PALOMA LAKE COUNTY ROAD 109 COUNTY ROAD 122 COUNTY ROAD 117 r PLAT COUNTY RD 113 KIPHEN ROAD SETTLERS RYANS EAST PALM VALLEY BLVD. BRUSHY CREEK LOCATION MAP NOT TO SCALE WITH CAP STAMPED-"WILCO-ROW" N89°26'11"W 139.91 LOT 106, BLOCK JJ, SIENA PHASE 1, SECTION 22A

SITE DATA:

ACREAGE: 77.90 ACRES NUMBER OF BLOCKS: 1 LINEAR FEET OF NEW STREETS: 1,095

SURVEYS: ROBERT McNUTT SURVEY, ABSTRACT NO. 422 ACREAGE BY LOT TYPE:

RIGHT-OF-WAY DEDICATION: 2.89 ACRES OPEN SPACE/DRAINAGE: 1.81 ACRES MULTI- FAMILY: 66.38 ACRES COMMERCIAL: 6.82 ACRES

- O = SET 1/2" IRON ROD WITH RJ SURVEYING CAP = FOUND 1/2" IRON ROD (AS NOTED)
- ROW = RIGHT OF WAY
- BL = BUILDING SETBACK LINE OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY (AA) = BLOCK

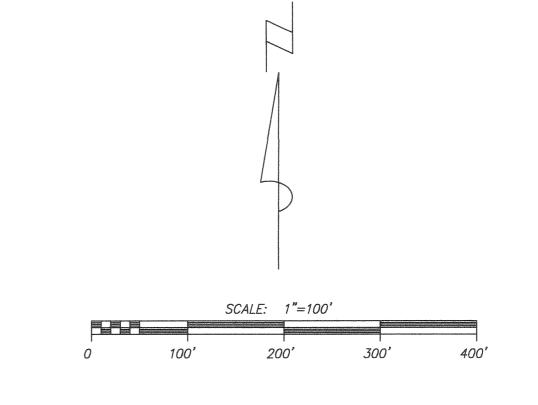
PRELIMINARY PLAN OF

# SIENA SOUTH

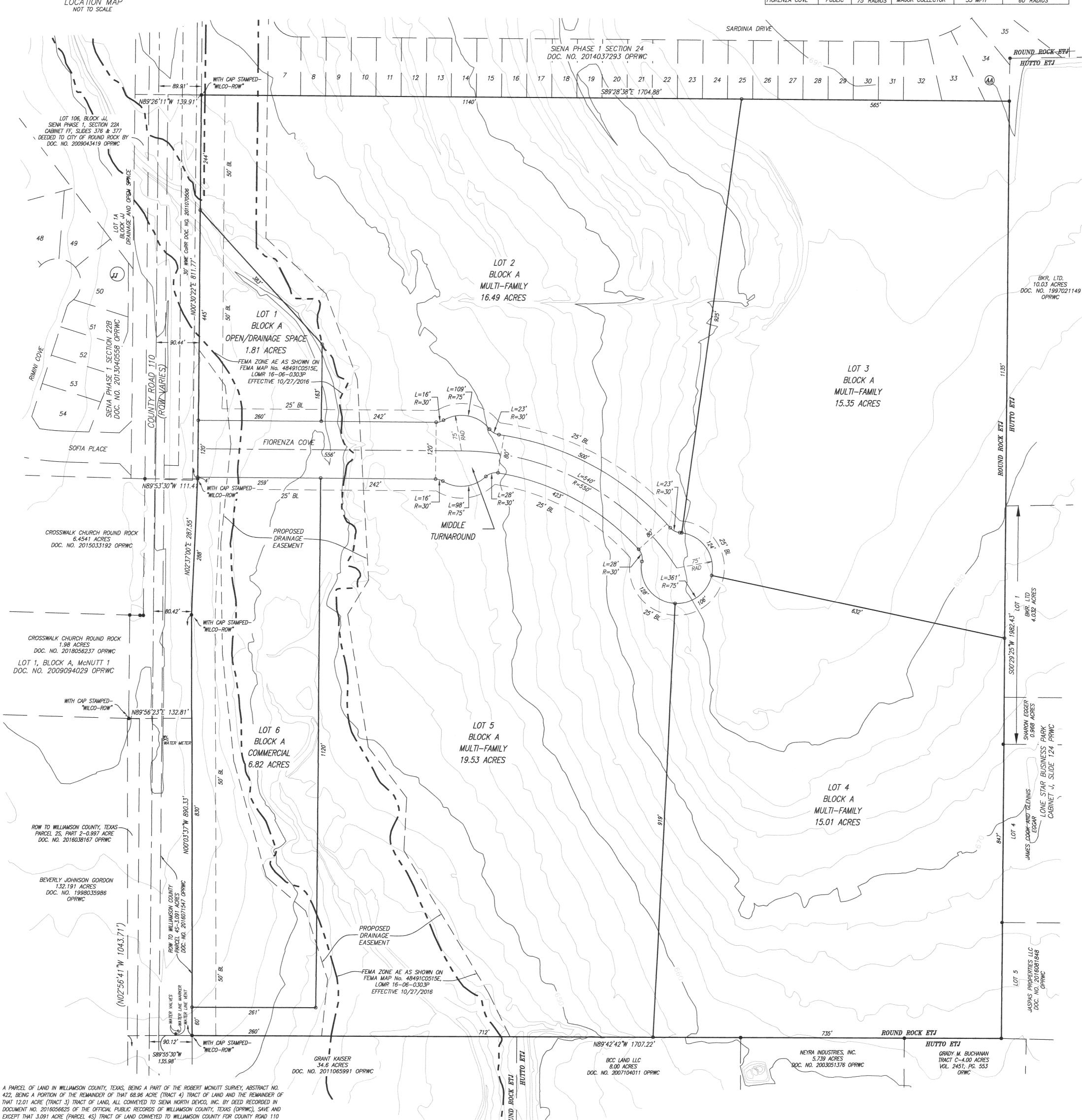
WILLIAMSON COUNTY, TEXAS

### NOTES:

- 1. A PORTION OF THIS SUBDIVISION IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL No. 4849C0515E, WITH LOMR16-06-0303P, EFFECTIVE DATE 10/27/2016, FOR WILLIAMSON COUNTY, TEXAS.
- 2. WATER WILL BE PROVIDED BY: JONAH WATER, SUD 3. WASTEWATER SERVICE WILL BE PROVIDED BY: THE CITY OF ROUND ROCK FOR LOTS 1 AND 6, BLOCK A, AND BY SIENA MUD #1 FOR LOTS 2-5, BLOCK A.
- 4. A TEN FOOT (10') PUBLIC UTILITY EASEMENT WILL BE DEDICATED ALONG ALL PUBLIC RIGHT OF WAY.
- 5. A 25' BUILDING SETBACK FROM THE FRONT OF ALL INTERIOR LOTS WILL BE REQUIRED.
- ALL ROADS WILL BE DEDICATED TO THE PUBLIC. 7. THIS SUBDIVISION IS SUBJECT TO THE STORM—WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS
- BEYOND EXISTING CONDITIONS. 8. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT
- PROPERTY OWNERS. 9. DRIVEWAYS WILL NOT BE PERMITTED TO ENTER ONTO THE MIDDLE TURNAROUND.



ROADS TABLE					
STREET NAME	TYPE	ROW WIDTH	FUNCTIONAL CLASS	DESIGN SPEED	PAVEMENT WIDTH
FIORENZA COVE	PUBLIC	120'	MAJOR COLLECTOR	35 MPH	88' WITH 30' ISLAND
FIORENZA COVE	PUBLIC	80'	MAJOR COLLECTOR	35 MPH	48'
FIORENZA COVE	PUBLIC	75' RADIUS	MAJOR COLLECTOR	35 MPH	60' RADIUS



BEGIN AT A 1/2" IRON ROD WITH ALUMINUM CAP STAMPED "WILCO-ROW" FOUND ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 110 (RIGHT-OF-WAY VARIES) AT THE SOUTHWEST CORNER OF THE ABOVE REFERENCED 68.96 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 3.091 ACRE TRACT AND THE NORTHWEST CORNER OF A 34.6 ACRE TRACT CONVEYED TO GRANT KAISER BY DEED RECORDED IN DOCUMENT NO. 2011065991, OPRWC;

RIGHT-OF-WAY BY DEED RECORDED IN DOCUMENT NO. 2016071547, OPRWC, AND BEING MORE PARTICULARLY

THENCE WITH SAID EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 110, THE FOLLOWING THREE COURSES: 1. NOO'03'37"W A DISTANCE OF 890.33 FEET TO A 1/2" IRON ROD WITH ALUMINUM CAP STAMPED "WILCO—ROW"

- 2. NO2"37"00"E A DISTANCE OF 287.55 FEET TO A 1/2" IRON ROD WITH ALUMINUM CAP STAMPED "WILCO-ROW"
- 3. NOO°30'22"E A DISTANCE OF 811.77 FEET TO A 1/2" IRON ROD WITH ALUMINUM CAP STAMPED "WILCO-ROW" FOUND MONUMENTING THE SOUTHWEST CORNER OF SIENA PHASE 1 SECTION 24 ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2014037293, OPRWC, SAME BEING THE NORTHWEST CORNER OF SAID 68.96 ACRE TRACT AND THE NORTHEAST CORNER OF SAID 3.091 ACRE TRACT;

THENCE ALONG THE SOUTH LINE OF SAID SIENA PHASE 1 SECTION 24, S89°28'38"E A DISTANCE OF 1704.88 FEET TO A 1/2" IRON ROD FOUND AT AN OUTSIDE CORNER ON THE SAID SOUTH LINE OF SIENA PHASE 1 SECTION 24, SAME BEING ON THE WEST LINE OF A 10.03 ACRE TRACT CONVEYED TO BKR, LTD. BY DEED RECORDED IN DOCUMENT NO. 1997021149, OPRWC;

THENCE ALONG SAID WEST LINE OF A 10.03 ACRE TRACT AND THE WEST LINE OF LONE STAR BUSINESS PARK ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET J, SLIDE 124 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS (PRWC), SOO°29'25"W A DISTANCE OF 1982.43 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LONE STAR BUSINESS PARK, SAME BEING ON THE NORTH LINE OF A 4.00 ACRE (TRACT C) TRACT CONVEYED TO GRADY M. BUCHANAN BY DEED RECORDED IN VOLUME 2451, PAGE 553 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (ORWC);

THENCE ALONG SAID NORTH LINE OF A 4.00 ACRE TRACT, A 5.739 ACRE TRACT CONVEYED TO NEYRA INDUSTRIES, INC. BY DEED RECORDED IN DOCUMENT NO. 2003051376, OPRWC, A 8.00 ACRE TRACT CONVEYED TO BCC LAND, LLC BY DEED RECORDED IN DOCUMENT NO. 2007104011, OPRWC, AND SAID 34.6 ACRE TRACT, N89°42'42"W A DISTANCE OF

1707.22 FEET TO THE SAID POINT OF BEGINNING. CONTAINING 77.900 ACRES, MORE OR LESS.

NOTES FOR FINAL PLATS WHEN PLATTED IN WILLIAMSON COUNTY (PURSUANT TO INTERLOCAL AGREEMENT BETWEEN CITY OF ROUND ROCK AND WILLIAMSON COUNTY, TEXAS.)

1. RIGHT-OF-WAY EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR THE CONSTRUCTION, IMPROVEMENT OR MAINTENANCE OF THE ADJACENT ROAD.

THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER SHALL INDEMNIFY AND HOLD THE COUNTY, ITS OFFICERS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THE COUNTY, ITS OFFICERS AND EMPLOYEES AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT WILL BE RESPONSIBLE FOR THE

RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT. 2. 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 DRAINING OR PROTECTING THE ROAD

SYSTEM AND STREETS. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN 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.

3. ALL PUBLIC ROADWAYS, RIGHTS-OF-WAY AND EASEMENTS SHOWN ON THIS PLAT ARE FREE OF LIENS. 4. WHERE RURAL MAILBOXES ARE IN USE, SUCH BOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TXDOT STANDARDS. ANY MAILBOX THAT

DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED. 5. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN UNLESS APPROVED BY THE COUNTY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE COUNTY ENGINEER AFTER APPROVAL OF THE PROPER ANAL YSIS.

## MAILBOX NOTE:

CLUSTER MAILBOXES FOR NEW SUBDIVISIONS ARE NOT PERMITTED ALONG ARTERIAL OR COLLECTOR STREETS, UNLESS SPECIFICALLY APPROVED BY THE COUNTY ENGINEER.

## OWNER/DEVELOPERS:

SEDC DEVCO, INC ATTN: JOHN S. LLOYD 4720-4 ROCKCLIFF ROAD AUSTIN, TEXAS 78746

DATE: JANUARY 24, 2019

SCALE: 1" = 100"

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