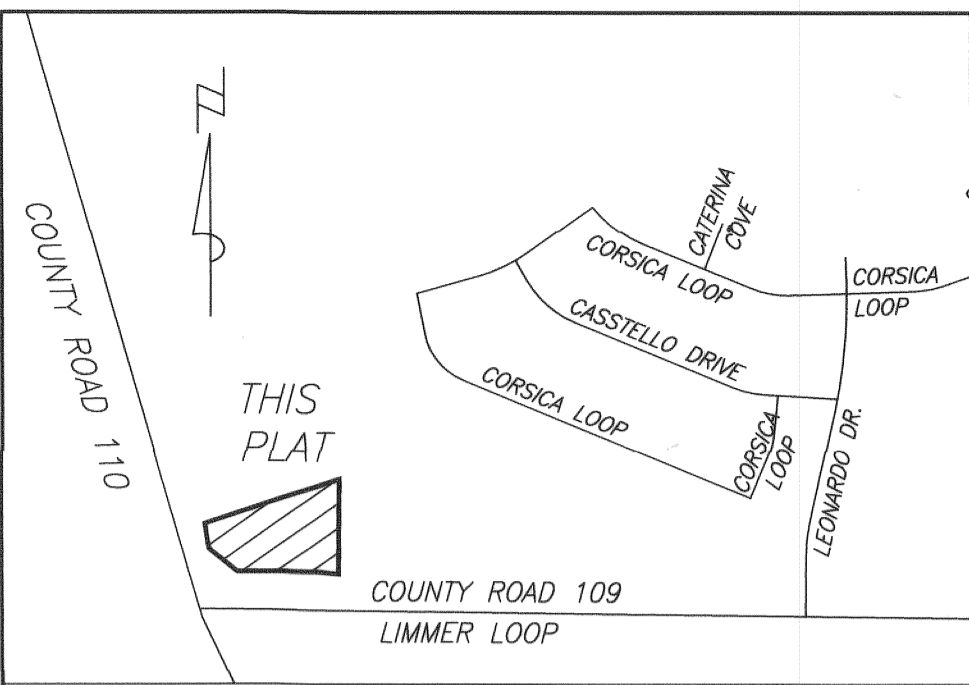
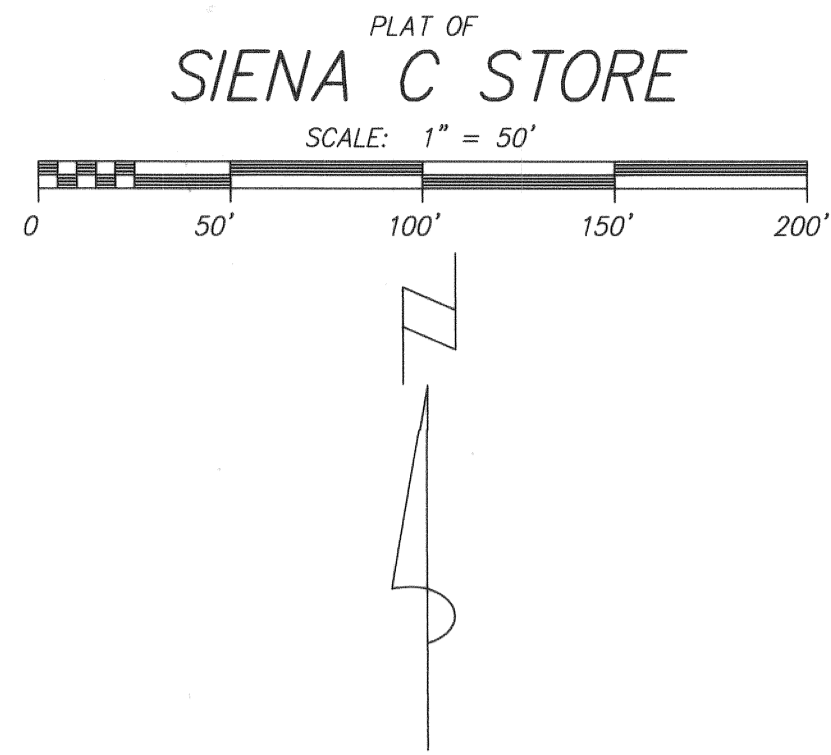


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DRIVEWAY CULVERT 1
1 24" RCP PIPE
MINIMUM LENGTH: 22'
INLET INVERT: 730.50
OUTLET INVERT: 729.50
ELEVATIONS ARE NAVD 88

DRIVEWAY CULVERT 2
3 24" RCP PIPES
MINIMUM LENGTH: 22'
INLET INVERT: 721.50
OUTLET INVERT: 721.00
ELEVATIONS ARE NAVD 88



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD	TAN
C1	67.55	1238.50	3°07'29"	S89°06'53"W	67.54	33.78

LINE TABLE		
LINE	LENGTH	BEARING
L1	34.48'	N71°47'10"E

LEGEND:

- = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
- = FOUND 1/2" IRON ROD
- WC = FOUND 1/2" IRON ROD WITH WILLIAMSON COUNTY CAP
- ◆ = FOUND MAGNETIC NAIL IN CONCRETE
- BL = BUILDING SETBACK LINE
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT

NOTES:

- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL SIDEWALKS.
- NO PORTION OF THIS TRACT IS ENCLOSED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U. S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBERS 48491C0505E AND 48491C0515E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.
- 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 WILL BE PROVIDED BY JONAH WATER, S. U. D.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF ROUND ROCK.
- 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 BASE FLOOD ELEVATION (BFE), WHICHEVER IS HIGHER.
- THIS SUBDIVISION IS SUBJECT TO THE STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY THE 2000 WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B10.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.

SITE DATA:
2.00 ACRES
1 LOT

DATE: NOV. 1, 2016

RANDALL JONES & ASSOCIATES ENGINEERING, INC.

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

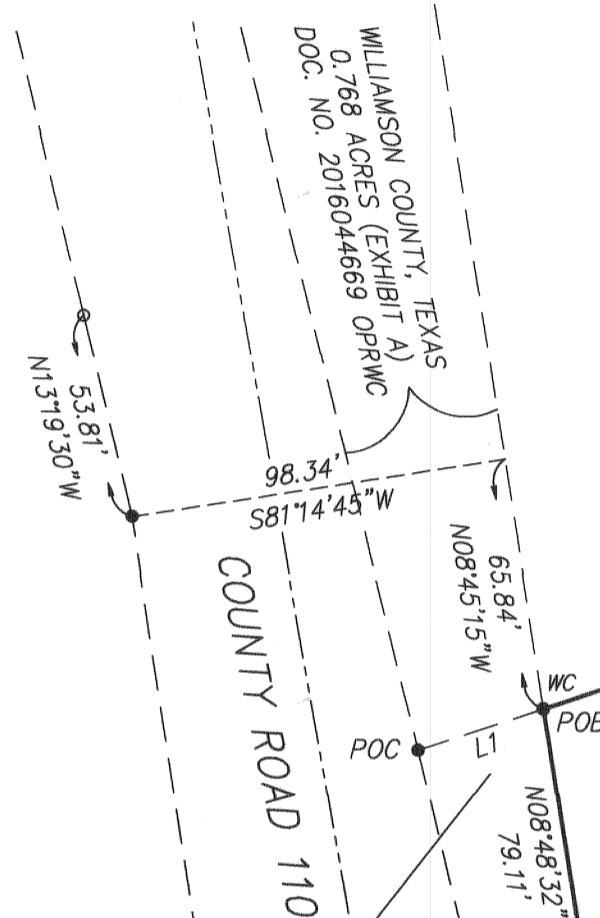
RJ SURVEYING & ASSOCIATES, INC.

2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

F-10015400

SHEET 1 OF 2 SHEETS

LOCATION MAP



DRIVEWAY CULVERT 2
3 24" RCP PIPES
MINIMUM LENGTH: 22'
INLET INVERT: 721.50
OUTLET INVERT: 721.00
ELEVATIONS ARE NAVD 88

JONAH WATER SUPPLY
UTILITY DISTRICT
10.00 ACRES
DOC. NO. 2003012825 OPRWC

N71°47'10"E
442.45'
BEARING BASIS

LOT 1
BLOCK A
2.00 ACRES

SIENA NORTH DEVCO INC.
REMAINDER OF 13.16 ACRES
(TRACT 6)
DOC. NO. 2016056625 OPRWC

LIMMER LOOP
(COUNTY ROAD 109)

APPROXIMATE SURVEY LINE

ROW LINE

DRIVEWAY CULVERT 1
1 24" RCP PIPE
MINIMUM LENGTH: 22'
INLET INVERT: 730.50
OUTLET INVERT: 729.50
ELEVATIONS ARE NAVD 88

CITY OF ROUND ROCK H.A.R.N.
MONUMENT No. 01-038
NORTHING = 10178429.1049
EASTING = 3154785.3870
ELEV: 716.20 NAVD 88

WM. DUNN SURVEY A-196
ROBERT MCNUTT SURVEY A-422

PLAT OF
SIENA C STORE

THAT PART OF THE WILLIAM DUNN SURVEY, ABSTRACT No. 196 IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 13.16-ACRE TRACT OF LAND CONVEYED TO SIENA NORTH DEVCO, INC., BY DEED RECORDED IN DOCUMENT No. 2016056625 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE at 1/2" iron rod found on the east line of County Road 110, at the southwest corner of a 10.00-Acre Tract of land conveyed to Jonah Water Supply Utility District by deed recorded in Document No. 2003012825 of the Official Public Records of Williamson County, Texas, same being the southwest corner of a 0.768-Acre Tract (Exhibit A) conveyed to Williamson County, Texas by deed recorded in Document No. 20160044669 of the Official Public Records of Williamson County, Texas, same being the northwest corner of said 13.16-Acre Tract, same being the northwest corner of a 0.742-Acre Tract (Exhibit D) of land conveyed to Williamson County, Texas by deed recorded in Document No. 2016071547 of the Official Public Records of Williamson County, Texas;

THENCE N.71°47'10"E. with the north line of said 13.16-Acre Tract and said 0.742-Acre Tract, same being the south line of said 10.00-Acre Tract and said 0.768-Acre Tract a distance of 34.48 feet to a 1/2" iron rod found with a Williamson County aluminum cap at the southeast corner of said 0.768-Acre Tract, same being the northerly northeast corner of said 0.742-Acre Tract for the Point of Beginning;

THENCE continue N.71°47'10"E. along the south line of said 10.00-Acre Tract, same being the north line of said 13.16-Acre Tract a distance of 442.45 feet to a 1/2" iron rod set;

THENCE S.00°32'51"W. across said 13.16-Acre Tract a distance of 295.01 feet to a 1/2" iron rod set on the north line of said 0.742-Acre Tract;

THENCE continue across said 13.16-Acre Tract, and with the north and east line of said 0.742-Acre Tract of a the following five courses:

1. N.84°23'23"W. a distance of 64.50 feet to a 1/2" iron rod found with a Williamson County aluminum cap;
2. N.89°19'22"W. a distance of 184.48 feet to a 1/2" iron rod found with a Williamson County aluminum cap at a point of curvature of a curve to the left;
3. Westerly, along the arc of said curve to the left a distance of 67.54 feet, said curve having a radius of 1,238.50 feet, a central angle of 03°07'29", and a chord bearing S.89°06'53"W., 67.54 feet to a 1/2" iron rod found with a Williamson County aluminum cap;
4. N.51°26'24"W. a distance of 114.02 feet to a 1/2" iron rod found with a Williamson County aluminum cap;
5. N.08°48'32"W. a distance of 79.11 feet to the said Point of Beginning.

Containing 2.00 acres, more or less.

All iron rods set have RJ Surveying caps
Bearings are based on the north line of said 13.16-Acre tract (Tract 6), Document No. 2016056625.

ENGINEER'S CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 48491C0505E AND 48491C0515E EFFECTIVE DATE 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 WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

J. Keith Collins
J. KEITH COLLINS DATE
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.

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



STATE OF TEXAS
COUNTY OF
KNOW ALL MEN BY THESE PRESENTS

THAT SIENA KYLE COMMERCIAL, LP., A TEXAS LIMITED PARTNERSHIP, THE LIEN HOLDER OF THAT CERTAIN 18.547 ACRE TRACT OF LAND RECORDED IN DOCUMENT Nos. 2016056625 AND 2016056629 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 2.00 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.

SIENA KYLE COMMERCIAL, LP., A TEXAS LIMITED PARTNERSHIP

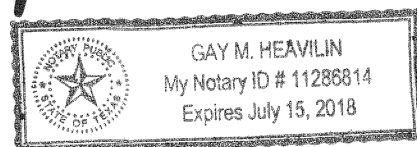
BY: SIENA KYLE GP, LLC,
A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: CHARLIE NICHOLS PRESIDENT

BEFORE ME ON THIS DAY PERSONALLY APPEARED CHARLIE NICHOLS 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 27 DAY OF July A. D., 2017

NOTARY PUBLIC SIGNATURE



STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

THAT SIENA NORTH DEVCO, INC., BEING THE OWNER OF THAT 13.16 ACRE TRACT OF LAND CONVEYED TO IT BY DEED RECORDED IN DOCUMENT No. 2016056625 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE, IN ACCORDANCE WITH CHAPTERS 212, 232 AND 242 OF THE LOCAL GOVERNMENT CODE, 2.00 ACRES OUT OF SAID TRACT AND HEREBY ADOPT OUR SUBDIVISION TO BE KNOWN AS "SIENA C STORE" AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF ALL STREETS AND EASEMENTS AS SHOWN, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, AND FURTHER 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.

BY:

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

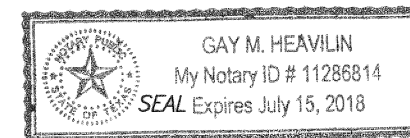
ACKNOWLEDGMENT

THE STATE OF TEXAS
COUNTY OF

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 27 DAY OF July A. D., 2017

NOTARY PUBLIC SIGNATURE



STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF

THAT INTERNATIONAL BANK OF COMMERCE, THE LIEN HOLDER OF THAT CERTAIN 18.547 ACRE TRACT OF LAND RECORDED IN DOCUMENT Nos. 2016056626, 2016056628, 2016057095, AND 2016058638 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 2.00 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

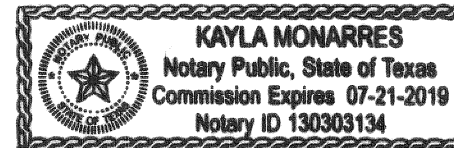
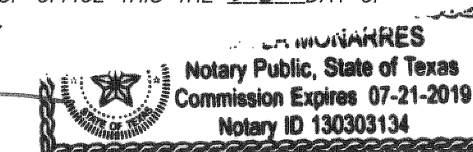
BY:

1/28/17
DATE

BEFORE ME ON THIS DAY PERSONALLY APPEARED 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 28th DAY OF July A. D., 2017

NOTARY PUBLIC SIGNATURE



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

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 OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 20, A.D., AT O'CLOCK, M., AND DULY RECORDED THIS THE DAY OF 20, A.D., AT O'CLOCK, M., IN THE PLAT 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

DATE: NOV. 1, 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.

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SHEET 2 OF 2 SHEETS

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