



CENTURY
COMMUNITIES

LOT 37 HOUSE FILE
2201 LIMESTONE LAKE DR.
IN GATLIN CREEK

REDBUD | ELEVATION C
4 BEDS | 3 BATHS | 2-BAY GARAGE
APPROX 2,533 SQ. FT.





Gatlin Creek

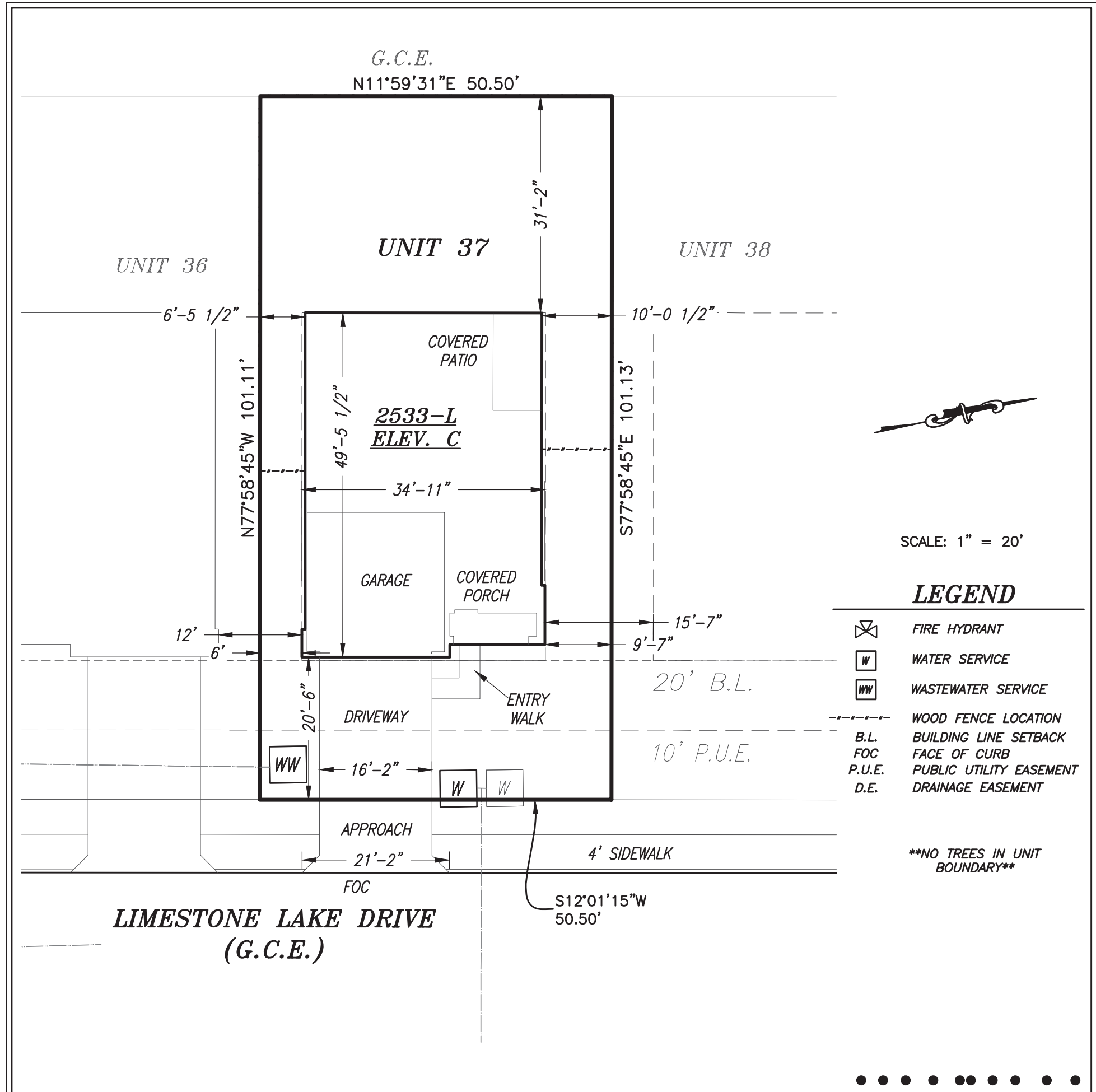
- SOLD
- MODEL
- AVAILABLE
- UNAVAILABLE
- INVENTORY
- FUTURE HOMESITE



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REV. 06.03.21



| | | |
|---|--|---|
| <p>LOT AREA: <u>5102</u> sq. ft.</p> <p>FENCE LENGTH: <u>172</u> feet</p> <p>TOTAL SOD: <u>361</u> sq. yds.</p> <p>Rear sod area: 213 sq. yds.</p> <p>Front sod area: 148 sq. yds.</p> <p>FLAT WORK: <u>382</u> sq. ft.</p> <p>LOT IMPERVIOUS COVER: <u>2046</u> sq. ft. (40%)</p> <p>House imp. cover: 1664 sq. ft.</p> <p>Driveway imp. cover: 331 sq. ft.</p> <p>Entry walk imp. cover: 35 sq. ft.</p> <p>A/C pad imp. cover: 16 sq. ft.</p> <p>Flatwork/Approach/Sidewalk: <u>344</u> sq. ft.</p> | <p>ADDR: 2201 LIMESTONE LAKE DRIVE</p> <hr/> <p>CITY: GEORGETOWN STATE: TX</p> <hr/> <p>PLAN: REDBUD L ELEV: C</p> <hr/> <p>UNIT: 37 BLOCK:</p> <hr/> <p>SUBDIV.: GATLIN CREEK CONDOMINIUMS</p> <hr/> <p>BUILDING & EASEMENT LINES:</p> <p>FRONT: 10' P.U.E / 20' B.L.</p> <p>SIDES: -</p> <p>REAR: -</p> <hr/> <p>DATE: 01/22/2021</p> <p>DRAWN BY: TKM</p> | <p>BUILDER SHALL VERIFY ALL DIMENSIONS, BUILDING SETBACKS AND EASEMENTS AND VERIFY BUILDING PLACEMENT FOR COMPLIANCE WITH EXISTING ORDINANCES AND RESTRICTIONS. THIS PLOT PLAN HAS BEEN DRAFTED BASED ON INFORMATION SUPPLIED TO SURVEYOR BY CENTURY COMMUNITIES.</p> <hr/> <p>CENTURY COMMUNITIES</p> <p>6200 RIVER PLACE BLVD. BUILDING 2, SUITE 200 AUSTIN, TX 78730 (512)930-4041</p> <hr/> <p>Carlson, Brigrance & Doering, Inc.</p> <p>FIRM ID #F3791 REG. # 10024900</p> <p>Civil Engineering Surveying 5501 West William Cannon Austin, Texas 78749 Phone No. (512) 280-5160 www.cbdeng.com</p> |
|---|--|---|

Gatlin Creek Spec Options

| | | | |
|---------------------------------------|------------------------|---------------------------------------|---------------------------------|
| Lot/Address: 37 | 2201 Limestone Lake Dr | Type: SPEC | Base House: \$435,990.00 |
| Phase: | | Release Date: 19-Apr-2017 | Base Lot: |
| Model/Elev: Redbud () - Redbud | | Const. Start Date: 17-Mar-2021 | Lot Premium: \$5,000.00 |
| Swing: Right | | Permit Date: | Options: \$28,110.00 |
| | | Permit No: | Total: \$469,100.00 |

| Addendum Number | Document Date | Approved Buyer | Builder Reference | Cash/Finance | Paid | NSF |
|-----------------|---------------|----------------|--|--------------|------|-----|
| 1/[1] | 26-Dec-2020 | Yes | Yes Elevation & Community Specifications | Finance | | |

| Line | Type | Option Code | Option Description | Qty/UoM/Room | Total Price |
|-------|------|--------------|--|--------------|-------------|
| 1/[1] | STD | HOMEAUTO.CHC | Century Home Connect: includes (1) Front Door Deadbolt, (2) switches, (1) Nexia WiFi/Z-wave thermostat, and a Structured Wiring Panel. If buyer Opts In, this also includes (1) Google Home Hub delivered after closing, and an in-home consulting appointment by Best Buy after internet is set up. | 1.00 / Each | |
| 2/[2] | STD | XCENCOMP | Century Complete Package - Includes 42" upper cabinets; 36" tall bathroom vanities; L1 solid surface at Kitchen counters; Stainless Steel Appliances; Subway tile at Kitchen backsplash; Standard floor tile at Kitchen/Entry/Wet areas; Level 1 Carpet | 1.00 / Each | |
| 3/[3] | STD | XCSFGATLNCRK | Gatlin Creek Community Specific Features Interior Scheme: Cascade Package III, Exterior Scheme: Congress Scheme | 1.00 / Each | |
| 6/[6] | OPT | XXELEVATIONC | C Elevation | 1.00 / Each | \$9,000.00 |

| Addendum Number | Document Date | Approved Buyer | Builder Reference | Cash/Finance | Paid | NSF |
|-----------------|---------------|----------------|------------------------|--------------|------|-----|
| 2/[2] | 26-Dec-2020 | Yes | Yes Structural Options | Finance | | |

| Line | Type | Option Code | Option Description | Qty/UoM/Room | Total Price |
|-------|------|--------------|---|--------------|-------------|
| 1/[1] | OPT | XHBTH2LAVOPT | Secondary Bath Additional Lav - Not all secondary baths will accommodate a second lav. Please verify with the plan that there is adequate space for this to work. Secondary Bath: Bath 3 | 1.00 / Each | \$1,000.00 |
| 2/[2] | OPT | XMUDBLTNOPT | Drop Zone ilo Coat Closet | 1.00 / Each | \$430.00 |
| 3/[3] | OPT | XUTLBLTNOPT | Utility Built-Ins | 1.00 / Each | \$650.00 |
| 4/[4] | OPT | XMBTHSEPSHWR | Separate Tub and Shower at Owner's Bath | 1.00 / Each | \$4,500.00 |
| 5/[5] | UPG | XGASLINEDROP | Add (1) Gas Line Drop (Diagram Req'd) | 1.00 / Each | \$500.00 |
| 6/[6] | UPG | XKITFAUCL2SN | Arbor SRS Faucet (7594) at Kitchen | 1.00 / Each | \$300.00 |
| 7/[7] | OPT | XPLWTRSOFT | Pre-Plumb for Water Softener | 1.00 / Each | \$800.00 |

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| Swing: Right | | Permit Date: | Options: \$28,110.00 |
| | | Permit No: | Total: <u>\$469,100.00</u> |

| | | | | | |
|---------|-----|--------------|---|-------------|------------|
| 8/[8] | UPG | XKITSNKSGLBL | Stainless Steel Single Bowl Undermount Kitchen Sink (DS3118) | 1.00 / Each | \$100.00 |
| 9/[9] | UPG | XBTHSKRECVAN | Change (1) Oval Sink to Rectangle in Bathroom (US1812) | 5.00 / Each | \$500.00 |
| 10/[10] | UPG | XFLREXTGOLD | Tile Plank in Standard and Extended Areas (ilo 17x17 tile and carpet) | 1.00 / Each | \$4,200.00 |

| Addendum Number | Document Date | Approved Buyer | Builder | Reference | Cash/Finance | Paid | NSF |
|-----------------|---------------|----------------|---------|-----------|--------------|------|-----|
| 3/[3] | 26-Dec-2020 | Yes | Yes | LV Deco | Finance | | |

| Line | Type | Option Code | Option Description | Qty/UoM/Room | Total Price |
|-------|------|--------------|--|--------------|-------------|
| 1/[1] | UPG | XDBLIND681L | Add Mini-Blind Insert to 2868 Full Lite Patio Door | 1.00 / Each | \$150.00 |
| 2/[2] | OPT | XED2868FT1L | Change 2868 Flush Textured Patio door to Full Lite | 1.00 / Each | \$180.00 |
| 3/[3] | UPG | XELRECAN | Additional 4 Recessed Cans with Switch *Placement Diagram Required, Please Select Room* Location: Game Room | 1.00 / Each | \$600.00 |
| 4/[4] | UPG | XENT6F82PNSQ | Two Panel Square Knotty Alder Entry - 6'8" Stain Color: Black Walnut SW3234 | 1.00 / Each | \$550.00 |
| 5/[5] | UPG | XELECPLTNM | Platinum Electric and Low Voltage Package: Includes 4 recessed can lights, 2 switches, 1 USB outlet, Decora switches, 1 Hi-Lo, and 2 12" LED Under Cabinet Lighting Strips | 1.00 / Each | \$1,550.00 |

| Addendum Number | Document Date | Approved Buyer | Builder | Reference | Cash/Finance | Paid | NSF |
|-----------------|---------------|----------------|---------|-----------------|--------------|------|-----|
| 4/[4] | 26-Dec-2020 | Yes | Yes | Move in Package | Finance | | |

| Line | Type | Option Code | Option Description | Qty/UoM/Room | Total Price |
|-------|------|--------------|---------------------------------------|--------------|-------------|
| 1/[1] | UPG | XGDOKEYPAD | Add Wireless Entry Keypad for Garage | 1.00 / Each | \$125.00 |
| 2/[2] | UPG | XGDO1/2 | Garage Door Opener - 1/2 HP | 1.00 / Each | \$550.00 |
| 3/[3] | UPG | XBLWHPVC | Blinds - White PVC - Standard Plan | 1.00 / Each | \$1,225.00 |
| 4/[4] | UPG | XFULL5NOSCRN | 5" Gutters at 4-Sides - Standard Plan | 1.00 / Each | \$1,200.00 |

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|-----------------|---------------|----------------|---------|----------------|--------------|------|-----|
| 6/[6] | 19-Jan-2021 | Yes | Yes | Change Order 1 | Finance | | |

| Line | Type | Option Code | Option Description | Qty/UoM/Room | Total Price |
|-------|------|--------------|-----------------------------|--------------|-------------|
| 2/[2] | STD | XMBTH2LAVOPT | Owner's Bath 2nd Lav Option | 1.00 / Each | |

| Addendum Number | Document Date | Approved Buyer | Builder | Reference | Cash/Finance | Paid | NSF |
|-----------------|---------------|----------------|---------|----------------|--------------|------|-----|
| 7/[7] | 14-Apr-2021 | Yes | Yes | Change Order 2 | Finance | | |

| Line | Type | Option Code | Option Description | Qty/UoM/Room | Total Price |
|-------|------|-------------|--|--------------|-------------|
| 1/[1] | CUS | XCUSTSTRUCT | Custom Option (Structural) Brick revised from Logansport (discontinued) to Chesterfield. | 1.00 / Each | |

GATLIN CREEK

REDBUD | PLAN 2533

APPROX. 2560 SQ. FT. | 2-STORY | 4 BEDROOMS | 3 BATHROOMS | GAME ROOM | 2-BAY GARAGE
OPTIONS FOR DROP ZONE AREA, SEPARATE GARDEN TUB AND SHOWER AT OWNER'S BATH



ELEVATION A



ELEVATION B



ELEVATION C



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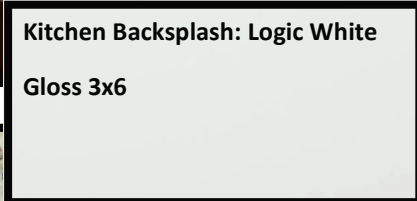
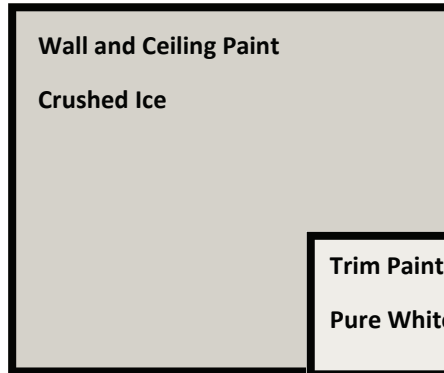
Floor Plans



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Cascade Scheme III



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COMPLETE PACKAGE

Buyers : Spec

New Home Address: 2201 Limestone Lake Dr

Plan and Elevation: Redbud/C

Email Address: _____

Contact Phone Number: _____

Cascade Package III


| | |
|--------------------------------------|--|
| Cabinets | Lexington Cappucino Brown (42" Kitchen Uppers, 36" Bathroom Vanities) |
| Kitchen Countertop | Bianco Atlantico Granite with eased edge |
| Bathroom Countertops | Venetian Marble Polar White |
| Flooring in Entry, Kitchen, Per Plan | EM Toledo Silver 17x17 Standard Level Tile, Laid Straight, Grout: Silver 27 |
| Utility and Bath Floor Tile | EM Toledo Silver 17x17 Standard Level Tile, Laid Straight, Grout: Silver 27 |
| Bathroom Wall Tile | EM Toledo Silver 13x13 Standard Level, Laid Straight, Grout: Silver 27 |
| Kitchen Backsplash | Logic 3x6 White Gloss, Laid 50% Offset, Grout: Unsanded White |
| Carpet | Shaw Angler's Edge Buff #110 Level 1 |
| Interior Door Style | Riverside |
| Wall and Ceiling Paint | Crushed Ice SW7647 |
| Interior Trim Paint | Pure White SW7005 |

Wood tile flooring option ILO of 17x17: ✓
 EMS Albero Foresta 8"x24", stagger 30%, Grout: Mapei Silver 27+ ✓

Buyer 1 Signature: _____ Date: _____

Buyer 2 Signature: _____ Date: _____

Century Representative: Randy Reyes Date: 01/02/21

| | |
|--|---------------------------------|
|  | Date: 1/2/2021 |
| | ADDRESS: 2201 Limestone Lake Dr |
| | SUBDIVISION: Gatlin Creek |
| | HOMEOWNER: Spec |
| | PLAN/ELEVATION: Redbud/C |
| | SALES COUNSELOR: Randy Reyes |

CONGRESS EXTERIOR - COLOR & FINISH SELECTIONS

MASONRY

| | | | |
|--------------|----------|--------------------------|--|
| STONE | Exterior | Cobra Stone: Cream 4,6,8 | *Masonry is per elevation - not all elevations have both stone and brick |
| STONE MORTAR | Exterior | White | |
| BRICK | Exterior | Meridian: Logansport | |
| BRICK MORTAR | Exterior | Gray | |

PAINT & STAIN - EXTERIOR

| | BRAND | COLOR | FINISH |
|---|-------------------|-----------------------------|------------|
| FASCIA: | Sherwin Williams: | Grecian Ivory SW7541 | Low Sheen |
| SOFFIT: | Sherwin Williams: | Grecian Ivory SW7541 | Low Sheen |
| STUCCO: | Sherwin Williams: | Tony Taupe SW7038 | |
| SIDING: | Sherwin Williams: | Tony Taupe SW7038 | |
| GARAGE DOOR: | Sherwin Williams: | Grecian Ivory SW7541 | Low Sheen |
| TRIM @ GARAGE DOOR: | Sherwin Williams: | Grecian Ivory SW7541 | Low Sheen |
| BACK DOOR (Ext. Side): | Sherwin Williams: | Grecian Ivory SW7541 | Low Sheen |
| EXTERIOR DOOR TRIM: | Sherwin Williams: | Grecian Ivory SW7541 | Low Sheen |
| EXTERIOR TRIM (Windows, Accent Bands, & Corners): | Sherwin Williams: | Grecian Ivory SW7541 | Low Sheen |
| FRONT DOOR PAINT (Fiberglass Only): | Sherwin Williams: | Rookwood Terra Cotta SW2803 | Semi Gloss |
| FRONT DOOR STAIN (Wood Door Only): | Sherwin Williams: | Black Walnut SW3234 | Semi Gloss |
| EXTERIOR STAIN DETAIL: | Sherwin Williams: | Harbor Mist SW3541 | Semi Gloss |

GARAGE DOOR

Garage Door: Wayne Dalton 9100 - Steel Garage Door - Insulated

Garage Door Style: Ranch

Buyer Signature: _____ Date: _____

Buyer Signature: _____ Date: _____

Century Representative Signature: Randy Reyes Date: 01/02/21



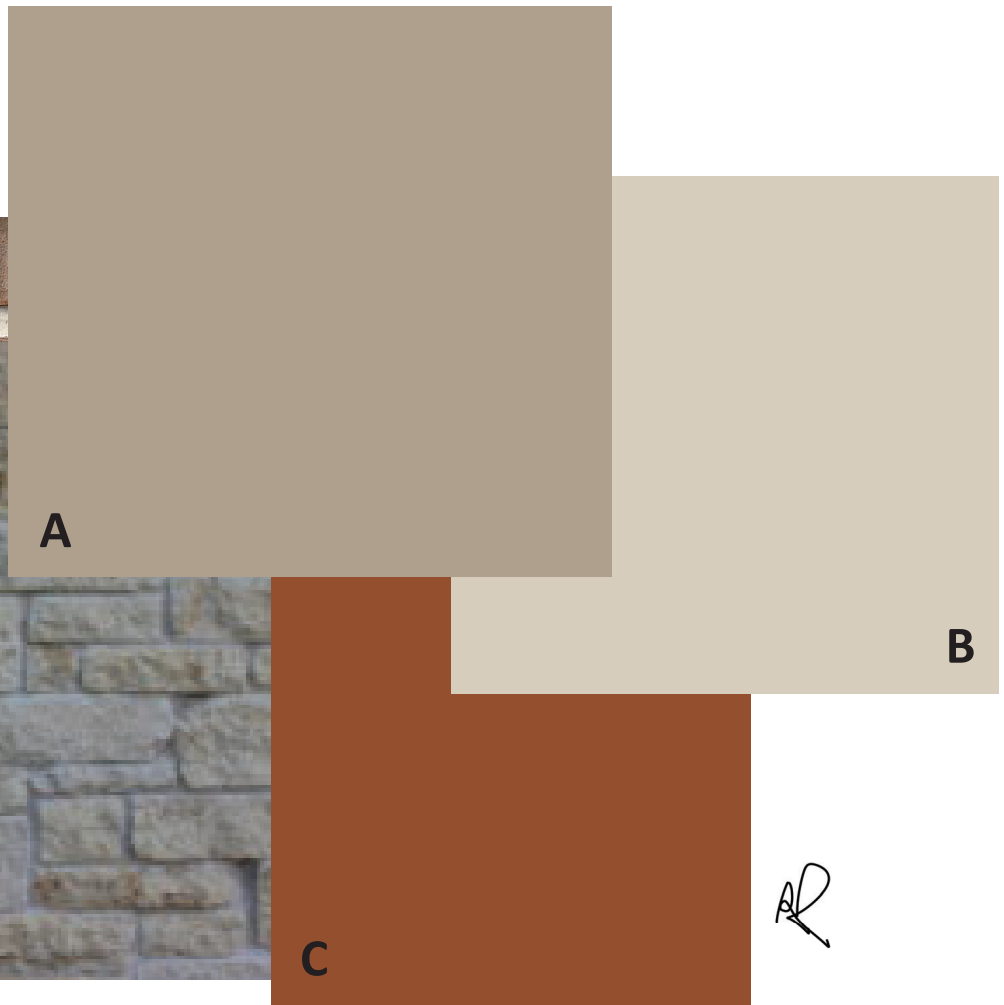


Congress Exterior Scheme

A: Tony Taupe SW7038 (Exterior Siding and Stucco)

B: Grecian Ivory SW7541 (Trim)

C: Rockwood Terra Cotta SW2803 (Front Door)



Brick: Logansport

Stone: Cream 4,6,8

A handwritten signature in black ink, appearing to be the initials "AR".

GATLIN CREEK

UTILITIES

Trash

City of Georgetown 512.930.3640

Water

Texas Water 512.259.3888

Electric

Pedernales Electric Cooperative 512.355.2131

Gas

Atmos 888.286.6700

Telephone/Cable/Internet

Suddenlink 877.794.2724

Post Office

2300 Scenic Drive 800.275.8777

AMENITIES/LOCAL AREA

- Community Dog Park for Residents
- Williams Drive Public Swimming Pool
- Wolf Ranch Shopping Center
- Georgetown's Town Square Shopping & Dining
- Boating/Hiking/Biking at Lake Georgetown
- Various nearby Golf & Country Clubs
- Short commute to Round Rock Outlets

HOMEOWNERS ASSOCIATION

Goodwin & Company 512.623.9791

Contact: Nicole Lopez

Nicole.Lopez@Goodwintx.com.

www.goodwintx.com

HOA Dues will include the following:

Landscaping, pond maintenance, community garden maintenance, and roadway maintenance to name a few.

ESTIMATED 2021 PROPERTY TAXES

| | |
|-------------------------|----------|
| City of Georgetown | 0.418000 |
| Williamson County | 0.418719 |
| Williamson County FM/RD | 0.040000 |
| Georgetown ISD | 1.307100 |

Estimated Tax Rate: 2.283819%

SCHOOLS

As residents of Gatlin Creek, your children may attend the following **Georgetown ISD** public schools:

Jo Ann Ford Elementary

210 Woodlake Drive
Georgetown, TX 78633
Phone - 512.943.5180

Douglas Benold Middle School

3407 Northwest Boulevard
Georgetown, TX 78628
Phone - 512.943.5090

Georgetown High School

2211 N Austin Avenue
Georgetown, TX 78626
Phone - 512.943.5100

EMERGENCY SERVICES

| | |
|---|--------------|
| • Georgetown Police Dept. | 512.930.3510 |
| • Georgetown Fire Dept. | 512.930.3473 |
| • St. David's Hospital | 512.943.3000 |
| • Baylor Scott & White Clinic - Georgetown Central | 512.509.9550 |



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