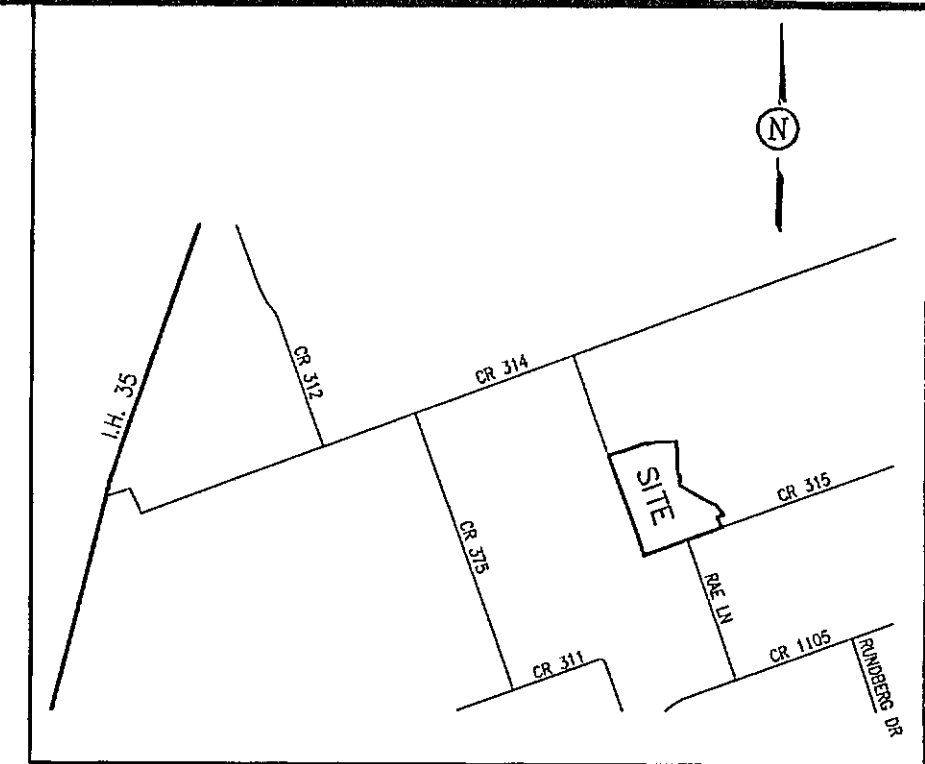
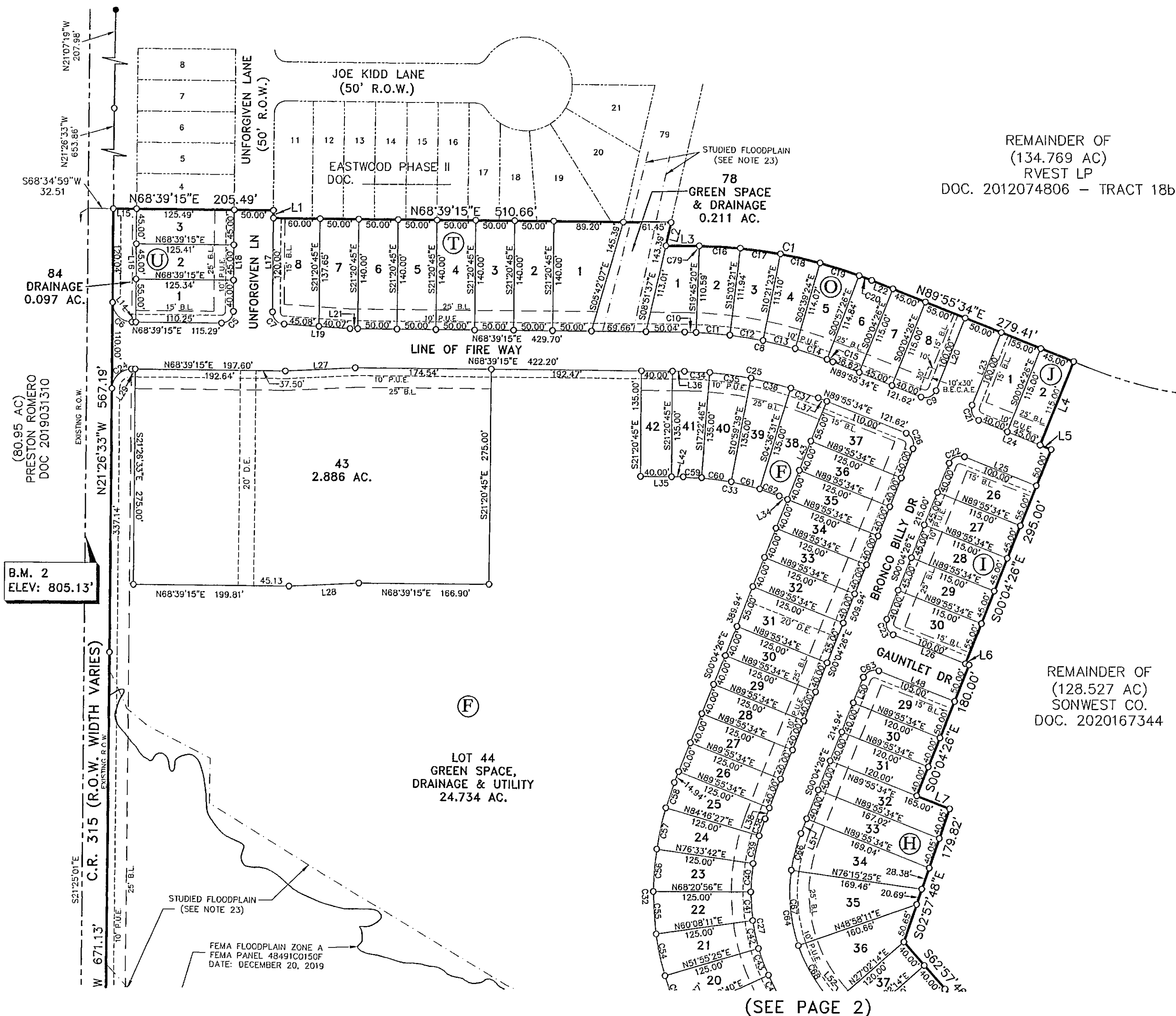
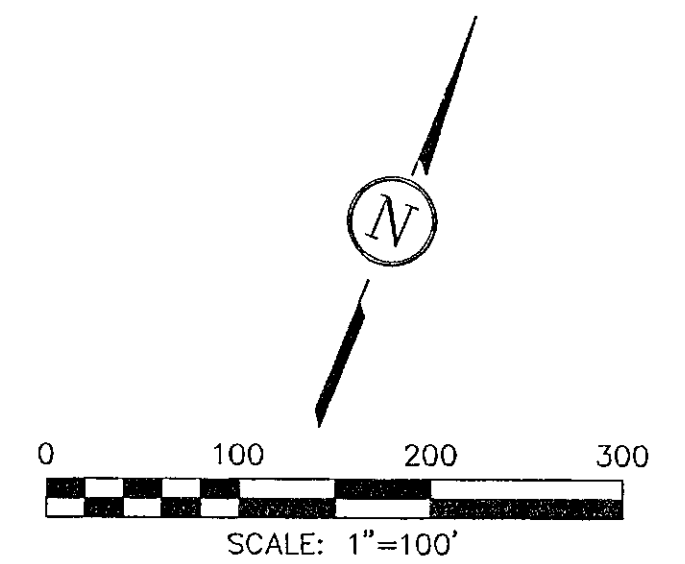


# EASTWOOD SECTION III



LOCATION MAP  
NOT TO SCALE



## LEGEND

- CONCRETE MONUMENT FOUND
- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1817 1/2" STEEL PIN FOUND
- W/ CAP MARKED "RPLS 1817"
- F 1/2" STEEL PIN FOUND
- W/ CAP MARKED "FOREST"
- 1/2" STEEL PIN SET W/ CAP MARKED "LENZ & ASSOC."
- PIPE FOUND
- 60d NAIL FOUND AT FENCE CORNER
- COMPUTED POINT
- MAILBOX CLUSTER
- SPINDLE FOUND
- SPINDLE SET
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- F/C/O METAL FENCE CORNER POST
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- W.L.E. WATERLINE EASEMENT
- S.D.E. SIGHT DISTANCE EASEMENT
- B.L. BUILDING LINE
- (BRG.-DIST.) RECORD CALL
- Ⓢ BLOCK LABEL
- R.O.W. RIGHT-OF-WAY
- S.D.E. SIGHT DISTANCE EASEMENT
- W.C.A.D. WILLIAMSON COUNTY APPRAISAL DISTRICT
- B.E.C.A.E. BARTLETT ELECTRIC COOPERATIVE ACCESS EASEMENT

LEGAL DESCRIPTION:  
44.670 ACRES OUT OF THE A.A.  
LEWIS SURVEY, ABSTRACT NO. 384,  
WILLIAMSON COUNTY, TEXAS

OWNER:  
SONWEST CO.  
3939 BEE CAVE ROAD, SUITE C-100  
AUSTIN, TEXAS 78746

ENGINEER:  
SCOTT J. FOSTER, P.E.  
360 PROFESSIONAL SERVICES, INC.  
TEXAS REGISTRATION F4932  
P.O. BOX 3639  
CEDAR PARK, TEXAS 78630  
512-354-4682

SURVEYOR:  
TIMOTHY A. LENZ, R.P.L.S.  
LENZ & ASSOCIATES, INC.  
FIRM NO. 100290-00  
4150 FRIEDRICH LANE, SUITE A1  
AUSTIN, TEXAS 78744  
512-443-1174

## LOT SUMMARY:

DEVELOPED LOTS	96
GREEN SPACE/DRAINAGE LOTS	2
TOTAL LOTS	98

BEARING BASIS: THE TEXAS COORDINATE  
SYSTEM OF 1983 (NAD83) CENTRAL ZONE.  
DISTANCES ARE SURFACE. SURFACE TO  
GRID COMBINED SCALE FACTOR 0.99988.

ELEVATIONS ARE NAVD88 (GEOID 12A)

PAGE 1 OF 6

**LENZ & ASSOCIATES, INC.**

FIRM NO. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

(512) 443-1174

4150 FRIEDRICH LANE, SUITE A1  
AUSTIN, TEXAS 78744



SURVEY #: 2020-0541B

F.B.

SUBMITTAL DATE: NOVEMBER 20, 2020

SITE BENCHMARK #1 - SQUARE ON  
EAST END OF HEADWALL  
ELEV. 789.85'

SITE BENCHMARK #2 - 60d NAIL  
EAST SIDE OF UTILITY POLE, WEST  
SIDE C.R. 315.  
ELEV. 805.13'

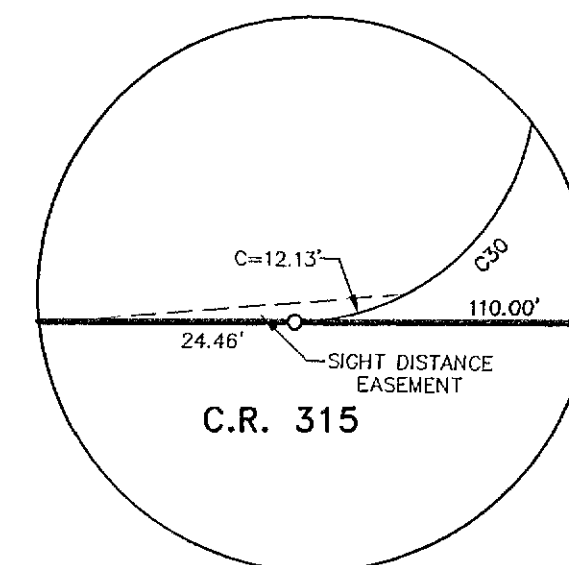
ELEVATIONS (NAVD88, GEOID 12A)

## BUILDING SETBACKS:

FRONT STREET 25'  
SIDE STREET 15'  
REAR 10'  
SIDE 5'

(SEE PAGE 2)

(SEE PAGE 1)



DETAIL A

SONTERRA M.U.D.  
UTILITY EASEMENT  
DOC.

PAGE 2 OF 6

**LENZ & ASSOCIATES, INC.**

FIRM No. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

(512) 443-1174  
4150 FREIDRICH LANE, SUITE A1  
AUSTIN, TEXAS 78744



SURVEY #: 2020-0541B F.B.

STREET DATA						
STREET	LENGTH	R.O.W. WIDTH	PVMT. WIDTH	DESIGN SPEED	MAINTENANCE AUTHORITY	CLASSIFICATION
UNFORGIVEN LN	175.0	50'	30' LOG-LOG	25 MPH	PUBLIC	URBAN LOCAL
LINE OF FIRE WAY	235.0	60'	37' LOG-LOG	35 MPH	PUBLIC	URBAN COLLECTOR
LINE OF FIRE WAY	997.4	50'	30' LOG-LOG	25 MPH	PUBLIC	URBAN LOCAL
BRONCO BILLY DR	75.0	50'	37 LOG-LOG	35 MPH	PUBLIC	URBAN COLLECTOR
BRONCO BILLY DR	1912.8	60'	30' LOG-LOG	25 MPH	PUBLIC	URBAN LOCAL
GAUNTLET DR	145.0	50'	30' LOG-LOG	25 MPH	PUBLIC	URBAN LOCAL
PINK CADILLAC LN	145.0	50'	30' LOG-LOG	25 MPH	PUBLIC	URBAN LOCAL
HARRY CALLAHAN DR	145.0	50'	30' LOG-LOG	25 MPH	PUBLIC	URBAN LOCAL
TOTAL	3930.2					

# EASTWOOD SECTION III

MINIMUM F.F.E.	
LOT & BLOCK	MINIMUM F.F.E.
LOT 1, BLOCK F	795.5'
LOT 2, BLOCK F	795.6'
LOT 3, BLOCK F	795.7'
LOT 4, BLOCK F	795.8'
LOT 5, BLOCK F	795.8'
LOT 6, BLOCK F	796.0'
LOT 7, BLOCK F	796.2'
LOT 8, BLOCK F	796.3'
LOT 9, BLOCK F	796.4'
LOT 10, BLOCK F	796.5'
LOT 11, BLOCK F	796.7'
LOT 12, BLOCK F	796.8'
LOT 13, BLOCK F	797.1'
LOT 14, BLOCK F	797.2'
LOT 15, BLOCK F	797.5'
LOT 16, BLOCK F	797.4'
LOT 17, BLOCK F	797.5'
LOT 18, BLOCK F	797.5'
LOT 19, BLOCK F	799.0'
LOT 20, BLOCK F	799.5'
LOT 21, BLOCK F	805.3'
LOT 22, BLOCK F	805.3'
LOT 23, BLOCK F	805.3'
LOT 24, BLOCK F	805.3'
LOT 25, BLOCK F	805.3'
LOT 26, BLOCK F	805.3'
LOT 27, BLOCK F	805.3'
LOT 28, BLOCK F	805.3'
LOT 29, BLOCK F	805.3'
LOT 30, BLOCK F	805.3'
LOT 31, BLOCK F	805.3'
LOT 32, BLOCK F	805.3'
LOT 33, BLOCK F	805.3'
LOT 34, BLOCK F	805.3'
LOT 35, BLOCK F	805.3'
LOT 36, BLOCK F	809.7'
LOT 39, BLOCK F	809.7'
LOT 40, BLOCK F	809.7'
LOT 41, BLOCK F	809.7'
LOT 42, BLOCK F	809.7'
LOT 1, BLOCK O	814.0'
LOT 1, BLOCK T	814.0'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	21°16'18"	610.00'	226.47'	N79°17'24"E	225.17'
C2	3°00'40"	410.00'	21.55'	S31°14'20"E	21.54'
C3	5°33'41"	555.86'	53.95'	S28°39'57"E	53.93'
C4	90°00'00"	25.00'	39.27'	S68°28'43"E	35.36'
C5	90°00'00"	15.00'	23.56'	S23°39'15"W	21.21'
C6	89°54'12"	25.00'	39.23'	N66°23'39"W	35.33'
C7	90°00'00"	15.00'	23.56'	S66°20'45"E	21.21'
C8	21°16'19"	525.00'	194.91'	N79°17'24"E	193.80'
C9	90°00'00"	15.00'	23.56'	N44°55'34"E	21.21'
C10	1°35'28"	525.00'	14.57'	N69°26'57"E	14.57'
C11	4°41'58"	525.00'	43.06'	N72°35'39"E	43.05'
C12	4°41'58"	525.00'	43.06'	N77°17'38"E	43.05'
C13	4°41'58"	525.00'	43.06'	N81°59'36"E	43.05'
C14	4°41'58"	525.00'	43.06'	N86°41'35"E	43.05'
C15	0°53'00"	525.00'	8.09'	N89°29'04"E	8.09'
C16	4°54'13"	610.00'	52.21'	N71°06'35"E	52.19'
C17	4°54'47"	610.00'	52.31'	N76°01'05"E	52.29'
C18	4°55'15"	610.00'	52.39'	N80°56'06"E	52.37'
C19	4°55'38"	610.00'	52.46'	N85°51'32"E	52.44'
C20	1°36'12"	610.00'	17.07'	N89°07'27"E	17.07'
C21	90°00'00"	15.00'	23.56'	S45°04'26"E	21.21'
C22	90°00'00"	15.00'	23.56'	S44°55'34"W	21.21'
C23	90°00'00"	15.00'	23.56'	S45°04'26"E	21.21'
C24	90°05'48"	25.00'	39.31'	N23°36'21"E	35.39'
C25	21°16'19"	475.00'	176.35'	N79°17'24"E	175.34'
C26	90°00'00"	15.00'	23.56'	S45°04'26"E	21.21'
C27	62°53'20"	255.00'	279.89'	S31°31'06"E	266.05'
C28	28°41'22"	380.00'	180.26'	S48°37'05"E	178.38'
C29	13°28'34"	318.12'	74.82'	S26°25'37"E	74.65'
C30	90°00'00"	25.00'	39.27'	S23°31'17"W	35.36'
C31	21°53'52"	235.00'	89.81'	N52°00'51"W	89.27'
C32	45°11'25"	380.00'	299.71'	S22°40'09"E	292.01'
C33	21°16'19"	340.00'	126.23'	N79°17'24"E	125.51'
C34	3°57'59"	475.00'	32.88'	N70°38'14"E	32.88'
C35	6°23'08"	475.00'	52.94'	N75°48'48"E	52.91'
C36	6°23'08"	475.00'	52.94'	N82°11'55"E	52.91'
C37	4°32'05"	475.00'	37.59'	N87°39'31"E	37.58'
C38	5°09'07"	255.00'	22.93'	S02°39'00"E	22.92'
C39	8°12'45"	255.00'	36.55'	S09°19'56"E	36.52'
C40	8°12'45"	255.00'	36.55'	S17°32'41"E	36.52'
C41	8°12'45"	255.00'	36.55'	S25°45'26"E	36.52'
C42	8°12'45"	255.00'	36.55'	S33°58'12"E	36.52'
C43	8°12'45"	255.00'	36.55'	S42°10'57"E	36.52'
C44	8°12'45"	255.00'	36.55'	S50°23'43"E	36.52'
C45	8°12'45"	255.00'	36.55'	S58°36'28"E	36.52'
C46	0°14'56"	255.00'	1.11'	S62°50'19"E	1.11'
C47	3°17'22"	360.00'	20.67'	S61°19'06"E	20.66'
C48	10°07'27"	360.00'	63.61'	S54°36'41"E	63.53'
C49	15°16'34"	360.00'	95.98'	S41°54'41"E	95.70'
C50	8°29'03"	235.00'	34.80'	S45°18'26"E	34.77'
C51	10°07'27"	235.00'	41.52'	S54°36'41"E	41.47'
C52	3°17'22"	235.00'	13.49'	S61°19'06"E	13.49'
C53	7°11'17"	380.00'	47.67'	S41°40'13"E	47.64'
C54	8°12'45"	380.00'	54.47'	S33°58'12"E	54.42'
C55	8°12'45"	380.00'	54.47'	S25°45'26"E	54.42'
C56	8°12'45"	380.00'	54.47'	S17°32'41"E	54.42'
C57	8°12'45"	380.00'	54.47'	S09°19'56"E	54.42'
C58	5°09'07"	380.00'	34.17'	S02°39'00"E	34.16'
C59	3°57'59"	340.00'	23.54'	N70°38'14"E	23.53'
C60	6°23'08"	340.00'	37.89'	N75°48'48"E	37.87'
C61	6°23'08"	340.00'	37.89'	N82°11'55"E	37.87'
C62	4°32'05"	340.00'	26.91'	N87°39'31"E	26.90'
C63	90°00'00"	15.00'	23.56'	N44°55'34"E	21.21'
C64	62°53'20"	205.00'	225.01'	S31°31'06"E	213.89'
C65	90°00'00"	15.00'	23.56'	N72°02'14"E	21.21'
C66	13°40'08"	205.00'	48.91'	S06°54'30"E	48.79'
C67	27°17'14"	205.00'	97.63'	S27°23'12"E	96.71'
C68	21°55'58"	205.00'	78.47'	S51°59'48"E	78.00'
C69	90°00'00"	15.00'	23.56'	S17°57'46"E	21.21'
C70	90°00'00"	15.00'	23.56'	N72°02'14"E	21.21'
C71	90°00'00"	15.00'	23.56'	S17°57'46"E	21.21'
C72	30°13'07"	410.00'	216.24'	S47°51'13"E	213.74'
C73	4°32'51"	410.00'	32.54'	S60°41'21"E	32.53'
C74	5°16'14"	410.00'	37.71'	S55°46'49"E	37.70'
C75	5°16'14"	410.00'	37.71'	S50°30'35"E	37.70'
C76	5°16'14"	410.00'	37.71'	S45°14'21"E	37.70'
C77	5°16'14"	410.00'	37.71'	S39°58'08"E	37.70'
C78	4°35'22"	410.00'	32.84'	S35°02'20"E	32.83'
C79	0°00'13"	610.00'	0.04'	N68°39'22"E	0.04'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S21°20'45"E	10.00'
L2	S08°51'37"E	30.38'
L3	N68°39'15"E	43.21'
L4	S00°04'26"E	115.00'
L5	N89°55'34"E	15.00'
L6	N89°55'34"E	5.00'
L7	N89°55'34"E	45.00'
L8	S27°02'14"W	5.00'
L9	N27°02'14"E	5.00'
L10	S68°06'12"W	130.55'
L11	S24°20'28"E	50.06'
L12	S21°28'43"E	50.00'
L13	N64°14'23"W	17.13'
L14	N68°39'15"E	5.04'
L15	N68°39'15"E	30.00'
L16	S21°28'33"E	145.00'
L17	S21°20'45"E	130.00'
L18	S21°20'45"E	130.00'
L19	N72°01'14"E	85.15'
L20	S00°04'26"E	100.00'
L21	N68°39'15"E	10.00'
L22	N89°55'34"E	29.41'
L23	S00°04'26"E	100.00'
L24	N89°55'34"E	100.00'
L25	N89°55'34"E	100.00'
L26	N89°55'34"E	105.00'
L27	N65°28'27"E	90.14'
L28	N65°28'27"E	90.14'
L29	N68°39'15"E	4.96'
L30	S18°36'59"E	50.06'
L31	S21°28'43"E	50.00'
L32	S48°55'28"E	41.23'
L33	S54°30'15"E	54.29'
L34	N89°55'34"E	11.62'
L35	N68°39'15"E	55.19'
L36	N68°39'15"E	15.19'
L37	N89°55'34"E	11.62'
L38	S00°04'26"E	14.94'
L39	S62°57'46"E	38.88'
L40	S62°57'46"E	30.37'
L41	S62°57'46"E	30.37'
L42	N68°39'15"E	15.19'
L43	S00°04'26"E	135.00'
L44	N66°17'40"W	56.57'
L45	S75°49'50"W	40.31'
L46	S68°42'20"W	40.00'
L47	S82°44'30"W	41.23'
L48	N89°55'34"E	105.00'
L49	N27°02'14"E	105.00'
L50	N00°04'26"W	35.00'
L51	N00°04'26"W	19.94'
L52	S62°57'46"E	8.76'
L53	N27°02'14"E	105.00'
L54	N27°02'14"E	105.00'
L55	S62°57'46"E	35.00'
L56	S62°57'46"E	35.00'
L57	N27°02'14"E	105.00'
L58	S62°57'46"E	80.49'
L59	S62°57'46"E	35.00'
L60	S62°57'46"E	5.49'
L61	N82°24'19"W	156.63'

PAGE 3 OF 6

**LENZ & ASSOCIATES, INC.**

FIRM No. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES



(512) 443-1174  
4150 FREIDRICH LANE, SUITE A1  
AUSTIN, TEXAS 78744

SURVEY #: 2020-0541B

F.B.



EASTWOOD  
SECTION III

FIELD NOTE DESCRIPTION  
44.670 ACRES  
A.A. LEWIS SURVEY, A-384  
WILLIAMSON COUNTY, TEXAS

FIELD NOTE DESCRIPTION OF 44.670 ACRES OF LAND OUT OF THE A.A. LEWIS SURVEY, ABSTRACT NO. 384, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 128.527 ACRE TRACT DESCRIBED IN A DEED TO SONWEST CO. RECORDED IN DOCUMENT NUMBER 2020167344 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 44.670 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: ALL STEEL PINS SET CITED HEREIN ARE ½ INCH DIAMETER WITH CAP MARKED LENZ & ASSOC. BEARINGS CITED HEREIN ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE.

BEGINNING AT A STEEL PIN SET ON THE EAST LINE OF COUNTY ROAD 315, THE SAME BEING THE WEST LINE OF THE SAID 128.527 ACRE SONWEST CO. TRACT, FROM WHICH A ½ INCH DIAMETER STEEL PIN FOUND AT A SOUTHWEST CORNER OF THE SAID 128.527 ACRE TRACT BEARS S 21°17'40" E, 621.15 FEET;

THENCE, ALONG THE EAST LINE OF COUNTY ROAD 315, THE SAME BEING THE WEST LINE OF THE SAID 128.527 ACRE SONWEST CO. TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N 21°17'40" W, 671.13 FEET TO A STEEL PIN SET;
- 2) N 21°26'33" W, 567.19 FEET TO A STEEL PIN SET, FROM WHICH A ½ INCH DIAMETER STEEL PIN FOUND BEARS N 21°26'33" W, 653.86 FEET TO A STEEL PIN SET AND N 21°07'19" W, 207.98 FEET;

THENCE, TRAVERSING THE INTERIOR OF THE SAID 128.527 ACRE SONWEST CO. TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) N 68°39'15" E, 205.49 FEET TO A STEEL PIN SET;
- 2) S 21°20'45" E, 10.00 FEET TO A STEEL PIN SET;
- 3) N 68°39'15" E, 510.66 FEET TO A STEEL PIN SET ON AN EAST LINE OF THE SAID 128.527 ACRE SONWEST CO. TRACT, BEING A COMMON LINE WITH A REMAINDER PORTION OF THAT CERTAIN 134.769 ACRE TRACT CALLED TRACT 18B IN A DEED TO RVEST LP RECORDED IN DOCUMENT NUMBER 2012074806 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS,

THENCE, S 08°51'37" E, A DISTANCE OF 30.38 FEET TO A STEEL PIN SET AT AN INTERIOR CORNER OF THE SAID 128.527 ACRE SONWEST CO. TRACT, BEING A COMMON CORNER WITH THE SAID REMAINDER PORTION OF THE 134.769 ACRE RVEST LP TRACT;

THENCE, ALONG A COMMON LINE BETWEEN THE SAID 128.527 ACRE SONWEST CO. TRACT AND THE SAID REMAINDER PORTION OF THE 134.769 ACRE RVEST LP TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) N 68°39'15" E, 43.21 FEET TO A STEEL PIN SET;
- 2) WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 610.00 FEET, A CENTRAL ANGLE OF 21°16'18", AN ARC LENGTH OF 226.47 FEET, AND A CHORD BEARING & DISTANCE OF N 79°17'24" E, 225.17 FEET TO A STEEL PIN SET;
- 3) N 89°55'34" E, 279.41 FEET TO A STEEL PIN SET;

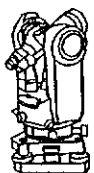
THENCE, TRAVERSING THE INTERIOR OF THE SAID 128.527 ACRE SONWEST CO. TRACT, THE FOLLOWING NINETEEN (19) COURSES AND DISTANCES:

- 1) S 00°04'26" E, 115.00 FEET TO A STEEL PIN SET;
- 2) N 89°55'34" E, 15.00 FEET TO A STEEL PIN SET;
- 3) S 00°04'26" E, 295.00 FEET TO A STEEL PIN SET;
- 4) N 89°55'34" E, 5.00 FEET TO A STEEL PIN SET;
- 5) S 00°04'26" E, 180.00 FEET TO A STEEL PIN SET;
- 6) N 89°55'34" E, 45.00 FEET TO A STEEL PIN SET;
- 7) S 02°57'48" E, 179.82 FEET TO A STEEL PIN SET;

- 8) S 62°57'46" E, 225.00 FEET TO A STEEL PIN SET;
- 9) S 27°02'14" W, 5.00 FEET TO A STEEL PIN SET;
- 10) S 62°57'46" E, 260.00 FEET TO A STEEL PIN SET;
- 11) N 27°02'14" E, 5.00 FEET TO A STEEL PIN SET;
- 12) S 62°57'46" E, 225.30 FEET TO A STEEL PIN SET;
- 13) S 42°57'32" E, 225.93 FEET TO A STEEL PIN SET;
- 14) S 68°06'12" W, 130.55 FEET TO A STEEL PIN SET;
- 15) WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 03°00'40", AN ARC LENGTH OF 21.55 FEET, AND A CHORD BEARING & DISTANCE OF S 31°14'20" E, 21.54 FEET TO A STEEL PIN SET;
- 16) WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 555.86 FEET, A CENTRAL ANGLE OF 05°33'41", AN ARC LENGTH OF 53.95 FEET, AND A CHORD BEARING & DISTANCE OF S 28°39'57" E, 53.93 FEET TO A STEEL PIN SET;
- 17) S 24°20'28" E, 50.06 FEET TO A STEEL PIN SET;
- 18) S 21°28'43" E, 50.00 FEET TO A STEEL PIN SET;
- 19) WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, AND A CHORD BEARING & DISTANCE OF S 66°28'43" E, 35.36 FEET TO A STEEL PIN SET ON THE NORTH LINE OF COUNTY ROAD 315, FROM WHICH A STEEL FENCE CORNER POST FOUND ON THE NORTH LINE OF COUNTY ROAD 315 AT THE SOUTHEAST CORNER OF THE SAID 128.527 ACRE SONWEST CO. TRACT, THE SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN TRACT DESCRIBED AS 28.960 ACRES SAVE AND EXCEPT 1.49 ACRES IN A DEED TO ROBERT J. WILSON, TRUSTEE RECORDED IN DOCUMENT NUMBER 2018106623 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS BEARS N 68°31'17" E, 565.06 FEET;
- THENCE, S 68°31'17" W, A DISTANCE OF 612.65 FEET ALONG THE NORTH LINE OF COUNTY ROAD 315, THE SAME BEING THE SOUTH LINE OF THE SAID 128.527 ACRE SONWEST CO. TRACT, TO A STEEL PIN SET;
- THENCE, TRAVERSING THE INTERIOR OF THE SAID 128.527 ACRE SONWEST CO. TRACT, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:
- 1) N 56°50'48" W, 321.99 FEET TO A STEEL PIN SET;
- 2) N 74°57'26" W, 242.42 FEET TO A STEEL PIN SET;
- 3) N 82°24'19" W, 156.63 FEET TO A STEEL PIN SET;
- 4) S 82°44'30" W, 41.23 FEET TO A STEEL PIN SET;
- 5) S 68°42'20" W, 40.00 FEET TO A STEEL PIN SET;
- 6) S 75°49'50" W, 40.31 FEET TO A STEEL PIN SET;
- 7) N 66°17'40" W, 56.57 FEET TO A STEEL PIN SET;
- 8) N 85°24'18" W, 216.75 FEET TO THE PLACE OF BEGINNING, CONTAINING 44.670 ACRES OF LAND, MORE OR LESS.

LENZ & ASSOCIATES, INC.

FIRM No. 100290-00



COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

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AUSTIN, TEXAS 78744

SURVEY #: 2020-0541B

F.B.

# EASTWOOD SECTION III

## NOTES:

1) IN ORDER TO PROMOTE POSITIVE DRAINAGE AWAY FROM A STRUCTURE, FINISHED FLOOR ELEVATIONS SHOULD BE BUILT AT LEAST ONE FOOT ABOVE THE SURROUNDING GROUND AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2 INCH PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.

2) THE OWNER UNDERSTANDS THAT IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE CITY OR 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.

3) A 10' WIDE UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET R.O.W. ON ALL LOTS.

4) ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS.

5) THIS SUBDIVISION IS NOT LOCATED WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER.

6) THIS SUBDIVISION IS LOCATED WITHIN THE JURISDICTION OF WILLIAMSON COUNTY.

7) BUILDING SETBACK LINES SHALL BE IN ACORDANCE WITH SETBACKS SHOWN HEREON, APPLICABLE OWNER RESTRICTIONS RECORDED IN COUNTY RECORDS OR THE WILLIAMSON COUNTY SUBDIVISION REGULATIONS.

8) CONSTRUCTION OF ANY IMPROVEMENTS ON ANY LOT IN THE SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS FOR SONTERRA WEST SUBDIVISION AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

9) DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDIVISION FROM SIDE STREETS IS PROHIBITED.

10) NO STRUCTURE OR IMPROVEMENT ON ANY LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WATER SUPPLY SYSTEM APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

11) NO STRUCTURE OR IMPROVEMENT ON ANY LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WASTEWATER COLLECTION SYSTEM APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

12) THE OWNER OF THIS SUBDIVISION AND HIS HEIRS, SUCCESSORS AND ASSIGNS ASSUMES THE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF ALL SUBDIVISION IMPROVEMENTS WHICH SHALL COMPLY WITH APPLICABLE CODES, RULES AND REGULATIONS AND REQUIREMENTS OF WILLIAMSON COUNTY, TEXAS AND THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY WHICH ARE IN EFFECT AND APPLICABLE AT THE TIME THE IMPROVEMENTS ARE DESIGNED AND CONSTRUCTED. THE OWNER UNDERSTANDS AND AGREES THAT PLAT VACATION AND REPLATTING MAY BE REQUIRED AT THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

13) WATER AND WASTEWATER SERVICE TO THIS SUBDIVISION WILL BE PROVIDED BY THE SONTERRA MUNICIPAL UTILITY DISTRICT.

14) WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION STANDARDS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) OR WILLIAMSON COUNTY. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO TCEQ AND OTHER AGENCIES AS APPROPRIATE AT THE TIME SUCH PLANS ARE PREPARED.

15) THERE ARE NO CEMETERY SITES, EXISTING OR PROPOSED SCHOOL SITES OR OTHER PUBLIC SITES PROPOSED WITHIN THIS SUBDIVISION.

16) NO LOT IN THIS SUBDIVISION IS ENCROACHED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48491C0150F EFFECTIVE DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.

17) A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.

18) ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

19) AN EASEMENT 3 FEET IN WIDTH IS HEREBY DEDICATED ALONG EACH INTERIOR SIDE LOT LINE AND EACH REAR LOT LINE FOR PUBLIC UTILITIES.

20) ALL SIDEWALKS ARE TO BE MAINTAINED BY THE ADJACENT PROPERTY OWNER.

21) RESIDENTIAL DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS.

22) 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.

23) THE MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT WERE DETERMINED BY ADDING ONE (1) FOOT TO THE BASE FLOOD ELEVATION (BFE) AS DETERMINED BY A STUDY PREPARED BY 360 PROFESSIONAL SERVICES INC., DATED MARCH 2020.

24) NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.

25) THIS SUBDIVISION IS SUBJECT TO 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.

26) 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 BFE, WHICHEVER IS HIGHER.

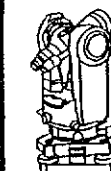
27) MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.

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**LENZ & ASSOCIATES, INC.**

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F.B.



# EASTWOOD SECTION III

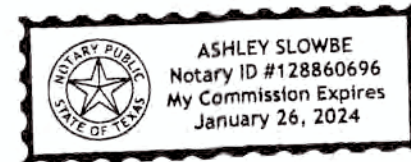
STATE OF TEXAS }  
COUNTY OF WILLIAMSON }

KNOWN ALL PERSONS BY THESE PRESENTS:

THAT SONWEST CO, ACTING BY AND THROUGH ANDY BILGER, VICE PRESIDENT, SOLE OWNER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020167344, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THAT CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE THE PORTION OF THE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND 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 "EASTWOOD SECTION III"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE 11<sup>th</sup> DAY OF May, 2021

Andy Bilger  
SONWEST CO  
BY: ANDY BILGER  
3939 BEE CAVE ROAD, SUITE C-100  
AUSTIN, TEXAS 78746



STATE OF TEXAS }  
COUNTY OF WILLIAMSON }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 11<sup>th</sup> DAY OF May, 2021 A.D. BY ANDY BILGER ACTING IN THE CAPACITY HEREIN STATED.

Ashley Slowbe  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES January 26<sup>th</sup>, 2024

## SURVEYOR'S CERTIFICATE

I, TIMOTHY A. LENZ, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY HEREON MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION. ALL CORNER MONUMENTS WERE FOUND OR SET AS SHOWN HEREON.

TAL 4-27-2021  
TIMOTHY A. LENZ DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4393  
LENZ & ASSOCIATES, INC.  
FIRM NO. 100290-00  
4150 FREIDRICH LANE, SUITE A1  
AUSTIN, TEXAS 78744



I, SCOTT J. FOSTER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE APPLICABLE ORDINANCE OF WILLIAMSON COUNTY, TEXAS AND THAT NO PORTION OF THIS SUBDIVISION IS CONTAINED WITHIN THE 100 YEAR FLOOD PLAIN AS IDENTIFIED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48491C0150E DATED SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

Scott J. Foster 5/5/2021  
SCOTT J. FOSTER, P.E. DATE  
REGISTERED PROFESSIONAL ENGINEER NO. 84652  
360 PROFESSIONAL SERVICES  
P.O. BOX 3639  
CEDAR PARK, TEXAS, 78630  
FIRM NO. 4932



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 11<sup>th</sup> DAY OF May, 2021, A.D.

Teresa Baker Teresa Baker  
WILLIAMSON COUNTY ADDRESS COORDINATOR

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED, IS THE RESPONSIBILITY OF THE OWNER(S) 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 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.

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 PLATTING AND DEVELOPMENT OF THIS PROPERTY

THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. 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 ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

STATE OF TEXAS }  
COUNTY OF WILLIAMSON }

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

Bill Gravel Jr. DATE  
COUNTY JUDGE, WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS }  
COUNTY OF WILLIAMSON }

KNOWN ALL MEN BY THESE PRESENTS:

I, NANCY RISTER, COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, 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 WILLIAMSON COUNTY, TEXAS, IN DOCUMENT NUMBER \_\_\_\_\_

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, COUNTY CLERK, WILLIAMSON COUNTY, TEXAS

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

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