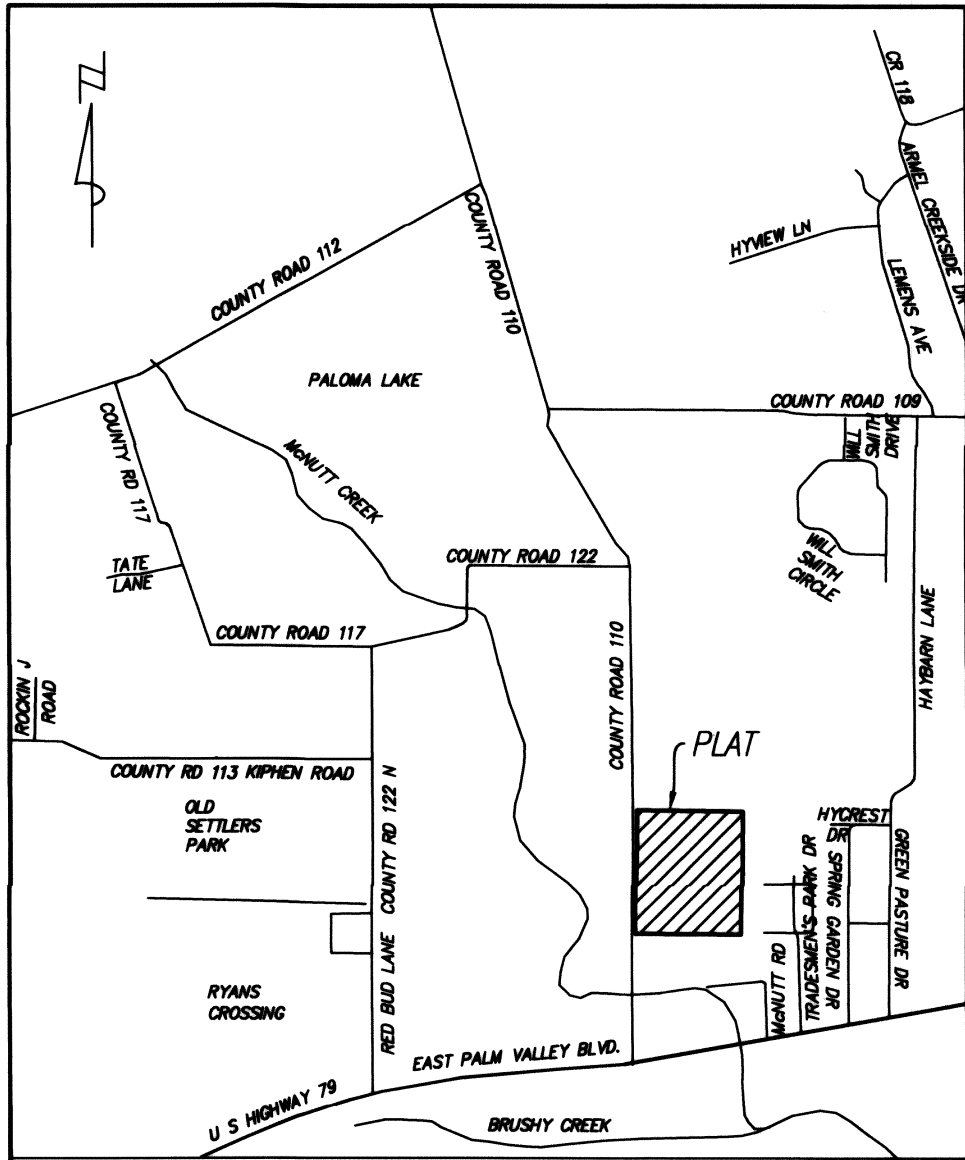


S:\CIVIL 3D 2801-2850\2819-Siena South Commercial Plat\Drawings\2819-PLAT.dwg, 6/19/2020 9:47:08 AM



LOCATION MAP
1" = 2000'

EASEMENT NOTES:

1. A PUBLIC UTILITY EASEMENT 10 FEET (10') WIDE IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHTS-OF-WAY.
2. A PUBLIC UTILITY EASEMENT 5 FEET (5') WIDE IS HEREBY DEDICATED ALONG EACH SIDE OF ALL SIDE LOT LINES.
3. A PUBLIC UTILITY EASEMENT 5 FEET (5') WIDE IS HEREBY DEDICATED ALONG EACH SIDE OF ALL REAR LOT LINES.
4. ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT TO LONE STAR STATE POWER COMPANY, INC. - VOLUME 222/PAGE 505 DRWC - BLANKET TYPE AND UNLOCATABLE.
5. ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT TO LONE STAR STATE POWER COMPANY, INC. - VOLUME 282/PAGE 433 DRWC - BLANKET TYPE AND UNLOCATABLE.
6. ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT TO TEXAS POWER AND LIGHT CORPORATION - VOLUME 383/PAGE 236 DRWC - UNLOCATABLE.
7. ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT TO TEXAS POWER AND LIGHT CORPORATION - VOLUME 489/PAGE 277 DRWC - DOES NOT APPLY TO SUBJECT PLAT.
8. WATER LINES EASEMENT TO JONAH WATER SUPPLY CORPORATION - VOLUME 563/PAGE 721 DRWC - BLANKET TYPE AND UNLOCATABLE.
9. WASTEWATER LINE EASEMENT TO THE CITY OF ROUND ROCK, TEXAS - DOCUMENT NO. 2011070507 OPRWC - SHOWN ON PLAT WITHIN COUNTY ROAD 110 RIGHT-OF-WAY.

LEGEND:

- = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
- = FOUND 1/2" IRON ROD (AS NOTED)
- ROW = RIGHT-OF-WAY
- BL = BUILDING SETBACK LINE
- AE = ACCESS EASEMENT
- DE = DRAINAGE EASEMENT
- WWE = WASTEWATER EASEMENT
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- POB = POINT OF BEGINNING
- = FEMA FLOOD ZONE "AE"
- = FEMA FLOOD ZONE "AE" BOUNDARY LINE
- 655.05 MFFE = MINIMUM FINISHED FLOOR ELEVATIONS
- ⊕ = BENCHMARK

PLAT NOTES:

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.
2. 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.
3. 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.
4. A PORTION OF THIS TRACT IS ENCROACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL No. 48491C0515E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND FURTHER AFFECTED BY LOMR NUMBER 16-06-0303P, EFFECTIVE DATE OCTOBER 27, 2016 FOR WILLIAMSON COUNTY, TEXAS.
5. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
6. WATER WILL BE PROVIDED BY JONAH WATER S.U.D. WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF ROUND ROCK FOR LOTS 1, 6 AND 7, BLOCK A, AND BY SIENA M.U.D. #1 FOR LOTS 2, 3, 4 AND 5, BLOCK A.
7. A TEN FOOT (10') PUBLIC UTILITY EASEMENT (PUE) AND SIDEWALK EASEMENT ABUTTING AND ALONG THE STREET SIDE PROPERTY LINE IS HEREBY DEDICATED FOR ALL STREET SIDE PROPERTY LOTS SHOWN HEREON.
8. SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PART III, ZONING AND DEVELOPMENT CODE, SECTION 6-26, CITY OF ROUND ROCK, TEXAS, 2018, AS AMENDED.
9. ALL ROADS WILL BE DEDICATED TO THE PUBLIC.
10. 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.
11. ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
12. DRIVEWAYS WILL NOT BE PERMITTED TO ENTER ONTO THE MIDDLE TURNAROUND.
13. LOTS ADJACENT TO THE ULTIMATE 1% FLOODPLAIN SHALL HAVE SLAB ELEVATIONS BE A MINIMUM OF TWO (2) FEET ABOVE THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
14. THIS PLAT CONFORMS TO THE PRELIMINARY PLAT APPROVED BY THE COMMISSIONERS COURT ON MAY 21, 2019.
15. ALL ELEVATIONS SHOWN HEREON ARE BASED ON LEICA'S SMARTNET NORTH AMERICAN REFERENCE NETWORK TXGEOID12B-GRS80 (NAVD '88).
16. EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, 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 BFE, WHICHEVER IS HIGHER.
17. NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE OR FLOODPLAIN DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
18. 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.
19. THE OWNER OF EACH TRACT, LOTS 2-5, SHALL CONSTRUCT AN INTERNAL EMERGENCY ACCESS ROAD APPROVED BY THE ESD WITH THE DEVELOPMENT OF THE SITE IMPROVEMENTS. EACH INTERNAL EMERGENCY ACCESS ROAD SHALL BE STUBBED AND TIED INTO THE INTERNAL EMERGENCY ACCESS ROAD OF THE ADJACENT LOT. THE CONNECTION OF ADJOINING EMERGENCY ACCESS ROAD SHALL BE LOCATED WITHIN 100 FEET OF THE SUBDIVISION BOUNDARY WITHIN EACH LOT.

ROADS TABLE					
STREET NAME	TYPE	ROW WIDTH	FUNCTIONAL CLASS	DESIGN SPEED	PAVEMENT WIDTH
SOFA PLACE	PUBLIC	80'	MAJOR COLLECTOR	35 MPH	50'
SOFA PLACE	PUBLIC	80'	MAJOR COLLECTOR	35 MPH	50'
SOFA PLACE	PUBLIC	75' RADIUS	MAJOR COLLECTOR	35 MPH	60' RADIUS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00° 31' 22"E	410.97'
L2	S07° 48' 27"E	306.10'
L3	N30° 39' 28"W	484.78'
L4	N00° 30' 22"E	23.56'
L5	N89° 42' 42"W	376.70'
L6	S00° 17' 18"W	20.00'
L7	N89° 42' 42"W	388.03'
L8	N30° 39' 28"W	500.15'
L9	N17° 17' 00"W	44.74'
L10	S05° 57' 59"W	120.56'
L11	S17° 43' 53"E	151.72'
L12	S48° 53' 37"E	110.61'
L13	S05° 38' 56"E	94.27'
L14	S36° 07' 35"E	93.91'
L15	S07° 48' 27"E	311.60'
L16	N00° 31' 22"E	412.43'
L19	N00° 17' 18"E	50.00'
L20	N05° 11' 53"W	43.93'
L21	N05° 18' 16"E	33.39'
L22	N29° 50' 26"W	26.29'
L23	N25° 35' 09"W	14.36'
L24	N18° 36' 18"W	76.04'
L25	N26° 56' 37"W	21.29'
L26	N07° 07' 46"W	14.51'
L27	N15° 27' 17"W	5.90'
L28	N22° 22' 55"W	9.11'
L29	N02° 11' 14"W	24.48'
L30	N10° 28' 00"W	12.15'
L31	N06° 04' 19"E	31.11'
L32	N15° 15' 43"E	16.64'

STREET TABLE:

STREET NAME	LENGTH	ACRES
SOFA PLACE	1095'	2.434
TOTAL	1095'	2.434

LOT AREA TABLE (ACRES):

A1	1.929 AC OPEN SPACE/DRAINAGE
A2	16.410 AC MULTI-FAMILY 15.050 AC DEVELOPABLE
A3	15.051 AC MULTI-FAMILY
A4	15.051 AC MULTI-FAMILY
A5	20.084 AC MULTI-FAMILY 15.051 AC DEVELOPABLE
A6	5.191 AC DEVELOPMENT
A7	1.750 AC DEVELOPMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L33	N01° 24' 35"W	66.20'
L34	N27° 34' 17"W	104.17'
L35	N25° 28' 43"W	22.78'
L36	N49° 43' 38"W	21.07'
L37	N58° 58' 18"W	34.39'
L38	N30° 37' 41"W	65.91'
L39	N27° 31' 41"W	89.65'
L40	N48° 01' 56"W	15.27'
L41	N27° 57' 12"W	54.15'
L42	N22° 44' 02"W	50.93'
L43	N18° 45' 49"W	75.60'
L44	N37° 26' 57"E	66.77'
L45	N41° 07' 53"W	93.86'
L46	N13° 00' 00"W	75.47'
L47	N24° 22' 59"W	65.78'
L48	N11° 34' 23"W	46.14'
L49	N24° 22' 14"W	27.48'
L50	N24° 43' 02"E	42.43'
L51	N19° 42' 19"E	55.77'
L52	N08° 36' 47"E	53.97'
L53	N10° 40' 04"W	26.60'
L54	N01° 32' 34"E	61.02'
L55	N01° 25' 46"W	10.71'
L56	N50° 21' 52"W	20.07'
L57	N37° 01' 04"W	53.94'
L58	N00° 44' 31"W	80.36'
L59	N05° 42' 52"E	29.29'
L60	N36° 07' 01"E	9.96'
L61	N28° 41' 48"E	1.67'

FINAL PLAT OF
SIENA SOUTH
WILLIAMSON COUNTY, TEXAS

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	25.23'	30.00'	048°11'23"	N66°25'40"E	24.49'
C2	131.34'	75.00'	100°20'12"	N87°29'55"W	115.19'
C3	23.28'	30.00'	044°27'45"	S59°33'41"E	22.70'
C4	420.49'	590.00'	040°50'05"	N61°22'31"W	411.65'
C5	23.28'	30.00'	044°27'45"	S63°11'21"E	22.70'
C6	361.44'	75.00'	276°07'03"	N52°38'18"E	100.26'
C7	27.60'	30.00'	052°42'22"	N15°39'21"W	26.63'
C8	344.77'	510.00'	038°43'58"	N61°22'31"W	338.24'
C9	27.60'	30.00'	052°42'22"	S72°54'19"W	26.63'
C10	120.64'	75.00'	092°09'37"	S87°22'04"E	108.05'
C11	25.23'	30.00'	048°11'23"	N65°22'57"W	24.49'
C12	140.16'	350.00'	022°56'39"	N79°03'02"E	139.22'
C13	127.83'	75.00'	097°39'21"	S38°07'50"E	112.91'
C14	105.81'	75.00'	080°50'02"	N52°37'28"E	97.25'
C15	10.82'	590.00'	001°03'04"	N41°29'00"W	10.82'
C16	127.79'	75.00'	097°37'41"	N36°36'23"W	112.89'
C17	409.67'	590.00'	039°47'01"	N61°54'03"W	401.49'

SITE DATA:

OWNER: SIENA NORTH DEVCO, INC.
JOHN S LLOYD, PRESIDENT
4720-4 ROCKCLIFF ROAD
AUSTIN, TEXAS 78746

ACREAGE: 77.900 ACRES
PATENT SURVEY: ROBERT McNUTT SURVEY, ABSTRACT NO. 422
SURVEYOR: RJ SURVEYING AND ASSOCIATES, INC.
2900 JAZZ STREET
ROUND ROCK, TEXAS 78664

NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 1,095 FEET
SUBMITTAL DATE: JANUARY 7, 2020
DATE OF COMMISSIONER'S COURT APPROVAL: MAY 21, 2019

BENCHMARK NO. 1:
CHISELED SQUARE ON TOP OF CURB FOUND AT THE
NORTHWEST CORNER OF THE INTERSECTION OF SOPHIA PLACE
AND COUNTY ROAD 110.
ELEVATION: 660.23 FEET (NAVD '88)
ALL ELEVATIONS ARE BASED ON LEICA'S SMARTNET NORTH
AMERICAN REFERENCE NETWORK TXGEOID12B-GRS80

NUMBER OF LOTS/ACREAGE BY LOT TYPE:
4 MULTI-FAMILY LOTS: 66.596 ACRES
2 DEVELOPMENT LOTS: 6.941 ACRES
1 OPEN SPACE/DRAINAGE LOT: 1.929 ACRES
ROW DEDICATION: 2.434 ACRES

ENGINEER: RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET
ROUND ROCK, TEXAS 78664

SURVEY: ROBERT McNUTT SURVEY, ABSTRACT NO. 422
DATE: NOVEMBER 8, 2019

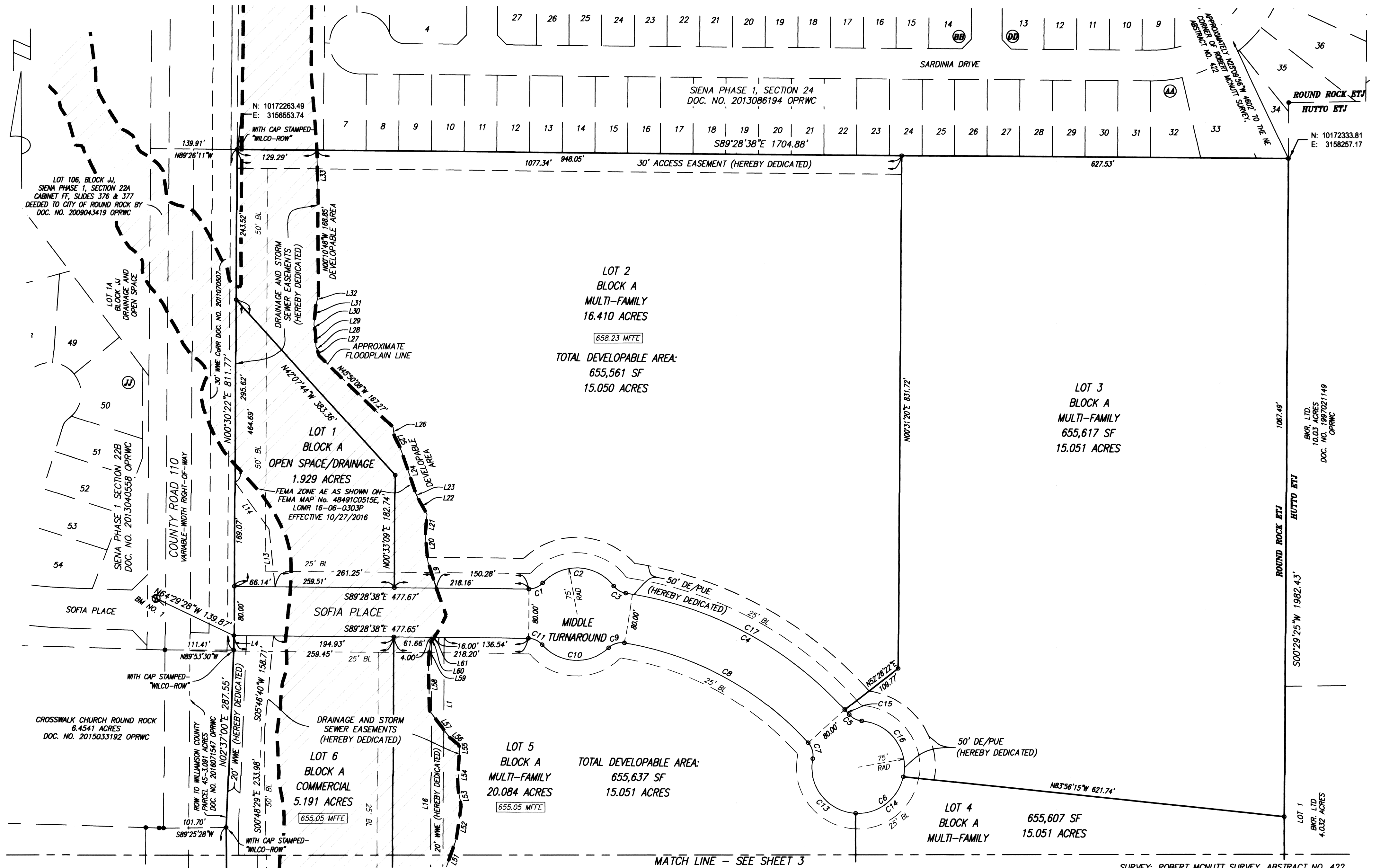
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

F-10015400

FINAL PLAT OF
SIENA SOUTH
WILLIAMSON COUNTY, TEXAS

SCALE: 1"=100'

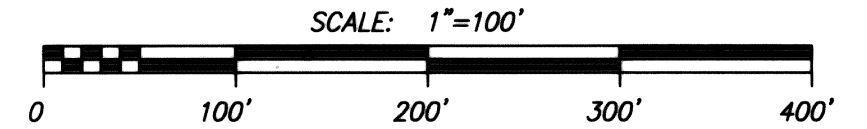


SURVEY: ROBERT MCNUTT SURVEY, ABSTRACT NO. 422
DATE: NOVEMBER 8, 2019 SCALE: 1" = 100'

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FINAL PLAT OF
SIENA SOUTH
WILLIAMSON COUNTY, TEXAS



CROSSWALK CHURCH ROUND ROCK
1.98 ACRES
DOC. NO. 2018056237 OPRWC
LOT 1, BLOCK A, McNUTT 1
DOC. NO. 2009094029 OPRWC

WITH CAP STAMPED-
"WILCO-ROW"

ROW TO WILLIAMSON COUNTY, TEXAS
PARCEL 25, PART 2-0.997 ACRE
DOC. NO. 2016038167 OPRWC

BEVERLY JOHNSON GORDON
1.32.191 ACRES
DOC. NO. 1998035986 OPRWC

COUNTY ROAD 110
VARIABLE-WIDTH RIGHT-OF-WAY

ROW TO WILLIAMSON COUNTY
PARCEL 45-1.091 ACRES
DOC. NO. 2016071547 OPRWC

LOT 6
BLOCK A
COMMERCIAL
5.191 ACRES
655.05 MFFE

LOT 7
BLOCK A
COMMERCIAL/RETAIL
1.750 ACRES
650.05 MFFE

LOT 5
BLOCK A
MULTI-FAMILY
20.084 ACRES
TOTAL DEVELOPABLE AREA:
655,637 SF
15.051 ACRES

LOT 4
BLOCK A
MULTI-FAMILY
655,607 SF
15.051 ACRES

SHARON EGGER
0.988 ACRES
LONE STAR BUSINESS PARK
CABINET J, SLIDE 124 PRWC

JAMES COOK AND GLENNIS
EGGAR

JASPA'S PROPERTIES LLC
DOC. NO. 2016081846
OPRWC

N: 10170353.12
E: 3158340.06

MATCH LINE - SEE SHEET 2

ROBERT McNUTT SURVEY,
ABSTRACT NO. 422

DRAINAGE AND STORM
SEWER EASEMENTS
(HEREBY DEDICATED)

FEMA ZONE AE AS SHOWN ON
FEMA MAP No. 48491C0515E,
LOMR 16-06-0303P
EFFECTIVE 10/27/2016

GRANT KAISER
26.456 ACRES (TRACT 1)
DOC. NO. 2011065991 OPRWC

BCC LAND, LLC
8.00 ACRES (TRACT ONE)
DOC. NO. 2007104011 OPRWC

NEYRA INDUSTRIES, INC.
5.739 ACRES (TRACT 1)
DOC. NO. 2003051376 OPRWC

HUTTO ETJ
GRADY M. BUCHANAN
2.00 ACRES
VOL. 2451, PG. 553
ORWC

GRADY MARSHALL
BUCHANAN
2.00 ACRES
VOL. 2471, PG. 666
ORWC

CRAZY HORSE ESTATE
HOLDINGS, LLC
2.9897 ACRES
DOC. NO. 2016080689
OPRWC

SURVEY: ROBERT McNUTT SURVEY, ABSTRACT NO. 422

DATE: NOVEMBER 8, 2019 SCALE: 1" = 100'

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FINAL PLAT OF
SIENA SOUTH
WILLIAMSON COUNTY, TEXAS

THAT PART OF THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE REMAINDER OF THAT 68.96 ACRE (TRACT 4) TRACT OF LAND AND ALL OF THE REMAINDER OF THAT 12.01 ACRE (TRACT 3) 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 (OPRWC), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING 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), BEING ON THE SOUTH LINE OF SAID 68.96 ACRE TRACT AT THE SOUTHEAST CORNER OF THAT 3.091 ACRE (PARCEL 4S) TRACT OF LAND CONVEYED TO WILLIAMSON COUNTY FOR COUNTY ROAD 110 RIGHT-OF-WAY BY DEED RECORDED IN DOCUMENT NO. 2016071547, OPRWC, AND BEING ON THE NORTH LINE OF THAT 26.456 ACRE TRACT (TRACT 1) CONVEYED TO GRANT KAISER BY DEED RECORDED IN DOCUMENT NO. 2011065991, OPRWC;

THENCE ALONG THE EAST LINE OF SAID 3.091 ACRE TRACT, BEING THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 110, ACROSS SAID 68.96 ACRE TRACT, ACROSS SAID 12.01 ACRE TRACT THE FOLLOWING THREE COURSES:

1. N00°03'37"W A DISTANCE OF 890.33 FEET TO A 1/2" IRON ROD WITH ALUMINUM CAP STAMPED "WILCO-ROW" FOUND;
2. N02°37'00"E A DISTANCE OF 287.55 FEET TO A 1/2" IRON ROD WITH ALUMINUM CAP STAMPED "WILCO-ROW" FOUND;
3. N00°30'22"E A DISTANCE OF 811.77 FEET TO A 1/2" IRON ROD WITH ALUMINUM CAP STAMPED "WILCO-ROW" FOUND ON THE NORTH LINE OF SAID 68.96 ACRE TRACT MONUMENTING THE SOUTHWEST CORNER OF SIENA PHASE 1, SECTION 24 ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2013086194, OPRWC, SAME BEING THE NORTHEAST CORNER OF SAID 3.091 ACRE TRACT;

THENCE ALONG THE NORTH LINE OF SAID 68.96 ACRE TRACT, BEING 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 FOR THE NORTHEAST CORNER OF SAID 68.96 ACRE TRACT AT AN OUTSIDE CORNER ON THE SOUTH LINE OF SAID SIENA PHASE 1, SECTION 24, SAME BEING ON THE WEST LINE OF THAT 10.03 ACRE TRACT CONVEYED TO BKR, LTD. BY DEED RECORDED IN DOCUMENT NO. 1997021149, OPRWC, FROM WHICH THE NORTHEAST CORNER OF THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422 BEARS APPROXIMATELY N25°09'56"W A DISTANCE OF 4602 FEET;

THENCE ALONG THE WEST LINE OF SAID 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), S00°29'25"W A DISTANCE OF 1982.43 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 68.96 ACRE TRACT, BEING THE SOUTHWEST CORNER OF SAID LONE STAR BUSINESS PARK, SAME BEING ON THE NORTH LINE OF THAT 2.00 ACRE TRACT CONVEYED TO GRADY MARSHALL BUCHANAN BY DEED RECORDED IN VOLUME 2471, PAGE 666 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS (ORWC);

THENCE ALONG THE SOUTH LINE OF SAID 68.96 ACRE TRACT, ALONG THE NORTH LINE OF SAID GRADY MARSHALL BUCHANAN 2.00 ACRE TRACT, ALONG THE NORTH LINE OF THAT 2.00 ACRE TRACT CONVEYED TO GRADY M. BUCHANAN BY DEED RECORDED IN VOLUME 2451, PAGE 553, ORWC, ALONG THE NORTH LINE OF THAT 5.739 ACRE TRACT CONVEYED TO NEYRA INDUSTRIES, INC. BY DEED RECORDED IN DOCUMENT NO. 2003051376, OPRWC, ALONG THE NORTH LINE OF THAT 8.00 ACRE TRACT (TRACT ONE) CONVEYED TO BCC LAND, LLC BY DEED RECORDED IN DOCUMENT NO. 2007104011, OPRWC, AND ALONG THE NORTH LINE OF SAID 26.456 ACRE TRACT, N89°42'42"W (BEARING BASIS) A DISTANCE OF 1707.22 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 77.900 ACRES, MORE OR LESS.
ALL IRON RODS SET HAVE "RJ SURVEYING" CAPS.
BEARINGS ARE BASED ON THE SOUTH LINE OF THAT 68.96 ACRE TRACT (TRACT IV) CONVEYED TO SIENA KYLE COMMERCIAL BY DEED RECORDED IN DOCUMENT NO. 2008000334, OPRWC, CALLED AS N89°42'42"W. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBERS R020784, R020785 AND R545539.

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON

THAT SIENA NORTH DEVCO, INC., SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2016056625 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 SUBDIVIDE 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 THE CITY OF ROUND ROCK AND 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 SOUTH".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 23 DAY OF JUNE 2020.

SIENA NORTH DEVCO, INC., A TEXAS CORPORATION
BY: John S. Lloyd
JOHN S. LLOYD, PRESIDENT
SIENA NORTH DEVCO, INC.
4720-4 ROCKCLIFF ROAD
AUSTIN, TEXAS 78746

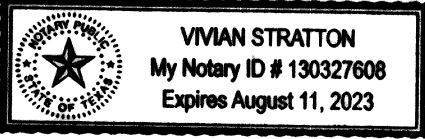
STATE OF TEXAS
COUNTY OF WILLIAMSON

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 23rd DAY OF June, 2020 A.D.

BY: Vivian Stratton
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Vivian Stratton
MY COMMISSION EXPIRES: 8/11/2023



ENGINEER'S CERTIFICATION
STATE OF TEXAS
COUNTY OF WILLIAMSON

A PORTION OF THIS TRACT IS ENCREACHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL No. 48491C0515E, EFFECTIVE DATE SEPTEMBER 26, 2008, AND FURTHER AFFECTED BY LOMR NUMBER 16-06-0303P, EFFECTIVE DATE OCTOBER 27, 2016 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 DATE 6/19/20
J. KEITH COLLINS
LICENSED PROFESSIONAL ENGINEER NO. 80579
STATE OF TEXAS



SURVEYOR'S CERTIFICATION
STATE OF TEXAS
COUNTY OF WILLIAMSON

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.

Stephen R. Lawrence DATE 6/19/2020
STEPHEN R. LAWRENCE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6352
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.

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 Gravel Jr. DATE _____
BILL GRAVELL JR., COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

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

DATE: NOVEMBER 8, 2019

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F-10015400