

(REM 59.382 AC)
AG EHC II (LEN) MULTI STATE 1, LLC
DOC. 2021184718

13.73'
STEEL F/C
0.45' EAST

N21°20'45"W 1296.48'

P.O.B.

NOT TO SCALE

0 100 200 300

SCALE: 1"=100'

■ 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
 B.E.C.A.E. BARTLETT ELECTRIC COOPERATIVE ACCESS EASEMENT

BUILDING SETBACKS:

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

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 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.

LEGAL DESCRIPTION:
28.187 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 FREIDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744
512-443-1174

SITE BENCHMARK #1 - SPINDLE
FOUND ON THE WEST SIDE OF
BRONCO BILLY DRIVE IN GUTTER LINE
ELEV. 821.34'

SITE BENCHMARK #2 - MAG SET
WITH WASHER ON INLET ON THE EAST
SIDE OF THE UGLY WAY
ELEV. 822.60'

ELEVATIONS (NAVD88, GEOID 12A)

LOT SUMMARY:

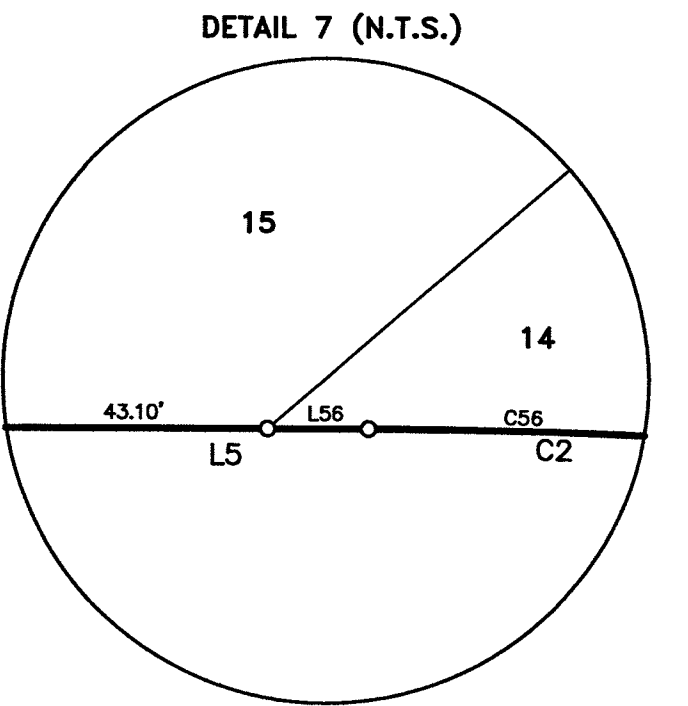
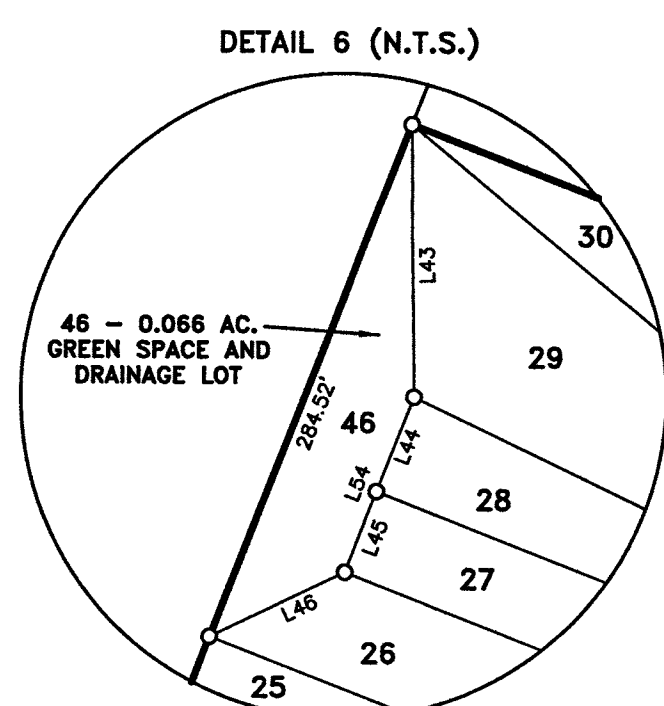
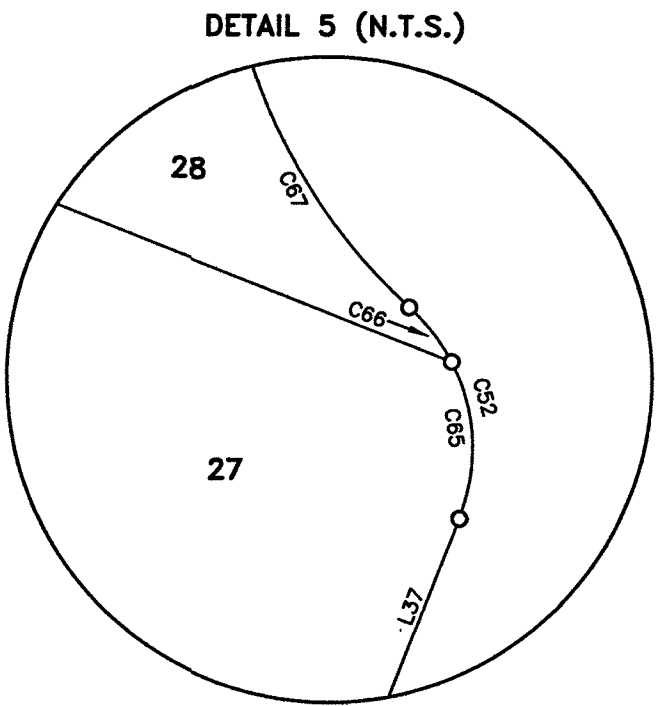
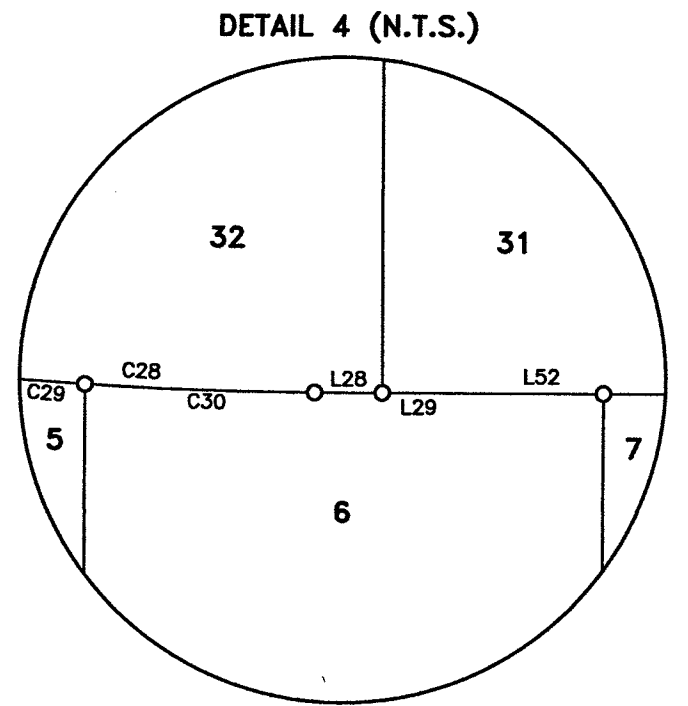
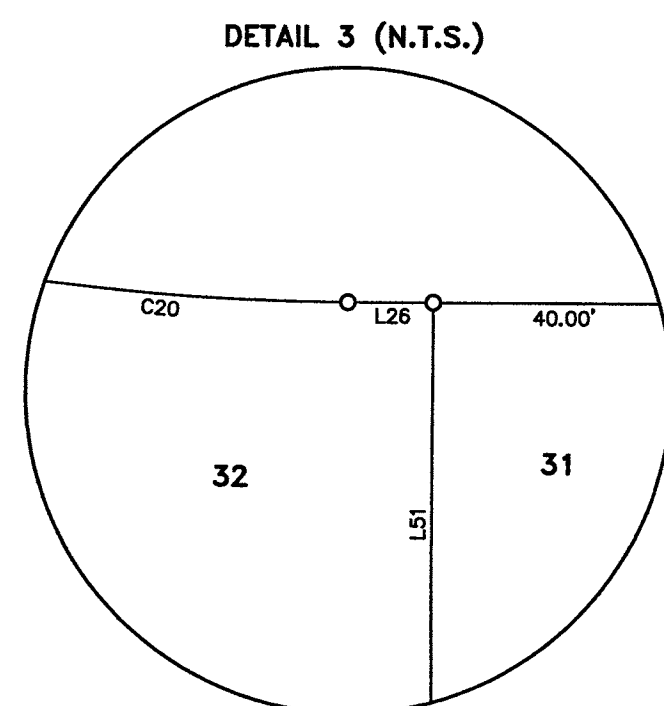
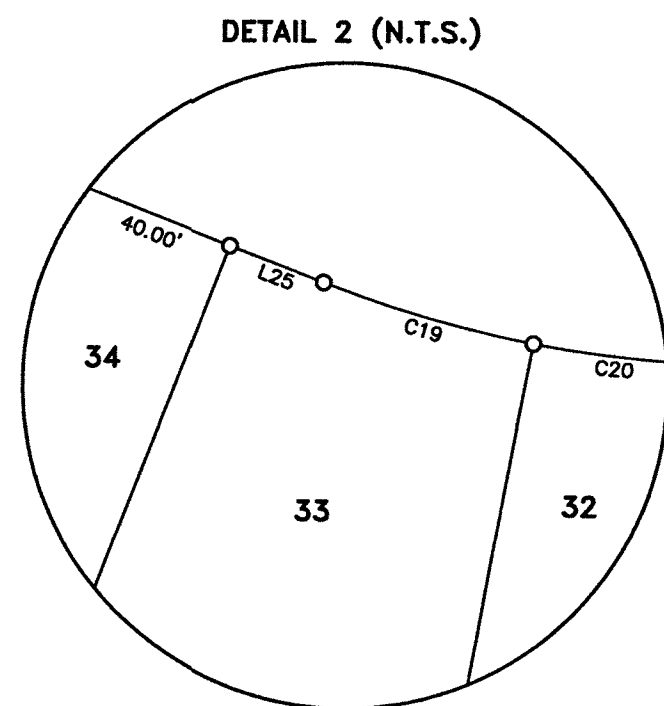
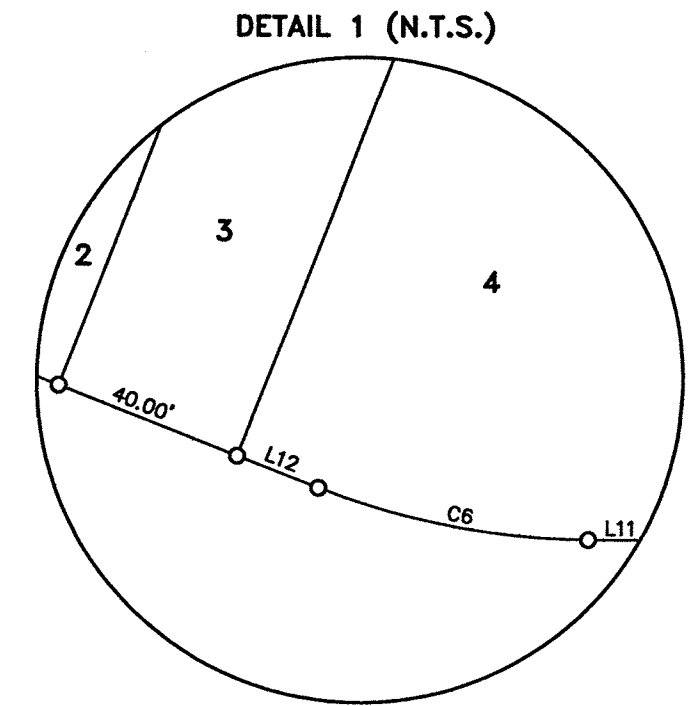
DEVELOPED LOTS: 174
GREEN SPACE & DRAINAGE LOTS: 1

SUBMITTAL DATE: SEPTEMBER 24, 2021

EASTWOOD
SECTION 7

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	21°16'19"	600.00'	222.76'	221.48'	S79°17'24"W
C2	21°16'19"	610.00'	226.47'	225.17'	S79°17'24"W
C4	90°00'00"	15.00'	23.56'	21.21'	S66°20'45"E
C5	90°00'00"	15.00'	23.56'	21.21'	N23°39'15"E
C6	21°16'19"	155.00'	57.55'	57.22'	N79°17'24"E
C7	90°00'00"	15.00'	23.56'	21.21'	S45°04'26"E
C8	90°00'00"	15.00'	23.56'	21.21'	N44°55'34"E
C9	21°16'19"	205.00'	76.11'	75.67'	N79°17'24"E
C10	2°56'58"	205.00'	10.55'	10.55'	N88°27'05"E
C11	10°00'08"	205.00'	35.79'	35.74'	N81°58'32"E
C12	8°19'14"	205.00'	29.77'	29.74'	N72°48'51"E
C13	21°16'19"	205.00'	76.11'	75.67'	N79°17'24"E
C14	90°00'00"	15.00'	23.56'	21.21'	S66°20'45"E
C15	90°00'00"	15.00'	23.56'	21.21'	N23°39'15"E
C16	21°16'19"	435.00'	161.50'	160.57'	N79°17'24"E
C17	90°00'00"	15.00'	23.56'	21.21'	S45°04'26"E
C18	90°00'00"	15.00'	23.56'	21.21'	N44°55'34"E
C19	10°38'10"	205.00'	38.05'	38.00'	N84°36'29"E
C20	10°38'10"	205.00'	38.05'	38.00'	N73°58'19"E
C21	0°48'23"	435.00'	6.12'	6.12'	N69°03'26"E
C22	8°01'16"	435.00'	60.90'	60.85'	N73°28'16"E
C23	7°44'27"	435.00'	58.77'	58.73'	N81°21'07"E
C24	4°42'13"	435.00'	35.71'	35.70'	N87°34'27"E
C25	2°20'16"	320.00'	13.06'	13.06'	N88°45'26"E
C26	10°38'10"	320.00'	59.40'	59.32'	N84°36'29"E
C27	7°40'03"	320.00'	42.82'	42.79'	N83°45'16"E
C28	10°38'10"	320.00'	59.40'	59.32'	N73°58'19"E
C29	7°42'02"	320.00'	43.01'	42.98'	N76°04'14"E
C30	3°33'58"	320.00'	19.92'	19.91'	N70°26'14"E
C31	90°00'00"	15.00'	23.56'	21.21'	N44°55'34"E
C32	21°16'19"	485.00'	180.06'	179.03'	N79°17'24"E
C33	90°00'00"	15.00'	23.56'	21.21'	S66°20'45"E
C34	3°07'13"	485.00'	26.41'	26.41'	N88°21'57"E
C35	5°04'06"	485.00'	42.90'	42.89'	N84°16'18"E
C36	5°04'06"	485.00'	42.90'	42.89'	N79°12'12"E
C37	5°04'06"	485.00'	42.90'	42.89'	N74°08'06"E
C38	2°56'48"	485.00'	24.94'	24.94'	N70°07'39"E
C39	3°07'13"	600.00'	32.67'	32.67'	N88°21'57"E
C40	5°04'06"	600.00'	53.08'	53.06'	N84°16'18"E
C41	5°04'06"	600.00'	53.08'	53.06'	N79°12'12"E
C42	5°04'06"	600.00'	53.08'	53.06'	N74°08'06"E
C43	2°56'48"	600.00'	30.86'	30.85'	N70°07'39"E
C44	90°00'00"	15.00'	23.56'	21.21'	N44°55'34"E
C45	90°00'00"	15.00'	23.56'	21.21'	S45°04'26"E
C46	90°00'00"	15.00'	23.56'	21.21'	N44°55'34"E
C47	90°00'00"	15.00'	23.56'	21.21'	S45°04'26"E
C48	90°00'00"	15.00'	23.56'	21.21'	S45°04'26"E
C49	51°23'12"	16.50'	14.80'	14.31'	N64°13'58"E
C50	192°46'25"	50.00'	168.23'	99.38'	S45°04'26"E
C51	51°23'12"	16.50'	14.80'	14.31'	N25°37'10"E
C52	51°23'12"	16.50'	14.80'	14.31'	S25°46'02"E
C53	192°46'25"	50.00'	168.23'	99.38'	N44°55'34"E
C54	51°23'12"	16.50'	14.80'	14.31'	S64°22'50"E
C55	90°00'00"	15.00'	23.56'	21.21'	N23°39'15"E
C56	10°49'37"	610.00'	115.27'	115.10'	N74°04'03"E
C57	4°44'41"	610.00'	50.51'	50.50'	N81°51'12"E
C58	4°14'10"	610.00'	45.10'	45.09'	N86°20'38"E
C59	1°27'51"	610.00'	15.59'	15.59'	N89°11'38"E
C60	33°55'45"	50.00'	29.61'	29.18'	N55°30'14"E
C61	45°16'33"	50.00'	39.51'	38.49'	S84°53'37"E
C62	38°21'00"	50.00'	33.47'	32.85'	S43°04'51"E
C63	61°23'31"	50.00'	53.57'	51.05'	N06°47'24"E
C64	13°49'37"	50.00'	12.07'	12.04'	N44°23'58"E
C65	48°56'18"	16.50'	14.09'	13.67'	S24°32'35"E
C66	2°26'55"	16.50'	0.71'	0.71'	S50°14'11"E
C67	55°39'11"	50.00'	48.57'	46.68'	S23°38'03"E
C68	34°12'50"	50.00'	29.86'	29.42'	N21°17'58"E
C69	34°03'44"	50.00'	29.72'	29.29'	N55°26'14"E
C70	68°50'40"	50.00'	60.08'	56.53'	S73°06'34"E
C71	26°25'53"	16.50'	7.61'	7.54'	S51°54'11"E
C72	24°57'19"	16.50'	7.19'	7.13'	S77°35'47"E
C73	21°16'19"	155.00'	57.55'	57.22'	N79°17'24"E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N21°20'45"W	5.00'
L2	N68°39'15"E	130.00'
L3	S68°39'15"W	130.00'
L4	N21°20'45"W	10.00'
L5	S68°39'15"W	43.21'
L6	S21°20'45"E	45.00'
L7	N89°55'34"E	63.27'
L8	N89°55'34"E	35.00'
L9	N89°55'34"E	28.27'
L10	N68°39'15"E	7.51'
L11	N68°39'15"E	20.10'
L12	N89°55'34"E	0.85'
L13	N89°55'34"E	35.00'
L14	N89°55'34"E	10.00'
L15	N85°07'23"E	30.11'
L16	N89°55'34"E	5.25'
L17	N85°07'23"E	44.58'
L18	N71°18'58"E	6.44'
L19	N85°07'23"E	14.48'
L20	N72°36'21"E	14.20'
L21	N71°18'58"E	21.08'
L22	N68°39'15"E	6.88'
L23	N68°39'15"E	33.12'
L24	N89°55'34"E	35.00'
L25	N89°55'34"E	0.85'
L26	N68°39'15"E	0.10'
L27	N68°39'15"E	35.00'
L28	N68°39'15"E	0.10'
L29	N70°26'14"E	25.00'
L30	S00°04'26"E	100.00'
L31	N89°55'34"E	103.01'
L32	S21°20'45"E	100.00'
L33	S00°04'26"E	35.00'
L34	S00°04'26"E	100.00'
L35	S21°20'45"E	100.00'
L36	S00°04'26"E	23.52'
L37	S00°04'26"E	32.56'
L38	N89°55'34"E	13.27'
L39	N68°39'15"E	17.51'
L40	N68°39'15"E	23.68'
L41	N89°55'34"E	17.51'
L42	S00°04'26"E	107.30'
L43	S06°07'19"E	142.36'
L44	S00°04'26"E	52.95'
L45	S00°04'26"E	45.00'
L46	N18°21'40"E	47.43'
L47	S00°04'26"E	25.89'
L48	S08°51'37"E	19.34'
L49	N66°05'39"E	120.35'
L50	N89°55'34"E	29.41'
L51	S21°20'45"E	115.00'
L52	N68°39'15"E	40.00'
L53	S21°20'45"E	115.00'
L54	S00°04'26"E	97.95'
L55	N89°55'34"E	0.85'
L56	N68°39'15"E	0.11'



MINIMUM F.F.E.		
Lot	Block	MINIMUM F.F.E.
15	0	816.5
16	0	819.5
17	0	821.0
18	0	822.0
19	0	822.5
20	0	823.5
21	0	825.0
22	0	826.0
23	0	826.5
24	0	827.5
25	0	828.0
26	0	829.0
27	0	829.5
28	0	830.5
29	0	832.5

STREET DATA						
STREET	LENGTH	R.O.W. WIDTH	P.V.M.T. WIDTH	DESIGN SPEED	MAINTENANCE AUTHORITY	CLASSIFICATION
THE UGLY WAY	840.0	50'	30' LOG-LOG	25 MPH	PUBLIC	URBAN LOCAL
PERFECT WORLD LOOP	2760.3	50'	30' LOG-LOG	25 MPH	PUBLIC	URBAN LOCAL
ROWDY YATES WAY	817.8	50'	30' LOG-LOG	25 MPH	PUBLIC	URBAN LOCAL
BRONCO BILLY DR	705.0	50'	30' LOG-LOG	25 MPH	PUBLIC	URBAN LOCAL
TOTAL	5123.1					

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SURVEY #: 2020-0541 F.B.

EASTWOOD SECTION 7

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

FIELD NOTE DESCRIPTION OF 28.187 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 MULTI STATE 1, LLC RECORDED IN DOCUMENT NUMBER 2021184718 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 28.187 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 WEST LINE 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, THE SAME BEING THE EAST LINE OF THE SAID 59.382 ACRE TRACT, FROM WHICH A STEEL PIN SET ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 314, AT THE NORTHEAST CORNER OF THE SAID 59.382 TRACT BEARS N 21°20'45" W, 1296.48 FEET;

THENCE, S 21°20'45" E, 855.00 FEET, ALONG THE WEST LINE OF THE SAID EWAN TRACT TO A STEEL PIN SET AT THE NORTHEAST CORNER OF THAT CERTAIN 52.964 ACRE TRACT DESCRIBED IN A DEED TO FR EASTWOOD, LLC RECORDED IN DOCUMENT NUMBER 2021177727 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, LEAVING THE WEST LINE OF THE SAID EWAN TRACT, TRAVERSING THE NORTHERLY LINES OF THE SAID FR EASTWOOD TRACT AND EASTWOOD SECTION 3, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2021085531 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND THE EAST LINE OF EASTWOOD SECTION 2, A SUBDIVISION OF RECORD IN DOCUMENT NUMBER 2021109467 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS THE FOLLOWING NINE (9) COURSES AND DISTANCES:

- 1) S 68°39'15" W, 130.00 FEET TO A STEEL PIN SET;
- 2) N 21°20'45" W, 10.00 FEET TO A STEEL PIN SET;
- 3) S 68°39'15" W, 633.88 FEET TO A STEEL PIN SET;
- 4) WITH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 21°16'19", A RADIUS OF 600.00 FEET, AN ARC OF 222.76 FEET AND A CHORD BEARING AND DISTANCE OF S 79°17'24" W, 221.48 FEET TO A STEEL PIN SET;
- 5) S 89°55'34" W, 297.42 FEET TO A STEEL PIN SET;
- 6) WITH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 21°16'19", A RADIUS OF 610.00 FEET, AN ARC OF 226.47 FEET AND A CHORD BEARING AND DISTANCE OF S 79°17'24" W, 225.17 FEET TO A STEEL PIN SET;
- 7) S 68°39'15" W, 43.21 FEET TO A STEEL PIN SET;
- 8) N 08°51'37" W, 386.36 FEET TO A STEEL PIN SET;
- 9) N 00°04'26" W, 535.41 FEET TO A STEEL PIN SET ON THE EAST LINE OF THE SAID EASTWOOD SECTION 2;

THENCE, LEAVING THE EAST LINE OF THE SAID EASTWOOD SECTION 2, TRAVERSING THE INTERIOR OF THE SAID 59.382 ACRE TRACT, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- 1) N 89°55'34" E, 624.31 FEET TO A STEEL PIN SET;
- 2) N 68°39'15" E, 533.68 FEET TO A STEEL PIN SET;
- 3) N 21°20'45" W, 5.00 FEET TO A STEEL PIN SET;
- 4) N 68°39'15" E, 130.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 28.187 ACRES OF LAND, MORE OR LESS.

PAGE 3 OF 5

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F.B.

EASTWOOD SECTION 7

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.

PAGE 4 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 7

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 7"

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

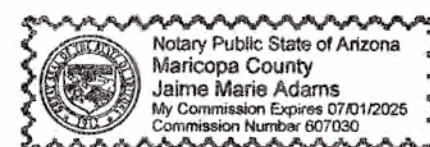
BY: ESSENTIAL HOUSING ASSET MANAGEMENT, LLC,
AN ARIZONA LIMITED LIABILITY COMPANY, ITS AUTHORIZED AGENT

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

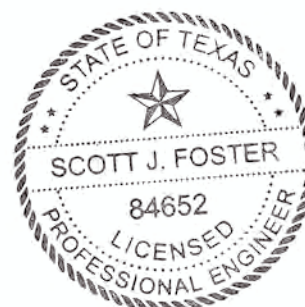
I, TIMOTHY A. LENZ, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY HEREON MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION. ALL CORNER MONUMENTS WERE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