2017027168 PLAT Total Pages: 4

PLAT MAP RECORDING SHEET

DEDICATOR(s):

SIENA NORTH DEVCO INC

SUBDIVISION NAME: SIENA PATIO HOMES

PROPERTY IS DESCRIBED AS: 16.528 ACRES ROBERT MCNUTT SURVEY ABSTRACT NO 422

SUBMITTED BY: RANDALL JONES & ASSOCIATES ENGINEERING INC

DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2017027168

PLAT Fee: $241.00
03/29/2017 09:45 AM Cphelps

Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

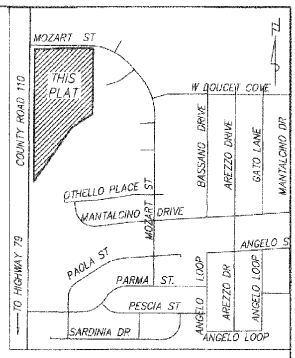
PLAT OF SIENA PATIO HOMES

SCALE: 1"=100'

0 100' 200' 300' 400'

CITY OF ROUND ROCK CONTROL MONUMENT BRASS DISK IN CONCRETE No. 01-038

NORTHING: 10178429.1049
EASTING: 3154785.3870
ELEVATION: 716.2009
NAD 83/HARN 93 TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE



SIENA KYLE COMMERCIAL
11.1361 ACRES
DOC No. 2008000334

R: 617.50'
L: 58.80'
Δ 5°27'23"
CHORD BRNG: N86°42'30"W
CHORD: 58.78'

MOZART STREET
S89°26'11"E 149.02'
N00°33'49"E 85.00'
N86°44'58"E 150.33'
N00°33'49"E 65.00'
RIGHT OF WAY BY PLAT OF SIENA SECTION 20
S89°26'11"E 312.67'
65.00'
POINT OF BEGINNING

10'PUE

N89°29'27"W 110.63'

COUNTY ROAD 110
RIGHT OF WAY TO WILLIAMSON COUNTY - 2.019 ACRES - DOC No. 2016071547 OPRWC

N00°30'33"E 797.33'

10'PUE

SEE SHEET 2 FOR EASEMENT DETAILS

LOT 1, BLOCK A

(BEARING BASIS)
S00°43'39"W 746.32'

APPROXIMATELY S20°18'45"W 1827.08' TO SW CORNER OF ROBERT MANDT SURVEY, ABSTRACT No. 422

N00°30'33"E 1517.73'

N89°29'27"W 25.00'

N00°30'33"E 124.64'

S35°22'23"W 20.04'

S56°27'00"W 286.51'

N89°44'10"E 393.79'

1% ANNUAL CHANCE FLOODPLAIN BY APPROVED LOMR 16-06-0303P, EFFECTIVE DATE OCTOBER 27, 2016

10'PUE

LOT 2, BLOCK A
(DRAINAGE EASEMENT)

LOT 1-B, BLOCK CC
SIENA SECTION 25
DOC. No. 2015003378
OPRWC

N00°30'33"E 720.40'

S35°22'23"W 732.36'
S35°22'23"W 752.60'

LOT 50-A
BLOCK CC

SIENA SECTION 25
DOC. No. 2015003378
OPRWC

SIENA SECTION 20
DOC. No. 2016051342 OPRWC

LEONARDO DRIVE

MOZART ST.

MINERVA COVE

ARBIA COVE

ARBIA LANE

NOVARO PLACE

BLOCK R
BLOCK CC
BLOCK U
BLOCK X

112 113 104 103 102 101 100 99 98 97 105 96 95 94 93 92 91 77 78 76 75 80 74 73 72 71 70 68 69 67 CC 66 65 64 42 43 44 41 4 3 2 1

LEGEND:

●	= FOUND 1/2" IRON ROD
o	= SET 1/2" IRON ROD WITH RJ SURVEYING CAP
▸	= CALCULATED POINT
AE	= ACCESS EASEMENT
DE	= DRAINAGE EASEMENT
PUE	= PUBLIC UTILITY EASEMENT
℄	= CENTERLINE
OPRWC	= OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY

SITE DATA:
16.528 ACRES
2 LOTS

DATE: NOV. 28, 2016 SCALE: 1" = 100'

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

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-10015400

SHEET 1 OF 3 SHEETS

S:\LAND\2501-2550\2515\dwg\2515-plat.dwg 3/16/2017 4:32:40 PM CDT

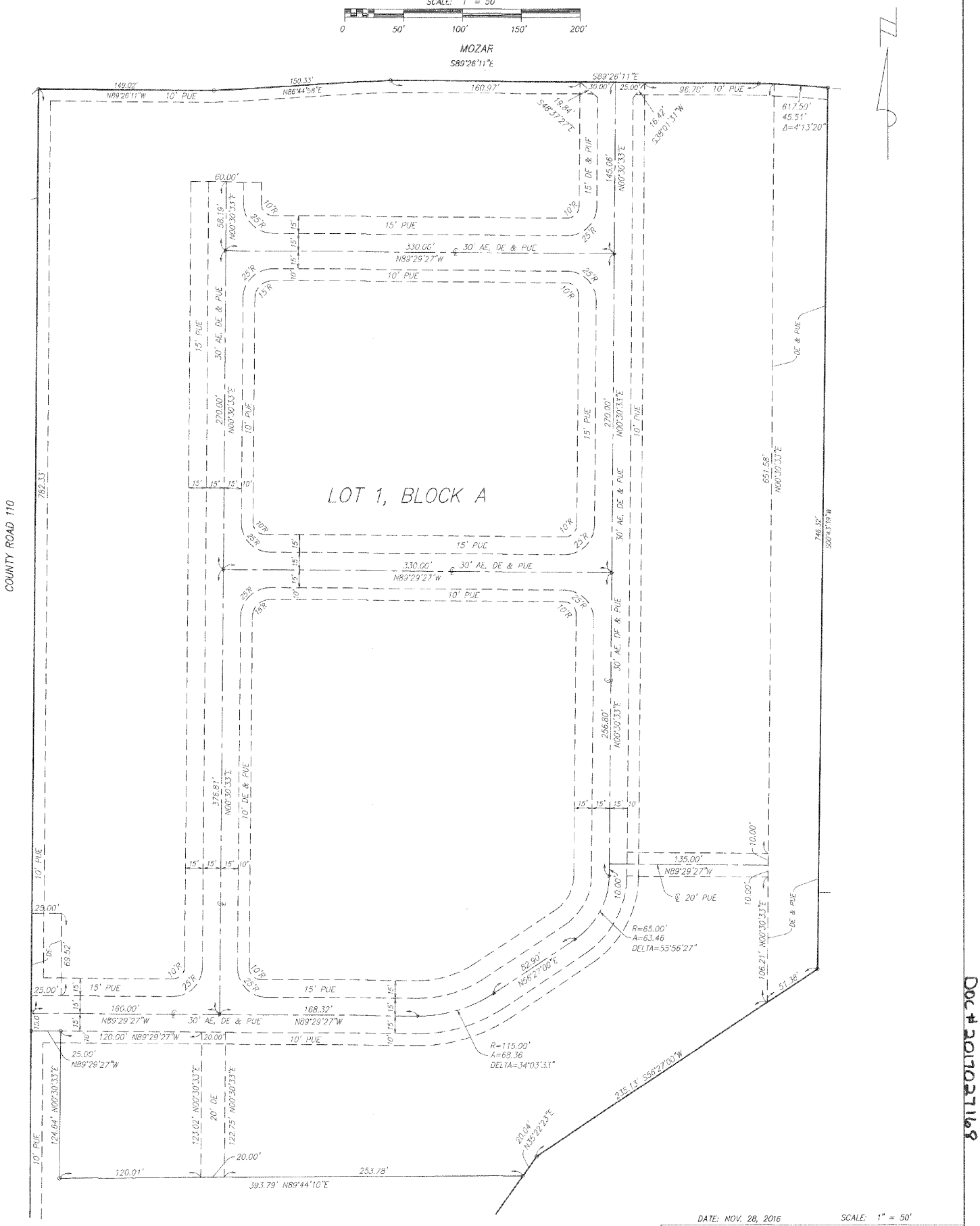
DOC # 2017027168

PLAT OF

SIENA PATIO HOMES

SCALE: 1" = 50'

0 50' 100' 150' 200'



DATE: NOV. 28, 2016 SCALE: 1" = 50'

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SHEET 2 OF 3 SHEETS

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Doc # 2017027168

PLAT OF

SIENA PATIO HOMES

NOTES:

1. NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
2. NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
3. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY JONAH WATER SPECIAL UTILITY DISTRICT.
4. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF ROUND ROCK.
5. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF SIENA MUNICIPAL UTILITY DISTRICT No. 1.
6. SIDEWALKS WILL BE MAINTAINED BY THE ADJACENT HOMEOWNERS.
7. THE COUNTY (WILLIAMSON COUNTY) WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE OR EASEMENTS IN THIS SUBDIVISION OUTSIDE OF THE ROADWAY RIGHT-OF-WAY. MAINTENANCE AND LIABILITY OF IMPROVEMENTS INCLUDING BUT NOT LIMITED TO LANDSCAPING, ILLUMINATION, SIDEWALKS, WATER QUALITY FEATURES, PRIVATE DRIVEWAYS, OR ANY OTHER IMPROVEMENTS REQUIRED BY OTHER GOVERNMENTAL AGENCIES SHALL NOT BE THE RESPONSIBILITY OF THE COUNTY.
8. 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 DRAINAGE OR PROTECTING THE ROAD SYSTEMS AND STREETS.
9. ALL PUBLIC ROADWAYS, RIGHTS-OF-WAY AND EASEMENTS SHOWN ON THIS PLAT ARE FREE OF LIENS.
10. THE MINIMUM LOWEST 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 ONE FOOT ABOVE THE BFE (BASE FLOOD ELEVATION), WHICHEVER IS HIGHER.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

THAT, SIENA NORTH DEVCO, INC., BEING THE OWNER OF THE CERTAIN 16.528 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT No. 2016056625 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS "SIENA PATIO HOMES" AND FURTHER ACKNOWLEDGE THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS AND REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS AND MUNICIPAL WATERSHED ORDINANCES.

THIS 20th DAY OF March 2017.

John S Lloyd

JOHN LLOYD,
4720-A ROCKCLIFF ROAD
AUSTIN, TEXAS 78746

THE STATE OF TEXAS

COUNTY OF

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 20th DAY OF March, A. D., 2017.

Kayla Monarres

NOTARY PUBLIC SIGNATURE

KAYLA MONARRES
Notary Public, State of Texas
Commission Expires 07-21-2019
Notary ID 13030134

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF

THAT INTERNATIONAL BANK OF COMMERCE, THE LIEN HOLDER OF THAT CERTAIN 18.547 ACRE TRACT OF LAND RECORDED IN DOCUMENT Nos. 2016056626, 2016056628, 2016057095, AND 2016058638 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DOES HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 16.528 ACRE TRACT OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, AND DOES FURTHER HEREBY JOIN, APPROVE, AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

INTERNATIONAL BANK OF COMMERCE

BY:

3/20/2017
DATE

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 20th DAY OF March, A. D., 2017.

Kayla Monarres

NOTARY PUBLIC SIGNATURE

KAYLA MONARRES
Notary Public, State of Texas
Commission Expires 07-21-2019
Notary ID 13030134

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF

THAT SIENA KYLE COMMERCIAL, L.P., A TEXAS LIMITED PARTNERSHIP, THE LIEN HOLDER OF THAT CERTAIN 18.547 ACRE TRACT OF LAND RECORDED IN DOCUMENT Nos.2016056625 AND 2016056629 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 16.528 ACRE TRACT OF LAND SITUATED IN WILLIAMSON COUNTY, TEXAS, AND DOES FURTHER HEREBY JOIN, APPROVE AND CONSENT TO THE DEDICATION TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON.

SIENA KYLE COMMERCIAL, L.P., A TEXAS LIMITED PARTNERSHIP

BY: SIENA KYLE GP, LLC,
A TEXAS LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY: Dwight Kadison

DOUGLAS B. KADISON, PRESIDENT

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 20th DAY OF March, A. D., 2017.

Irma Wilde Speers

NOTARY PUBLIC SIGNATURE

IRMA WILDE SPEERS
Notary Public, State of Texas
Comm. Expires 02-20-2021
Notary ID 6370262

ENGINEER'S CERTIFICATION

A PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 48491C0515E EFFECTIVE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS, AS MODIFIED BY THE LETTER OF MAP REVISION No. 16-06-0303P, EFFECTIVE DATE OCTOBER 27, 2016.

I, J. KEITH COLLINS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY WILLIAMSON COUNTY, TEXAS. THIS TRACT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE

3/17/17

J. KEITH COLLINS DATE
LICENSED PROFESSIONAL ENGINEER NO. 80579

STATE OF TEXAS
J. KEITH COLLINS
80579
REGISTERED PROFESSIONAL ENGINEER

SURVEYOR'S CERTIFICATION

I, J. KENNETH WEIGAND, 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.

J. K. Weigand 3/16/2017

J. KENNETH WEIGAND DATE
R.P.L.S. NO. 5741
STATE OF TEXAS

STATE OF TEXAS
JOHN KENNETH WEIGAND
5741
REGISTERED PROFESSIONAL LAND SURVEYOR

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING 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 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 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. FLOOD PLAIN 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.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WILLIAMSON

THAT I, DAN A. GATTIS, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT 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 PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DAN A. GATTIS, COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

03-28-2017
DATE

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 CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 28th DAY OF March A.D. 2017 AT 12:00 O'CLOCK P M. AND DULY RECORDED ON THE 29th DAY OF March 2017 A.D. AT 8:45 O'CLOCK A M IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN DOCUMENT No. 2017027168

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST WRITTEN ABOVE.

NANCY RISTER, CLERK,
COUNTY COURT WILLIAMSON COUNTY, TEXAS

BY: Connie Phelps
DEPUTY Connie Phelps

COUNTY COURT
WILLIAMSON COUNTY, TEXAS

Dr # 2017027168

THAT PART OF THE ROBERT McNUTT SURVEY, ABSTRACT No. 422, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THAT 18.547 ACRE TRACT OF LAND CONVEYED TO SIENA NORTH DEVCO, INC., BY DEED RECORDED IN DOCUMENT No. 2016056625 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN at a 1/2" iron rod set in the South Line of Mozart Street at the Northwest Corner of Lot 105, Block CC, Siena Section 20, according to the plat thereof recorded in Document No. 2016051342 of the Official Public Records of Williamson County, Texas, and the Northeast Corner of said 18.547 Acre Tract,

THENCE S.00°43'39"W. along the East Line of said 18.547 Acre Tract and the West Line of said Lot 105 (at 681.61 feet pass the Southwest Corner of said Lot 105 and continue along the West Line of Lot 1-B, Block CC, Siena Section 25, according to the plat thereof recorded in Document No. 2015003378 of the Official Public Records of Williamson County, Texas) in all a distance of 748.32 feet to a 1/2" iron rod set;

THENCE along the Southeasterly Line of said 18.547 Acre Tract and the Northwesterly Line of said Lot 1-B the following two courses:

1. S.56°27'00"W. a distance of 286.51 feet to a 1/2" iron rod set;
2. S.35°22'23"W. a distance of 752.60 feet to a 1/2" iron rod set;

THENCE N.00°30'33"E. across said 18.547 Acre Tract a distance of 1517.73 feet to a 1/2" iron rod set in the North Line of said 18.547 Acre Tract and the South Line of Mozart Street

THENCE along the North Line of said 18.547 Acre Tract and the South Line of Mozart Street the following four courses:

1. S.89°26'11"E. a distance of 149.02 feet to a 1/2" iron rod set;
2. N.86°44'58"E. a distance of 150.33 feet to a 1/2" iron rod set;
3. S.89°26'11"E. a distance of 312.67 feet to a 1/2" iron rod set at a point of curvature of a curve to the right;
4. Easterly, along the arc of said curve to the right a distance of 58.81 feet, said curve having a radius of 617.50 feet, a central angle of 05°27'23", and a chord bearing S.86°42'30"E., 58.78 feet to the said Point of Beginning.

Containing 16.528 acres, more or less.

DATE: NOV. 28, 2016

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
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