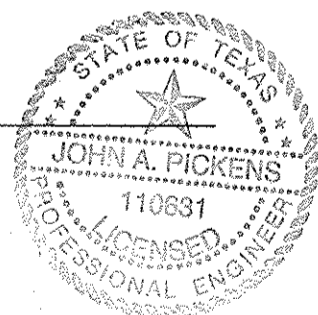
I, JOHN A. PICKENS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER CONTRIBUTING ZONE AND IS NOT ENCRAGED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND IS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBERS 48491C0460E, 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 JAN, 2019

[Signature]  
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.

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

1/25/19 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 TRACTS OF LAND SHOWN HEREON AND DESCRIBED IN DEEDS RECORDED IN DOCUMENT NOS. 2016118186, 2015038403 AND 2014113108 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 18A".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 10 DAY OF January, 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] 1-10-19 DATE  
Koji Yamada  
President

STATE OF CALIFORNIA X  
COUNTY OF San Diego X

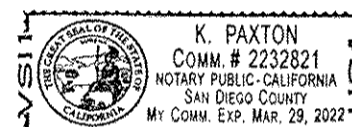
ON January 10, 2019, BEFORE  
ME, K. Paxton PERSONALLY

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]



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] 1/31/19 DATE  
SALLY A. McFERON  
CITY OF LIBERTY HILL, TEXAS

[Signature] 1/24/19 DATE  
Cindy Bridges  
WILLIAMSON COUNTY ADDRESSING COORDINATOR

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.

\_\_\_\_\_  
WILLIAMSON COUNTY, TEXAS COUNTY JUDGE DATE

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 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 18A

DATE: FEBRUARY, 2018



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