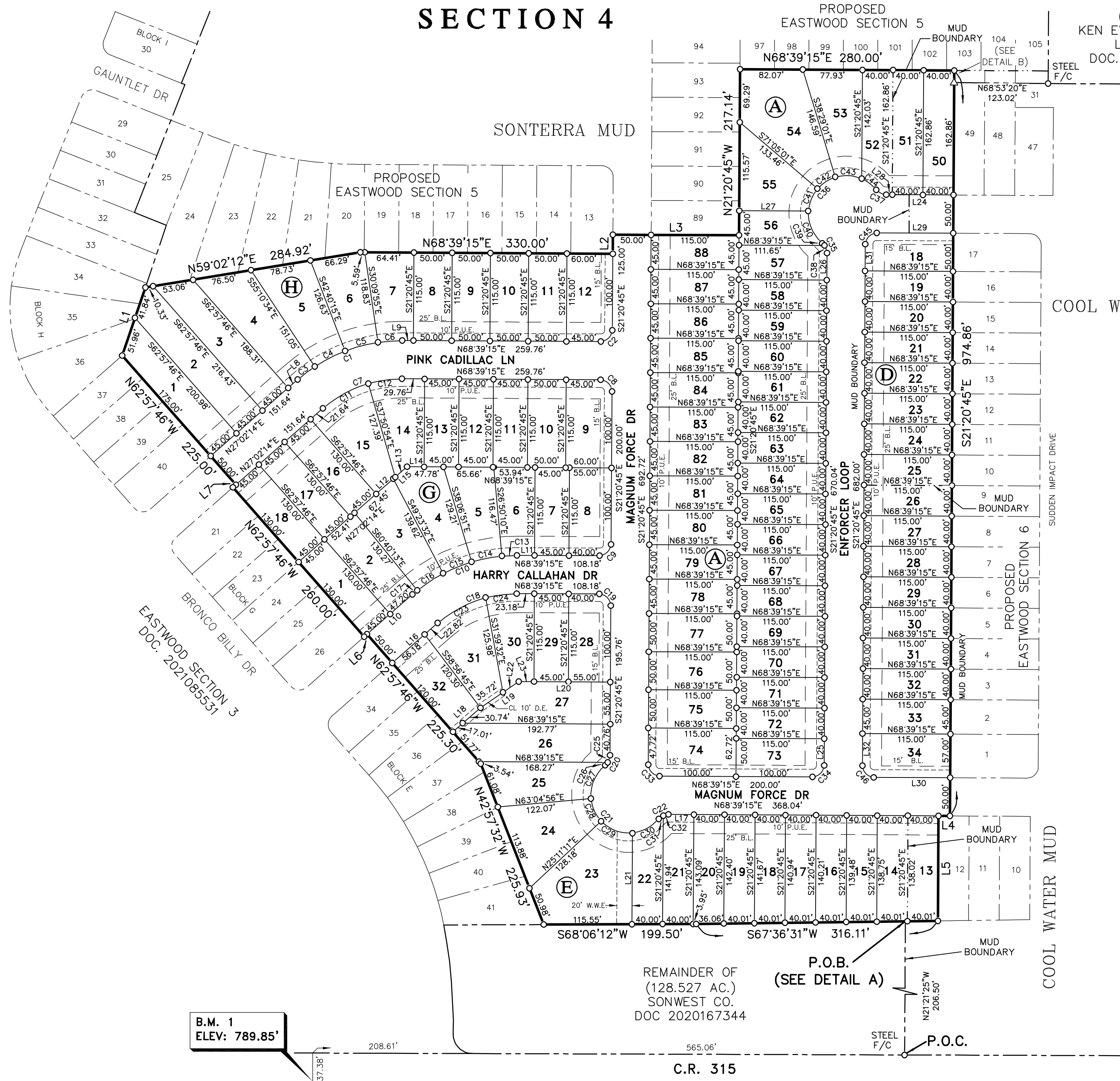


EASTWOOD SECTION 4



SITE BENCHMARK #1 - SQUARE ON
EAST END OF HEADWALL, NORTH SIDE
OF C.R. 315
ELEV. 789.85'

ELEVATIONS (NAVD88, GEOID 12A)

BUILDING SETBACKS:

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

STREET DATA						
STREET	LENGTH	R.O.W. WIDTH	P.V.M.T. WIDTH	DESIGN SPEED	MAINTENANCE AUTHORITY	CLASSIFICATION
PINK CADILLAC LN	582.1	50'	30' LOG-LOG	25 MPH	PUBLIC	URBAN LOCAL
HARRY CALLAHAN DR	357.9	50'	30' LOG-LOG	25 MPH	PUBLIC	URBAN LOCAL
MAGNUM FORCE DR	1152.7	50'	30' LOG-LOG	25 MPH	PUBLIC	URBAN LOCAL
ENFORCER LOOP	902.0	50'	30' LOG-LOG	25 MPH	PUBLIC	URBAN LOCAL
TOTAL	2994.7					

P.O.B.
(SEE DETAIL A)

P.O.C.

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

OWNER:
FR EASTWOOD, LLC
A DELAWARE LIMITED LIABILITY
COMPANY
11 DU PONT CIRCLE, SUITE 900
WASHINGTON D.C., 20036

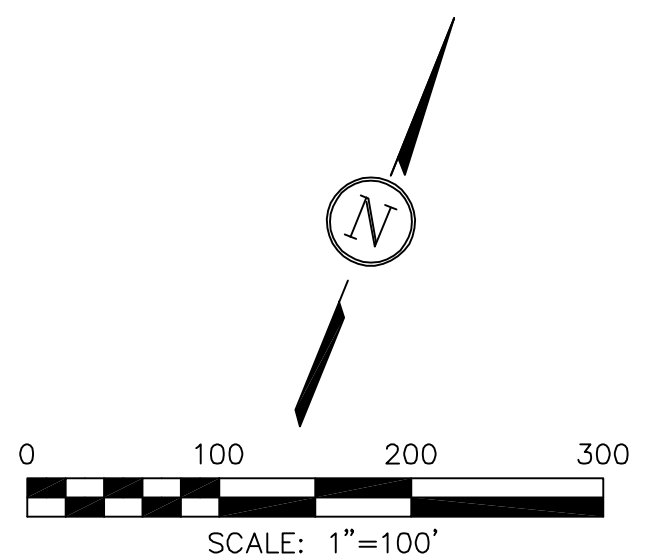
ENGINEER:
SCOTT J. FOSTER, P.E.
360 PROFESSIONAL SERVICES, INC.
TEXAS REGISTRATION F4932
P.O. BOX 3639
CEDAR PARK, TEXAS 78630
512-354-4682

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

LOT SUMMARY:

DEVELOPED LOTS: 106

LOCATION MAP



LEGEND

- CONCRETE MONUMENT FOUND
- 1/2" STEEL PIN FOUND (UNLESS NOTED)
- 1817 1/2" STEEL PIN FOUND W/ CAP MARKED 'RPLS 1817'
- 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
- L.S. LANDSCAPE LOT

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 FREDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744

SURVEY #: 2020-0541

F.B.

SUBMITTAL DATE: NOVEMBER 23, 2021

EASTWOOD
SECTION 4

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N02°57'48"W	93.81'
L2	N21°20'45"W	25.00'
L3	N68°39'15"E	165.00'
L4	S68°39'15"W	15.00'
L5	S21°20'45"E	137.29'
L6	S27°02'14"W	5.00'
L7	N27°02'14"E	5.00'
L8	N27°02'14"E	16.64'
L9	N68°39'15"E	14.76'
L10	N27°02'14"E	79.00'
L11	N68°39'15"E	23.18'
L12	N27°02'14"E	33.36'
L13	N27°02'14"E	20.37'
L14	N68°39'15"E	22.38'
L15	N27°02'14"E	23.86'
L16	N27°02'14"E	79.00'
L17	N68°39'15"E	33.04'
L18	N27°02'14"E	47.75'
L19	N33°52'03"E	60.62'
L20	N68°39'15"E	120.00'
L21	S21°20'45"E	119.11'
L22	N33°52'03"E	24.90'
L23	N68°39'15"E	20.00'
L24	N68°39'15"E	88.04'
L25	S21°20'45"E	35.00'
L26	S21°20'45"E	35.04'
L27	N68°39'15"E	90.09'
L28	N68°39'15"E	8.04'
L29	N68°39'15"E	100.00'
L30	N68°39'15"E	100.00'
L31	S21°20'45"E	35.00'
L32	S21°20'45"E	42.00'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	41°37'01"	205.00'	148.90'	N47°50'44"E	145.65'
C2	90°00'00"	15.00'	23.56'	N23°39'15"E	21.21'
C3	7°47'13"	205.00'	27.86'	N30°55'50"E	27.84'
C4	12°30'19"	205.00'	44.74'	N41°04'36"E	44.65'
C5	12°30'19"	205.00'	44.74'	N53°34'55"E	44.65'
C6	8°49'10"	205.00'	31.56'	N64°14'40"E	31.52'
C7	41°37'01"	155.00'	112.58'	N47°50'44"E	110.13'
C8	90°00'00"	15.00'	23.56'	S66°20'45"E	21.21'
C9	90°00'00"	15.00'	23.56'	N23°39'15"E	21.21'
C10	41°37'01"	205.00'	148.90'	N47°50'44"E	145.65'
C11	25°06'52"	155.00'	67.94'	N39°35'40"E	67.40'
C12	16°30'09"	155.00'	44.64'	N60°24'10"E	44.49'
C13	5°29'25"	205.00'	19.64'	N65°54'32"E	19.64'
C14	11°16'41"	205.00'	40.35'	N57°31'29"E	40.29'
C15	11°16'41"	205.00'	40.35'	N46°14'48"E	40.29'
C16	11°16'41"	205.00'	40.35'	N34°58'07"E	40.29'
C17	2°17'33"	205.00'	8.20'	N28°11'00"E	8.20'
C18	41°37'01"	155.00'	112.58'	N47°50'44"E	110.13'
C19	90°00'00"	15.00'	23.56'	S66°20'45"E	21.21'
C20	51°23'12"	16.50'	14.80'	N04°20'51"E	14.31'
C21	192°46'25"	50.00'	168.23'	S66°20'45"E	99.38'
C22	51°23'12"	16.50'	14.80'	N42°57'38"E	14.31'
C23	26°27'16"	155.00'	71.57'	N40°15'52"E	70.93'
C24	15°09'45"	155.00'	41.02'	N61°04'22"E	40.90'
C25	34°04'16"	16.50'	9.81'	S04°18'37"E	9.67'
C26	17°18'56"	16.50'	4.99'	N21°22'59"E	4.97'
C27	56°57'31"	50.00'	49.71'	N01°33'41"E	47.68'
C28	37°53'45"	50.00'	33.07'	S45°51'57"E	32.47'
C29	52°16'17"	50.00'	45.62'	N89°03'02"E	44.05'
C30	45°38'51"	50.00'	39.84'	N40°05'28"E	38.79'
C31	26°25'53"	16.50'	7.61'	N30°28'59"E	7.54'
C32	24°57'19"	16.50'	7.19'	N56°10'35"E	7.13'
C33	90°00'00"	15.00'	23.56'	S66°20'45"E	21.21'
C34	90°00'00"	15.00'	23.56'	N23°39'15"E	21.21'
C35	51°23'12"	16.50'	14.80'	S47°02'22"E	14.31'
C36	192°46'25"	50.00'	168.23'	N23°39'15"E	99.38'
C37	51°23'12"	16.50'	14.80'	S85°39'09"E	14.31'
C38	37°08'38"	16.50'	10.70'	S39°55'05"E	10.51'
C39	14°14'34"	16.50'	4.10'	S65°36'41"E	4.09'
C40	54°49'42"	50.00'	47.85'	S45°19'07"E	46.04'
C41	36°49'15"	50.00'	32.13'	N00°30'22"E	31.58'
C42	32°36'00"	50.00'	28.45'	N35°12'59"E	28.07'
C43	40°42'57"	50.00'	35.53'	N71°52'28"E	34.79'
C44	27°48'31"	50.00'	24.27'	S73°51'49"E	24.03'
C45	90°00'00"	15.00'	23.56'	N23°39'15"E	21.21'
C46	90°00'00"	15.00'	23.56'	S66°20'45"E	21.21'

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

FIELD NOTE DESCRIPTION OF 17.897 ACRES OF LAND OUT OF THE A.A. LEWIS SURVEY, ABSTRACT NO. 384, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 52.964 ACRE TRACT OF LAND IN A DEED TO FR EASTWOOD, LLC RECORDED IN DOCUMENT NUMBER 2021177727 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 17.897 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.

COMMENCING AT A STEEL FENCE CORNER FOUND ON THE NORTH LINE OF COUNTY ROAD 315 AT THE SOUTHEAST CORNER OF A REMAINDER OF THAT CERTAIN 128.527 ACRE TRACT OF LAND DESCRIBED IN A DEED TO SONWEST CO. RECORDED IN DOCUMENT NUMBER 2020167344 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS THE SAME BEING THE SOUTHWEST CORNER OF A REMAINDER OF THAT CERTAIN 27.47 ACRE TRACT OF LAND DESCRIBED IN A DEED TO SONWEST CO. RECORDED IN DOCUMENT NUMBER 2020167344 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, N 21°21'25" W, 206.50 FEET ALONG AN EAST LINE OF THE SAID 128.527 ACRE SONWEST CO. TRACT, THE SAME BEING THE WEST LINE OF THE SAID 27.47 ACRE SONWEST CO. TRACT, TO A COMPUTED POINT ON THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT FOR THE PLACE OF BEGINNING;

THENCE, ALONG A SOUTH LINE OF THE SAID FR EASTWOOD, LLC TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1) S 67°36'31" W, 273.40 FEET TO A STEEL PIN SET;

2) S 68°06'12" W, 199.50 FEET TO A STEEL PIN SET AT THE SOUTHEAST CORNER OF LOT 41, BLOCK E OF EASTWOOD SECTION 3, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2021085531 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, CONTINUING TO TRAVERSE THE INTERIOR OF THE SAID 128.527 ACRE TRACT, ALONG THE EASTERLY LINE OF THE SAID EASTWOOD SECTION III, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1) N 42°57'32" W, 225.93 FEET TO A STEEL PIN SET;

2) N 62°57'46" W, 225.30 FEET TO A STEEL PIN SET;

3) S 27°02'14" W, 5.00 FEET TO A STEEL PIN SET;

4) N 62°57'46" W, 260.00 FEET TO A STEEL PIN SET;

5) N 27°02'14" E, 5.00 FEET TO A STEEL PIN SET;

6) N 62°57'46" W, 225.00 FEET TO A STEEL PIN SET;

7) N 02°57'48" W, 93.81 FEET TO A STEEL PIN SET;

THENCE, TRAVERSING THE INTERIOR OF THE SAID FR EASTWOOD, LLC TRACT, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1) N 59°02'12" E, 284.92 FEET TO A STEEL PIN SET;

2) N 68°39'15" E, 330.00 FEET TO A STEEL PIN SET;

3) N 21°20'45" W, 25.00 FEET TO A STEEL PIN SET;

4) N 68°39'15" E, 165.00 FEET TO A STEEL PIN SET;

5) N 21°20'45" W, 217.14 FEET TO A STEEL PIN SET;

6) N 68°39'15" E, 280.00 FEET TO A STEEL PIN SET;

7) S 21°20'45" E, 15.93 FEET TO A COMPUTED POINT IN THE INTERIOR OF THE SAID FR EASTWOOD, LLC TRACT, FROM WHICH A STEEL FENCE AT AN INTERIOR CORNER OF THE SAID FR EASTWOOD, LLC TRACT, THE SAME BEING THE SOUTHWEST CORNER OF THE CALLED 245 ACRE TRACT IN A DEED TO KEN EWAN AND WIFE LALI EWAN RECORDED IN DOCUMENT NUMBER 2003060863 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEARS N 68°53'20" E, 123.02 FEET;

THENCE, CONTINUING TO TRAVERSE THE INTERIOR OF THE SAID 27.47 ACRE SONWEST CO. TRACT, THE FOLLOWING SEVEN (4) COURSES AND DISTANCES:

1) S 21°20'45" E, 958.93 FEET TO A STEEL PIN SET;

2) S 68°39'15" W, 15.00 FEET TO A STEEL PIN SET;

3) S 21°20'45" E, 137.29 FEET TO A STEEL PIN SET;

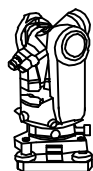
4) S 67°36'31" W, 42.70 FEET TO THE PLACE OF BEGINNING, CONTAINING 17.897 ACRES OF LAND, MORE OR LESS.

PAGE 2 OF 4

LENZ & ASSOCIATES, INC.

FIRM No. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES



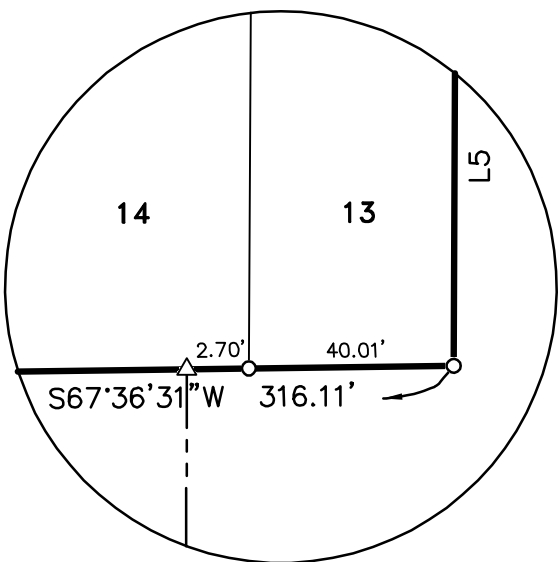
(512) 443-1174

4150 FREIDRICH LANE, SUITE A1

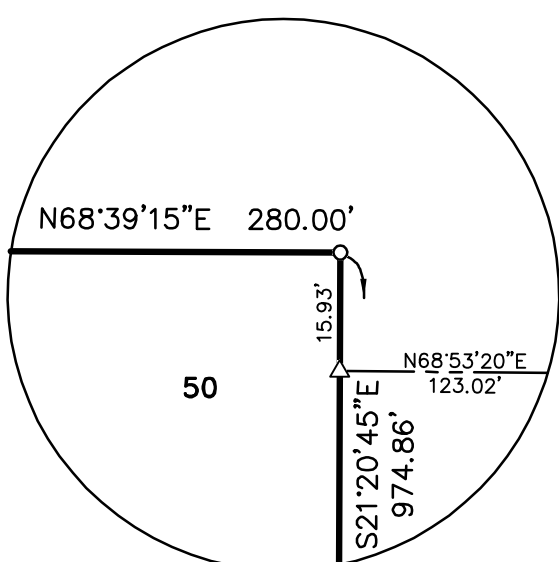
AUSTIN, TEXAS 78744

SURVEY #: 2020-0541

F.B.



DETAIL A
(N.T.S)



DETAIL B
(N.T.S)

EASTWOOD
SECTION 4

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) 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.

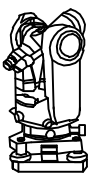
24) EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.

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

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 4

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

KNOWN ALL PERSONS BY THESE PRESENTS:

THAT FR EASTWOOD, LLC SOLE OWNER OF THAT CERTAIN 52.964 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021177727, 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 4"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE 13 DAY OF December, 2021.

Brandon Jenkins
FR EASTWOOD, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: Brandon Jenkins
11 DU PONT CIRCLE, SUITE 900
WASHINGTON D.C., 20036

STATE OF TEXAS }
COUNTY OF WILLIAMSON }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 13 DAY OF December 13, 2021, A.D. BY ANDY BILGER ACTING IN THE CAPACITY HEREIN STATED.
Brandon Jenkins, A.T.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS District of Columbia, A.T.

MY COMMISSION EXPIRES August 14, 2024

NAZIK TURDAKUNOVA
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires August 14, 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.

Timothy A. Lenz 12-2-2021
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 48491C0150F DATED DECEMBER 20, 2019 FOR WILLIAMSON COUNTY, TEXAS.

Scott J. Foster 12/17/2021
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 20th DAY OF December, 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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LENZ & ASSOCIATES, INC.

FIRM No. 100290-00

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F.B.