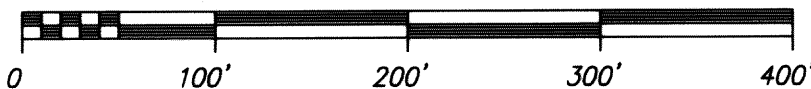


PLAT OF
SIENA SECTION 28
WILLIAMSON COUNTY, TEXAS

SCALE: 1"=100'



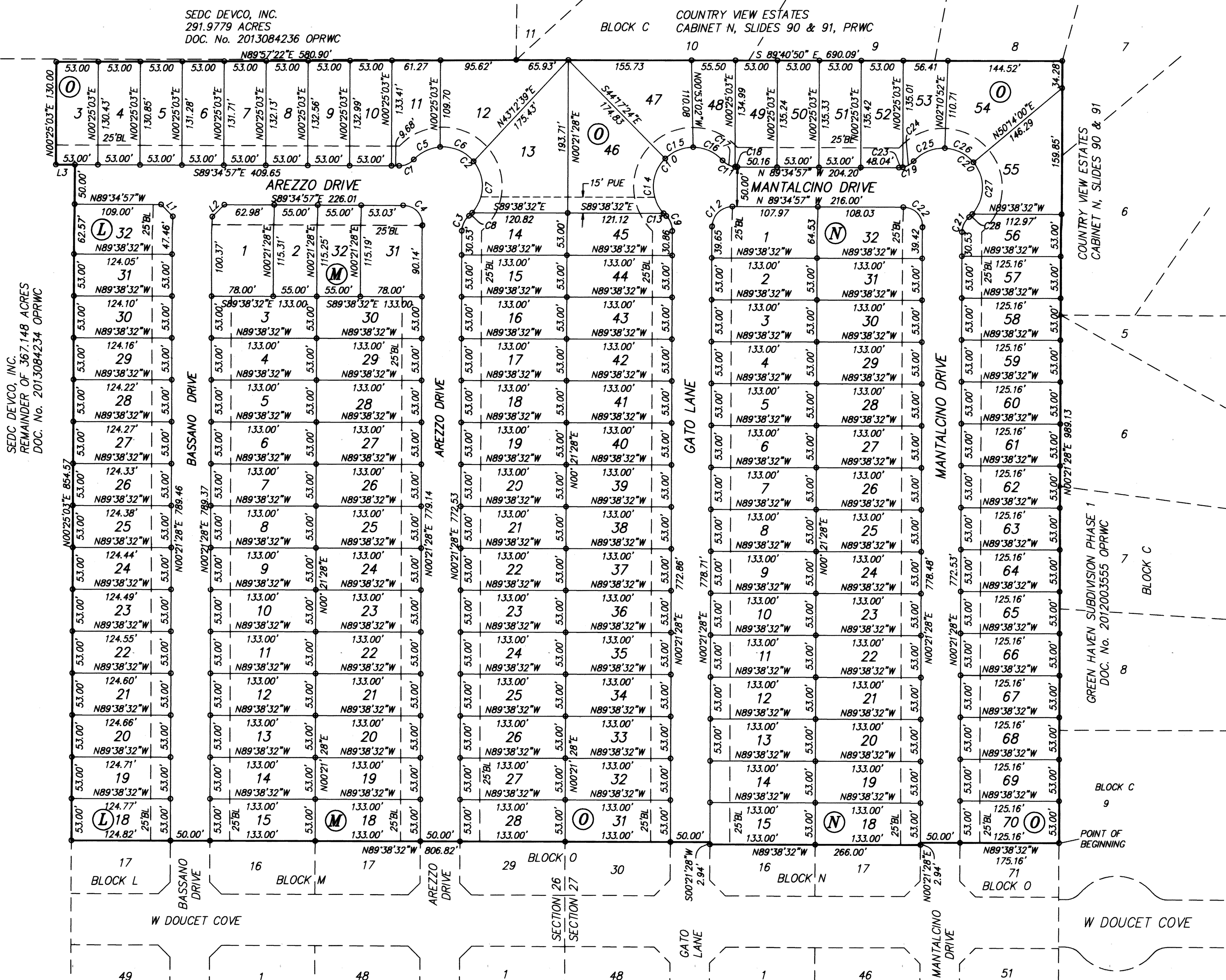
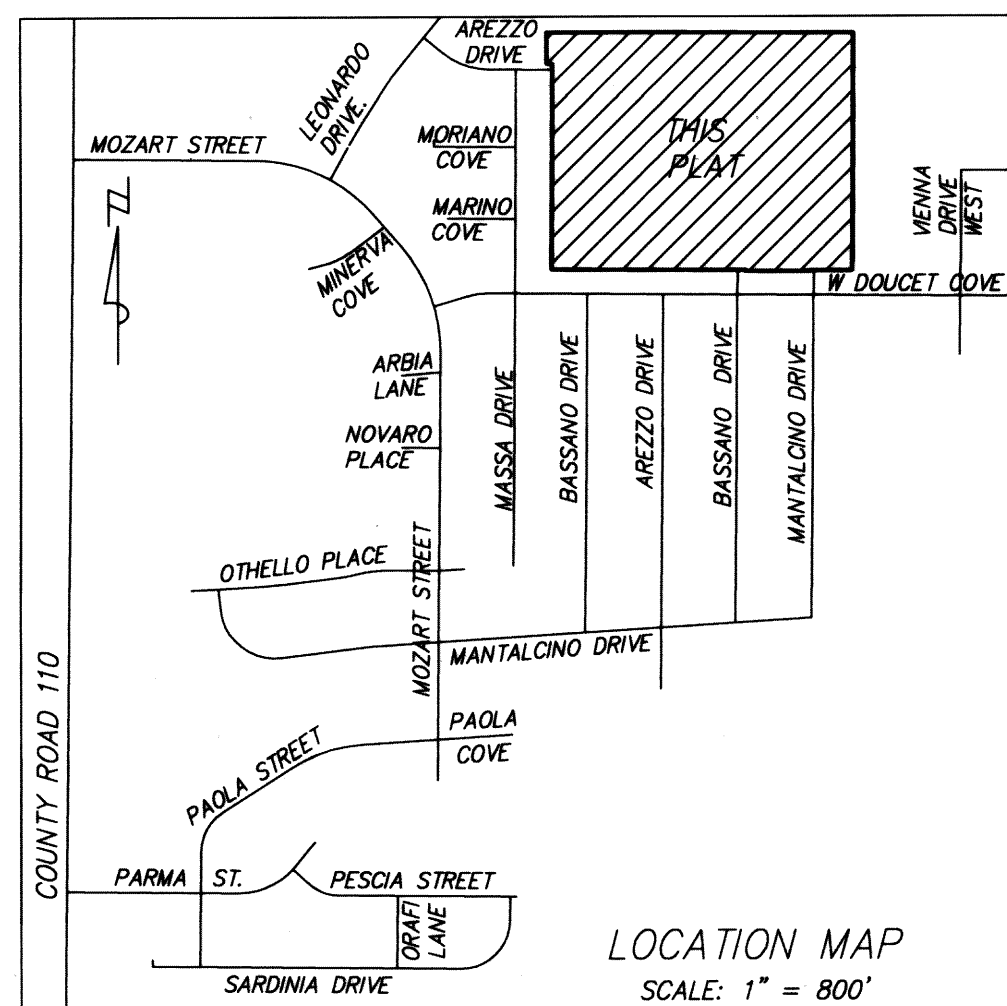
NOTES:

- 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.
- ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- WATER SERVICE WILL BE PROVIDED BY JONAH WATER SPECIAL UTILITY DISTRICT.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF ROUND ROCK.
- ALL PUBLIC ROADWAYS, RIGHTS-OF-WAY AND EASEMENTS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 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.

EASEMENTS:
A PUBLIC UTILITY EASEMENT 10 FEET WIDE IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHTS-OF-WAY
A PUBLIC UTILITY EASEMENT 5 FEET WIDE IS HEREBY DEDICATED ALONG EACH SIDE OF ALL SIDE LOT LINES
A PUBLIC UTILITY EASEMENT 5 FEET WIDE IS HEREBY DEDICATED ALONG EACH SIDE OF ALL REAR LOT LINES

LEGEND:

- = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
- = FOUND 1/2" IRON ROD
- PUE = PUBLIC UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- BL = BUILDING SETBACK LINE
- Ⓝ = BLOCK NAME
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY



PUBLIC NEW STREETS

NAME	LENGTH	ROW WIDTH	DESIGN SPEED
AREZZO DRIVE	1294	50	25
BASSANO DRIVE	829	50	25
GATO LANE	829	50	25
MANTALCINO DRIVE	1144	50	25
TOTAL	4096		

LINE	LENGTH	BEARING
L1	21.20'	S44°36'45"E
L2	21.22'	N45°23'15"E
L3	24.03'	S89°34'57"E

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	20.73	25.00	47°30'40"	N66°39'43"E	20.14
C2	162.00	50.00	185°38'28"	N44°16'23"W	99.88
C3	21.03	25.00	48°11'23"	N24°27'09"E	20.41
C4	39.24	25.00	89°56'25"	N44°36'45"W	35.34
C5	37.74	50.00	43°15'08"	N64°31'57"E	36.85
C6	47.90	50.00	54°53'21"	N66°23'48"W	46.09
C7	70.92	50.00	81°16'01"	N01°40'53"E	65.12
C8	5.44	50.00	67°35'58"	N45°25'52"E	5.44
C9	21.03	25.00	48°11'23"	N23°44'14"W	20.41
C10	162.70	50.00	186°26'21"	N45°23'15"E	99.84
C11	21.03	25.00	48°11'23"	N65°29'16"W	20.41
C12	39.30	25.00	90°03'35"	N45°23'15"E	35.37
C13	4.99	50.00	5°43'23"	N44°58'13"W	4.99
C14	76.64	50.00	87°49'07"	N01°48'02"E	69.35

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C15	39.08	50.00	44°46'49"	N68°06'00"E	38.09
C16	41.99	50.00	48°07'01"	N65°27'05"W	40.77
C17	18.18	25.00	41°40'15"	N62°13'42"W	17.78
C18	2.84	25.00	6°31'08"	N86°19'23"W	2.84
C19	21.03	25.00	48°11'23"	N66°19'21"E	20.41
C20	162.59	50.00	186°19'11"	N44°36'45"W	99.85
C21	21.03	25.00	48°11'23"	N24°27'09"E	20.41
C22	39.24	25.00	89°56'25"	N44°36'45"W	35.34
C23	5.00	25.00	11°27'18"	N84°41'24"E	4.99
C24	16.03	25.00	36°44'05"	N60°35'42"E	15.76
C25	44.12	50.00	50°33'12"	N67°30'16"E	42.70
C26	41.51	50.00	47°34'03"	N63°26'07"W	40.33
C27	71.53	50.00	81°57'59"	N01°19'54"E	65.58
C28	5.44	50.00	67°35'57"	N45°25'52"E	5.44

PROPERTY OWNER:
SEDCO DEVCO, INC.
JOHN LLOYD, PRESIDENT
4720-4 ROCKCLIFF ROAD
AUSTIN, TEXAS 78746

TOTAL AREA OF PLAT: 28.38 ACRES

SURVEY: ROBERT McNUTT SURVEY, ABSTRACT No. 422

SINGLE FAMILY LOTS
(133 @ 53' & 8 @ 63')

MAY 20, 2016

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

PLAT OF
SIENA SECTION 28
WILLIAMSON COUNTY, TEXAS

THAT PART OF THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 367.148 ACRE TRACT OF LAND CONVEYED TO SEDC DEVCO, INC., BY DEED RECORDED IN DOCUMENT NO. 2013084234 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF LOT 71, BLOCK O, SIENA SECTION 27, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2015018917 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE N.89°38'32"W. (BEARING BASIS) ALONG THE NORTH LINE OF SAID LOT 71 AND CONTINUING ACROSS MANTALCINO DRIVE A DISTANCE OF 175.16 FEET TO THE WEST LINE OF MANTALCINO DRIVE;

THENCE S.00°21'28"W. ALONG SAID WEST LINE A DISTANCE OF 2.94 FEET TO A 1/2" IRON ROD SET AT THE NORTHEAST CORNER OF LOT 17, BLOCK N, SIENA SECTION 27;

THENCE N.89°38'32"W. ALONG THE NORTH LINE OF LOTS 16 AND 17, BLOCK N A DISTANCE OF 266.00 FEET TO A 1/2" IRON ROD SET AT THE NORTHWEST CORNER OF SAID LOT 16 IN THE EAST LINE OF GATO LANE;

THENCE N.00°21'28"E. ALONG SAID EAST LINE A DISTANCE OF 2.94 FEET;

THENCE N.89°38'32"W. ACROSS GATO LANE AND CONTINUING ALONG THE NORTH LINE OF LOT 30, BLOCK O, THE NORTH LINE OF LOT 29, BLOCK O; AND THE NORTH LINE OF LOTS 16 AND 17, BLOCK M; LOT 17, BLOCK L, SIENA SECTION 26 ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2015041785 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A DISTANCE OF 806.82 FEET TO A 1/2" IRON ROD SET AT THE NORTHWEST CORNER OF LOT 17, BLOCK L;

THENCE ACROSS SAID 367.148 ACRE TRACT THE FOLLOWING FOUR COURSES:

1. N.00°25'03"E. A DISTANCE OF 854.57 FEET TO A 1/2" IRON ROD SET;
2. N.89°34'57"W. A DISTANCE OF 24.03 FEET TO A 1/2" IRON ROD SET;
3. N.00°25'03"E. A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD SET;
4. N.89°57'22"E. A DISTANCE OF 580.90 FEET TO A 1/2" IRON ROD FOUND IN A NORTH LINE OF SAID 367.148 ACRE TRACT AT THE SOUTHWEST CORNER OF LOT 10, BLOCK C, COUNTRY VIEW ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET N, SLIDES 90 AND 91 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, AND CONTINUE ALONG THE SOUTH LINE OF LOTS 8, 9 AND 10, BLOCK C, OF SAID PLAT OF COUNTRY VIEW ESTATES;

THENCE S.89°40'50"E. ALONG SAID NORTH LINE AND THE SOUTH LINE OF SAID LOTS 8, 9, AND 10 A DISTANCE OF 690.09 FEET TO A 1/2" IRON ROD FOUND AT A NORTHEAST CORNER OF SAID 367.148 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID LOT 8;

THENCE S.00°21'28"W. ALONG AN EAST LINE OF SAID 367.148 ACRE TRACT THE SAME BEING THE WEST LINE OF LOTS 6 AND 7, COUNTRY VIEW ESTATES AND THE WEST LINE OF LOTS 6, 7, 8, AND 9, BLOCK C, GREEN HAVEN SUBDIVISION PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2012003555 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, A DISTANCE OF 989.13 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 28.38 ACRES, MORE OR LESS.

ALL IRON RODS SET HAVE RJ SURVEYING CAPS

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

THAT SEDC DEVCO, INC., A TEXAS CORPORATION, BEING THE OWNER OF THE CERTAIN 367.148 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2013084234 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. WE 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 28" 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.

THIS 31st DAY OF May 2016

SEDC DEVCO, INC.

JOHN S. LLOYD, PRESIDENT
4720-4 ROCKCLIFF ROAD
AUSTIN, TEXAS 78746

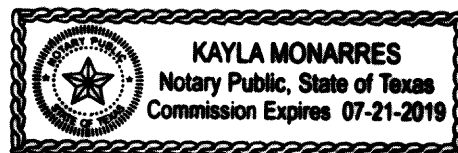
ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF Travis

BEFORE ME ON THIS DAY PERSONALLY APPEARED JOHN S. 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 31st DAY OF May, A. D., 2016

Kayla Monarres
NOTARY PUBLIC SIGNATURE



STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

THAT INTERNATIONAL BANK OF COMMERCE, THE LIEN HOLDER OF THAT CERTAIN 24.98 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2007070996, 2008015858, 2013014333, 2013105379 AND 2014089784 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 24.98 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.

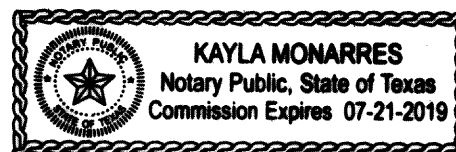
INTERNATIONAL BANK OF COMMERCE
A TEXAS BANKING ASSOCIATION

BY: *Jason Haroldson*
JASON HAROLDSON
FIRST VICE PRESIDENT
COMMERCIAL LENDING

THE STATE OF TEXAS
COUNTY OF Texas

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 31st DAY OF May 2016

BY: *Kayla Monarres*
NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME
MY COMMISSION EXPIRES:



STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

THAT EASY KYLE PARTNERS, LP., A TEXAS LIMITED PARTNERSHIP, THE LIEN HOLDER OF THAT CERTAIN 367.148 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2013084235 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 24.98 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.

EASY KYLE PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP

BY: GENERAL DRIPPING, INC.
A TEXAS CORPORATION
ITS GENERAL PARTNER

BY: *John S. Lloyd*
JOHN S. LLOYD, PRESIDENT

THE STATE OF TEXAS
COUNTY OF Travis

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 31st DAY OF May 2016

BY: *Kayla Monarres*
NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME
MY COMMISSION EXPIRES:

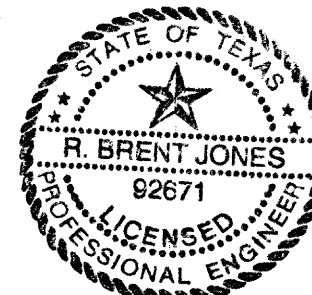


ENGINEER'S CERTIFICATION

THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. 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, R. BRENT JONES, 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

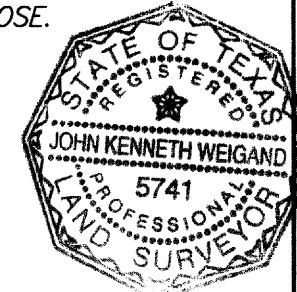
R. Brent Jones 5/20/16
R. BRENT JONES DATE
LICENSED PROFESSIONAL ENGINEER NO. 92671



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.

John Kenneth Weigand May 20, 2016
J. KENNETH WEIGAND DATE
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.

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

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 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

MAY 20, 2016

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

F-10015400