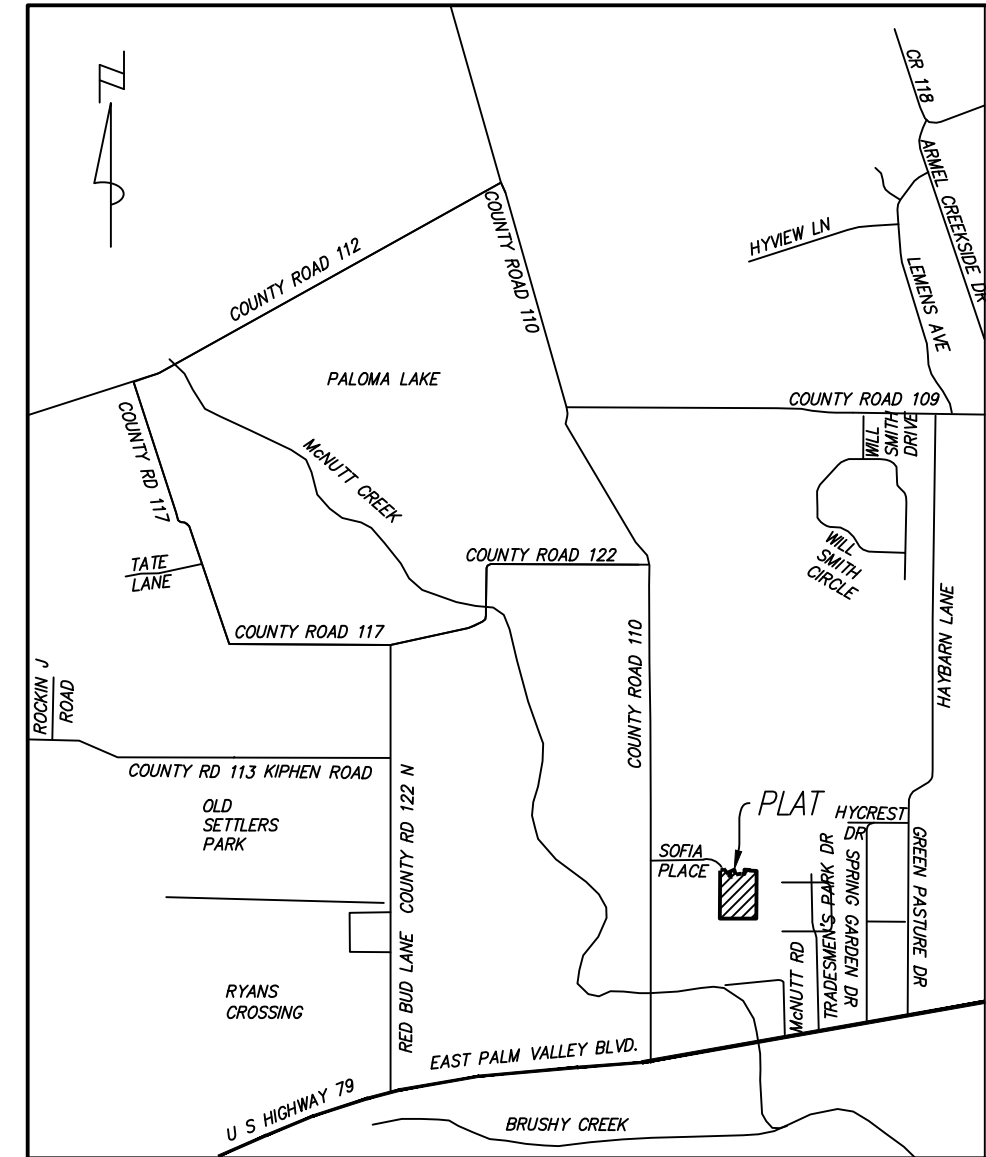


S:\CIVIL 3D 2001-2050\2011 Siena South Lots 3\Drawings\2011-PLAT-SEC-2.dwg



LOCATION MAP
1"= 2000'

SITE DATA:

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

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

ACREAGE: 14.272 ACRES

NUMBER OF LOTS/ACREAGE BY LOT TYPE:
95 COTTAGE LOTS: 9.051 ACRES
3 LS LOTS: 0.618 ACRE
1 LS/DE LOT: 0.083 ACRE
PRIVATE STREET DEDICATION: 4.520 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: 6
LINEAR FEET OF NEW STREETS: 3,877 FEET
SUBMITTAL DATE: OCTOBER 17, 2022

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.
- 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 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.
- THE PURPOSE OF THIS REPLAT IS TO CREATE A PRIVATE SUBDIVISION AND TO REMOVE THE 25' BUILDING SETBACK LINE ALONG SOFIA PLACE (PER DOCUMENT NO. 2020099820, OPRWC).
- DRIVEWAYS FOR LOT 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.
- NO LOT IN THIS SUBDIVISION IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED 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.
- 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.
- WATER WILL BE PROVIDED BY JONAH WATER SUD.

FINAL PLAT OF
REPLAT OF LOTS 3 & 4 BLOCK A
SIENA SOUTH SECTION 2
A PRIVATE SUBDIVISION
WILLIAMSON COUNTY, TEXAS

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CH. DIST.
C1	94.14'	75.00'	071°54'51"	N57°05'04"E	88.08'
C2	4.14'	325.00'	000°43'48"	N89°20'48"W	4.14'
C3	21.79'	15.00'	083°14'37"	S83°45'15"E	19.93'
C4	9.12'	325.00'	001°36'27"	N55°25'40"E	9.12'
C5	108.23'	325.00'	019°04'52"	N80°56'59"E	107.73'
C6	12.17'	75.00'	009°17'36"	N88°23'41"E	12.15'
C7	81.97'	75.00'	062°37'15"	N52°26'16"E	77.95'
C8	43.05'	325.00'	007°35'20"	S60°01'34"W	43.01'
C9	43.05'	325.00'	007°35'20"	S67°36'53"W	43.01'
C10	203.44'	325.00'	035°51'58"	S72°33'26"W	200.14'
C11	24.31'	15.00'	092°50'26"	N44°04'12"E	21.73'
C12	19.57'	325.00'	003°27'02"	N01°14'06"W	19.57'
C13	3.98'	325.00'	000°42'09"	N02°36'32"W	3.98'
C14	15.59'	325.00'	002°44'53"	N00°53'01"W	15.59'
C15	19.05'	25.00'	043°39'11"	S21°20'10"E	18.59'
C16	154.55'	50.00'	177°06'21"	N45°23'25"E	99.97'
C17	33.31'	50.00'	038°10'07"	N24°04'42"W	32.70'
C18	10.02'	50.00'	011°28'42"	N00°44'42"E	10.00'
C19	77.42'	50.00'	088°43'03"	N50°50'35"E	69.91'
C20	33.81'	50.00'	038°44'29"	S65°25'39"E	33.17'
C21	19.05'	25.00'	043°39'17"	N67°53'03"W	18.59'
C22	23.34'	325.00'	004°06'53"	S87°39'15"E	23.33'
C23	19.75'	275.00'	004°06'53"	N87°39'15"W	19.74'
C24	23.75'	15.00'	090°43'48"	N45°39'12"E	21.35'
C25	231.56'	325.00'	040°49'23"	S20°42'00"W	226.69'
C26	33.51'	325.00'	005°54'28"	S03°14'32"W	33.50'
C27	43.05'	325.00'	007°35'20"	S09°59'27"W	43.01'
C28	43.05'	325.00'	007°35'20"	S17°34'46"W	43.01'
C29	43.05'	325.00'	007°35'20"	S25°10'06"W	43.01'
C30	43.05'	325.00'	007°35'20"	S32°45'26"W	43.01'
C31	25.87'	325.00'	004°33'36"	S38°49'53"W	25.86'
C32	21.79'	15.00'	083°14'37"	N00°30'37"W	19.93'
C33	2.93'	275.00'	000°36'36"	N02°39'18"W	2.93'
C34	378.84'	275.00'	078°55'52"	S51°01'29"W	349.59'
C35	23.56'	15.00'	090°00'00"	N44°30'35"W	21.21'
C36	23.56'	15.00'	090°00'00"	N45°29'25"E	21.21'
C37	23.56'	15.00'	090°00'00"	S44°30'35"E	21.21'
C38	272.10'	60.00'	259°50'09"	S50°34'21"W	92.04'
C39	18.27'	60.00'	017°26'49"	N08°13'59"W	18.20'
C40	34.66'	60.00'	033°05'59"	N33°30'24"W	34.18'
C41	169.43'	60.00'	161°47'22"	S49°02'56"W	118.49'
C42	49.74'	60.00'	047°29'59"	S55°35'44"E	48.33'
C43	34.83'	25.00'	079°50'09"	N39°25'39"W	32.08'
C44	28.18'	25.00'	064°35'34"	N47°02'57"W	26.71'
C45	6.65'	25.00'	015°14'35"	N07°07'52"W	6.63'
C46	23.56'	15.00'	090°00'00"	N45°29'25"E	21.21'
C47	26.46'	15.00'	101°04'08"	S38°58'31"E	23.16'
C48	23.56'	15.00'	090°00'00"	N44°30'35"W	21.21'
C49	23.56'	15.00'	090°00'00"	N45°29'25"E	21.21'
C50	23.51'	15.00'	089°47'53"	S44°36'38"E	21.18'
C51	23.61'	15.00'	090°12'07"	S45°23'22"W	21.25'
C52	23.56'	15.00'	090°00'00"	N44°30'35"W	21.21'
C53	39.18'	25.00'	089°47'53"	N45°23'22"E	35.29'
C54	19.75'	275.00'	004°06'53"	S87°39'15"E	19.74'
C55	10.35'	275.00'	002°09'19"	S88°38'02"E	10.34'
C56	9.40'	275.00'	001°57'33"	S86°34'36"E	9.40'
C57	22.48'	15.00'	085°53'07"	S42°39'15"E	20.44'
C58	23.61'	15.00'	090°12'07"	S45°23'22"W	21.25'

SURVEY: ROBERT MCNUTT SURVEY, ABSTRACT NO. 422

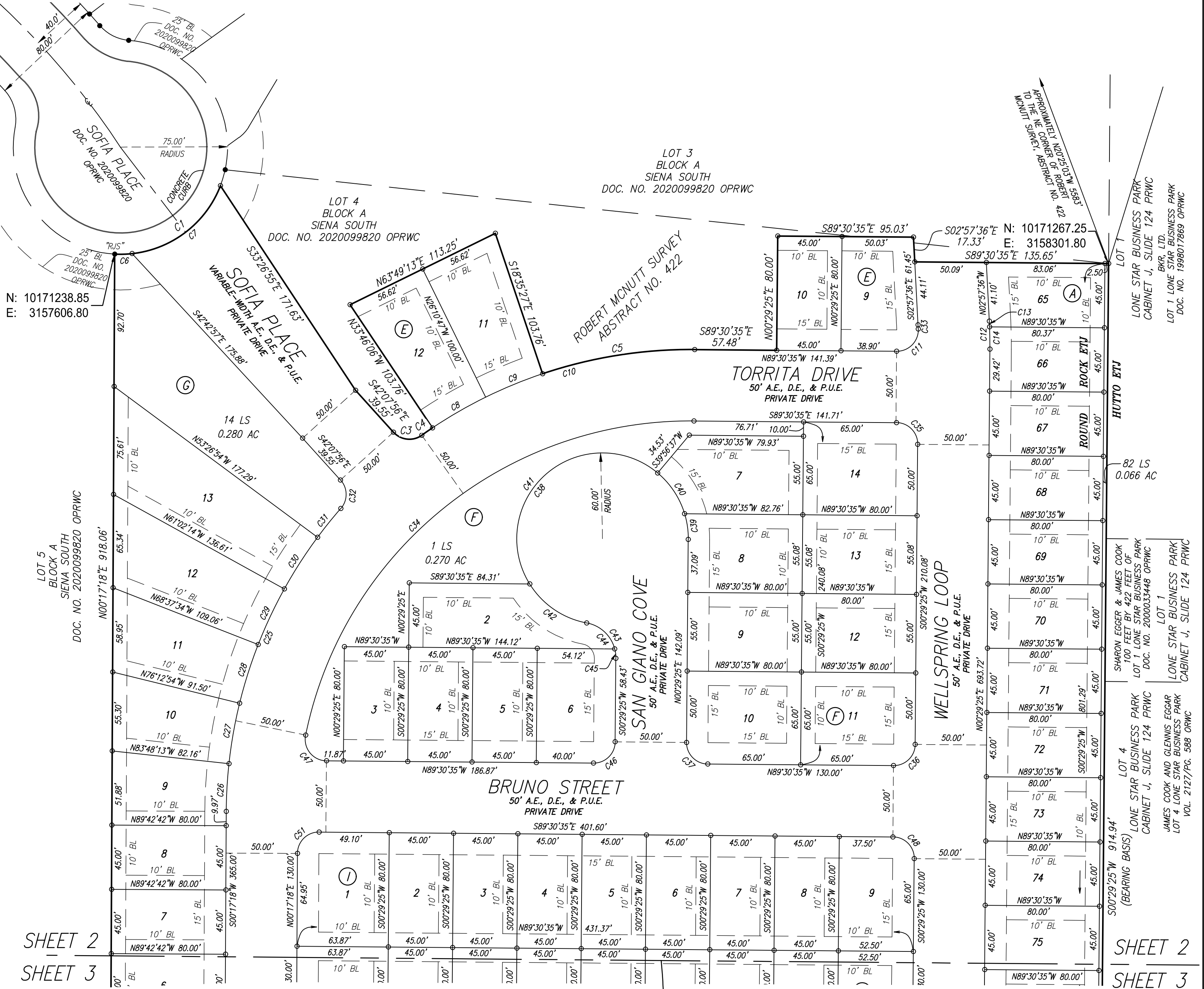
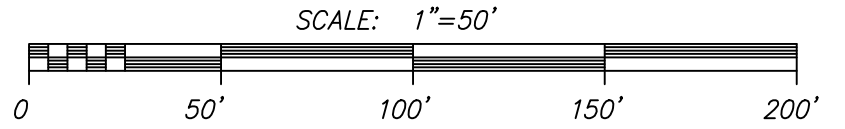
DATE: OCTOBER 17, 2022

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
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- 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
 - PUE = PUBLIC UTILITY EASEMENT
 - WWE = WASTEWATER 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 2
A PRIVATE SUBDIVISION
WILLIAMSON COUNTY, TEXAS



SINGLE FAMILY LOT AREA TABLE (SQUARE FEET):

BLOCK/LOT AREA	TYPE
A65 3677	COTTAGE
A66 3602	COTTAGE
A67 3600	COTTAGE
A68 3600	COTTAGE
A69 3600	COTTAGE
A70 3600	COTTAGE
A71 3600	COTTAGE
A72 3600	COTTAGE
A73 3600	COTTAGE
A74 3600	COTTAGE
A75 3600	COTTAGE
A76 3600	COTTAGE
A77 3600	COTTAGE
A78 3600	COTTAGE
A79 3600	COTTAGE
A80 3600	COTTAGE
A81 5998	COTTAGE
A83 9882	COTTAGE
A84 6685	COTTAGE
A85 3600	COTTAGE
A86 3600	COTTAGE
A87 3600	COTTAGE
A88 3613	COTTAGE
A89 3731	COTTAGE
A90 3877	COTTAGE
A91 4023	COTTAGE
A92 4168	COTTAGE
A93 4314	COTTAGE
A94 4417	COTTAGE

E9 4139	COTTAGE
E10 3600	COTTAGE
E11 5032	COTTAGE
E12 4916	COTTAGE
F2 5140	COTTAGE
F3 3600	COTTAGE
F4 3600	COTTAGE
F5 3600	COTTAGE
F6 4350	COTTAGE
F7 4983	COTTAGE
F8 4423	COTTAGE
F9 4400	COTTAGE
F10 5152	COTTAGE
F11 5152	COTTAGE
F12 4400	COTTAGE
F13 4407	COTTAGE
F14 5152	COTTAGE
G1 4352	COTTAGE
G2 3600	COTTAGE
G3 3600	COTTAGE
G4 3600	COTTAGE
G5 3600	COTTAGE
G6 3600	COTTAGE
G7 3600	COTTAGE
G8 3600	COTTAGE
G9 3838	COTTAGE
G10 4203	COTTAGE
G11 4943	COTTAGE
G12 6236	COTTAGE
G13 8315	COTTAGE

H1 5013	COTTAGE
H2 3600	COTTAGE
H3 3600	COTTAGE
H4 3600	COTTAGE
H5 3600	COTTAGE
H6 3600	COTTAGE
H7 3600	COTTAGE
H8 3600	COTTAGE
H9 4152	COTTAGE
H10 4905	COTTAGE
H11 4180	COTTAGE
H12 4187	COTTAGE
H13 4195	COTTAGE
H14 4201	COTTAGE
H15 4134	COTTAGE
H16 3996	COTTAGE
H17 3857	COTTAGE
H18 4977	COTTAGE

I1 5072	COTTAGE
I2 3600	COTTAGE
I3 3600	COTTAGE
I4 3600	COTTAGE
I5 3600	COTTAGE
I6 3600	COTTAGE
I7 3600	COTTAGE
I8 3600	COTTAGE
I9 4152	COTTAGE
I10 4152	COTTAGE
I11 3600	COTTAGE
I12 3600	COTTAGE
I13 3600	COTTAGE
I14 3600	COTTAGE
I15 3600	COTTAGE
I16 3600	COTTAGE
I17 3600	COTTAGE
I18 5051	COTTAGE

NON-SINGLE FAMILY LOT AREA TABLE (ACRES):

BLOCK/LOT AREA	TYPE
A82 0.066 AC	LS
A95 0.083 AC	LS/DE
G14 0.280 AC	LS
F1 0.270 AC	LS

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

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FINAL PLAT OF

- ◆ = BENCHMARK
- = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
- = FOUND 1/2" IRON ROD (AS NOTED)
- Ⓐ = BLOCK

ROW = RIGHT-OF-WAY

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OS = OPEN SPACE

PUE = PUBLIC UTILITY EASEMENT

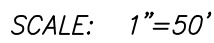
WWE = WASTEWATER EASEMENT

OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS

ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS

POB = POINT OF BEGINNING

PRIVATE STREETS TABLE



OVILE STREET
50' A.E., D.E., & P.U.E.
PRIVATE DRIVE

WELLSPRING LOOP
50' A.E., D.E., & P.U.E.
PRIVATE DRIVE

ROUND ROCK

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

N: 10170353.12
E: 3158340.06

EASEMENT/ENCUMBRANCE NOTES:

11. OWNER'S INGRESS/EGRESS EASEMENT – DOCUMENT NO. 2022112861 OPRWC – BLANKET TYPE.
12. OWNER'S ENCRoACHMENT EASEMENT – DOCUMENT NO. 2022112861 OPRWC – BLANKET TYPE.
13. EASEMENT OF COOPERATIVE SUPPORT – DOCUMENT NO. 2022112861 OPRWC – BLANKET TYPE.
14. ASSOCIATION'S ACCESS, MAINTENANCE AND LANDSCAPE EASEMENT – DOCUMENT NO. 2022112861 OPRWC – BLANKET TYPE.
15. PERMITTED RESIDENTIAL ENCRoACHMENT EASEMENT – DOCUMENT NO. 2022112861 OPRWC – BLANKET TYPE.
16. PRIVATE UTILITY LINE EASEMENT – DOCUMENT NO. 2022112861 OPRWC – BLANKET TYPE.
17. COMMUNITY SYSTEMS EASEMENT – DOCUMENT NO. 2022112861 OPRWC – BLANKET TYPE.
18. RESERVED EASEMENTS – DOCUMENT NO. 2022112861 OPRWC – BLANKET TYPE.
19. IMPROVEMENTS, ROADWAY AND UTILITY EASEMENTS – DOCUMENT NO. 2022112861 OPRWC – BLANKET TYPE.
20. SUBDIVISION ENTRY AND FENCING EASEMENT – DOCUMENT NO. 2022112861 OPRWC – BLANKET TYPE.
21. LANDSCAPE AND MONUMENT SIGN EASEMENT – DOCUMENT NO. 2022112861 OPRWC – BLANKET TYPE.
22. UTILITY EASEMENT – DOCUMENT NO. 2022112861 OPRWC – BLANKET TYPE.
23. EASEMENT TO INSPECT AND RIGHT TO CORRECT – DOCUMENT NO. 2022112861 OPRWC – BLANKET TYPE.

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FINAL PLAT OF
REPLAT OF LOTS 3 & 4 BLOCK A
SIENA SOUTH SECTION 2
A PRIVATE SUBDIVISION
WILLIAMSON COUNTY, TEXAS

FIELD NOTES DESCRIPTION:

A DESCRIPTION OF 14.272 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 WITH "RJ SURVEYING" CAP FOUND ON THE NORTH LINE OF THAT 8.00 ACRE TRACT (TRACT ONE) CONVEYED TO BCC LAND, LLC BY DEED RECORDED IN DOCUMENT NO. 2007104011, OPRWC FOR THE COMMON SOUTH CORNER OF LOT 4 AND LOT 5, BLOCK A OF SAID SIENA SOUTH;

THENCE WITH 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 THE LEFT ON THE CURVING RIGHT-OF-WAY OF SOFIA PLACE (75-FOOT RADIUS), SAME BEING A COMMON NORTH CORNER OF SAID LOT 4 AND LOT 5, BLOCK A;

THENCE NORTHEASTERLY ALONG SAID CURVE, AN ARC LENGTH OF 94.14 FEET, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 71°54'51", AND A CHORD BEARING N57°05'04"E, 88.08 FEET TO A 1/2" IRON ROD SET;

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

1. S33°26'55"E A DISTANCE OF 171.63 FEET TO A 1/2" IRON ROD SET;
2. S42°07'56"E A DISTANCE OF 39.55 FEET TO A 1/2" IRON ROD SET FOR THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT;
3. EASTERLY 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 S83°45'15"E, 19.93 FEET TO A 1/2" IRON ROD SET FOR THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT;
4. NORTHEASTERLY 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 N55°25'40"E, 9.12 FEET TO A 1/2" IRON ROD SET;
5. N33°46'06"W A DISTANCE OF 103.76 FEET TO A 1/2" IRON ROD SET;
6. N63°49'13"E A DISTANCE OF 113.25 FEET TO A 1/2" IRON ROD SET;
7. S18°35'27"E A DISTANCE OF 103.76 FEET TO A 1/2" IRON ROD SET FOR THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT;
8. EASTERLY 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 N80°56'59"E, 107.73 FEET TO A 1/2" IRON ROD SET;
9. S89°30'35"E A DISTANCE OF 57.48 FEET TO A 1/2" IRON ROD SET;
10. N00°29'25"E A DISTANCE OF 80.00 FEET TO A 1/2" IRON ROD SET;
11. S89°30'35"E A DISTANCE OF 95.03 FEET TO A 1/2" IRON ROD SET;
12. S02°57'36"E A DISTANCE OF 17.33 FEET TO A 1/2" IRON ROD SET;
13. S89°30'35"E A DISTANCE OF 135.65 FEET TO A 1/2" IRON ROD SET FOR THE COMMON EAST CORNER OF SAID LOT 3 AND LOT 4, BLOCK A, FROM WHICH THE NORTHEAST CORNER OF THE ROBERT MCNUTT SURVEY, ABSTRACT NO. 422 BEARS APPROXIMATELY N20°25'03"W A DISTANCE OF 5583 FEET;

THENCE WITH THE EAST LINE OF SAID LOT 4, BLOCK A, SAME BEING 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), S00°29'25"W (BEARING BASIS) A DISTANCE OF 914.94 FEET TO A 1/2" IRON ROD WITH "RJ SURVEYING" CAP FOUND ON THE NORTH LINE OF THAT 4.001 ACRE TRACT CONVEYED TO IRON HORSE 120 LLC BY DEED RECORDED IN DOCUMENT NO. 2020160050, OPRWC;

THENCE WITH THE SOUTH LINE OF SAID LOT 4, BLOCK A, SAME BEING THE NORTH LINE OF SAID 4.001 ACRE TRACT, WITH THE NORTH LINE OF THAT 5.739 ACRE TRACT (TRACT 1) CONVEYED TO NEYRA INDUSTRIES, INC. BY DEED RECORDED IN DOCUMENT NO. 2003051376, OPRWC, AND WITH THE NORTH LINE OF SAID 8.00 ACRE TRACT, N89°42'42"W A DISTANCE OF 692.34 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 14.272 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 SIENNA 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 2 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: 1/15/2024

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 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: 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: 1/15/2024

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 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

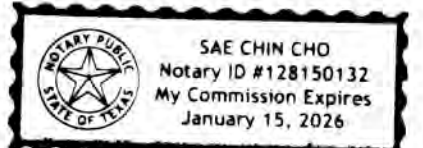
BEFORE ME ON THIS DAY PERSONALLY APPEARED Taylor Wilson, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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: 1/15/2024



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 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

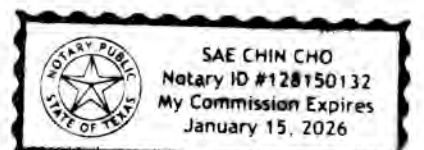
BEFORE ME ON THIS DAY PERSONALLY APPEARED Scott Daniels, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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: 1/15/2024



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

REPLAT OF LOTS 3 & 4 BLOCK A SIENA SOUTH SECTION 2 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 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 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 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 Gravel Jr. DATE
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

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 F-10015400

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS
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 2 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

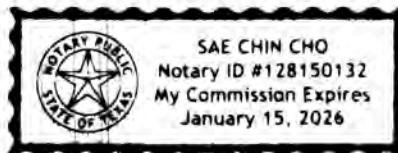
STATE OF TEXAS

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 CH
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: SAE CHMY 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: AVP Commercial Lender
559 S IH-35, SUITE 100
ROUND ROCK, TEXAS 78664

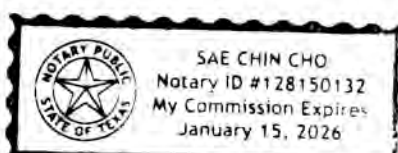
STATE OF TEXAS

COUNTY OF Williamson

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STATE OF TEXAS

COUNTY OF WILLIAMSON

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WILSON CAPITAL GP I, LLC

BY: Taylor Wilson
PRINTED NAME: Taylor Wilson

TITLE: Manager
6034 W COURTYARD DRIVE, SUITE 288
AUSTIN, TEXAS 78730

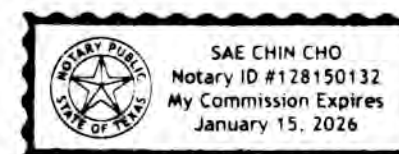
STATE OF TEXAS

COUNTY OF Travis

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

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NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: SAE CHMY COMMISSION EXPIRES: 1/15/2026

STATE OF TEXAS

COUNTY OF WILLIAMSON

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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 CH
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PRINTED NAME: SAE CHMY COMMISSION EXPIRES: 1/15/2026