

TITLE SURVEY
VILLA MONTECHINO, LP
TRACT 4

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.

Legal description of land:

TRACT 4:
Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, and 14, Block 1, of MONTECHINO PHASE ONE SECTION ONE, a subdivision in Travis County, Texas, according to the map or plat of record in Document Number 201300161 of the Official Public Records of Travis County, Texas

TRACT 4
7.780 ACRES

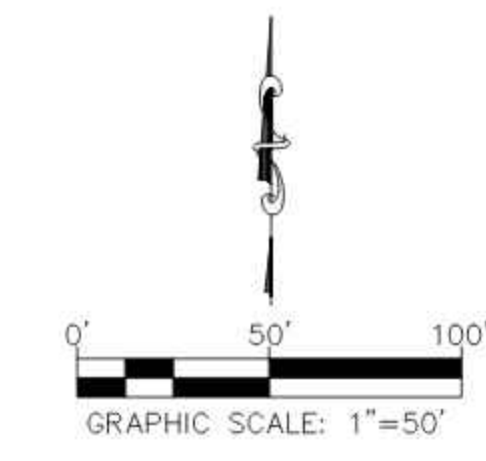


Table with 2 columns: LINE TYPES and symbols. Includes Building Setback, Easement, Zoning Line, Wood Fence, Wire Fence, Metal Fence, Chain Line Fence, and Overhead Electric.

Table with 2 columns: MONUMENTS and symbols. Includes Iron Rod Found, D.I. Iron Pipe Found, Iron Rod Found w/Cap, Nail Found, Cotton Spindle Found, Calculated Point, Benchmark, Chiseled in Concrete, Concrete Monument, and Concrete Monument w/Disk.

Table with 2 columns: UTILITIES and symbols. Includes 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 Struckoff Marker, Underground Telephone Vault, Light Standard, Manhole, Septic, Sewer Valve, Unknown Underground Utility Vault, Underground Propane Tank, Unknown Utility Struckoff, 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, and Stop Sign.

AS SURVEYED CURVE TABLE and RECORD CURVE TABLE. Columns include CURVE, ARC LENGTH, BEARING, DELTA ANGLE, CHORD BEARING, CHORD LENGTH, and RECORD values.

LOT AREA TABLE. Columns include LOT, AS-SURVEYED, and RECORD. Lists areas for lots 1 through 14.

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 Document No. 2000130749, 2001100285, 2008044894, 2008044896, 2009181394, as affected by Document No. 2012127340, 2013018951 of the Official Public Records of Travis County, Texas, and on the Plat of record in Document No. 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.
c. Easements and building setbacks, as set out and/or shown on the plat of record in Document No. 201300161 of the Official Public Records of Travis County, Texas.
d. Easements and building setbacks, as set out and/or shown on the plat of record in Document No. 201300161 of the Official Public Records of Travis County, Texas.
e. Easements and building setbacks, as set out and/or shown on the plat of record in Document No. 201300161 of the Official Public Records of Travis County, Texas.
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.
g. Easements and easement rights as set out in Document Nos. 2000130749, 2001100285, 2008044894, 2013018951 of the Official Public Records of Travis County, Texas.
h. 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.
i. 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.
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 653, Page 421, of the Deed Records of Travis County, Texas.
k. 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.
l. 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.
m. 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.
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.
o. An easement for aerial cable granted to Southwestern Bell Telephone Company by instrument recorded in Volume 2679, Page 464, as amended in Volume 4892, Page 473, of the Deed Records of Travis County, Texas.
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.
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.
r. A right-of-way easement as described in Volume 527, Page 527 of the Deed Records of Travis County, Texas, as affected by that Order Rejecting Dedications and Accepting Right-of-Way Easement Dedication filed of record in Document No. 2000127761, Official Public Records of Travis County, Texas.
s. A private roadway and utility access easement granted to Marshall's Harbor Property Owner's Association, Inc. as shown and described in Document Number 2001141521 of the Official Public Records of Travis County, Texas. (TRACT 4 - LOTS 1 & 2)
t. A private roadway and utility access easement granted to Marshall's Harbor, Ltd., Trustee for the as yet-to-be-formed Property Owner's Association for Marshall's Harbor Subdivision as shown and described in Document Number 2001151129 of the Official Public Records of Travis County, Texas. (TRACT 4 - LOTS 1 & 2)
u. A utility easement granted to Pedernales Electric Cooperative, Inc. as described in Document No. 2008151337 of the Official Public Records of Travis County, Texas.
v. A utility easement granted to Pedernales Electric Cooperative, Inc. as described in Document No. 201490549 of the Official Public Records of Travis County, Texas. (TRACT 4 - LOT 1)
w. A utility easement granted to Pedernales Electric Cooperative, Inc. as described in Document No. 2015091996 of the Official Public Records of Travis County, Texas. (TRACT 4 - LOT 1)
x. 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.
y. 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.
z. All other matters under Schedule B, Item 10, do not appear to be survey matters.

- 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).
4) Coordinates 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 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

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, was made in accordance with the 2021 minimum standard detail requirements for an ALTA/NSPS Land Title Survey, 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: 12/27/2021
Path: \\Projects\Development\Projects\LosEnsanadas-21083111s\Production\Drawings\Titles\Montechino Tracts\Montechino Tracts Tract 4.dwg

