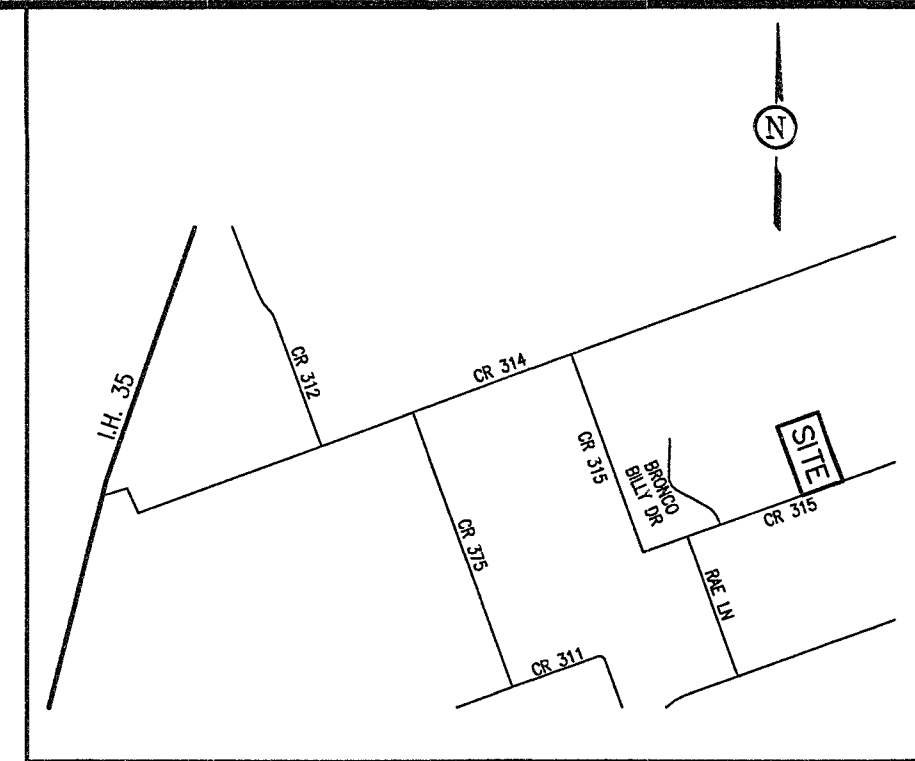
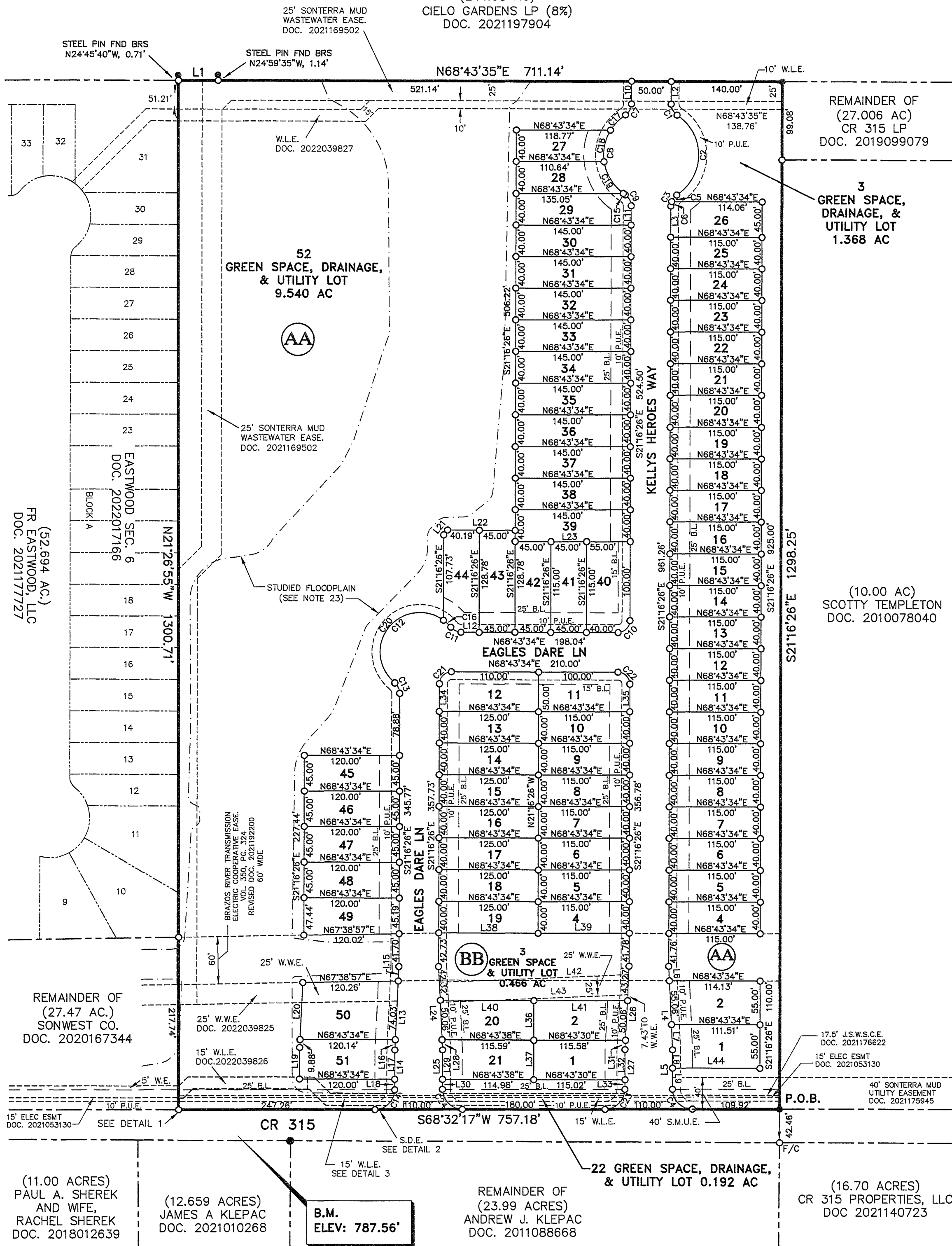


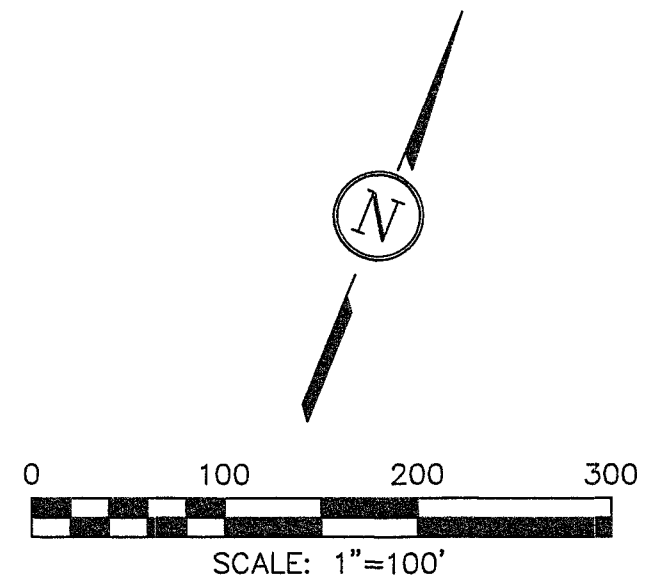
# EASTWOOD SECTION 9

(244.98 AC)  
CR315, LP (92%)  
DOC. 2021197904

(244.98 AC)  
CIELO GARDENS LP (8%)  
DOC. 2021197904



**LOCATION MAP**  
NOT TO SCALE



## LEGEND

- CONCRETE MONUMENT FOUND
- 1/2\"/>

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

**OWNER:**  
CR 315 LP  
3939 BEE CAVE ROAD, SUITE C-100  
AUSTIN, TEXAS 78746

**OWNER:**  
CENTURY LAND HOLDINGS II, LLC  
A COLORADO LIMITED PARTNERSHIP  
6500 RIVER PLACE BOULEVARD  
BUILDING 2, SUITE 200  
AUSTIN, TEXAS 78730

**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

**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 FRIEDRICH LANE, SUITE A1  
AUSTIN, TEXAS 78744

SURVEY #: 2021-0747

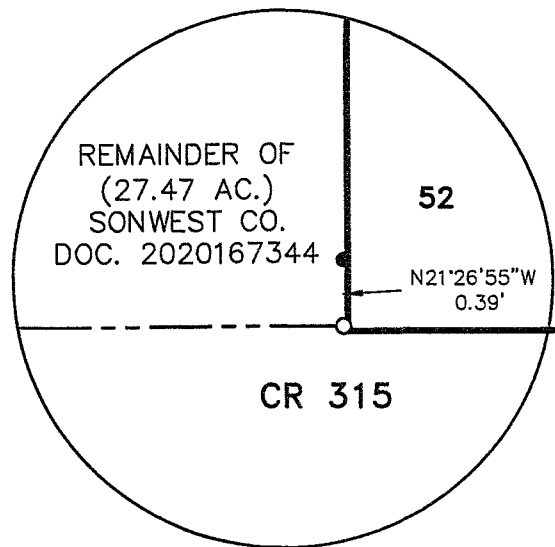
F.B.

SUBMITTAL DATE: JANUARY 14, 2022

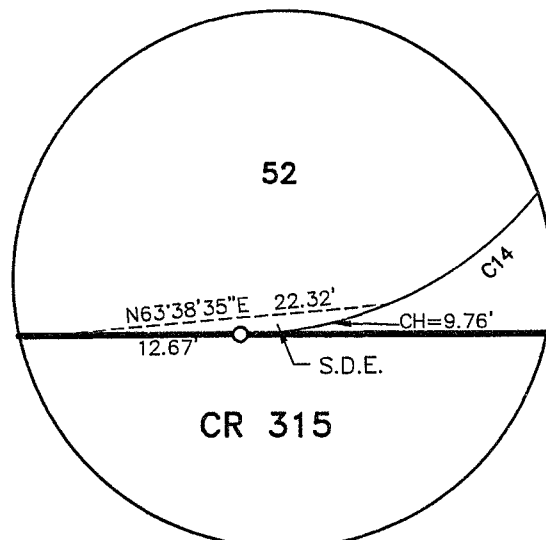
# EASTWOOD SECTION 9

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N68°41'13"E	50.00'
L2	S21°16'26"E	28.71'
L3	S21°16'26"E	39.50'
L4	S24°00'01"E	105.12'
L5	S21°16'26"E	50.11'
L6	S24°00'01"E	18.26'
L7	S24°00'01"E	31.79'
L8	S21°16'26"E	23.24'
L9	S21°16'26"E	26.87'
L10	S21°16'26"E	28.71'
L11	S21°16'26"E	24.50'
L12	N68°43'34"E	23.04'
L13	S18°32'51"E	105.12'
L14	S21°16'26"E	50.46'
L15	S18°32'51"E	18.35'
L16	S18°32'51"E	12.74'
L17	S21°16'26"E	37.27'
L18	S21°16'26"E	13.18'
L19	S21°16'26"E	40.13'
L20	S18°32'51"E	71.76'
L21	N17°15'20"E	7.73'
L22	N68°43'34"E	85.19'
L23	N68°43'34"E	145.00'
L24	S24°00'01"E	105.12'
L25	S21°16'26"E	50.10'
L26	S18°32'51"E	105.12'
L27	S21°16'26"E	50.45'
L28	S24°00'01"E	12.74'
L29	S21°16'26"E	37.27'
L30	S21°16'26"E	12.82'
L31	S18°32'51"E	11.79'
L32	S21°16'26"E	38.22'
L33	S21°16'26"E	12.23'
L34	S21°16'26"E	35.00'
L35	S21°16'26"E	35.00'
L36	S21°16'31"E	50.00'
L37	S21°16'30"E	50.00'
L38	N68°43'34"E	125.00'
L39	N68°43'34"E	115.00'
L40	N68°43'38"E	117.97'
L41	N68°43'30"E	117.96'
L42	S66°15'02"W	238.76'
L43	S66°15'02"W	236.37'
L44	N68°43'34"E	110.00'
L45	S68°32'17"W	77.10'
L46	N66°21'32"W	29.74'
L47	S68°38'28"W	1.90'
L48	N21°21'32"W	12.39'
L49	S68°43'34"W	9.99'
L50	N21°16'26"W	2.59'
L51	N68°38'28"E	18.10'
L52	S66°21'32"E	29.72'
L53	N68°32'17"E	80.36'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	57°08'50"	16.50'	16.46'	S49°50'51"E	15.78'
C2	114°17'39"	60.00'	119.69'	S21°16'26"E	100.81'
C3	57°08'50"	16.50'	16.46'	N07°17'59"E	15.78'
C4	90°11'17"	25.00'	39.35'	S66°22'05"E	35.41'
C5	37°40'50"	16.50'	10.85'	N17°01'59"E	10.66'
C6	19°28'00"	16.50'	5.61'	S11°32'26"E	5.58'
C7	57°08'50"	16.50'	16.46'	N07°17'59"E	15.78'
C8	114°17'39"	60.00'	119.69'	S21°16'26"E	100.81'
C9	57°08'50"	16.50'	16.46'	S49°50'51"E	15.78'
C10	90°00'00"	15.00'	23.56'	N23°43'34"E	21.21'
C11	51°23'12"	16.50'	14.80'	S85°34'50"E	14.31'
C12	192°46'25"	50.00'	168.23'	N23°43'34"E	99.38'
C13	51°23'12"	16.50'	14.80'	S46°58'02"E	14.31'
C14	89°48'43"	25.00'	39.19'	N23°37'55"E	35.30'
C15	2°46'46"	60.00'	2.91'	S77°01'53"E	2.91'
C16	14°31'01"	50.00'	12.67'	S67°08'44"E	12.63'
C17	25°46'38"	60.00'	26.99'	N22°59'05"E	26.77'
C18	39°46'16"	60.00'	41.65'	S09°47'23"E	40.82'
C19	45°57'59"	60.00'	48.14'	S52°39'30"E	46.86'
C20	178°15'24"	50.00'	155.56'	N16°28'04"E	99.99'
C21	90°00'00"	15.00'	23.56'	N23°43'34"E	21.21'
C22	90°00'00"	15.00'	23.56'	S66°16'26"E	21.21'
C23	89°48'43"	25.00'	39.19'	N23°37'55"E	35.30'
C24	90°11'17"	25.00'	39.35'	S66°22'05"E	35.41'
C25	41°35'36"	25.00'	18.15'	S10°52'20"W	17.75'

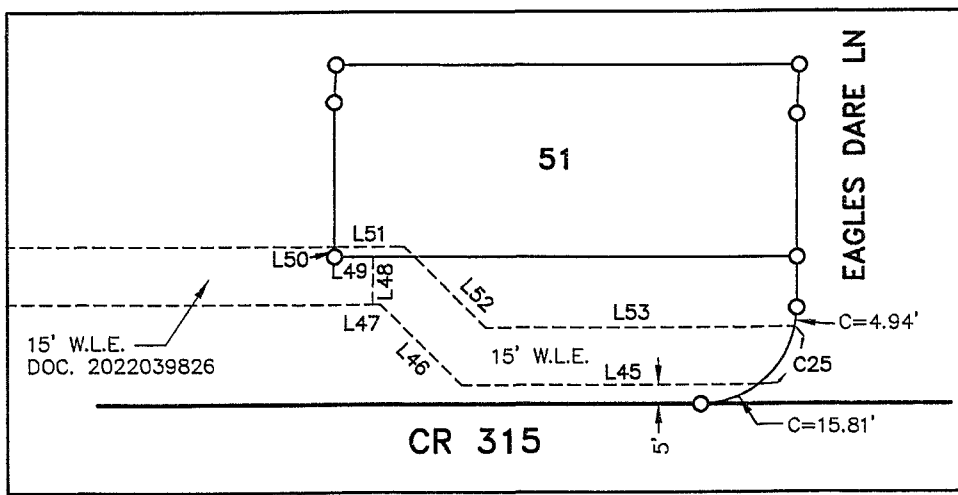


DETAIL 1  
(NOT TO SCALE)



DETAIL 2  
(NOT TO SCALE)

MINIMUM FFE		
LOT	BLOCK	MINIMUM FFE
27	AA	797.5'
28	AA	797.0'
29	AA	797.0'
30	AA	797.0'
31	AA	797.0'
32	AA	797.0'
33	AA	796.5'
34	AA	796.5'
35	AA	796.5'
36	AA	796.0'
37	AA	796.0'
38	AA	795.5'
39	AA	795.5'
42	AA	795.5'
43	AA	795.5'
44	AA	795.5'
45	AA	793.0'
46	AA	792.9'
47	AA	792.7'
48	AA	792.6'
49	AA	792.5'
50	AA	792.2'
51	AA	792.1'
20	BB	792.2'
21	BB	792.1'



DETAIL 3  
(NOT TO SCALE)

STREET DATA						
STREET	LENGTH	R.O.W. WIDTH	PVMT. WIDTH	DESIGN SPEED	MAINTENANCE AUTHORITY	CLASSIFICATION
EAGLES DARE LN	75.0	60'	37' LOG – LOG	35 MPH	PUBLIC	URBAN COLLECTOR
EAGLES DARE LN	793.0	50'	30' LOG – LOG	25 MPH	PUBLIC	URBAN LOCAL
KELLYS HEROES WAY	75.0	60'	37' LOG – LOG	35 MPH	PUBLIC	URBAN COLLECTOR
KELLYS HEROES WAY	1130.8	50'	30' LOG – LOG	25 MPH	PUBLIC	URBAN LOCAL
TOTAL	2073.8					

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

FIELD NOTE DESCRIPTION OF 22.648 ACRES OF LAND OUT OF THE A.A. LEWIS SURVEY, ABSTRACT NO. 384, WILLIAMSON COUNTY, TEXAS, BEING A REMAINDER PORTION OF THAT CERTAIN 22.648 ACRE TRACT DESCRIBED IN A DEED TO CR 315 LP RECORDED IN DOCUMENT NUMBER 2019023016 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF THE 33.110 ACRES (NET) DESCRIBED IN A DEED TO CENTURY LAND HOLDINGS II, LLC RECORDED IN DOCUMENT NUMBER 2021193503 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS. THE SAID 22.648 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 1/2 INCH DIAMETER STEEL PIN FOUND ON THE NORTH LINE OF COUNTY ROAD 315, AT THE SOUTHEAST CORNER OF THE SAID 22.648 ACRE CR 315 LP TRACT, THE SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 10.00 ACRE TRACT DESCRIBED IN A DEED TO SCOTTY TEMPLETON RECORDED IN DOCUMENT NUMBER 2010078040 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, S 68°32'17" W, 757.18 FEET, ALONG THE NORTH LINE OF COUNTY ROAD 315 TO A STEEL PIN SET ON THE NORTH LINE OF COUNTY ROAD 315, AT THE SOUTHEAST CORNER OF THE REMAINDER PORTION THAT CERTAIN 27.47 ACRE TRACT 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 THE SAID 22.648 ACRE CR 315 LP TRACT, FROM WHICH A ½ INCH DIAMETER STEEL PIN FOUND BEARS N 21°26'55" W, 0.39 FEET;

THENCE, N 21°26'55" W, ALONG THE WEST LINE OF THE SAID 22.648 ACRE CR 315 LP TRACT, AT 217.74 FEET PASSING AT STEEL PIN SET AT THE SOUTHEAST CORNER OF THAT CERTAIN 52.694 ACRE TRACT DESCRIBED IN A DEED TO FR EASTWOOD, LLC RECORDED IN DOCUMENT NUMBER 2021177727 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, THE SAME BEING THE NORTHEAST CORNER OF THE REMAINDER OF THE SAID 27.47 ACRE SONWEST CO. TRACT, FOR A TOTAL DISTANCE OF 1300.71 FEET A STEEL PIN SET ON THE SOUTH LINE OF THAT CERTAIN 244.98 ACRE TRACT DESCRIBED IN A DEED CONVEYING 92% INTEREST TO CR 315, LP AND CONVEYING 8% INTEREST TO CIELO GARDENS LP RECORDED IN DOCUMENT NUMBER 2021197904 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AT THE NORTHEAST CORNER OF THE SAID FR EASTWOOD, LLC TRACT, THE SAME BEING THE NORTHWEST CORNER OF THE SAID 22.648 ACRE CR 315 LP TRACT, FROM WHICH A ½ INCH DIAMETER STEEL PIN FOUND BEARS N 24°45'40" W, 0.71 FEET;

THENCE, N 68°41'13" E, 50.00 FEET, ALONG THE NORTH LINE OF THE SAID 22.648 ACRE CR 315 LP TRACT, THE SAME BEING THE SOUTH LINE OF THE SAID 244.98 ACRE CR 315, LP AND CIELO GARDENS LP TRACT, TO A STEEL PIN SET, FROM WHICH A ½ INCH DIAMETER STEEL PIN FOUND BEARS N 24°59'35" W, 1.14 FEET;

THENCE, N 68°43'35" E, 711.14 FEET, CONTINUING ALONG THE NORTH LINE OF THE SAID 22.648 ACRE CR 315 LP TRACT TO A 1/2 INCH DIAMETER STEEL PIN FOUND ON THE SOUTH LINE OF THE SAID 244.98 ACRE CR 315, LP AND CIELO GARDENS LP TRACT, AT THE NORTHEAST CORNER OF THE SAID 22.648 ACRE CR 315 LP TRACT, THE SAME BEING THE NORTHWEST CORNER OF THE REMAINDER PORTION OF THAT CERTAIN 27.006 ACRE TRACT DESCRIBED IN A DEED TO CR 315 LP RECORDED IN DOCUMENT NUMBER 2019099079 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, S 21°16'26" E, ALONG THE EAST LINE OF THE SAID 22.648 ACRE CR 315 LP TRACT, AT 99.08 FEET, PASSING A STEEL PIN SET AT AN EXTERIOR CORNER OF THE SAID 27.006 ACRE CR 315 LP TRACT, THE SAME BEING THE NORTHWEST CORNER OF THE SAID SCOTTY TEMPLETON TRACT, FOR A TOTAL DISTANCE OF 1298.25 FEET TO THE PLACE OF BEGINNING, CONTAINING 22.648 ACRES OF LAND, MORE OR LESS.

**LENZ & ASSOCIATES, INC.**

FIRM No. 100290-00

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

(512) 443-1174

4150 FREIDRICH LANE, SUITE A1  
AUSTIN, TEXAS 78744

SURVEY #: 2021-0747

F.B.



# EASTWOOD SECTION 9

## 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 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.
- 28) USE OF PUBLIC UTILITY EASEMENTS BY FRANCHISE UTILITIES SHALL BE APPROVED BY THE SONTERRA MUNICIPAL UTILITY DISTRICT, COOL WATER MUNICIPAL UTILITY DISTRICT OR BY THE HOMEOWNERS ASSOCIATION.

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 #: 2021-0747

F.B.



# EASTWOOD SECTION 9

STATE OF TEXAS }  
COUNTY OF WILLIAMSON }

KNOWN ALL PERSONS BY THESE PRESENTS:

THAT CENTURY LAND HOLDINGS II, LLC, OWNER OF THAT CERTAIN 33.110 ACRES (NET) DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2021193503 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THOSE CERTAIN TRACTS OF LAND, AND DO HEREBY SUBDIVIDE THE PORTION OF THE SAID TRACTS 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 9"

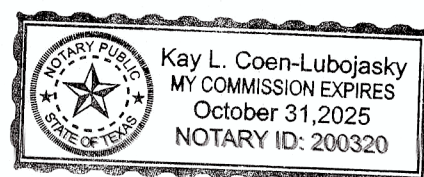
TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE 7<sup>th</sup> DAY OF April, 2022.

[Signature]  
CENTURY LAND HOLDINGS II, LLC  
A COLORADO LIMITED PARTNERSHIP  
BY: BRIAN BEKKER, DIVISION PRESIDENT  
6500 RIVER PLACE BOULEVARD, BUILDING 2, SUITE 200  
AUSTIN, TEXAS 78730

STATE OF TEXAS }  
COUNTY OF TRAVIS }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 7<sup>th</sup> DAY OF April, 2022 A.D. BY BRIAN BEKKER ACTING IN THE CAPACITY HEREIN STATED.

Kay L. Coen-Lubojasky  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES 10-31-2025



STATE OF TEXAS }  
COUNTY OF WILLIAMSON }

KNOWN ALL PERSONS BY THESE PRESENTS:

THAT CR 315 LP, OWNER OF A REMAINDER PORTION OF THAT CERTAIN 22.648 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2019023016 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE 22.648 ACRE TRACT LESS THE PORTION DESCRIBED IN A DEED TO CENTURY LAND HOLDINGS II, LLC RECORDED IN DOCUMENT NUMBER 2021193503 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THOSE CERTAIN TRACTS OF LAND, AND DO HEREBY SUBDIVIDE THE PORTION OF THE SAID TRACTS 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 9"

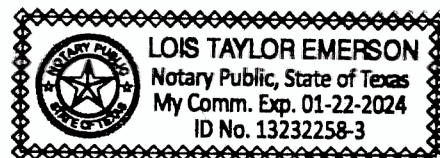
TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE 15<sup>th</sup> DAY OF April, 2022.

[Signature]  
CR 315 LP  
BY: ANDY BILGER  
3939 BEE CAVE ROAD, SUITE C-100  
AUSTIN, TEXAS 78746

STATE OF TEXAS }  
COUNTY OF TRAVIS }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 15 DAY OF April, 2022 A.D. BY ANDY BILGER ACTING IN THE CAPACITY HEREIN STATED.

Lois Taylor Emerson  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES 01-22-2024



## 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.

[Signature] 4-6-2022  
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.

[Signature] 4/8/22  
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 12 DAY OF April, 2022 A.D.

Cindy Bridges  
WILLIAMSON COUNTY ADDRESS COORDINATOR  
Cindy Bridges

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.

[Signature] DATE  
BILL GRAVELL Jr., 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 FREIDRICH LANE, SUITE A1  
AUSTIN, TEXAS 78744

SURVEY #: 2021-0747

F.B.