

LOCATION MAP
1"= 2000'

PLAT NOTES:

- NO PART OF THIS TRACT IS ENCLOSED 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. 48491C0515F, EFFECTIVE DATE DECEMBER 20, 2019.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- WATER AND WASTEWATER WILL BE PROVIDED BY SIENA MUD NO.1.
- 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.
- THIS SUBDIVISION IS SUBJECT TO THE STORMWATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
- ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- ALL ELEVATIONS SHOWN HEREON ARE BASED ON LEICA'S SMARTNET NORTH AMERICAN REFERENCE NETWORK TXGEOD12B-GRS80 (NAVD '88).
- 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.
- THIS SUBDIVISION IS PLANNED TO BE ANNEXED INTO THE EXISTING SIENA HOME OWNERS ASSOCIATION.
- THE MINIMUM FINISHED FLOOR ELEVATIONS 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.

DESCRIPTION:

THAT PART OF THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THAT 0.149 ACRE TRACT (TRACT 1) OF LAND CONVEYED TO KENNETH W. BURGE BY DEED RECORDED IN DOCUMENT NO. 2014090882 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 0.149 ACRE TRACT, SAME BEING AT THE SOUTHWEST CORNER OF LOT 57, BLOCK II, SIENA SECTION 23A ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2015008675 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND ON THE EAST LINE OF A 40.052 ACRE TRACT OF LAND CONVEYED TO CITY OF ROUND ROCK, TEXAS, BY DEED RECORDED IN DOCUMENT NO. 2018096958 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE N87°18'58"E ALONG THE NORTH LINE OF SAID 0.149 ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID LOT 57 A DISTANCE OF 120.56 FEET TO A 1/2" IRON ROD WITH CAP LABELED "ATS" AT THE NORTHEAST CORNER OF SAID 0.149 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID LOT 57 AND ON THE WEST LINE OF PORANO CIRCLE (50' RIGHT-OF-WAY WIDTH);

THENCE S02°32'36"E ALONG THE EAST LINE OF SAID 0.149 ACRE TRACT, SAME BEING THE WEST LINE OF SAID PORANO CIRCLE A DISTANCE OF 54.08 FEET TO A 1/2" IRON ROD FOUND WITH CAP LABELED "ATS" AT THE SOUTHEAST CORNER OF SAID 0.149 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF LOT 59 OF SAID BLOCK II;

THENCE S87°21'21"W ALONG THE SOUTH LINE OF SAID 0.149 ACRE TRACT, SAME BEING THE NORTH LINE OF SAID LOT 58 A DISTANCE OF 120.44 FEET TO A 1/2" IRON ROD FOUND WITH CAP LABELED "RJ SURVEYING" AT THE SOUTHWEST CORNER OF SAID 0.149 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF SAID LOT 59 AND ON THE EAST LINE OF SAID 40.052 ACRE TRACT;

THENCE N02°40'09"W ALONG THE WEST LINE OF SAID 0.149 ACRE TRACT, SAME BEING THE EAST LINE OF SAID 40.052 ACRE TRACT A DISTANCE OF 54.00 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 0.1494 ACRES, MORE OR LESS, AS SHOWN ON THE SKETCH ATTACHED. ALL IRON RODS SET HAVE RJ SURVEYING CAPS.

BEARINGS ARE BASED ON THE NORTH LINE OF LOT 59, BLOCK II, SIENA SECTION 23A ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2015008675 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

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
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- POB = POINT OF BEGINNING
- ⊙ = BENCHMARK

BEARINGS ARE BASED ON THE WEST LINE OF SIENA SECTION 23A ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2015008675 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

SITE DATA:

OWNER: KENNETH W. BURGE
1001 NORTH REDBUD LANE
ROUND ROCK, TX 78665

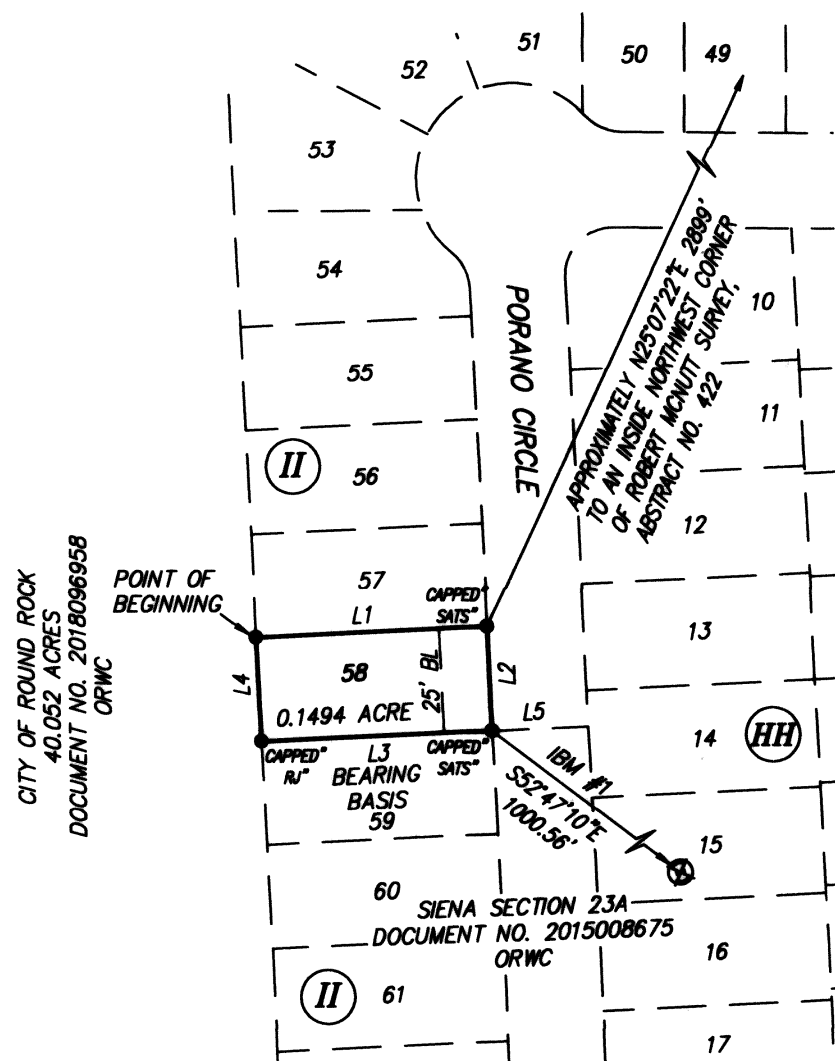
ACREAGE: 0.1494 ACRE
PATENT SURVEY: ROBERT MCNUTT SURVEY, ABSTRACT NO. 422
SURVEYOR: RJ SURVEYING AND ASSOCIATES, INC.
2900 JAZZ STREET
ROUND ROCK, TEXAS 78664

NUMBER OF BLOCKS: 1
LINEAR FEET OF NEW STREETS: 0 FEET
SUBMITTAL DATE:
DATE OF COMMISSIONER'S COURT APPROVAL:

BENCHMARK NO. 1:
CHISELED SQUARE ON TOP OF CURB ON THE NORTH SIDE OF SABBIA DRIVE APPROXIMATELY 147 FEET FROM THE CENTERLINE OF PORANO CIRCLE.
ELEVATION: 667.82 FEET (NAVD '88)
ALL ELEVATIONS ARE BASED ON LEICA'S SMARTNET NORTH AMERICAN REFERENCE NETWORK TXGEOD12B-GRS80

NUMBER OF LOTS/ACREAGE BY LOT TYPE:
1 SINGLE FAMILY LOT - 0.1494 ACRE
ROW DEDICATION: 0

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



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°18'58"E	120.56'
L2	S02°32'36"E	54.08'
L3	S87°21'21"W	120.44'
L4	N02°40'09"W	54.00'
L5	N87°21'21"E	50.00'

ENGINEER'S CERTIFICATION

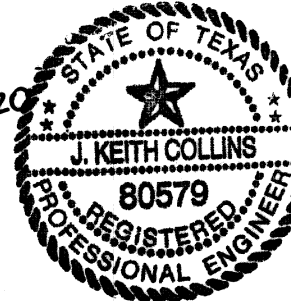
STATE OF TEXAS

COUNTY OF WILLIAMSON

NO PORTION OF THIS TRACT IS ENCLOSED 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. 48491C0515F, EFFECTIVE DATE DECEMBER 20, 2019.

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
J. KEITH COLLINS
LICENSED PROFESSIONAL ENGINEER NO. 80579
STATE OF TEXAS



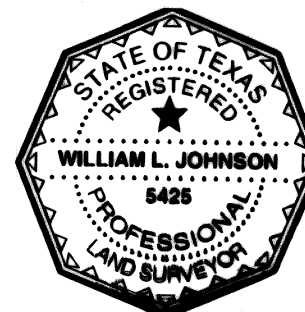
SURVEYOR'S CERTIFICATION

STATE OF TEXAS

COUNTY OF WILLIAMSON

I, WILLIAM L. JOHNSON, DO HEREBY CONFIRM 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.

William L. Johnson
WILLIAM L. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5425
STATE OF TEXAS



STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

THAT KENNETH W. BURGE, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2014090882 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 SECTION 23A LOT 58 BLOCK II".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 23rd DAY OF November 2020

BY: Kenneth W. Burge
KENNETH W. BURGE
1001 NORTH REDBUD LANE
ROUND ROCK, TX 78665

STATE OF TEXAS

COUNTY OF WILLIAMSON

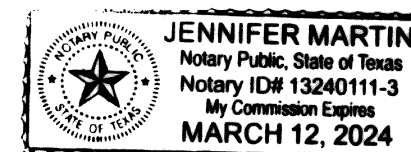
BEFORE ME ON THIS DAY PERSONALLY APPEARED KENNETH W. BURGE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 23rd DAY OF November 2020 A.D.

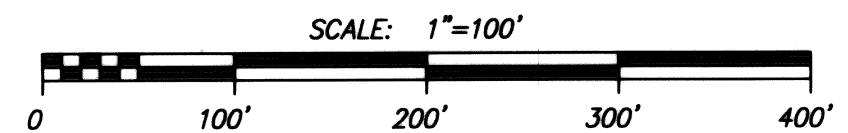
BY: Jennifer Martin
JENNIFER MARTIN
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Jennifer Martin

MY COMMISSION EXPIRES: March 12, 2024



FINAL PLAT OF
SIENA SECTION 23A LOT 58 BLOCK II
WILLIAMSON COUNTY, TEXAS



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

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. 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.

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
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

SURVEY: ROBERT MCNUTT SURVEY, ABSTRACT NO. 422
DATE: 2 NOVEMBER 2020 SCALE: 1" = 100'

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

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