



PLAT MAP RECORDING SHEET

**DEDICATOR: RSP PARTNERS DEVELOPMENT, LP
RSP GP, INC
JOHN S LLOYD, PRESIDENT**

SUBDIVISION NAME: SIENA, SECTION 23A

**PROPERTY IS DESCRIBED AS: 40.876 ACRES OUT OF THE ROBERT
MCNUTT SURVEY, ABSTRACT NUMBER 422, IN
WILLIAMSON COUNTY, TEXAS.**

**SUBMITTED BY: RANDALL JONES & ASSOCIATES ENGINEERING, INC
JENNY POLLARD, (512) 836-4793**

DIGITALLY RECORDED

**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2015008675**



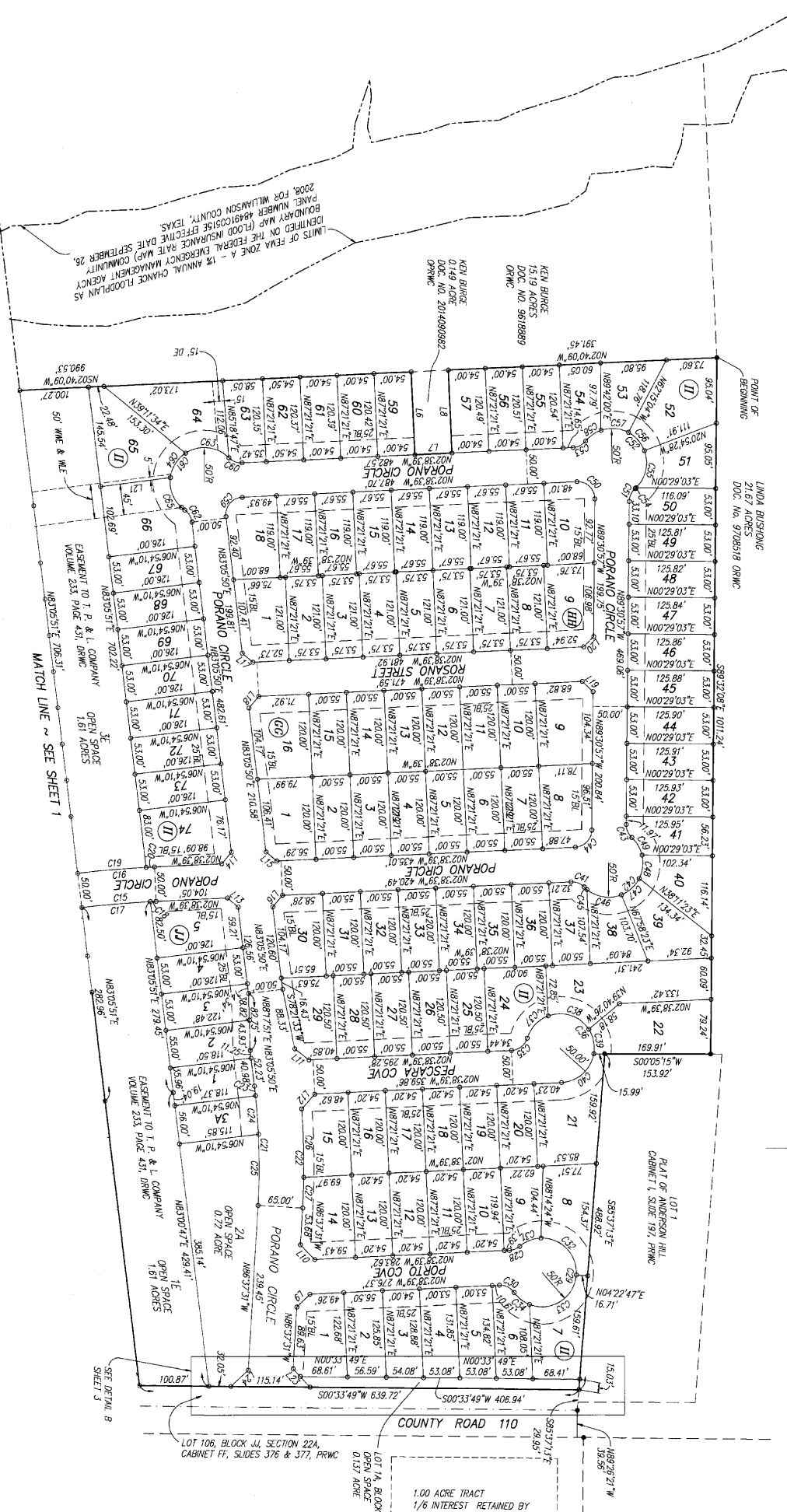
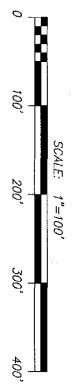
Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

February 04, 2015 11:03 AM

FEE: \$316.00 PHELPS

FINAL PLAT OF SIENA SECTION 23A WILLIAMSON COUNTY, TEXAS



LIMITS OF FEMA ZONE A - 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NUMBER 489103515 EFFECTIVE DATE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS

- LEGEND:
o = IRON ROD SET (1/2" WITH RI SURVEYING CAP)
● = FOUND 1/2" IRON ROD
RL = BUILDING SETBACK LINE
ROW = RIGHT OF WAY
DSE = DRAINAGE AND STORM SEWER EASEMENT
WME = WATER LINE EASEMENT
WNE = WASTEWATER EASEMENT
KX = BLOCK NAME
--- = LIMITS OF FEMA ZONE A - 1% ANNUAL CHANCE FLOODPLAIN

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

DATE: MAR 31, 2014 SCALE: 1" = 100'
RANDALL JONES & ASSOCIATES ENGINEERING, INC.
1212 E. BARKER LANE, AUSTIN, TEXAS 78753
(512) 836-4933 FAX: (512) 836-4817
RU SURVEYING & ASSOCIATES, INC.
1212 E. BARKER LANE, AUSTIN, TEXAS 78753
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1.00 ACRE TRACT
1/6 INTEREST RETAINED BY DOUBLE J INVESTMENTS, L.P.
5/6 INTEREST TO OTHERS

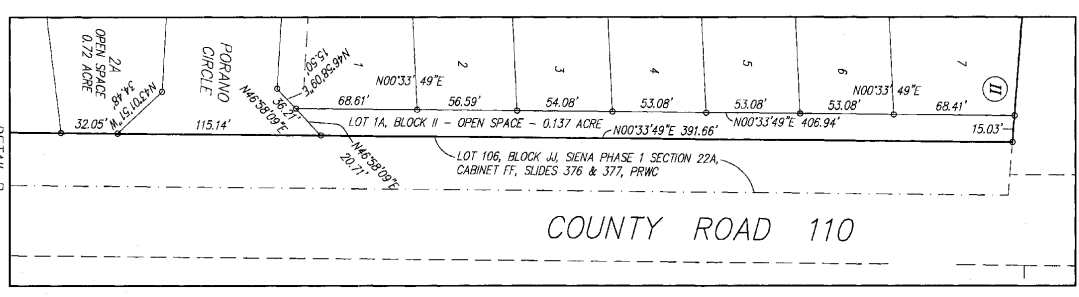
FINAL PLAT OF
SIENA SECTION 23A
WILLIAMSON COUNTY, TEXAS

LINE TABLE

LINE	LENGTH	BEARING
L1	120.06'	N87°21'21"E
L2	17.28'	N81°05'51"E
L3	50.41'	N07°28'32"W
L4	21.02'	S83°05'51"W
L5	66.67'	S87°21'21"W
L6	120.44'	N07°21'21"E
L7	34.60'	N02°28'59"W
L8	120.47'	S87°21'21"W
L9	26.76'	N44°39'05"W
L10	29.73'	N45°21'55"E
L11	25.99'	N17°51'27"E
L12	28.77'	N48°15'52"W
L13	20.41'	N40°13'56"E
L14	21.99'	N49°46'24"W
L15	20.41'	N40°13'56"E
L16	21.99'	N49°46'24"W
L17	20.41'	N40°13'56"E
L18	21.99'	N49°46'24"W
L19	20.67'	N45°04'48"W
L20	20.67'	N07°20'28"W
L21	102.49'	N07°20'28"W
L22	102.05'	N07°20'28"W
L23	36.21'	N46°58'09"E
L24	34.48'	N43°01'51"W
L25	21.99'	N40°13'56"E
L26	20.41'	N49°46'24"W
L27	21.99'	N49°46'24"W
L28	20.41'	N40°13'56"E
L29	21.21'	N51°54'09"W
L30	21.21'	S89°05'51"W

CURVE TABLE

CURVE	LENGTH	RAIUS	DELTA	CHORD BEING	CHORD
C1	15.64	225.00	3°59'59"	S85°05'21"W	15.64
C2	8.58	175.00	2°48'30"	S84°50'07"W	8.58
C3	24.15	335.00	4°15'28"	N85°13'56"E	24.15
C4	20.44	275.00	4°15'28"	N85°13'56"E	20.44
C5	37.41	25.00	85°54'31"	N40°13'56"E	34.02
C6	21.03	25.00	48°11'23"	N08°54'20"W	20.41
C7	158.53	50.00	182°02'16"	N40°13'56"E	99.98
C8	21.03	25.00	48°11'23"	N72°48'27"W	20.41
C9	34.43	25.00	75°196"	N68°34'22"W	34.43
C10	17.60	25.00	40°19'57"	N30°40'04"W	17.24
C11	42.57	50.00	48°46'51"	N68°36'56"W	41.50
C12	33.75	50.00	38°40'10"	N17°10'39"E	33.11
C13	43.68	50.00	48°54'22"	N61°04'19"E	41.39
C14	39.34	50.00	45°53'43"	N71°55'59"W	38.88
C15	108.45	153.23	41°5'29"	N04°46'24"W	108.43
C16	112.17	153.23	41°5'29"	N04°46'24"W	112.16
C17	100.08	149.37	3°55'46"	N04°56'16"W	100.06
C18	8.38	149.37	0°19'44"	N02°48'31"W	8.38
C19	100.07	150.42	3°47'56"	N05°00'10"W	100.05
C20	121.10	150.42	0°27'33"	N02°52'26"W	121.10
C21	173.54	102.50	1°16'38"	N88°14'10"E	173.39
C22	144.04	102.50	7°59'34"	N89°22'41"E	143.92
C23	14.02	967.50	0°49'50"	N83°30'45"E	14.02
C24	56.06	967.50	3°19'12"	N85°35'16"E	56.05
C25	103.46	967.50	6°07'32"	N89°41'20"W	103.41
C26	93.36	1032.50	5°30'44"	N88°08'19"E	93.32
C27	44.68	1032.50	2°28'45"	N87°51'54"W	44.67
C28	16.57	25.00	37°58'13"	N21°37'46"W	16.27
C29	219.84	50.00	27°45'64"	N83°08'30"W	67.59
C30	24.86	25.00	56°58'30"	N25°50'26"E	23.85
C31	33.80	50.00	38°44'16"	N21°44'44"W	33.16
C32	84.00	50.00	96°15'23"	N61°50'51"E	74.46
C33	93.52	50.00	107°10'08"	N42°02'09"W	80.47
C34	28.61	50.00	32°46'57"	N42°56'23"E	28.22
C35	30.77	25.00	70°51'44"	N42°54'41"W	28.87
C36	218.63	50.00	250°51'44"	N62°05'29"E	81.65
C37	46.16	50.00	52°53'42"	N66°43'37"W	44.54
C38	37.32	50.00	27°01'36"	N81°33'51"E	62.22
C39	67.84	50.00	42°45'36"	N18°07'24"E	36.46
C40	67.84	50.00	72°30'19"	N41°54'14"W	62.83
C41	21.03	25.00	48°11'23"	N21°21'02"E	20.41
C42	159.92	50.00	183°15'04"	N68°04'48"W	99.96
C43	21.03	25.00	48°11'23"	N68°23'21"E	20.41
C44	37.89	25.00	86°52'18"	N46°04'48"W	34.38
C45	3.86	30.00	6°43'06"	N42°11'11"E	3.86
C46	53.08	50.00	60°19'10"	N09°25'02"E	50.62
C47	35.76	50.00	40°58'29"	N42°28'47"W	35.00
C48	34.91	50.00	40°00'19"	N82°58'11"W	34.21
C49	30.31	50.00	34°44'00"	N59°39'40"E	29.85
C50	40.63	25.00	93°07'42"	N43°55'12"E	36.31
C51	21.03	25.00	48°11'23"	N65°25'16"W	20.41
C52	165.38	50.00	189°30'27"	N43°55'12"E	98.66
C53	21.03	25.00	48°11'23"	N26°44'20"W	20.41
C54	1.87	50.00	2°08'19"	N42°23'44"W	1.87
C55	58.86	50.00	67°26'35"	N77°11'11"W	55.52
C56	36.16	50.00	41°26'13"	N48°22'25"E	35.38
C57	41.15	50.00	47°09'15"	N04°04'41"E	40.00
C58	27.34	50.00	31°20'05"	N45°09'59"W	27.01
C59	41.13	25.00	94°15'30"	N49°46'24"W	36.64
C60	21.03	25.00	48°11'23"	N21°27'02"E	20.41
C61	166.36	50.00	190°38'16"	N49°46'24"W	99.57
C62	21.03	25.00	48°11'23"	N59°00'09"E	20.41
C63	68.85	50.00	29°51'43"	N06°05'52"E	63.54
C64	43.21	50.00	49°30'50"	N58°06'24"W	41.88
C65	54.30	50.00	67°13'44"	N69°01'19"E	51.67



DATE: MAR 31, 2014

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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F-10015400

DESCRIPTION: A PARCEL OF LAND IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE ROBERT MOULT SURVEY, ABSTRACT NO. 422, AND BEING A PART OF THAT 87.291 ACRE TRACT OF LAND CONVEYED TO ROUND STAFF PARTNERS, L.P. BY DEED RECORDED IN DOCUMENT NO. 200808809 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING AT A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE SAID 87.291 ACRE TRACT; THENCE S.89°32'08"E, ALONG THE NORTH LINE OF SAID 87.291 ACRE TRACT, A DISTANCE OF 101.24 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER THEREOF; AND TO A POINT IN THE WEST LINE OF LOT 1, PLAT OF ANDERSON HILL, ACCORDING TO A POINT IN THE WEST LINE OF RECORDED CABINET 1, SIDE 197 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE S.00°33'49"W, ALONG THE WEST LINE OF SAID PLAT AND AN EAST LINE OF THE SAID 87.291 ACRE TRACT, A DISTANCE OF 153.92 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE S.86°37'13"E, ALONG THE SOUTH LINE OF LOT 1 AND A NORTH LINE OF THE SAID 87.291 ACRE TRACT, A DISTANCE OF 488.92 FEET TO A 1/2" IRON ROD SET AT THE NORTHWEST CORNER OF LOT 108, BLOCK 44, SIENA CHASE II, SECTION 23A, ACCORDING TO THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE ACROSS THE SAID 87.291 ACRE TRACT THE FOLLOWING 16 COURSES: 1. S.83°05'47"W, A DISTANCE OF 418.23 FEET TO A 1/2" IRON ROD SET; 2. S.83°05'47"W, A DISTANCE OF 199.00 FEET TO A 1/2" IRON ROD SET; 3. S.06°54'09"E, A DISTANCE OF 127.00 FEET TO A 1/2" IRON ROD SET; 4. N.83°05'47"E, A DISTANCE OF 13.87 FEET TO A 1/2" IRON ROD SET; 5. S.06°54'09"E, A DISTANCE OF 98.99 FEET TO A 1/2" IRON ROD SET; 6. S.02°55'09"E, A DISTANCE OF 125.65 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE LEFT;

8. WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.64 FEET, SAID CURVE HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 03°58'59" AND A CHORD BEARING S.85°05'21"W, 15.64 FEET TO A 1/2" IRON ROD SET; 9. S.06°54'09"E, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET AT A POINT ON A NON-TANGENT CURVE TO THE RIGHT;

10. EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 8.58 FEET, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 02°48'30" AND A CHORD BEARING N.84°30'07"E, 8.58 FEET TO A 1/2" IRON ROD SET; 11. S.04°05'38"E, A DISTANCE OF 143.13 FEET TO A 1/2" IRON ROD SET; 12. S.87°21'21"W, A DISTANCE OF 211.34 FEET TO A 1/2" IRON ROD SET; 13. S.85°46'32"W, A DISTANCE OF 53.06 FEET TO A 1/2" IRON ROD SET; 14. S.83°05'41"W, A DISTANCE OF 349.65 FEET TO A 1/2" IRON ROD SET; 15. S.84°17'49"W, A DISTANCE OF 50.07 FEET TO A 1/2" IRON ROD SET; 16. S.87°21'21"W, A DISTANCE OF 175.58 FEET TO A 1/2" IRON ROD SET IN THE WEST LINE OF THE SAID 87.291 ACRE TRACT;

THENCE N.03°02'34"W, ALONG SAID WEST LINE AND THE EAST LINE OF SAID 106.8 ACRE TRACT; A DISTANCE OF 121.00 FEET TO A 1/2" IRON ROD SET; THENCE ACROSS SAID 87.291 ACRE TRACT THE FOLLOWING SEVEN COURSES: 1. N.87°21'21"E, A DISTANCE OF 120.09 FEET TO A 1/2" IRON ROD SET AT A POINT OF QUADRATURE OF A CURVE TO THE LEFT;

STATE OF TEXAS KNOW ALL BY THESE PRESENTS COUNTY OF TRAVIS

THAT RSP PARTNERS DEVELOPMENT, L.P., A TEXAS LIMITED PARTNERSHIP, AS THE OWNER OF THAT CERTAIN 87.291 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 200808809 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY DEDICATE TO THE PUBLIC USE FOR THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS SIENA SECTION 23A, SUBDIVISION. 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 TO REGULATE ACCESS TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ORDINANCES

RSP PARTNERS DEVELOPMENT, L.P. A TEXAS LIMITED PARTNERSHIP BY: RSP 99, INC. ITS GENERAL PARTNER,

BY: JOHN S. LLOYD, PRESIDENT AND ALVIN, TEXAS 78746

STATE OF TEXAS COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 11th DAY OF MARCH, 2015 BY JOHN S. LLOYD, PRESIDENT, RSP 99, INC., ON BEHALF OF SAID RSP 99, INC. SHANA FREEMAN, NOTARY PUBLIC STATE OF TEXAS PRINTED NAME SHANA FREEMAN MY COMMISSION EXPIRES 3-11-2017.

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

THAT INTERNATIONAL BANK OF COMMERCE, THE LIEN HOLDER OF THAT CERTAIN 40.876 ACRE TRACT OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 200808809 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY DEDICATE TO THE PUBLIC USE FOR THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON TO BE KNOWN AS SIENA SECTION 23A, SUBDIVISION. 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 TO REGULATE ACCESS TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ORDINANCES

BY: VICE PRESIDENT, COMMERCIAL LENDING

STATE OF TEXAS COUNTY OF TRAVIS THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 11th DAY OF MARCH, 2015 BY SHANA FREEMAN, NOTARY PUBLIC STATE OF TEXAS PRINTED NAME SHANA FREEMAN MY COMMISSION EXPIRES: 3-11-2017.



STATE OF TEXAS COUNTY OF TRAVIS ENGINEER'S CERTIFICATION I, KENTH COLLINS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ORIGINAL SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION. THIS PLAT COMPLETES 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 AND MATHEMATICALS ARE COMPLETE AND CORRECT. DATE: March 11, 2015



NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 489100305E EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS. I, KENTH COLLINS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLETES WITH THE SUBDIVISION ORDINANCES AND THE SUBDIVIDER DRAWS POLICY ADOPTED BY WILLIAMSON COUNTY, TEXAS. THIS TRACT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.



STATE OF TEXAS COUNTY OF WILLIAMSON I, DAN A. GELLES, County Judge of Williamson County, Texas, do hereby certify that the foregoing instrument, being a true and correct copy of the original instrument as presented to the Commissioners' Court of Williamson County, Texas, and by the said Court duly considered, were on this day approved and plat is authorized to be registered and recorded in the proper records of the County Clerk of Williamson County, Texas. DATE: 01-04-2015 Dan A. Gelles, County Judge Williamson County, Texas

STATE OF TEXAS COUNTY OF WILLIAMSON NANCY RISTER, CLERK. County Clerk WILLIAMSON COUNTY, TEXAS BY: Connie Phelps DEPUTY County Clerk DATE: MARCH 31, 2014 RANDALL JONES & ASSOCIATES ENGINEERING, INC. 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753 (512) 836-4733 FAX: (512) 836-4817 RU SURVEYING & ASSOCIATES, INC. 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753 (512) 836-4733 FAX: (512) 836-4817

