

(15.00 AC)
JARRELL I.S.D.
DOC. 2008091876

(2.00 AC)
DAVID VIDAURE JR.
DOC. 2012097073

(REM. PART 20.00 AC)
DAVID VIDAURE & WIFE
SARA VIDAURE
VOL. 1310, PG. 870

(2.00 AC)
ERNEST VIDAURE & WIFE
DONNA VIDAURE
VOL. 1364, PG. 293

(10.00 AC)
MILBURN WAYNE HILL
VOL. 1861, PG. 232

(10.00 AC)
MILBURN WAYNE HILL
DOC. 2014048821
DESC. VOL. 1804, PG. 714

S21°54'21"E
39.36'



- 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
 F ● SPINDLE FOUND
 S ● SPINDLE SET
 P.O.C. POINT OF COMMENCEMENT
 P.O.B. POINT OF BEGINNING
 F/○ 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
 ① BLOCK LABEL
 R.O.W. RIGHT-OF-WAY
 S.D.E. SIGHT DISTANCE EASEMENT
 W.C.A.D. WILLIAMSON COUNTY APPRAISAL DISTRICT
 L.S. LANDSCAPE LOT

| | |
|---------------------------|----------|
| LOT SUMMARY: | |
| DEVELOPED LOTS | 87 |
| GREEN SPACE/DRAINAGE LOTS | 3 |
| LANDSCAPE LOTS | 2 |
| <hr/> TOTAL LOTS | <hr/> 92 |

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 4

LENZ & ASSOCIATES, INC.

FIRM No. 100290-00
COMPLETE PROFESSIONAL LAND SURVEYING SERVICES
(512) 443-1174
4150 FREIDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744
SURVEY #: 2020-0541 *F.B.*

| MINIMUM FFE | |
|-----------------|----------------|
| LOT & BLOCK | MINIMUM F.F.E. |
| LOT 64, BLOCK T | 840.5' |
| LOT 65, BLOCK T | 841.0' |
| LOT 66, BLOCK T | 842.0' |
| LOT 14, BLOCK Y | 853.5' |
| LOT 15, BLOCK Y | 851.0' |
| LOT 16, BLOCK Y | 849.5' |
| LOT 17, BLOCK Y | 848.5' |
| LOT 18, BLOCK Y | 847.0' |
| LOT 19, BLOCK Y | 846.0' |
| LOT 20, BLOCK Y | 845.0' |
| LOT 21, BLOCK Y | 844.5' |
| LOT 22, BLOCK Y | 844.0' |

| STREET DATA | | | | | | |
|----------------|---------|--------------|---------------------|--------------|-----------------------|-----------------|
| STREET | LENGTH | R.O.W. WIDTH | PVMT. WIDTH | DESIGN SPEED | MAINTENANCE AUTHORITY | CLASSIFICATION |
| EASTWOOD LN | 190.1' | 75' | 52' LOG-LOG DIVIDED | 35 MPH | PUBLIC | URBAN COLLECTOR |
| OUTLAW DR | 1578.2' | 50' | 30' LOG-LOG | 25 MPH | PUBLIC | URBAN LOCAL |
| JOSEY WALES DR | 1115.1' | 50' | 30' LOG-LOG | 25 MPH | PUBLIC | URBAN LOCAL |
| TOTAL | 2883.4' | | | | | |

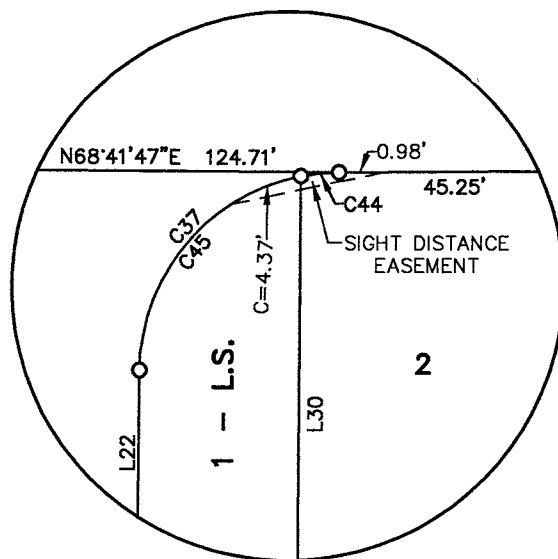
SUBMITTAL DATE: DECEMBER 17, 2020

| | |
|---------------------------------|--------------------|
| SITE BENCHMARK #1 — 60D NAIL | BUILDING SETBACKS: |
| EAST SIDE OF UTILITY POLE, WEST | |
| SIDE C.R. 315. | FRONT STREET 25' |
| ELEV. 829.51 | SIDE STREET 15' |
| | REAR 10' |
| ELEVATIONS (NAVD88, GEOID 12A) | SIDE 5' |

EASTWOOD SECTION 1

| CURVE TABLE | | | | | |
|-------------|-------------|---------|------------|---------------|--------------|
| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| C1 | 89°53'25" | 25.00' | 39.22' | S66°17'28"E | 35.32' |
| C2 | 90°00'00" | 15.00' | 23.56' | N23°39'15"E | 21.21' |
| C3 | 51°23'12" | 16.50' | 14.80' | S85°39'09"E | 14.31' |
| C4 | 192°46'25" | 50.00' | 168.23' | N23°39'15"E | 99.38' |
| C5 | 51°23'12" | 16.50' | 14.80' | S47°02'22"E | 14.31' |
| C6 | 51°23'12" | 16.50' | 14.80' | N04°20'51"E | 14.31' |
| C7 | 192°46'25" | 50.00' | 168.23' | S66°20'45"E | 99.38' |
| C8 | 51°23'12" | 16.50' | 14.80' | N42°57'38"E | 14.31' |
| C9 | 21°16'19" | 155.00' | 57.55' | N79°17'24"E | 57.22' |
| C10 | 90°00'00" | 15.00' | 23.56' | S45°04'26"E | 21.21' |
| C11 | 11°25'38" | 25.00' | 4.99' | N74°28'38"E | 4.98' |
| C12 | 78°27'47" | 25.00' | 34.24' | S60°34'39"E | 31.62' |
| C13 | 51°23'12" | 16.50' | 14.80' | S85°39'09"E | 14.31' |
| C14 | 5°56'11" | 50.00' | 5.18' | S62°55'38"E | 5.18' |
| C15 | 65°27'35" | 50.00' | 57.12' | N81°22'28"E | 54.07' |
| C16 | 34°59'43" | 50.00' | 30.54' | N31°08'49"E | 30.07' |
| C17 | 34°59'43" | 50.00' | 30.54' | S03°50'54"E | 30.07' |
| C18 | 51°23'12" | 50.00' | 44.84' | S47°02'22"E | 43.36' |
| C19 | 26°25'53" | 16.50' | 7.61' | S59°31'01"E | 7.54' |
| C20 | 24°57'19" | 16.50' | 7.19' | S33°49'25"E | 7.13' |
| C21 | 57°07'33" | 50.00' | 49.85' | N01°28'40"E | 47.81' |
| C22 | 40°53'38" | 50.00' | 35.69' | S47°31'55"E | 34.93' |
| C23 | 39°31'27" | 50.00' | 34.49' | S87°44'28"E | 33.81' |
| C24 | 55°13'46" | 50.00' | 48.20' | N44°52'55"E | 46.35' |
| C25 | 6°28'54" | 155.00' | 17.53' | N71°53°41"E | 17.52' |
| C26 | 14°47'26" | 155.00' | 40.01' | N82°31'51"E | 39.90' |
| C27 | 90°00'00" | 15.00' | 23.56' | N23°39'15"E | 21.21' |
| C28 | 90°00'00" | 15.00' | 23.56' | S66°20'45"E | 21.21' |
| C29 | 21°16'19" | 155.00' | 57.55' | S10°42'36"E | 57.22' |
| C30 | 90°00'00" | 15.00' | 23.56' | N44°55'34"E | 21.21' |
| C31 | 21°16'19" | 205.00' | 76.11' | N79°17'24"E | 75.67' |
| C32 | 90°00'00" | 15.00' | 23.56' | S66°20'45"E | 21.21' |
| C33 | 0°29'24" | 205.00' | 1.75' | N89°40'51"E | 1.75' |
| C34 | 11°38'39" | 205.00' | 41.66' | N83°36'50"E | 41.59' |
| C35 | 9°08'16" | 205.00' | 32.69' | N73°13'22"E | 32.66' |
| C36 | 90°00'00" | 15.00' | 23.56' | N44°55'34"E | 21.21' |
| C37 | 89°26'24" | 25.00' | 39.03' | N23°22'27"E | 35.18' |
| C38 | 90°00'00" | 15.00' | 23.56' | S66°20'45"E | 21.21' |
| C39 | 51°23'12" | 16.50' | 14.80' | N42°57'38"E | 14.31' |
| C40 | 192°46'25" | 50.00' | 168.23' | S66°20'45"E | 99.38' |
| C41 | 51°23'12" | 16.50' | 14.80' | N04°20'51"E | 14.31' |
| C42 | 21°16'19" | 205.00' | 76.11' | S10°42'36"E | 75.67' |
| C43 | 90°00'00" | 15.00' | 23.56' | S45°04'26"E | 21.21' |
| C44 | 10°58'38" | 25.00' | 4.79' | N62°36'20"E | 4.78' |
| C45 | 78°27'47" | 25.00' | 34.24' | N17°53'08"E | 31.62' |
| C46 | 10°15'50" | 50.00' | 8.96' | N22°23'57"E | 8.95' |
| C47 | 52°49'08" | 50.00' | 46.09' | N53°56'27"E | 44.48' |
| C48 | 34°59'43" | 50.00' | 30.54' | S82°09'08"E | 30.07' |
| C49 | 34°59'43" | 50.00' | 30.54' | S47°09'25"E | 30.07' |
| C50 | 57°37'39" | 50.00' | 50.29' | S00°50'44"E | 48.20' |
| C51 | 2°04'21" | 50.00' | 1.81' | N29°00'16"E | 1.81' |
| C52 | 10°49'07" | 205.00' | 38.71' | S15°56'12"E | 38.65' |
| C53 | 10°27'12" | 205.00' | 37.40' | S05°18'02"E | 37.35' |
| C54 | 90°25'40" | 50.00' | 78.91' | N23°32'59"E | 70.97' |
| C55 | 57°46'09" | 15.00' | 15.12' | S61°02'29"W | 14.49' |
| C56 | 295°32'17" | 60.00' | 309.49' | S00°04'26"E | 64.00' |
| C57 | 57°46'09" | 15.00' | 15.12' | S61°11'22"E | 14.49' |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N89°55'34"E | 10.00' |
| L2 | S00°04'26"E | 180.00' |
| L3 | S00°04'26"E | 10.00' |
| L4 | S21°20'45"E | 100.21' |
| L5 | N68°39'15"E | 5.00' |
| L6 | N68°39'15"E | 33.67' |
| L7 | S21°20'45"E | 38.04' |
| L8 | S21°20'45"E | 3.04' |
| L9 | N68°39'15"E | 9.69' |
| L10 | N89°55'34"E | 24.93' |
| L11 | N20°24'32"E | 77.64' |
| L12 | S21°20'45"E | 139.71' |
| L13 | N68°39'15"E | 10.00' |
| L14 | N87°46'47"E | 38.38' |
| L15 | N68°39'15"E | 30.00' |
| L16 | S21°39'51"E | 25.00' |
| L17 | S00°04'26"E | 40.00' |
| L18 | S07°11'58"E | 40.31' |
| L19 | S00°04'26"E | 50.00' |
| L20 | S00°04'26"E | 125.00' |
| L21 | S00°04'26"E | 115.00' |
| L22 | S21°20'45"E | 100.12' |
| L23 | N68°39'15"E | 5.00' |
| L24 | S21°20'45"E | 32.70' |
| L25 | S00°04'26"E | 3.21' |
| L26 | S00°04'26"E | 75.00' |
| L27 | N06°15'58"E | 45.28' |
| L28 | S58°07'16"E | 31.72' |
| L29 | S21°20'45"E | 1.74' |
| L30 | S21°20'45"E | 139.62' |
| L31 | N68°39'15"E | 25.92' |
| L32 | S21°20'45"E | 25.00' |
| L33 | S21°20'45"E | 44.86' |



DETAIL A

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

FIELD NOTE DESCRIPTION OF 18.498 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 18.498 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

NOTE: ALL STEEL PINS SET CITED HEREIN ARE 1/2 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 SET AT THE INTERSECTION OF THE EAST LINE OF COUNTY ROAD 315 WITH THE SOUTH LINE OF COUNTY ROAD 314 FOR THE NORTHWEST CORNER OF THE SAID 128.527 ACRE SONWEST CO. TRACT;

THENCE, N 68°45'49" E, A DISTANCE OF 527.41 FEET ALONG THE SOUTH LINE OF COUNTY ROAD 314, THE SAME BEING THE NORTH LINE OF THE SAID 128.527 ACRE SONWEST CO. TRACT, TO A STEEL PIN FOUND;

THENCE, N 68°05'39" E, A DISTANCE OF 725.77 FEET, CONTINUING ALONG THE SOUTH LINE OF COUNTY ROAD 314 AND NORTH LINE OF THE SAID 128.527 ACRE SONWEST CO. TRACT, TO A STEEL PIN SET AT THE NORTHEAST CORNER OF THE SAID 128.527 ACRE TRACT, FROM WHICH A 1/2 INCH STEEL PIN FOUND ON THE SOUTH LINE OF COUNTY ROAD 314 BEARS N 68°05'39" E, 269.56 FEET;

THENCE, ALONG THE EAST LINE OF THE SAID 128.527 ACRE SONWEST CO. TRACT, BEING A COMMON LINE WITH A REMAINDER PORTION OF THAT CERTAIN 53.124 ACRE TRACT CALLED TRACT 18A IN A DEED TO RVEST LP RECORDED IN DOCUMENT NUMBER 2012074806 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) S 21°20'45" E, 365.96 FEET TO A STEEL PIN SET;
- 2) S 00°04'26" E, 250.79 FEET TO A STEEL PIN SET;
- 3) N 89°55'34" E, 10.00 FEET TO A STEEL PIN SET;
- 4) S 00°04'26" E, 180.00 FEET TO A STEEL PIN SET;

THENCE, TRAVERSING THE INTERIOR OF THE SAID 128.527 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) S 89°55'34" W, 185.00 FEET TO A STEEL PIN SET;
- 2) S 00°04'26" E, 10.00 FEET TO A STEEL PIN SET;
- 3) S 89°55'34" W, 209.85 FEET TO A STEEL PIN SET;

4) S 68°39'15" W, 731.11 FEET TO 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;

THENCE, N 21°39'51" W A DISTANCE OF 631.02 FEET ALONG THE EAST LINE OF COUNTY ROAD 315 TO THE PLACE OF BEGINNING; CONTAINING 18.498 ACRES OF LAND, MORE OR LESS.

LENZ & ASSOCIATES, INC.

FIRM No. 100290-00

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SURVEY #: 2020-0541

F.B.

EASTWOOD SECTION 1

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 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) 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.

25) 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.

26) DRIVEWAYS SHALL ONLY CONNECT TO AN INTERNAL PLATTED ROAD AND NOT TO COUNTY ROAD 314 OR COUNTY ROAD 315, THE ADJACENT COUNTY ROADS.

27) 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.

28) NO LOT WITH LESS THAN 50 FEET OF STREET FRONTAGE SHALL BE FURTHER SUBDIVIDED.

29) SONTERRA MUNICIPAL UTILITY DISTRICT OR THEIR ASSIGNEES SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLIMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT-OF-WAY.

PAGE 3 OF 4

LENZ & ASSOCIATES, INC.

FIRM No. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES



(512) 443-1174

4150 FREIDRICH LANE, SUITE A1

AUSTIN, TEXAS 78744

SURVEY #: 2020-0541

F.B.

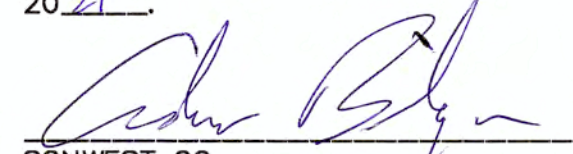
EASTWOOD SECTION 1

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

KNOWN ALL PERSONS BY THESE PRESENTS:

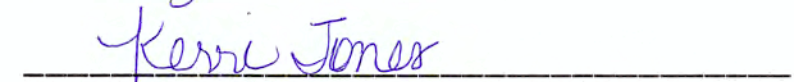
THAT SONWEST CO, ACTING BY AND THROUGH ANDY BILGER, VICE PRESIDENT, SOLE OWNER OF THAT CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2020167344, OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THAT CERTAIN 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 1"

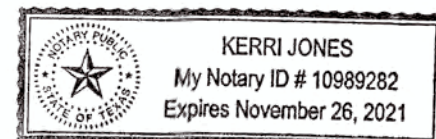
TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE 1st DAY OF July, 2021.


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 1st DAY OF July, 2021, A.D. BY ANDY BILGER ACTING IN THE CAPACITY HEREIN STATED.


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 11-26-2021



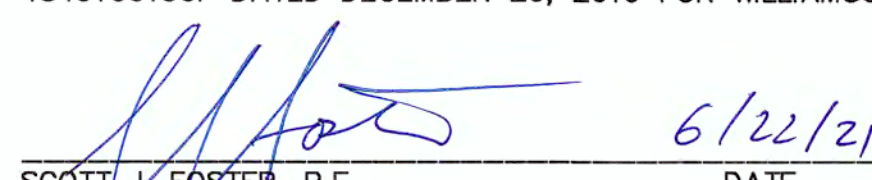
SURVEYOR'S CERTIFICATE

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.


TIMOTHY A. LENZ
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4393
LENZ & ASSOCIATES, INC.
FIRM NO. 100290-00
4150 FREDRICH 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 48491C0150F DATED DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.


SCOTT J. FOSTER, P.E.
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 1st DAY OF July, 2021, A.D.


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 GRAVELL 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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LENZ & ASSOCIATES, INC.

FIRM No. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

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

SURVEY #: 2020-0541

F.B.