



# PLAT MAP RECORDING SHEET

DEDICATOR(s):

SEDC DEVCO INC

SUBDIVISION NAME: SIENA SECTION 16

PROPERTY IS DESCRIBED AS: 27.646 ACRES ROBERT MCNUTT SURVEY  
ABSTRACT NO 422

SUBMITTED BY: RANDALL JONES & ASSOCIATES ENGINEERING

DIGITALLY RECORDED

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS 2016080532

PLAT Fee: \$241.00  
08/30/2016 03:13 PM Cphelps

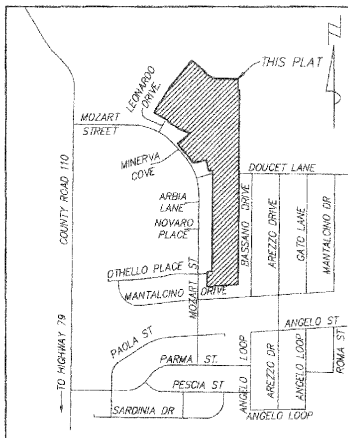


*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas

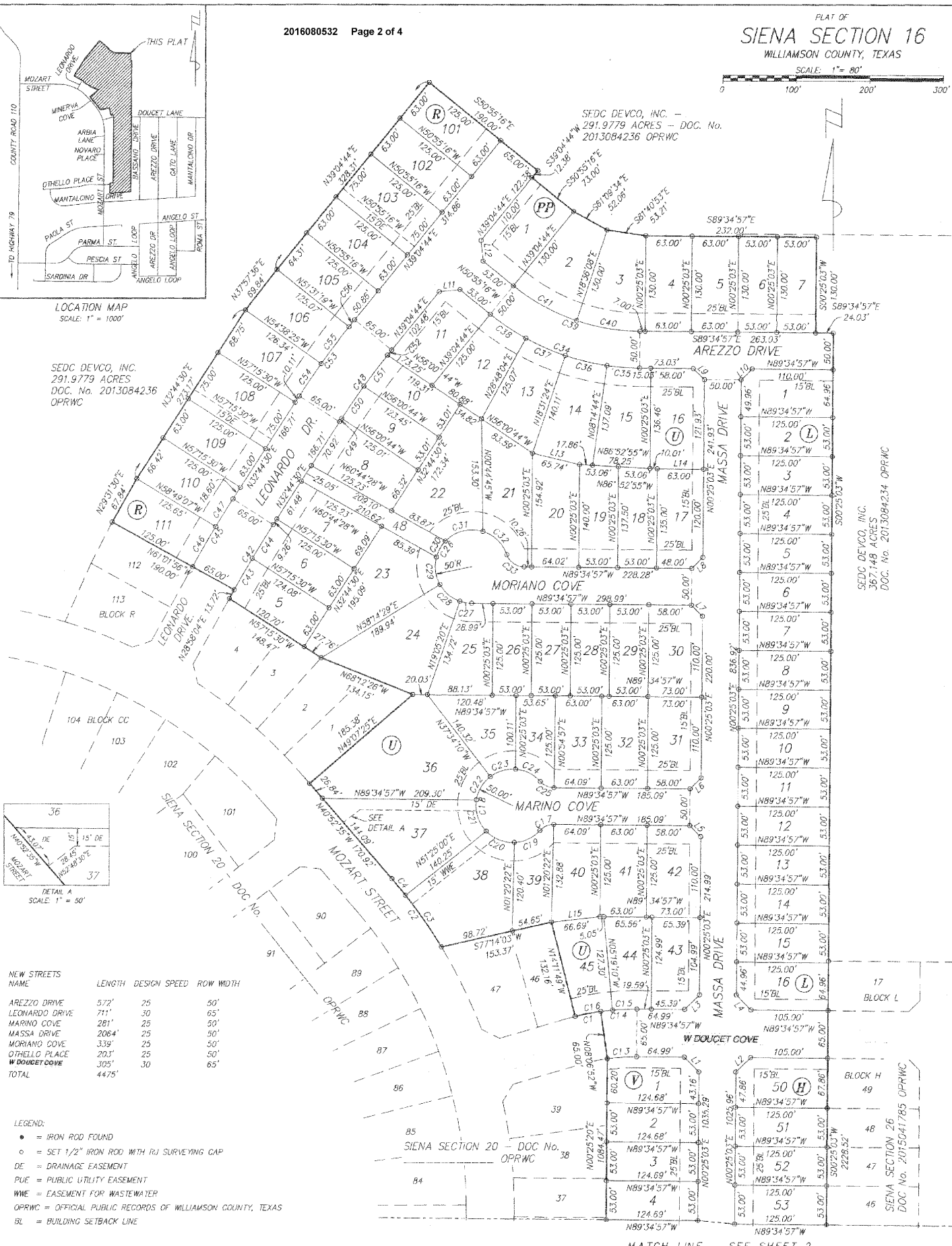
FLAT OF  
**SIENA SECTION 16**  
WILLIAMSON COUNTY, TEXAS

SCALE: 1" = 80'

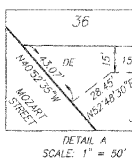


LOCATION MAP  
SCALE: 1" = 1000'

SEDC DEVCO, INC.  
291.9779 ACRES  
DOC. No. 2013084236  
OPRWC



SEDC DEVCO, INC.  
367.148 ACRES  
DOC. No. 2013084234  
OPRWC



DETAIL A  
SCALE: 1" = 50'

| NEW STREETS NAME | LENGTH | DESIGN SPEED | ROW WIDTH |
|------------------|--------|--------------|-----------|
| AREZZO DRIVE     | 572'   | 25           | 50'       |
| LEONARDO DRIVE   | 711'   | 30           | 65'       |
| MARINO COVE      | 281'   | 25           | 50'       |
| MASSA DRIVE      | 2064'  | 25           | 50'       |
| MORIANO COVE     | 339'   | 25           | 50'       |
| OTHELLO PLACE    | 203'   | 25           | 50'       |
| W DOUCET COVE    | 305'   | 30           | 65'       |
| TOTAL            | 4475'  |              |           |

- LEGEND:
- = IRON ROD FOUND
  - = SET 1/2" IRON ROD WITH RJ SURVEYING CAP
  - DE = DRAINAGE EASEMENT
  - PUE = PUBLIC UTILITY EASEMENT
  - WWE = EASEMENT FOR WASTEWATER
  - OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
  - BL = BUILDING SETBACK LINE

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.

SITE DATA:  
27.646 ACRES  
121 SINGLE FAMILY LOTS  
(79 @ 53' & 42 @ 63')  
1 OPEN SPACE LOT

PROPERTY OWNER  
SEDC DEVCO, INC.,  
A TEXAS CORPORATION  
JOHN S. LLOYD, PRESIDENT  
4720-A ROCKWELL ROAD  
AUSTIN, TEXAS 78746

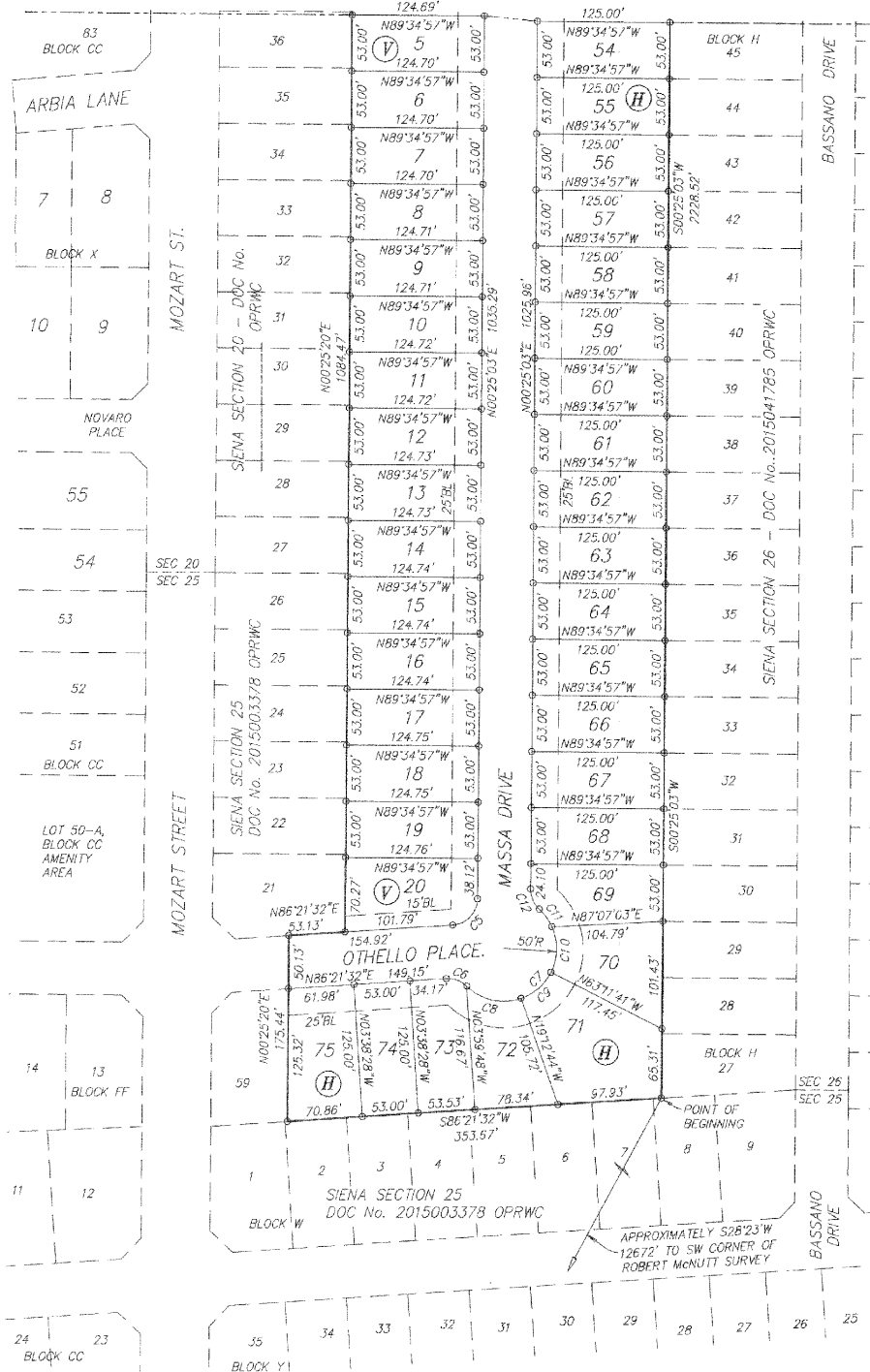
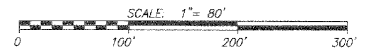
DATE: APR. 26, 2016

**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

Doc # 2016080532

MATCH LINE - SEE SHEET 1



| CURVE TABLE |        |         |            |             |        |
|-------------|--------|---------|------------|-------------|--------|
| CURVE       | LENGTH | RADIUS  | DELTA      | CHORD BRNG  | CHORD  |
| C1          | 35.30  | 332.50  | 6'04.57"   | S78°50'39"W | 35.28  |
| C2          | 114.66 | 682.50  | 9'37'31"   | N36°03'49"W | 114.52 |
| C3          | 85.40  | 682.50  | 7'10'09"   | N34°00'07"W | 85.34  |
| C4          | 29.26  | 682.50  | 2'27'23"   | N39°38'53"W | 29.26  |
| C5          | 37.50  | 25.00   | 85°56'29"  | N43°23'17"E | 34.08  |
| C6          | 21.03  | 25.00   | 48°11'23"  | N69°32'47"W | 20.41  |
| C7          | 159.10 | 50.00   | 182°19'15" | N43°23'17"E | 99.98  |
| C8          | 55.64  | 50.00   | 63°45'39"  | N77°19'55"W | 52.81  |
| C9          | 38.38  | 50.00   | 43°58'57"  | N48°47'47"E | 37.45  |
| C10         | 44.67  | 50.00   | 51°11'22"  | N01°12'38"E | 43.20  |
| C11         | 20.41  | 50.00   | 23°23'17"  | N36°04'42"W | 20.27  |
| C12         | 21.03  | 25.00   | 48°11'23"  | N23°40'39"W | 20.41  |
| C13         | 39.83  | 267.50  | 8°31'55"   | N86°09'05"E | 39.80  |
| C14         | 49.51  | 332.50  | 8°31'55"   | N86°09'05"E | 49.47  |
| C15         | 33.29  | 332.50  | 5°44'13"   | N87°32'56"E | 33.28  |
| C16         | 51.52  | 332.50  | 8°52'38"   | N80°14'30"E | 51.47  |
| C17         | 21.03  | 25.00   | 48°11'23"  | N66°19'21"E | 20.41  |
| C18         | 241.19 | 50.00   | 276°22'46" | N00°25'03"E | 66.67  |
| C19         | 39.56  | 50.00   | 45°19'52"  | N64°53'36"E | 38.54  |
| C20         | 42.43  | 50.00   | 48°37'07"  | N68°07'54"W | 41.17  |
| C21         | 46.13  | 50.00   | 52°52'01"  | N17°23'21"W | 44.52  |
| C22         | 37.86  | 50.00   | 43°23'11"  | N30°44'15"E | 36.96  |
| C23         | 36.49  | 50.00   | 41°48'54"  | N73°20'17"E | 35.89  |
| C24         | 38.71  | 50.00   | 44°21'42"  | N63°34'25"W | 37.75  |
| C25         | 21.03  | 25.00   | 48°11'23"  | N65°29'16"W | 20.41  |
| C26         | 218.63 | 50.00   | 250°31'44" | N35°40'55"E | 81.85  |
| C27         | 16.29  | 50.00   | 18°40'17"  | N80°14'49"W | 16.22  |
| C28         | 36.11  | 50.00   | 41°22'58"  | N50°13'11"W | 35.33  |
| C29         | 38.67  | 50.00   | 44°18'36"  | N07°22'24"W | 37.71  |
| C30         | 25.27  | 50.00   | 28°57'18"  | N29°15'32"E | 25.00  |
| C31         | 55.38  | 50.00   | 63°27'14"  | N75°28'02"E | 52.59  |
| C32         | 46.90  | 50.00   | 53°44'54"  | N45°55'41"W | 45.20  |
| C33         | 30.77  | 25.00   | 70°31'44"  | N54°19'05"W | 28.87  |
| C34         | 229.28 | 326.45  | 38°39'41"  | N70°15'07"W | 216.12 |
| C35         | 44.60  | 326.45  | 7°49'41"   | N85°40'07"W | 44.57  |
| C36         | 58.58  | 326.45  | 10°16'40"  | N76°36'56"W | 58.48  |
| C37         | 58.56  | 326.45  | 10°16'40"  | N66°20'16"W | 58.48  |
| C38         | 58.56  | 326.45  | 10°16'40"  | N56°03'36"W | 58.48  |
| C39         | 186.54 | 276.45  | 38°39'41"  | N70°15'07"W | 183.02 |
| C40         | 87.74  | 276.45  | 18°11'05"  | N80°20'25"W | 87.37  |
| C41         | 98.80  | 276.45  | 20°28'37"  | N61°09'34"W | 98.28  |
| C42         | 103.12 | 1565.59 | 3°46'26"   | N30°51'17"E | 103.10 |
| C43         | 49.37  | 1565.59 | 1°48'25"   | N29°52'17"E | 49.37  |
| C44         | 53.75  | 1565.59 | 1°59'01"   | N31°45'30"E | 53.75  |
| C45         | 107.40 | 1630.59 | 3°46'26"   | N30°51'17"E | 107.38 |
| C46         | 63.00  | 1630.59 | 2°12'49"   | N30°04'29"E | 63.00  |
| C47         | 44.40  | 1630.59 | 1°13'32"   | N31°57'42"E | 44.40  |
| C48         | 120.84 | 1092.50 | 6°20'14"   | N35°54'37"E | 120.77 |
| C49         | 5.72   | 1092.50 | 0°18'00"   | N32°53'30"E | 5.72   |
| C50         | 53.01  | 1092.50 | 2°46'46"   | N34°25'54"E | 53.00  |
| C51         | 53.09  | 1092.50 | 2°47'03"   | N37°12'50"E | 53.08  |
| C52         | 9.02   | 1092.50 | 0°28'23"   | N38°50'33"E | 9.02   |
| C53         | 128.03 | 1157.50 | 6°20'14"   | N35°54'37"E | 127.96 |
| C54         | 52.89  | 1157.50 | 2°37'05"   | N34°03'02"E | 52.88  |
| C55         | 63.00  | 1157.50 | 3°07'07"   | N36°55'08"E | 62.99  |
| C56         | 12.14  | 1157.50 | 0°36'03"   | N38°46'43"E | 12.14  |

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 28.28' | N44°34'57"W |
| L2         | 28.28' | N45°25'03"E |
| L3         | 28.28' | N45°25'03"E |
| L4         | 28.28' | N44°34'57"W |
| L5         | 21.21' | N44°34'57"W |
| L6         | 21.21' | N45°25'03"E |
| L7         | 21.21' | N44°34'57"W |
| L8         | 21.21' | N45°25'03"E |
| L9         | 21.21' | N44°34'57"W |
| L10        | 21.21' | N45°25'03"E |
| L11        | 28.28' | N84°04'44"E |
| L12        | 28.28' | N05°55'16"W |
| L13        | 65.74' | N76°27'44"W |
| L14        | 63.00' | N89°34'57"W |
| L15        | 66.69' | N83°38'50"E |

- NOTES:
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
  - NO STRUCTURE OR LAND WITHIN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A DEVELOPMENT PERMIT FROM THE WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR.
  - WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY JONAH WATER SPECIAL UTILITY DISTRICT.
  - SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF ROUND ROCK.
  - THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF SIENA MUNICIPAL UTILITY DISTRICT No. 2.
  - SIDEWALKS WILL BE MAINTAINED BY THE ADJACENT HOMEOWNERS.
  - 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.
  - ALL PUBLIC ROADWAYS, RIGHTS-OF-WAY AND EASEMENTS SHOWN ON THIS PLAT ARE FREE OF LIENS.
  - LOT 48, BLOCK U, IS FOR OPEN SPACE, DRAINAGE AND PUBLIC UTILITY PURPOSES. NO SINGLE FAMILY DEVELOPMENT IS PERMITTED ON THIS LOT.
  - DRIVEWAY ACCESS FROM LOTS 36, 37 AND 38, BLOCK U, TO MOZART STREET IS PROHIBITED.
  - THE MINIMUM LOWEST FINISHED FLOOR ELEVATIONS 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 BASE FLOOR ELEVATION (BFE), WHICHEVER IS HIGHER.

DATE: APR. 26, 2016

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DOC# 2016080532

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

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

PLAT OF  
**SIENA SECTION 16**  
WILLIAMSON COUNTY, TEXAS

THAT SEDCO DEVCO, INC., A TEXAS CORPORATION, BEING THE OWNER OF THE CERTAIN 291.9779 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2013084236 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THE OWNER OF THAT 367.148 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2013084234 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO 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 SECTION 16" 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.

THAT INTERNATIONAL BANK OF COMMERCE, THE LIEN HOLDER OF THAT CERTAIN 27.646 ACRE TRACT OF LAND RECORDED IN DOCUMENT Nos 2007070897, 2008015858, 2013043332, 2013043333, 2013084452, 2013083799, 20140628163, 20140809784 and 2016014713, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 15.973 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.

ENGINEER'S CERTIFICATION  
NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 484902015E EFFECTIVE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

INTERNATIONAL BANK OF COMMERCE  
A TEXAS BANKING ASSOCIATION

I, J. KEITH COLLINS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLES 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

BY: *Harben Haroldsen*  
HARBEN HAROLDSEN  
EXECUTIVE VICE PRESIDENT  
COMMERCIAL LENDING

*J. Keith Collins* 5/10/16  
J. KEITH COLLINS DATE  
LICENSED PROFESSIONAL ENGINEER NO. 80579



THIS 31<sup>st</sup> DAY OF MAY 2016

THE STATE OF TEXAS  
COUNTY OF

SURVEYOR'S CERTIFICATION

SEDCO DEVCO, INC.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 31<sup>st</sup> DAY OF MAY 2016

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 COMPLES 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 UP.

*John Lloyd*  
JOHN LLOYD, PRESIDENT  
4720-4 ROCKCLIFF ROAD  
AUSTIN, TEXAS 78746

BY: *Kayla Monarres*  
KAYLA MONARRES  
NOTARY PUBLIC, STATE OF TEXAS  
PRINTED NAME  
MY COMMISSION EXPIRES:  
07/21/19



*John Kenneth Weigand* 5/10/2016  
J. KENNETH WEIGAND DATE  
R.P.L.S. NO. 5741  
STATE OF TEXAS



ACKNOWLEDGMENT

THE STATE OF TEXAS  
COUNTY OF TRAVIS

STATE OF TEXAS  
COUNTY OF  
KNOW ALL MEN BY THESE PRESENTS

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.

THAT DOUBLE J INVESTMENTS, L.P. A TEXAS LIMITED PARTNERSHIP, THE LIEN HOLDER OF THAT CERTAIN 291.9779 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2013084236 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 15.973 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.

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 31<sup>st</sup> DAY OF MAY A. D. 2016

DOUBLE J INVESTMENTS, L.P., A TEXAS LIMITED PARTNERSHIP  
BY: AUS S.T. KYLE GP, INC.  
A TEXAS CORPORATION  
ITS GENERAL PARTNER

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.

*Jenny A. Pollaro*  
JENNY A. POLLARO  
NOTARY PUBLIC SIGNATURE

BY: *John S. Lloyd*  
JOHN S. LLOYD, VICE PRESIDENT



THE STATE OF TEXAS  
COUNTY OF

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 31<sup>st</sup> DAY OF MAY 2016

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

A PARCEL OF LAND IN WILLIAMSON COUNTY, TEXAS, COUNTY, TEXAS, BEING A PART OF THE ROBERT MENUT SURVEY, ABSTRACT No. 422, AND PART OF THAT 367.148 ACRE TRACT OF LAND CONVEYED TO SEDCO DEVCO, INC. BY DEED RECORDED IN DOCUMENT NO. 2013084234 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND PART OF THAT 291.9779 ACRE TRACT OF LAND CONVEYED TO SEDCO DEVCO, INC., BY DEED RECORDED IN DOCUMENT NO. 2013084236 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STATE OF TEXAS  
COUNTY OF  
KNOW ALL MEN BY THESE PRESENTS

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.

BEGINS at a 1/2" iron rod set in the North Line of Lot 8, Block V, Siena Section 25, according to the plat thereof recorded in Document No. 2015003378 of the Official Public Records of Williamson County, Texas (from which point a 1/2" iron rod set at the Northeast Corner of said Lot 8 bears N.86°21'32"E, 50.17 feet).

THAT EASY KYLE PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP, THE LIEN HOLDER OF THAT CERTAIN 367.148 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2013084234 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY CONSENT TO THE SUBDIVISION OF THAT CERTAIN 65.04 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.

*Dan A. Gattis* 08-30-2016  
DAN A. GATTIS, COUNTY JUDGE  
WILLIAMSON COUNTY, TEXAS DATE

THENCE: S.86°21'32"W, along the North Line of Lot 1 to S. Block W, (at 125.45 feet) pass the common line of said 291.9779 Acre Tract and said 367.148 Acre Tract in all a distance of 353.67 feet to a 1/2" iron rod set at the Southeast Corner of Lot 9;

EASY KYLE PARTNERS, L.P., A TEXAS LIMITED PARTNERSHIP  
BY: GENERAL DRIPPING, INC.  
A TEXAS CORPORATION  
ITS GENERAL PARTNER

STATE OF TEXAS  
COUNTY OF WILLIAMSON

THENCE: S.00°24'20"E, along the East Line of Lot 59 and its northerly extension thereof a distance of 175.44 feet to a 1/2" iron rod set at the North Line of Vinton Street and the South Line of Lot 21, Block V;

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 30<sup>th</sup> DAY OF August A. D. 2016, AT 2:50 O'CLOCK P. M. AND DULY RECORDED ON THE 30<sup>th</sup> DAY OF August A. D. 2016 AT 3:13 O'CLOCK P. M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN DOCUMENT NO. 2016080532

THENCE: N.80°21'32"E, along said North Line a distance of 33.13 feet to a 1/2" iron rod set at the Southeast Corner of said Lot 21;

THE STATE OF TEXAS  
COUNTY OF

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 31<sup>st</sup> DAY OF MAY 2016

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

THENCE: N.00°24'20"E, along the East Line of Lot 21 to S. Block V, and its northerly extension thereof a distance of 1084.47 feet to a 1/2" iron rod set;

BY: *John S. Lloyd*  
JOHN S. LLOYD, PRESIDENT



NANCY RISTER, CLERK,  
COUNTY COURT WILLIAMSON COUNTY, TEXAS

- THENCE across said 291.9779 Acre Tract the following 21 courses:
- 1. N.08°06'52"W, a distance of 65.00 feet to a 1/2" iron rod set at a point on a non-tangent curve to the left;
- 2. Westward along the arc of said curve, a distance of 35.30 feet, said curve having a radius of 332.30 feet, a central angle of 06°04'57" and a chord bearing S.78°50'39"W, 35.28 feet to a 1/2" iron rod set;
- 3. N.11°11'59"W, a distance of 132.16 feet to a 1/2" iron rod set;
- 4. S.77°14'02"W, a distance of 153.37 feet to a 1/2" iron rod set at a point on a non-tangent curve to the left;
- 5. Northwesterly along the arc of said curve, a distance of 114.66 feet, said curve having a radius of 682.50 feet, a central angle of 09°33'31" and a chord bearing N.36°03'49"W, 114.52 feet to a 1/2" iron rod set;
- 6. N.40°52'53"W, a distance of 170.92 feet to a 1/2" iron rod set;
- 7. N.49°07'25"E, a distance of 185.38 feet to a 1/2" iron rod set;
- 8. N.68°12'28"W, a distance of 134.15 feet to a 1/2" iron rod set;
- 9. S.71°17'50"W, a distance of 148.47 feet to a 1/2" iron rod set;
- 10. N.28°58'04"E, a distance of 132.32 feet to a 1/2" iron rod set;
- 11. N.61°01'50"W, a distance of 190.00 feet to a 1/2" iron rod set;
- 12. N.29°31'30"E, a distance of 67.84 feet to a 1/2" iron rod set;
- 13. N.37°40'50"E, a distance of 373.19 feet to a 1/2" iron rod set;
- 14. N.37°57'04"E, a distance of 69.84 feet to a 1/2" iron rod set;
- 15. N.39°04'44"E, a distance of 328.31 feet to a 1/2" iron rod set;
- 16. S.50°51'07"E, a distance of 189.00 feet to a 1/2" iron rod set;
- 17. S.70°04'49"W, a distance of 12.38 feet to a 1/2" iron rod set;
- 18. S.50°51'07"E, a distance of 73.00 feet to a 1/2" iron rod set;
- 19. S.61°09'34"E, a distance of 52.56 feet to a 1/2" iron rod set;
- 20. S.81°04'32"E, a distance of 53.21 feet to a 1/2" iron rod set;
- 21. S.89°45'72"E, (at 151.05 feet) pass the common line of said 291.9779 Acre Tract and said 367.148 Acre Tract) in all a distance of 233.00 feet to a 1/2" iron rod set;

THENCE: across said 367.148 Acre Tract the following three courses:

- 1. S.00°25'03"W, a distance of 130.00 feet to a 1/2" iron rod set;
- 2. S.89°34'57"E, a distance of 24.02 feet to a 1/2" iron rod set;
- 3. S.00°25'03"W, a distance of 228.52 feet to the said Point of Beginning.

Containing 27.646 acres

DATE: APR. 26, 2016  
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