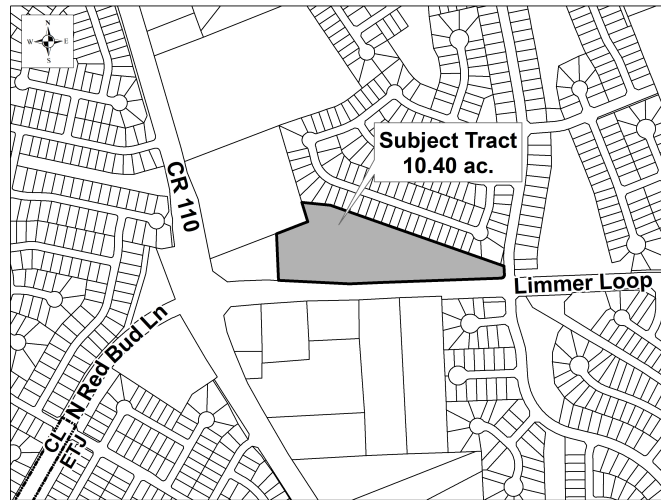


**Siena Section 35  
FINAL PLAT FP2003-001**



**CASE PLANNER:** CAITLYN REEVES

**REQUEST:** Final Plat approval of three development lots.

**ZONING AT TIME OF APPLICATION:** Subject property located within the ETJ therefore no zoning.

**DESCRIPTION:** 10.4 acres out of the William Dunn Survey, Abstract No. 196

**CURRENT USE OF PROPERTY:** Vacant and unzoned.

**GENERAL PLAN LAND USE DESIGNATION:** ETJ

**ADJACENT LAND USE:**

North: Residential - Siena MUD ETJ  
 South: ROW- Unzoned ETJ  
 East: ROW - Unzoned ETJ  
 West: ETJ - Commercial, Siena C Store

**PROPOSED LAND USE:**

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0
Residential - Multi Unit:	0	0
Office:	0	0
Commercial:	3	10.4
Industrial:	0	0
Open/Common Space:	0	0
ROW:	0	0
Parkland:	0	0
Other:	0	0
<b>TOTALS:</b>	<b>3</b>	<b>10.4</b>

**Owner:**  
 Siena North Devco, Inc.  
 John S. Lloyd  
 4720-4 Rockcliff Road  
 Austin, TX 78746

**Agent:**  
 Randall Jones & Associates Engineering, Inc.  
 J. Keith Collins, P.E.  
 2900 Jazz St.  
 Round Rock, TX 78664

**Siena Section 35  
FINAL PLAT FP2003-001**

**HISTORY:** The subject tract is located within the City of Round Rock's Extraterritorial Jurisdiction (ETJ). The Preliminary Plat for the subject tract was approved by Williamson County on February 5, 2019 prior to the determination that the tract was located outside of the Siena Municipal Utility District (MUD). The Williamson County Engineer's office is required to review plats located within the ETJ. The Williamson County Engineer has reviewed and approved the plat for floodplain purposes.

**DATE OF REVIEW:** April 15, 2020

**LOCATION:** Northwest of the intersection of CR110 and Limmer Loop.

**STAFF REVIEW AND ANALYSIS:**

General Plan and Zoning: The subject tract is located within the City's ETJ and therefore no zoning district has been assigned. The proposed plat is set to be developed for commercial purposes. The Future Land Use Map designates this tract as residential, however, the tract remains outside of the city limits and will not be subject to zoning, land use regulations and site review by the City.

Traffic, Access and Roads: The subject tract has access to Limmer Loop. Limmer Loop is a Williamson County owned and maintained right-of-way. A TIA has been approved for the subject tract.

Water and Wastewater Service: Water will be provided by Jonah Water Special Utility District. The applicant intends to access an 8-inch wastewater line located along the southern property line. The applicant intends to apply for an out of city service agreement with the City of Round Rock to access the wastewater lines.

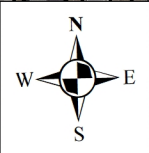
Drainage: The floodplain review was completed and approved by the Williamson County Engineering office as the FEMA floodplain administrator and is signatory to the Final Plat.

**RECOMMENDED MOTION:**

Staff recommends approval with the following conditions:

1. Revise the Planning and Zoning date to April 15, 2020.
2. Revise Planning and Zoning chairman signature block to include the following statement at the end of block, "The subject tract is located within the City of Round Rock Extraterritorial Jurisdictional area."





**Subject Tract  
10.40 ac.**

**CR 110**

**CL N Red Bud Ln  
ETJ**

**Limmer Loop**



FINAL PLAT OF  
**SIENA SECTION 35**  
WILLIAMSON COUNTY, TEXAS

LEGEND:

- = SET 1/2" IRON ROD WITH "RJ SURVEYING" CAP
- = FOUND 1/2" IRON ROD
- WC ● = FOUND 1/2" IRON ROD WITH "WILLIAMSON COUNTY" CAP
- ◆ = FOUND MAGNETIC NAIL IN CONCRETE
- ROW = RIGHT-OF-WAY
- AE = ACCESS EASEMENT
- PUE = PUBLIC UTILITY EASEMENT
- BL = BUILDING SETBACK LINE
- DRWC = DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- ORWC = OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- OPRWC = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- Ⓜ = BLOCK NAME
- ⬠ = BENCHMARK

BEARINGS ARE TEXAS COORDINATE SYSTEM OF 1983,  
CENTRAL ZONE (4203)

P & Z DATE: APRIL 1, 2020

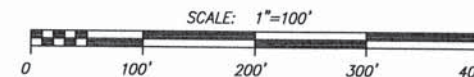
SUBMITTAL DATE MARCH 3, 2020

BENCH MARK NOTE:

TRIANGLE CUT IN TOP OF  
CONCRETE HEADWALL  
N = 10178789.68  
E = 3157027.31  
COORDINATES ARE TEXAS  
COORDINATE SYSTEM OF 1983,  
CENTRAL ZONE (4203)  
ELEVATION = 716.28 NAVD 88

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	31.42'	20.00'	090°00'00"	S45°39'04"W	28.28'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	22.59'	N00°32'51"E
L2	29.66'	S00°39'04"W



LOCATION MAP  
SCALE: 1" = 800'

SITE DATA:

OWNER: SIENA NORTH DEVCO, INC.  
JOHN S. LLOYD, PRESIDENT  
4720-4 ROCKCLIFF RD  
AUSTIN, TX 78746

TOTAL AREA OF PLAT: 10.397 ACRES  
LOT 1 COMMERCIAL/RETAIL 4.167 ACRES  
LOT 2 COMMERCIAL/RETAIL 4.630 ACRES  
LOT 3 COMMERCIAL/RETAIL 1.600 ACRES  
1 BLOCK

SURVEY: WILLIAM DUNN SURVEY, ABSTRACT NO. 196

NEW STREETS: N/A

PLAT NOTES:

- ALL SIDEWALKS ARE TO BE MAINTAINED BY EACH OF THE ADJACENT PROPERTY OWNERS.
- NO PORTION OF THIS TRACT IS ENCLOSED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U. S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBERS 48491C0505F AND 48491C0515F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
- 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 WILL BE PROVIDED BY JONAH WATER, S. U. D.
- SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF ROUND ROCK.
- EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, 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 BASE FLOOD ELEVATION (BFE), WHICHEVER IS HIGHER.
- THIS SUBDIVISION IS SUBJECT TO THE STORM-WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
- IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO, LANDSCAPING, IRRIGATION LIGHTING, CUSTOM SIGNS, IS PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
- RURAL MAILBOXES SHALL BE SET THREE FEET FROM THE EDGE OF THE PAVEMENT OR BEHIND CURBS, WHEN USED. ALL MAILBOXES WITHIN COUNTY ARTERIAL RIGHT-OF-WAY SHALL MEET THE CURRENT TxDOT STANDARDS. ANY MAILBOX THAT DOES NOT MEET THIS REQUIREMENT MAY BE REMOVED BY WILLIAMSON COUNTY.
- THIS PLAT IS SUBJECT TO THE SIENA MASTER COVENANT RECORDED IN DOCUMENT NO. 2013018036 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
- THIS SUBJECT TRACT IS LOCATED WITHIN THE CITY OF ROUND ROCK EXTRATERRITORIAL JURISDICTIONAL AREA.
- ALL PUBLIC ROADWAYS, RIGHTS-OF-WAY AND EASEMENTS SHOWN ON THIS PLAT ARE FREE OF LIENS.

WILLIAMSON COUNTY NOTES:

- RIGHTS OF WAY OR EASEMENTS FOR WIDENING ROADWAYS OR IMPROVING DRAINAGE SHALL BE MAINTAINED BY THE LANDOWNER UNTIL ROAD OR DRAINAGE IMPROVEMENTS ARE ACTUALLY CONSTRUCTED ON THE PROPERTY. THE COUNTY HAS THE RIGHT AT ANY TIME TO TAKE POSSESSION OF ANY ROAD WIDENING EASEMENT FOR THE CONSTRUCTION, IMPROVEMENT OR MAINTENANCE OF THE ADJACENT ROAD.
- THE LANDOWNER ASSUMES ALL RISKS ASSOCIATED WITH IMPROVEMENTS LOCATED IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS. BY PLACING ANYTHING IN THE RIGHT-OF-WAY OR ROAD WIDENING EASEMENTS, THE LANDOWNER SHALL INDEMNIFY AND HOLD THE COUNTY, ITS OFFICERS, AND EMPLOYEES HARMLESS FROM ANY LIABILITY OWING TO PROPERTY DEFECTS OR NEGLIGENCE NOT ATTRIBUTABLE TO THE COUNTY, ITS OFFICERS, AND EMPLOYEES AND ACKNOWLEDGES THAT THE IMPROVEMENTS MAY BE REMOVED BY THE COUNTY AND THAT THE OWNER OF THE IMPROVEMENT WILL BE RESPONSIBLE FOR THE RELOCATION AND/OR REPLACEMENT OF THE IMPROVEMENT.
- 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.
- THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATION 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.

FP2003-001

SHEET 1 OF 2 SHEETS

**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



FINAL PLAT OF  
SIENA SECTION 35  
WILLIAMSON COUNTY, TEXAS

LEGAL DESCRIPTION

THAT PART OF THE WILLIAM DUNN SURVEY, ABSTRACT NO. 196, IN WILLIAMSON COUNTY, TEXAS, BEING A PART OF THE REMAINDER OF THAT 13.16 ACRE TRACT (TRACT 6) OF LAND CONVEYED TO SIENA NORTH DEVCO, INC. BY DEED RECORDED IN DOCUMENT NO. 2016056625 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (OPRWC), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD WITH CAP STAMPED "WILLIAMSON COUNTY ROW" FOUND ON THE SOUTH LINE OF SAID 13.16 ACRE TRACT FOR THE SOUTHEAST CORNER OF SIENA C STORE ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2017075514, OPRWC, BEING THE NORTH RIGHT-OF-WAY LINE (VARIABLE-WIDTH RIGHT-OF-WAY) OF LIMMER LOOP (COUNTY ROAD 109), BEING ALSO THE NORTH LINE OF THAT 0.742 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY BY DEED RECORDED IN DOCUMENT NO. 2016071547, OPRWC, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "WILLIAMSON COUNTY ROW" FOUND AT AN ANGLE POINT OF SAID SIENA C STORE BEARS N84°23'23"W A DISTANCE OF 64.50 FEET;

THENCE ALONG THE EAST LINE OF SAID SIENA C STORE, N00°32'51"E A DISTANCE OF 295.01 FEET TO A 1/2" IRON ROD FOUND ON THE SOUTH LINE OF THAT 10.00 ACRE TRACT CONVEYED TO JONAH WATER SPECIAL UTILITY DISTRICT BY DEED RECORDED IN DOCUMENT NO. 2003012825, OPRWC, FROM WHICH A 1/2" IRON ROD WITH CAP STAMPED "WILLIAMSON COUNTY ROW" FOUND ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 110 FOR THE NORTHWEST CORNER OF SAID SIENA C STORE BEARS S71°47'10"W (BEARING BASIS) A DISTANCE OF 442.45 FEET;

THENCE ALONG THE SOUTH LINE OF SAID 10.00 ACRE TRACT, N71°47'10"E A DISTANCE OF 211.10 FEET TO A 1/2" IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID 10.00 ACRE TRACT;

THENCE ALONG THE EAST LINE OF SAID 10.00 ACRE TRACT, N13°43'16"W A DISTANCE OF 127.57 FEET TO A 1/2" IRON ROD FOUND AT AN OUTSIDE CORNER OF BLOCK J OF SIENA SECTION 2 ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2015015931, OPRWC, FROM WHICH THE NORTHWEST CORNER OF THE WILLIAM DUNN SURVEY, ABSTRACT NO. 196 BEARS APPROXIMATELY N29°06'57"W A DISTANCE OF 2108 FEET;

THENCE ALONG THE SOUTHERLY LINES OF SAID SIENA SECTION 2 AND SIENA PHASE 1 SECTION 1 ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 2014044907, OPRWC, THE FOLLOWING TWO (2) COURSES:

1. S81°35'40"E A DISTANCE OF 181.17 FEET TO A 1/2" IRON ROD FOUND;
2. S67°43'40"E, PASSING AT A DISTANCE OF 868.05 FEET A 1/2" IRON ROD FOUND AT THE COMMON CORNER OF SAID SIENA PHASE 1 SECTION 1 AND SAID SIENA SECTION 2, CONTINUING FOR A TOTAL DISTANCE OF 1161.65 FEET TO A 1/2" IRON ROD FOUND ON THE WEST RIGHT-OF-WAY LINE OF LEONARDO DRIVE (65' WIDE RIGHT-OF-WAY PER DOCUMENT NO. 2014044907, OPRWC);

THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF SAID LEONARDO DRIVE, S00°39'04"W A DISTANCE OF 54.41 FEET TO A 1/2" IRON ROD FOUND AT A POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY ALONG SAID CURVE, AN ARC LENGTH OF 31.42 FEET, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING S45°39'04"W, 28.28 FEET TO A 1/2" IRON ROD FOUND ON THE NORTH RIGHT-OF-WAY LINE OF SAID LIMMER LOOP, BEING ALSO THE NORTH LINE OF THAT 3.454 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY BY DEED RECORDED IN DOCUMENT NO. 2007036766, OPRWC;

THENCE ALONG THE NORTH LINE OF SAID 3.454 ACRE TRACT, BEING THE NORTH RIGHT-OF-WAY LINE OF SAID LIMMER LOOP, N89°16'35"W A DISTANCE OF 959.37 FEET TO A 1/2" IRON ROD WITH CAP STAMPED "WILLIAMSON COUNTY ROW" FOUND FOR THE EAST CORNER OF SAID 0.742 ACRE TRACT;

THENCE ALONG THE NORTH LINE OF SAID 0.742 ACRE TRACT, BEING THE NORTH RIGHT-OF-WAY LINE OF SAID LIMMER LOOP, N84°23'23"W A DISTANCE OF 449.30 FEET TO THE SAID POINT OF BEGINNING.

CONTAINING 10.397 ACRES, MORE OR LESS.  
ALL IRON RODS SET OR FOUND ARE "RJ SURVEYING" CAPPED UNLESS NOTED OTHERWISE.  
BEARINGS ARE BASED ON THE PLAT OF SIENA C STORE RECORDED IN DOCUMENT NO. 2017075514, OPRWC. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.  
WILLIAMSON CENTRAL APPRAISAL DISTRICT REFERENCE NUMBER R493961.

STATE OF TEXAS  
COUNTY OF WILLIAMSON

THAT SIENA NORTH DEVCO, INC., SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2016056625 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS "SIENA SECTION 35".

TO CERTIFY WHICH, WITNESS BY MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SIENA NORTH DEVCO, INC., A TEXAS CORPORATION

BY: JOHN S. LLOYD, PRESIDENT  
SIENA NORTH DEVCO, INC.  
4720-4 ROCKCLIFF ROAD  
AUSTIN, TEXAS 78746

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

BY: \_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR'S CERTIFICATION:

I, STEPHEN R. LAWRENCE 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.

STEPHEN R. LAWRENCE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6352  
STATE OF TEXAS



ENGINEER'S CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 48491C0505F AND 48491C0515F EFFECTIVE DATE DECEMBER 20, 2019, 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 4/2/2020  
LICENSED PROFESSIONAL ENGINEER No. 80579  
STATE OF TEXAS



"BASED UPON THE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE WILLIAMSON COUNTY FLOODPLAIN REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLEGED. WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITHIN IT.

J. TERRON EVERTSON, P.E. CFM  
WILLIAMSON COUNTY FLOODPLAIN ADMINISTRATOR

CITY APPROVAL

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF ROUND ROCK, TEXAS, AND AUTHORIZED TO BE FILED FOR RECORD BY THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DAVID PAVLISKA, CHAIRMAN  
CITY OF ROUND ROCK PLANNING AND ZONING COMMISSION

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 CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_ O'CLOCK, \_\_\_\_M., AND DULY RECORDED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_ O'CLOCK, \_\_\_\_M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. \_\_\_\_\_.

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

NANCY RISTER, CLERK COUNTY COURT  
OF WILLIAMSON COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

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