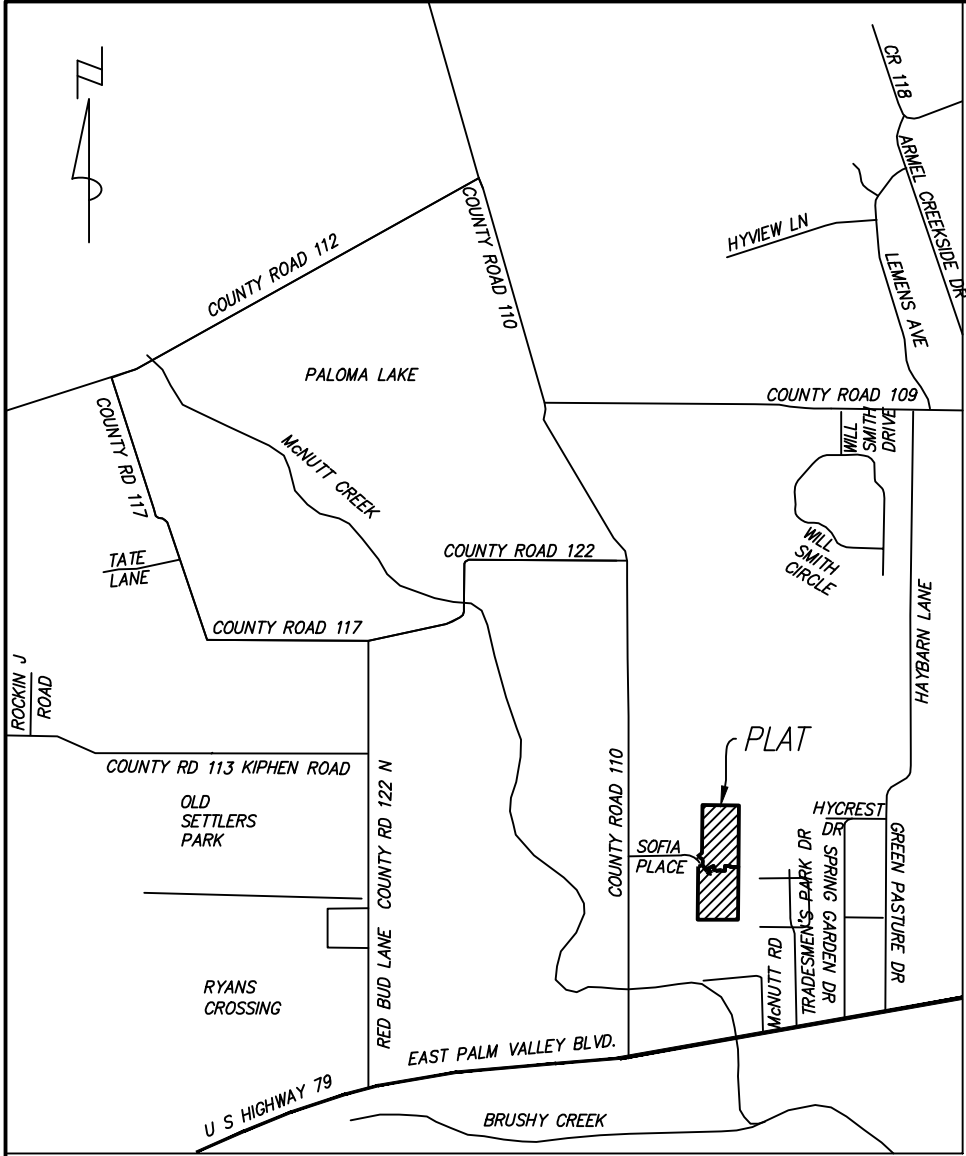
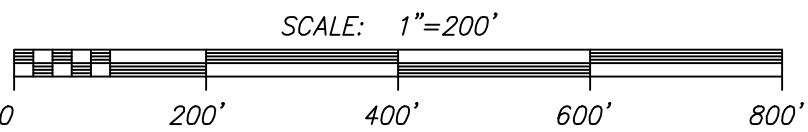




PRELIMINARY PLAN OF
REPLAT OF LOTS 3 & 4 BLOCK A SIENA SOUTH
A PRIVATE SUBDIVISION

WILLIAMSON COUNTY, TEXAS



PROPOSED PRIVATE STREETS TABLE								
STREET NAME	TYPE	ROW WIDTH	FUNCTIONAL CLASS	DESIGN SPEED	PAVEMENT WIDTH	CL LENGTH	AREA ACRES	RURAL/URBAN
ARDEN WAY	PRIVATE	50'	RESIDENTIAL	25 MPH	30'	220'	0.484	URBAN
BRUNO STREET	PRIVATE	50'	RESIDENTIAL	25 MPH	30'	482'	0.478	URBAN
CAMPO LANE	PRIVATE	50'	RESIDENTIAL	25 MPH	30'	405'	0.366	URBAN
MERIDY DRIVE	PRIVATE	50'	RESIDENTIAL	25 MPH	30'	515'	0.551	URBAN
OVILE STREET	PRIVATE	50'	RESIDENTIAL	25 MPH	30'	481'	0.460	URBAN
SAN GIANO COVE	PRIVATE	50'	RESIDENTIAL	25 MPH	30'	217'	0.374	URBAN
SOFIA PLACE	PRIVATE	50'	RESIDENTIAL	25 MPH	30'	240'	0.286	URBAN
SOMMERY LANE	PRIVATE	50'	RESIDENTIAL	25 MPH	30'	541'	0.594	URBAN
STADIO AVENUE	PRIVATE	50'	RESIDENTIAL	25 MPH	30'	763'	0.826	URBAN
TITO PLACE	PRIVATE	50'	RESIDENTIAL	25 MPH	30'	586'	0.631	URBAN
TORRITA DRIVE	PRIVATE	50'	RESIDENTIAL	25 MPH	30'	1061'	1.185	URBAN
WELLSPRING WAY	PRIVATE	50'	RESIDENTIAL	25 MPH	30'	1328'	1.831	URBAN
WILDE PLACE	PRIVATE	50'	RESIDENTIAL	25 MPH	30'	405'	0.365	URBAN
TOTALS						7244'	8.431	

SITE DATA:

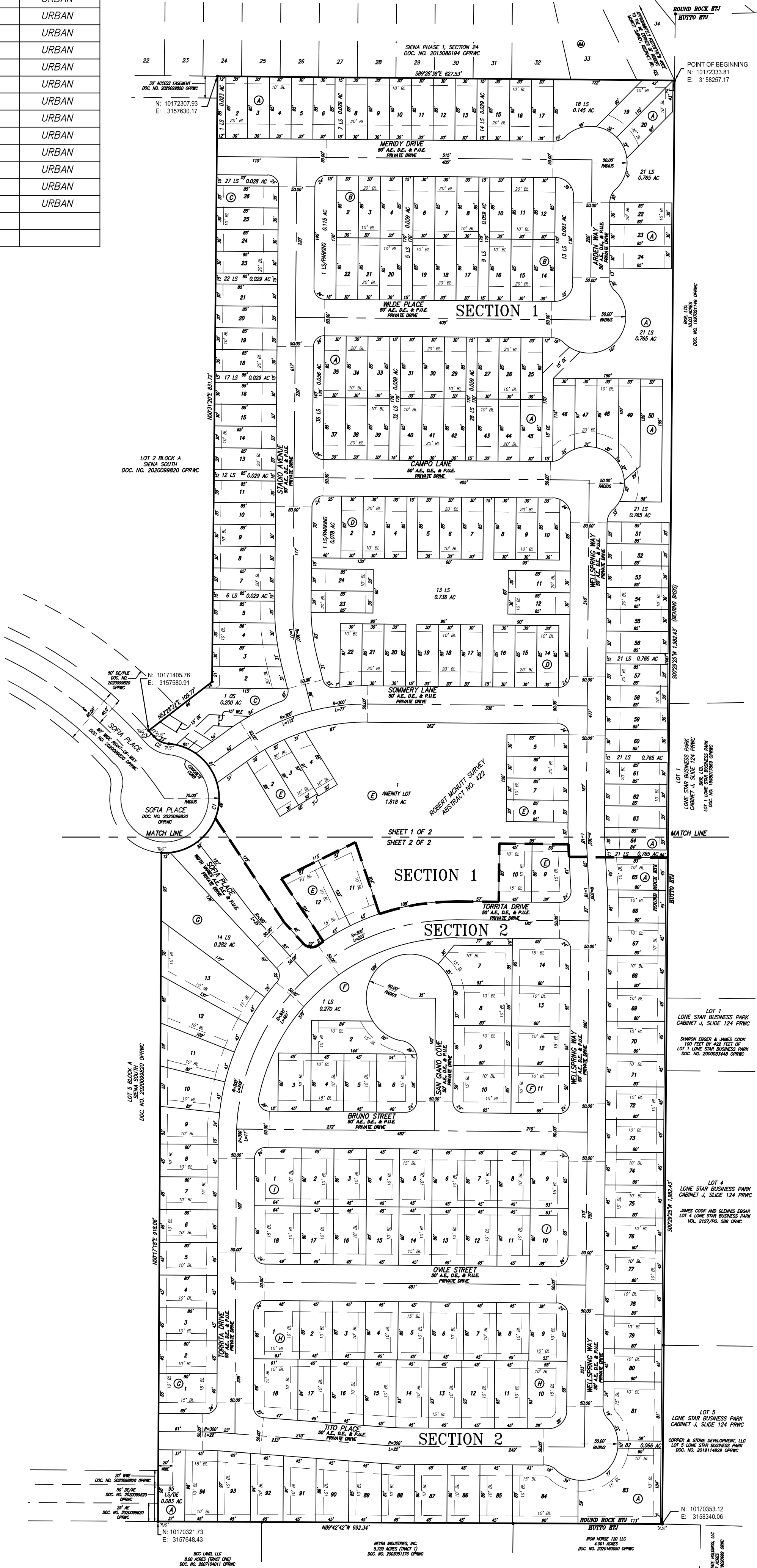
ACREAGE: 30.102 ACRES
SECTION 1: 15.830 ACRES
SECTION 2: 14.272 ACRES
NUMBER OF BLOCKS: 9
LINEAR FEET OF NEW STREETS: 7,244'
SURVEY: ROBERT McNUTT SURVEY, ABSTRACT NO. 422
ACREAGE BY LOT TYPE:
NUMBER OF LOTS/ACREAGE BY LOT TYPE:
124 TOWNHOME LOTS: 7.449 ACRES
95 COTTAGE LOTS: 9.051 ACRES
20 LS LOTS: 2.877 ACRES
2 LS/PARKING LOTS: 0.193 ACRE
1 OS LOT: 0.200 ACRE
1 LS/DE LOT: 0.083 ACRE
1 AMENITY LOT: 1.818 ACRES
PRIVATE STREETS DEDICATION: 8.431 ACRES

IMPERVIOUS COVER:

LOT 3 = 15.051 AC
IMPERVIOUS COVER SF
ROADS 127,629
SIDEWALK 15,123
LOTS 128 X 1970 = 252,160
AMENITY LOT 22,821
TOTAL 410,279
9.418 AC/15.051 AC 62.58%
LOT 4 = 15.051 AC
IMPERVIOUS COVER SF
ROADS 160,504
SIDEWALK 0
LOTS 98 X 2189 = 214,522
AMENITY LOT 0
TOTAL 375,026
8.61 AC/15.051 AC 57.20%

LOT AREAS:

BLOCK	LOT AREA	TYPE	B1	0.115 AC	LS/PARKING	G1	4352	COTTAGE
A1	0.023 AC	LS	B2	2550	TOWNHOME	G2	3600	COTTAGE
A2	2558	TOWNHOME	B3	2550	TOWNHOME	G3	3600	COTTAGE
A3	2557	TOWNHOME	B4	2550	TOWNHOME	G4	3600	COTTAGE
A4	2557	TOWNHOME	B5	0.059 AC	LS	G5	3600	COTTAGE
A5	2556	TOWNHOME	B6	2550	TOWNHOME	G6	3600	COTTAGE
A6	2556	TOWNHOME	B7	2550	TOWNHOME	G7	3600	COTTAGE
A7	0.029 AC	LS	B8	2550	TOWNHOME	G8	3600	COTTAGE
A8	2555	TOWNHOME	B9	0.059 AC	LS	G9	3600	COTTAGE
A9	2555	TOWNHOME	B10	2550	TOWNHOME	G10	3600	COTTAGE
A10	2554	TOWNHOME	B11	2550	TOWNHOME	G11	3600	COTTAGE
A11	2554	TOWNHOME	B12	2550	TOWNHOME	G12	3600	COTTAGE
A12	2553	TOWNHOME	B13	0.093 AC	LS	G13	3600	COTTAGE
A13	2553	TOWNHOME	B14	2550	TOWNHOME	G14	0.282 AC	LS
A14	0.029 AC	LS	B15	2550	TOWNHOME	H1	5013	COTTAGE
A15	2552	TOWNHOME	B16	2550	TOWNHOME	H2	3600	COTTAGE
A16	2551	TOWNHOME	B17	2550	TOWNHOME	H3	3600	COTTAGE
A17	2551	TOWNHOME	B18	2550	TOWNHOME	H4	3600	COTTAGE
A18	0.145 AC	LS	B19	2550	TOWNHOME	H5	3600	COTTAGE
A19	2552	TOWNHOME	B20	2550	TOWNHOME	H6	3600	COTTAGE
A20	2941	TOWNHOME	B21	2550	TOWNHOME	H7	3600	COTTAGE
A21	0.765 AC	LS	B22	2550	TOWNHOME	H8	3600	COTTAGE
A22	2557	TOWNHOME	C1	0.200 AC	OS	H9	4152	COTTAGE
A23	2557	TOWNHOME	C2	3041	TOWNHOME	H10	4905	COTTAGE
A24	2557	TOWNHOME	C3	2771	TOWNHOME	H11	4180	COTTAGE
A25	2550	TOWNHOME	C4	2621	TOWNHOME	H12	4187	COTTAGE
A26	2550	TOWNHOME	C5	2556	TOWNHOME	H13	4195	COTTAGE
A27	2550	TOWNHOME	C6	0.029 AC	LS	H14	4201	COTTAGE
A28	0.059 AC	LS	C7	2550	TOWNHOME	H15	4134	COTTAGE
A29	2550	TOWNHOME	C8	2550	TOWNHOME	H16	3996	COTTAGE
A30	2550	TOWNHOME	C9	2550	TOWNHOME	H17	3957	COTTAGE
A31	2550	TOWNHOME	C10	2550	TOWNHOME	H18	4977	COTTAGE
A32	0.059 AC	LS	C11	2550	TOWNHOME	I1	5072	COTTAGE
A33	2550	TOWNHOME	C12	0.029 AC	LS	I2	3600	COTTAGE
A34	2550	TOWNHOME	C13	2550	TOWNHOME	I3	3600	COTTAGE
A35	2550	TOWNHOME	C14	2550	TOWNHOME	I4	3600	COTTAGE
A36	0.059 AC	LS	C15	2550	TOWNHOME	I5	3600	COTTAGE
A37	2550	TOWNHOME	C16	2550	TOWNHOME	I6	3600	COTTAGE
A38	2550	TOWNHOME	C17	0.029 AC	LS	I7	3600	COTTAGE
A39	2550	TOWNHOME	C18	2550	TOWNHOME	I8	3600	COTTAGE
A40	2550	TOWNHOME	C19	2550	TOWNHOME	I9	4152	COTTAGE
A41	2550	TOWNHOME	C20	2550	TOWNHOME	I10	4152	COTTAGE
A42	2550	TOWNHOME	C21	2550	TOWNHOME	I11	3600	COTTAGE
A43	2550	TOWNHOME	C22	0.029 AC	LS	I12	3600	COTTAGE
A44	2550	TOWNHOME	C23	2550	TOWNHOME	I13	3600	COTTAGE
A45	2550	TOWNHOME	C24	2550	TOWNHOME	I14	3600	COTTAGE
A46	3198	TOWNHOME	C25	2550	TOWNHOME	I15	3600	COTTAGE
A47	2844	TOWNHOME	C26	2550	TOWNHOME	I16	3600	COTTAGE
A48	3065	TOWNHOME	C27	0.028 AC	LS	I17	3600	COTTAGE
A49	3872	TOWNHOME	D1	0.078 AC	LS/PARKING	I18	5051	COTTAGE
A50	5960	TOWNHOME	D2	2550	TOWNHOME			
A51	2557	TOWNHOME	D3	2550	TOWNHOME			
A52	2557	TOWNHOME	D4	2550	TOWNHOME			
A53	2558	TOWNHOME	D5	2550	TOWNHOME			
A54	2557	TOWNHOME	D6	2550	TOWNHOME			
A55	2557	TOWNHOME	D7	2550	TOWNHOME			
A56	2557	TOWNHOME	D8	2550	TOWNHOME			
A57	2558	TOWNHOME	D9	2550	TOWNHOME			
A58	2557	TOWNHOME	D10	2550	TOWNHOME			
A59	2557	TOWNHOME	D11	2550	TOWNHOME			
A60	2558	TOWNHOME	D12	2550	TOWNHOME			
A61	2558	TOWNHOME	D13	0.736 AC	LS			
A62	2558	TOWNHOME	D14	2550	TOWNHOME			
A63	2557	TOWNHOME	D15	2550	TOWNHOME			
A64	2543	TOWNHOME	D16	2550	TOWNHOME			
A65	3677	COTTAGE	D17	2550	TOWNHOME			
A66	3602	COTTAGE	D18	2550	TOWNHOME			
A67	3600	COTTAGE	D19	2550	TOWNHOME			
A68	3600	COTTAGE	D20	2550	TOWNHOME			
A69	3600	COTTAGE	D21	2550	TOWNHOME			
A70	3600	COTTAGE	D22	2579	TOWNHOME			
A71	3600	COTTAGE	D23	2553	TOWNHOME			
A72	3600	COTTAGE	D24	2553	TOWNHOME			
A73	3600	COTTAGE	E1	1.818 AC	AMENITY			
A74	3600	COTTAGE	E2	2674	TOWNHOME			
A75	3600	COTTAGE	E3	2658	TOWNHOME			
A76	3600	COTTAGE	E4	2642	TOWNHOME			
A77	3600	COTTAGE	E5	2550	TOWNHOME			
A78	3600	COTTAGE	E6	2550	TOWNHOME			
A79	3600	COTTAGE	E7	2550	TOWNHOME			
A80	3600	COTTAGE	E8	2550	TOWNHOME			
A81	5998	COTTAGE	E9	4139	COTTAGE			
A82	0.066 AC	LS	E10	3600	COTTAGE			
A83	9882	COTTAGE	E11	5037	COTTAGE			
A84	6685	COTTAGE	E12	5037	COTTAGE			
A85	3600	COTTAGE	F1	0.270 AC	LS			
A86	3600	COTTAGE	F2	5140	COTTAGE			
A87	3600	COTTAGE	F3	3600	COTTAGE			
A88	3613	COTTAGE	F4	3600	COTTAGE			
A89	3731	COTTAGE	F5	3600	COTTAGE			
A90	3877	COTTAGE	F6	4350	COTTAGE			
A91	4023	COTTAGE	F7	4983	COTTAGE			
A92	4168	COTTAGE	F8	4423	COTTAGE			
A93	4314	COTTAGE	F9	4400	COTTAGE			
A94	4417	COTTAGE	F10	5152	COTTAGE			
A95	0.083 AC	LS/DE	F11	5152	COTTAGE			
			F12	4400	COTTAGE			
			F13	4407	COTTAGE			
			F14	5152	COTTAGE			



MAILBOX NOTE:

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

OWNER/DEVELOPERS:

SOMMERY TOWNHOMES LP
TAYLOR W. WILSON
6034 WEST COURTYARD DRIVE, SUITE 288
AUSTIN, TEXAS 78730

SURVEY: ROBERT McNUTT SURVEY, ABSTRACT NO. 422
DATE: OCTOBER 4, 2021 SCALE: 1" = 200'

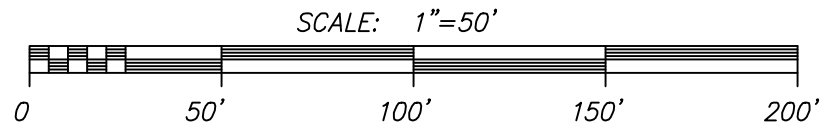
RANDALL JONES & ASSOCIATES ENGINEERING, LLC
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

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

PREFIMINARY PLAN OF

LEGEND:

- = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
- = FOUND 1/2" IRON ROD (AS NOTED)
- R/SJ = RJ SURVEYING, INC.
- ROW = RIGHT-OF-WAY
- AS = ACCESS EASEMENT
- BL = BUILDING SETBACK LINE
- LE = LANDSCAPE
- DE = DRAINAGE EASEMENT
- OS = OPEN SPACE
- P/UE = PUBLIC UTILITY EASEMENT
- W = WATER LINE EASEMENT
- WWE = WASTEWATER EASEMENT
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- FW = PHASE LINE
- (AA) = BLOCK



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	233.61'	75.00'	178°27'43"	N03°48'38"E	149.99'
C2	23.28'	30.00'	44°27'45"	N63°11'21"W	22.70'
C3	10.82'	590.00'	01°03'04"	N41°29'00"W	10.82'

THAT PART OF THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF LOT 3 AND 4, SIENA SOUTH ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2020099820 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC) AS CONVEYED TO SOMMERY TOWNHOMES LP BY DEED RECORDED IN DOCUMENT NO. 2020159787, OPRWC; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE ALONG THE EAST LINE OF SAID LOT 3 AND LOT 4, ALONG THE WEST LINE OF SAID LOT 4, 10.03 ACRES TRACT, ALONG THE WEST LINE OF LOT 1, LOT 4 AND LOT 5 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), 50029'25"W (BEARING BASIS), DISTANCE OF 1,982.43 FEET TO A 1/2" IRON ROD WITH "RJ SURVEYING" CAP FOUND ON THE NORTH LINE OF THAT 4.001 ACRES TRACT CONVEYED TO IRON HORSE 120 LLC BY DEED RECORDED IN DOCUMENT NO. 2020160050, OPRWC;

THENCE ALONG THE COMMON LINE OF SAID LOT 4 AND LOT 5, N00°17'18"E A DISTANCE OF 918.06 FEET TO A 1/2" IRON ROD WITH "RJ SURVEYING" CAP FOUND FOR A POINT OF CURVATURE OF A NON-TANGENT CURVE TO LEFT ON THE CURVING RIGHT-OF-WAY OF SAID PLACE (75-FOOT RADIUS);

THENCE NORTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 23.28 FEET, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 44°27'45", AND A CHORD BEARING N63°11'21"W, 22.70 FEET TO A 1/2" IRON ROD WITH "RJ SURVEYING" CAP FOUND AT A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT:

THENCE ALONG THE COMMON LINE OF SAID LOT 3 AND LOT 2 THE FOLLOWING TWO (2) COURSES:

1. N52°28'22"E A DISTANCE OF 109.77 FEET TO A 1/2" IRON ROD SET;
2. N00°31'20"E A DISTANCE OF 831.72 FEET TO A 1/2" IRON ROD SET ON THE SOUTH LINE OF SAID SIENA PHASE 1, SECTION 24;

CONTAINING 30.102 ACRES, MORE OR LESS.
BEARINGS ARE BASED ON THE EAST LINE OF LOTS 3 & 4, BLOCK A, CALLED AS
S00°29'25"W ON THE PLAT OF SIENA SOUTH RECORDED IN DOCUMENT NO. 2020099820,
OPRWC. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBERS R600977 AND R600978.

1. ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT TO LONE STAR STATE POWER COMPANY, INC. - VOLUME 222/PAGE 505 DWRG - BLANKET TYPE AND UNLOCATABLE.
2. ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT TO LONE STAR STATE POWER COMPANY, INC. - VOLUME 282/PAGE 433 DWRG - BLANKET TYPE AND UNLOCATABLE.
3. ELECTRIC TRANSMISSION AND DISTRIBUTION LINE EASEMENT TO TEXAS POWER AND LIGHT CORPORATION - VOLUME 383/PAGE 236 DWRG - UNLOCATABLE.
4. WATER LINES EASEMENT TO JONAH WATER SUPPLY CORPORATION - VOLUME 563/PAGE 721 DWRG - BLANKET TYPE AND UNLOCATABLE.
5. 30' ACCESS EASEMENT - DOCUMENT NO. 2020099820 OPRWC - ADJOINS THE SUBJECT PLAT. SHOWN ON PLAT.
6. 25' ACCESS EASEMENT - DOCUMENT NO. 2020099820 OPRWC - ADJOINS THE SUBJECT PLAT. SHOWN ON PLAT.
7. 50' DRAINAGE EASEMENT AND ACCESS EASEMENT - DOCUMENT NO. 2020099820 OPRWC - ADJOINS THE SUBJECT PLAT. SHOWN ON PLAT.
8. 20' WASTEWATER EASEMENT - DOCUMENT NO. 2020099820 OPRWC - ADJOINS THE SUBJECT PLAT. SHOWN ON PLAT.
9. 25' BUILDING SETBACK LINE - DOCUMENT NO. 2020099820 OPRWC - THAT PORTION OF THE BUILDING SETBACK LINE WITHIN THE REPLAT AREA IS HEREBY REMOVED. NOT SHOWN ON PLAT.
10. 50' DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT - DOCUMENT NO. 2020099820 OPRWC - THAT PORTION OF THE DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT WITHIN THE REPLAT AREA IS HEREBY REMOVED. NOT SHOWN ON PLAT.



SECTION 2

RANDALL JONES & ASSOCIATES ENGINEERING, LLC
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-978

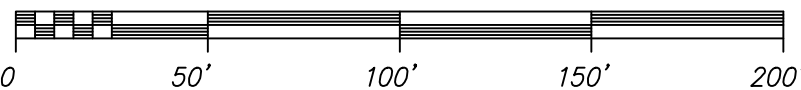
PRELIMINARY PLAN OF
REPLAT OF LOTS 3 & 4 BLOCK A SIENA SOUTH
A PRIVATE SUBDIVISION

WILLIAMSON COUNTY, TEXAS

LEGEND:

- = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
- = FOUND 1/2" IRON ROD (AS NOTED)
- RJS = RJ SURVEYING, INC.
- ROW = RIGHT-OF-WAY
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- PUE = PUBLIC UTILITY EASEMENT
- WLE = WATER LINE EASEMENT
- WWE = WASTEWATER EASEMENT
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- ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- PRWC = PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- = PHASE LINE
- 44 = BLOCK

SCALE: 1"=50'

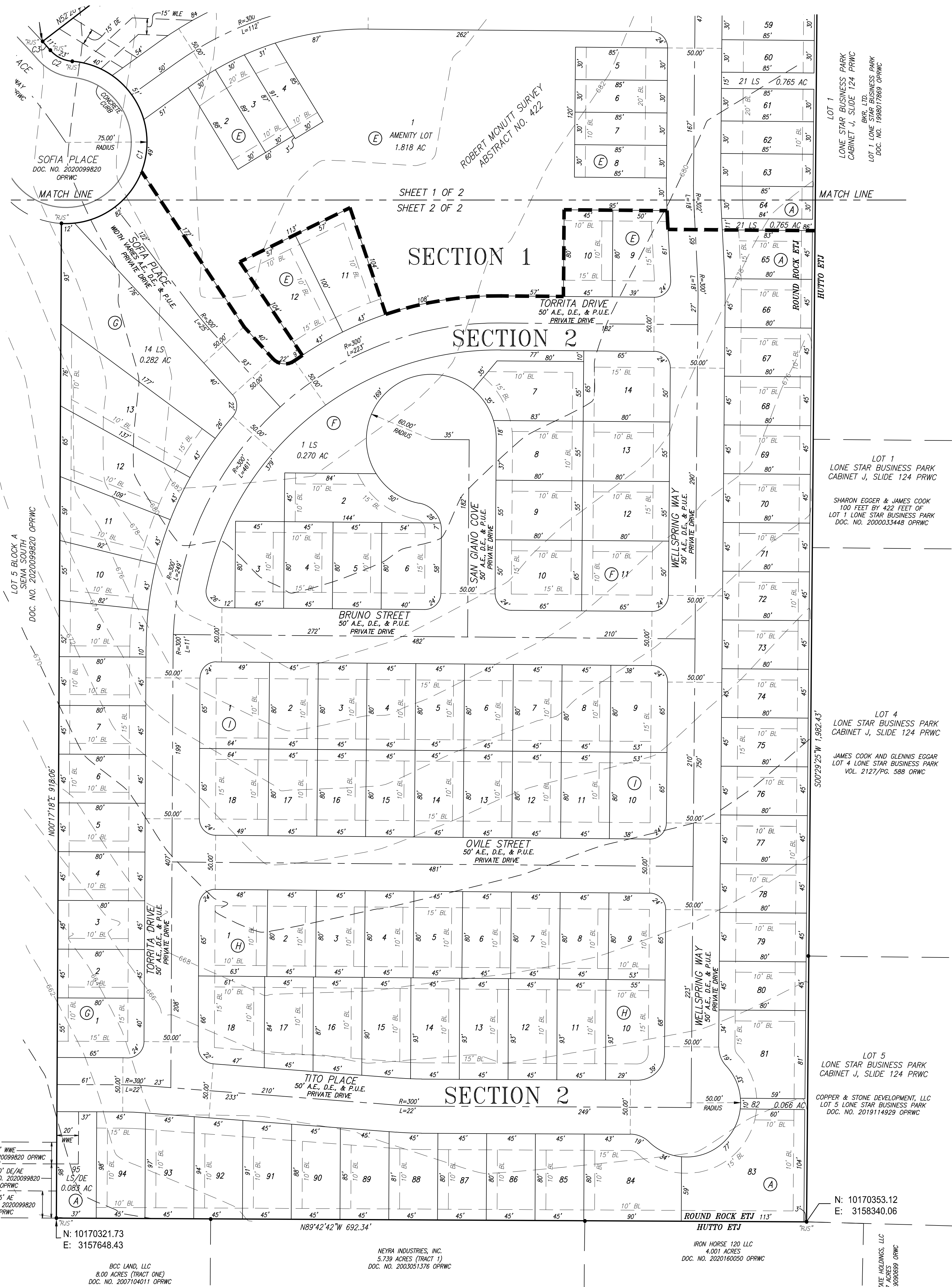


NOTES FOR FINAL PLATS WHEN PLATTED IN WILLIAMSON COUNTY (PURSUANT TO INTERLOCAL AGREEMENT BETWEEN CITY OF ROUND ROCK AND WILLIAMSON COUNTY, TEXAS):

- 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. 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.
- ALL PUBLIC ROADWAYS, RIGHTS-OF-WAY AND EASEMENTS SHOWN ON THIS PLAT ARE FREE OF LIENS.
- 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.

PLAT NOTES:

- NO PORTION OF THIS SUBDIVISION IS ENCLOSED 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. 4849C0515F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- WATER WILL BE PROVIDED BY JONAH WATER SUB.
- WASTEWATER SERVICE WILL BE PROVIDED BY SIENA MUD #1.
- A TEN FOOT (10') PUBLIC UTILITY EASEMENT WILL BE DEDICATED ALONG ALL PRIVATE RIGHT-OF-WAY.
- WILLIAMSON COUNTY WILL NEVER ACCEPT OR MAINTAIN THE ROADS.
- THE OWNER SHALL CREATE A MANDATORY PROPERTY OWNERS ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ROADS WITHIN THIS SUBDIVISION. THIS HOMEOWNERS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO INSURE THE PROPER FUNDING FOR MAINTENANCE. MEMBERSHIP IN THIS ASSOCIATION SHALL BE MANDATORY FOR ALL LOT OWNERS.
- THE ROADS SHALL BE MAINTAINED TO SUCH A STANDARD THAT WILL ALLOW EMERGENCY VEHICLES ACCESS FOR THE ROADWAY DESIGN SPEED IN PERPETUITY BY THE HOMEOWNERS ASSOCIATION. REFER TO THE HOMEOWNERS COVENANTS AND RESTRICTIONS RECORDED IN PUBLIC RECORDS No. 2020099820, THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY FOR MAINTENANCE ASSESSMENTS.
- EVERY DEED SHALL CONTAIN NOTICE TO THE GRANTEE THAT ALL ROADS ARE PRIVATE, THAT THE HOMEOWNERS ASSOCIATION SHALL BE PERPETUALLY LIABLE FOR MAINTENANCE, THAT THE COUNTY WILL NEVER ACCEPT THEM FOR MAINTENANCE, AND THAT THE QUALITY OF THE ROADS MUST BE MAINTAINED AS TO NOT AFFECT ACCESS BY PUBLIC SERVICE AGENCIES SUCH AS POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES.
- ALL ROADS MUST BE CONSTRUCTED TO COUNTY STANDARDS. ALL ARTERIAL ROADS ARE DEDICATED TO THE PUBLIC.
- 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.
- ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- THE FOLLOWING LOTS MAY NOT BE FURTHER SUBDIVIDED - BLOCK A - LOTS 2-6, 8-13, 15-17, 19-20, 22-24, 25-27, 29-31, 33-35, 37-64; BLOCK B - LOTS 2-4, 6-8, 10-12, 14-22; BLOCK C - LOTS 2-5, 7-11, 13-16, 18-21, 23-26; BLOCK D - LOTS 2-12, 14-24; BLOCK E - LOTS 2-8.
- FIRE LANE SIGNS SHALL BE POSTED ON ONE SIDE OF FIRE APPARATUS ROADS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE.
- MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
- 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.
- THE PURPOSE OF THIS REPLAT IS TO CREATE A PRIVATE SUBDIVISION AND TO REMOVE A.) THE 25' BUILDING SETBACK LINE ALONG SOFIA PLACE (PER DOCUMENT NO. 2020099820, OPRWC) AND B.) THE 50' DRAINAGE AND PUBLIC UTILITY EASEMENT (PER DOCUMENT NO. 2020099820, OPRWC) WITHIN THE AREA OF THIS REPLAT.
- DRIVEWAYS FOR LOTS 2 & 5, BLOCK A, OF SIENA SOUTH RECORDED IN DOCUMENT NO. 2020099820, OPRWC, WILL NOT BE PERMITTED TO CONNECT AT THE INTERSECTION OF SOFIA PLACE AND SOMMERY LANE.



N: 10170321.73
E: 3157648.43

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

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

IRON HORSE 120 LLC
4.001 ACRES
DOC. NO. 2020160050 OPRWC

CRAZY HORSE ESTATE HOLDINGS, LLC
2.999 ACRES
DOC. NO. 20160659 OPRWC

LOT 5
LONE STAR BUSINESS PARK
CABINET J, SLIDE 124 PRWC

COPPER & STONE DEVELOPMENT, LLC
LOT 5 LONE STAR BUSINESS PARK
DOC. NO. 2019114929 OPRWC

LOT 4
LONE STAR BUSINESS PARK
CABINET J, SLIDE 124 PRWC

JAMES COOK AND GLENNIS EGGAR
LOT 4 LONE STAR BUSINESS PARK
VOL. 2127/PG. 588 OPRWC

LOT 1
LONE STAR BUSINESS PARK
CABINET J, SLIDE 124 PRWC

SHARON EGGER & JAMES COOK
100 FEET BY 422 FEET OF
LOT 1 LONE STAR BUSINESS PARK
DOC. NO. 2000033448 OPRWC

LOT 1
LONE STAR BUSINESS PARK
CABINET J, SLIDE 124 PRWC

LOT 1 LONE STAR BUSINESS PARK
CABINET J, SLIDE 124 PRWC
DOC. NO. 1998017869 OPRWC

SURVEY: ROBERT MCNUTT SURVEY, ABSTRACT NO. 422
DATE: OCTOBER 4, 2021 SCALE: 1" = 50'

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