

TITLE SURVEY
VILLA MONTECHINO, LP

Lots 1 through 9, 11 and 14, Montechino Phase One, Section One as recorded in Document No. 201300161
Official Public Records, Travis County, Texas out of the D & W RR Survey No. 99, Abstract No. 246.

Table with 2 columns: LINE TYPES and symbols for BUILDING SETBACK, EASEMENT, JOINER LINE, WOOD FENCE, WIRE FENCE, METAL FENCE, CHAIN LINE FENCE, GUARD RAIL.

Table with 2 columns: MONUMENTS and symbols for IRON ROD FOUND, (L.D.) IRON PIPE FOUND, IRON ROD FOUND W/CAP, IRON ROD SET 'ATS ENGINEERS', NAL FOUND, NAL SET 'ATS ENGINEERS', COTTON SPINDLE FOUND, CALCULATED POINT, BENCHMARK, CHISELED IN CONCRETE, CONCRETE MONUMENT, CONCRETE MONUMENT W/DISK.

Table with 2 columns: UTILITIES and symbols for 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 / MARKER, UNDERGROUND TELEPHONE VAULT, LIGHT STANDARD, MANHOLE, SEPTIC, SIGN, SEWER VALVE, UNK 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.

Table with 2 columns: UTILITIES and symbols for 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 / MARKER, UNDERGROUND TELEPHONE VAULT, LIGHT STANDARD, MANHOLE, SEPTIC, SIGN, SEWER VALVE, UNK 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.

- 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) This survey was performed without the benefit of a title commitment, therefor, agreements, easements and restrictions may exist that are not shown hereon.
4) Directional control is based on the Texas State Plane Coordinate System, Central Zone (4203).
5) 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.

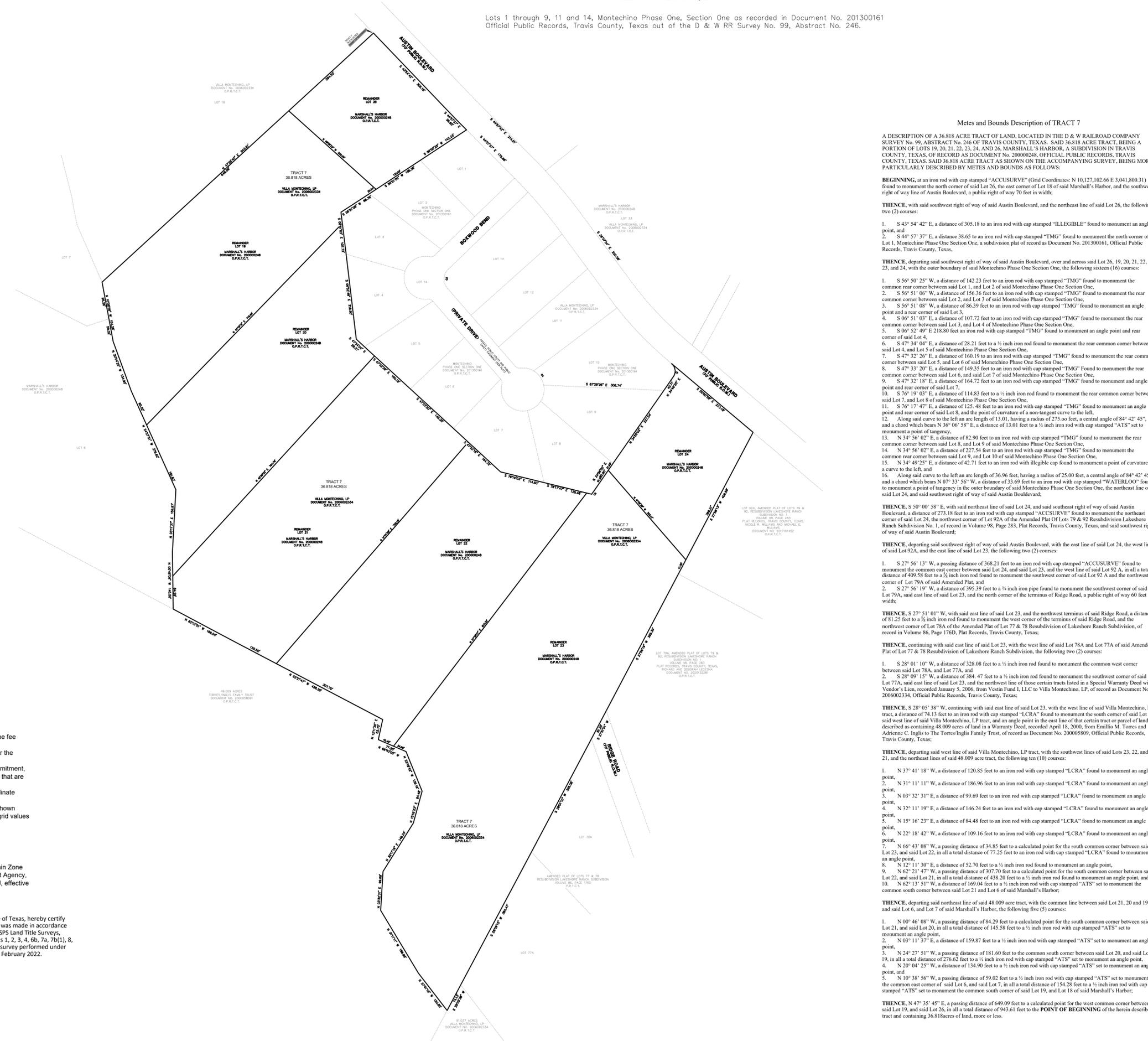
FLOOD NOTE:
By graphic plotting only, this property appears to be partially within Zone "AE" and "X", as shown on the Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel No. 48453C0215J, effective date January 22, 2020

SURVEYOR'S CERTIFICATION:
I, Jeffrey J. Curci, a Registered Professional Land Surveyor in the state of Texas, hereby certify that this survey plat is true and correct to the best of my knowledge, and in accordance with the 2021 minimum standard detail requirements for an ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6b, 7a, 7b(1), 8, 11a, 13, and 16 of Table A thereof, and is based on an on the ground survey performed under my direct supervision during the months of September 2021 through February 2022.

"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: JCurci/MLeonardo
Date Drawn: 01/11/2022
Path: \\Projects\Development\Projects\LosEnsanados-21083111s\Production\Drawings\Titles\Montechino Tracts\Montechino Tracts-TRACT 7.dwg



Metes and Bounds Description of TRACT 7

A DESCRIPTION OF A 36.818 ACRE TRACT OF LAND, LOCATED IN THE D & W RAILROAD COMPANY SURVEY No. 99, ABSTRACT No. 246 OF TRAVIS COUNTY, TEXAS. SAID 36.818 ACRE TRACT, BEING A PORTION OF LOTS 19, 20, 21, 22, 23, 24, AND 26, MARSHALL'S HARBOR, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, OF RECORD AS DOCUMENT No. 200000248, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 36.818 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 "ACCUSURVE" (Grid Coordinates: N 10,127,102.66 E 3,041,800.31) found to monument the north corner of said Lot 26, the east corner of Lot 18 of said Marshall's Harbor, and the southwest right of way line of Austin Boulevard, a public right of way 70 feet in width.

THENCE, with said southwest right of way of said Austin Boulevard, and the northeast line of said Lot 26, the following two (2) courses:

- 1. S 43° 54' 42" E, a distance of 305.18 to an iron rod with cap stamped "ILLEGIBLE" found to monument an angle point, and
2. S 44° 57' 37" E, a distance 38.65 to an iron rod with cap stamped "TMG" found to monument the north corner of Lot 1, Montechino Phase One Section One, a subdivision plat of record as Document No. 201300161, Official Public Records, Travis County, Texas.

THENCE, departing said southwest right of way of said Austin Boulevard, over and across said Lot 26, 19, 20, 21, 22, 23, and 24, with the outer boundary of said Montechino Phase One Section One, the following sixteen (16) courses:

- 1. S 56° 50' 25" W, a distance of 142.23 feet to an iron rod with cap stamped "TMG" found to monument the common rear corner between said Lot 1, and Lot 2 of said Montechino Phase One Section One.
2. S 56° 51' 06" W, a distance of 156.36 feet to an iron rod with cap stamped "TMG" found to monument the rear common corner between said Lot 2, and Lot 3 of said Montechino Phase One Section One.
3. S 56° 51' 08" W, a distance of 86.39 feet to an iron rod with cap stamped "TMG" found to monument an angle point and a rear corner of said Lot 3.
4. S 06° 51' 03" E, a distance of 107.72 feet to an iron rod with cap stamped "TMG" found to monument the rear common corner between said Lot 3, and Lot 4 of Montechino Phase One Section One.
5. S 06° 52' 49" E 218.80 feet an iron rod with cap stamped "TMG" found to monument an angle point and rear corner of said Lot 4.
6. S 47° 34' 04" E, a distance of 28.21 feet to a 1/2 inch iron rod found to monument the rear common corner between said Lot 4, and Lot 5 of said Montechino Phase One Section One.
7. S 47° 32' 26" E, a distance of 160.19 to an iron rod with cap stamped "TMG" found to monument the rear common corner between said Lot 5, and Lot 6 of said Montechino Phase One Section One.
8. S 47° 33' 20" E, a distance of 149.35 feet to an iron rod with cap stamped "TMG" found to monument the rear common corner between said Lot 6, and said Lot 7 of said Montechino Phase One Section One.
9. S 47° 32' 18" E, a distance of 164.72 feet to an iron rod with cap stamped "TMG" found to monument an angle point and rear corner of said Lot 7.
10. S 76° 19' 03" E, a distance of 114.83 feet to a 1/2 inch iron rod found to monument the rear common corner between said Lot 7, and Lot 8 of said Montechino Phase One Section One.
11. S 76° 17' 47" E, a distance of 125.48 feet to an iron rod with cap stamped "TMG" found to monument an angle point and rear corner of said Lot 8, and the point of curvature of a non-tangent curve to the left.
12. Along said curve to the left an arc length of 13.01, having a radius of 275.00 feet, a central angle of 84° 42' 45", and a chord which bears N 36° 06' 58" E, a distance of 13.01 feet to a 1/2 inch iron rod with cap stamped "ATS" set to monument a point of tangency.
13. N 34° 56' 02" E, a distance of 82.90 feet to an iron rod with cap stamped "TMG" found to monument the rear common corner between said Lot 8, and Lot 9 of said Montechino Phase One Section One.
14. N 34° 56' 02" E, a distance of 227.54 feet to an iron rod with cap stamped "TMG" found to monument the common rear corner between said Lot 9, and Lot 10 of said Montechino Phase One Section One.
15. N 34° 49' 25" E, a distance of 42.71 feet to an iron rod with cap stamped "TMG" found to monument a point of curvature of a curve to the left, and
16. Along said curve to the left an arc length of 36.96 feet, having a radius of 25.00 feet, a central angle of 84° 42' 45", and a chord which bears N 07° 33' 56" W, a distance of 33.69 feet to an iron rod with cap stamped "WATERLOO" found to monument a point of tangency in the outer boundary of said Montechino Phase One Section One, the northeast line of said Lot 24, and said southwest right of way of said Austin Boulevard.

THENCE, S 50° 00' 58" E, with said northeast line of said Lot 24, and said southeast right of way of said Austin Boulevard, a distance of 273.18 feet to an iron rod with cap stamped "ACCUSURVE" found to monument the northeast corner of said Lot 24, the northwest corner of Lot 92A of the Amended Plat of Lots 79 & 92 Re subdivision Lakeshore Ranch Subdivision No. 1, of record in Volume 98, Page 283, Plat Records, Travis County, Texas, and said southwest right of way of said Austin Boulevard;

THENCE, departing said southwest right of way of said Austin Boulevard, with the east line of said Lot 24, the west line of said Lot 92A, and the east line of said Lot 23, the following two (2) courses:

- 1. S 27° 56' 13" W, a passing distance of 368.21 feet to an iron rod with cap stamped "ACCUSURVE" found to monument the common east corner between said Lot 24, and said Lot 23, and the west line of said Lot 92 A, in all a total distance of 409.58 feet to a 1/2 inch iron rod found to monument the southwest corner of said Lot 92 A and the northwest corner of Lot 79A of said Amended Plat, and
2. S 27° 56' 19" W, a distance of 395.59 feet to a 1/2 inch iron pipe found to monument the southwest corner of said Lot 79A, said east line of said Lot 23, and the north corner of the terminus of Ridge Road, a public right of way 60 feet in width;

THENCE, S 27° 51' 01" W, with said east line of said Lot 23, and the northwest terminus of said Ridge Road, a distance of 81.25 feet to a 1/2 inch iron rod found to monument the west corner of the terminus of said Ridge Road, and the northwest corner of Lot 78A of the Amended Plat of Lot 77 & 78 Re subdivision of Lakeshore Ranch Subdivision, of record in Volume 86, Page 176D, Plat Records, Travis County, Texas;

THENCE, continuing with said east line of said Lot 23, with the west line of said Lot 78A and Lot 77A of said Amended Plat of Lot 77 & 78 Re subdivision of Lakeshore Ranch Subdivision, the following two (2) courses:

- 1. S 28° 01' 10" W, a distance of 328.08 feet to a 1/2 inch iron rod found to monument the common west corner between said Lot 78A, and Lot 77A, and
2. S 28° 09' 15" W, a distance of 384.47 feet to a 1/2 inch iron rod found to monument the southwest corner of said Lot 77A, said east line of said Lot 23, and the northwest line of those certain tracts listed in a Special Warranty Deed with Vendor's Lien, recorded January 5, 2006, from Vestin Fund I, LLC to Villa Montechino, LP, of record as Document No. 2000002334, Official Public Records, Travis County, Texas;

THENCE, S 28° 05' 38" W, continuing with said east line of said Lot 23, with the west line of said Villa Montechino, LP tract, a distance of 74.13 feet to an iron rod with cap stamped "LCRA" found to monument the south corner of said Lot 23, said west line of said Villa Montechino, LP tract, and an angle point in the east line of that certain tract or parcel of land described as containing 48.009 acres of land in a Warranty Deed, recorded April 18, 2000, from Emilio M. Torres and Adrienne C. Inglis to The Torres-Inglis Family Trust, of record as Document No. 200005809, Official Public Records, Travis County, Texas;

THENCE, departing said west line of said Villa Montechino, LP tract, with the southwest lines of said Lots 23, 22, and 21, and the northeast lines of said 48.009 acre tract, the following ten (10) courses:

- 1. N 37° 41' 18" W, a distance of 120.85 feet to an iron rod with cap stamped "LCRA" found to monument an angle point,
2. N 31° 11' 11" W, a distance of 186.96 feet to an iron rod with cap stamped "LCRA" found to monument an angle point,
3. N 03° 32' 31" E, a distance of 99.69 feet to an iron rod with cap stamped "LCRA" found to monument an angle point,
4. N 32° 11' 19" E, a distance of 146.24 feet to an iron rod with cap stamped "LCRA" found to monument an angle point,
5. N 15° 16' 23" E, a distance of 84.48 feet to an iron rod with cap stamped "LCRA" found to monument an angle point,
6. N 22° 18' 42" W, a distance of 109.16 feet to an iron rod with cap stamped "LCRA" found to monument an angle point,
7. N 66° 43' 08" W, a passing distance of 34.85 feet to a calculated point for the south common corner between said Lot 23, and said Lot 22, in all a total distance of 77.25 feet to an iron rod with cap stamped "LCRA" found to monument an angle point,
8. N 12° 11' 30" E, a distance of 52.70 feet to a 1/2 inch iron rod found to monument an angle point,
9. N 62° 21' 47" W, a passing distance of 307.70 feet to a calculated point for the south common corner between said Lot 22, and said Lot 21, in all a total distance of 438.20 feet to a 1/2 inch iron rod found to monument an angle point, and
10. N 62° 13' 51" W, a distance of 169.04 feet to a 1/2 inch iron rod with cap stamped "ATS" set to monument the common south corner between said Lot 21 and Lot 6 of said Marshall's Harbor.

THENCE, departing said northeast line of said 48.009 acre tract, with the common line between said Lot 21, 20 and 19 and said Lot 6, and Lot 7 of said Marshall's Harbor, the following five (5) courses:

- 1. N 00° 46' 08" W, a passing distance of 84.29 feet to a calculated point for the south common corner between said Lot 21, and said Lot 20, in all a total distance of 145.58 feet to a 1/2 inch iron rod with cap stamped "ATS" set to monument an angle point,
2. N 03° 11' 37" E, a distance of 159.87 feet to a 1/2 inch iron rod with cap stamped "ATS" set to monument an angle point,
3. N 24° 27' 51" W, a passing distance of 181.60 feet to the common south corner between said Lot 20, and said Lot 19, in all a total distance of 276.62 feet to a 1/2 inch iron rod with cap stamped "ATS" set to monument an angle point,
4. N 20° 04' 25" W, a distance of 134.90 feet to a 1/2 inch iron rod with cap stamped "ATS" set to monument an angle point, and
5. N 0° 38' 56" W, a passing distance of 59.02 feet to a 1/2 inch iron rod with cap stamped "ATS" set to monument the common east corner of said Lot 6, and said Lot 7, in all a total distance of 154.28 feet to a 1/2 inch iron rod with cap stamped "ATS" set to monument the common south corner of said Lot 19, and Lot 18 of said Marshall's Harbor;

THENCE, N 47° 35' 45" E, a passing distance of 649.09 feet to a calculated point for the west common corner between said Lot 19, and said Lot 26, in all a total distance of 943.61 feet to the POINT OF BEGINNING of the herein described tract and containing 36.818 acres of land, more or less.

In the performance of this survey the surveyor has relied upon Chicago Title Insurance Company Commitment 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:

Subject to the following restrictive covenants of record itemized below:
As shown and/or stated on Volume 12952, Page 220, of the Real Property Records of Travis County, Texas, Document Nos. 2000130749, 2001100285, 2008044894, 2008044898, 2009181394, as affected by Document No. 2012127340, 2013018951 of the Official Public Records of Travis County, Texas, and on the Plats of record in Document Nos. 200000248 and 201300161, of the Official Public Records of Travis County, Texas.

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.

cc. A 20' easement strip for the purpose of passage and use by the public for public sports and amusements as reserved in Volume 12952, Page 220, of the Real Property Records of Travis County, Texas.
Surveyor's Comment: As shown hereon.

dd. A reservation of the right to vary the level, temperature, or quality of rivers, tributaries, and lakes, and the right and privilege to store and impound water on and inundate with water portions of the subject property, as reserved in Volume 12952, Page 220, of the Real Property Records of Travis County, Texas.
Surveyor's Comment: Affects this tract.

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 lot.

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.

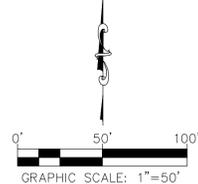
All other matters under Schedule B, Item 10, do not appear to be survey matters.



TITLE SURVEY

VILLA MONTECHINO, LP

Lots 1 through 9, 11 and 14, Montechino Phase One, Section One as recorded in Document No. 201300161 Official Public Records, Travis County, Texas out of the D & W RR Survey No. 99, Abstract No. 246.



LINE TYPES	
---	BUILDING SETBACK
---	EASEMENT
---	ZONER LINE
---	WOOD FENCE
---	WIRE FENCE
---	METAL FENCE
---	CHAIN LINE FENCE
---	GUARD RAIL

MONUMENTS	
●	1/2" IRON ROD FOUND (OR AS NOTED)
○	1/2" (O.D.) IRON PIPE FOUND (OR AS NOTED)
○	IRON ROD FOUND W/CAP (AS NOTED)
○	1/2" IRON ROD SET "ATS ENGINEERS"
○	NAIL FOUND (PIPE NOTED)
○	NAIL SET "ATS ENGINEERS"
○	COTTON SPINDLE FOUND
○	CALCULATED POINT
○	BENCHMARK
○	"X" CHISELED IN CONCRETE
○	CONCRETE MONUMENT
○	CONCRETE MONUMENT W/DISK

P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS

UTILITIES	
A	AIR CONDITIONER
G	GAS METER
E	ELECTRIC METER
C	CABLE RISER
T	TELEPHONE RISER
TCB	TELEPHONE CABINET
ER	ELECTRIC RISER
ET	ELECTRIC TRANSFORMER
EV	UNDERGROUND ELECTRIC VAULT
FH	FIRE HYDRANT
UCV	UNDERGROUND CABLE TV VAULT
GS	GAS STUBOUT / MARKER
UTV	UNDERGROUND TELEPHONE VAULT
LS	LIGHT STANDARD
M	MANHOLE (TYPE & SIZE ON DRAWING)
S	SEPTIC
SI	SIGN
SV	SEWER VALVE
UUV	UNK UNDERGROUND UTILITY VAULT
UP	UNDERGROUND PROPANE TANK
US	UNKNOWN UTILITY STUBOUT
ICV	IRRIGATION CONTROL VALVE
WC	WASTEWATER CLEANOUT
WM	WATER METER
WV	WATER VALVE
BR	BREAKER BOX
PR	POWER POLE
ELB	ELECTRIC JUNCTION BOX
D	DRAIN GRATE/AREA INLET
MB	MAILBOX
P	PROPANE TANK
GW	GUY WIRE
YL	YARD LIGHT
GLM	GAS LINE MARKER
B	BOLLARD POST
SS	STOP SIGN



Client: Johnson Davis Touch Development LLC
Date of Field Work: 10/27/2021
Field: RBond/GPatton
Tech: JCurci/MLeonardo
Date Drawn: 01/11/2022
Path: \\Projects\Development\Projects\LosAnosados-21083111s\Production\Drawings\Titles\Montechino Tracts\Montechino Tracts-TRACT 7.dwg

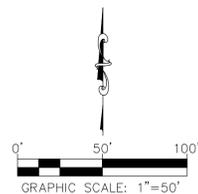
ATS Engineers & Surveyors
www.ats-engineers.com
TBLRS FIRM REG. #10126000
4810 West Hwy 290
AUSTIN, TEXAS 78726
(512) 328-8986
FAX: (512) 328-6698

TITLE SURVEY

VILLA MONTECHINO, LP

Lots 1 through 9, 11 and 14, Montechino Phase One, Section One as recorded in Document No. 201300161 Official Public Records, Travis County, Texas out of the D & W RR Survey No. 99, Abstract No. 246.

TRACT 7



LINE TYPES	
---	BUILDING SETBACK
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---	METAL FENCE
---	CHAIN LINE FENCE
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MONUMENTS	
●	1/2" IRON ROD FOUND (OR AS NOTED)
○	3/4" (O.D.) IRON PIPE FOUND (OR AS NOTED)
○	IRON ROD FOUND W/CAP (AS NOTED)
○	1/2" IRON ROD SET "ATS ENGINEERS"
○	NAIL FOUND (PIPE NOTED)
○	NAIL SET "ATS ENGINEERS"
○	COTTON SPINDLE FOUND
△	CALCULATED POINT
△	BENCHMARK
△	"X" CHISELED IN CONCRETE
■	CONCRETE MONUMENT
■	CONCRETE MONUMENT W/DISK

P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS

UTILITIES	
A	AIR CONDITIONER
G	GAS METER
E	ELECTRIC METER
C	CABLE RISER
T	TELEPHONE RISER
TC	TELEPHONE CABINET
ER	ELECTRIC RISER
ET	ELECTRIC TRANSFORMER
EVLT	UNDERGROUND ELECTRIC VAULT
F	FIRE HYDRANT
EVLT	UNDERGROUND CABLE TV VAULT
GS	GAS STUBOUT / MARKER
EVLT	UNDERGROUND TELEPHONE VAULT
LS	LIGHT STANDARD
M	MANHOLE (TYPE & SIZE ON DRAWING)
S	SEPTIC
SI	SIGN
SV	SEWER VALVE
UVLT	UNK UNDERGROUND UTILITY VAULT
UT	UNDERGROUND PROPANE TANK
US	UNKNOWN UTILITY STUBOUT
IV	IRRIGATION CONTROL VALVE
WC	WASTEWATER CLEANOUT
WM	WATER METER
WV	WATER VALVE
BS	BREAKER BOX
PR	POWER POLE
EL	ELECTRIC JUNCTION BOX
DI	DRAIN GRATE/AREA INLET
MB	MAILBOX
P	PROPANE TANK
GW	GUY WIRE
YL	YARD LIGHT
GS	GAS LINE MARKER
BP	BOLLARD POST
SS	STOP SIGN

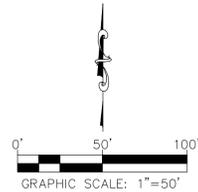


AS SURVEYED CURVE TABLE						RECORD CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	18.96'	25.00'	84.24°	N 07°34'58" W	13.89'	C1	17.05'	25.00'	127.00°	N 07°34'58" W	13.89'
C2	13.07'	22.00'	74.22°	N 46°30'58" E	13.07'	C2	13.07'	22.00'	127.00°	N 36°16'30" E	13.07'

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VILLA MONTECHINO, LP

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LINE TYPES	
	BUILDING SETBACK
	EASEMENT
	ZONER LINE
	WOOD FENCE
	WIRE FENCE
	METAL FENCE
	CHAIN LINE FENCE
	GUARD RAIL

MONUMENTS	
	1/2" IRON ROD FOUND (OR AS NOTED)
	3/4" (D.I.) IRON PIPE FOUND (OR AS NOTED)
	IRON ROD FOUND W/CAP (AS NOTED)
	1/2" IRON ROD SET "ATS ENGINEERS"
	NAIL FOUND (PIPE NOTED)
	NAIL SET "ATS ENGINEERS"
	COTTON SPINDLE FOUND
	CALCULATED POINT
	BENCHMARK
	"X" CHISELED IN CONCRETE
	CONCRETE MONUMENT
	CONCRETE MONUMENT W/DISK

P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS

UTILITIES	
	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 / MARKER
	UNDERGROUND TELEPHONE VAULT
	LIGHT STANDARD
	MANHOLE (TYPE & SIZE ON DRAWING)
	SEPTIC
	SIGN
	SEWER VALVE
	UNK 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



REMAINDER LOT 20
MARSHALL'S HARBOR
DOCUMENT No. 20000248
O.P.R.T.C.T.

TRACT 7
36.818 ACRES
VILLA MONTECHINO, LP
DOCUMENT No. 2006002334
O.P.R.T.C.T.

REMAINDER LOT 21
MARSHALL'S HARBOR
DOCUMENT No. 20000248
O.P.R.T.C.T.

REMAINDER LOT 22
MARSHALL'S HARBOR
DOCUMENT No. 20000248
O.P.R.T.C.T.

TRACT 7
36.818 ACRES
VILLA MONTECHINO, LP
DOCUMENT No. 2006002334
O.P.R.T.C.T.

REMAINDER LOT 23
MARSHALL'S HARBOR
DOCUMENT No. 20000248
O.P.R.T.C.T.

REMAINDER LOT 24
MARSHALL'S HARBOR
DOCUMENT No. 20000248
O.P.R.T.C.T.

LOT 79A, AMENDED PLAT OF LOTS 79 & 92, RESUBDIVISION LAKESHORE RANCH SUBDIVISION NO. 1 VOLUME 98, PAGE 283 PLAT RECORDS, TRAVIS COUNTY, TEXAS, RICHARD AND DEBORAH LEDESMA DOCUMENT NO. 2020132281 O.P.R.T.C.T.

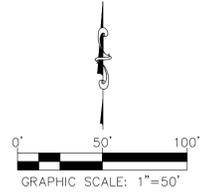
LOT 92A, AMENDED PLAT OF LOTS 79 & 92, RESUBDIVISION LAKESHORE RANCH SUBDIVISION NO. 1 VOLUME 98, PAGE 283 PLAT RECORDS, TRAVIS COUNTY, TEXAS, NICOLE R. WILLIAMS AND MICHAEL E. WILLIAMS DOCUMENT NO. 2017161452 O.P.R.T.C.T.

TITLE SURVEY

VILLA MONTECHINO, LP

TRACT 7

Lots 1 through 9, 11 and 14, Montechino Phase One, Section One as recorded in Document No. 201300161
Official Public Records, Travis County, Texas out of the D & W RR Survey No. 99, Abstract No. 246.



LINE TYPES	
---	BUILDING SETBACK
---	EASEMENT
---	ZONER LINE
---	WOOD FENCE
---	WIRE FENCE
---	METAL FENCE
---	CHAIN LINE FENCE
---	GUARD RAIL

MONUMENTS	
●	1/2" IRON ROD FOUND (OR AS NOTED)
○	3/4" (O.D.) IRON PIPE FOUND (OR AS NOTED)
⊙	IRON ROD FOUND W/CAP (AS NOTED)
⊕	1/2" IRON ROD SET "ATS ENGINEERS"
⊕	NAIL FOUND (PIPE NOTED)
⊕	NAIL SET "ATS ENGINEERS"
⊕	COTTON SPINDLE FOUND
△	CALCULATED POINT
⊕	BENCHMARK
⊕	"X" CHISELED IN CONCRETE
■	CONCRETE MONUMENT
■	CONCRETE MONUMENT W/DISK

UTILITIES	
A	AIR CONDITIONER
G	GAS METER
E	ELECTRIC METER
C	CABLE RISER
T	TELEPHONE RISER
TC	TELEPHONE CABINET
ER	ELECTRIC RISER
ET	ELECTRIC TRANSFORMER
EV	UNDERGROUND ELECTRIC VAULT
OH	FIRE HYDRANT
CV	UNDERGROUND CABLE TV VAULT
ST	GAS STUBOUT / MARKER
TV	UNDERGROUND TELEPHONE VAULT
LS	LIGHT STANDARD
M	MANHOLE (TYPE & SIZE ON DRAWING)
S	SEPTIC
SI	SIGN
SV	SEWER VALVE
UV	UNK UNDERGROUND UTILITY VAULT
PT	UNDERGROUND PROPANE TANK
US	UNKNOWN UTILITY STUBOUT
ICV	IRRIGATION CONTROL VALVE
WC	WASTEWATER CLEANOUT
WM	WATER METER
WV	WATER VALVE
BS	BREAKER BOX
PO	POWER POLE
EL	ELECTRIC JUNCTION BOX
DI	DRAIN GRATE/AREA INLET
MB	MAILBOX
PT	PROPANE TANK
GW	GUY WIRE
YL	YARD LIGHT
GL	GAS LINE MARKER
BP	BOLLARD POST
SS	STOP SIGN

48.009 ACRES
TORRES/INGLIS FAMILY TRUST
DOCUMENT NO. 2000058091
O.P.R.T.C.T.

TRACT 7
36.818 ACRES
VILLA MONTECHINO, LP
DOCUMENT NO. 2006002334
O.P.R.T.C.T.

REMAINDER
LOT 23

MARSHALL'S HARBOR
DOCUMENT NO. 200000248
O.P.R.T.C.T.

LOT 79A, AMENDED PLAT OF LOTS 79 &
92, RESUBDIVISION LAKESHORE RANCH
SUBDIVISION NO. 1
VOLUME 98, PAGE 283
PLAT RECORDS, TRAVIS COUNTY, TEXAS,
RICHARD AND DEBORAH LEDESMA
DOCUMENT NO. 2020132281
O.P.R.T.C.T.

AMENDED PLAT OF LOTS 77 & 78
RESUBDIVISION LAKESHORE RANCH SUBDIVISION
VOLUME 86, PAGE 176D
P.R.T.C.T.

