

TITLE SURVEY

VILLA MONTECHINO, LP
TRACTS 3 AND 9

Lot 49-AA and 49-BB, Amended Plat of Lots 49-A and 49-B Marshall's Harbor as recorded in Document No. 200600106 Official Public Records, Travis County, Texas out of the D & W RR Survey No. 99, Abstract No. 246 and the W. B. Corwin Survey No. 189.

Legal description of land:

TRACT THREE 17.096 ACRES
Lot 49-BB, of Amended Plat of Lots 49-A and 49-B, Marshall's Harbor, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Clerk's File No. 200600106, of the Official Public Records of Travis County, Texas.

TRACT NINE 5.561 ACRES
Lot 49-AA, of Amended Plat of Lots 49-A and 49-B, Marshall's Harbor, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Clerk's File No. 200600106, of the Official Public Records of Travis County, Texas.

- 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) 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 in Zone "AE", as shown on the Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel No. 48453C02151, effective date January 22, 2020

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 3:
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 Vol. 12952, Pg. 220, of the Real Property Of Travis County, Doc. Nos. 2000130749, 2001100285, 2008044894, 2008044895, 2009181394, 2012127340, 2012171593, 2013018951, 200000248 and 200600106, of the Official Public Records of Travis County, Texas'

Tract 9:
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 Vol. 12952, Pg. 220, of the Real Property Of Travis County, Doc. Nos. 2000130749, 2001100285, 2008044894, 2008044895, 2009181394, 2012127340, 2013018951, 2015163932, 2015182509, of the Official Public Records of Travis County, Texas, and on the Plats of record in Document Nos. 200000248 and 200600106, 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.

c. Easements and building setbacks, as set out and/or shown on the plat of record in Document No. 200600106 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, 2008044895, 2009181394, 2012127340, 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.

h. Easements and easement rights as set out in Document No. 2015163932 of the Official Public Records of Travis County, Texas. (TRACT 9)

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.

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: As shown hereon.

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 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.

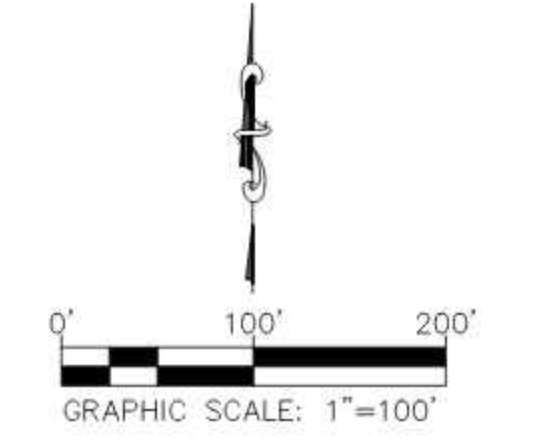
SURVEYOR'S CERTIFICATION:
I, Jeffrey J. Curci, a Registered Professional Land Surveyor in the state of Texas, hereby certify that this survey plat is true and correct to the best of my knowledge, was made in accordance with the 2021 minimum standard detail requirements for an ALTA/NSPS Land Title Surveys, 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/LSerrano
Date Drawn: 11/05/2021
Path: Projects\Development\Projects\LasEnsanadas-Montechino\Production\Drawings\Titles\Montechino Tracts-TRACT 3and9-Is.dwg

AS SURVEYED CURVE TABLE and RECORD CURVE TABLE (MARSHALL'S HARBOR) with columns for CURVE ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH, etc.



MONUMENTS legend listing symbols for iron rod found, iron pipe found, iron rod set, nail found, nail set, cotton spindle found, calculated point, benchmark, etc.

UTILITIES legend listing symbols for air conditioner, gas meter, electric meter, cable riser, telephone riser, telephone cabinet, electric riser, electric transformer, etc.

LINE TYPES legend listing symbols for building setback, easement, joiner line, land grant/abstract, wood fence, wire fence, metal fence, chain line fence, guard rail.

AS SURVEYED LINE TABLE and RECORD LINE TABLE (MARSHALL'S HARBOR) with columns for LINE BEARING, DISTANCE, LINE BEARING, DISTANCE.

