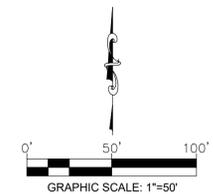


TITLE SURVEY VILLA MONTECHINO, LP

Lot 1, 2, 3 and 12, Marshall's Harbor as recorded in Document No. 200000248 Official Public Records, Travis County, Texas out of the D & W RR Survey No. 99, Abstract No. 246.

TRACT 2



In the performance of this survey the surveyor has relied upon Chicago Title Insurance Company for Title Insurance T-7, GF No. 110280-GAT74, effective date June 30, 2021, for all publicly recorded easements, restrictions and covenants considered for this survey, located or noted herein, the easements, covenants and restrictions shown in said commitment are listed below:

Tract 2: Subject to the following restrictive covenants of record itemized below: As shown and/or stated on the subdivision plat and/or documents recorded in/under Doc. Nos. 2000130749, 2001100285, 2008044894, 2008044895, 2009181394, as affected in Document Nos. 201127340, 2013018951 and 200000248, of the Official Public Records of Travis County, Texas

Schedule 'B', Item 10: Schedule 'B', Item 10:

b. Easements and building setbacks, as set out and/or shown on the plat of record in Document No. 200000248 of the Official Public Records of Travis County, Texas. Surveyor's Comment: As shown hereon.

f. Building setback line(s) as provided in restrictions of record in Document Nos. 2000130749, 2001100285, 2008044894, 2013018951 of the Official Public Records of Travis County, Texas. Surveyor's Comment: As shown hereon.

g. Easements and easement rights as set out in Document Nos. 2000130749, 2001100285, 2008044894, 2013018951 of the Official Public Records of Travis County, Texas. Surveyor's Comment: As shown hereon.

i. An electric transmission and/or distribution line easement granted to the Lower Colorado River Authority as described in Volume 649, Page 335 of the Deed Records of Travis County, Texas. Surveyor's Comment: Does not affect this tract.

j. A perpetual easement to overflow, inundate and submerge all lands lying below the 715' contour line granted to the Lower Colorado River Authority recorded in Volume 651, Page 482, of the Deed Records of Travis County, Texas. Surveyor's Comment: Does not affect this tract.

k. A perpetual easement to overflow, inundate and submerge all lands lying below the 715' contour line granted to the Lower Colorado River Authority recorded in Volume 653, Page 421, of the Deed Records of Travis County, Texas. Surveyor's Comment: Does not affect this tract.

l. An electric transmission or distribution line or system easement granted to Pedernales Electric Cooperative, Inc. as described in Volume 683, Page 153 of the Deed Records of Travis County, Texas. Surveyor's Comment: Does not affect this tract.

m. A perpetual easement to overflow, inundate and submerge all lands lying below the 715' contour line granted to the Lower Colorado River Authority recorded in Volume 684, Page 520, of the Deed Records of Travis County, Texas. Surveyor's Comment: Does not affect this tract.

n. An electric transmission or distribution line or system easement granted to Pedernales Electric Cooperative, Inc. as described in Volume 822, Page 466 of the Deed Records of Travis County, Texas. Surveyor's Comment: Blanket type for electric service - affects this tract.

o. An easement for aerial cable granted to Southwestern Bell Telephone Company by instruments recorded in Volume 2679, Page 464, as amended in Volume 4892, Page 473, of the Deed Records of Travis County, Texas. Surveyor's Comment: Does not affect this tract.

p. An easement for repeater hut granted to Southwestern Bell Telephone Company by instrument recorded in Volume 2841, Page 201, of the Real Property Records of Travis County, Texas. Surveyor's Comment: Blanket type for communication service - affects this tract.

q. An electric and/or telephone transmission or distribution line or system easement granted to Pedernales Electric Cooperative, Inc. as described in Volume 4227, Page 1623, of the Deed Records of Travis County, Texas. Surveyor's Comment: Does not affect this tract.

ee. A private roadway and utility access easement granted to Marshall's Harbor Property Owner's Association, Inc. as shown and described in Document Number 2001141522 of the Official Public Records of Travis County, Texas. Surveyor's Comment: As shown hereon.

kk. A utility easement granted to Pedernales Electric Cooperative, Inc. as described in Document No. 2008151337 of the Official Public Records of Travis County, Texas. Surveyor's Comment: Blanket type for electric service - affects this tract.

kkk. All terms, conditions and provisions of that certain Shoreline Ranch Drive Non-Exclusive Private Roadway and Utility Access Easement of record in Volume 13381, Page 2068 of the Real Property Records of Travis County, Texas. Surveyor's Comment: Does not affect this tract.

lll. All terms, conditions and provisions of that certain Connecting Road and Non-Exclusive Private Roadway and Utility Access Easement of record in Document No. 1999032489 of the Official Public Records of Travis County, Texas. Surveyor's Comment: Blanket type for private road construction - affects this tract.

All other matters under Schedule B, Item 10, do not appear to be survey matters.

"PRELIMINARY" not to be recorded or relied upon for any purpose

JEFFREY J. CURCI Registered Professional Land Surveyor No. 5516 - State of Texas

Client: Johnson Davis Touch Development LLC Date of Field Work: 10/27/2021 Field: RBond/GPatton Tech: LSerrano/MLeonardo Date Drawn: 1/5/2022 Path: Projects\Development\Projects\LasEnzonadas-21083111s\Production\Drawings\Titles\Montechino Tracts\Montechino Tract 2-LS

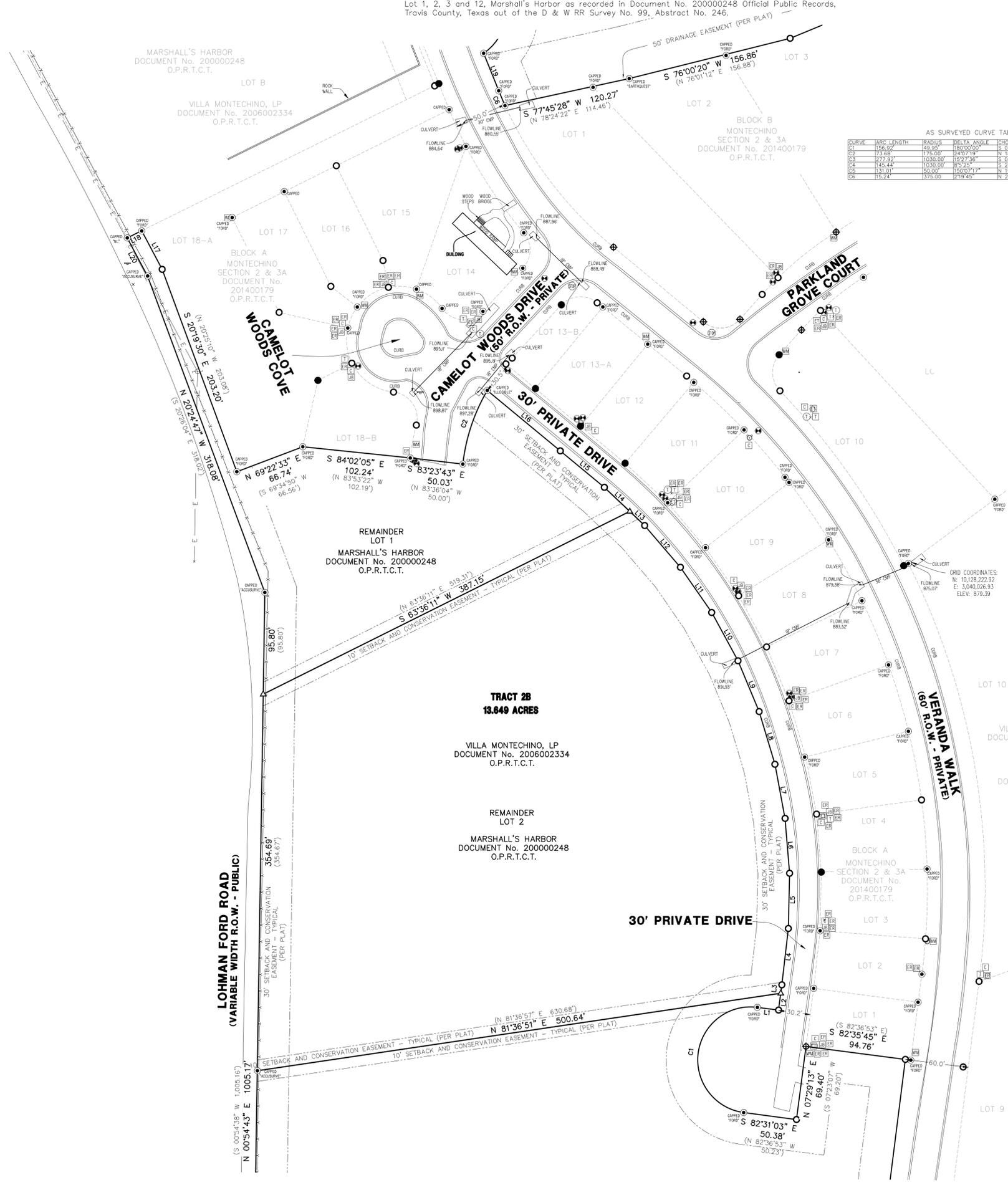
AS SURVEYED CURVE TABLE and RECORD CURVE TABLE with columns for CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH, CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH.

AS SURVEYED LINE TABLE and RECORD LINE TABLE with columns for LINE, BEARING, DISTANCE, LINK, BEARING, DISTANCE.

- Notes: 1) Surveyor makes no expressed or implied warranties as to the fee ownership of the property shown. 2) No subsurface utility investigation was performed by ATS for the benefit of this survey. 3) Directional control is based on the Texas State Plane Coordinate System, Central Zone (4203). Coordinate shown hereon are grid coordinates. Distances shown hereon have been scaled to surface values by dividing the grid values by a Combined Scale Factor of 0.9998938623.

MONUMENTS and UTILITIES legend with symbols for iron rod found, iron pipe found, iron rod found w/cap, iron rod set, nail found, nail set, cotton spindle found, calculated point, benchmark, chiseled in concrete, concrete monument, concrete monument w/disk, corrugated metal pipe, elevation, point of beginning, public records Travis County, Texas, utilities like air conditioner, gas meter, electric meter, cable riser, telephone riser, telephone cabinet, electric riser, electric transformer, underground electric vault, fire hydrant, underground cable tv vault, gas stubout, underground telephone vault, light standard, manhole, sign, sewer valve, unknown underground utility vault, underground propane tank, unknown utility stubout, irrigation control valve, wastewater cleanout, water meter, water valve, breaker box, power pole, electric junction box, drain grate/area inlet, mailbox, propane tank, guy wire, yard light, gas line marker, bollard post, stop sign.

LINE TYPES legend with symbols for building setback, easement, joinder line, overhead electric, wood fence, wire fence, metal fence, chain line fence, guard rail.



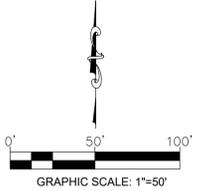
FLOOD NOTE: By graphic plotting only, this property appears to be wholly in Zone "X", as shown on the Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel No. 48453C0215J, effective date January 22, 2020



**TITLE SURVEY**  
VILLA MONTECHINO, LP

Lot 1, 2, 3 and 12, Marshall's Harbor as recorded in Document No. 200000248 Official Public Records, Travis County, Texas out of the D & W RR Survey No. 99, Abstract No. 246.

TRACT 2



LINE TYPES	
	BUILDING SETBACK
	EASEMENT
	JOINER LINE
	OVERHEAD ELECTRIC
	WOOD FENCE
	WIRE FENCE
	METAL FENCE
	CHAIN LINE FENCE
	GUARD RAIL

MONUMENTS	
	1/2" IRON ROD FOUND (OR AS NOTED)
	1/2" (I.D.) IRON PIPE FOUND (OR AS NOTED)
	1/2" IRON ROD FOUND W/CAP (AS NOTED)
	1/2" IRON ROD SET "ATS ENGINEERS"
	NAIL FOUND (TYPE NOTED)
	NAIL SET "ATS ENGINEERS"
	COTTON SPINDLE FOUND
	CALCULATED POINT
	BENCHMARK
	X" CHISELED IN CONCRETE
	CONCRETE MONUMENT
	CONCRETE MONUMENT W/DISK
	CMP CORRUGATED METAL PIPE
	ELEV ELEVATION
	P.O.B POINT OF BEGINNING
	TYPICAL PUBLIC RECORDS MARK
	O.P.R.T.C.T. COUNTY, TEXAS
UTILITIES	
	AIR CONDITIONER
	GAS METER
	ELECTRIC METER
	CABLE RISER
	TELEPHONE RISER
	TELEPHONE CABINET
	ELECTRIC RISER
	ELECTRIC TRANSFORMER
	UNDERGROUND ELECTRIC VAULT
	FIRE HYDRANT
	GAS STUBOUT / MARKER
	UNDERGROUND TELEPHONE VAULT
	LIGHT STANDARD
	MANHOLE (TYPE & SIZE ON DRAWING)
	SEPTIC
	SIGN
	SEWER VALVE
	LINK UNDERGROUND UTILITY VAULT
	UNDERGROUND PROPANE TANK
	UNKNOWN UTILITY STUBOUT
	IRRIGATION CONTROL VALVE
	WASTEWATER CLEANOUT
	WATER METER
	WATER VALVE
	BREAKER BOX
	POWER POLE
	ELECTRIC JUNCTION BOX
	DRAIN GRATE/AREA INLET
	MAIL BOX
	PROPANE TANK
	GLY WIRE
	YARD LIGHT
	GAS LINE MARKER
	BOLLARD POST
	STOP SIGN

**METES AND BOUNDS DESCRIPTION OF TRACT 2A**

A DESCRIPTION OF A 8.272 ACRE TRACT OF LAND, LOCATED IN THE D & W RAILROAD COMPANY SURVEY No. 99, ABSTRACT No. 246 OF TRAVIS COUNTY, TEXAS. SAID 8.272 ACRE TRACT, BEING A PORTION OF LOT 12, MARSHALL'S HARBOR, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, OF RECORD AS DOCUMENT No. 200000248, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS. SAID 8.272 ACRE TRACT AS SHOWN ON THE ACCOMPANYING SURVEY, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at an iron rod with cap stamped "FORD" (Grid Coordinates: N 10,128,836.07, E 3,040,199.82) found monumenting the southwest corner of said Lot 12, the southeast corner of Lot 13, the northwest corner of Lot 14, of said Marshall's Harbor, and the north corner of Lot 11, Block B, Montechino Section 2 & 3A, a subdivision of record as Document No. 201400179, Official Public Records, Travis County, Texas;

**THENCE**, with the south line of said Lot 12, and the north line of said Montechino Section 2 & 3A, the following four (4) courses:

- S 66° 52' 46" W, a distance of 120.01 feet to a 1/2 inch iron rod with cap stamped "ATS", set,
- S 67° 43' 25" W, a distance of 188.44 feet to a 1/2 inch iron rod with cap stamped "ATS", set,
- S 76° 00' 20" W, a distance of 156.86 feet to an iron rod with cap stamped "FORD", found, and
- S 77° 45' 28" W, a distance of 120.27 feet to an iron rod with cap stamped "FORD", found to monument the northwest corner of Lot 1, of said Montechino Section 2 & 3A, and the east right of way of Veranda Walk, a private right of way 50 feet in width, as shown on said Montechino Section 2 & 3A;

**THENCE**, with said east curving right of way of said Veranda Walk, the following three (3) courses:

- Along a curve to the right, an arc distance of 15.24 feet, having a radius of 375.00 feet, a central angle of 2° 19' 45", and a chord which bears N 22° 55' 39" W, a distance of 15.24 feet to an iron rod with cap stamped "FORD" found to monument a point of tangency in said east right of way of said Veranda Walk,
- N 22° 03' 45" W, a distance of 38.08 feet to an iron rod with cap stamped "FORD" found to monument a point of non-tangent curvature to the left, and
- Along said curve to the left an arc distance of 131.01 feet, having a radius of 50 feet, a central angle of 150° 07' 17", and a chord which bears N 19° 10' 34" W, a distance of 96.62 feet to a 1/2 inch iron rod with a cap stamped "ATS" set to monument the east curving right of way of said Veranda Walk, a right of way 60 feet in width from this point north, as shown on said Marshall's Harbor;

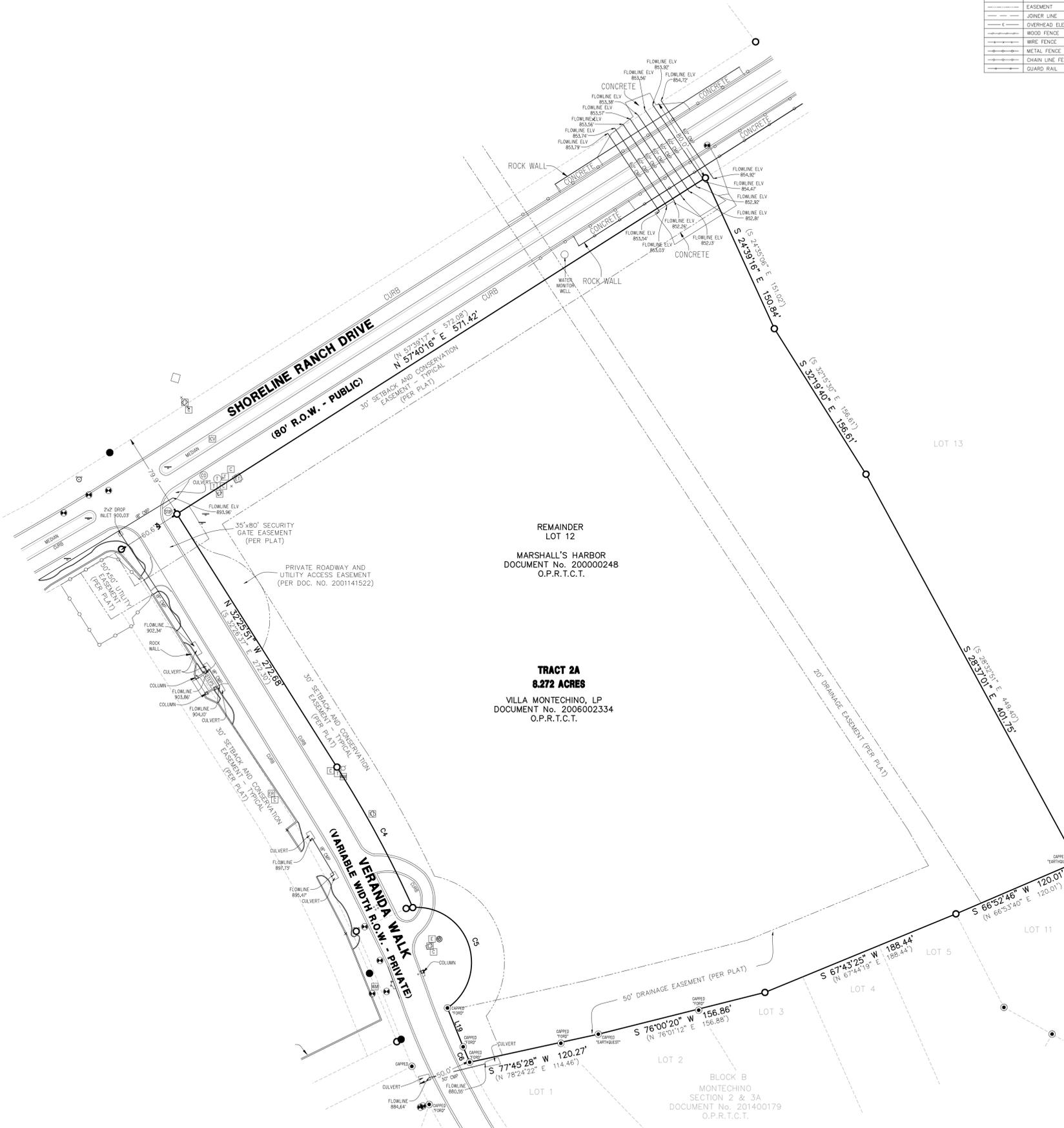
**THENCE**, with the west line of said Lot 12, the east line of said Veranda Walk, the following two (2) courses:

- Along said curving east right of way, a curve to the right, an arc distance of 145.44, having a radius of 1030.00 feet, a central angle of 8° 05' 27", and a chord which bears N 28° 27' 16" W, a distance of 145.32 feet to a 1/2 inch iron rod with cap stamped "ATS", set to monument a point of tangency, and
- N 32° 25' 51" W, a distance of 272.68 feet to a 1/2 inch iron rod stamped "ATS" set to monument the northwest corner of said Lot 12, and the intersection of said east right of way of said Veranda Walk with the south right of way of Shoreline Ranch Drive, an 80 foot wide public right of way, as shown on said Marshall's Harbor;

**THENCE**, N 57° 40' 16" E, with said south right of way of said Shoreline Ranch Drive, and the north line of said Lot 12, a distance of 571.42 feet to a 1/2 inch iron rod with cap stamped "ATS" set to monument the common north corner of said Lot 12, and said Lot 13, and said south right of way of said Shoreline Ranch Drive;

**THENCE**, departing said south right of way of said Shoreline Ranch Drive, with the common line between said Lot12, and said Lot 13, the following three (3) courses:

- S 24° 39' 16" E, a distance of 150.84 feet to a 1/2 inch iron rod with cap stamped "ATS" set,
- S 32° 19' 40" E, a distance of 156.61 feet to a 1/2 inch iron rod with cap stamped "ATS" set, and
- S 28° 37' 01" E, a distance of 401.75 feet to the **POINT OF BEGINNING** of the herein described tract and containing 8.272 acres of land, more or less.



**TRACT 2A**  
8.272 ACRES  
**P.O.B.**  
GRID COORDINATES:  
N: 10,28,836.07  
E: 3,040,199.825

REMAINDER  
LOT 12  
MARSHALL'S HARBOR  
DOCUMENT No. 200000248  
O.P.R.T.C.T.

**TRACT 2A**  
8.272 ACRES  
VILLA MONTECHINO, LP  
DOCUMENT No. 2006002334  
O.P.R.T.C.T.

BLOCK B  
MONTECHINO  
SECTION 2 & 3A  
DOCUMENT No. 201400179  
O.P.R.T.C.T.