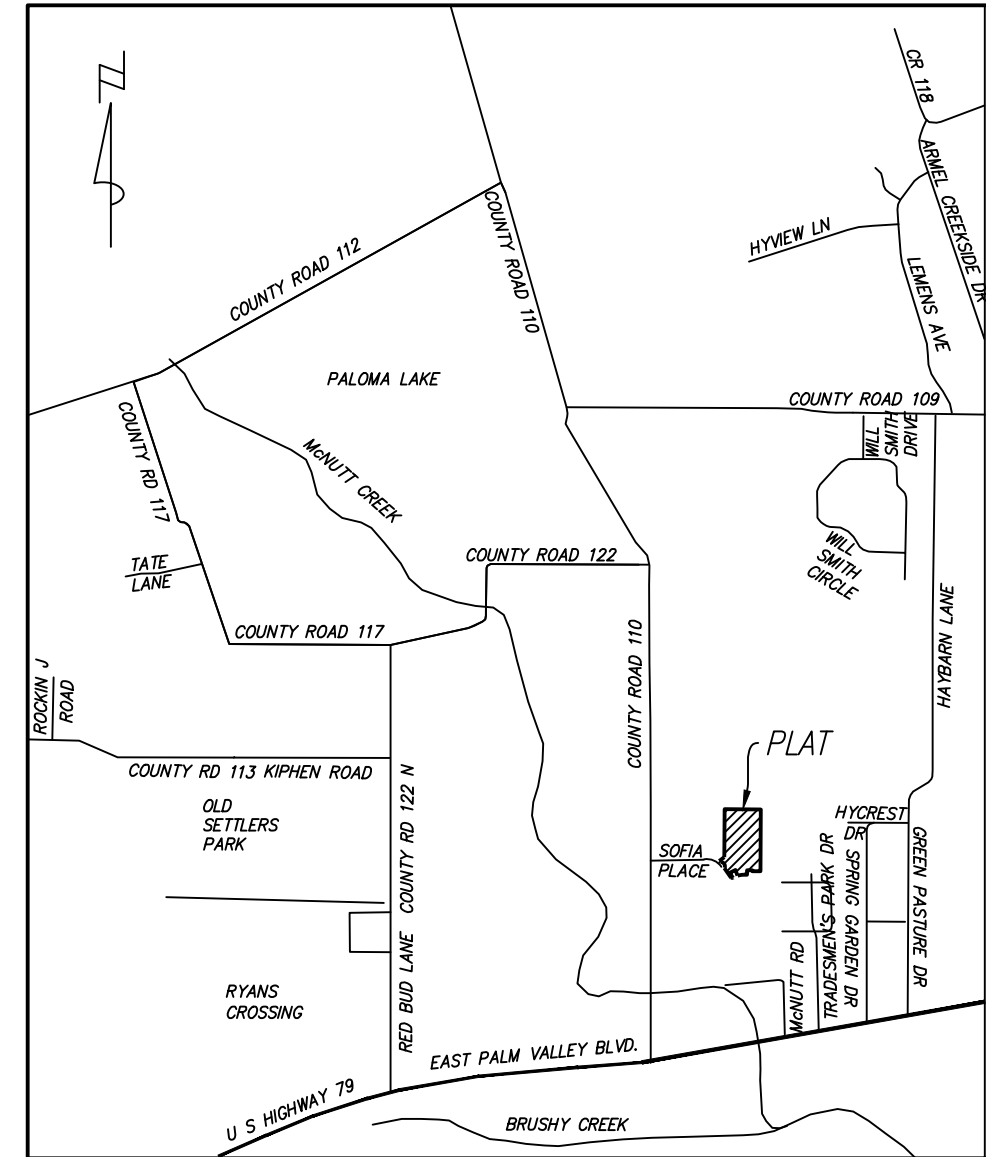


S:\CIVIL 3D 2001-2050\2011 Siena South Lots 3\Drawings\2011-PLAT-SEC-1.dwg



LOCATION MAP
1"= 2000'

SITE DATA:

OWNER: SOMMERY LOT 3 LP
ATTN: TAYLOR W. WILSON
6034 WEST COURTYARD DRIVE, SUITE 288
AUSTIN, TEXAS 78730

OWNER: SOMMERY LOT 4 LP
ATTN: TAYLOR W. WILSON
6034 WEST COURTYARD DRIVE, SUITE 288
AUSTIN, TEXAS 78730

ACREAGE: 15.830 ACRES

NUMBER OF LOTS/ACREAGE BY LOT TYPE:
124 TOWNHOME LOTS: 7.448 ACRES
17 LS LOTS: 2.254 ACRES
2 LS/PARKING LOTS: 0.194 ACRE
1 OS LOT: 0.200 ACRE
1 AMENITY LOT: 1.806 ACRES
PRIVATE STREETS DEDICATION: 3.928 ACRES

PATENT SURVEY: ROBERT MCNUTT SURVEY, ABSTRACT NO. 422

SURVEYOR: RJ SURVEYING AND ASSOCIATES, LLC
2900 JAZZ STREET
ROUND ROCK, TEXAS 78664

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

NUMBER OF BLOCKS: 5
LINEAR FEET OF NEW STREETS: 3,367 FEET
SUBMITTAL DATE: OCTOBER 17, 2022

NON-SINGLE FAMILY LOT AREA TABLE (ACRES):

BLOCK/LOT AREA	TYPE
A1	0.023 AC LS
A7	0.029 AC LS
A14	0.029 AC LS
A18	0.145 AC LS
A21	0.766 AC LS
A28	0.059 AC LS
A32	0.059 AC LS
A36	0.056 AC LS
B1	0.116 AC LS/PARKING
B5	0.059 AC LS
B9	0.059 AC LS
B13	0.091 AC LS
C1	0.200 AC OS
C6	0.029 AC LS
C12	0.029 AC LS
C17	0.029 AC LS
C22	0.029 AC LS
C27	0.028 AC LS
D1	0.078 AC LS/PARKING
D13	0.735 AC LS
E1	1.806 AC AMENITY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N14°16'07"W	31.24'
L2	N14°16'07"W	31.24'
L3	N02°57'36"W	23.83'
L4	N02°57'36"W	20.82'
L5	S00°29'25"W	43.04'
L6	S58°14'58"E	69.48'
L7	S58°14'58"E	68.94'
L8	S47°19'46"W	61.46'
L9	N87°40'14"W	55.72'
L10	N87°40'14"W	27.36'
L11	S47°19'46"W	47.16'
L12	S45°29'25"W	51.55'
L13	S45°29'25"W	51.24'
L14	S48°40'00"W	5.65'
L15	S48°40'00"W	29.06'
L16	N41°43'54"W	83.79'
L17	N03°16'06"E	40.05'
L18	N03°16'06"E	13.72'
L19	N41°43'54"W	56.95'
L20	S30°47'27"W	38.57'
L21	S54°15'02"W	9.77'

FINAL PLAT OF
REPLAT OF LOTS 3 & 4 BLOCK A
SIENA SOUTH SECTION 1
A PRIVATE SUBDIVISION
WILLIAMSON COUNTY, TEXAS

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.
- IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) 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 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.
- IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY OR THE CITY OF ROUND ROCK, 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 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:

- ALL STRUCTURES/OBSTRUCTIONS ARE PROHIBITED WITHIN DRAINAGE EASEMENTS. 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.
- WATER WILL BE PROVIDED BY JONAH WATER SUD.
- 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 ENSURE 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 DOCUMENT NO. 2022112861 OF 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.
- MAXIMUM OF 65% IMPERVIOUS COVER PER LOT, OTHERWISE STORM WATER MANAGEMENT CONTROLS SHALL BE DESIGNED, CONSTRUCTED AND MAINTAINED BY OWNER. IF IMPERVIOUS COVER IS PROPOSED TO EXCEED MAXIMUM PERCENTAGE ALLOWED, CONTACT WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATION TO REVIEW THE STORM WATER MANAGEMENT CONTROLS PROPOSED ON LOT.
- ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- FIRE LANE SIGNS SHALL BE POSTED ON ONE SIDE OF FIRE APPARATUS ROADS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE.
- THIS REPLAT IS SUBJECT TO ALL APPLICABLE RECORDED EASEMENTS AND RESTRICTIONS AS SET FORTH IN THE ORIGINAL PLAT OF SIENA SOUTH, AS RECORDED IN DOCUMENT NO. 2020099820 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- 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.
- THE MINIMUM FFE SHALL BE AT LEAST ONE FOOT ABOVE THE ADJACENT FINISHED GRADE AND BFE. EXCEPTIONS CAN BE MADE AT ENTRANCE AND EGRESS POINTS, WHERE NECESSARY, TO MEET THE AMERICANS WITH DISABILITIES ACT (ADA). RECREATIONAL VEHICLE PARKING PADS MUST ALSO BE PLACED AT LEAST ONE FOOT ABOVE BFE.
- 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.
- NO LOT IN THIS SUBDIVISION IS ENCRACHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDED BY THE 100-YEAR (1% CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. [4849C0515F], EFFECTIVE DATE December 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.
- 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 LOT 2, 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.
- THIS SUBDIVISION IS SUBJECT TO 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. DRAINAGE PROVISIONS ARE PROVIDED IN THE ORIGINAL PLAT FOR SIENA SOUTH DATED 08/25/2020.
- THIS SECTION IS INCLUDED IN THE 1445 DEVELOPMENT AGREEMENT.
- NO DRIVEWAY CULVERT IS REQUIRED IN THIS SECTION PER THE 1445 DEVELOPMENT AGREEMENT.

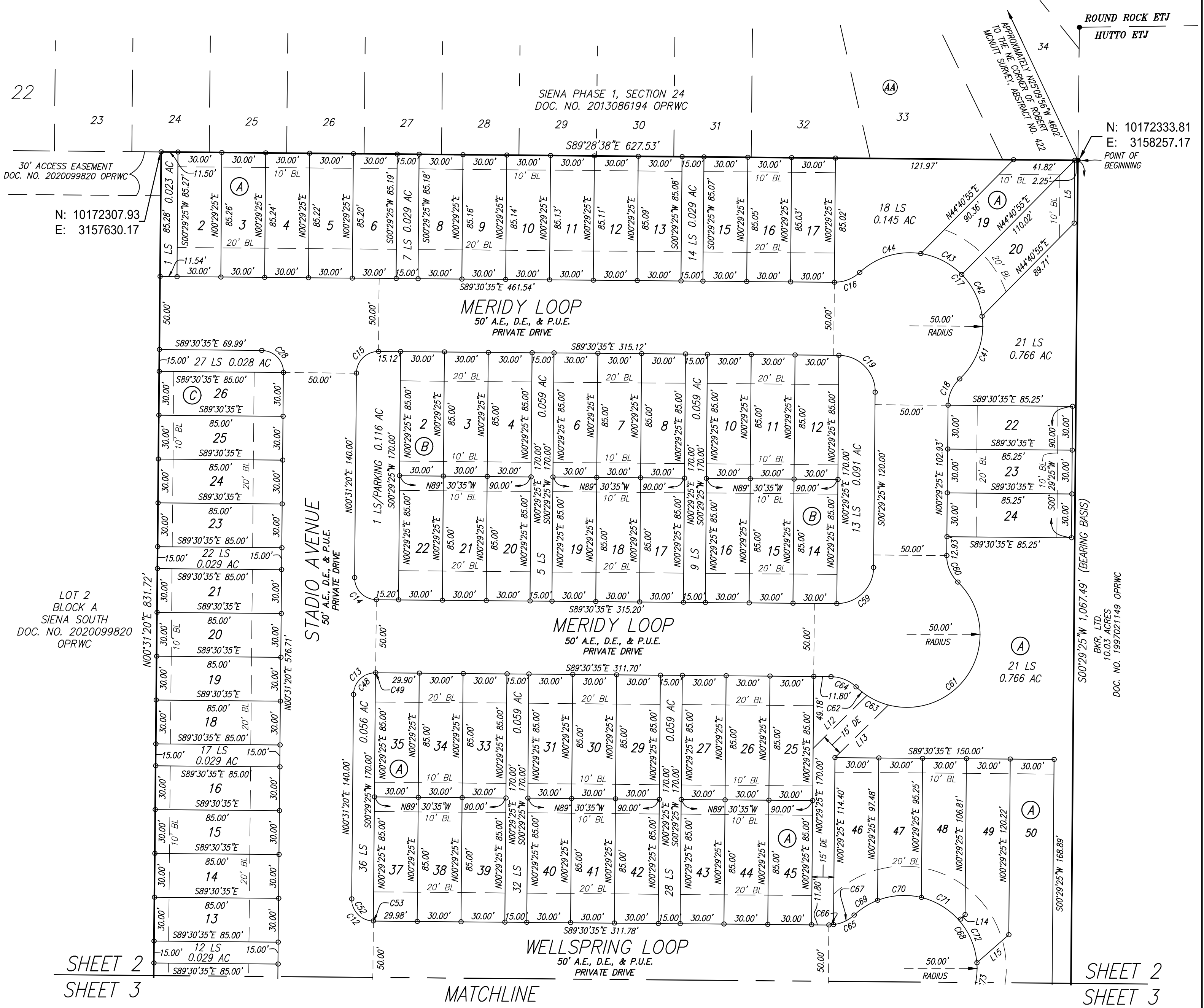
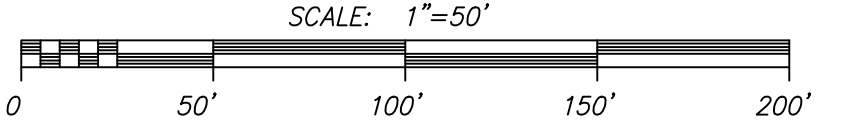
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	139.47'	75.00'	106°32'52"	N32°08'47"W	120.23'
C2	23.28'	30.00'	044°27'45"	N63°11'21"W	22.70'
C3	10.82'	590.00'	001°03'04"	N41°29°00"W	10.82'
C4	83.52'	325.00'	014°43'28"	S61°36'46"W	83.29'
C5	21.79'	15.00'	083°14'37"	N27°21'11"E	19.93'
C6	173.94'	275.00'	036°14'23"	S72°22'14"W	171.05'
C7	83.90'	325.00'	014°47'27"	S06°52'23"E	83.67'
C8	70.99'	275.00'	014°47'27"	S06°52'23"E	70.79'
C9	45.39'	325.00'	008°00'09"	S86°29'20"W	45.36'
C10	21.79'	15.00'	083°14'37"	S55°53'26"E	19.93'
C11	23.55'	15.00'	089°58'05"	S45°30'23"W	21.21'
C12	23.57'	15.00'	090°01'55"	S44°29'37"E	21.22'
C13	23.55'	15.00'	089°58'05"	S45°30'23"W	21.21'
C14	23.57'	15.00'	090°01'55"	S44°29'37"E	21.22'
C15	23.55'	15.00'	089°58'05"	S45°30'23"W	21.21'
C16	19.03'	25.00'	043°36'21"	N68°41'15"E	18.57'
C17	157.00'	50.00'	179°54'42"	N43°09'35"W	100.00'
C18	20.20'	25.00'	046°18'21"	S23°38'36"W	19.66'
C19	39.27'	25.00'	090°00'00"	N44°30'35"W	35.36'
C20	47.66'	325.00'	008°24'07"	S64°46'27"W	47.62'
C21	26.75'	325.00'	004°42'59"	S58°12'54"W	26.75'
C22	17.08'	75.00'	013°02'54"	N71°00'54"W	17.04'
C23	39.27'	25.00'	090°00'00"	N44°30'35"W	35.36'
C24	23.56'	15.00'	090°00'00"	N45°29'25"E	21.21'
C25	23.56'	15.00'	090°00'00"	N44°30'35"W	21.21'
C26	19.72'	327.50'	003°27'02"	S01°14'06"E	19.72'
C27	16.71'	277.50'	003°27'02"	S01°14'06"E	16.71'
C28	23.57'	15.00'	090°01'55"	N44°29'37"W	21.22'
C29	30.38'	325.00'	005°21'20"	S11°35'27"E	30.37'
C30	30.22'	325.00'	005°19'39"	S06°14'57"E	30.21'
C31	23.30'	325.00'	004°06'28"	S01°31'54"E	23.30'
C32	8.25'	275.00'	001°43'11"	S00°20'15"E	8.25'
C33	62.74'	275.00'	013°04'16"	S07°43'59"E	62.60'
C34	8.43'	325.00'	001°29'11"	S89°44'49"W	8.43'
C35	30.09'	325.00'	005°18'16"	S86°21'05"W	30.08'
C36	6.87'	325.00'	001°12'42"	S83°05'36"W	6.87'
C37	26.26'	275.00'	005°28'18"	S56°59'11"W	26.25'
C38	30.09'	275.00'	006°16'12"	S62°51'26"W	30.08'
C39	30.52'	275.00'	006°21'33"	S69°10'18"W	30.51'
C40	87.06'	275.00'	018°08'20"	S81°25'15"W	86.70'
C41	47.30'	50.00'	054°12'07"	N19°41'43"E	45.56'
C42	32.36'	50.00'	037°05'03"	N25°56'52"W	31.80'
C43	32.00'	50.00'	036°40'11"	N62°49'29"W	31.46'
C44	45.34'	50.00'	051°57'21"	S72°51'45"W	43.80'
C45	15.88'	75.00'	012°07'52"	N15°03'43"E	15.85'
C46	71.28'	75.00'	054°27'15"	N27°59'37"W	68.63'
C47	39.53'	75.00'	030°11'59"	N70°19'14"W	39.08'
C48	23.45'	15.00'	089°35'03"	S45°18'52"W	21.14'
C49	0.10'	15.00'	000°23'02"	N89°42'06"W	0.10'
C50	21.69'	15.00'	082°51'47"	N27°32'37"E	19.85'
C51	0.10'	15.00'	000°22'51"	N14°04'42"W	0.10'
C52	23.55'	15.00'	089°56'48"	S44°27'04"E	21.20'
C53	0.02'	15.00'	000°05'07"	S89°28'01"E	0.02'
C54	108.23'	325.00'	019°04'52"	S80°56'59"W	107.73'
C55	9.12'	325.00'	001°36'27"	S55°25°40"W	9.12'
C56	21.79'	15.00'	083°14'37"	N83°45'15"W	19.93'
C57	10.29'	25.00'	023°34'41"	N77°43'14"W	10.22'
C58	10.32'	75.00'	007°52'52"	N81°28'47"W	10.31'
C59	39.27'	25.00'	090°00'00"	N45°29'25"E	35.36'
C60	20.20'	25.00'	046°18'21"	S22°39'45"E	19.66'
C61	157.00'	50.00'	179°54'42"	N44°08'25"E	100.00'
C62	9.44'	50.00'	010°48'56"	S51°18'42"E	9.42'
C63	16.19'	50.00'	018°33'13"	S65°59'47"E	16.12'
C64	19.03'	25.00'	043°36'21"	N67°42'24"W	18.57'
C65	19.03'	25.00'	043°36'21"	N68°41'15"E	18.57'
C66	3.21'	25.00'	007°20'45"	N86°49'03"E	3.20'
C67	15.82'	25.00'	036°15'36"	N65°00'52"E	15.56'
C68	157.00'	50.00'	179°54'42"	N43°09'35"W	100.00'
C69	19.07'	50.00'	021°51'09"	S57°48'39"W	18.95'
C70	30.56'	50.00'	035°00'52"	S86°14'39"W	30.08'
C71	30.47'	50.00'	034°54'55"	N58°47'27"W	30.00'
C72	32.18'	50.00'	036°52'12"	N22°53'54"W	31.62'
C73	30.47'	50.00'	034°54'55"	N12°59'39"E	30.00'
C74	14.26'	50.00'	016°20'40"	N38°37'26"E	14.21'
C75	20.20'	25.00'	046°18'21"	S23°38'36"W	19.66'
C76	18.74'	25.00'	042°57'06"	S25°19'13"W	18.31'
C77	1.46'	25.00'	003°21'15"	S02°10'03"W	1.46'
C78	28.98'	25.00'	066°25'19"	N32°43'14"W	27.39'
C79	28.66'	75.00'	021°53'38"	N10°10'50"E	28.48'
C80	2.87'	7.00'	023°27'35"	S42°31'15"W	2.85'
C81	10.24'	25.00'	023°27'35"	N42°31'15"E	10.16'

SURVEY: ROBERT MCNUTT SURVEY, ABSTRACT NO. 422
DATE: OCTOBER 17, 2022

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			

- LEGEND:
- ◆ = BENCHMARK
 - = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
 - = FOUND 1/2" IRON ROD (AS NOTED)
 - Ⓐ = BLOCK
 - ROW = RIGHT-OF-WAY
 - BL = BUILDING SETBACK LINE
 - AE = ACCESS EASEMENT
 - DE = DRAINAGE EASEMENT
 - LS = LANDSCAPE
 - OS = OPEN SPACE
 - WLE = WATER LINE EASEMENT
 - PUE = PUBLIC UTILITY EASEMENT
 - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
 - POB = POINT OF BEGINNING

FINAL PLAT OF
REPLAT OF LOTS 3 & 4 BLOCK A
SIENA SOUTH SECTION 1
A PRIVATE SUBDIVISION
WILLIAMSON COUNTY, TEXAS



SINGLE FAMILY LOT AREA TABLE (SQUARE FEET):		
BLOCK/LOT AREA	TYPE	
A2	2558	TOWNHOME
A3	2557	TOWNHOME
A4	2557	TOWNHOME
A5	2556	TOWNHOME
A6	2556	TOWNHOME
A8	2555	TOWNHOME
A9	2555	TOWNHOME
A10	2554	TOWNHOME
A11	2554	TOWNHOME
A12	2553	TOWNHOME
A13	2553	TOWNHOME
A15	2552	TOWNHOME
A16	2551	TOWNHOME
A17	2551	TOWNHOME
A19	2952	TOWNHOME
A20	2941	TOWNHOME
A22	2557	TOWNHOME
A23	2557	TOWNHOME
A24	2557	TOWNHOME
A25	2550	TOWNHOME
A26	2550	TOWNHOME
A27	2550	TOWNHOME
A29	2550	TOWNHOME
A30	2550	TOWNHOME
A31	2550	TOWNHOME
A33	2550	TOWNHOME
A34	2550	TOWNHOME
A35	2550	TOWNHOME
A37	2550	TOWNHOME

A38	2550	TOWNHOME
A39	2550	TOWNHOME
A40	2550	TOWNHOME
A41	2550	TOWNHOME
A42	2550	TOWNHOME
A43	2550	TOWNHOME
A44	2550	TOWNHOME
A45	2550	TOWNHOME
A46	3198	TOWNHOME
A47	2844	TOWNHOME
A48	3065	TOWNHOME
A49	3872	TOWNHOME
A50	5960	TOWNHOME
A51	2557	TOWNHOME
A52	2557	TOWNHOME
A53	2558	TOWNHOME
A54	2557	TOWNHOME
A55	2557	TOWNHOME
A56	2557	TOWNHOME
A57	2558	TOWNHOME
A58	2557	TOWNHOME
A59	2557	TOWNHOME
A60	2558	TOWNHOME
A61	2558	TOWNHOME
A62	2558	TOWNHOME
A63	2557	TOWNHOME
A64	2543	TOWNHOME

B7	2550	TOWNHOME
B8	2550	TOWNHOME
B10	2550	TOWNHOME
B11	2550	TOWNHOME
B12	2550	TOWNHOME
B14	2550	TOWNHOME
B15	2550	TOWNHOME
B16	2550	TOWNHOME
B17	2550	TOWNHOME
B18	2550	TOWNHOME
B19	2550	TOWNHOME
B20	2550	TOWNHOME
B21	2550	TOWNHOME
B22	2550	TOWNHOME

C2	3041	TOWNHOME
C3	2771	TOWNHOME
C4	2621	TOWNHOME
C5	2556	TOWNHOME
C7	2550	TOWNHOME
C8	2550	TOWNHOME
C9	2550	TOWNHOME
C10	2550	TOWNHOME
C11	2550	TOWNHOME
C13	2550	TOWNHOME
C14	2550	TOWNHOME
C15	2550	TOWNHOME
C16	2550	TOWNHOME
C18	2550	TOWNHOME
C19	2550	TOWNHOME
C20	2550	TOWNHOME
C21	2550	TOWNHOME

C23	2550	TOWNHOME
C24	2550	TOWNHOME
C25	2550	TOWNHOME
C26	2550	TOWNHOME

D2	2550	TOWNHOME
D3	2550	TOWNHOME
D4	2550	TOWNHOME
D5	2550	TOWNHOME
D6	2550	TOWNHOME
D7	2550	TOWNHOME
D8	2550	TOWNHOME
D9	2550	TOWNHOME
D10	2543	TOWNHOME
D11	2550	TOWNHOME
D12	2550	TOWNHOME
D14	2550	TOWNHOME
D15	2550	TOWNHOME
D16	2550	TOWNHOME
D17	2550	TOWNHOME
D18	2550	TOWNHOME
D19	2550	TOWNHOME
D20	2550	TOWNHOME
D21	2550	TOWNHOME
D22	2579	TOWNHOME
D23	2553	TOWNHOME
D24	2553	TOWNHOME

E6	2550	TOWNHOME
E7	2550	TOWNHOME
E8	2550	TOWNHOME

SURVEY: ROBERT MCNUTT SURVEY, ABSTRACT NO. 422
DATE: OCTOBER 17, 2022 SCALE: 1" = 50'

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

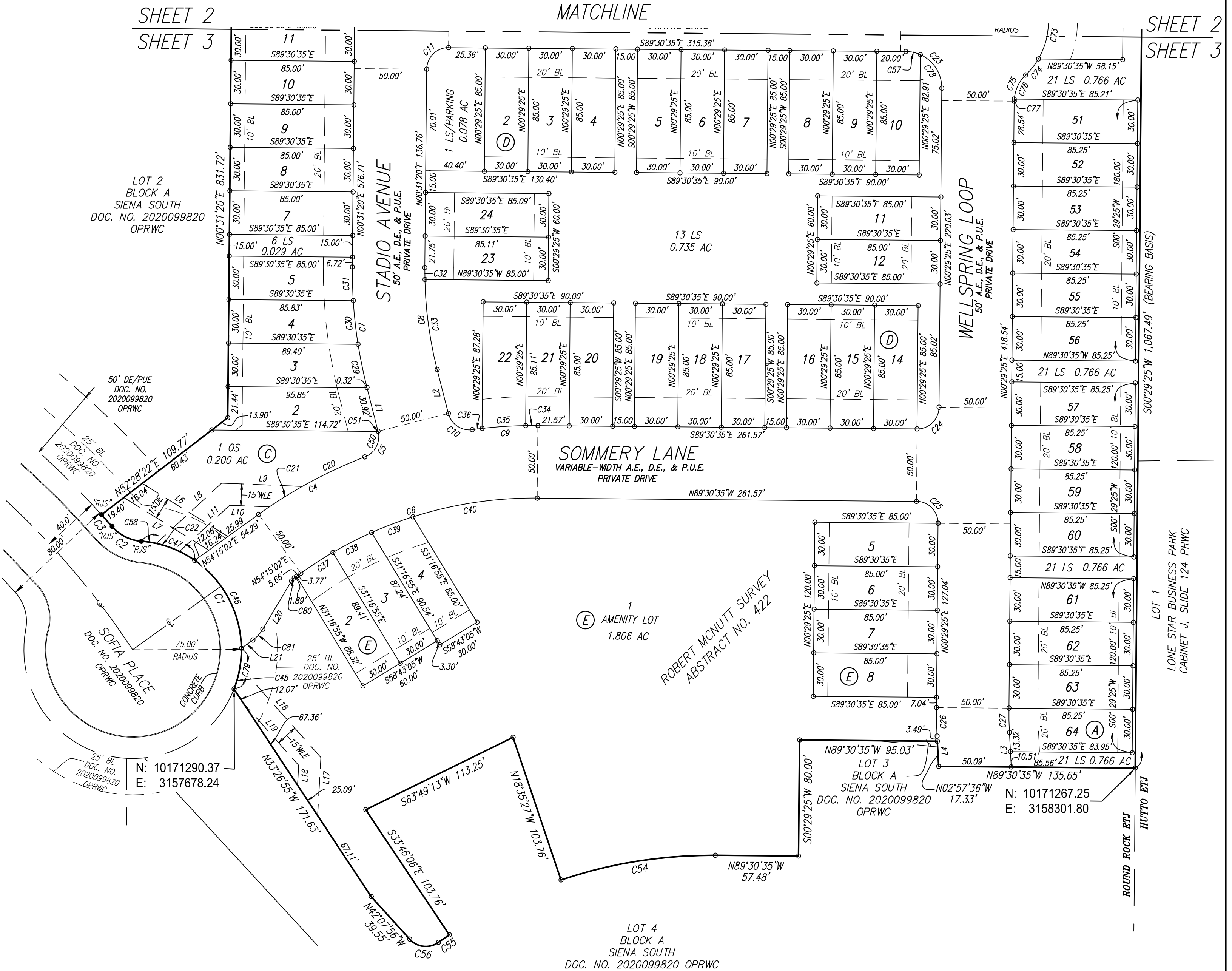
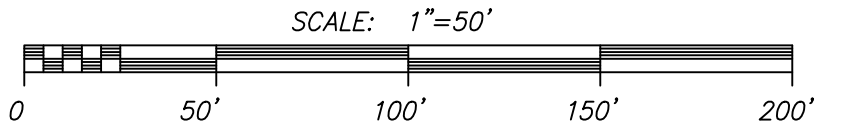
RJ SURVEYING & ASSOCIATES, LLC
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817

S:\CIVIL 3D 2001-2050\2011 Siena South Lots 3\Drawings\2011-PLAT-SEC-1.dwg

- LEGEND:
- ◆ = BENCHMARK
 - = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
 - = FOUND 1/2" IRON ROD (AS NOTED)
 - Ⓐ = BLOCK
 - ROW = RIGHT-OF-WAY
 - BL = BUILDING SETBACK LINE
 - AE = ACCESS EASEMENT
 - DE = DRAINAGE EASEMENT
 - LS = LANDSCAPE
 - OS = OPEN SPACE
 - WLE = WATER LINE EASEMENT
 - PUE = PUBLIC UTILITY EASEMENT
 - OPRC= OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
 - ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
 - POB = POINT OF BEGINNING

FINAL PLAT OF
REPLAT OF LOTS 3 & 4 BLOCK A
SIENA SOUTH SECTION 1
A PRIVATE SUBDIVISION
WILLIAMSON COUNTY, TEXAS

PRIVATE STREETS TABLE					
STREET NAME	CLASSIFICATION	ROW WIDTH	DESIGN SPEED	CL LENGTH	AREA ACRES
MERIDY LOOP	LOCAL	50'	25 MPH	1,140'	1.403
SOMMERY LANE	LOCAL	VARIABLE	25 MPH	541'	0.606
STADIO AVENUE	LOCAL	50'	25 MPH	763'	0.826
WELLSPRING LOOP	LOCAL	50'	25 MPH	923'	1.093
TOTALS				3367'	3.928



EASEMENT/ENCUMBRANCE NOTES:

- 30' ACCESS EASEMENT - DOCUMENT NO. 2020099820 OPRWC - ADJOINS THE SUBJECT PLAT. SHOWN ON PLAT.
- 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. REMAINDER PORTION ADJOINS THE SUBJECT PLAT. SHOWN ON PLAT.
- 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. REMAINDER PORTION ADJOINS THE SUBJECT PLAT. SHOWN ON PLAT.
- OWNER'S EASEMENT OF ENJOYMENT - DOCUMENT NO. 2022112861 OPRWC - BLANKET TYPE.
- OWNER'S MAINTENANCE EASEMENT - DOCUMENT NO. 2022112861 OPRWC - BLANKET TYPE.
- OWNER'S INGRESS/EGRESS EASEMENT - DOCUMENT NO. 2022112861 OPRWC - BLANKET TYPE.
- OWNER'S ENCROACHMENT EASEMENT - DOCUMENT NO. 2022112861 OPRWC - BLANKET TYPE.

EASEMENT/ENCUMBRANCE NOTES:

- EASEMENT OF COOPERATIVE SUPPORT - DOCUMENT NO. 2022112861 OPRWC - BLANKET TYPE.
- ASSOCIATION'S ACCESS, MAINTENANCE AND LANDSCAPE EASEMENT - DOCUMENT NO. 2022112861 OPRWC - BLANKET TYPE.
- PERMITTED RESIDENTIAL ENCROACHMENT EASEMENT - DOCUMENT NO. 2022112861 OPRWC - BLANKET TYPE.
- PRIVATE UTILITY LINE EASEMENT - DOCUMENT NO. 2022112861 OPRWC - BLANKET TYPE.
- COMMUNITY SYSTEMS EASEMENT - DOCUMENT NO. 2022112861 OPRWC - BLANKET TYPE.
- RESERVED EASEMENTS - DOCUMENT NO. 2022112861 OPRWC - BLANKET TYPE.
- IMPROVEMENTS, ROADWAY AND UTILITY EASEMENTS - DOCUMENT NO. 2022112861 OPRWC - BLANKET TYPE.
- SUBDIVISION ENTRY AND FENCING EASEMENT - DOCUMENT NO. 2022112861 OPRWC - BLANKET TYPE.
- LANDSCAPE AND MONUMENT SIGN EASEMENT - DOCUMENT NO. 2022112861 OPRWC - BLANKET TYPE.
- UTILITY EASEMENT - DOCUMENT NO. 2022112861 OPRWC - BLANKET TYPE.
- EASEMENT TO INSPECT AND RIGHT TO CORRECT - DOCUMENT NO. 2022112861 OPRWC - BLANKET TYPE.

SURVEY: ROBERT MCNUTT SURVEY, ABSTRACT NO. 422
DATE: OCTOBER 17, 2022 SCALE: 1" = 50'

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FINAL PLAT OF
REPLAT OF LOTS 3 & 4 BLOCK A
SIENA SOUTH SECTION 1
A PRIVATE SUBDIVISION
WILLIAMSON COUNTY, TEXAS

FIELD NOTES DESCRIPTION:

A DESCRIPTION OF 15.830 ACRES OF LAND IN THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 3 AND LOT 4, BLOCK A OF 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 LOT 3 LP BY DEED RECORDED IN DOCUMENT NO. 2022006175, OPRWC, AND AS CONVEYED TO SOMMERY LOT 4 LP BY DEED RECORDED IN DOCUMENT NO. 2021193929, OPRWC; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND MONUMENTING THE NORTHEAST CORNER OF SAID LOT 3, SAME BEING AN OUTSIDE CORNER OF SIENA PHASE 1, SECTION 24, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2013086194, OPRWC, 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 WITH THE EAST LINE OF SAID LOT 3, SAME BEING THE WEST LINE OF SAID 10.03 ACRE TRACT AND THE WEST LINE OF LOT 1 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 (BEARING BASIS) A DISTANCE OF 1,067.49 FEET TO A 1/2" IRON ROD SET FOR THE COMMON EAST CORNER OF SAID LOT 3 AND LOT 4;

THENCE ACROSS SAID LOT 3 AND LOT 4 THE FOLLOWING THIRTEEN (13) COURSES:

1. N89°30'35"W A DISTANCE OF 135.65 FEET TO A 1/2" IRON ROD SET;
2. N02°57'36"W A DISTANCE OF 17.33 FEET TO A 1/2" IRON ROD SET;
3. N89°30'35"W A DISTANCE OF 95.03 FEET TO A 1/2" IRON ROD SET;
4. S00°29'25"W A DISTANCE OF 80.00 FEET TO A 1/2" IRON ROD SET;
5. N89°30'35"W A DISTANCE OF 57.48 FEET TO A 1/2" IRON ROD SET FOR A POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;
6. WESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 108.23 FEET, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 19°04'52", AND A CHORD BEARING S80°56'59"W, 107.73 FEET TO A 1/2" IRON ROD SET;
7. N18°35'27"W A DISTANCE OF 103.76 FEET TO A 1/2" IRON ROD SET;
8. S63°49'13"W A DISTANCE OF 113.25 FEET TO A 1/2" IRON ROD SET;
9. S33°46'06"E A DISTANCE OF 103.76 FEET TO A 1/2" IRON ROD SET FOR A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT;
10. SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 9.12 FEET, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 01°36'27", AND A CHORD BEARING S55°25'40"W, 9.12 FEET TO A 1/2" IRON ROD SET FOR A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT;
11. NORTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 21.79 FEET, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 83°14'37", AND A CHORD BEARING N83°45'15"W, 19.93 FEET TO A 1/2" IRON ROD SET;
12. N42°07'56"W A DISTANCE OF 39.55 FEET TO A 1/2" IRON ROD SET;
13. N33°26'55"W A DISTANCE OF 171.63 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT ON THE WEST LINE OF SAID LOT 4, SAME BEING THE CURVING RIGHT-OF-WAY OF SOFIA PLACE (75-FOOT RADIUS);

THENCE WITH THE WEST LINE OF SAID LOT 3 AND LOT 4, SAME BEING THE CURVING RIGHT-OF-WAY OF SOFIA PLACE THE FOLLOWING THREE (3) COURSES:

1. NORTHERLY ALONG SAID CURVE, AN ARC LENGTH OF 139.47 FEET, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 106°32'52", AND A CHORD BEARING N32°08'47"W, 120.23 FEET TO A 1/2" IRON ROD WITH "RJ SURVEYING" CAP FOUND AT A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT;
2. 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;
3. NORTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 10.82 FEET, HAVING A RADIUS OF 590.00 FEET, A CENTRAL ANGLE OF 01°03'04", AND A CHORD BEARING N41°29'00"W, 10.82 FEET TO A 1/2" IRON ROD WITH "RJ SURVEYING" CAP FOUND FOR THE COMMON SOUTH CORNER OF SAID LOT 3 AND LOT 2, BLOCK A OF SAID SIENA SOUTH;

THENCE WITH 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 FOR THE COMMON NORTH CORNER OF SAID LOT 3 AND LOT 2 ON THE SOUTH LINE OF SAID SIENA PHASE 1, SECTION 24;

THENCE WITH THE SOUTH LINE OF SIENA PHASE 1, SECTION 24, SAME BEING THE NORTH LINE OF SAID LOT 3, S89°28'38"E A DISTANCE OF 627.53 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 15.830 ACRES, MORE OR LESS.
ALL IRON RODS SET HAVE "RJ SURVEYING" CAPS.
BEARINGS ARE BASED ON THE EAST LINE OF LOT 3 AND LOT 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.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON

THAT SOMMERY LOT 3 LP, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED AS LOT 3, BLOCK A OF SIENA SOUTH IN A DEED RECORDED IN DOCUMENT NO. 2022006175 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY RESUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE HOMEOWNERS ASSOCIATION THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PRIVATE PLACES SHOWN HEREON FOR SUCH PRIVATE PURPOSES AS THE HOMEOWNERS ASSOCIATION MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PRIVATE ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS "REPLAT OF LOTS 3 & 4 BLOCK A SIENA SOUTH SECTION 1 A PRIVATE SUBDIVISION".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 10 DAY OF January, 2023.

SOMMERY LOT 3 LP, A TEXAS LIMITED PARTNERSHIP

BY: SOMMERY TOWNHOMES GP LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: Taylor Wilson
TAYLOR WILSON, MANAGER
SOMMERY LOT 3 LP
6034 WEST COURTYARD DRIVE, SUITE 288
AUSTIN, TEXAS 78730

STATE OF TEXAS

COUNTY OF Travis

BEFORE ME ON THIS DAY PERSONALLY APPEARED TAYLOR WILSON, 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 10 DAY OF January, 2023 A.D.

BY: SAE CHO
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: SAE CHO

MY COMMISSION EXPIRES: 1/15/2026

STATE OF TEXAS

COUNTY OF WILLIAMSON

THAT HAPPY STATE BANK, LIEN HOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED AS LOT 3, BLOCK A OF SIENA SOUTH IN A DEED OF TRUST RECORDED IN DOCUMENT NO. 2021193930 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, DOES FURTHER HEREBY JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE HOMEOWNERS ASSOCIATION THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PRIVATE DEDICATION AS SHOWN HEREON.

HAPPY STATE BANK

BY: Leslie Acuna
PRINTED NAME: Leslie Acuna
TITLE: AVP-Commercial Lender
559 S IH-35, SUITE 100
ROUND ROCK, TEXAS 78664

STATE OF TEXAS

COUNTY OF Williamson

BEFORE ME ON THIS DAY PERSONALLY APPEARED Leslie Acuna, 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 9 DAY OF January, 2023 A.D.

BY: SAE CHO
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: SAE CHO

MY COMMISSION EXPIRES: 1/15/2026

STATE OF TEXAS

COUNTY OF WILLIAMSON

THAT WILSON CAPITAL GP I, LLC, LIEN HOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED AS LOT 3, BLOCK A OF SIENA SOUTH IN A DEED OF TRUST RECORDED IN DOCUMENT NO. 2022090468 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, DOES FURTHER HEREBY JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE HOMEOWNERS ASSOCIATION THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PRIVATE DEDICATION AS SHOWN HEREON.

WILSON CAPITAL GP I, LLC

BY: Taylor Wilson
PRINTED NAME: Taylor Wilson
TITLE: Manager
6034 W COURTYARD DRIVE, SUITE 288
AUSTIN, TEXAS 78730

STATE OF TEXAS

COUNTY OF Travis

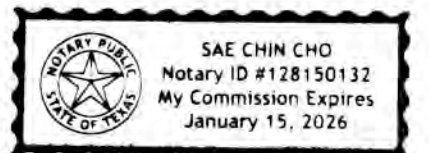
BEFORE ME ON THIS DAY PERSONALLY APPEARED Taylor Wilson, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 10 DAY OF January, 2023 A.D.

BY: SAE CHO
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: SAE CHO

MY COMMISSION EXPIRES: 1/15/2026



STATE OF TEXAS

COUNTY OF WILLIAMSON

THAT INDEPENDENT BANK, LIEN HOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED AS LOT 3, BLOCK A OF SIENA SOUTH IN A DEED OF TRUST RECORDED IN DOCUMENT NO. 2022004858 AND 2022131181 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, DOES FURTHER HEREBY JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE HOMEOWNERS ASSOCIATION THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PRIVATE DEDICATION AS SHOWN HEREON.

INDEPENDENT BANK

BY: Scott Daniels
PRINTED NAME: Scott Daniels
TITLE: SVP
1011 W 40TH STREET, SUITE 300
AUSTIN, TEXAS 78756

STATE OF TEXAS

COUNTY OF Travis

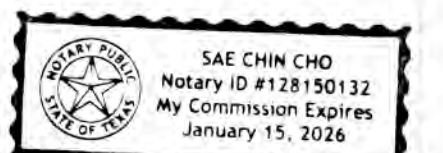
BEFORE ME ON THIS DAY PERSONALLY APPEARED Scott Daniels, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 9 DAY OF January, 2023 A.D.

BY: SAE CHO
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: SAE CHO

MY COMMISSION EXPIRES: 1/15/2026



DATE: OCTOBER 17, 2022

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

F-10015400

FINAL PLAT OF
REPLAT OF LOTS 3 & 4 BLOCK A
SIENA SOUTH SECTION 1
A PRIVATE SUBDIVISION
WILLIAMSON COUNTY, TEXAS

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF WILLIAMSON

I, KARL E. ATKINS, 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.

Karl E. Atkins 1/9/23
KARL E. ATKINS DATE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4618
STATE OF TEXAS



ENGINEER'S CERTIFICATION:

STATE OF TEXAS
COUNTY OF WILLIAMSON

NO PORTION OF THIS TRACT IS ENCRONCHED 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 FOR WILLIAMSON COUNTY, TEXAS.

I, SINYALE WOODS, 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.

Sinyale Woods 1-9-23
SINYALE WOODS DATE
LICENSED PROFESSIONAL ENGINEER NO. 146219
STATE OF TEXAS



STATE OF TEXAS
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
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: OCTOBER 17, 2022

RANDALL JONES & ASSOCIATES ENGINEERING, LLC
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2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-10015400

STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT SOMMERY LOT 4 LP, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED AS LOT 4, BLOCK A OF SIENNA SOUTH IN A DEED RECORDED IN DOCUMENT NO. 2021193929 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY RESUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE HOMEOWNERS ASSOCIATION THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PRIVATE PLACES SHOWN HEREON FOR SUCH PRIVATE PURPOSES AS THE HOMEOWNERS ASSOCIATION MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PRIVATE ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS "REPLAT OF LOTS 3 & 4 BLOCK A SIENA SOUTH SECTION 1 A PRIVATE SUBDIVISION".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 10 DAY OF January, 2023.

SOMMERY LOT 4 LP, A TEXAS LIMITED PARTNERSHIP

BY: SOMMERY TOWNHOMES GP LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: Taylor Wilson
TAYLOR WILSON, MANAGER
SOMMERY LOT 4 LP
6034 WEST COURTYARD DRIVE, SUITE 288
AUSTIN, TEXAS 78730

STATE OF TEXAS

COUNTY OF Travis

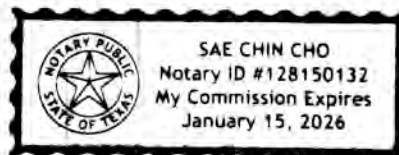
BEFORE ME ON THIS DAY PERSONALLY APPEARED TAYLOR WILSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 10 DAY OF January, 2023 A.D.

BY: SAE CHO
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: SAE CHO

MY COMMISSION EXPIRES: 1/15/2026



STATE OF TEXAS

COUNTY OF WILLIAMSON

THAT HAPPY STATE BANK, LIEN HOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED AS LOT 4, BLOCK A OF SIENNA SOUTH IN A DEED OF TRUST RECORDED IN DOCUMENT NO. 2021193930 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, DOES FURTHER HEREBY JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE HOMEOWNERS ASSOCIATION THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PRIVATE DEDICATION AS SHOWN HEREON.

HAPPY STATE BANK

BY: Leslie Acuna
PRINTED NAME: Leslie Acuna
TITLE: FVP-Commercial Lender
559 S IH-35, SUITE 100
ROUND ROCK, TEXAS 78664

STATE OF TEXAS

COUNTY OF Williamson

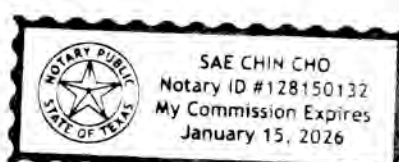
BEFORE ME ON THIS DAY PERSONALLY APPEARED Leslie Acuna, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 9 DAY OF January, 2023 A.D.

BY: SAE CHO
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: SAE CHO

MY COMMISSION EXPIRES: 1/15/2026



STATE OF TEXAS
COUNTY OF WILLIAMSON

THAT WILSON CAPITAL GP I, LLC, LIEN HOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED AS LOT 4, BLOCK A OF SIENNA SOUTH IN A DEED OF TRUST RECORDED IN DOCUMENT NO. 2022090468 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, DOES FURTHER HEREBY JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE HOMEOWNERS ASSOCIATION THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PRIVATE DEDICATION AS SHOWN HEREON.

WILSON CAPITAL GP I, LLC

BY: Taylor Wilson
PRINTED NAME: Taylor Wilson
TITLE: Manager
6034 W COURTYARD DRIVE, SUITE 288
AUSTIN, TEXAS 78730

STATE OF TEXAS

COUNTY OF Travis

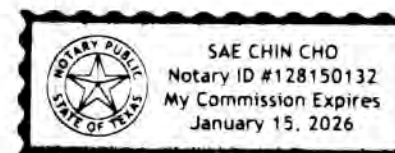
BEFORE ME ON THIS DAY PERSONALLY APPEARED Taylor Wilson, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 10 DAY OF January, 2023 A.D.

BY: SAE CHO
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: SAE CHO

MY COMMISSION EXPIRES: 1/15/2026



STATE OF TEXAS

COUNTY OF WILLIAMSON

THAT INDEPENDENT BANK, LIEN HOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED AS LOT 4, BLOCK A OF SIENNA SOUTH IN A DEED OF TRUST RECORDED IN DOCUMENT NO. 2022004858 AND 2022131181 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, DOES FURTHER HEREBY JOIN, APPROVE AND CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE HOMEOWNERS ASSOCIATION THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PRIVATE DEDICATION AS SHOWN HEREON.

INDEPENDENT BANK

BY: Scott Daniels
PRINTED NAME: Scott Daniels
TITLE: SVP
1011 W 40TH STREET, SUITE 300
AUSTIN, TEXAS 78756

STATE OF TEXAS

COUNTY OF Travis

BEFORE ME ON THIS DAY PERSONALLY APPEARED Scott Daniels, 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 9 DAY OF January, 2023 A.D.

BY: SAE CHO
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: SAE CHO

MY COMMISSION EXPIRES: 1/15/2023

