

LOCATION MAP NOT TO SCALE

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	77.59	1043.96	41°52'29"	N85°13'36"E	77.57
C2	61.66	1043.96	3°23'03"	N85°39'50"E	61.65
C3	15.93	1043.96	0°52'27"	N83°32'05"E	15.93
C4	73.87	993.96	41°52'29"	N85°13'36"E	73.85
C5	95.15	1280.35	41°52'29"	N85°13'36"E	95.13
C6	19.94	1280.35	0°53'33"	N86°54'35"E	19.94
C7	62.04	1280.35	2°46'35"	N85°04'31"E	62.04
C8	13.17	1280.35	0°53'22"	N83°23'32"E	13.17
C9	91.44	1230.35	41°52'29"	N85°13'36"E	91.42
C10	67.89	1230.35	3°09'42"	N84°40'42"E	67.88
C11	23.55	1230.35	1°05'48"	N86°48'27"E	23.55
C12	21.03	25.00	48°11'23"	N26°44'20"W	20.41
C13	241.19	50.00	276°22'46"	N87°21'21"E	66.67
C14	21.03	25.00	48°11'23"	N21°27'02"E	20.41
C15	56.90	50.00	65°12'15"	N18°13'54"W	53.88
C16	45.11	50.00	51°41'35"	N40°13'01"E	43.60
C17	38.48	50.00	44°05'28"	N88°06'32"E	37.53
C18	37.46	50.00	42°55'40"	N48°22'53"W	36.59
C19	53.77	50.00	61°37'12"	N03°53'33"E	51.22
C20	9.46	50.00	10°50'35"	N40°07'26"E	9.45

LINE TABLE		
LINE	BEARING	LENGTH
L1	N07°46'35"E	58.97
L2	N40°13'36"E	21.99
L3	N48°46'24"W	20.41
L4	N40°13'36"E	20.41
L5	N48°46'24"W	21.99

NEW STREETS:				
NAME	LENGTH	ROW WIDTH	DESIGN SPEED	POSTED SPEED
SAMBUCO STREET	623'	50	30	25
SAN MICHELE STREET	623'	50	30	25
SABBIA COURT	210'	50	30	25
SABBIA DRIVE	450'	50	30	25
TOTAL	1906'			

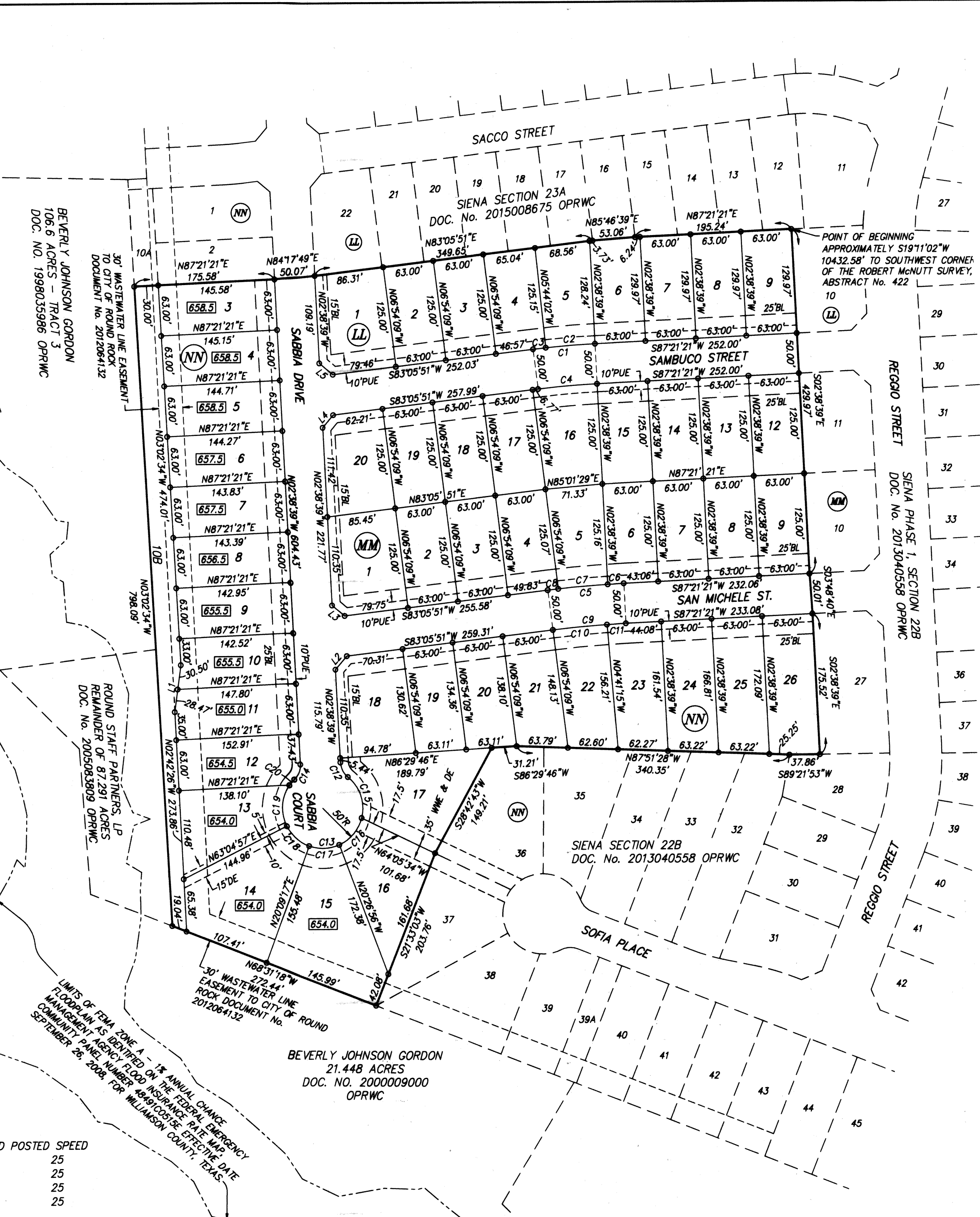
OWNER:
RSP PARTNERS DEVELOPMENT, L.P., A TEXAS LIMITED PARTNERSHIP
RSP GP, INC., A TEXAS CORPORATION, ITS GENERAL PARTNER
JOHN S. LLOYD, PRESIDENT
4720-A ROCKCLIFF ROAD
AUSTIN, TEXAS 78746

BEVERLY JOHNSON GORDON
106.6 ACRES - TRACT 3
DOC. NO. 1998035986 OPRWC

ROUND STAFF PARTNERS, LP
REMAINDER OF 87.291 ACRES
DOC. NO. 2005083809 OPRWC

LIMITS OF FEMA ZONE A - 1% ANNUAL CHANCE
FLOODPLAIN AS IDENTIFIED ON THE FEDERAL EMERGENCY
MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 4849 COOTISE EFFECTIVE DATE
SEPTEMBER 28, 2008 FOR WILLIAMSON COUNTY, TEXAS.

BEVERLY JOHNSON GORDON
21.448 ACRES
DOC. NO. 2000009000
OPRWC



- LEGEND:
- = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
 - = FOUND 1/2" IRON ROD
 - BL = BUILDING SETBACK LINE
 - DE = DRAINAGE EASEMENT
 - WWE = WASTEWATER EASEMENT
 - NN = BLOCK NAME
 - 658.5 = MINIMUM FINISHED FLOOR ELEVATION (NAVD 88)
 - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

- NOTES:
- LOT 10B, BLOCK NN IS FOR OPEN SPACE AND DRAINAGE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
 - NO STRUCTURE OR LAND ON 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 JONAH WATER SPECIAL UTILITY DISTRICT.
 - THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF SIENA MUNICIPAL UTILITY DISTRICT No. 1.
 - EACH OF THE ADJACENT HOME OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL SIDEWALKS.
 - 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 MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE OF THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE), WHICHEVER IS HIGHER.
 - ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

DATE: JAN. 21, 2016 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

A PARCEL OF LAND IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE ROBERT McNUITT SURVEY, ABSTRACT No. 422, AND BEING A PART OF THAT 87.291 ACRE TRACT OF LAND CONVEYED TO ROUND STAFF PARTNERS, L.P. BY DEED RECORDED IN DOCUMENT No. 2005083809 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron rod set at the Northwest Corner of Lot 10, Block LL, Siena Phase 1, Section 22B, according to the plat thereof recorded in Document No. 2013040558 of the Official Public Records of Williamson County, Texas;

THENCE S.02°38'39"E. along the West Line of said Lot 10, the West Line of Sambuco Street and continuing along the West Line of Lots 10 and 11, Block MM, distance of 429.97 feet to a 1/2" iron rod set at the Southwest Corner of said Lot 10 and the Northwest Corner of San Michele Street as shown on said plat of Siena Phase 1, Section 22B;

THENCE S.03°48'40"E. along the West End of San Michele Street a distance of 50.01 feet to a 1/2" iron rod set at the Northwest Corner of Lot 27, Block NN;

THENCE S.02°38'39"E. along the West Line of said Lot 27 a distance of 175.52 feet to a 1/2" iron rod set in the North Line of Lot 28, Block NN, at the Southwest Corner of said Lot 27;

THENCE S.89°21'53"W. along the North Line of Lot 28 a distance of 37.86 feet to a 1/2" iron rod set at the Northwest Corner thereof and the Northeast Corner of Lot 32, Block NN;

THENCE N.87°51'28"W. along the North Line of Lots 32, 33, 34, 35 and 36 a distance of 340.35 feet to a 1/2" iron rod set at an angle point in the North Line of said Lot 36;

THENCE S.86°29'46"W. along said North Line a distance of 31.21 feet to a 1/2" iron rod set at the Northwest Corner of said Lot 36;

THENCE S.28°42'43"W. along the West Line of said Lot 36 a distance of 149.21 feet to a 1/2" iron rod set at the Southwest Corner of Lot 36 and the Northwest Corner of Lot 37;

THENCE S.21°33'03"W. along the West Line of Lot 37 a distance of 203.76 feet to the South Line of said 87.291 Acre Tract and the North Line that 21.448 Acre Tract conveyed to Beverly Johnson Gordon by deed recorded in Document No. 2000009000 of the Official Public Records of Williamson County, Texas;

THENCE N.68°31'18"W. along the said South Line a distance of 272.44 feet;

THENCE N.03°02'34"W. across said 87.291 Acre Tract (at 345.20 feet pass an interior corner in the West Line of said 87.291 Acre Tract and continue along said West Line) in all a distance of 798.09 feet;

THENCE across said 87.291 Acre Tract the following five courses:

1. N.87°21'21"E. a distance of 175.58 feet;
2. N.84°17'49"E. a distance of 50.07 feet;
3. N.83°05'51"E. a distance of 349.65 feet;
4. N.85°46'39"E. a distance of 53.06 feet;
5. N.87°21'21"E. a distance of 195.24 feet to the said Point of Beginning.


STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL BY THESE PRESENTS

THAT RSP PARTNERS DEVELOPMENT, L.P., A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF THAT CERTAIN 87.291 ACRE TRACT OF LAND RECORDED IN DOCUMENT No. 2005083809 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS "SIENA SECTION 23B" SUBDIVISION. 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 ORDINANCES

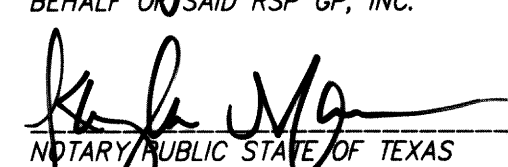
BY: RSP PARTNERS DEVELOPMENT, L.P.
A TEXAS LIMITED PARTNERSHIP

BY: RSP GP, INC.,
A TEXAS CORPORATION,
ITS GENERAL PARTNER

BY: 
JOHN S. LLOYD, PRESIDENT
4720-A ROCKCLIFF ROAD
AUSTIN, TEXAS 78746

STATE OF TEXAS
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 21st DAY OF February, 2016 BY JOHN S. LLOYD, PRESIDENT, RSP GP, INC. ON BEHALF OF SAID RSP GP, INC.


KAYLA MONARRES
Notary Public, State of Texas
Commission Expires 07-21-2019

PRINTED NAME Kayla Monarres

MY COMMISSION EXPIRES: 07/21/2019

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

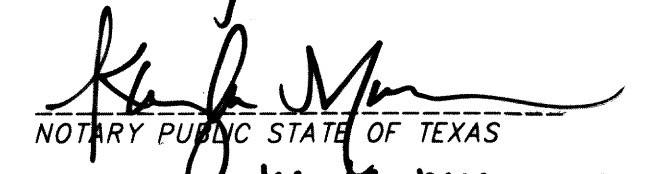
THAT INTERNATIONAL BANK OF COMMERCE, THE LIEN HOLDER OF THAT CERTAIN 40.876 ACRE TRACT OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE TRACT OF LAND DESCRIBED IN DOCUMENT NOS. 2012080699, 2012080700, 2012080701 AND 2012080702 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS SUCH INSTRUMENTS ARE AMENDED, MODIFIED AND EXTENDED, DOES HEREBY CONSENT TO THE SUBDIVISION OF SUCH 40.876 ACRE TRACT OF LAND, 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, A TEXAS BANKING ASSOCIATION

BY: 
Ben Boyce
VICE PRESIDENT, COMMERCIAL LENDING

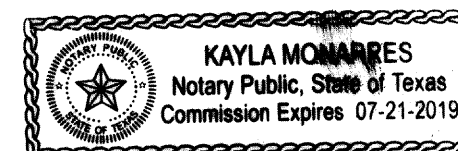
STATE OF TEXAS
COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 21st DAY OF February, 2016


KAYLA MONARRES
Notary Public, State of Texas
Commission Expires 07-21-2019

PRINTED NAME Kayla Monarres

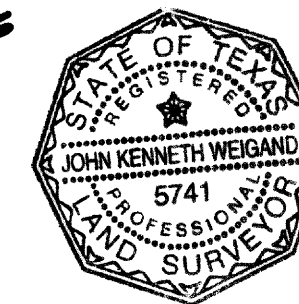
MY COMMISSION EXPIRES: 07/21/2019


KAYLA MONARRES
Notary Public, State of Texas
Commission Expires 07-21-2019

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.


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




ENGINEER'S CERTIFICATION

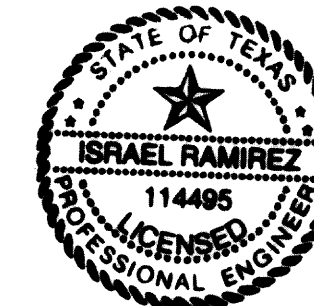
THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. NO LOT WITHIN THIS SUBDIVISION IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100-YEAR FLOODS AS IDENTIFIED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0515E EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

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

I, ISRAEL RAMIREZ, 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 WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.


ISRAEL RAMIREZ
DATE 2-25-2016
LICENSED PROFESSIONAL ENGINEER No. 114495



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.

The County assumes no responsibility for the accuracy of 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, 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 County, Texas

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

BY: _____
DEPUTY

DATE: JAN. 21, 2016

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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