

ANNEXATION PETITION

TO THE MAYOR AND THE CITY COUNCIL OF THE
CITY OF ROUND ROCK, TEXAS:

The undersigned owner of the hereinafter described tracts of land hereby petitions your Honorable City Council to extend the present city limits so as to include as a part of the City of Round Rock, Texas, the following described territory, to-wit:

Tract 1

0.64 acres out of the Robert McNutt Survey, Abstract No. 422

Tract 2A

1.616 acres out of the Robert McNutt Survey, Abstract No. 422, described in Deed to the City of Round Rock in Document No. 2022074955 of the Official Public Records of Williamson County, Texas

Tract 2B

1.619 acres out of the Robert McNutt Survey, Abstract No. 422, described in Deed to the City of Round Rock in Document No. 2022074955 of the Official Public Records of Williamson County, Texas

And being more particularly described in Exhibit "A," attached hereto and made a part hereof for all purposes.

I hereby certify, under oath, that:

- (1) The City of Round Rock is the true and only owner of the above-described tracts of land, and
- (2) The above-described tracts of land, as described in Exhibit "A," are contiguous and adjacent to the current city limits of the City of Round Rock, Texas.

City of Round Rock, Texas

Date: 10-13-23

SUBSCRIBED AND SWORN TO ME BEFORE, a notary public, by Brad Wiseman this 13th
day of October, 2023.

A circular notary seal for Cecilia Chapa, a Notary Public in the State of Texas. The seal features a five-pointed star in the center. The text around the star reads "CECILIA CHAPA", "NOTARY PUBLIC", "STATE OF TEXAS", and "ID 13301437-0". The expiration date "EXP. 04-02-2025" is at the bottom. The seal is blue and white.



Notary Public, State of Texas

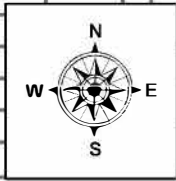
Exhibit “A”

Property Description

3.875 acres of land out of the Robert McNutt Survey Abstract No. 422, described as Tracts 1, 2A and 2B of future E. Old Settlers Boulevard right-of-way

[See attached map and property description.]

Exhibit A



ETJ
City Limit

CR 110

Tract 1
City of Round Rock
R485327, an 8.00 acre tract.
A portion of said 8.00 acre tract being
a portion proposed E Old Settlers Blvd ROW,
being approximately a 0.64 acre tract.

Porano Circle
ROW to be released by WILCO

E Old Settlers Blvd

Tract 2A
City of Round Rock-E Old Settlers Blvd ROW,
Part 1, 1.616 acres
Deed: 2022074955 (SIENA SEC 23A, BLK II, LOT 3E)
Date: 06/20/2022

Tract 2B
City of Round Rock-E Old Settlers Blvd ROW
Part 2, 1.619 acres
Deed: 2022074955 (SIENA SEC 23A, BLK JJ, LOT 2A)
Date: 06/20/2022

Tract 3
E Old Settlers Blvd ROW
Plat: 2015008675, Porano Circle ROW
Date: 02/04/2015 GIS Calculated = 0.12-
Acres



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

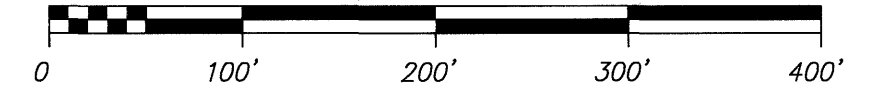
Williamson County, Texas

February 04, 2015 11:03 AM

FEE: \$316.00 PHELPS

FINAL PLAT OF
SIENA SECTION 23A
 WILLIAMSON COUNTY, TEXAS

SCALE: 1"=100'

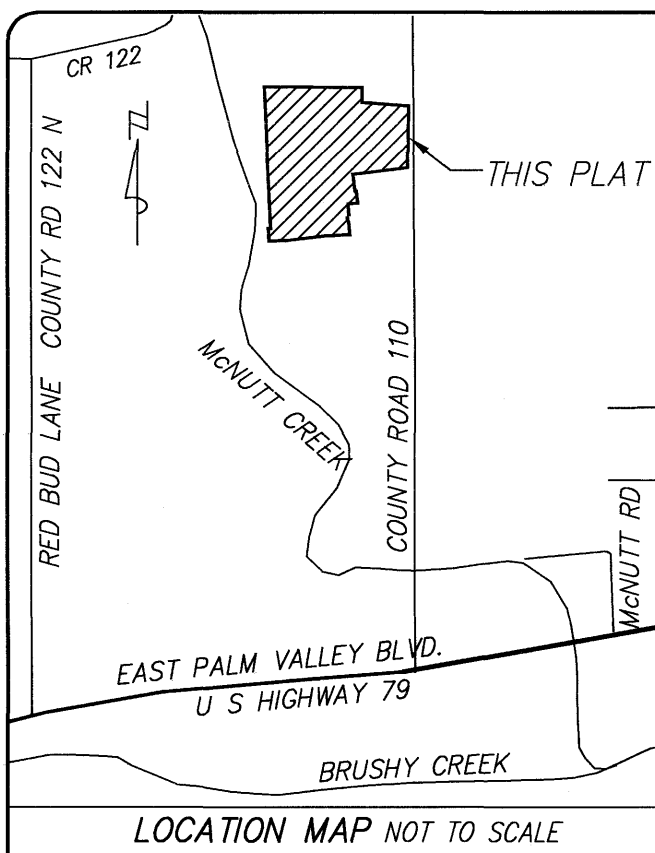


LEGEND:

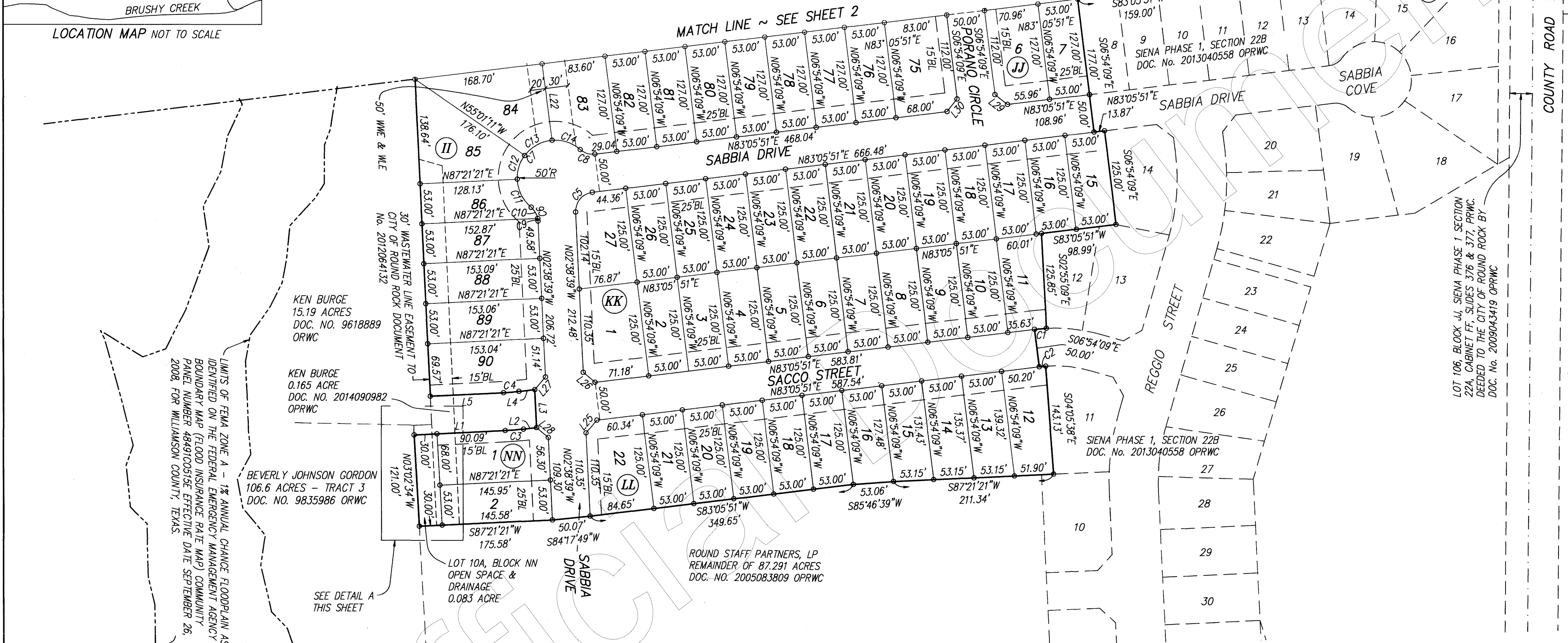
- = IRON ROD SET (1/2" WITH RJ SURVEYING CAP)
- = FOUND 1/2" IRON ROD
- BL = BUILDING SETBACK LINE
- ROW = RIGHT OF WAY
- DSE = DRAINAGE AND STORM SEWER EASEMENT
- WWE = WASTEWATER EASEMENT
- WLE = WATER LINE EASEMENT
- (KK) = BLOCK NAME
- = LIMITS OF FEMA ZONE A - 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0515E EFFECTIVE DATE: SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

NEW STREETS:

NAME	LENGTH	ROW WIDTH	DESIGN SPEED	POSTED SPEED
PESCARA COVE	415	50	30	25
PORANO CIRCLE	3419	50 & 65	30	25
PORTO COVE	389	50	30	25
ROSANO STREET	557	50	30	25
SABBIA DRIVE	1164	50	30	25
SACCO STREET	666	50	30	25



LOCATION MAP NOT TO SCALE



LOT 106, BLOCK JJ, SIENA PHASE 1 SECTION 22A, CABINET FF, SLIDES 376 & 377, PRWC. DECEDED TO THE CITY OF ROUND ROCK BY DOC. NO. 2009043419 OPRWC

OWNER: RSP PARTNERS DEVELOPMENT, L.P.

ACREAGE: 40.876 ACRES

NUMBER OF LOTS BY TYPE:
 168 SINGLE FAMILY LOTS
 4 OPEN SPACE LOTS
 1 DRAINAGE LOT

NUMBER OF BLOCKS: 7

LINEAR FEET OF NEW STREETS: 6748 FT

SURVEY: ROBERT McNUTT SURVEY, ABSTRACT No. 422

DATE: MAR. 31, 2014 SCALE: 1" = 100'

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
 1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
 (512) 836-4793 FAX: (512) 836-4817

RJ SURVEYING & ASSOCIATES, INC.
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SHEET 1 OF 4 SHEETS

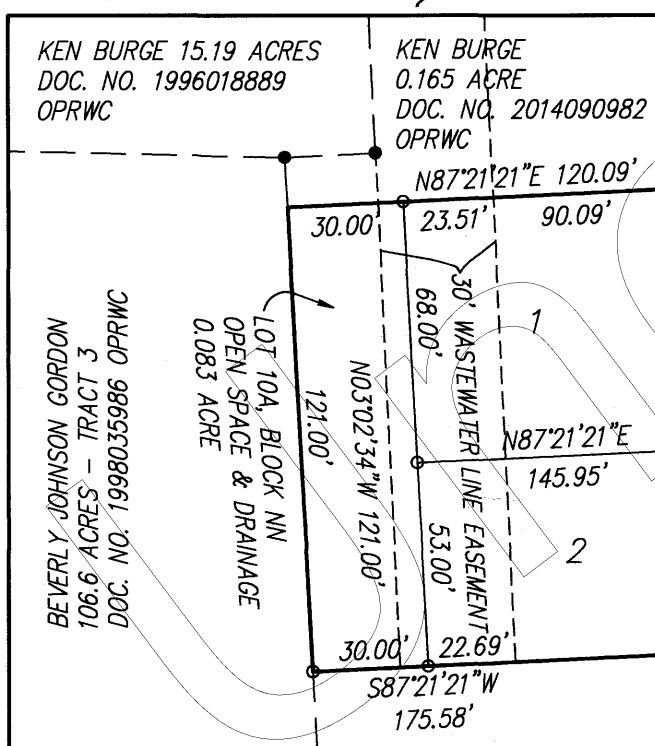
F-10015400

NOTES:

- LOT 10A, BLOCK NN, IS FOR OPEN SPACE AND DRAINAGE PURPOSES.
- LOT 3E, BLOCK II; AND LOTS 1E AND 2A, BLOCK JJ ARE FOR OPEN SPACE PURPOSES.
- NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO FENCING OR STORAGE, SHALL BE PERMITTED IN ANY DRAINAGE EASEMENTS SHOWN HEREON.
- NO STRUCTURE OR LAND ON THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A CERTIFICATE OF COMPLIANCE FROM THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.
- WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY JONAH WATER SPECIAL UTILITY DISTRICT.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY THE JONAH WATER SPECIAL UTILITY DISTRICT.
- THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF SIENA MUNICIPAL UTILITY DISTRICT No. 1.
- EACH OF THE ADJACENT HOME OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL SIDEWALKS
- 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.

EASEMENTS:

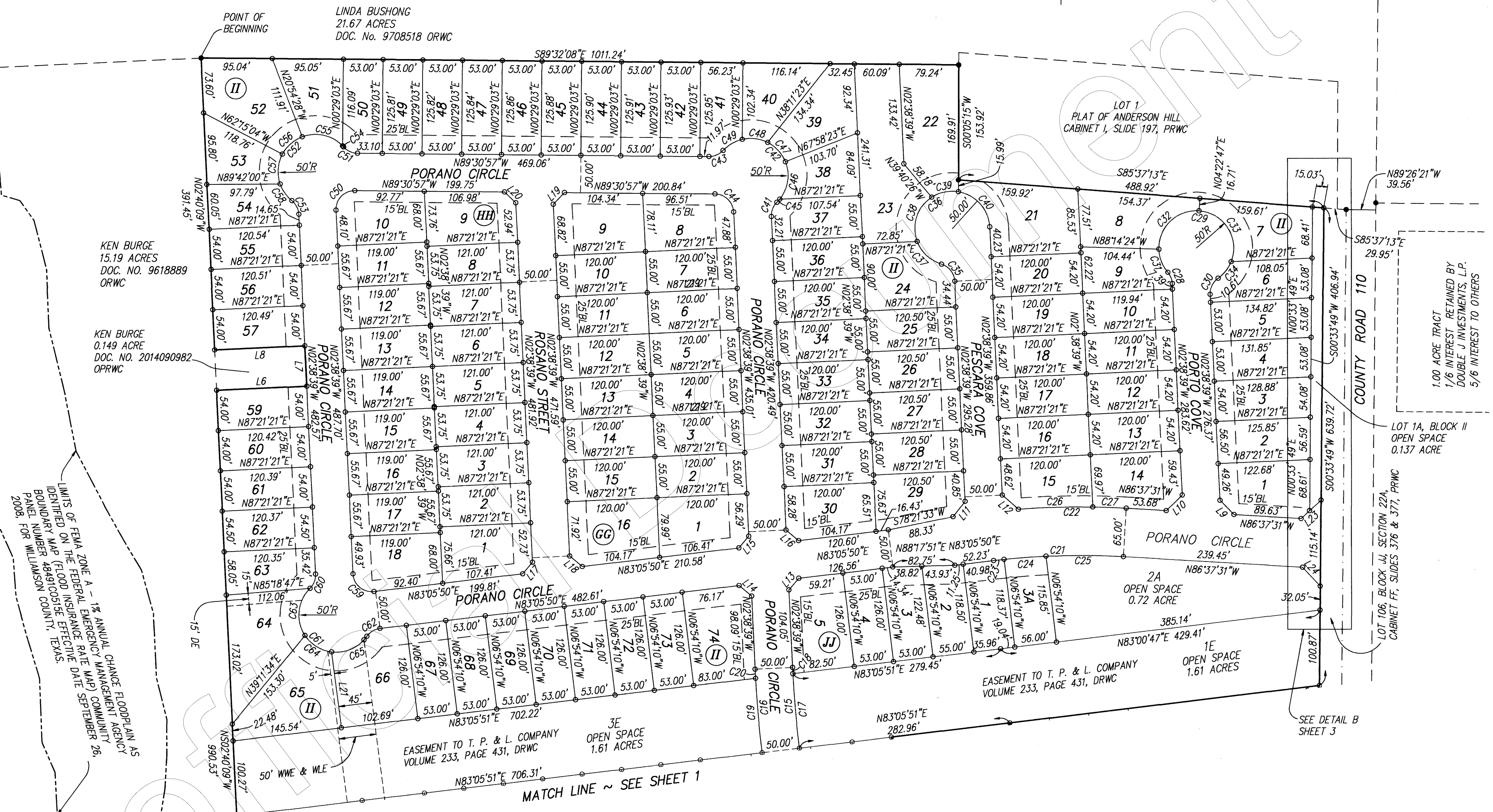
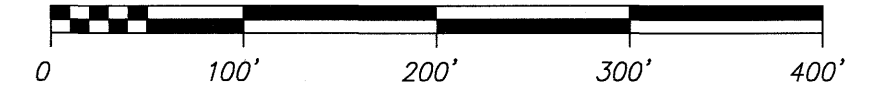
- A PUBLIC UTILITY EASEMENT 10 FEET WIDE IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHTS-OF-WAY
- A PUBLIC UTILITY EASEMENT 5 FEET WIDE IS HEREBY DEDICATED ALONG EACH SIDE OF ALL SIDE LOT LINES
- A PUBLIC UTILITY EASEMENT 5 FEET WIDE IS HEREBY DEDICATED ALONG EACH SIDE OF ALL REAR LOT LINES



DETAIL A
 SCALE: 1" = 50'

FINAL PLAT OF
SIENA SECTION 23A
 WILLIAMSON COUNTY, TEXAS

SCALE: 1"=100'



LEGEND:

- = IRON ROD SET (1/2" WITH RJ SURVEYING CAP)
- = FOUND 1/2" IRON ROD
- BL = BUILDING SETBACK LINE
- ROW = RIGHT OF WAY
- DSE = DRAINAGE AND STORM SEWER EASEMENT
- WWE = WASTEWATER EASEMENT
- WLE = WATER LINE EASEMENT
- KK = 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
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DATE: MAR. 31, 2014 SCALE: 1" = 100'

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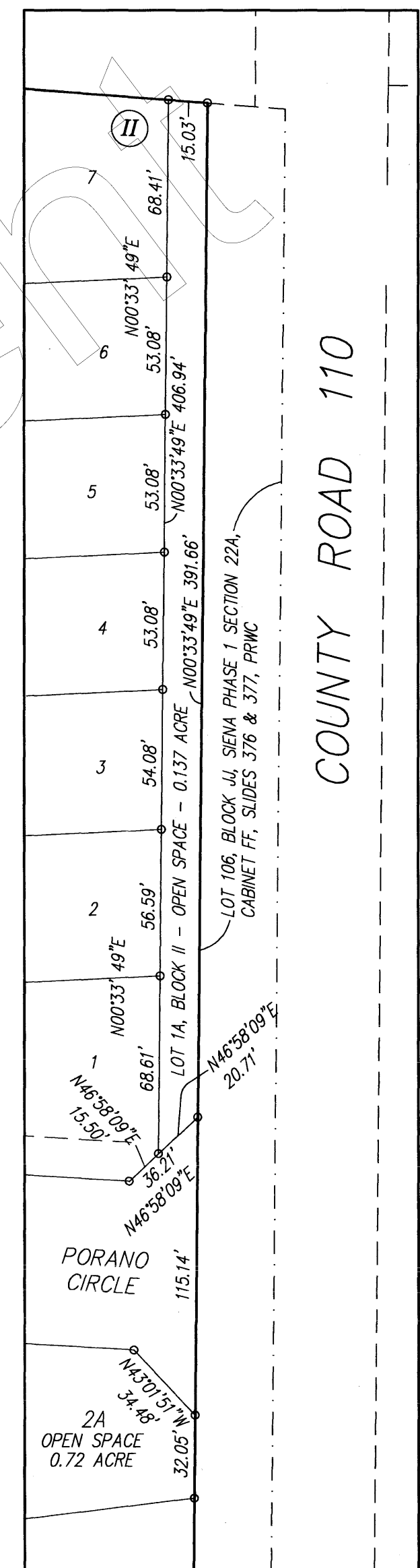
SHEET 2 OF 4 SHEETS

F-10015400

FINAL PLAT OF
SIENA SECTION 23A
WILLIAMSON COUNTY, TEXAS

CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD
C1	15.64	225.00	3°58'59"	S85°05'21"W	15.64
C2	8.58	175.00	2°48'30"	S84°30'07"W	8.58
C3	24.15	325.00	4°15'29"	N85°13'36"E	24.15
C4	20.44	275.00	4°15'29"	N85°13'36"E	20.43
C5	37.41	25.00	85°44'31"	N40°13'36"E	34.02
C6	21.03	25.00	48°11'23"	N26°44'20"W	20.41
C7	158.93	50.00	182°07'16"	N40°13'36"E	99.98
C8	21.03	25.00	48°11'23"	N72°48'27"W	20.41
C9	3.43	25.00	7°51'26"	N06°34'22"W	3.43
C10	17.60	25.00	40°19'57"	N30°40'04"W	17.24
C11	42.57	50.00	48°46'51"	N26°26'36"W	41.30
C12	33.75	50.00	38°40'19"	N17°16'59"E	33.11
C13	42.68	50.00	48°54'22"	N61°04'19"E	41.39
C14	39.94	50.00	45°45'45"	N71°35'38"W	38.88
C15	108.45	1459.29	4°15'29"	N04°46'24"W	108.43
C16	112.17	1509.29	4°15'29"	N04°46'24"W	112.14
C17	100.08	1459.29	3°55'46"	N04°56'16"W	100.06
C18	8.38	1459.29	0°19'44"	N02°48'31"W	8.38
C19	100.07	1509.29	3°47'56"	N05°00'10"W	100.05
C20	12.10	1509.29	0°27'33"	N02°52'26"W	12.10
C21	173.54	967.50	10°16'38"	N88°14'10"E	173.31
C22	144.04	1032.50	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°07'37"	N89°41'20"W	103.41
C26	99.36	1032.50	5°30'49"	N88°08'19"E	99.32
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	239.94	50.00	274°56'43"	N83°08'30"W	67.59
C30	24.86	25.00	56°58'30"	N25°50'36"E	23.85
C31	33.80	50.00	38°44'16"	N21°14'44"W	33.16
C32	84.00	50.00	96°15'23"	N46°15'05"E	74.46
C33	93.52	50.00	107°10'08"	N32°02'09"W	80.47
C34	28.61	50.00	32°46'57"	N37°56'23"E	28.22
C35	30.77	25.00	70°31'44"	N37°54'31"W	28.87
C36	218.63	50.00	250°31'44"	N52°05'29"E	81.65
C37	46.16	50.00	52°53'32"	N46°43'37"W	44.54
C38	67.22	50.00	77°01'26"	N18°13'53"E	62.27
C39	37.32	50.00	42°45'36"	N78°07'24"E	36.46
C40	67.94	50.00	77°51'09"	N41°34'14"W	62.83
C41	21.03	25.00	48°11'23"	N21°27'02"E	20.41
C42	159.92	50.00	183°15'04"	N46°04'48"W	99.96
C43	21.03	25.00	48°11'23"	N66°23'21"E	20.41
C44	37.90	25.00	86°52'18"	N46°04'48"W	34.38
C45	5.86	50.00	6°43'06"	N42°11'11"E	5.86
C46	53.08	50.00	60°49'10"	N08°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	99.66
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"	N35°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	78°53'43"	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	62°13'44"	N66°01'19"E	51.67

LINE	LENGTH	BEARING
L1	120.09'	N87°21'21"E
L2	17.29'	N83°05'51"E
L3	50.14'	N02°38'39"W
L4	21.02'	S83°05'51"W
L5	96.67'	S87°21'21"W
L6	120.44'	N87°21'21"E
L7	54.00'	N02°38'39"W
L8	120.47'	S87°21'21"W
L9	26.76'	N44°38'05"W
L10	29.73'	N45°21'55"E
L11	25.98'	N37°51'27"E
L12	28.77'	N48°37'52"W
L13	20.41'	N40°13'36"E
L14	21.99'	N49°46'24"W
L15	20.41'	N40°13'36"E
L16	21.99'	N49°46'24"W
L17	20.41'	N40°13'36"E
L18	21.99'	N49°46'24"W
L19	21.78'	N43°55'12"E
L20	20.63'	N46°04'48"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°13'36"E
L26	20.41'	N49°46'24"W
L27	21.99'	N40°13'36"E
L28	20.41'	N49°46'24"W
L29	21.21'	N51°54'09"W
L30	21.21'	S38°05'51"W



DETAIL B
SCALE: 1" = 50'

DATE: MAR. 31, 2014

RANDALL JONES & ASSOCIATES ENGINEERING, INC.

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RJ SURVEYING & ASSOCIATES, INC.

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DESCRIPTION:

A PARCEL OF LAND IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE ROBERT MCNUITT 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. 2005083809 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN 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 1011.24 FEET TO A 1/2" IRON ROD FOUND AT THE NORTHERLY NORTHEAST CORNER THEREOF AND TO A POINT IN THE WEST LINE LOT 1, PLAT OF ANDERSON HILL, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET I, SLIDE 197 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE S.00°05'15"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.85°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 106, BLOCK JJ, SIENA PHASE 1 SECTION 22A, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET FF, SLIDES 376 AND 377 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE S.00°33'49"W., ACROSS THE SAID 87.291 ACRE TRACT AND ALONG THE WEST LINE OF SAID LOT 106, A DISTANCE OF 639.72 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS THE SAID 87.291 ACRE TRACT THE FOLLOWING 16 COURSES:

1. S.83°00'47"W. A DISTANCE OF 416.23 FEET TO A 1/2" IRON ROD SET;
2. S.83°05'51"W. A DISTANCE OF 159.00 FEET TO A 1/2" IRON ROD SET;
3. S.06°54'09"E. A DISTANCE OF 177.00 FEET TO A 1/2" IRON ROD SET;
4. N.83°05'51"E. A DISTANCE OF 13.87 FEET TO A 1/2" IRON ROD SET;
5. S.06°54'09"E. A DISTANCE OF 125.00 FEET TO A 1/2" IRON ROD SET;
6. S.83°05'51"W. A DISTANCE OF 98.99 FEET TO A 1/2" IRON ROD SET;
7. S.02°55'09"E. A DISTANCE OF 125.85 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°46'39"W. A DISTANCE OF 53.06 FEET TO A 1/2" IRON ROD SET;
14. S.83°05'51"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 106.6 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 CURVATURE OF A CURVE TO THE LEFT;
2. EASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 24.15 FEET, SAID CURVE HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 04°15'29", AND A CHORD BEARING N.85°13'36"E., 24.15 FEET TO A 1/2" IRON ROD SET;
3. N.83°05'51"E. A DISTANCE OF 17.29 FEET TO A 1/2" IRON ROD SET;
4. N.02°38'39"W. A DISTANCE OF 50.14 FEET TO A 1/2" IRON ROD SET;
5. S.83°05'51"W. A DISTANCE OF 21.02 FEET TO A 1/2" IRON ROD SET AT A POINT OF CURVATURE OF A CURVE TO THE RIGHT;
6. WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 20.44 FEET, SAID CURVE HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 04°15'29", AND A CHORD BEARING S.85°13'36"W., 20.43 FEET TO A 1/2" IRON ROD SET;
7. S.87°21'21"W. A DISTANCE OF 96.67 FEET TO A 1/2" IRON ROD SET IN THE WEST LINE OF SAID 87.291 ACRE TRACT AND THE EAST LINE OF SAID 15.19 ACRE TRACT;

THENCE N.02°40'09"W. ALONG SAID WEST LINE A DISTANCE OF 990.53 FEET TO A 1/2" IRON ROD SET;

THENCE ACROSS SAID 87.291 ACRE TRACT THE FOLLOWING THREE COURSES:

1. N.87°21'21"E. A DISTANCE OF 120.44 FEET TO A 1/2" IRON ROD SET;
2. N.02°38'39"W. A DISTANCE OF 54.00 FEET TO A 1/2" IRON ROD SET;
3. S.87°21'21"W. A DISTANCE OF 120.47 FEET TO A 1/2" IRON ROD SET IN THE WEST LINE OF SAID 87.291 ACRE TRACT AND THE EAST LINE OF SAID 15.19 ACRE TRACT;

THENCE N.02°40'09"W. ALONG SAID WEST LINE A DISTANCE OF 391.45 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 40.876 ACRES, MORE OR LESS.

STATE OF TEXAS

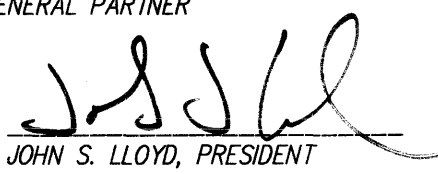
KNOW ALL BY THESE PRESENTS

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. 2005083809 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER 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 REGULATIONS RELATING TO THE ENVIRONMENT, INCLUDING (BUT NOT LIMITED TO) THE ENDANGERED SPECIES ACT, STATE AQUIFER REGULATIONS AND MUNICIPAL ORDINANCES

RSP PARTNERS DEVELOPMENT, L.P.
A TEXAS LIMITED PARTNERSHIP

BY: RSP GP, INC.,
A TEXAS CORPORATION,
ITS GENERAL PARTNER

BY: 
JOHN S. LLOYD, PRESIDENT
4720-A ROCKCLIFF ROAD
AUSTIN, TEXAS 78746

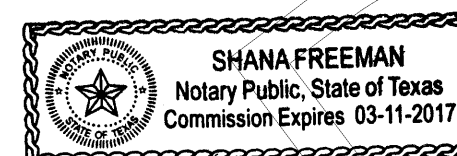
STATE OF TEXAS

COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 14th DAY OF JANUARY, 2015 BY JOHN S. LLOYD, PRESIDENT, RSP GP, INC., ON BEHALF OF SAID RSP GP, INC.


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 NOS. 2012080699, 2012080700, 2012080701 AND 2012080702 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AS SUCH INSTRUMENTS ARE AMENDED, MODIFIED AND EXTENDED, DOES HEREBY CONSENT TO THE SUBDIVISION OF SUCH 40.876 ACRE TRACT OF LAND, 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, A TEXAS BANKING ASSOCIATION

BY: 
VICE PRESIDENT, COMMERCIAL LENDING

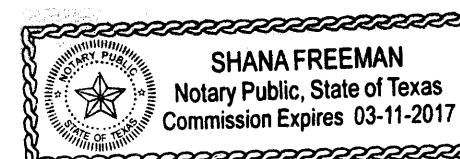
STATE OF TEXAS

COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 14th DAY OF JANUARY, 2015.



NOTARY PUBLIC STATE OF TEXAS

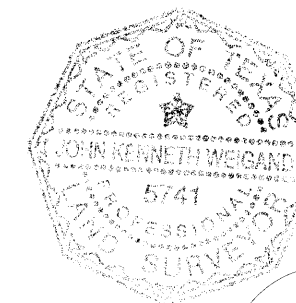
PRINTED NAME Shana Freeman
MY COMMISSION EXPIRES: 3-11-2017



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



ENGINEER'S CERTIFICATION

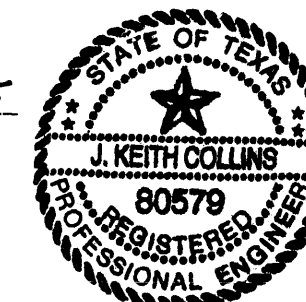
THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON. NO LOT WITHIN THIS SUBDIVISION IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100-YEAR FLOODS AS IDENTIFIED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0515E EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 48491C0515E, EFFECTIVE DATE SEPTEMBER 26, 2008, FOR WILLIAMSON COUNTY, TEXAS.

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 WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.


J. KEITH COLLINS
DATE 1/6/15
LICENSED PROFESSIONAL ENGINEER No. 80579




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
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS;

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

02-04-2015
Date

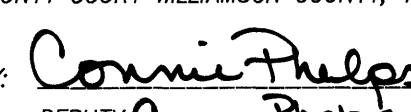
STATE OF TEXAS
COUNTY OF WILLIAMSON

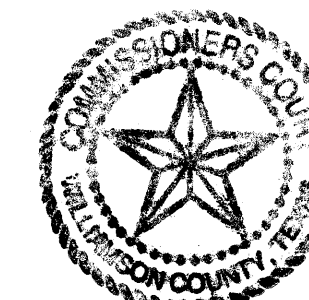
I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 14th DAY OF February, A.D. 2015 AT 10:50 O'CLOCK A.M. AND DULY RECORDED ON THE 14th DAY OF February, A.D. 2015 AT 11:03 O'CLOCK A.M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN DOCUMENT No.

2015008675

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: 
DEPUTY Connie Phelps



DATE: MAR. 31, 2014

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817

RJ SURVEYING & ASSOCIATES, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817

F-10015400



Recorded By:
Texas National Title
36-T-153089LT

DEED

Old Settlers Boulevard Right of Way

THE STATE OF TEXAS

§
§
§

COUNTY OF WILLIAMSON

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

NOW, THEREFORE, KNOW ALL BY THESE PRESENTS:

That SIENA MUNICIPAL UTILITY DISTRICT NO. 1, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by City of Round Rock, Texas, the receipt and sufficiency of which is hereby acknowledged, and for which no lien is retained, either expressed or implied, have this day Sold and by these presents do Grant, Bargain, Sell and Convey unto CITY OF ROUND ROCK, TEXAS, all that certain tract or parcel of land lying and being situated in the County of Williamson, State of Texas, along with any improvements thereon, being more particularly described as follows (the "Property"):

All of that certain 3.235 acre (140,929 square foot) tract of land out of and situated in the Robert McNutt Survey, Abstract No. 422 in Williamson County, Texas; more fully described in Exhibit "A", attached hereto and incorporated herein.

SAVE AND EXCEPT, HOWEVER, it is expressly understood and agreed that Grantor is retaining title to the following improvements located on the Property: NONE

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

Visible and apparent easements not appearing of record;

Any discrepancies, conflicts, or shortages in area or boundary lines or any encroachments or any overlapping of improvements which a current survey would show;

Easements, restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and encumbrances for taxes and assessments (other than liens and conveyances) presently of record in the Official Public Records of Williamson County, Texas, that affect the property, but only to the extent that said items are still valid and in force and effect at this time.

Grantor reserves all of the oil, gas and other minerals in and under the land herein conveyed but waives all rights of ingress and egress to the surface thereof for the purpose of exploring, developing, mining or drilling or pumping the same; provided, however, that operations for

exploration or recovery of any such minerals shall be permissible so long as all surface operations in connection therewith are located at a point outside the acquired parcel and upon the condition that none of such operations shall be conducted so near the surface of said land as to interfere with the intended use thereof or in any way interfere with, jeopardize, or endanger the facilities of the City of Round Rock, Texas or create a hazard to the public users thereof; it being intended, however, that nothing in this reservation shall affect the title and the rights of Grantee to take and use without additional compensation any, stone, earth, gravel, caliche, iron ore, gravel or any other road building material upon, in and under said land for the construction and maintenance of Old Settlers Blvd.

TO HAVE AND TO HOLD the property herein described and herein conveyed together with all and singular the rights and appurtenances thereto in any wise belonging unto City of Round Rock, Texas and its assigns forever; and, subject to the matters set forth herein, Grantor does hereby bind itself and its successors and assigns to Warrant and Forever Defend all and singular the said premises herein conveyed unto City of Round Rock, Texas and its assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise, provided, however, that if any portion of the metes and bounds description of the property attached hereto as Exhibit "A" is located outside the boundaries of Lot 3E, Block II and Lot 1E, Block JJ, SIENA SECTION 23A, a subdivision in Williamson County, Texas, according to the map or plat thereof recorded under Document No. 2015008675, Official Public Records, Williamson County, Texas, then the conveyance of such portion of the property is made without warranty of title or any other warranty of any kind or nature.

Except as otherwise set forth herein and in the Real Estate Contract between Grantor and City of Round Rock, Texas for the property (the "Contract"), the property is being conveyed and sold by Grantor and purchased and accepted by City of Round Rock, Texas on an "as-is, where-is and with all faults" basis, and with any and all conditions and defects which may exist, and without the existence of and without reliance upon any representation, warranty, agreement, or statement by Grantor or anyone acting on behalf of Grantor including, without limitation, any broker, engineer, surveyor, appraiser or environmental consultants. City of Round Rock, Texas has the right under the terms of the Contract to thoroughly inspect and examine the property to the extent deemed necessary by City of Round Rock, Texas in order to enable City of Round Rock, Texas to evaluate the purchase of the property for City of Round Rock, Texas' intended use. City of Round Rock, Texas is relying solely upon such inspections, examinations and evaluations of the property by City of Round Rock, Texas and/or City of Round Rock, Texas' representatives in purchasing the property and shall hold Grantor harmless of any and all existing conditions and defects relative to the property.

This deed is being delivered in lieu of condemnation.

IN WITNESS WHEREOF, this instrument is executed on this the 10 day of June, 2022.

[signature pages follow]

GRANTOR:

SIENA MUNICIPAL UTILITY DISTRICT NO. 1

By: 

Name: Douglas Kuenstler

Its: President, Board of Directors

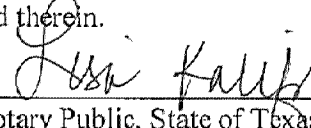
ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF Williamson

§
§
§

This instrument was acknowledged before me on this the 10th day of June, 2022 by Douglas Kuenstler, President of the Board of Directors of Siena Municipal Utility District No. 1, in the capacity and for the purposes and consideration recited therein.



Notary Public, State of Texas



ACCEPTED AND AGREED
TO BY CITY OF ROUND ROCK, TEXAS:

By: Bryan Williams

Name: ~~Laurie Hadley~~ Bryan Williams
Asst.
Its: City Manager

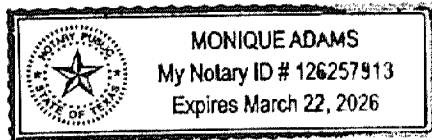
ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF Williamson

§
§
§

This instrument was acknowledged before me on this the 10th day of June, 2022 by Bryan Williams,
City Manager of the City of Round Rock, Texas, in the capacity and for the purposes and
consideration recited therein.



Monique Adams
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Sheets & Crossfield, PLLC 309 East Main
Round Rock, Texas 78664

GRANTEE'S MAILING ADDRESS:

City of Round Rock Attn: City Clerk
221 Main Street
Round Rock, Texas 78664

AFTER RECORDING RETURN TO:

Exhibit "A"
The Property

EXHIBIT "A"

County: Williamson
Project: Old Settlers Blvd.
Half AVO: 37145.001

Page 1 of 6
March 25, 2021

BEING A 3.235 ACRE TRACT OF LAND (APPROX. 140,929 SQ. FT.) IN THE ROBERT MCNUTT SURVEY ABSTRACT NO. 422, BEING ALL OF LOT 1E, BLOCK JJ AND 3E, BLOCK II OF SIENA SECTION 23A, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2015008675 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), CONVEYED TO SIENA MUNICIPAL UTILITY DISTRICT NO. 1 IN DOCUMENT NO. 2016053677, O.P.R.W.C.T.; SAID 3.235 ACRE TRACT BEING HEREINAFTER DESIGNATED BY PART 1 AND PART 2, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PART 1 - 1.616 ACRES (APPROX. 70,391 SQ. FT.)

BEGINNING at a 1/2-inch iron rod with "RJ Surveying" cap found in the east line of the 40.052 acre tract of land conveyed to City of Round Rock, Texas in Document No. 2018096958 O.P.R.W.C.T. for the southwest corner of said Lot 3E, being common corner with Lots 85 and 84 of said Siena Section 23A, having Texas State Plane NAD 83 (Central Zone) surface coordinate values N 10174299.60 and E 3155314.91;

THENCE North 05°33'35" West, with the west line of said Lot 3E, in part, being the east line of said 40.052 acre tract a distance of 100.28 feet to a 1/2-inch iron rod with "RJ Surveying" cap found for the northwest corner of said Lot 3E, being the southwest corner of Lot 65 for the northwest corner of the herein described tract of land;

THENCE North 80°12'43" East, with the north line of said Lot 3E, being the south lines Lots 65-74, Block II of said Siena Section 23A, at a distance of 145.52 feet passing a 1/2-inch iron rod with "RJ Surveying" cap found at the most southerly common corner of Lots 65 and 66, at an additional distance of 102.69 feet passing a 1/2-inch iron rod with "RJ Surveying" cap found at the most southerly common corner of Lots 66 and 67, at an additional distance of 106.09 feet passing a 1/2-inch iron rod with "RJ Surveying" cap found at the most southerly common corner of Lots 68 and 69; at an additional distance of 53.03 feet passing a 1/2-inch iron rod with "RJ Surveying" cap found at the most southerly common corner of Lots 69 and 70, at an additional distance of 52.88 feet passing a 1/2-inch iron rod with "RJ Surveying" cap found at the common corner of Lots 70 and 71, at an additional distance of 52.99 feet passing a 1/2-inch iron rod with "RJ Surveying" cap found at the most southerly common corner of Lots 71 and 72, at an additional distance of 53.13 feet passing a 1/2-inch iron rod with "RJ Surveying" cap found at the most southerly common corner of Lots 72 and 73, in all, a distance of 702.23 feet to a 1/2-inch iron rod with "ATS" cap found in the curving west right-of-way line of Porano Circle (50' right-of-way width) for the northeast corner of said Lot 3E, being the southeast corner of said Lot 74;

THENCE with the west right-of-way line of Porano Circle, being the east line of said Lot 3E, with said curve to the left, having a radius of 1509.29 feet, a delta angle of 03°48'05", an arc length of 100.13 feet, and a chord which bears South 07°50'20" East, a distance of 100.12 feet to a calculated point for the southeast corner of Lot 3E, being the northeast corner of Lot 75, Block II of said Siena Section 23A, for the southeast corner of the herein described tract, from which a 1/2-inch iron rod found bears South 09°07'18" East, a distance of 0.30 feet;

THENCE South 80°12'58" West, with the southeast line of said Lot 3E, being the northwest lines of Lots 75-84, Block II of said Siena Section 23A, at a distance of 188.52 feet passing a 1/2-inch iron rod found at the common corner of Lots 77 and 78, at an additional distance of 106.29 feet passing a 1/2-inch iron rod with "RJ Surveying" cap found at the most southerly common corner of Lots 79 and 80, at an additional distance of 53.22 feet passing a 1/2-inch iron rod with "RJ

County: Williamson
Project: Old Settlers Blvd.
Half AVO: 37145.001

Page 2 of 6
March 25, 2021

Surveying" cap found at the common corner of Lots 80 and 81, at an additional distance of 52.53 feet passing a 1/2-inch iron rod with "RJ Surveying" cap found at the most southerly common corner of Lots 81 and 82, at an additional distance of 136.84 feet passing a 1/2-inch iron rod with "RJ Surveying" cap found at the most southerly common corner of Lots 83 and 84, in all, a distance of 706.22 feet to the **POINT OF BEGINNING** and containing 1.616 acres of land, more or less, within these metes and bounds.

PART 2 - 1.619 ACRES (APPROX. 70,538 SQ. FT.)

BEGINNING at a 1/2-inch iron rod with "RJ Surveying" cap found in the west right-of-way line of County Road 110 (CR 110) (right-of-way width varies) for the southeast corner of said Lot 1E, being the northeast corner of Lot 16A, Block JJ of the Final Plat of Siena Phase 1, Section 22B, having Texas State Plane NAD 83 (Central Zone) surface coordinate values N 10174547.60 and E 3156749.51;

THENCE South 80°07'48" West, with the south line of said Lot 1E, in part, being the north lines of said Lot 16A and Lots 15-11, Block JJ of said Siena Phase 1, Section 22B and Lots 7 and 6, Block JJ of said Siena Section 23A, at a distance of 177.25 feet passing a 1/2-inch iron rod found at the most northerly common corner of said Lots 15 and 14, at an additional distance of 80.25 feet passing a 1/2-inch iron rod with "RJ Surveying" cap found at the most northerly common corner of Lots 14 and 13, at an additional distance of 53.05 feet passing a 1/2-inch iron rod with "RJ Surveying" cap found at the most northerly common corner of Lots 13 and 12, at an additional distance of 52.89 feet passing a 1/2-inch iron rod with "RJ Surveying" cap found at the most northerly common corner of Lots 12 and 11, in all, a distance of 416.63 to a 1/2-inch iron rod with "RJ Surveying" cap found at the most northerly common corner of Lots 10 and 11;

THENCE South 80°12'58" West, continuing with the south line of said Lot 1E, in part being the north lines of Lots 10, 9 and 8, Block JJ of said Siena Section 22B, and in part being the north line of Lots 7 and 6, Block JJ of said Siena Section 23A, at a distance of 52.97 feet passing a 1/2-inch iron rod with "RJ Surveying" cap found at the most northerly common corner of Lots 10 and 9, at an additional distance of 53.00 feet passing a 1/2-inch iron rod with "RJ Surveying" cap found at the most northerly common corner of Lots 9 and 8, at an additional distance of 53.12 feet passing a 1/2-inch iron rod with "RJ Surveying" cap found at the most northerly common corner of Lots 8 and 7, in all, a distance of 283.03 feet to a calculated point in the east right-of-way line of Porano Circle for the southwest corner of said Lot 1E and southwest corner of the herein described tract of land, from which a 1/2-inch iron rod found bears North 16°20'35" East, a distance of 0.71 feet;

THENCE with the east right-of-way line of Porano Circle, being the west line of said Lot 1E, with a curve to the right, having a radius of 1459.29 feet, a delta angle of 03°55'55", an arc length of 100.14 feet, and a chord which bears North 07°46'20" West, a distance of 100.12 feet to a 1/2-inch iron rod with "ATS" cap found for the northwest corner of said Lot 1E, being the southwest corner of Lot 5, Block JJ of said Section 23A;

THENCE North 80°12'43" East, leaving the east right-of-way line of Porano Circle, with the north line of said Lot 1E and south lines of Lots 5-1 of Block JJ of said Siena Section 23A, passing a 1/2-inch iron rod found at the most southerly common corner of Lots 5 and 4 at a distance of 82.53 feet, at an additional distance of 52.97 feet passing a 1/2-inch iron rod with "RJ Surveying" cap found at the most southerly common corner of Lots 4 and 3, at an additional distance of 53.05 feet passing a 1/2-inch iron rod with "RJ Surveying" cap found at the most southerly common

EXHIBIT "A"

County: Williamson
Project: Old Settlers Blvd.
Half AVO: 37145.001

Page 3 of 6
March 25, 2021

corner of Lots 3 and 2, at an additional distance of 55.00 feet passing a 1/2-inch iron rod with "RJ Surveying" cap found at the most southerly common corner of Lots 2 and 1, in all, a distance to the calculated point angle point in the south line of Lot 1;

THENCE North 80°08'22" East, continuing with the north line of said Lot 1E, in part, being the south lines of Lots 1, 3A and 2A Block JJ of said Siena Section 23A, at a distance of 19.14 feet passing a 1/2-inch iron rod with "ATS" cap found at the most southerly common corner of said Lots 1 and 3A, at an additional distance of 55.95 feet passing a 1/2-inch iron rod with "RJ Surveying" cap found at the most southerly common corner of said Lots 3A and 2A, in all, a distance of 429.63 feet to a 1/2-inch iron rod with "Half" cap set in the west right-of-way line of CR 110, for the northeast corner of the herein described tract of land, from which a 1/2-inch iron rod with "RJ Surveying" cap found at an angle point the west right-of-way line of CR 110 bears North 02°23'03" West, a distance of 32.05 feet;

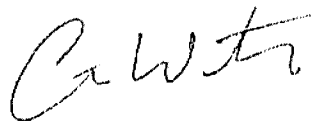
THENCE South 02°23'03" East, with the west right-of-way line of County Road 110 (R.O.W. width varies), being the east line of said Lot 1E, a distance of 100.87 feet to the **POINT OF BEGINNING** and containing 1.619 acres of land, more or less, within these metes and bounds;

PART 1 - 1.616 ACRES (APPROX. 70,391 SQ. FT.)
PART 2 - 1.619 ACRES (APPROX. 70,538 SQ. FT.)
TOTAL 3.235 ACRES (APPROX. 140,929 SQ. FT.)

NOTES:

Basis of bearings is the Texas Coordinate System of 1983, Central Zone 4203 (NAD83/2011). All distances shown hereon are surface and may be converted to grid by dividing by the surface adjustment factor of 1.00012, scaled about 0.0. Units: U.S. Survey Feet. Last date of Field Survey: June 2, 2020.

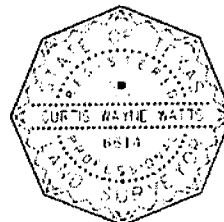
I, Curtis Wayne Watts, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.



March 25, 2021

Curtis Wayne Watts, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 6614
Halff Associates, Inc., TBPELS Firm No. 10029607
9500 Amberglen Blvd., Bldg. F, Suite 125
Austin, Texas 78729 512-777-4600

Date



ROUND ROCK, TEXAS

LEGEND

- 1/2-INCH IRON ROD WITH "HALFF" CAP SET
- △ CALCULATED POINT
- 1/2-INCH IRON ROD FOUND
- ▲ 1/2-INCH IRON ROD WITH "AT'S" CAP FOUND
- 1/2-INCH IRON ROD WITH "RJ SURVEYING" CAP FOUND
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

PART 1 - 1.616 ACRES (APPROX. 70,391 SQ. FT.)
PART 2 - 1.619 ACRES (APPROX. 70,538 SQ. FT.)
TOTAL 3.235 ACRES (APPROX. 140,929 SQ. FT.)

THIS IS A SURFACE DRAWING.

BEARING BASE: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83),
CENTRAL ZONE (430), BASED ON VERTICAL DATUM, ADJUSTED OBSERVATIONS.

ADJUSTED SCALE FACTOR = 0.9999999972

FOR SURFACE TO GROUND CONVERSIONS

INVERSE SCALE FACTOR = 1.0000000028

FOR GROUND TO SURFACE CONVERSIONS

SCALED HEIGHT 0.0

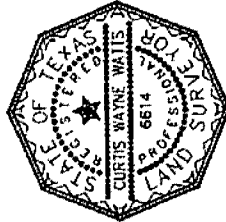
*NOTE: THIS SURVEY WAS PREPARED WITHOUT THE
BENEFIT OF A CONVEYANCE FOR TITLE AND MAY BE
SUBJECT TO ADDITIONAL EASEMENTS OR
RESTRICTIONS NOT SHOWN HEREON.

LINE DATA		
LINE #	BEARING	DISTANCE
L1	N 05°33'35" W	100.28'
L2	N 05°33'35" W	22.55'
L3	N 02°23'03" W	32.05'
L4	S 02°23'03" E	100.87'

CURVE DATA				
CURVE #	RADIUS	DELTA	LENGTH	BEARING
C1	1509.25'	3°48'05"	100.13'	S 07°50'20" E
C2	1459.25'	3°55'55"	100.14'	N 07°46'20" W

03-25-2021

C. W. W.



3.235 ACRES (APPROX. 140,929 SQ. FT.)

SIENA SECTION 23A
ROUND ROCK, TEXAS

Project No.: 37145.001

Issued: 03/25/2021

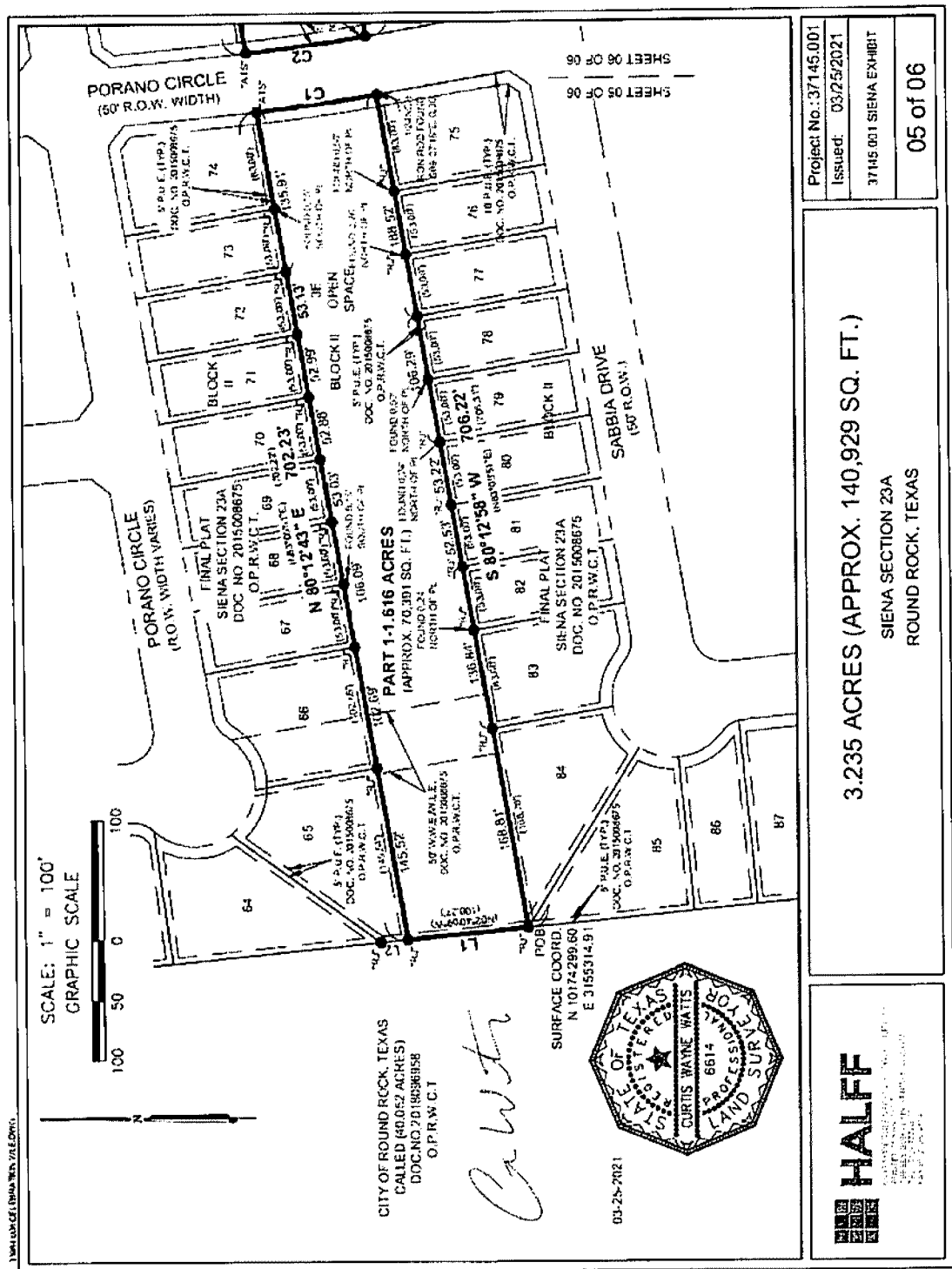
37145.001 SIENA EXHIBIT

04 of 06

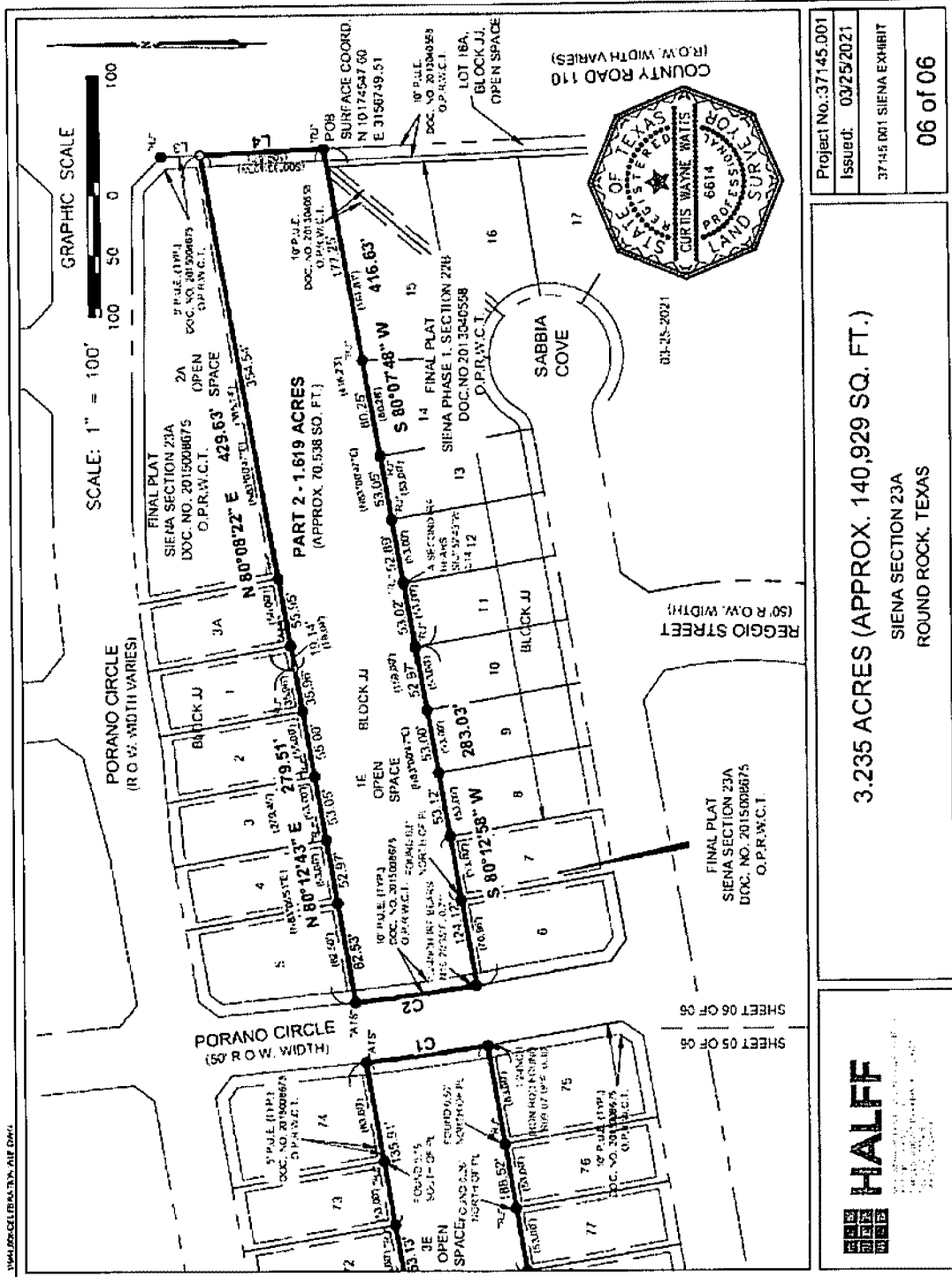
RECORDERS MEMORANDUM
All or parts of the text on this page was
not clearly legible for satisfactory
recording.

Exhibit "A" - 5

(W1154066.1)



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HALF

3.235 ACRES (APPROX. 140,929 SQ. FT.)

SIENA SECTION 23A
ROUND ROCK, TEXAS

Project No.: 37145.001

Project NO.: 37143.001
Issued: 03/25/2021

37145 001 SIENA EXHIBIT

06 of 06

①
E
Texas National Title Inc
Leah Taggart
305 Denali Pass Suite A
Cedar Park, TX 78613

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2022074955

DEED Fee: \$70.00
06/20/2022 02:55 PM DHUFFMAN



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas

①
E

Texas National Title Inc
Leah Taggart
305 Denali Pass Suite A
Cedar Park, TX 78613

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2022074955

DEED Fee: \$70.00
06/20/2022 02:55 PM DHUFFMAN



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas



Nancy E. Rister
Williamson County Clerk
405 Martin Luther King Street
Georgetown, Texas 78626
(512) 943-1515

Receipt: 2022-50261

Product	Name	Extended
DEED	DEED	\$70.00
	# Pages	11
	External Document#	2022074955
	Document Info:	TEXAS NATIONAL TITLE INC
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Total		\$70.00
Tender (Check)		\$70.00
Check Number	350426	
Paid By	TEXAS NATIONAL TITLE	

Thank You for Your Business