

PROPERTY OWNER:

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

TOTAL AREA OF PLAT: 40.645 ACRES

SURVEY: HENRY MILLARD SURVEY, ABSTRACT NO. 452

193 SINGLE FAMILY LOTS  
1 PUE & ACCESS EASEMENT LOT  
1 DE & PUE LOT

TYPICAL PAD SIZES:

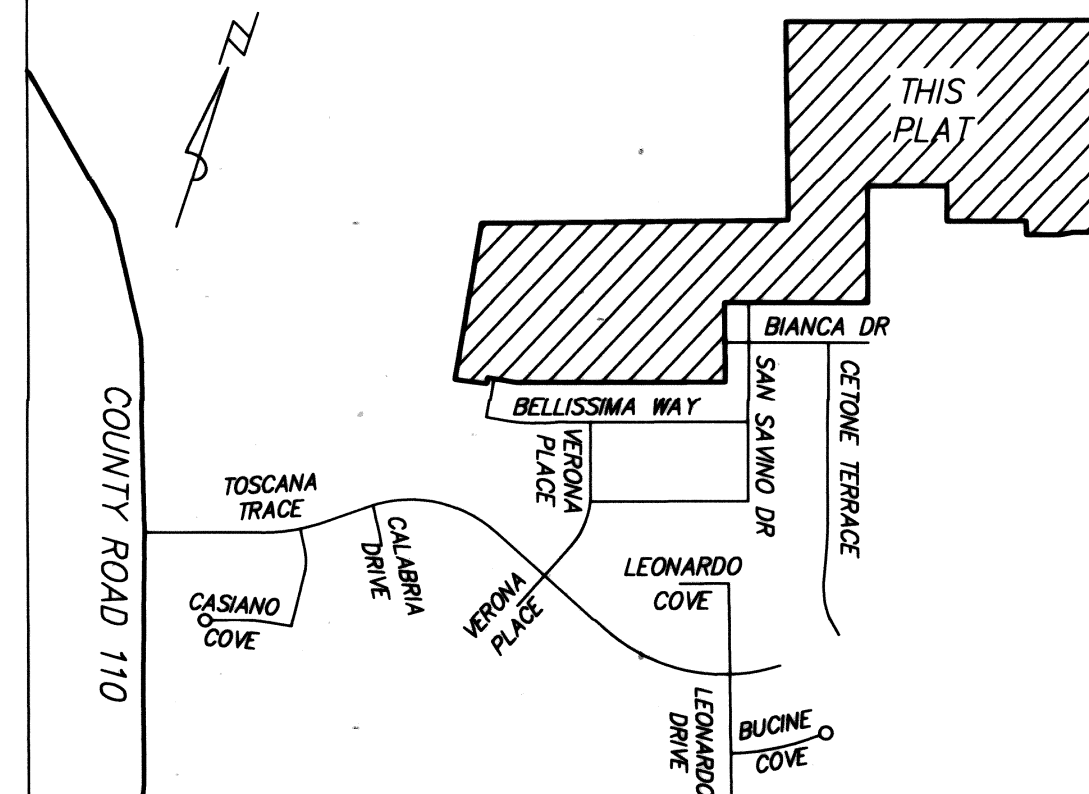
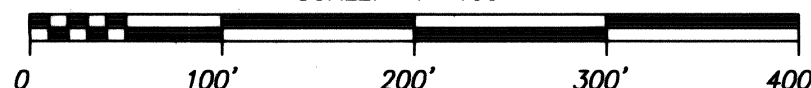
50' LOT 33  
53' LOT 149  
63' LOT 11  
TOTAL 193

LEGEND:

- = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
  - = FOUND 1/2" IRON ROD
  - PUE = PUBLIC UTILITY EASEMENT
  - BL = BUILDING SETBACK LINE
  - DE = DRAINAGE EASEMENT
  - OS = OPEN SPACE
  - Ⓢ = BLOCK NAME
  - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
  - ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
  - DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
  - ROW = RIGHT OF WAY
- ALL BEARINGS ARE BASED ON THE WEST LINE OF THAT 22.31 ACRE TRACT (TRACT 1), CALLED AS N18°45'39"W ON THE DEED RECORDED IN DOCUMENT NO. 2015089805 OPRWC.

FINAL PLAT OF  
**SIENA SECTION 14**  
WILLIAMSON COUNTY, TEXAS

SCALE: 1"=100'



LOCATION MAP  
SCALE: 1" = 750'

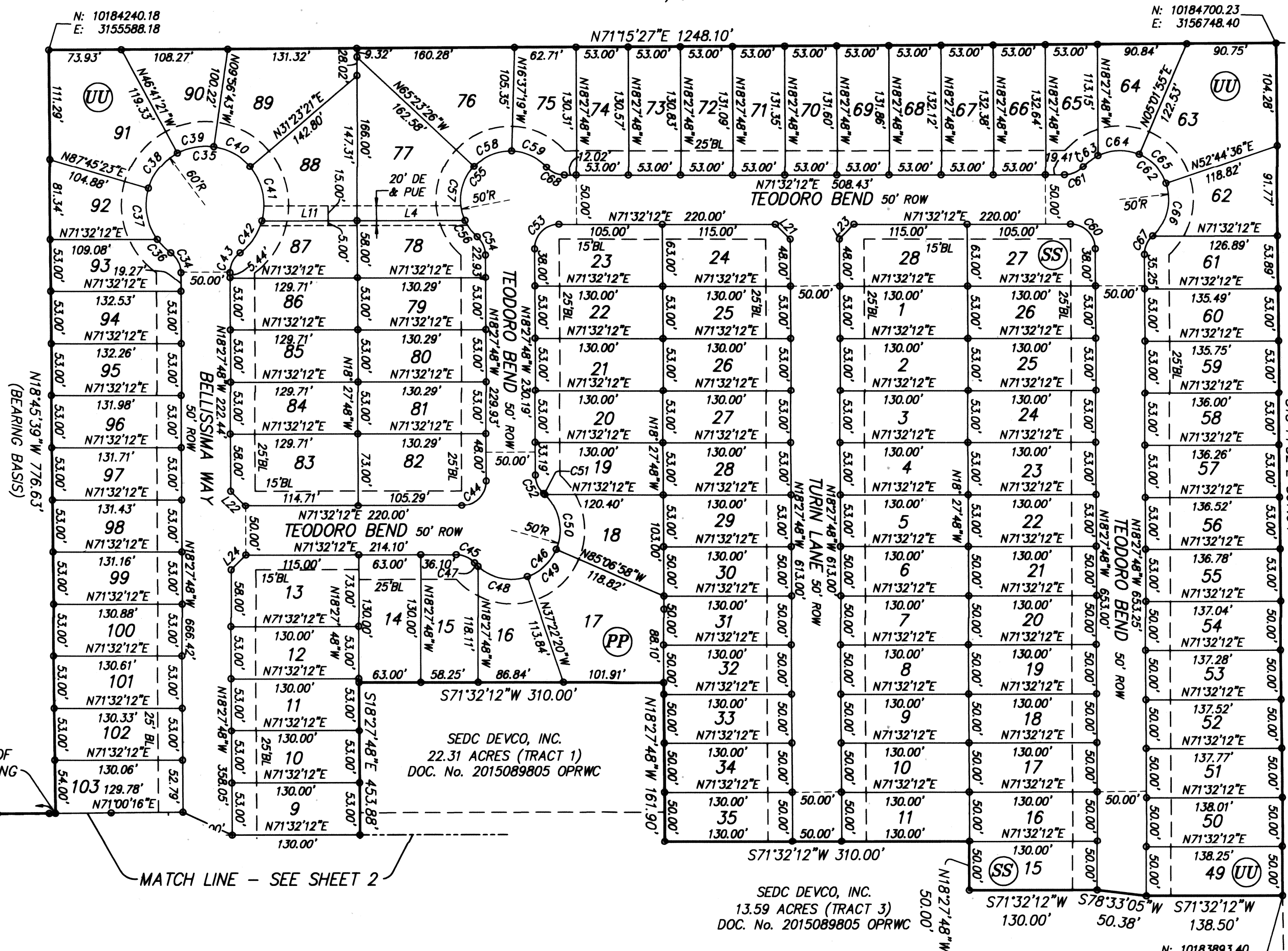
EASEMENTS:

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

NOTES:

- THE PROPERTY OWNERS OR THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL SIDEWALKS.
- 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 ANALYSIS.
- 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 NUMBER 48491C0505F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- NO STRUCTURE OR LAND WITHIN THIS PLAT HEREFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY SIENA MUD #2 AND WILL REQUIRE THE DEVELOPER TO REQUEST A SERVICE EXTENSION FROM THE PROPERTY BOUNDARY TO THE MCNUTT INTERCEPTOR.
- CITY OF ROUND ROCK WILL PROVIDE THE TRUNK LINE (MCNUTT INTERCEPTOR).
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- MAIL BOXES WILL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UNITED STATES POSTAL SERVICE (USPS).
- EXCEPT IN AREAS REQUIRED TO MEET LEGAL ACCESSIBILITY REQUIREMENTS, THE MINIMUM 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 AT LEAST ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
- 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 PLATTING AND DEVELOPMENT OF THIS PROPERTY.
- ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.
- IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION, LIGHTING, CUSTOM SIGNS, ARE PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
- THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE SIENA MUD NO. 2. WATER AND WASTEWATER SERVICES TO THIS SUBDIVISION WILL BE PROVIDED BY THE DISTRICT IN ACCORDANCE WITH ITS RATE ORDER, AS AMENDED. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE DISTRICT AND APPROVED BY THE DISTRICT'S ENGINEER, PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE DISTRICT MAY INSPECT ALL WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS.

ELEANOR OLSON, ANDREW H. OLSON  
71 1/2 ACRES (TRACT ONE)  
VOL. 595/PG. 131 DRWC



STEPHEN LEE PRITCHARD FAMILY TRUST &  
NANCY KAY PRITCHARD OHLENDORF FAMILY TRUST  
190.50 ACRES  
VOL. 1980/PG. 972 ORWC

STEPHEN LEE PRITCHARD FAMILY TRUST &  
NANCY KAY PRITCHARD OHLENDORF FAMILY TRUST  
190.50 ACRES  
VOL. 1980/PG. 972 ORWC

NEW STREETS:

NAME	LENGTH	ROW WIDTH	DESIGN SPEED
BELLISSIMA WAY	2468'	50'	30 MPH
BIANCA DRIVE	876'	50'	30 MPH
SAN SAVINO DRIVE	155'	50'	30 MPH
SORRISO LANE	162'	50'	30 MPH
TEODORO BEND	1972'	50'	30 MPH
TURIN LANE	653'	50'	30 MPH

TOTAL 6286'

SEDC DEVCO, INC.  
13.59 ACRES (TRACT 3)  
DOC. No. 2015089805 OPRWC

N: 10183893.40  
E: 3157068.31

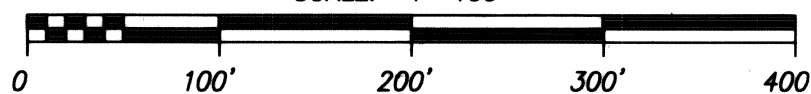
SURVEY: HENRY MILLARD SURVEY, ABSTRACT NO. 452  
DATE: SEPTEMBER 6, 2018 SCALE: 1" = 100'

**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

*FINAL PLAT OF*

SCALE: 1"=100'

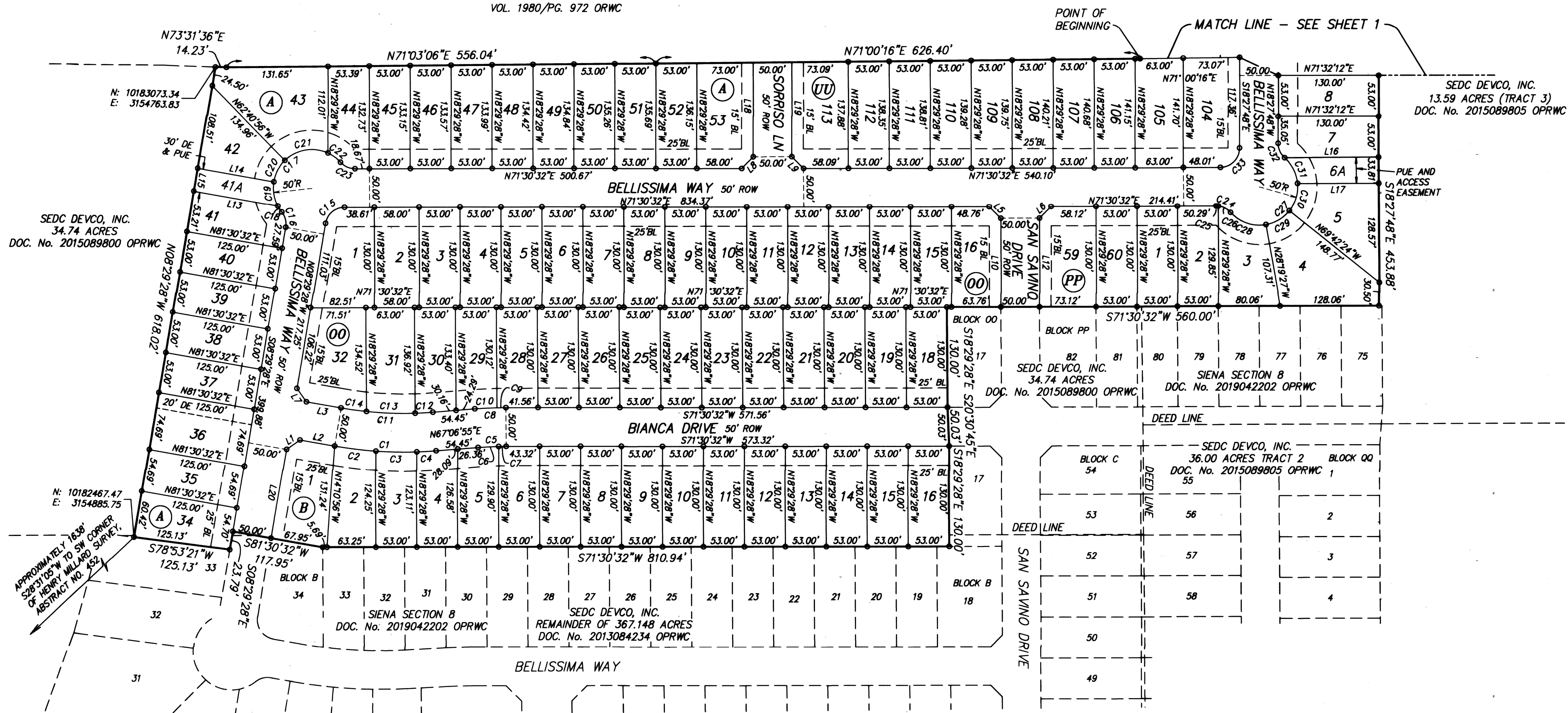


- = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
- = FOUND 1/2" IRON ROD
- PUE = PUBLIC UTILITY EASEMENT
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ALL BEARINGS ARE BASED ON THE WEST LINE OF THAT 22.31 ACRE  
TRACT (TRACT 1), CALLED AS N18°45'39"W ON THE DEED RECORDED  
IN DOCUMENT NO. 2015089805 OPRWC.

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  
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STEPHEN LEE PRITCHARD FAMILY TRUST &  
NANCY KAY PRITCHARD OHLENDORF FAMILY TRUST  
190.50 ACRES  
VOL. 1980/PG. 972 ORWC



SCALE: 1" = 100'

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FINAL PLAT OF  
SIENA SECTION 14  
WILLIAMSON COUNTY, TEXAS

THAT PART OF THE HENRY MILLARD SURVEY, ABSTRACT NO. 452 IN WILLIAMSON COUNTY TEXAS, BEING A PART OF THE REMAINDER OF THAT CERTAIN 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 (OPRWC), BEING A PART OF THAT 34.74 ACRE TRACT OF LAND CONVEYED TO SEDC DEVCO, INC. BY DEED RECORDED IN DOCUMENT NO. 2015089800 OPRWC, AND A PART OF THAT CERTAIN 22.31 ACRE TRACT (TRACT 1) AND THAT 13.59 ACRE TRACT (TRACT 3) OF LAND CONVEYED TO SEDC DEVCO, INC. BY DEED RECORDED IN DOCUMENT NO. 2015089805 OPRWC, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 13.59 ACRE TRACT, BEING THE SOUTHWEST CORNER OF SAID 22.31 ACRE TRACT, BEING ALSO THE NORTHEAST CORNER OF SAID 34.74 ACRE TRACT, BEING ALSO AN ANGLE POINT OF THAT 190.50 ACRE TRACT OF LAND CONVEYED TO STEPHEN LEE PRITCHARD FAMILY TRUST & NANCY KAY PRITCHARD OHLENDORF FAMILY TRUST BY DEED RECORDED IN VOLUME 1980, PAGE 972 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (ORWC);

THENCE N18°45'39"W (BEARING BASIS) ALONG A SOUTHERLY LINE OF SAID 190.50 ACRE TRACT, BEING ALSO THE WEST LINE OF SAID 22.31 ACRE TRACT A DISTANCE OF 776.63 FEET TO A 1/2" IRON ROD SET AT THE NORTHWEST CORNER OF SAID 22.31 ACRE TRACT;

THENCE N71°15'27"E ALONG A SOUTHERLY LINE OF SAID 190.50 ACRE TRACT AND THE NORTH LINE OF SAID 22.31 ACRE TRACT, A DISTANCE OF 1,248.10 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID 22.31 ACRE TRACT, BEING AN ANGLE POINT OF THAT 71 1/2 ACRE TRACT (TRACT ONE) OF LAND CONVEYED TO ELEANOR OLSON, ANDREW H. OLSON AND DOROTHEA JACOB BY DEED RECORDED IN VOLUME 595, PAGE 131 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (DRWC);

THENCE S18°44'32"E ALONG THE WESTERLY LINE OF SAID 71 1/2 ACRE TRACT, ALONG THE EAST LINE OF SAID 22.31 ACRE TRACT, ALONG THE EAST LINE OF SAID 13.59 ACRE TRACT, PASSING AT A DISTANCE OF 780.87 FEET THE SOUTHEAST CORNER OF SAID 22.31 ACRE TRACT, CONTINUING FOR A TOTAL DISTANCE OF 867.94 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID 13.59 ACRE TRACT, ACROSS SAID 22.31 ACRE TRACT THE FOLLOWING EIGHT COURSES:

1. S71°32'12"W A DISTANCE OF 138.50 FEET TO A 1/2" IRON ROD SET;
2. S78°33'05"W A DISTANCE OF 50.38 FEET TO A 1/2" IRON ROD SET;
3. S71°32'12"W A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD SET;
4. N18°27'48"W A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET;
5. S71°32'12"W A DISTANCE OF 310.00 FEET TO A 1/2" IRON ROD SET;
6. N18°27'48"W A DISTANCE OF 161.90 FEET TO A 1/2" IRON ROD SET;
7. S71°32'12"W A DISTANCE OF 310.00 FEET TO A 1/2" IRON ROD SET;
8. S18°27'48"E A DISTANCE OF 453.88 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID 13.59 ACRE TRACT, ACROSS SAID 34.74 ACRE TRACT, ACROSS SAID 367.148 ACRE TRACT THE FOLLOWING NINE COURSES:

1. S71°30'32"W A DISTANCE OF 560.00 FEET TO A 1/2" IRON ROD SET;
2. S18°29'28"E A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD SET;
3. S20°30'45"E A DISTANCE OF 50.03 FEET TO A 1/2" IRON ROD SET;
4. S18°29'28"E A DISTANCE OF 130.00 FEET TO A 1/2" IRON ROD SET;
5. S71°30'32"W A DISTANCE OF 810.94 FEET TO A 1/2" IRON ROD SET;
6. S81°30'32"W A DISTANCE OF 117.95 FEET TO A 1/2" IRON ROD SET;
7. S08°29'28"E A DISTANCE OF 23.79 FEET TO A 1/2" IRON ROD SET;
8. S78°53'21"W A DISTANCE OF 125.13 FEET TO A 1/2" IRON ROD SET, FROM WHICH POINT THE SOUTHWEST CORNER OF THE HENRY MILLARD SURVEY, ABSTRACT NO. 452, BEARS APPROXIMATELY S28°31'05"W A DISTANCE OF 1638 FEET;
9. N08°29'28"W A DISTANCE OF 618.02 FEET TO A 1/2" IRON ROD SET ON A SOUTHERLY LINE OF SAID 190.50 ACRE TRACT;

THENCE ALONG A SOUTHERLY LINE OF SAID 190.50 ACRE TRACT THE FOLLOWING THREE COURSES:

1. N73°31'36"E A DISTANCE OF 14.23 FEET TO A 1/2" IRON ROD SET;
2. N71°03'06"E A DISTANCE OF 556.04 FEET TO A 1/2" IRON ROD SET;
3. N71°00'16"E A DISTANCE OF 626.40 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 40.645 ACRES, MORE OR LESS.  
ALL IRON RODS SET HAVE "RJ SURVEYING" CAPS UNLESS NOTED OTHERWISE.  
ALL BEARINGS ARE BASED ON THE WEST LINE OF SAID 22.31 ACRE TRACT (TRACT 1), CALLED AS N18°45'39"W ON THE DEED RECORDED IN DOCUMENT NO. 2015089805 OPRWC.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	131.89	525.00	14°23'37"	N74°18'44"E	131.54
C2	53.82	525.00	5°52'26"	N78°34'19"E	53.80
C3	53.03	525.00	5°47'17"	N72°44'28"E	53.01
C4	25.03	525.00	2°43'54"	N68°28'52"E	25.03
C5	36.42	475.00	4°23'37"	N69°18'44"E	36.42
C6	26.75	475.00	3°13'35"	N68°43'43"E	26.75
C7	9.68	475.00	1°10'02"	N70°55'31"E	9.68
C8	40.26	525.00	4°23'37"	N69°18'44"E	40.25
C9	11.44	525.00	1°14'55"	N70°53'05"E	11.44
C10	28.82	525.00	3°08'42"	N68°41'16"E	28.81
C11	119.33	475.00	14°23'37"	N74°18'44"E	119.01
C12	22.96	475.00	2°46'11"	N68°30'01"E	22.96
C13	63.09	475.00	7°36'37"	N73°41'25"E	63.05
C14	33.27	475.00	4°00'49"	N79°30'08"E	33.27
C15	34.91	25.00	80°00'00"	N31°30'32"E	32.14
C16	21.03	25.00	48°11'23"	N32°35'09"W	20.41
C17	153.92	50.00	176°22'46"	N31°30'32"E	99.95
C18	9.26	50.00	10°36'25"	N51°22'38"W	9.24
C19	32.32	50.00	37°02'14"	N27°33'18"W	31.76
C20	31.73	50.00	36°21'15"	N09°08'27"E	31.20
C21	60.44	50.00	69°15'50"	N61°56'59"E	56.83
C22	20.17	50.00	23°07'01"	N71°51'35"W	20.04
C23	21.03	25.00	48°11'23"	N84°23'46"W	20.41
C24	21.03	25.00	48°11'23"	N84°23'46"W	20.41
C25	2.71	25.00	6°13'04"	N74°37'04"E	2.71
C26	18.31	25.00	41°58'19"	N81°17'14"W	17.91
C27	162.62	50.00	186°21'06"	N26°31'22"E	99.85
C28	50.63	50.00	58°01'22"	N89°18'46"W	48.50
C29	36.11	50.00	41°22'58"	N40°59'05"E	35.33
C30	37.96	50.00	43°30'15"	N01°27'32"W	37.06
C31	37.91	50.00	43°26'32"	N44°55'55"W	37.01
C32	21.03	25.00	48°11'23"	N42°33'29"W	20.41
C33	39.26	25.00	89°58'20"	N26°31'22"E	35.35
C34	23.55	25.00	53°58'05"	N45°26'50"W	22.69
C35	301.53	60.00	287°56'10"	N71°32'12"E	70.59
C36	19.14	60.00	18°16'31"	N63°17'37"W	19.06
C37	54.65	60.00	52°11'13"	N28°03'45"W	52.78
C38	47.34	60.00	45°12'28"	N20°38'05"E	46.12
C39	38.21	60.00	36°29'08"	N61°28'53"E	37.57
C40	43.15	60.00	41°12'16"	N79°40'24"W	42.23
C41	58.91	60.00	56°15'15"	N30°56'39"W	56.57
C42	40.13	60.00	38°19'18"	N16°20'38"E	39.39
C43	23.55	25.00	53°58'05"	N08°31'15"E	22.69
C44	39.27	25.00	90°00'00"	N26°32'12"E	35.36
C45	21.03	25.00	48°11'23"	N84°22'06"W	20.41
C46	162.65	50.00	186°22'46"	N26°32'12"E	99.85
C47	5.01	50.00	5°44'17"	N63°08'33"W	5.01
C48	53.55	50.00	61°21'38"	N83°18'29"E	51.02
C49	41.66	50.00	47°44'38"	N28°45'21"E	40.47
C50	60.70	50.00	69°33'28"	N29°53'42"W	57.04
C51	1.73	50.00	1°58'45"	N65°39'48"W	1.73
C52	21.03	25.00	48°11'23"	N42°33'29"W	20.41
C53	39.27	25.00	90°00'00"	N26°32'12"E	35.36
C54	21.03	25.00	48°11'23"	N42°33'29"W	20.41
C55	162.41	50.00	186°06'44"	N26°24'11"E	99.86
C56	20.56	50.00	23°33'44"	N54°52'19"W	20.42
C57	59.07	50.00	67°41'21"	N09°14'46"W	55.69
C58	42.56	50.00	48°46'13"	N48°59'01"E	41.29
C59	40.22	50.00	46°05'27"	N83°35'10"W	39.15
C60	39.27	25.00	90°00'00"	N63°27'48"W	35.36
C61	21.03	25.00	48°11'23"	N47°26'31"E	20.41
C62	162.65	50.00	186°22'46"	N63°27'48"W	99.85
C63	18.93	50.00	21°41'12"	N34°11'25"E	18.81
C64	43.35	50.00	49°40'48"	N69°52'25"E	42.01
C65	41.80	50.00	47°53'43"	N61°20'19"W	40.59
C66	58.57	50.00	67°07'03"	N03°49'56"W	55.28
C67	21.03	25.00	48°11'23"	N05°37'54"E	20.41
C68	20.91	25.00	47°55'21"	N84°30'07"W	20.31

LINE TABLE		
LINE	BEARING	LENGTH
L1	N36°30'32"E	21.21'
L2	N81°30'32"E	45.53'
L3	N81°30'32"E	45.53'
L4	N71°32'12"E	109.84'
L5	N63°29'28"W	21.21'
L6	N26°30'32"E	21.21'
L7	N53°29'28"W	21.21'
L8	N26°30'32"E	21.21'
L9	N63°29'28"W	21.21'
L10	N18°29'28"W	115.00'
L11	N71°32'12"E	96.93'
L12	N18°29'28"W	115.00'
L13	N81°36'56"E	110.38'
L14	N81°36'56"E	100.00'
L15	N08°29'28"W	30.00'
L16	N71°12'50"E	121.67'
L17	N71°32'12"E	105.17'
L18	N18°29'28"W	121.80'
L19	N18°29'28"W	122.24'
L20	N08°29'28"W	116.58'
L21	N63°27'48"W	21.21'
L22	N63°27'48"W	21.21'
L23	N26°32'12"E	21.21'
L24	N26°32'12"E	21.21'

SURVEY: HENRY MILLARD SURVEY, ABSTRACT NO. 452

DATE: SEPTEMBER 6, 2018 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.

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F-10015400

## 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 48491C0505F EFFECTIVE DATE DECEMBER 20, 2019 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.

J. Keith Collins 1/21/2020  
J. KEITH COLLINS DATE  
LICENSED PROFESSIONAL ENGINEER NO. 80579  
STATE OF TEXAS



## SURVEYOR'S CERTIFICATION

I, JOHN D. KIPP, 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 D. Kipp 01/21/2020  
JOHN D. KIPP DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5844  
STATE OF TEXAS



STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

THAT SEDC DEVCO, INC., A TEXAS CORPORATION, BEING THE OWNER OF THAT 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, BEING THE OWNER OF THAT CERTAIN 22.31 ACRE TRACT (TRACT 1) AND THAT CERTAIN 13.59 ACRE TRACT (TRACT 3) OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2015089805 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE OWNER OF THAT CERTAIN 34.74 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2015089800 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACTS OF LAND, DO HEREBY SUBDIVIDE 40.645 ACRES OUT OF SAID TRACTS AS SHOWN HEREON, DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS "SIENA SECTION 14".

THIS 21<sup>st</sup> DAY OF January 2020

SEDC DEVCO, INC., A TEXAS CORPORATION

BY: John S. Lloyd  
JOHN S. LLOYD, PRESIDENT  
4720-4 ROCKCLIFF ROAD  
AUSTIN, TEXAS 78746

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 21<sup>st</sup> DAY OF January, A.D., 2020.

BY: Kevin M. Flahive  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Kevin M. FlahiveMY COMMISSION EXPIRES: 4-11-2022

FINAL PLAT OF  
**SIENA SECTION 14**  
WILLIAMSON COUNTY, 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

I, BILL GRAVELL JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, FOR A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND THAT THIS PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

Bill Gravel Jr. COUNTY JUDGE DATE  
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

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 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 OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. \_\_\_\_\_.

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: SEPTEMBER 6, 2018

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

SHEET 4 OF 4 SHEETS