

FINAL PLAT OF RANCHO SIENNA SECTION 12B

BEING 26.438 ACRES OUT OF THE GREENLEAF FISK SURVEY,
ABSTRACT NO. 5 WILLIAMSON COUNTY, TEXAS.

FIELDNOTE DESCRIPTION:

A 26.438 ACRE OF LAND OUT OF THE GREENLEAF FISK SURVEY, ABSTRACT NO. 5, SITUATED IN WILLIAMSON COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN TRACT 1A – 34.166 ACRES, TRACT 2 – 9.018 ACRES, TRACT 2A – 15.373 ACRES, TRACT 4A – 50.407 ACRES OF LAND CONVEYED TO NASH RANCHO HILLS, LLC BY DEED OF RECORD IN DOCUMENT NOS. 2013060667, 2017117634, 2016118186 AND 2015038403 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; ALSO BEING A PORTION OF TRACT 2 – 10.10 ACRES CONVEYED JAMES C. BOHLS, DONALD W. RICHARDSON, WILLIAM E. BLOOD, F. HAGEN MCMAHON, JR., MICHAEL DASILVA, ANDREW HUNT AND NASH RANCHO HILLS, LLC BY DEED OF RECORD IN DOCUMENT NOS. 2007081903, 2007081911, 2007081915, 2007081919, 2012068865, 2018059191 AND 2013060667 OF SAID OFFICIAL PUBLIC RECORDS; SAID 26.438 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2 INCH IRON ROD WITH 'BURY'CAP FOUND AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF RANCHO SIENNA LOOP (60' R.O.W.) AND THE NORTHERLY RIGHT-OF-WAY LINE OF PISA LANE (50' R.O.W.), FOR THE NORTHEASTERLY CORNER HEREOF;

THENCE, LEAVING THE NORTHERLY LINE OF PISA LANE, IN PART OVER AND ACROSS PISA LANE, IN PART ALONG THE WESTERLY LINE OF RANCHO SIENNA LOOP, FOR A PORTION OF THE EASTERLY LINE HEREOF, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) S23°26'34"E, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH 'STANTEC'CAP SET;
- 2) N66°33'27"E, A DISTANCE OF 1.21 FEET TO A 1/2 INCH IRON ROD WITH 'STANTEC'CAP SET FOR THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;
- 3) ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 84°03'47", AN ARC LENGTH OF 29.34 FEET, AND A CHORD WHICH BEARS, S71°24'40"E, A DISTANCE OF 26.78 FEET TO A 1/2 INCH IRON ROD WITH 'STANTEC'CAP SET FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
- 4) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 480.00 FEET, A CENTRAL ANGLE OF 02°38'52", AN ARC LENGTH OF 24.19 FEET, AND A CHORD WHICH BEARS, S30°49'25"E, A DISTANCE OF 24.19 FEET TO A 1/2 INCH IRON ROD WITH 'STANTEC'CAP SET AT THE NORTHEASTERLY CORNER OF LOT 1, BLOCK 'M', RANCHO SIENNA SECTION 14, PHASE 1, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2015107628 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, LEAVING THE SOUTHERLY LINE OF RANCHO SIENNA LOOP, ALONG THE NORTHERLY AND WESTERLY LINES OF LOTS 1-3 OF SAID RANCHO SIENNA SECTION 14, FOR A PORTION OF THE EASTERLY LINE HEREOF, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) S57°43'57"W, A DISTANCE OF 129.69 FEET TO A 1/2 INCH IRON ROD WITH 'BURY'CAP FOUND;
- 2) S08°42'36"W, A DISTANCE OF 9.62 FEET TO A 1/2 INCH IRON ROD WITH 'BURY'CAP FOUND AT THE NORTHWESTERLY CORNER OF SAID LOT 1;
- 3) S36°17'24"E, A DISTANCE OF 79.21 FEET TO A 1/2 INCH IRON ROD WITH 'BURY'CAP FOUND AT THE COMMON WESTERLY CORNER OF SAID LOT 1 AND SAID LOT 2;
- 4) S44°19'53"E, A DISTANCE OF 85.91 FEET TO A 1/2 INCH IRON ROD WITH 'BURY'CAP FOUND AT THE COMMON WESTERLY CORNER OF SAID LOT 2 AND SAID LOT 3;
- 5) S52°15'36"E, A DISTANCE OF 20.99 FEET TO A 1/2 INCH IRON ROD WITH 'STANTEC'CAP SET AT THE NORTHEASTERLY CORNER OF LOT 29 OPEN SPACE, BLOCK 'A', FINAL PLAT OF RANCHO SIENNA SECTION 13A & 13B, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2019011306 OF SAID OFFICIAL PUBLIC RECORDS, FOR THE SOUTHEASTERLY CORNER HEREOF;

THENCE, LEAVING THE WESTERLY LINE OF SAID LOT 3, ALONG THE NORTHERLY AND WESTERLY LINES OF SAID LOT 29 OPEN SPACE, FOR A PORTION OF THE SOUTHERLY LINE HEREOF, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) S52°30'41"W, A DISTANCE OF 519.12 FEET TO A 1/2 INCH IRON ROD WITH 'STANTEC'CAP SET;
- 2) S41°25'47"W, A DISTANCE OF 174.63 FEET TO A 1/2 INCH IRON ROD WITH 'STANTEC'CAP SET;
- 3) S70°15'42"W, A DISTANCE OF 97.88 FEET TO A 1/2 INCH IRON ROD WITH 'STANTEC'CAP SET;
- 4) S19°44'19"E, A DISTANCE OF 65.66 FEET TO A 1/2 INCH IRON ROD WITH 'STANTEC'CAP SET AT THE NORTHEASTERLY CORNER OF THE NORTHERLY TERMINUS OF BERKELEY PLACE (50' R.O.W.);

THENCE, LEAVING THE WESTERLY LINE OF SAID LOT 29 OPEN SPACE, IN PART ALONG THE NORTHERLY TERMINUS OF BERKELEY PLACE, IN PART ALONG THE NORTHERLY LINE OF LOT 76 OPEN SPACE AND LOTS 94-102 OF SAID FINAL PLAT OF RANCHO SIENNA SECTION 13A & 13B, FOR A PORTION OF THE SOUTHERLY LINE HEREOF, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

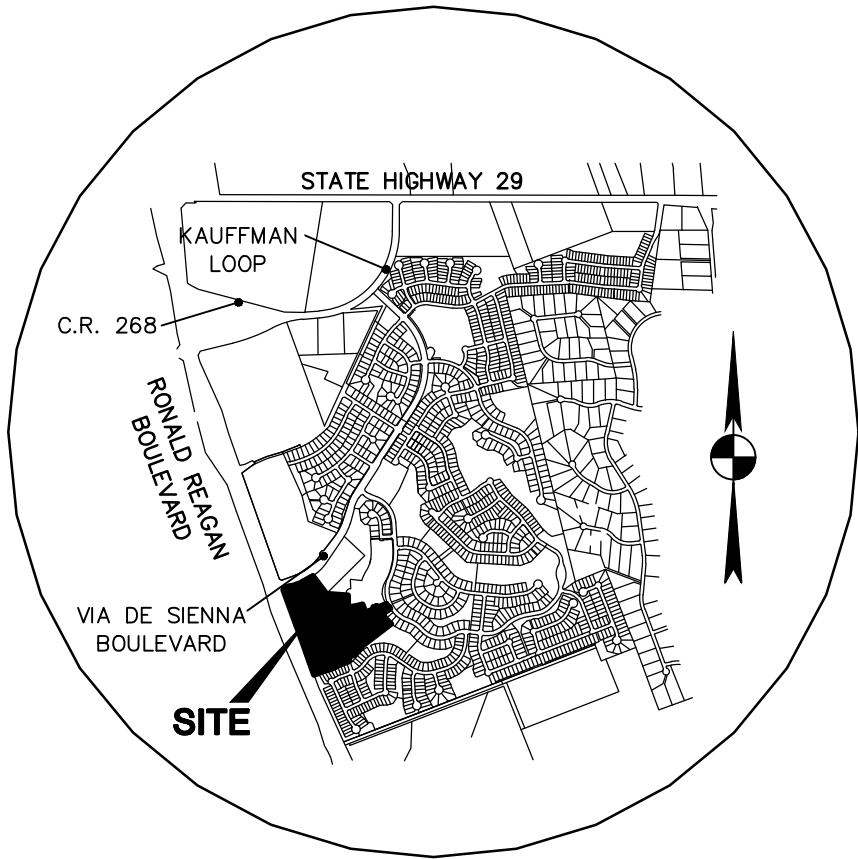
- 1) S70°15'42"W, A DISTANCE OF 175.00 FEET TO A 1/2 INCH IRON ROD WITH 'STANTEC'CAP SET;
- 2) S58°20'02"W, A DISTANCE OF 61.32 FEET TO A 1/2 INCH IRON ROD WITH 'STANTEC'CAP SET;
- 3) S70°00'36"W, A DISTANCE OF 60.00 FEET TO A 1/2 INCH IRON ROD WITH 'STANTEC'CAP SET;
- 4) S72°24'14"W, A DISTANCE OF 101.21 FEET TO A 1/2 INCH IRON ROD WITH 'STANTEC'CAP SET;
- 5) S70°15'42"W, A DISTANCE OF 104.36 FEET TO A 1/2 INCH IRON ROD WITH 'STANTEC'CAP SET;
- 6) S69°50'45"W, A DISTANCE OF 51.62 FEET TO A 1/2 INCH IRON ROD WITH 'STANTEC'CAP SET AT THE NORTHWESTERLY CORNER OF SAID LOT 76 OPEN SPACE, BEING IN THE EASTERLY RIGHT-OF-WAY LINE OF RONALD REAGAN BOULEVARD (R.O.W. VARIES), FOR THE SOUTHWESTERLY CORNER HEREOF;

THENCE, LEAVING THE NORTHWESTERLY CORNER OF SAID LOT 76 OPEN SPACE, ALONG THE EASTERLY LINE OF RONALD REAGAN BOULEVARD, BEING THE WESTERLY LINE OF SAID TRACT 2A – 15.373 ACRES, SAID TRACT 1A – 34.166 ACRES, AND SAID TRACT 2 – 10.10 ACRES, FOR THE WESTERLY LINE HEREOF, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- 1) N20°09'15"W, A DISTANCE OF 218.21 FEET TO A 1/2 INCH IRON ROD WITH 'DIAMOND'CAP FOUND;
- 2) N19°13'49"W, A DISTANCE OF 281.19 FEET TO A 1/2 INCH IRON ROD WITH 'DIAMOND'CAP FOUND;
- 3) N19°37'53"W, A DISTANCE OF 198.92 FEET TO A 1/2 INCH IRON ROD WITH 'DIAMOND'CAP FOUND;
- 4) N20°12'28"W, A DISTANCE OF 589.85 FEET TO A 1/2 INCH IRON ROD WITH 'STANTEC'CAP SET;
- 5) N19°28'02"W, A DISTANCE OF 20.59 FEET TO A 1/2 INCH IRON ROD WITH 'STANTEC'CAP SET AT THE INTERSECTION OF THE EASTERLY LINE OF RONALD REAGAN BOULEVARD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF VIA DE SIENNA BOULEVARD (R.O.W. VARIES), FOR THE NORTHWESTERLY CORNER OF SAID TRACT 2 – 10.10 ACRES AND HEREOF;

THENCE, LEAVING THE EASTERLY LINE OF RONALD REAGAN BOULEVARD, ALONG THE SOUTHERLY LINE OF VIA DE SIENNA BOULEVARD, BEING THE NORTHERLY LINE OF SAID TRACT 2 – 10.10 ACRES, FOR A PORTION OF THE NORTHERLY LINE HEREOF, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) N30°40'35"E, A DISTANCE OF 38.42 FEET TO A 1/2 INCH IRON ROD WITH 'STANTEC'CAP SET;
- 2) N80°53'26"E, A DISTANCE OF 76.92 FEET TO A 1/2 INCH IRON ROD WITH 'RJ SURVEYING'CAP FOUND AT THE POINT OF CURVATURE OF A NON-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
3	LINE AND CURVE TABLES
4	CERTIFICATIONS AND SIGNATURES

GENERAL INFORMATION:

OWNER.....NASH RANCHO HILLS, LLC
..... JAMES C. BOHLS
..... DONALD W. RICHARDSON
..... WILLIAM E. BLOOD
..... F. HAGEN MCMAHON, JR.
..... MICHAEL DASILVA
..... ANDREW HUNT
TOTAL ACREAGE.....26.438 ACRES
SURVEY OF.....GREENLEAF FISK SURVEY(A-5)
DATE.....APRIL, 2019
OF SINGLE FAMILY LOTS.....67
OF OPEN SPACE LOTS.....2
OF OPEN SPACE/DRAINAGE LOTS.....1
TOTAL # OF LOTS.....70
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.

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SURVEYOR

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FIELDNOTE DESCRIPTION:

- 4) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 568.50 FEET, A CENTRAL ANGLE OF 21°24'00", AN ARC LENGTH OF 212.33 FEET, AND A CHORD WHICH BEARS, N70°11'46"E, A DISTANCE OF 211.10 FEET TO A 1/2 INCH IRON ROD WITH 'RJ SURVEYING'CAP FOUND;

- 5) N59°30'21"E, A DISTANCE OF 158.17 FEET TO A 1/2 INCH IRON ROD WITH 'STANTEC'CAP SET;

THENCE, LEAVING THE SOUTHERLY LINE OF VIA DE SIENNA BOULEVARD, OVER AND ACROSS SAID TRACT 2 – 10.10 ACRES, SAID TRACT 1A – 34.166 ACRES, SAID TRACT 2 – 9.018 ACRES, TRACT 2A – 15.373 ACRES, AND SAID TRACT 4A – 50.407 ACRES, FOR A PORTION OF THE NORTHERLY LINE HEREOF, THE FOLLOWING TWELVE (12) COURSES AND DISTANCES:

- 1) S36°43'29"E, A DISTANCE OF 324.72 FEET TO A 1/2 INCH IRON ROD WITH 'STANTEC'CAP SET;
- 2) S86°25'05"E, A DISTANCE OF 315.20 FEET TO A 1/2 INCH IRON ROD WITH 'STANTEC'CAP SET;
- 3) S00°35'07"W, A DISTANCE OF 170.64 FEET TO A 1/2 INCH IRON ROD WITH 'STANTEC'CAP SET;
- 4) N80°54'42"E, A DISTANCE OF 121.73 FEET TO A 1/2 INCH IRON ROD WITH 'STANTEC'CAP SET;
- 5) N75°48'56"E, A DISTANCE OF 88.17 FEET TO A 1/2 INCH IRON ROD WITH 'STANTEC'CAP SET;
- 6) S21°27'27"E, A DISTANCE OF 127.08 FEET TO A 1/2 INCH IRON ROD WITH 'STANTEC'CAP SET FOR A POINT OF CURVATURE OF A NON-TANGENT TO THE LEFT;
- 7) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF 01°59'06", AN ARC LENGTH OF 12.99 FEET, AND A CHORD WHICH BEARS, N67°33'00"E, A DISTANCE OF 12.99 FEET TO A 1/2 INCH IRON ROD WITH 'STANTEC'CAP SET;
- 8) N66°33'27"E, A DISTANCE OF 95.99 FEET TO A 1/2 INCH IRON ROD WITH 'STANTEC'CAP SET FOR THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;
- 9) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, AND A CHORD WHICH BEARS, N21°33'27"E, A DISTANCE OF 35.36 FEET TO A 1/2 INCH IRON ROD WITH 'STANTEC'CAP SET;
- 10) N66°33'27"E, A DISTANCE OF 50.00 FEET TO A 1/2 INCH IRON ROD WITH 'STANTEC'CAP SET FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
- 11) ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, AND A CHORD WHICH BEARS, S68°26'33"E, A DISTANCE OF 35.36 FEET TO A 1/2 INCH IRON ROD WITH 'STANTEC'CAP SET;
- 12) N66°33'27"E, A DISTANCE OF 116.04 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 26.438 ACRE (1,151,639 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 LORA. 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. EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM LOWEST 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 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, 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, 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. THIS SUBDIVISION IS SUBJECT TO STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B10.1 2000 RULES, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.

FINAL PLAT OF RANCHO
SIENNA SECTION 12B

DATE: APRIL, 2019



Stantec

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TBPE # F-6324 TBPLS # 10194230
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Field Note: 19-106(ABB)
Drawn by: ABB Approved by: JTB Project No.: 222010925 File: V:\222010925\SURVEY\222010925V01_PL1.dwg

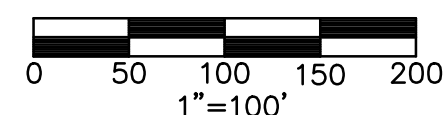
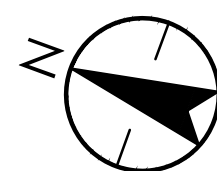
SHEET

1

OF 4

BEING 26.438 ACRES OUT OF THE GREENLEAF FISK SURVEY,
ABSTRACT NO. 5 WILLIAMSON COUNTY, TEXAS.

RANCHO SIENNA SECTION 12B STREET SUMMARY		
STREET NAME	LENGTH	DESIGN SPEED
PISA LANE	1,810 LINEAR FEET	25 MILES PER HOUR
BERKELEY PLACE	615 LINEAR FEET	25 MILES PER HOUR



LEGEND

- 1/2" IRON ROD WITH "STANTEC" CAP SET
- _{CAP} 1/2" IRON ROD WITH "BURY" CAP FOUND
(UNLESS OTHERWISE NOTED)
- ③ BLOCK
- O/S OPEN SPACE
- PUE PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- B.L. BUILDING SETBACK LINE
- F.W. FENCE / WALL EASEMENT
- W.W.E. WASTEWATER EASEMENT

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.

**FINAL PLAT OF RANCHO
SIENNA SECTION 12B**

DATE: APRIL, 2019



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SHEET
2
OF 4

RONALD REAGAN BOULEVARD

(R.O.W. VARIES)

FINAL PLAT OF RANCHO SIENNA SECTION 12B

BEING 26.438 ACRES OUT OF THE GREENLEAF FISK SURVEY,
ABSTRACT NO. 5 WILLIAMSON COUNTY, TEXAS.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S23°26'34"E	50.00'
L2	N66°33'27"E	1.21'
L3	S57°43'57"W	129.69'
L4	S8°42'36"W	9.62'
L5	S36°17'24"E	79.21'
L6	S44°19'53"E	85.91'
L7	S52°15'36"E	20.99'
L8	S70°15'42"W	97.88'
L9	S19°44'19"E	65.66'
L10	S58°20'02"W	61.32'
L11	S70°00'36"W	60.00'
L12	S72°24'14"W	101.21'
L13	S70°15'42"W	104.36'
L14	S69°50'45"W	51.62'
L15	N19°28'02"W	20.59'
L16	N30°40'35"E	38.42'
L17	N80°53'26"E	76.92'
L18	N80°54'42"E	121.73'

LINE TABLE		
NO.	BEARING	DISTANCE
L19	N75°48'56"E	88.17'
L20	S21°27'27"E	127.08'
L21	N66°33'27"E	95.99'
L22	N66°33'27"E	50.00'
L23	N66°33'27"E	116.04'
L24	S19°44'18"E	112.50'
L25	N70°15'42"E	47.72'
L26	N80°54'42"E	119.24'
L27	S84°26'21"E	55.30'
L28	N78°41'26"E	50.55'
L29	N58°05'37"E	107.55'
L30	N20°01'26"E	110.65'
L31	N34°28'18"W	11.62'
L32	N88°58'02"W	125.07'
L33	N70°15'42"E	120.51'
L34	N25°15'42"E	7.07'
L35	N64°44'18"W	7.07'
L36	N70°15'42"E	121.13'

LINE TABLE		
NO.	BEARING	DISTANCE
L37	N44°44'33"E	122.22'
L38	N12°30'08"E	8.46'
L39	N19°44'18"W	43.47'
L40	N64°07'26"W	65.54'
L41	S70°15'42"W	120.00'
L42	S25°15'42"W	7.07'
L43	N81°42'08"E	56.94'
L44	S73°56'53"W	61.44'
L45	S68°01'28"W	57.62'
L46	S64°16'01"W	50.04'
L47	S66°33'27"W	95.00'
L48	S21°33'27"W	7.07'
L49	N57°43'57"E	60.00'
L50	N19°44'18"W	50.00'
L51	S70°15'42"W	50.00'
L52	N19°44'15"W	50.00'
L53	S70°15'42"W	50.00'
L54	N69°47'12"E	59.20'

LINE TABLE		
NO.	BEARING	DISTANCE
L55	S70°15'42"W	58.45'
L56	S35°38'43"W	3.56'
L57	S45°40'07"W	14.78'
L58	S0°40'07"W	33.45'
L59	S44°19'53"E	62.95'
L60	S36°17'24"E	82.23'
L61	S23°26'33"E	55.30'
L62	S21°33'27"W	16.58'
L63	N21°33'27"E	4.86'
L64	N23°26'33"W	65.84'
L65	N36°17'24"W	85.89'
L66	N44°19'53"W	56.08'
L67	N0°40'07"E	16.88'
L68	N45°40'07"E	6.49'
L69	N35°38'43"E	69.53'
L70	S19°44'18"E	403.45'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	29.34'	20.00'	84°03'47"	S71°24'40"E	26.78'
C2	24.19'	480.00'	2°53'17"	S30°49'25"E	24.19'
C3	212.33'	568.50'	21°24'00"	N70°11'46"E	211.10'
C4	12.99'	375.00'	1°59'06"	N67°33'00"E	12.99'
C5	39.27'	25.00'	90°00'00"	N21°33'27"E	35.36'
C6	39.27'	25.00'	90°00'00"	S68°26'33"E	35.36'
C7	80.96'	375.00'	12°22'09"	S74°43'38"W	80.80'
C8	79.00'	425.00'	10°39'00"	S75°35'12"W	78.88'
C9	21.03'	25.00'	48°11'23"	N85°38'36"W	20.41'
C10	162.65'	50.00'	186°22'46"	S25°15'42"W	99.85'
C11	21.03'	25.00'	48°11'23"	S43°49'59"E	20.41'
C12	21.03'	25.00'	48°11'23"	S04°21'24"W	20.41'
C13	162.65'	50.00'	186°22'46"	S64°44'18"E	99.85'
C14	21.03'	25.00'	48°11'23"	N46°10'01"E	20.41'
C15	39.27'	25.00'	90°00'00"	S64°44'18"E	35.36'
C16	39.27'	25.00'	90°00'00"	S25°15'42"W	35.36'
C17	69.70'	375.00'	10°39'00"	N75°35'12"E	69.60'
C18	106.47'	425.00'	14°21'15"	N73°44'05"E	106.20'
C19	39.27'	25.00'	90°00'00"	S64°44'18"E	35.36'
C20	39.27'	25.00'	90°00'00"	S25°15'42"W	35.36'
C21	39.27'	25.00'	90°00'00"	S64°44'18"E	35.36'
C22	39.27'	25.00'	90°00'00"	N25°15'42"E	35.36'
C23	73.04'	375.00'	11°09'34"	N74°07'20"E	72.92'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C24	7.92'	375.00'	1°12'36"	N80°18'25"E	7.92'
C25	20.18'	425.00'	2°43'14"	S79°33'05"W	20.18'
C26	47.58'	425.00'	6°24'50"	S74°59'04"W	47.55'
C27	11.24'	425.00'	1°30'56"	S71°01'11"W	11.24'
C28	32.75'	50.00'	37°31'46"	N80°18'48"W	32.17'
C29	36.52'	50.00'	41°51'03"	S59°59'47"W	35.72'
C30	33.19'	50.00'	38°02'18"	S20°03'07"W	32.59'
C31	11.00'	50.00'	12°36'21"	S05°16'12"E	10.98'
C32	49.18'	50.00'	56°21'18"	S39°45'02"E	47.22'
C33	7.35'	25.00'	16°50'57"	N59°30'12"W	7.33'
C34	13.67'	25.00'	31°20'26"	N35°24'30"W	13.51'
C35	31.42'	50.00'	36°00'22"	S10°26'54"W	30.91'
C36	32.90'	50.00'	37°42'11"	S26°24'22"E	32.31'
C37	32.97'	50.00'	37°46'59"	S64°08'57"E	32.38'
C38	38.53'	50.00'	44°09'18"	N74°52'54"E	37.59'
C39	26.82'	50.00'	30°43'55"	N37°26'17"E	26.50'
C40	52.45'	375.00'	8°00'52"	S74°16'08"W	52.41'
C41	17.25'	375.00'	2°38'08"	S79°35'38"W	17.25'
C42	28.03'	425.00'	3°46'42"	N78°59'58"E	28.02'
C43	47.37'	425.00'	6°23'10"	N73°57'14"E	47.34'
C44	31.08'	425.00'	4°11'23"	N68°39'08"E	31.07'
C45	68.23'	390.00'	10°01'24"	S40°39'25"W	68.14'
C46	71.73'	410.00'	10°01'24"	S40°39'25"W	71.63'

FINAL PLAT OF RANCHO
SIENNA SECTION 12B

DATE: APRIL, 2019



Stantec

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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 12B

BEING 26.438 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, THE OWNER OF THOSE CERTAIN TRACTS OF LAND SHOWN HEREON BEING A PORTION OF TRACT 1A - 34.166 ACRE; TRACT 2 - 9.018 ACRE; TRACT 2 - 10.10 ACRE; TRACT 2A - 15.373 ACRE AND TRACT 4A - 50.407 ACRE; BEING CONVEYED BY DEEDS OF RECORD IN DOCUMENT NOS. 2013060667, 2017117634, 2016118186 AND 2015038403, ALL OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID TRACT 2 - 10.10 ACRE ALSO CONVEYED TO JAMES C. BOHLS, DONALD W. RICHARDSON, WILLIAM E. BLOOD, F. HAGEN MCMAHON, JR., MICHAEL DASILVA, ANDREW HUNT AND NASH RANCHO HILLS, LLC BY DEEDS OF RECORD IN DOCUMENT NOS. 2007081903, 2007081911, 2007081915, 2007081919, 2012068865, 2018059191 AND 2013060667 OF SAID OFFICIAL PUBLIC RECORDS, DO HEREBY SUBDIVIDE THE 26.438 ACRES AS SHOWN HEREON AND DEDICATE TO THE PUBLIC USE FOREVER THE RIGHTS-OF-WAY, 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 12B". 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
JAMES C. BOHLS
DONALD W. RICHARDSON
WILLIAM E. BLOOD
F. HAGEN MCMAHON, JR.
MICHAEL DASILVA
ANDREW HUNT

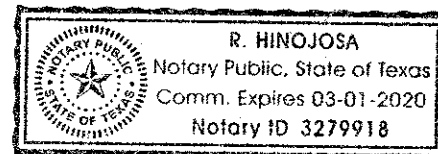
REPRESENTED BY: Rainer Ficken 9-26-19 DATE
NAME: RAINER FICKEN
TITLE: AUTHORIZED SIGNATORY

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 26th DAY OF September, 2019.

R. Hinojosa
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME: R. Hinojosa
MY COMMISSION EXPIRES ON: 3-4-2020



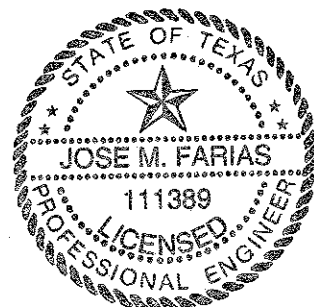
ENGINEER'S CERTIFICATION:

I, JOSE M. FARIAS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER CONTRIBUTING 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 NUMBERS 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 19th DAY OF September, 2019.

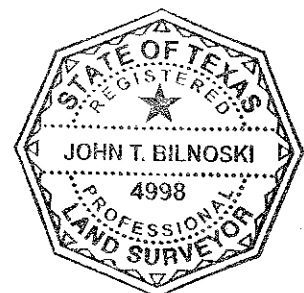
Jose M. Farias 9/19/19 DATE
JOSE M. FARIAS, P.E.
TEXAS REGISTRATION NO. 111389
STANTEC CONSULTING SERVICES, INC.
1905 ALDRICH STREET, SUITE 300
AUSTIN, TEXAS 78723



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 9/19/19 DATE
JOHN T. BILNOSKI, R.P.L.S.
TEXAS REGISTRATION NO. 4998
STANTEC CONSULTING SERVICES, INC.
1905 ALDRICH STREET, SUITE 300
AUSTIN, TEXAS 78723



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. 2013060667, 2017117634, 2016118186 AND 2015038403 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 RIGHTS-OF-WAY, STREETS, ALLEYS, 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 12B".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 1 DAY OF October, 2019.

NASH FINANCING, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

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

BY: Masayuki Venura 10/1/19 DATE
Masayuki Venura
Authorized Signature

STATE OF CALIFORNIA X
COUNTY OF San Diego X

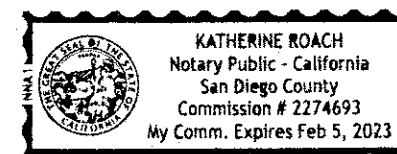
ON October 1, 2019, BEFORE
ME, Katherine Roach
APPEARED, Masayuki Venura

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 Katherine Roach



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 McFeron 10/2/20 DATE
CITY OF LIBERTY HILL, TEXAS
SALLY MCFERON

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 12th DAY OF November 2019 A.D.

Teresa Baker Teresa Baker
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, BILL GRAVELL, JR., 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.

BILL GRAVELL, JR., COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS 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 ____, 2019 A.D., AT ____ O'CLOCK, __ M., AND DULY RECORDED THIS THE DAY ____ OF ____, 2019 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 12B

DATE: APRIL, 2019



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OF 4