

# EASTWOOD SECTION 8

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

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

(10.003 AC)  
BARTOLO CHAVARRIA  
DOC. 2001064935  
DESC. VOL. 1536, PG. 471

(10.035 AC)  
ALBERTANO VASTIAN AND  
MARIA VASTIAN  
DOC. 2017019582

(2.00 AC)  
JIM D. GRISHAM & WIFE  
KATHY L. GRISHAM  
DOC. 9747247

S68°05'39"W 725.77'

44 - 0.239 AC  
GREEN SPACE AND DRAINAGE LOT

N68°05'39"E 269.56'

C.R. 314 N68°06'43"E 714.28'

25 - 0.276 AC  
GREEN SPACE, DRAINAGE, AND UTILITY LOT

STEEL F/C  
0.45' EAST  
B.M. 1  
ELEV: 835.00'

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

OWNER:  
AG EHC II (LEN) MULTI STATE 1, LLC  
c/o ESSENTIAL HOUSING ASSET  
MANAGEMENT, LLC  
8585 HARTFORD DRIVE, SUITE 118  
SCOTTSDALE, ARIZONA 85255

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

B.M. 2  
ELEV: 843.53'

OUTLAW DR

JOSEY WALES DR

EASTWOOD SECTION 1  
DOC. 2021109309

EASTWOOD SECTION 2  
DOC. 2021109467

STUDIED FLOODPLAIN  
(SEE NOTE 23)

LOT SUMMARY:

DEVELOPED LOTS: 172

LANDSCAPE LOTS: 2

GREEN SPACE AND DRAINAGE LOTS: 1

GREEN SPACE, DRAINAGE, AND UTILITY LOTS: 1

(REM 59.382 AC)

AG EHC II (LEN) MULTI STATE 1, LLC

DOC. 2021184718

THE BAD WAY

THE UGLY WAY

THE GOOD WAY

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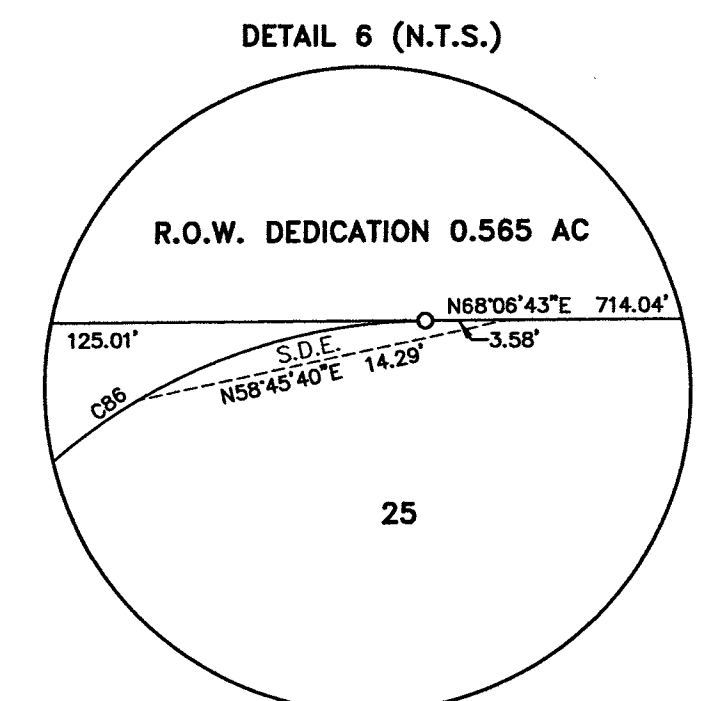
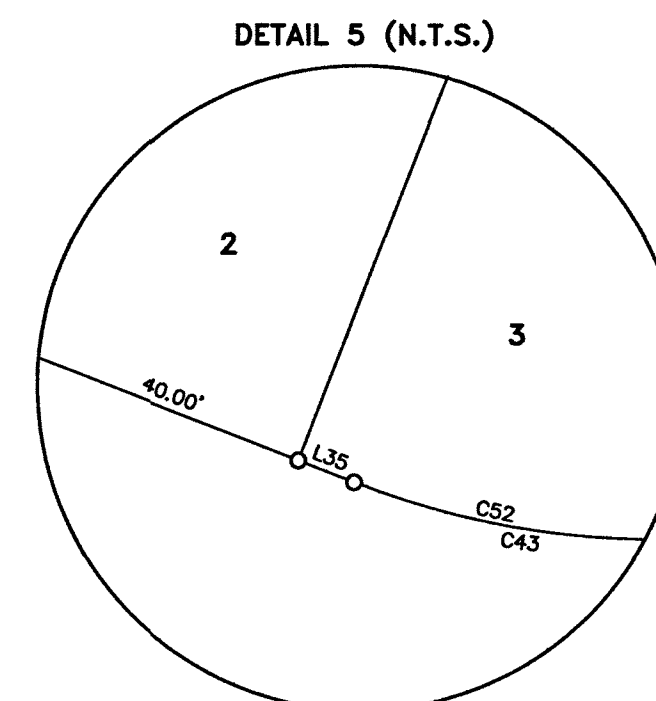
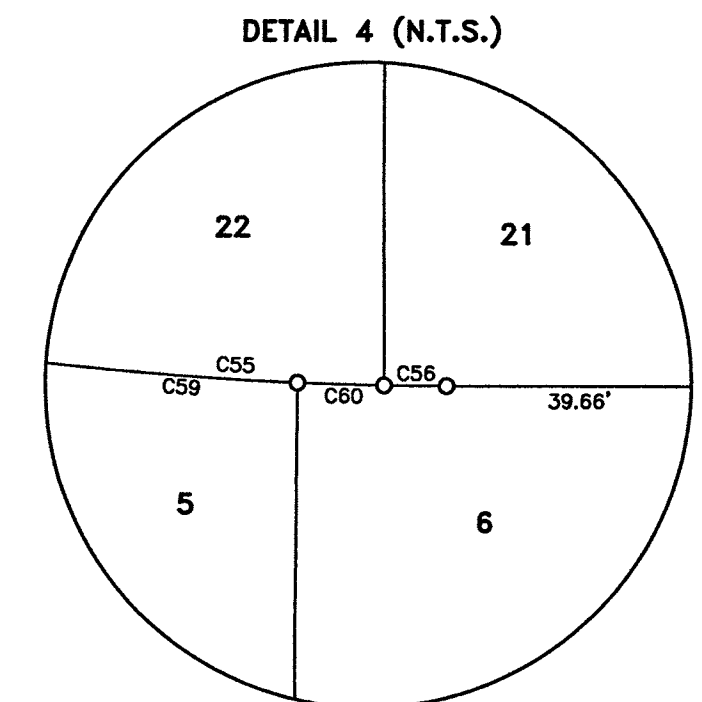
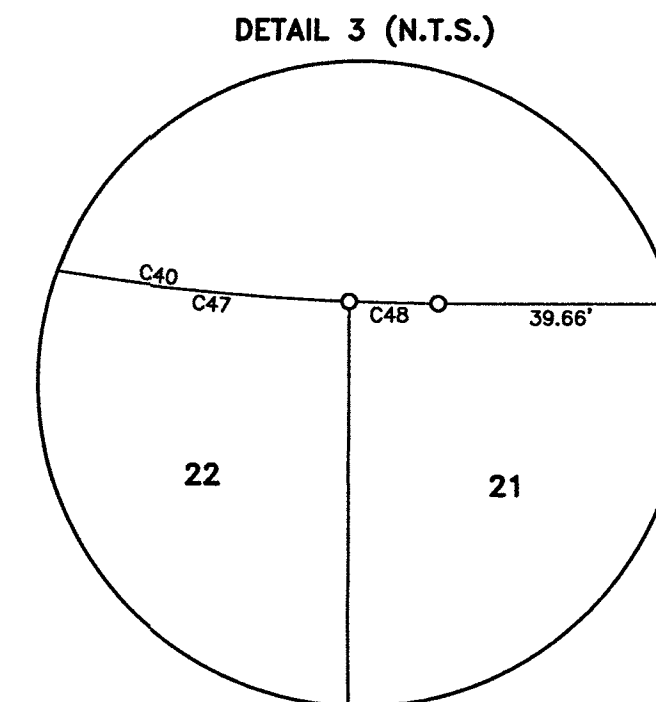
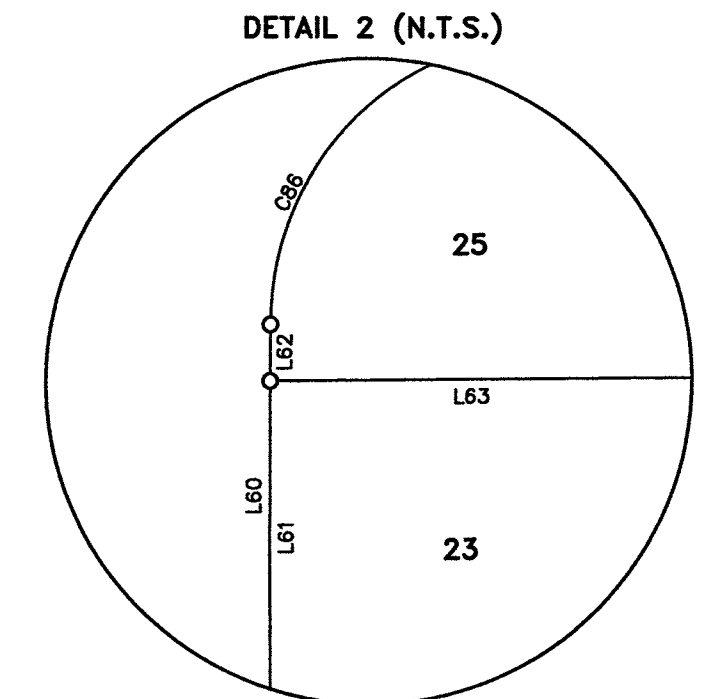
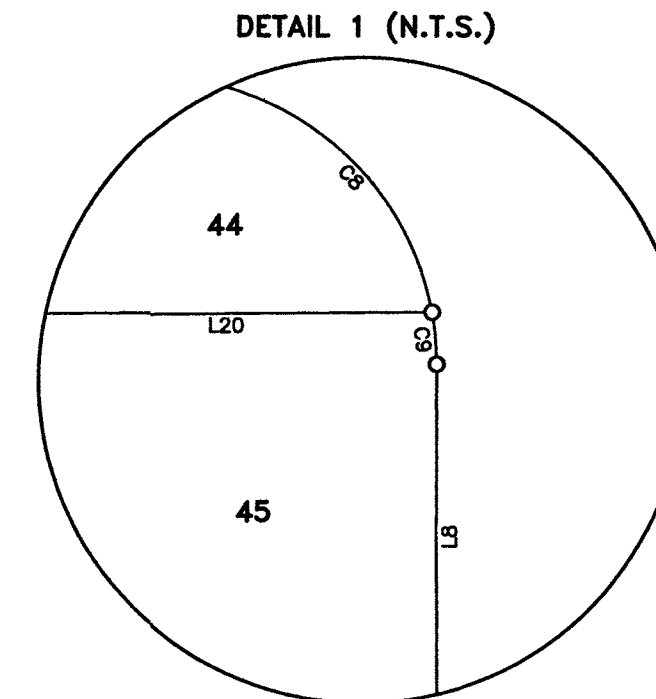
DOLLARS DR

# EASTWOOD SECTION 8

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S68°39'15"W	130.00'
L2	S21°20'45"E	5.00'
L3	S89°55'34"W	10.00'
L4	S21°20'45"E	25.00'
L5	S21°20'45"E	25.00'
L6	S21°20'45"E	25.00'
L7	S21°20'45"E	25.00'
L8	S21°20'45"E	115.93'
L9	N68°39'15"E	5.00'
L10	S21°20'45"E	130.98'
L11	N68°39'15"E	10.54'
L12	S21°20'45"E	33.95'
L13	S21°20'45"E	34.19'
L14	S00°04'26"E	37.03'
L15	S00°04'26"E	35.00'
L16	N89°55'34"E	120.00'
L17	N89°55'34"E	110.00'
L18	S00°04'26"E	0.79'
L19	N68°05'39"E	2.54'
L20	N68°47'22"E	20.00'
L21	N89°55'34"E	110.00'
L22	S00°04'26"E	35.00'
L23	S00°04'26"E	29.15'
L24	N89°55'34"E	38.04'
L25	N89°55'34"E	25.16'
L26	N68°39'15"E	29.66'
L27	S21°20'45"E	100.00'
L28	N89°55'34"E	6.52'
L29	N89°55'34"E	20.49'
L30	N68°39'15"E	115.00'
L31	N89°55'34"E	80.16'
L32	N89°55'34"E	80.16'
L33	N68°39'15"E	35.00'
L34	N68°39'15"E	35.00'
L35	N89°55'34"E	0.16'
L36	S21°20'45"E	26.32'
L37	S00°04'26"E	5.85'
L38	S00°04'26"E	35.00'
L39	S00°04'26"E	33.14'
L40	S21°20'45"E	5.11'
L41	S21°20'45"E	35.00'
L42	S21°20'45"E	60.00'
L43	S21°20'45"E	50.00'
L44	S21°20'45"E	20.00'
L45	S11°14'25"E	23.06'
L46	S11°14'25"E	50.96'
L47	S21°20'45"E	50.00'
L48	S21°20'45"E	40.00'
L49	S21°20'45"E	40.00'
L50	S11°14'25"E	57.17'
L51	S11°14'25"E	16.85'
L52	N89°55'34"E	80.16'
L53	S21°20'45"E	21.32'
L54	N73°56'20"E	102.81'
L55	S00°04'26"E	28.70'
L56	N73°56'20"E	18.65'
L57	N73°56'20"E	3.82'
L58	S21°20'45"E	145.00'
L59	N68°39'15"E	115.00'
L60	S21°20'45"E	117.12'
L61	S21°20'45"E	116.88'
L62	S21°20'45"E	0.24'
L63	N68°06'43"E	20.00'
L64	S21°20'45"E	132.07'
L65	N68°39'15"E	34.34'
L66	N68°39'15"E	5.00'
L67	S21°20'45"E	115.00'
L68	S21°14'08"E	115.00'
L69	N21°32'02"W	39.90'
L70	N21°39'53"W	37.99'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°32'31"	25.00'	39.51'	S66°37'01"E	35.52'
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	21°16'19"	155.00'	57.55'	S10°42'36"E	57.22'
C7	90°00'00"	15.00'	23.56'	N44°55'34"E	21.21'
C8	90°00'00"	25.00'	39.27'	S66°53'17"E	35.36'
C9	0°32'31"	25.00'	0.24'	S21°37'01"E	0.24'
C10	30°53'58"	50.00'	26.96'	S75°24'32"E	26.64'
C11	41°59'21"	50.00'	36.64'	N68°08'48"E	35.83'
C12	34°35'56"	50.00'	30.19'	N29°51'10"E	29.74'
C13	34°56'56"	50.00'	30.50'	S04°55'17"E	30.03'
C14	50°20'13"	50.00'	43.93'	S47°33'51"E	42.53'
C15	29°53'37"	16.50'	8.61'	S57°47'09"E	8.51'
C16	21°29'35"	16.50'	6.19'	S32°05'33"E	6.15'
C17	12°49'54"	155.00'	34.71'	S14°55'48"E	34.64'
C18	8°26'25"	155.00'	22.83'	S04°17'39"E	22.81'
C19	90°00'00"	15.00'	23.56'	S45°04'26"E	21.21'
C20	51°23'12"	16.50'	14.80'	N25°37'10"E	14.31'
C21	192°46'25"	50.00'	168.23'	S45°04'26"E	99.38'
C22	51°23'12"	16.50'	14.80'	N64°13'58"E	14.31'
C23	21°16'19"	485.00'	180.06'	N79°17'24"E	179.03'
C24	90°00'00"	15.00'	23.56'	S66°20'45"E	21.21'
C25	41°06'40"	16.50'	11.84'	N20°28'54"E	11.59'
C26	10°16'33"	16.50'	2.96'	N46°10'30"E	2.96'
C27	66°30'39"	50.00'	58.04'	N18°03'27"E	54.84'
C28	34°59'43"	50.00'	30.54'	S32°41'44"E	30.07'
C29	31°00'41"	50.00'	27.06'	S65°41'56"E	26.73'
C30	45°44'22"	50.00'	39.92'	N75°55'33"E	38.86'
C31	14°31'01"	50.00'	12.67'	N45°47'52"E	12.63'
C32	1°43'26"	485.00'	14.59'	N89°03'51"E	14.59'
C33	4°33'04"	485.00'	38.52'	N85°55'36"E	38.51'
C34	4°34'59"	485.00'	38.79'	N81°21'34"E	38.78'
C35	4°35'14"	485.00'	38.83'	N76°46'28"E	38.82'
C36	4°36'32"	485.00'	39.01'	N72°10'35"E	39.00'
C37	1°13'04"	485.00'	10.31'	N69°15'47"E	10.31'
C38	90°00'00"	15.00'	23.56'	N23°39'15"E	21.21'
C39	90°00'00"	15.00'	23.56'	N44°55'34"E	21.21'
C40	21°16'19"	205.00'	76.11'	N79°17'24"E	75.67'
C41	90°00'00"	15.00'	23.56'	S66°20'45"E	21.21'
C42	90°00'00"	15.00'	23.56'	N23°39'15"E	21.21'
C43	21°16'19"	435.00'	161.50'	N79°17'24"E	160.57'
C44	90°00'00"	15.00'	23.56'	S45°04'26"E	21.21'
C45	1°09'26"	205.00'	4.14'	N89°20'51"E	4.14'
C46	10°00'08"	205.00'	35.79'	N83°46'04"E	35.74'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C47	10°00'08"	205.00'	35.79'	N73°45'56"E	35.74'
C48	0°06'38"	205.00'	0.40'	N68°42'33"E	0.40'
C49	0°23'59"	435.00'	3.03'	N68°51'14"E	3.03'
C50	6°58'00"	435.00'	52.89'	N72°32'13"E	52.86'
C51	6°58'00"	435.00'	52.89'	N79°30'13"E	52.86'
C52	6°56'21"	435.00'	52.68'	N86°27'23"E	52.65'
C53	1°09'26"	320.00'	6.46'	N89°20'51"E	6.46'
C54	10°00'08"	320.00'	55.86'	N83°46'04"E	55.79'
C55	10°00'08"	320.00'	55.86'	N73°45'56"E	55.79'
C56	0°06'38"	320.00'	0.62'	N68°42'33"E	0.62'
C57	6°58'03"	320.00'	38.91'	N86°28'14"E	38.89'
C58	6°58'00"	320.00'	38.91'	N79°30'13"E	38.88'
C59	6°58'00"	320.00'	38.91'	N72°32'13"E	38.88'
C60	0°23'59"	320.00'	2.23'	N68°51'14"E	2.23'
C61	90°00'00"	15.00'	23.56'	S66°20'45"E	21.21'
C62	21°16'19"	155.00'	57.55'	S10°42'36"E	57.22'
C63	90°00'00"	15.00'	23.56'	N44°55'34"E	21.21'
C64	90°00'00"	15.00'	23.56'	S45°04'26"E	21.21'
C65	21°16'19"	205.00'	76.11'	S10°42'36"E	75.67'
C66	90°00'00"	15.00'	23.56'	N23°39'15"E	21.21'
C67	1°57'26"	205.00'	7.00'	S01°03'09"E	7.00'
C68	10°13'38"	205.00'	36.59'	S07°08'41"E	36.54'
C69	9°05'15"	205.00'	32.51'	S16°48'08"E	32.48'
C70	90°00'00"	15.00'	23.56'	N23°39'15"E	21.21'
C71	90°00'00"	15.00'	23.56'	S66°20'45"E	21.21'
C72	90°00'00"	15.00'	23.56'	N23°39'15"E	21.21'
C73	21°16'19"	155.00'	57.55'	N79°17'24"E	57.22'
C74	90°00'00"	15.00'	23.56'	S45°04'26"E	21.21'
C75	21°16'19"	205.00'	76.11'	S10°42'36"E	75.67'
C76	13°55'02"	155.00'	37.65'	N75°36'45"E	37.56'
C77	7°21'17"	155.00'	19.90'	N86°14'55"E	19.88'
C78	4°05'18"	205.00'	14.63'	S02°07'05"E	14.62'
C79	11°15'11"	205.00'	40.26'	S09°47'19"E	40.20'
C80	5°55'50"	205.00'	21.22'	S18°22'50"E	21.21'
C81	90°00'00"	15.00'	23.56'	S66°20'45"E	21.21'
C82	51°23'12"	16.50'	14.80'	N04°20'51"E	14.31'
C83	192°46'25"	50.00'	168.23'	S66°20'45"E	99.38'
C84	51°23'12"	16.50'	14.80'	N42°57'38"E	14.31'
C85	90°00'00"	15.00'	23.56'	S66°20'45"E	21.21'
C86	89°27'29"	25.00'	39.03'	S23°22'59"E	35.19'
C87	27°48'31"	50.00'	24.27'	N16°08'11"E	24.03'
C88	73°42'18"	50.00'	64.32'	S34°37'13"E	59.98'
C89	35°36'45"	50.00'	31.08'	S89°16'44"E	30.58'
C90	55°38'51"	50.00'	48.56'	N45°05'28"E	46.68'
C91	11°07'18"	16.50'	3.20'	N22°49'41"E	3.20'



MINIMUM F.F.E.		
Lot	Block	MINIMUM F.F.E.
76	0	835.5
77	0	837.5
78	0	838.5
79	0	839.0
80	0	840.0
81	0	840.5
82	0	841.0
83	0	842.0
26	Y	844.0
27	Y	844.5
28	Y	845.0
29	Y	845.5
30	Y	846.5
31	Y	847.0
32	Y	847.5
33	Y	848.5
34	Y	849.5
35	Y	850.5
36	Y	852.0
37	Y	854.0

STREET DATA						
STREET	LENGTH	R.O.W. WIDTH	PVMT. WIDTH	DESIGN SPEED	MAINTENANCE AUTHORITY	CLASSIFICATION
THE UGLY WAY	1458.8	50'	30' LOG-LOG	25 MPH	PUBLIC	URBAN LOCAL
THE GOOD WAY	206.5	75'	52' LOG-LOG DIVIDED	35 MPH	PUBLIC	URBAN COLLECTOR
THE GOOD WAY	924.0	50'	30' LOG-LOG	25 MPH	PUBLIC	URBAN LOCAL
THE BAD WAY	2040.7	50'	30' LOG-LOG	25 MPH	PUBLIC	URBAN LOCAL
OUTLAW DR	150.0	50'	30' LOG-LOG	26 MPH	PUBLIC	URBAN LOCAL
DOLLARS DR	681.6	50'	30' LOG-LOG	27 MPH	PUBLIC	URBAN LOCAL
TOTAL	5461.6					

PAGE 2 OF 5

**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 8

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

FIELD NOTE DESCRIPTION OF 31.195 ACRES OF LAND OUT OF THE A.A. LEWIS SURVEY, ABSTRACT NO. 384, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 59.382 ACRE TRACT DESCRIBED IN A DEED TO AG EHC II (LEN) MULTI STATE 1, LLC RECORDED IN DOCUMENT NUMBER 2021184718 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 31.195 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 SOUTH LINE OF COUNTY ROAD 214, AT THE NORTHEAST CORNER OF THE SAID 59.382 ACRE TRACT;

THENCE, S 21°20'45" E, ALONG THE EAST LINE OF THE SAID 59.382 ACRE TRACT, AT 13.73 FEET PASSING A COMPUTED POINT FOR THE NORTHWEST CORNER OF THAT CERTAIN 245 ACRE TRACT DESCRIBED IN A DEED TO KEN EWAN AND WIFE, LALI EWAN RECORDED IN DOCUMENT NUMBER 2003060863 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID POINT BEING 0.45 FEET WEST OF A STEEL FENCE CORNER POST FOUND, THEN CONTINUING ALONG THE EAST LINE OF THE SAID 59.382 ACRE TRACT FOR A TOTAL DISTANCE OF 1296.48 FEET TO A STEEL PIN SET ON THE EAST LINE OF THE SAID 59.382 ACRE TRACT, THE SAME BEING THE WEST LINE OF THE SAID EWAN TRACT;

THENCE, LEAVING THE EAST LINE OF THE SAID 59.382 ACRE TRACT AND TRAVERSING THE INTERIOR OF THE SAID 59.382 ACRE TRACT, AND THEN ALONG THE EASTERLY LINES OF EASTWOOD SECTION 2, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2021109467 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND EASTWOOD SECTION 1, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2021109309 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS THE FOLLOWING NINE (8) COURSES AND DISTANCES:

- 1) S 68°39'15" W, 130.00 FEET TO A STEEL PIN SET;
- 2) S 21°20'45" E, 5.00 FEET TO A STEEL PIN SET;
- 3) S 68°39'15" W, 533.68 FEET TO A STEEL PIN SET;
- 4) S 89°55'34" W, 624.31 FEET TO A STEEL PIN SET ON THE EASTERLY LINE OF THE SAID EAST WOOD SECTION 2;
- 5) N 00°04'26" W, AT 316.11 PASSING THE NORTHEAST CORNER OF THE SAID EASTWOOD SECTION 2, THE SAME BEING THE SOUTHEAST CORNER OF THE SAID EASTWOOD SECTION 1, THEN CONTINUING FOR A TOTAL DISTANCE OF 496.11 FEET TO A STEEL PIN SET;
- 6) S 89°55'34" W, 10.00 FEET TO A STEEL PIN SET;
- 7) N 00°04'26" W, 250.79 FEET TO A STEEL PIN SET;
- 8) N 21°20'45" W, 365.96 FEET TO A STEEL PIN SET ON THE SOUTH LINE OF COUNTY ROAD 314, AT THE NORTHWEST CORNER OF THE SAID 59.382 ACRE TRACT, THE SAME BEING THE NORTHEAST CORNER OF THE SAID EASTWOOD SECTION 1, FROM WHICH A ½ INCH DIAMETER STEEL PIN FOUND ON THE NORTH LINE OF COUNTY ROAD 314 BEARS S 68°05'39" W, 725.77 FEET;

THENCE, ALONG THE SOUTH LINE OF COUNTY ROAD 314, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N 68°05'39" E, 269.56 FEET TO A ½ INCH DIAMETER STEEL PIN FOUND;
- 2) N 68°06'43" E, AT 714.28 FEET TO THE PLACE OF BEGINNING, CONTAINING 31.195 ACRES OF LAND, MORE OR LESS.

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**LENZ & ASSOCIATES, INC.**

FIRM No. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES



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AUSTIN, TEXAS 78744

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# EASTWOOD SECTION 8

## 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 MINIMUM TO THE BASE FLOOD ELEVATION (BFE) AS DETERMINED BY A STUDY PREPARED BY 360 PROFESSIONAL SERVICES INC. APPROVED MARCH 2020 AND REVISED DECEMBER 2020, MAY 2021 AND JULY 2021.

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

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.

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**LENZ & ASSOCIATES, INC.**

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F.B.



# EASTWOOD SECTION 8

STATE OF TEXAS }  
COUNTY OF WILLIAMSON }

KNOWN ALL PERSONS BY THESE PRESENTS:

THAT AG EHC II (LEN) MULTI STATE 1, LLC, SOLE OWNER OF THAT CERTAIN 59.382 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2021184718, 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 8"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE 28 DAY OF January 2022.

AG EHC II (LEN) MULTI STATE 1, LLC,  
A DELEWARE LIMITED LIABILITY COMPANY

C/O ESSENTIAL HOUSING ASSET MANAGEMENT, LLC  
8585 E. HARTFORD DRIVE, SUITE 118  
SCOTTSDALE, ARIZONA 85255

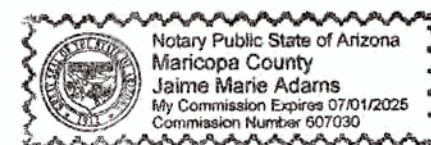
BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC,  
AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT

Steven S. Benson  
STEVEN S. BENSON, MANAGER

STATE OF ARIZONA }  
COUNTY OF MARICOPA }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28 DAY OF January 2022, BY MEANS OF PHYSICAL PRESENCE, BY STEVEN S. BENSON, THE MANAGER OF ESSENTIAL HOUSING ASSET MANAGEMENT, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, THE AUTHORIZED AGENT OF AG EHC II (LEN) MULTI STATE 1, LLC, A DELEWARE LIMITED LIABILITY COMPANY, FOR AND ON BEHALF THEREOF.

Jaime Marie Adams  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 07/01/2025



## SURVEYOR'S CERTIFICATE

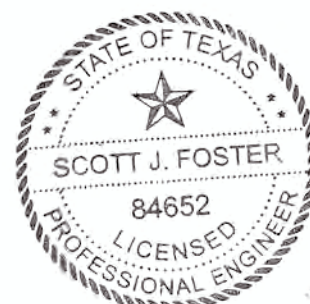
I, TIMOTHY A. LENZ, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY HEREON MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION. ALL CORNER MONUMENTS WERE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

Timothy A. Lenz 1-26-22  
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 2/1/22  
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 2nd DAY OF February, 2022, A.D.

Cindy Bridges  
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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