

BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON. 2. 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.

WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY JONAH WATER SPECIAL UTILITY DISTRICT.

SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF ROUND ROCK. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF SIENA MUNICIPAL UTILITY DISTRICT No. 2.

SIDEWALKS WILL BE MAINTAINED BY THE ADJACENT HOMEOWNERS. THE COUNTY (WILLIAMSON COUNTY) WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE OR EASEMENTS IN THIS SUBDIVISION OUTSIDE OF THE ROADWAY RIGHT-OF-WAY. MAINTENANCE AND LIABILITY OF IMPROVEMENTS INCLUDING BUT NOT LIMITED TO LANDSCAPING, ILLUMINATION, SIDEWALKS, WATER QUALITY FEATURES. PRIVATE DRIVEWAYS. OR ANY OTHER IMPROVEMENTS REQUIRED BY OTHER GOVERNMENTAL AGENCIES SHALL NOT BE THE RESPONSIBILITY OF THE COUNTY.

THE CONSTRUCTION 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 PROPERTY 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 OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINAGE OR PROTECTING THE ROAD SYSTEMS AND STREETS.

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATION 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.

10. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. 11. THE MINIMUM FINISHED FLOOR ELEVATION FOR ALL LOTS 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 (BASE FLOOD ELEVATION), WHICHEVER IS HIGHER.

THAT PART OF THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 291.9779 ACRE TRACT OF LAND CONVEYED TO SEDC DEVCO, INC., BY DEED RECORDED IN DOCUMENT No. 2013084236 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS

BEGIN AT A 1/2" IRON ROD SET AT THE WEST CORNER OF LOT 89, THE SOUTH CORNER OF LOT 91 AND THE EAST CORNER OF LOT 92, BLOCK CC, SIENA SECTION 20, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT No. THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE ALONG THE WEST LINE OF SAID PLAT OF SIENA SECTION 20 THE FOLLOWING EIGHT COURSES:

1. S.34°54'28"E. A DISTANCE OF 151.77 FEET TO A 1/2" IRON ROD SET; 2. S.13'39'45"E. A DISTANCE OF 109.86 FEET TO A 1/2" IRON ROD SET; 3. S.04°34'40"E. A DISTANCE OF 140.09 FEET TO A 1/2" IRON ROD SET; 4. S.85"25"20"W. A DISTANCE OF 11.88 FEET TO A 1/2" IRON ROD SET; 5. S.04'34'40"E. A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET; 6. S.00°25'20"W. A DISTANCE OF 250.46 FEET TO A 1/2" IRON ROD SET;

7. S.00°43'24"E. A DISTANCE OF 50.01 FEET TO A 1/2" IRON ROD SET; 8. S.00"25'20"W. A DISTANCE OF 131.00 FEET TO A 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF LOT 50-A, BLOCK CC, SIENA SECTION 25 ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT No. 2015003378 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE ALONG THE NORTH LINE OF SAID LOT 50-A THE FOLLOWING FOUR COURSES:

1. N.83*43'27"W. A DISTANCE OF 58.83 FEET TO A 1/2" IRON ROD SET; 2. N. 89'34'40"W. A DISTANCE OF 290.00 FEET TO A 1/2" IRON ROD SET; 3. S.81'05'48"W. A DISTANCE OF 176.33 FEET TO A 1/2" IRON ROD SET; 4. S.83"36"47"W. A DISTANCE OF 241.81 FEET TO A 1/2" IRON ROD SET IN THE EAST LINE LOT 1-B, BLOCK CC, SIENA SECTION 25 AT THE NORTHWEST CORNER OF SAID LOT 50-A;

THENCE ALONG SAID EAST LINE THE FOLLOWING FIVE COURSES:

1. N.23'58'44"E. A DISTANCE OF 376.77 FEET TO A 1/2" IRON ROD SET; 2. N. 38"09'20"E. A DISTANCE OF 146.94 FEET TO A 1/2" IRON ROD SET; 3. N. 51 28'52"E. A DISTANCE OF 85.25 FEET TO A 1/2" IRON ROD SET; 4. N.51"56'22"E. A DISTANCE OF 60.21 FEET TO A 1/2" IRON ROD SET;

5. N. 06°48'40"W. (AT 128.41 FEET PASS THE NORTHEAST CORNER OF LOT 1-B AND CONTINUE ALONG THE EAST LINE OF LOT 105, BLOCK CC, SIENA SECTION 20) IN ALL A DISTANCE OF 207.35 FEET TO A 1/2" IRON ROD SET AT THE SOUTHWEST CORNER OF LOT 96, BLOCK CC;

THENCE ALONG THE SOUTH LINE OF LOTS 92, 93, 94, 95 AND 96, BLOCK CC, THE FOLLOWING TWO COURSES:

1. N.6978'19"E. A DISTANCE OF 268.17 FEET TO A 1/2" IRON ROD SET;

2.N.53'24'46"E. A DISTANCE OF 80.63 FEET TO THE SAID POINT OF BEGINNING.

ALL IRON RODS SET HAVE RJ SURVEYING CAPS

SIENA SECTION 19

WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

20016

THAT SEDC DEVCO, INC., A TEXAS CORPORATION. BEING THE OWNER OF THE CERTAIN 291.9779 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT No. 2013084236 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS "SIENA SECTION 19" AND FURTHER ACKNOWLEDGE 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.

DAY OF JANKAN JOHN LLOYD, PRESHOENT 4720-4 ROCKCLIFF ROAD AUSTIN, TEXAS 78746

ACKNOWLEDGMENT

THE STATE OF TEXAS COUNTY OF THUS

BEFORE ME ON THIS DAY PERSONALLY APPEARED JOHN LLOYD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE __, A. D., 20**616**.



STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

THAT INTERNATIONAL BANK OF COMMERCE, THE LIEN HOLDER OF THAT CERTAIN _9.81_ ACRE TRACT OF LAND RECORDED IN DOCUMENT No. _ 3007070997 OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 9.81 ACRE TRACT OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, AND DOES FURTHER HEREBY JOIN, APPROVE AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

INTERNATIONAL BANK OF COMMERCE

JOYCE **W** VICE PRESIDENT COMMERCIAL LENDING

THE STATE OF TEXAS COUNTY OF Williamson

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 20th DAY OF JANKANA __ 20<u>16</u>_

NOTARY PUBLIC, STATE OF TEXAS PRINTED NAME BIN R WELCH MY COMMISSION EXPIRES: 08-12-2018



STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS COUNTY OF WILLIAMSON

THAT DOUBLE J INVESTMENTS, L.P. A TEXAS LIMITED PARTNERSHIP, THE LIEN HOLDER OF THAT CERTAIN 291.9779 ACRE TRACT OF LAND RECORDED IN DOCUMENT No. 2013084236 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 9.81 ACRE TRACT OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, AND DOES FURTHER HEREBY JOIN, APPROVE AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

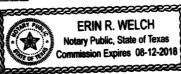
DOUBLE J INVESTMENTS, LP., A TEXAS LIMITED PARTNERSHIP

BY: AUS S.T. KYLE GP, INC. A TEXAS CORPORATION, ITS GENERAL PARVINER JOHN S. LLOYD, VICE PRESIDENT

THE STATE OF TEXAS COUNTY OF THUIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 20 DAY OF JANKANA 2016

NOTARY PUBLIC, STATE OF TEXAS PRINTED NAME END & WELL MY COMMISSION EXPIRES: 09-12-2018



SHEET 2 OF 2 SHEETS

ENGINEER'S CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 48491C0515E EFFECTIVE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

I, J. KEITH COLLINS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY WILLIAMSON COUNTY, TEXAS. THIS TRACT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE

DATE KEITH COLLINS LICENSED PROFESSIONAL ENGINEER NO. 80579

SURVEYOR'S CERTIFICATION

I. J. KENNETH WEIGAND, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ON THE GROUND SURVEY OF THE LAND SHOWN HEREON AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION. THIS PLAT COMPLIES WITH THE REQUIREMENTS OF WILLIAMSON COUNTY. ALL EASEMENTS OF RECORD OF WHICH I HAVE KNOWLEDGE ARE SHOWN OR NOTED ON THE PLAT. THE FIELD NOTES HEREON MATHEMATICALLY CLOSE.

DATE

J. KENNETH WEIGAND R.P.L.S. NO. 5741 STATE OF TEXAS



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 OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS.

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STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

THAT I, DAN A. GATTIS, 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.

DAN A.	GATTIS,	COUNTY	JUDGE
WILLIAMSON COUN		INTY, TEX	(AS

DATE

STATE OF TEXAS COUNTY OF WILLIAMSON

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF _____ A.D. ____, AT ___ O'CLOCK __ M. AND DULY RECORDED ON THE ___ DAY OF ____, A.D. _____ AT ___ O'CLOCK __ M IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN DOCUMENT No.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST WRITTEN ABOVE.

NANCY RISTER, CLERK. COUNTY COURT WILLIAMSON COUNTY, TEXAS

Y :	
	DEPUTY

DATE: DEC. 9, 2015

RANDALL JONES & ASSOCIATES ENGINEERING, INC. 2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664

(512) 836-4793 FAX: (512) 836-4817

RJ SURVEYING & ASSOCIATES, INC. 2900 JAZZ STREET. ROUND ROCK. TEXAS. 78664 F-9784

(512) 836-4793 FAX: (512) 836-4817 F-10015400