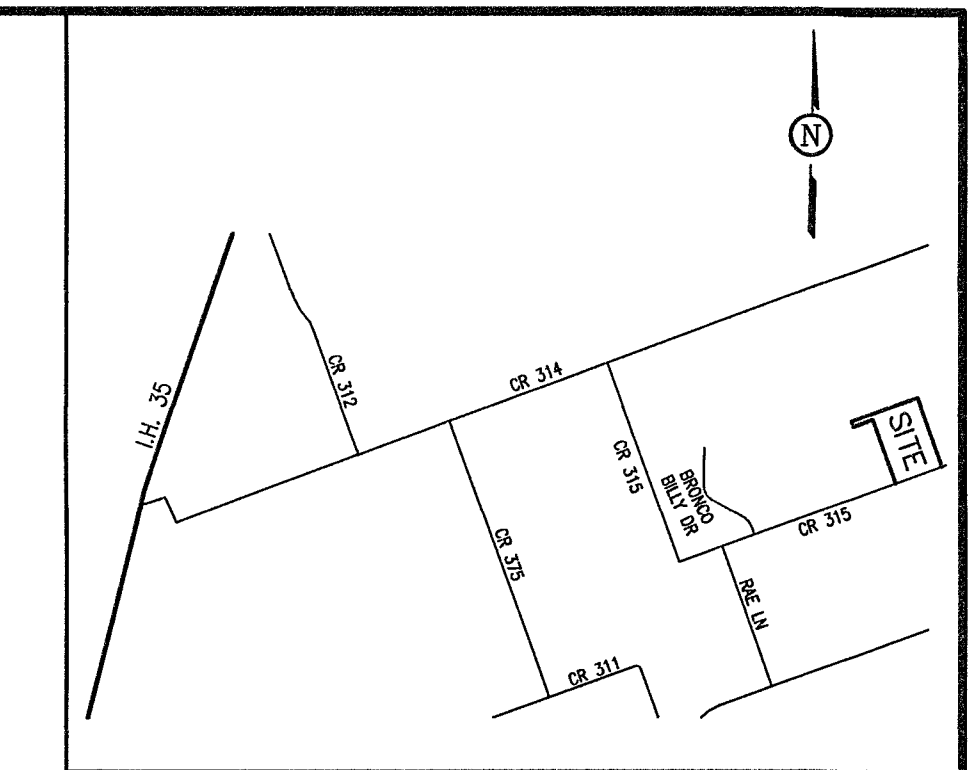
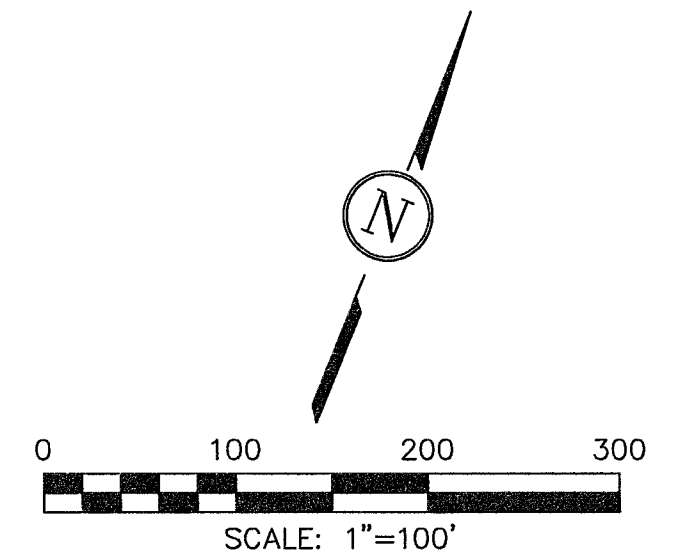


(244.98 AC)	(244.98 AC)
CR315, LP (92%)	CIELO GARDENS LP (8%)
DOC. 2021197904	DOC. 2021197904



LOCATION MAP
NOT TO SCALE



LEGAL DESCRIPTION:
27.006 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 FREDRICH 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 FREIDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744



SURVEY #: 2021-0748

F.B.

EASTWOOD
SECTION 10

LEGEND

- 1817 ● CONCRETE MONUMENT FOUND
● 1/2" STEEL PIN FOUND (UNLESS NOTED)
F ● 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
F ⊗ SPINDLE FOUND
S ⊗ SPINDLE SET
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
F/CO 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
J.S.W.S.C.E. JARRELL-SCHWERTNER WATER SUPPLY CORPORATION EASEMENT
S.M.U.E. SONTERRA MUD UTILITY EASEMENT

SITE BENCHMARK — SQUARE ON
WEST END HEADWALL

ELEVATIONS (NAVD88, GEOID 12A)

BUILDING SETBACKS:

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

LOT SUMMARY:

DEVELOPED LOTS: 150
GREEN SPACE, DRAINAGE, & UTILITY LOTS: 4
GREEN SPACE LOTS: 1

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N68°40'35"E	93.40'
L2	N21°16'26"W	99.08'
L3	S21°16'17"E	49.98'
L4	S18°24'32"E	100.12'
L5	N68°43'43"E	35.00'
L6	N68°43'43"E	33.04'
L7	S21°16'17"E	8.08'
L8	N68°43'43"E	23.04'
L9	N68°43'43"E	10.00'
L10	S21°16'17"E	115.34'
L11	N68°40'35"E	83.39'
L12	S56°49'52"E	113.52'
L13	S56°49'52"E	112.71'
L14	N68°41'51"E	58.91'
L15	S21°16'09"E	65.82'
L16	S21°16'17"E	99.85'
L17	S21°16'17"E	35.00'
L18	S21°16'17"E	35.00'
L19	S21°16'17"E	35.00'
L20	S21°16'17"E	35.00'
L21	S21°16'17"E	35.00'
L22	S21°16'17"E	35.00'
L23	S21°16'17"E	35.00'
L24	S21°16'17"E	35.00'
L25	N68°43'43"E	125.00'
L26	S24°08'01"E	100.13'
L27	S21°16'17"E	50.02'
L28	N68°45'54"E	110.00'
L29	N68°45'54"E	110.00'
L30	N68°45'54"E	110.02'
L31	N68°43'43"E	110.00'
L32	S21°16'17"E	38.98'
L33	S21°16'17"E	50.08'
L34	S24°17'09"E	95.07'
L35	S18°24'32"E	100.12'
L36	S21°16'17"E	49.98'
L37	S21°16'17"E	18.75'
L38	S21°16'17"E	31.33'
L39	S24°17'09"E	36.32'
L40	S21°16'17"E	31.13'
L41	S21°16'17"E	18.86'
L42	S21°17'44"E	5.00'
L43	S21°16'17"E	5.00'
L44	S68°43'43"W	109.93'
L45	S68°43'43"W	110.07'

CURVE TABLE					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°02'11"	25.00'	39.29'	N23°44'49"E	35.37'
C2	90°00'00"	15.00'	23.56'	S66°16'17"E	21.21'
C3	51°23'12"	16.50'	14.80'	N43°02'07"E	14.31'
C4	192°46'25"	50.00'	168.23'	S66°16'17"E	99.38'
C5	51°23'12"	16.50'	14.80'	N04°25'19"E	14.31'
C6	51°23'12"	16.50'	14.80'	S46°57'53"E	14.31'
C7	192°46'25"	50.00'	168.23'	N23°43'43"E	99.38'
C8	51°23'12"	16.50'	14.80'	S85°34'41"E	14.31'
C9	24°57'19"	16.50'	7.19'	N56°15'04"E	7.13'
C10	26°25'53"	16.50'	7.61'	N30°33'28"E	7.54'
C11	62°55'25"	50.00'	54.91'	N48°48'14"E	52.19'
C12	32°26'57"	50.00'	28.32'	S83°30'35"E	27.94'
C13	31°00'41"	50.00'	27.06'	S51°46'47"E	26.73'
C14	38°38'07"	50.00'	33.72'	S16°57'23"E	33.08'
C15	27°45'15"	50.00'	24.22'	N16°14'18"E	23.98'
C16	6°58'46"	16.50'	2.01'	S24°45'40"E	2.01'
C17	44°24'27"	16.50'	12.79'	S50°27'16"E	12.47'
C18	39°54'02"	50.00'	34.82'	S52°42'28"E	34.12'
C19	34°54'55"	50.00'	30.47'	S15°18'00"E	30.00'
C20	31°00'41"	50.00'	27.06'	N17°39'48"E	26.73'
C21	17°27'27"	50.00'	15.23'	N41°53'52"E	15.18'
C22	62°31'45"	50.00'	54.57'	N81°53'28"E	51.90'
C23	6°57'35"	50.00'	6.07'	S63°21'52"E	6.07'
C24	90°00'00"	15.00'	23.56'	S66°16'17"E	21.21'
C25	90°00'00"	15.00'	23.56'	N23°43'43"E	21.21'
C26	90°00'00"	15.00'	23.56'	S66°16'17"E	21.21'
C27	90°00'00"	15.00'	23.56'	N23°43'43"E	21.21'
C28	90°00'00"	15.00'	23.56'	S66°16'17"E	21.21'
C29	90°00'00"	15.00'	23.56'	N23°43'43"E	21.21'
C30	90°00'00"	15.00'	23.56'	S66°16'17"E	21.21'
C31	90°00'00"	15.00'	23.56'	N23°43'43"E	21.21'
C32	90°00'00"	15.00'	23.56'	N23°43'43"E	21.21'
C33	89°57'49"	25.00'	39.25'	S66°15'11"E	35.34'
C34	89°57'49"	25.00'	39.25'	S66°15'11"E	35.34'
C35	90°00'00"	15.00'	23.56'	N23°43'43"E	21.21'
C36	90°00'00"	15.00'	23.56'	S66°16'17"E	21.21'
C37	90°02'11"	25.00'	39.29'	N23°44'49"E	35.37'

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

FIELD NOTE DESCRIPTION OF 27.006 ACRES OF LAND OUT OF THE A.A. LEWIS SURVEY, ABSTRACT NO. 384, WILLIAMSON COUNTY, TEXAS, BEING A 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 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 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 NORTH LINE OF COUNTY ROAD 315, AT THE SOUTHEAST CORNER OF THE SAID 27.006 ACRE CR 315 LP TRACT, THE SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN CALLED 26.362 ACRE TRACT DESCRIBED IN A DEED TO JARRELL CR 315 TWIN TRACTS LLC RECORDED IN DOCUMENT NUMBER 2021072283 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS;

THENCE, S 68°45'54" W, 877.99 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 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, THE SAME BEING THE SOUTHWEST CORNER OF THE SAID 27.006 ACRE CR 315 LP TRACT, FROM WHICH A ½ INCH DIAMETER STEEL PIN FOUND BEARS S 68°38'28" W, 363.63 FEET;

THENCE, N 21°17'44" W, 1198.44 FEET ALONG THE WEST LINE OF THE SAID 27.006 ACRE CR 315 LP TRACT, THE SAME BEING THE EAST LINE OF THE SAID SCOTTY TEMPLETON TRACT, TO A METAL FENCE CORNER POST AT AN INTERIOR CORNER OF THE SAID 27.006 ACRE CR 315 LP TRACT, THE SAME BEING THE NORTHEAST CORNER OF THE SAID SCOTTY TEMPLETON TRACT;

THENCE, S 68°45'19" W, 363.17 FEET, ALONG THE NORTH LINE OF THE SAID SCOTTY TEMPLETON TRACT, BEING A COMMON LINE WITH THE SAID 27.006 ACRE CR 315 LP TRACT, TO A STEEL PIN SET ON THE EAST LINE 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, AT AN EXTERIOR CORNER OF THE SAID 27.006 ACRE CR 315 TRACT, THE SAME BEING THE NORTHWEST CORNER OF THE SAID SCOTTY TEMPLETON TRACT;

THENCE, N 21°16'26" W, 99.08 FEET ALONG THE COMMON LINE BETWEEN THE SAID 27.006 ACRE CR 315 LP TRACT AND THE SAID 22.648 ACRE CR 315 LP TRACT, TO A ½ INCH DIAMETER STEEL PIN FOUND 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 NORTHWEST CORNER OF THE SAID 27.006 ACRE CR 315 LP TRACT, THE SAME BEING THE NORTHEAST CORNER OF THE SAID 22.648 ACRE CR 315 LP TRACT;

THENCE, N 68°41'51" E, 1148.28 FEET ALONG THE SOUTH LINE OF THE SAID 244.98 ACRE CR 315, LP AND CIELO GARDENS TRACT, THE SAME BEING THE NORTH LINE OF THE SAID 27.006 ACRE CR 315 LP TRACT, TO A STEEL PIN SET ON THE SOUTH LINE OF THE SAID 244.98 ACRE CR 315, LP AND CIELO GARDENS TRACT, THE SAME BEING THE NORTH LINE OF THE SAID 27.006 ACRE CR 315 LP TRACT;

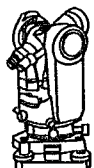
THENCE, N 68°40'35" E, 93.40 FEET ALONG THE SOUTH LINE OF THE SAID 244.98 ACRE CR 315, LP AND CIELO GARDENS TRACT, THE SAME BEING THE NORTH LINE OF THE SAID 27.006 ACRE CR 315 LP TRACT, TO A ½ INCH DIAMETER STEEL PIN FOUND ON THE SOUTH LINE OF THE SAID 244.98 ACRE CR 315, LP AND CIELO GARDENS TRACT, AT THE NORTHEAST CORNER OF THE SAID 27.006 ACRE CR 315 TRACT, THE SAME BEING THE NORTHWEST CORNER OF THE SAID JARRELL CR 315 TWIN TRACTS LLC TRACT;

THENCE, S 21°16'17" E, 1298.96 FEET ALONG THE EAST LINE OF THE SAID 27.006 ACRE CR 315 LP TRACT, THE SAME BEING THE WEST LINE OF THE SAID JARRELL CR 315 TWIN TRACTS LLC TRACT TO THE PLACE OF BEGINNING, CONTAINING 27.006 ACRES OF LAND, MORE OR LESS.

PAGE 2 OF 4

LENZ & ASSOCIATES, INC.

FIRM No. 100290-00



COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

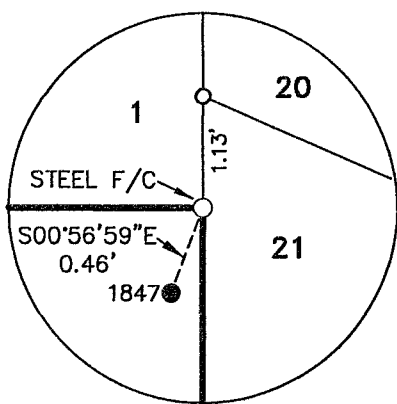
(512) 443-1174

4150 FREIDRICH LANE, SUITE A1
AUSTIN, TEXAS 78744

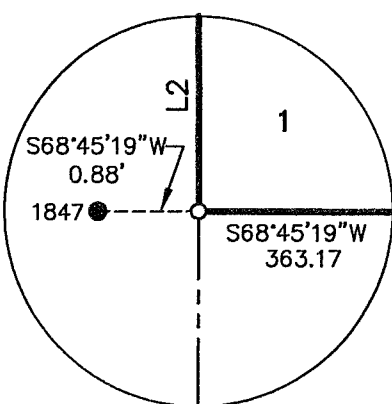
SURVEY #: 2021-0748

F.B.

STREET DATA						
STREET	LENGTH	R.O.W. WIDTH	PVMT. WIDTH	DESIGN SPEED	MAINTENANCE AUTHORITY	CLASSIFICATION
FIREFOX WAY	75.0	60'	37' LOG — LOG	35 MPH	PUBLIC	URBAN COLLECTOR
FIREFOX WAY	1058.5	50'	30' LOG — LOG	25 MPH	PUBLIC	URBAN LOCAL
ALCATRAZ LOOP	2025.0	50'	30' LOG — LOG	25 MPH	PUBLIC	URBAN LOCAL
ESCAPE WAY	75.0	60'	37' LOG — LOG	35 MPH	PUBLIC	URBAN COLLECTOR
ESCAPE WAY	1058.3	50'	30' LOG — LOG	25 MPH	PUBLIC	URBAN LOCAL
TOTAL	4291.8					



DETAIL A (N.T.S.)



DETAIL B (N.T.S.)

EASTWOOD SECTION 10

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) 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 #: 2021-0748

F.B.

EASTWOOD SECTION 10

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 10"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE 7th DAY OF April 2022

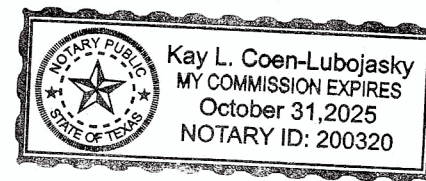
CENTURY LAND HOLDINGS II, LLC
A COLORADO LIMITED PARTNERSHIP
BY: BRIAN BEKKER, DIVISION PRESIDENT
6500 RIVER PLACE BOULEVARD, BUILDING 2, SUITE 200
AUSTIN, TEXAS 78730

STATE OF TEXAS }
COUNTY OF TRAVIS }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 7th 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 27.006 ACRE TRACT DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2019023016 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, BEING THE 27.006 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 10"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS THE 15th DAY OF April 2022

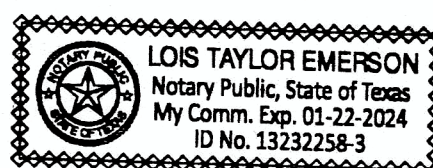
Andy Bilger
CR 315 LP
BY: ANDY BILGER
3939 BEE CAVE ROAD, SUITE C-100
AUSTIN, TEXAS 78746

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

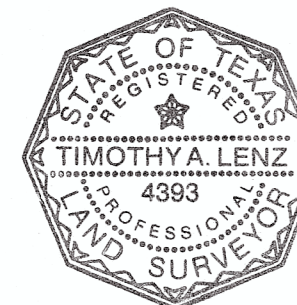
MY COMMISSION EXPIRES 01-22-2024



SURVEYOR'S CERTIFICATE

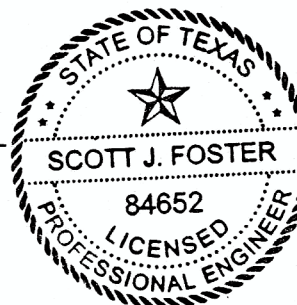
I, TIMOTHY A. LENZ, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY HEREON MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION. ALL CORNER MONUMENTS WERE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

Timothy A. Lenz 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.

Scott J. Foster 4/13/22
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.

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

PAGE 4 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 #: 2021-0748 F.B.

