



CENTURY
COMMUNITIES

LOT 57B HOUSE FILE
2061 ARENDALE DR.
CRYSTAL SPRINGS - THE COVES

SAN SABA | ELEVATION C
3 BEDS | 2.5 BATHS | 2-BAY GARAGE
APPROX 1,684 SQ. FT.



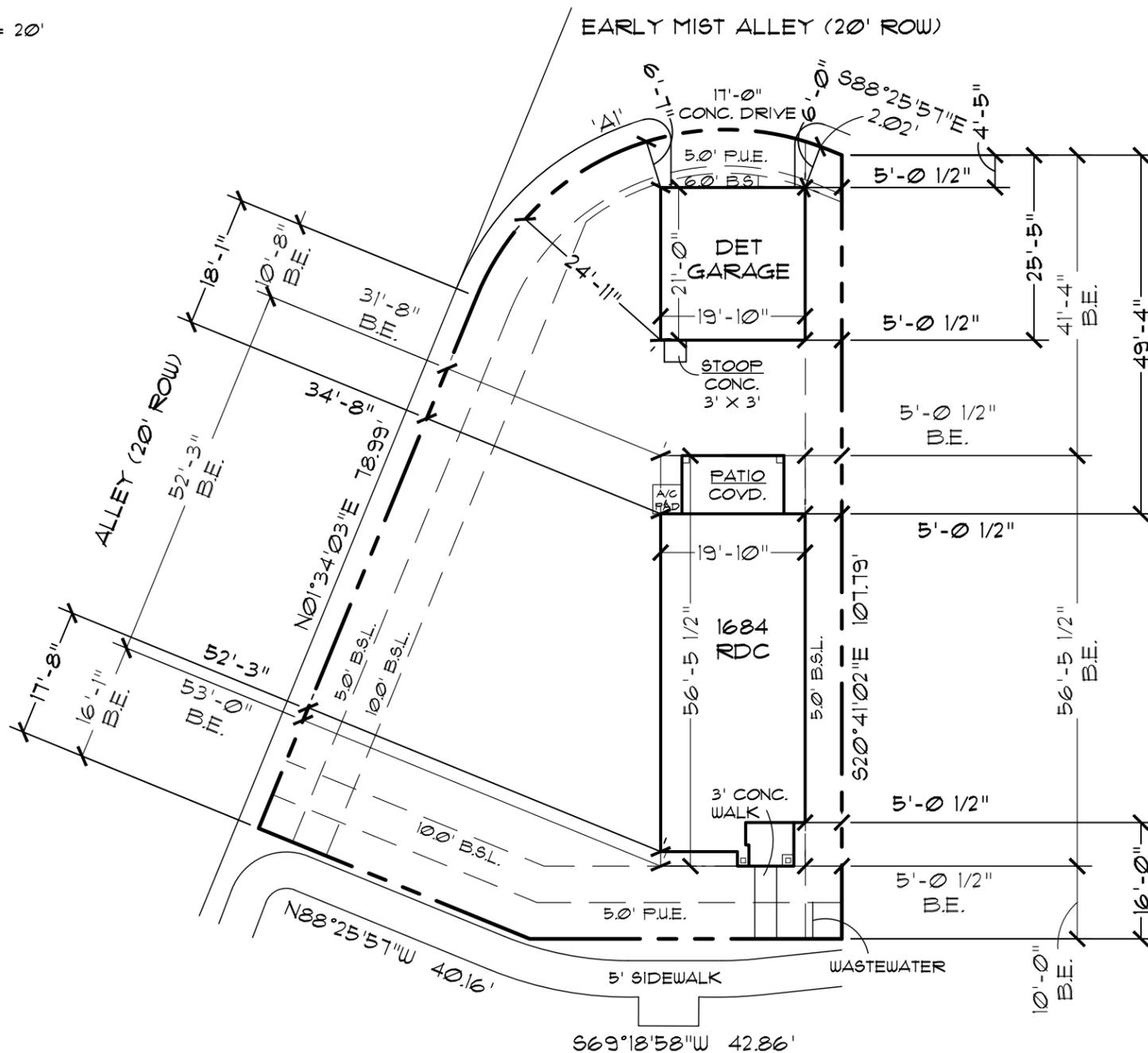
SURVEYORS TO VERIFY ALL LOT DATA.

ARC TABLE

ARC	LEN.	RAD.	CHRD. BRG.
'A'	58.12'	37.00'	N46°34'03"E



SCALE: 1 = 20'



HOA/PA/WATER/WASTEWATER & DRAINAGE EASEMENT LOT 42

Impervious Chart:	Sqft.
Front/Sides Sod:	1992.57
Rear Sod:	1269.10
City Walk:	487.52
Drive Approach:	58.65
Total Flatwork*:	730.73
House Pad:	1042.76
Detached Garage:	416.50
Patio:	0.00
Drive:	129.56
Stoop:	9.00
Conc. Walk:	30.00
A/C Pad:	16.00
Total:	1643.82
Imper. Cover:	24.87%

*Total Flatwork Includes City Walk, Drive, Conc. Walk, A/C Pad, and Patio

SITE PLAN
SHEET 1 OF 2
2061 ARENDALE DRIVE

BUILDERS REPRESENTATIVE TO VERIFY ALL LOT DATA, LOCATION OF MANHOLES, STORM SEWERS, EASEMENTS, AND OTHER INFRASTRUCTURE LOCATED ON LOT. KIPP FLORES ARCHITECTS MAKES NO REPRESENTATION AS TO THE EXISTENCE OF MANHOLES, STORM SEWERS, EASEMENTS, AND OTHER INFRASTRUCTURE LOCATED ON LOT.

LOT AREA: 6608.84 SQ. FT.

SIDEWALKS PER CITY OR SUBD. REQ.

KIPP FLORES ARCHITECTS
(512) 335-5477 fax (512) 335-5852
11776 Jollyville Rd. Suite 100
Austin, Texas 78759

REGISTERED ARCHITECT
SABAS C. FLORES
STATE OF TEXAS
73958
03/05/21

ADDRESS 2061 ARENDALE DRIVE		
LOT 57	BLK B	CITY, STATE LEANDER, TX
SUBDIVISION CRYSTAL SPRINGS PH. 2, SEC. 1		
BUILDER CENTURY COMMUNITIES	DATE 3/4/2021	

SURVEYORS TO VERIFY ALL LOT DATA.

ARC TABLE

ARC	LEN.	RAD.	CHRD. BRG.
'A1'	58.12'	37.00'	N46°34'03"E



SCALE: 1" = 20'

LANDSCAPING/TREE NOTES:

-ONE (1) TWO (2") CALIPER INCH STREET TREE SHALL BE PLANTED AT A SPACING NOT TO EXCEED THIRTY (30') FEET ALONG THE NEIGHBORHOOD STREETS WITHIN SINGLE FAMILY NEIGHBORHOODS.

-STREET TREE LOCATION SHALL MATCH TREE LOCATION AND SPECIES ON OPPOSITE SIDE OF NEIGHBORHOOD STREETS.

-TREE CALIPER IS THE TRUNK DIAMETER OF A TREE AT EIGHTEEN (18") INCHES ABOVE NATURAL GRADE PER THE COMPOSITE ZONING ORDINANCE.

-ALL PLANTS AND TREES WILL BE SELECTED FROM THE LEANDER APPROVED LIST.

-ALL NEW LANDSCAPES (NON-RESIDENTIAL AND RESIDENTIAL) ARE REQUIRED TO HAVE A MINIMUM OF 6" OF SOIL DEPTH IN AREAS PLANTED WITH TURF GRASS. THIS 6" MIN. SOIL DEPTH WILL CONSIST OF 15% SOIL BLENDED WITH 25% COMPOST. THE SOIL/COMPOST BLEND SHALL BE INCORPORATED INTO THE TOP 2" OF THE NATIVE SOIL. THE 6" DEPTH REQUIREMENT DOES NOT APPLY TO THE AREA BETWEEN THE DRIP LINE AND TRUNK OF EXIST. TREES, SHRUB BEDS OR WILDSCAPE AREAS, AREAS WITH EXISTING NATIVE VEGETATION THAT REMAIN UNDISTURBED SHALL BE EXEMPT FROM THE SOIL DEPTH PROVISION, PROVIDED THAT THE NATIVE SOIL AND VEGETATION IN SUCH AREA IS FENCED DURING CONSTRUCTION AND PROTECTED FROM DISTURBANCE AND COMPACTION DURING THE CONSTRUCTION PROCESS.

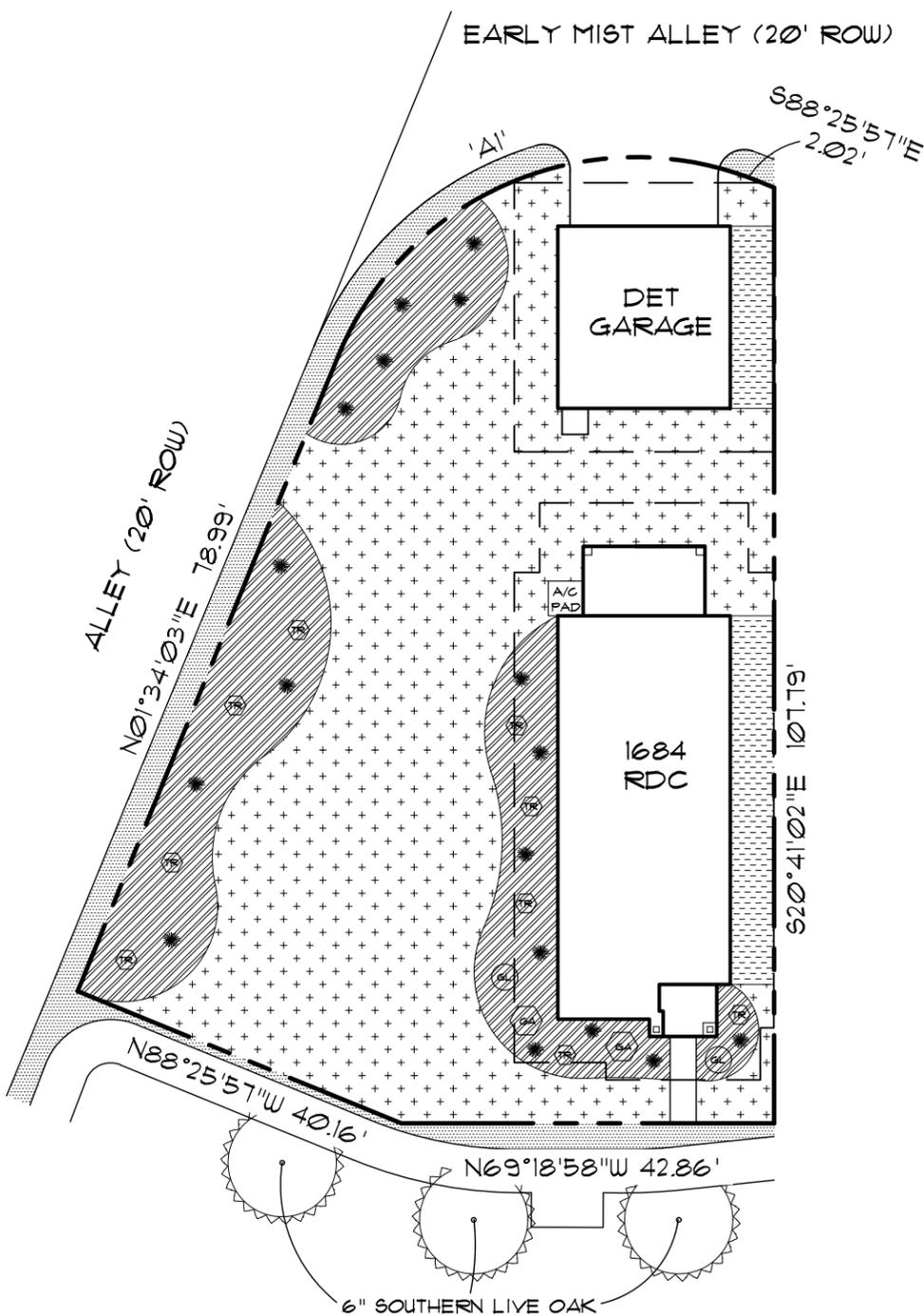
-ALL DISTURBED OR COMPACTED AREAS AND ROW SHALL BE RE-VEGETATED BY THE DEVELOPER. (MULCH IS NOT AN ACCEPTED MATERIAL FOR RE-VEGETATION OF THESE AREAS.

-NO MORE THAN 50% OF THE SAME SPECIES MAY BE PLANTED TO MEET THE TREE PLANTING REQUIREMENTS.

-NO MORE THAN 50% OF THE LOT MAY CONSIST OF NON-PLANT MATERIAL IN THE YARD AREA.

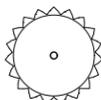
-A DISTURBANCE AREA NO LESS THAN FIVE (5') FEET FROM THE FOUNDATION NECESSARY FOR CONSTRUCTION AND GRADE TRANSITIONS SHALL BE PERMITTED.

Landscape Calculations	Sq. Ft.
Front Sod:	1992.57
Rear Sod:	1269.10
Total Sod:	3261.67
Lot Area Minus Impervious Cover:	4965.02
Sod Percent:	65.69%
River Rock Area:	319.53
Mulch Bed Area:	1383.57
Non-Plant Material Percent:	34.31%



HOA/PA/WATER/WASTEWATER & DRAINAGE EASEMENT LOT 42

SPECIES	COUNT	SIZE
SOUTHERN LIVE OAK	3	6"
GLOSSY ABELIA	2	5 gal
GOLD LANTANA	2	5 gal
GULF MUHLY	17	1 gal
TRAILING ROSEMARY	9	1 gal



2" STREET TREE PER SEC PLANNING - OVERALL PLANTING PLAN (SHEET LP-10)



CRUSHED GRANITE



TIFF 419 SOD



TEXAS HARDWOOD MULCH



RIVER ROCK



GLOSSY ABELIA (5 GAL.)



GOLD LANTANA (5 GAL.)



TRAILING ROSEMARY (1 GAL.)



GULF MUHLY (1 GAL.)

LANDSCAPE PLAN SHEET 2 OF 2
2061 ARENDALE DRIVE

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11776 Jollyville Rd. Suite 100
Austin, Texas 78759



03/05/21

ADDRESS

2061 ARENDALE DRIVE

LOT

57

BLK

B

CITY, STATE

LEANDER, TX

SUBDIVISION

CRYSTAL SPRINGS PH. 2, SEC. 1

BUILDER

CENTURY COMMUNITIES

DATE

3/4/2021

CRYSTAL SPRINGS THE COVES

SAN SABA | PLAN 1684

APPROX. 1684 SQ. FT.

2-STORY | 3-4 BEDROOMS | 2.5-3 BATHROOMS | FLEX ROOM | 2-BAY DETACHED GARAGE

OPTIONS FOR 4TH BED WITH FULL BATH 3, DUAL SINKS AT OWNER'S BATH, BALCONY, COVERED PATIO



ELEVATION A



ELEVATION B



ELEVATION C



Prices, plans, and terms are effective on the date of publication and subject to change without notice. Square footage/acreage shown is only an estimate and actual square footage/acreage will differ. Buyer should rely on his or her own evaluation of usable area. Depictions of homes or other features are artist conceptions. Hardscape, landscape, and other items shown may be decorator suggestions that are not included in the purchase price and availability may vary. ©2020 Century Communities, Inc. Rev. 01/27/2021

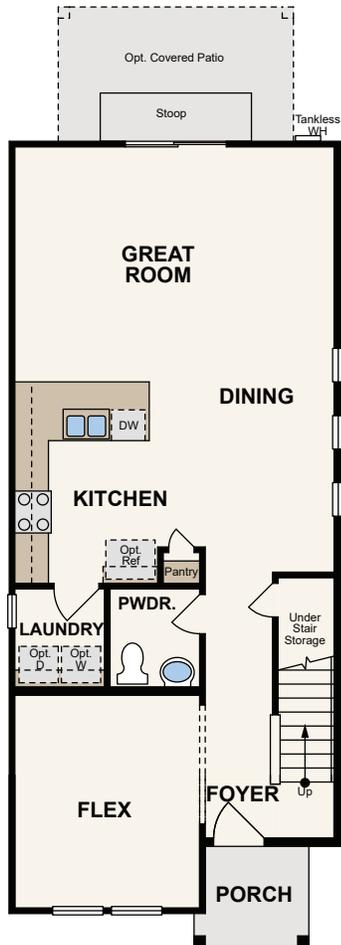
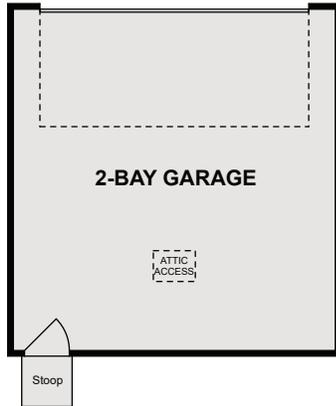
Floor Plans

SAN SABA | PLAN 1684

APPROX. 1684 SQ. FT.

2-STORY | 3-4 BEDROOMS | 2.5-3 BATHROOMS | FLEX ROOM | 2-BAY DETACHED GARAGE

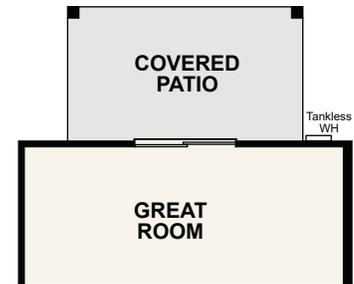
OPTIONS FOR 4TH BED WITH FULL BATH 3, DUAL SINKS AT OWNER'S BATH, BALCONY, COVERED PATIO



FIRST FLOOR



SECOND FLOOR



OPT. COVERED PATIO



OPT. BEDROOM 4 W/BATH 3



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Crystal Springs 26s

Spec Options

Lot/Address: 57B2	2061 Arendale Drive	Type: SPEC	Base House: \$339,990.00
Phase:		Release Date: 15-Oct-2020	Base Lot:
Model/Elev: San Saba () - San Saba 1684		Const. Start Date: 22-Apr-2021	Lot Premium: \$10,000.00
Swing: Right		Permit Date:	Options: \$28,075.00
		Permit No:	Total: <u>\$378,065.00</u>

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
1/[1]	28-Jan-2021	Yes	Yes	Standard Specs and Elevation	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	XCSFCRSPRING	Crystal Springs Community Specific Features Interior Scheme: Alpine Package I, Exterior Scheme: Driskill Scheme	1.00 / Each	
4/[4]	OPT	XXELEVATIONC	C Elevation	1.00 / Each	\$11,000.00

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
2/[2]	28-Jan-2021	Yes	Yes	Structural Options	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Room	Total Price
1/[1]	OPT	XCOVPATOPT	Covered Patio	1.00 / Each	\$10,000.00
2/[2]	OPT	XMBTH2LAVOPT	Owner's Bath 2nd Lav Option	1.00 / Each	\$1,200.00

Addendum Number	Document Date	Approved Buyer	Builder	Reference	Cash/Finance	Paid	NSF
3/[3]	28-Jan-2021	Yes	Yes	Deco Options	Finance		

Line	Type	Option Code	Option Description	Qty/UoM/Room	Total Price
1/[1]	UPG	XELRECAN	Additional 4 Recessed Cans with Switch *Placement Diagram Required, Please Select Room* Location: Living/Family Room	1.00 / Each	\$600.00
2/[2]	UPG	XGDO1/2	Garage Door Opener - 1/2 HP	1.00 / Each	\$550.00

Crystal Springs 26s

Spec Options

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Swing: Right		Permit Date:	Options:	\$28,075.00
		Permit No:	Total:	\$378,065.00

3/[3]	UPG	XBLWHPVC	Blinds - White PVC - Standard Plan	1.00 / Each	\$725.00
4/[4]	UPG	XFLREXTGOLD	Tile Plank in Standard and Extended Areas (ilo 17x17 tile and carpet)	1.00 / Each	\$4,000.00

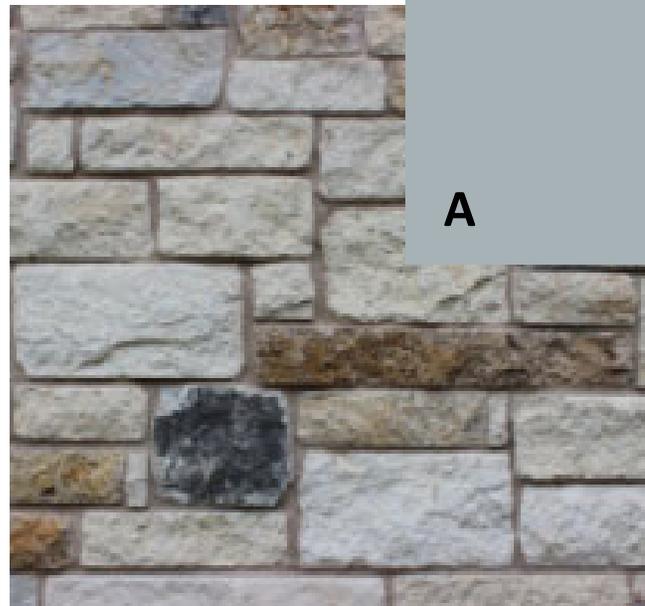


Driskill Exterior Scheme

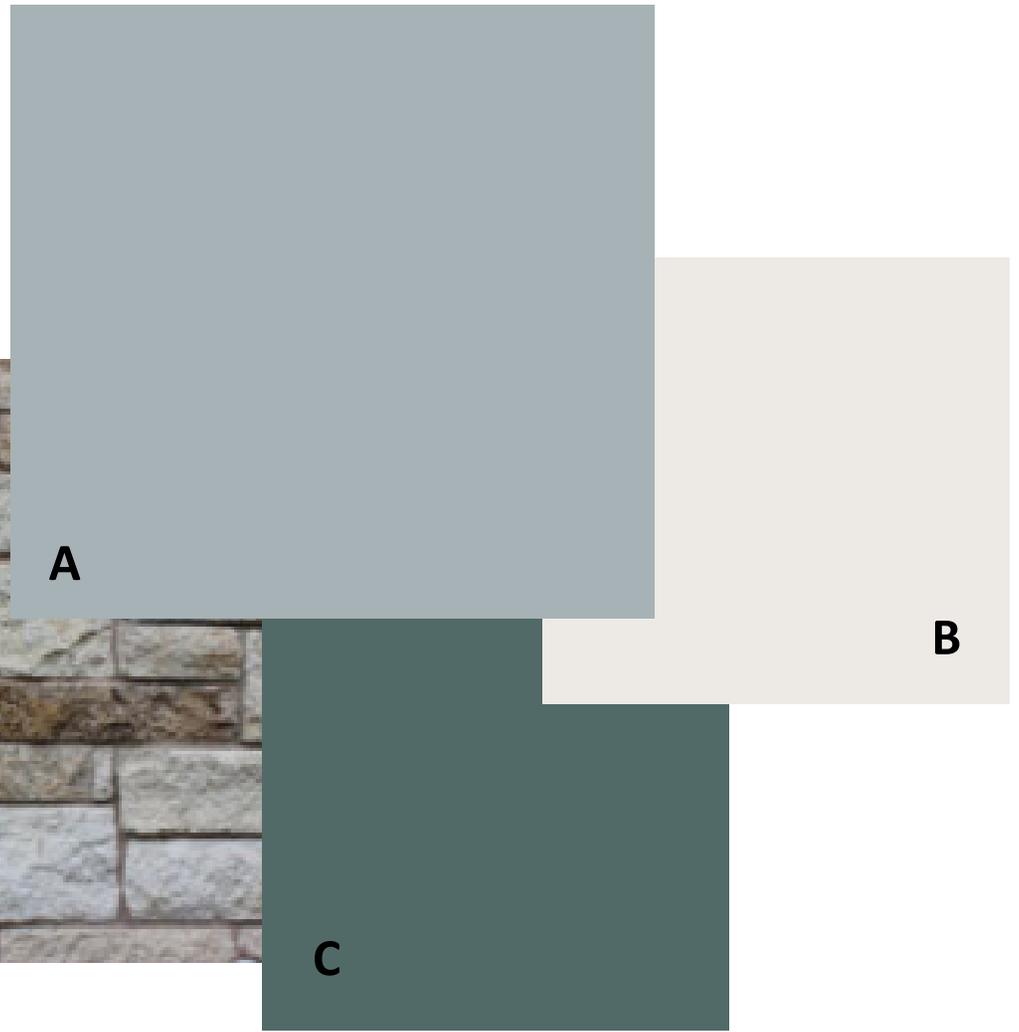
A: Stardew SW9138 (Exterior Siding)

B: Snowbound SW7004 (Trim)

C: Rockwood Sash Green SW2810 (Front Door)



Stone: Texas Mix





Date: 1/29/2021

ADDRESS: 2061 Arendale
 SUBDIVISION: Crystal Springs
 HOMEOWNER: Spec
 PLAN/ELEVATION: San Saba/C
 SALES COUNSELOR: Grant

DRISKILL EXTERIOR - COLOR & FINISH SELECTIONS

MASONRY

STONE	Exterior	Cobra Stone:	Texas Mix	*Stone selection for Elevation C only - Elevations A & B do not have stone
STONE MORTAR	Exterior	White		

PAINT & STAIN - EXTERIOR

	BRAND	COLOR	FINISH
FASCIA:	Sherwin Williams:	Snowbound SW7004	Low Sheen
SOFFIT:	Sherwin Williams:	Snowbound SW7004	Low Sheen
STUCCO:	Sherwin Williams:	N/A	
SIDING:	Sherwin Williams:	Stardew SW9138	
GARAGE DOOR:	Sherwin Williams:	Snowbound SW7004	Low Sheen
TRIM @ GARAGE DOOR:	Sherwin Williams:	Snowbound SW7004	Low Sheen
BACK DOOR (Ext. Side):	Sherwin Williams:	Snowbound SW7004	Low Sheen
EXTERIOR DOOR TRIM:	Sherwin Williams:	Snowbound SW7004	Low Sheen
EXTERIOR TRIM (Windows, Accent Bands, & Corners):	Sherwin Williams:	Snowbound SW7004	Low Sheen
FRONT DOOR PAINT (Fiberglass only):	Sherwin Williams:	Rookwood Sash Green SW2810	Semi Gloss
FRONT DOOR STAIN (Wood only):	Sherwin Williams:	Black Walnut SW3234	Semi Gloss
EXTERIOR STAIN DETAIL:	Sherwin Williams:	Charwood SW3542	Semi Gloss

GARAGE DOOR

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

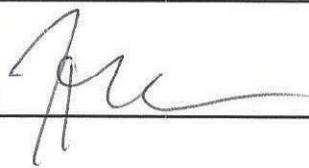
Garage Door Style: Ranch

Buyer Signature: _____

Date: _____

Buyer Signature: _____

Date: _____

Century Representative Signature:  _____

Date: 1/29/21



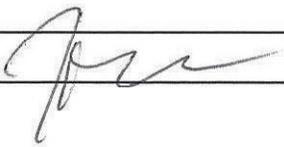
COMPLETE PACKAGE

Buyers :	Spec
New Home Address:	2061 Arendale Drive
Plan and Elevation:	San Saba/C
Email Address:	
Contact Phone Number:	

Alpine Package I

Cabinets	Lexington Snowdrift White (42" Kitchen Uppers, 36" Bathroom Vanities)
Kitchen Countertop	Sparkling White Quartz 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: Pewter 02
Utility and Bath Floor Tile	EM Toledo Silver 17x17 Standard Level Tile, Laid Straight, Grout:Pewter 02
Bathroom Wall Tile	EM Toledo Silver 13x13 Standard Level, Laid Straight, Grout:Pewter 02
Kitchen Backsplash	Logic 3x6 Gray Gloss, Laid 50% offset, Grout: Unsanded White
Carpet	Shaw Angler's Edge Buff #110 Level 1
Interior Door Style	Riverside
Wall and Ceiling Paint	Big Chill SW7648
Interior Trim Paint	Pure White SW7005

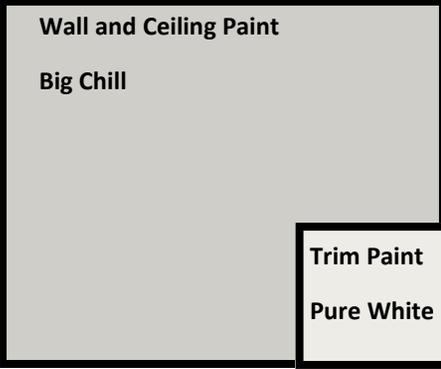
Wood tile flooring option ILO of 17x17:
EMS Albero Foresta 8"x24", stagger 30%, Grout: Mapei Silver 27+

Buyer 1 Signature:		Date:	
Buyer 2 Signature:		Date:	
Century Representative:		Date:	1/29/21

Alpine Scheme I



Cabinets
Lexington Snow Drift



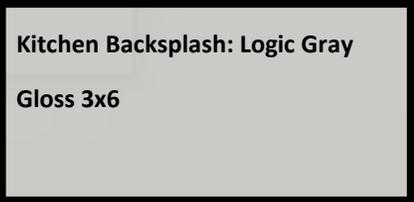
Wall and Ceiling Paint
Big Chill



Trim Paint
Pure White



Carpet
Angler's Edge Buff #110 - Level 1



Kitchen Backsplash: Logic Gray
Gloss 3x6



Kitchen Countertops:
Sparkling White



Toledo Silver
Floor Tile-17x17
Wall Tile 13x13



Wood Tile Flooring Option ILO of 17x17: EMS Albero Foresta 8"x24", Stagger 30%

CRYSTAL SPRINGS

THE COVES & THE FALLS

UTILITIES

Water and Trash

City of Leander 512.259.1142

Electric

Pedernales Electric Cooperative 888.554.4732

Gas

Atmos Energy 888.286.6700

Telephone/Cable/Internet

AT&T / U-Verse 855.509.9753

Spectrum 855.273.7629

Post Office

801 S. HWY 183 800.275.8777

AMENITIES/LOCAL AREA

- Swimming pool with tanning ledge and splash pad
- Outdoor kitchen with grill and lounge area
- Direct access to Lakewood Park with fishing pier, kayaking, dogpark, sport courts, skate park, hike & bike trails
- Cinemark Theater Cedar Park
- 1890 Ranch Shopping Center
- The Shops at Whitestone
- HEB Event Center
- Costco Wholesale and Whole Foods Market

HOMEOWNERS ASSOCIATION

Goodwin & Company 512.623.9791

Contact: Nicole Lopez

Nicole.Lopez@Goodwintx.com.

www.goodwintx.com

HOA Dues will include the following: Front and side yard maintenance, common area maintenance and repairs (landscaping, utilities, irrigation, etc.), insurance, administration, taxes, legal, and vendor contracts.

ESTIMATED 2021 PROPERTY TAXES

City of Leander	0.5368670
Williamson CO	0.0418719
Austin Community College	0.1058000
Williamson CO FM/RD	0.0400000
Leander ISD	1.4184000
Upper Brushy Cr WC&ID # 1A	0.0200000

Estimated Tax Rate: 2.539786%

CRYSTAL SPRINGS PID ESTIMATED ANNUAL ASSESSMENT INSTALLMENT

The Coves-26' Lots	\$911.23
The Falls-41' Lots	\$1,064.66

SCHOOLS

As residents of Crystal Springs, your children may attend the following **Leander ISD** public schools:

Pleasant Hill Elementary 1800 Horizon Park Blvd Leander, TX 78641 Phone - 512.570.6400	Wiley Middle School 1526 Raider Way Leander, TX 78641 Phone - 512.570.3600
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Rouse High School
1222 Raider Way
Leander, TX 78641
Phone - 512.570.2000

EMERGENCY SERVICES

• Leander Police Department	512.528.2800
• Leander Fire Department	512.528.2848
• Cedar Park Regional Emergency	512.528.7000



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