

LOCATION MAP
SCALE: 1" = 1000'

- LEGEND:
- = FOUND 1/2" IRON ROD WITH "RJ SURVEYING"
 - = CAP (UNLESS NOTED OTHERWISE)
 - = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
 - BL = BUILDING SETBACK LINE
 - OS = OPEN SPACE
 - DE = DRAINAGE EASEMENT
 - AE = ACCESS EASEMENT
 - PUE = PUBLIC UTILITY EASEMENT
 - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

LEGAL DESCRIPTION:

THAT PART OF THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 50-A (AMENITY LOT), BLOCK CC OF SIENA SECTION 25, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2015003378 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), AS DESCRIBED IN A DEED WITHOUT WARRANTY TO SEDC DEVCO, INC. RECORDED IN DOCUMENT NO. 2019086304, OPRWC, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND ON THE EAST LINE OF LOT 1-B, BLOCK CC OF SAID SIENA SECTION 25, BEING THE SOUTHWEST CORNER OF LOT 67, BLOCK CC OF SIENA SECTION 19, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2016051214, OPRWC, FROM WHICH THE SOUTHWEST CORNER OF THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422 BEARS APPROXIMATELY S21°52'43"W A DISTANCE OF 12,480 FEET;

THENCE ALONG THE SOUTH LINE OF SAID SIENA SECTION 19, THE FOLLOWING FOUR (4) COURSES:

1. N83°36'47"E (BEARING BASIS) A DISTANCE OF 241.81 FEET TO A 1/2" IRON ROD FOUND;
2. N81°05'48"E A DISTANCE OF 176.33 FEET TO A 1/2" IRON ROD FOUND;
3. S89°34'40"E A DISTANCE OF 290.00 FEET TO A 1/2" IRON ROD FOUND;
4. S83°43'27"E A DISTANCE OF 58.83 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 56, BLOCK CC OF SAID SIENA SECTION 19, BEING THE SOUTHWEST CORNER OF LOT 54, BLOCK CC OF SIENA SECTION 20, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 2016051342, OPRWC, BEING ALSO THE NORTHWEST CORNER OF LOT 53, BLOCK CC OF SAID SIENA SECTION 25;

THENCE ALONG THE WEST LINE OF LOTS 53 AND 52, ALONG THE WEST AND SOUTH LINES OF LOT 51, BLOCK CC OF SAID SIENA SECTION 25, THE FOLLOWING TWO (2) COURSES:

1. S00°25'20"W A DISTANCE OF 174.00 FEET TO A 1/2" IRON ROD FOUND;
2. S89°34'40"E A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF MOZART STREET (65-FOOT WIDE PER DOCUMENT NO. 2015003378, OPRWC) FOR THE SOUTHEAST CORNER OF LOT 51, BLOCK CC OF SAID SIENA SECTION 25;

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID MOZART STREET, ALONG THE NORTH RIGHT-OF-WAY LINE OF OTHELLO PLACE (50-FOOT WIDE PER DOCUMENT NO. 2015003378, OPRWC), THE FOLLOWING SEVEN (7) COURSES:

1. S00°25'20"W A DISTANCE OF 137.04 FEET TO A 1/2" IRON ROD FOUND;
2. S45°25'20"W A DISTANCE OF 28.28 FEET TO A 1/2" IRON ROD FOUND;
3. N89°34'40"W A DISTANCE OF 175.36 FEET TO A 1/2" IRON ROD FOUND FOR A POINT OF CURVATURE OF A CURVE TO THE LEFT;
4. SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 93.54 FEET, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 13°23'54", AND A CHORD BEARING S83°43'23"W, 93.33 FEET TO A 1/2" IRON ROD FOUND;
5. S77°01'26"W A DISTANCE OF 60.04 FEET TO A 1/2" IRON ROD FOUND FOR A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
6. SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 37.18 FEET, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 06°05'12", AND A CHORD BEARING S80°04'02"W, 37.16 FEET TO A 1/2" IRON ROD FOUND;
7. S83°06'38"W A DISTANCE OF 79.15 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 50, BLOCK CC OF SAID SIENA SECTION 25;

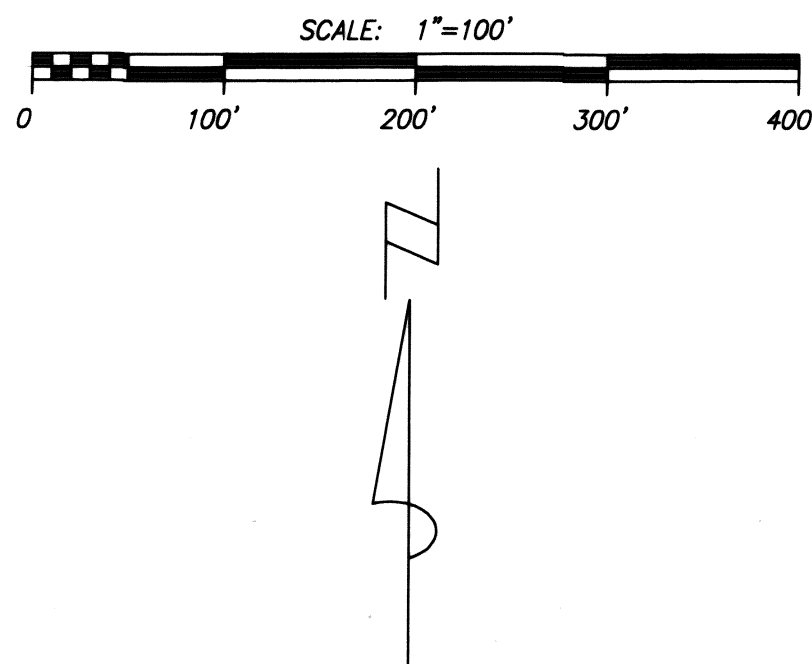
THENCE ALONG THE EAST LINE OF LOT 50, ALONG THE NORTH LINE OF LOTS 50 THROUGH 42, BLOCK CC OF SAID SIENA SECTION 25, THE FOLLOWING FIVE (5) COURSES:

1. N06°53'22"W A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD FOUND;
2. S83°06'38"W A DISTANCE OF 189.00 FEET TO A 1/2" IRON ROD FOUND;
3. S86°46'32"W A DISTANCE OF 184.91 FEET TO A 1/2" IRON ROD FOUND;
4. N85°52'38"W A DISTANCE OF 63.51 FEET TO A 1/2" IRON ROD FOUND;
5. N67°36'00"W A DISTANCE OF 138.66 FEET TO A 1/2" IRON ROD FOUND ON THE EAST LINE OF LOT 1-B, BLOCK CC OF SAID SIENA SECTION 25 FOR AN ANGLE POINT OF SAID LOT 42, BLOCK CC;

THENCE ALONG THE EAST LINE OF LOT 1-B, BLOCK CC OF SAID SIENA SECTION 25, N41°22'17"E A DISTANCE OF 234.59 FEET TO THE SAID POINT OF BEGINNING.

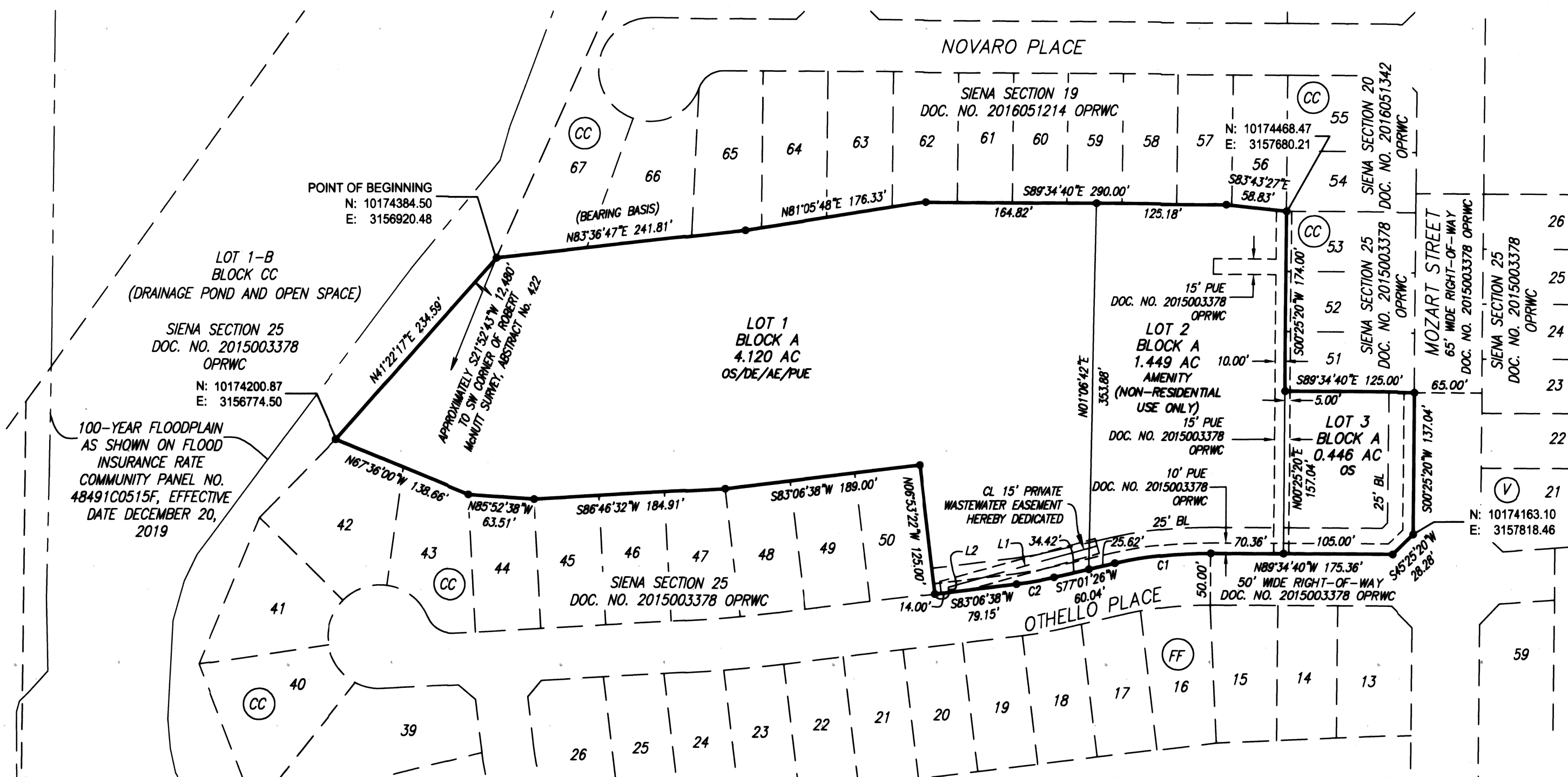
CONTAINING 6.015 ACRES, MORE OR LESS.
ALL IRON RODS FOUND OR SET ARE "RJ SURVEYING" CAPPED.
BEARINGS ARE BASED ON THE PLAT OF SIENA SECTION 19 RECORDED IN DOCUMENT NO. 2016051214 OPRWC. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBER R536294.

REPLAT OF
LOT 50-A, BLOCK CC, SIENA SECTION 25
WILLIAMSON COUNTY, TEXAS



PLAT NOTES:

1. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE PROPERTY OWNERS OR THE HOMEOWNERS ASSOCIATION.
2. 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.
3. 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 48491C0515F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
4. WATER SERVICE WILL BE PROVIDED BY JONAH WATER S. U. D.
5. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF ROUND ROCK. THE CITY OF ROUND ROCK WILL PROVIDE THE TRUNK LINE (MCNUTT INTERCEPTOR).
6. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
7. A BLANKET IRRIGATION EASEMENT IS HEREBY DEDICATED ON LOTS 1, 2, AND 3, BLOCK A FOR REPAIR AND MAINTENANCE OF IRRIGATION SYSTEMS.
8. THIS PLAT IS SUBJECT TO THE SIENA MASTER COVENANT RECORDED IN DOCUMENT NO. 2013018036 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
9. THIS REPLAT IS SUBJECT TO ALL APPLICABLE RECORDED EASEMENTS AND RESTRICTIONS AND AS SET FORTH IN THE ORIGINAL PLAT OF SIENA SECTION 25, AS RECORDED IN DOCUMENT NO. 2015003378 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY.
10. NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE [FLOODPLAIN DEVELOPMENT PERMIT] FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
11. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
12. LANDSCAPING IS PROHIBITED WITHIN THE COUNTY ROAD RIGHT-OF-WAY.



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	93.54'	400.00'	01°23'54"	S83°43'23"W	93.33'
C2	37.18'	350.00'	00°05'12"	S80°04'02"W	37.16'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N74°38'52"E	148.77'
L2	S06°53'22"E	5.00'

PROPERTY OWNER:

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

TOTAL AREA OF PLAT: 6.015 ACRES

SURVEY: ROBERT MCNUTT SURVEY, ABSTRACT No. 422

1 AMENITY LOT 1.449 AC
1 OS/DE/AE/PUE LOT 4.120 AC
1 OS LOT 0.446 AC

1 BLOCK

SURVEY: ROBERT MCNUTT SURVEY, ABSTRACT NO. 422

DATE: DECEMBER 24, 2019

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

REPLAT OF
LOT 50-A, BLOCK CC, SIENA SECTION 25
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON

THAT SEDC DEVCO, INC., SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2019086304 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, DO HEREBY RESUBDIVIDE SAID TRACT 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 "REPLAT OF LOT 50-A, BLOCK CC, SIENA SECTION 25".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 1st DAY OF May, 2020

SEDC DEVCO, INC., A TEXAS CORPORATION

BY: [Signature]
JOHN S. LLOYD, PRESIDENT
SEDC DEVCO, INC.
4720-4 ROCKCLIFF ROAD
AUSTIN, TEXAS 78746

STATE OF TEXAS

COUNTY OF Travis

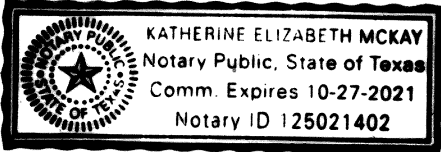
BEFORE ME ON THIS DAY PERSONALLY APPEARED JOHN S. LLOYD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 1st DAY OF May, 2020 A.D.

BY: Katherine Elizabeth McKay
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Katherine Elizabeth McKay

MY COMMISSION EXPIRES: 10-27-2021



ENGINEER'S CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 48491C0515F EFFECTIVE 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.

[Signature] 3/10/2020
J. KEITH COLLINS DATE
REGISTERED PROFESSIONAL ENGINEER NO. 80579
STATE OF TEXAS



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.

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 ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

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.

SURVEYOR'S CERTIFICATION

I, STEPHEN R. LAWRENCE, 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.

[Signature] 3/4/2020
STEPHEN R. LAWRENCE DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6352
STATE OF TEXAS



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 COMMISSIONERS 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 GRAVELL 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: DECEMBER 24, 2019

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