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

Records, Travis County, Texas.

SHEET 27

SHEET 2

SHEET 14

SHEET 7

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

SHEET 12

PROPERTY MAP

MARSHALL'S HARBOR DOCUMENT No. 200000248 OP.R.T.C.T.

LOT 14

SHEET 11

SHEET 15

SHEET 10

SHEET 9

LOT 7 SHEET 8

SHEET 6

SHEET 16

REMAINDER LOT 12

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

SHEET 5

SHEET 2

Legal description of land:

Lots 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 33, 34, 44, 45, 46, 47, 48, 50, 52, 57, 60, 61, 62, 68, 70, 71, 72, and Lots B, C, and D, of

MARSHALL'S HARBOR, a subdivision in Travis County, Texas, according to the map or plat of record in Document Number 200000248 of the Official Public Records of Travis County, Texas.

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, 2008044895 (LOTS 48 AND 50), 2008044896 (LOTS 34 AND 48), 2008044898 (LOTS 4-10, 12-18), 2009181394, as affected by Document No. 2012127340, 2013018951, 2017002874 (LOTS 34 AND 48), of the Official Public Records of Travis County, Texas, and on the Plat of record in Document No. 200000248, 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. 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. 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.
- . 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 r. A right-of-way easement as described in Volume 4582, 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. 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.
- ff. A private roadway and utility access easement granted to Marshall's Harbor Property Owner's Association, Inc. as shown and described in Document Number 2001141524 of the Official Public Records of Travis County, Texas. (TRACT 1 - LOT 60)
- Surveyor's Comment: Affects this tract. gg. A private roadway and utility access easement granted to Marshall's Harbor Property Owner's Association, Inc. as shown and described in Document Number 2001141519 of the Official Public Records of Travis County, Texas. (TRACT 1 - LOT 70)
- Surveyor's Comment: Affects this tract. hh. A private roadway and utility access easement granted to Marshall's Harbor Property Owner's Association, Inc. as shown and
- described in Document Number 2001141523 of the Official Public Records of Travis County, Texas. (TRACT 1 LOT B) 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. II. A utility easement granted to Pedernales Electric Cooperative, Inc. as described in Document No. 2008151338 of the Official Public
- Records of Travis County, Texas. (TRACT 1 LOT 60) Surveyor's Comment: Blanket type for electric service – affects this lot.
- mm. A utility easement granted to Pedernales Electric Cooperative, Inc. as described in Document No. 2008151341 of the Official Public Records of Travis County, Texas. (TRACT 1 - LOT B) Surveyor's Comment: Blanket type for electric service – affects this lot.
- nn. A sanitary sewer lift station easement granted to the City of Lago Vista, Texas as described in Document No. 2008160247 of the Official Public Records of Travis County, Texas. (TRACT 1 -LOT B) (TRACT 8)
- Surveyor's Comment: As shown hereon. oo. A sanitary sewer lift station easement granted to the City of Lago Vista, Texas as described in Document No. 2008160248 of the Official Public Records of Travis County, Texas. (TRACT 1 -LOT 60)
- Surveyor's Comment: As shown hereon. pp. An easement for a sanitary sewer lift station granted to the City of Lago Vista, Texas as described in Document No. 2008160247 of the Official Public Records of Travis County, Texas. (TRACT 1- LOT B) (TRACT 8)
- Surveyor's Comment: As shown hereon. 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. III. 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 Tauch Development LLC

Date of Field Work: 10/27/2021 Field: RBond/GPatton

Tech: JCurci/MLeonardo Date Drawn: 12/30/2021 Path: \Projects__Development\Projects\LasEnsanadas-21083111s\Production\Dwgs\Titles\Montechino Tracts\Montechino Tracts-Tract 1.dwg Lots 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 33, 34, 44, 45, 46, 47, 48, 50, 52, 57, 60, 61, 62, 68, 70, 71, 72, and Lots B, C, and D, Marshall's Harbor as recorded in Document No. 200000248, Official Public

LOT 46

MARSHALL'S HARBOR OCUMENT No. 20000024 O.P.R.T.G.T.

LOT 42A
AMENDED PLAT OF LOTS 27, 28, 29,
30, 31, 32, 35, 36, 37, 38, 39, 40,
41, AND 42
MARSHALL'S HARBOR
DOCUMENT NO. 200300224
D.P.R.T.C.T.

SHEET

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

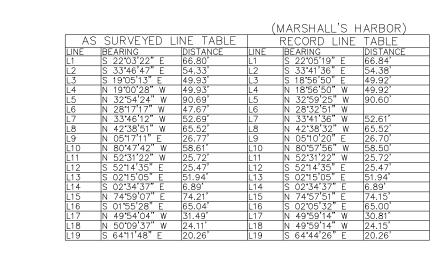
LOT 48

MARSHALL'S HARBOR DOCUMENT No. 200600106 O.P.R.T.C.T.

SHEET 17

MARSHALL'S HARSON OCUMENT No. 200000248 O.P.R.T.C.T.

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



Not to Scale

	LOT AREA TAB	SLE
LOT	AS-SURVEYED	RECORD
В	3.805 ACRES	3.80 ACRES
С	1.030 ACRES	1.03 ACRES
D	1.385 ACRES	1.38 ACRES
4	6.567 ACRES	6.56 ACRES
5	6.173 ACRES	6.16 ACRES
6	14.413 ACRES	14.41 ACRES
7	7.664 ACRES	7.67 ACRES
8	10.143 ACRES	10.17 ACRES
9	8.651 ACRES	8.64 ACRES
10	7.227 ACRES	7.23 ACRES
13	5.390 ACRES	5.40 ACRES
14	4.935 ACRES	4.94 ACRES
15	3.880 ACRES	3.89 ACRES
16	5.819 ACRES	5.83 ACRES
17	6.095 ACRES	6.10 ACRES
18	6.922 ACRES	6.93 ACRES
33	5.457 ACRES	5.46 ACRES
34	4.557 ACRES	4.55 ACRES
44	3.250 ACRES	3.25 ACRES
45	4.609 ACRES	4.61 ACRES
46	4.538 ACRES	4.54 ACRES
47	4.246 ACRES	4.24 ACRES
48	4.764 ACRES	4.77 ACRES
50	7.664 ACRES	7.67 ACRES
52	3.107 ACRES	3.10 ACRES
57	4.211 ACRES	4.22 ACRES
60	5.220 ACRES	5.21 ACRES
61	4.034 ACRES	4.03 ACRES
62	4.252 ACRES	4.24 ACRES
68	3.228 ACRES	3.23 ACRES
70	4.468 ACRES	4.46 ACRES
71	3.073 ACRES	3.07 ACRES
72	4.734 ACRES	4.73 ACRES

TRACT 1

- 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.

	LINE TYPES BUILDING SETBACK
	EASEMENT
	JOINER LINE
— Е —	OVERHEAD ELECTRIC
//	WOOD FENCE
X	WIRE FENCE
	METAL FENCE
	CHAIN LINE FENCE
	GUARD RAIL

	½" IRON ROD FOUND (OR AS NOTED)
	½" (I.D.) IRON PIPE FOUND (OR AS NOT
$\overline{\bullet}$	IRON ROD FOUND W/CAP (AS NOTED)
ŏ	½" IRON ROD SET "ATS ENGINEERS"
\overline{A}	NAIL FOUND (TYPE NOTED)
•	NAIL SET "ATS ENGINEERS"
❤	COTTON SPINDLE FOUND
Δ	CALCULATED POINT
•	BENCHMARK
	"X" CHISELED IN CONCRETE
	CONCRETE MONUMENT
<u> </u>	CONCRETE MONUMENT W/DISK
	CONCRETE MONOMENT WY DISK
	OFFICIAL PUBLIC RECORDS TRAVIS
O.P.R.T.C.T.	COUNTI, IEAAS
Α	UTILITIES TAIR CONDITIONER
G	GAS METER
E	ELECTRIC METER
С	CABLE RISER
T	TELEPHONE RISER
TCB	TELEPHONE CABINET
ER	ELECTRIC RISER
ET	ELECTRIC TRANSFORMER
EVLT	UNDERGROUND ELECTRIC VAULT
<u></u>	FIRE HYDRANT
CVLT	
GS	UNDERGROUND CABLE TV VAULT GAS STUBOUT / MARKER
TVLT	UNDERGROUND TELEPHONE VAULT
<u></u>	LIGHT STANDARD
MH)	MANHOLE (TYPE & SIZE ON DRAWING)
[S]	SEPTIC SEPTIC
<u> </u>	SIGN
SV	
UVLT	SEWER VALVE UNK UNDERGROUND UTILITY VAULT
(UP)	UNDERGROUND PROPANE TANK
US	UNKNOWN UTILITY STUBOUT
ICV	IRRIGATION CONTROL VALVE
(0)	WASTEWATER CLEANOUT
WM	WATER METER
W W W	WATER WALVE
BB	BREAKER BOX
——————————————————————————————————————	POWER POLE
JB	ELECTRIC JUNCTION BOX
D	DRAIN GRATE/AREA INLET
MB	MAILBOX
(P)	PROPANE TANK
$\stackrel{\bigcirc}{\longrightarrow}$	GUY WIRE
×	YARD LIGHT
	GAS LINE MARKER
&	I .
&	BOLLARD POST

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTI
21	116.08'	2080.00'	3*11'51"	N 60*17'19" E	116.06	C1	115.47	2080.00'	310'52"	N 6018'55" E	115.48'
22	175.17'	970.00	10*20'49"	S 27'21'02" E	174.93'	C2	175.30'	970.00'	10*21'18"	S 27*15'58" E	175.07
23	230.74	361.21	36'35'59"	N 51'52'12" W	226.83'	C3	230.84	361.21	36°37'03"	N 52°00'07" W	226.94
24	81.31	361.21	12 * 53 ' 52"	N 76*37'07" W	81.14	C4	81.31	361.21	12*53'54"	N 76*45'36" W	81.14
25	88.58'	180.00'	28*11'51"	N 08*52'14" W	87.69	C5	88.53	180.00	28*10'53"	N 08*55'06" W	87.64
26	108.28'	120.00'	51°41'53"	N 02°49'18" E	104.64'	C6	108.12'	120.00'	51°37'32"	N 02°48'14" E	104.50'
27	41.35'	150.00'	15*47'34"	N 36*30'31" E	41.21	C7	41.43'	150.00'	15*49'31"	N 36*31'45" E	41.30'
28	37.28'	45.00'	47*27'49"	N 68°03'15" E	36.22'	C8	37.23'	45.00'	47*24'09"	N 68°08'35" E	36.18'
C9	83.51'	60.00'	79*42'44"	N 52°00'06" E	76.93'	C9	83.50'	60.00'	79*44'13"	N 51*58'33" E	76.92'
210	288.36'	1522.61	10*51'04"	S 39'04'51" E	287.93'	C10	288.42'	1522.61'	10*51'12"	S 39*07'11" E	287.99'
211	275.15'	1452.61	10°51'10"	N 39°03'14" W	274.74'	C11	275.16'	1452.61'	10°51'12"	N 39°07'11" W	274.75'
C12	340.12'	870.00'	22*23'58"	S 31°25'54" E	337.96'	C12	340.39'	870.00'	22*25'03"	S 31°26'01" E	338.23'
213	253.73'	940.00'	15*27'57"	N 34*53'56" W	252.96'	C13	253.71	940.00'	15*27'52"	N 34'54'36" W	252.94
C14	132.01	570.00'	1316'09"	S 55'43'52" W	131.71'	C14	131.24'	570.00'	13*11'31"	S 55*45'44" W	130.95'
015	361.25	2045.35	10 ° 07 ' 11"	S 25'16'58" E	360.78	C15	361.64	2045.35	10'07'51"	S 25*17'24" E	361.18'
016	224.03'	947.12	13°33'10"	S 37'07'03" E	223.51'	C16	224.08'	947.12	13*33'20"	S 37'08'00" E	223.56'
217	195.64	1030.00'	10 * 52 ' 58"	S 13'40'11" E	195.35'	C17	195.70'	1030.00	10*53'10	S 13*30'14 E	195.41'
018	34.89'	45.00'	44*25'06"	S 03'10'57" W	34.02	C18	34.88	45.00'	44*24'55"	S 0315'38" W	34.02'
C19	281.36'	60.00'	268'40'45"	N 71°02'18" E	85.83'	C19	281.51'	60.00'	268'49'50"	N 71°03'10" E	85.71'
220	34.78'	45.00'	44*16'48"	N 41*06'28" W	33.92	C20	34.88	45.00'	44*24'55"	N 41*09'17" W	34.02'
221	445.83	970.00	26*20'03"	N 05*47'39" W	441.91	C21	445.89'	970.00			
222	405.20'	680.00'	34*08'31"	N 09*39'20" W	399.24'	C22	406.25'	680.00'	34*13'49"	N 09*43'27" W	400.24
023	205.07'	180.00'	65*11'56"	S 27'45'50" W	194.19'	C23	205.42'	180.00'	65*23'15"	S 27'51'50" W	194.45
C24	179.37'	185.00'	55*33'09"	N 88°20'01" E	172.43'	C24	179.37'	185.00'	55*33'09"	N 88°20'01" E	172.43'
025	168.44'	1690.00'	5*42'38"	S 61°04'57" E	168.37'	C25	168.23'	1690.00'	5*42'13"	S 61°02'18" E	168.17'
226	168.20'	1690.00'	5*42'09"	S 55'22'34" E	168.13'	C26	168.23'	1690.00'	5*42'13"	S 55*20'05" E	168.17'
227	34.58'	1750.00	1'07'56"	N 53°00'49" W	34.58'	C27	34.77	1750.00'	108'18"	N 53°03'07" W	34.77'
228	73.56'	850.00'	4*57'24"	S 26'30'28" E	73.51	C28	73.27	850.00'	4°56'20"	S 27*36'07" E	73.25'
29	45.13'	230.00'	11*14'05"	S 58'01'28" E	45.03'	C29	45.19'	230.00'	11*15'28"	S 58 06 42" E	45.12'
230	28.84'	170.00'	9'43'08"	S 58'39'46" E	28.80'	C30	28.85'	170.00'	9*43'21"	S 58*52'45" E	28.81'
231	69.85'	170.00	23'32'27"	S 44'33'39" E	69.36'	C31	63.10'	170.00'	21*15'59"	S 43'23'05" E	62.74
32	36.19'	230.00	9'00'52"	S 37°55'22" E	36.15	C32	36.18	230.00'	9*00'44"	S 37*15'27" E	36.14'
233	20.29'	170.00'	6'50'24"	N 38*21'21" W	20.28'	C33	20.29'	170.00'	6 ' 50'24"	N 38*21'21" W	20.28'
234	158.11'	180.00'	5019'40"	N 27°09'54" W	153.08'	C34	158.11	180.00'	50*19'40"	N 27*09'54" W	153.08
35	105.41	120.00'	5019'48"	S 27"18"55" E	102.05'	C35	105.40'	120.00'	50*19'40"	S 27*14'43" E	102.05
36	71.57	180.00'	22 46 50"	S 13*23'14" E	71.10	C36	71.63	180.00'	22*48'06"	S 13*28'55" E	71.16
237	34.94	45.00'	44*29'21"	S 02°45'46" E	34.07	C37	34.88	45.00'	44*24'55"	S 02'40'30" E	34.02
238	144.29	60.00'	137*46'58"	S 49*26'56" E	111.95	C38	144.51	60.00	137'59'42"	S 49*27'54" E	112.03'
239	199.36'	854.48	13'22'04"	N 43*16'07" W	198.91	C39	199.35	854.48'	13*22'02"	N 4318'13" W	198.90'
240	140.56	1252.62	6 25 46"	N 39 52 56" W	140.49'	C40	140.71	1252.62	6*26'11"	N 39°49'55" W	140.64
241	24.03'	45.00'	30*35'44"	S 04*53'32" E	23.75	C41	24.06	45.00	30*38'21"	S 04*40'37" E	23.78'
242	243.76'	54.97	254*05'46"	N 63°49'38" E	87.74	C42	243.31	55.00'			
243	103.61	150.00	39*34'30"	N 83°33'39" E	101.56	C43	103.61	150.00'	39*34'37"	N 83°33'41" E	101.56
244	271.75'	260.00'	59*53'08"	N 20*37'21" E	259.55'	C44	271.75'	260.00'	59*53'08"	N 20*37'25" E	259.55'
245	31.58'	170.00'	10*38'42"	N 47*05'55" W	31.54	C45	31.58	170.00'	10*38'43"	N 47*05'11" W	31.54
246	42.77'	230.00	10*39'12"	S 47'05'30" E	42.70	C46	42.73	230.00'	10*38'43"	S 47'05'11" E	42.67'
247	31.86	170.00	10*44'12"	S 00'31'15" W	31.81	C47	31.86'	170.00	10*44'17"	S 00°32'21" W	31.81

35'x80' SECURITY GATE EASEMENT (PER PLAT)

2,267 SQ.FT. TURN AROUND EASEMENT — (DOCUMENT NO. 2001141523, O.P.R.T.C.T.)

REMAINDER

TRACT 1

LINE TYPES _____ BUILDING SETBACK ---- EASEMENT ___ _ JOINER LINE ___ E ___ OVERHEAD ELECTRIC

	MONUMENTS	
	1/2" IRON ROD FOUND (OR AS NOTED)	
© • • • • • • • • • • • • • • • • • • •	½" (I.D.) IRON PIPE FOUND (OR AS NOTED	
<u> </u>	IRON ROD FOUND W/CAP (AS NOTED)	
<u> </u>	½" IRON ROD SET "ATS ENGINEERS"	
Ф	NAIL FOUND (TYPE NOTED)	
+	NAIL SET "ATS ENGINEERS"	
₩	COTTON SPINDLE FOUND	
Δ •	CALCULATED POINT	
•	BENCHMARK	
X	"X" CHISELED IN CONCRETE	
	CONCRETE MONUMENT	
•	CONCRETE MONUMENT W/DISK	
D.P.R.T.C.T	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS	
	UTILITIES	
A	AIR CONDITIONER	
G	GAS METER	
E	ELECTRIC METER	
	CABLE RISER	
	TELEPHONE RISER	
TCB	TELEPHONE CABINET	
ER	ELECTRIC RISER	
ET	ELECTRIC TRANSFORMER	
EVLT	UNDERGROUND ELECTRIC VAULT	
<u> </u>	FIRE HYDRANT	
CVLT	UNDERGROUND CABLE TV VAULT	
GS	GAS STUBOUT / MARKER	
TVLT	UNDERGROUND TELEPHONE VAULT	
澿	LIGHT STANDARD	
MH	MANHOLE (TYPE & SIZE ON DRAWING)	
S	SEPTIC	
-	SIGN	
SV	SEWER VALVE	
[UVLT]	UNK UNDERGROUND UTILITY VAULT	
(UP)	UNDERGROUND PROPANE TANK	
US	UNKNOWN UTILITY STUBOUT	
ICV	IRRIGATION CONTROL VALVE	
(0)	WASTEWATER CLEANOUT	
WM	WATER METER	
•	WATER VALVE	
BB	BREAKER BOX	
	POWER POLE	
JB	ELECTRIC JUNCTION BOX	
D	DRAIN GRATE/AREA INLET	
MB	MAILBOX	
(b)		
	PROPANE TANK	
$\overline{}$	GUY WIRE	
×	YARD LIGHT	
- &	GAS LINE MARKER	
<u> </u>	BOLLARD POST	
(STOP)	STOP SIGN	

	MONUMENTS
	½" IRON ROD FOUND (OR AS NOTED)
Ŏ	½" (I.D.) IRON PIPE FOUND (OR AS NOTED
OO	IRON ROD FOUND W/CAP (AS NOTED)
Ŏ	½" IRON ROD SET "ATS ENGINEERS"
Φ	NAIL FOUND (TYPE NOTED)
4	NAIL SET "ATS ENGINEERS"
₩	COTTON SPINDLE FOUND
Δ	CALCULATED POINT
•	BENCHMARK
X	"X" CHISELED IN CONCRETE
	CONCRETE MONUMENT
•	CONCRETE MONUMENT W/DISK
).P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
	UTILITIES
Α	AIR CONDITIONER
G	GAS METER
Е	ELECTRIC METER
С	CABLE RISER
T	TELEPHONE RISER
TCB	TELEPHONE CABINET
ER	ELECTRIC RISER
ET	ELECTRIC TRANSFORMER
EVLT	UNDERGROUND ELECTRIC VAULT
ପ	FIRE HYDRANT
CVLT	UNDERGROUND CABLE TV VAULT
GS	GAS STUBOUT / MARKER
TVLT	UNDERGROUND TELEPHONE VAULT
簽	LIGHT STANDARD
(MH)	MANHOLE (TYPE & SIZE ON DRAWING)
S	SEPTIC
-	SIGN
SV	SEWER VALVE
UVLT (UP)	UNK UNDERGROUND UTILITY VAULT
	UNDERGROUND PROPANE TANK
US	UNKNOWN UTILITY STUBOUT
(co)	WASTEWATER CLEANOUT
WM	WATER METER
₩ M	WATER VALVE
BB	BREAKER BOX
<u> </u>	POWER POLE
JB	ELECTRIC JUNCTION BOX
D	DRAIN GRATE/AREA INLET
MB	MAILBOX
(P)	PROPANE TANK
<u></u>	GUY WIRE
¤	YARD LIGHT
&	GAS LINE MARKER
<u>&</u> ②	BOLLARD POST

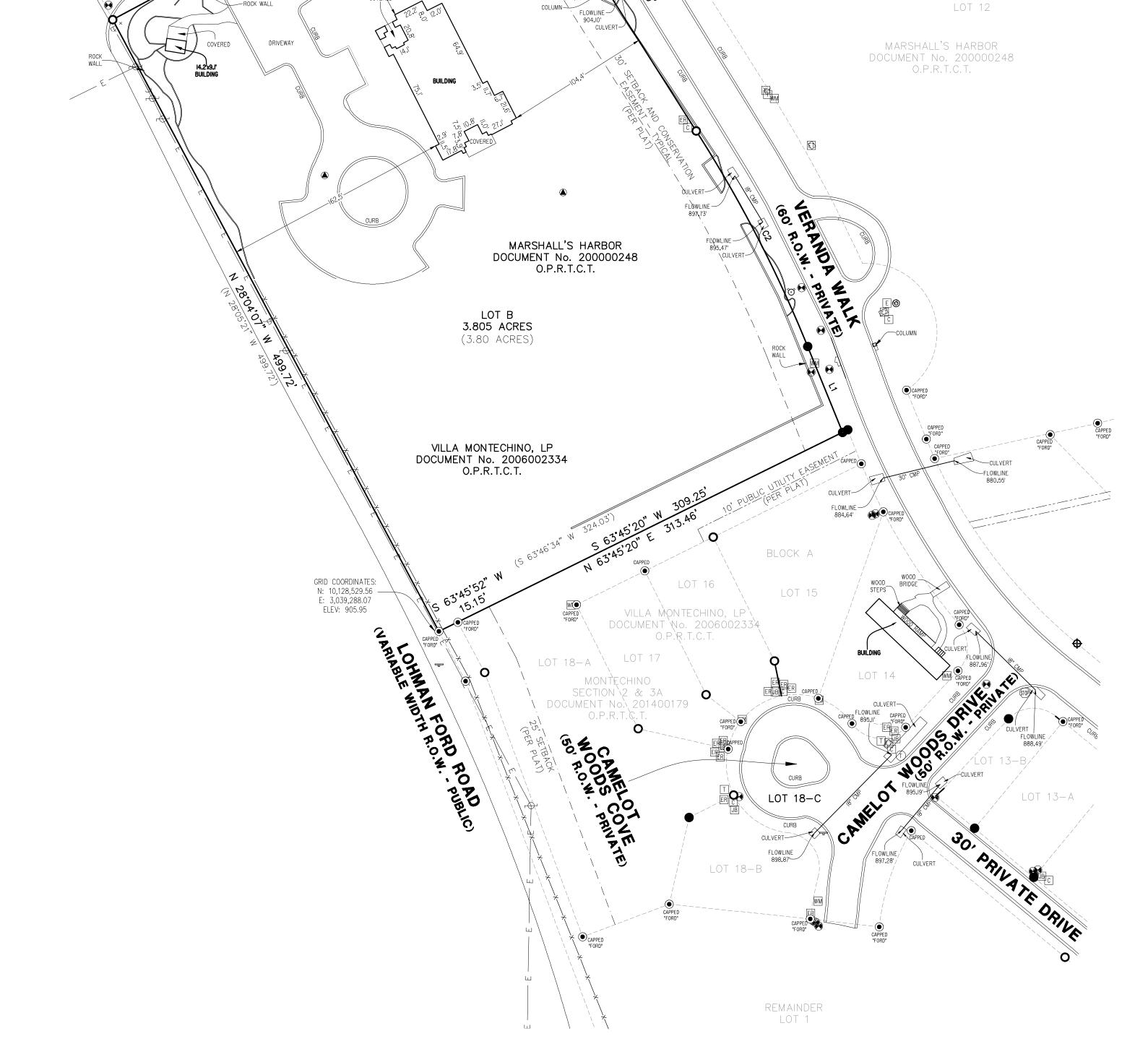
Lots 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 33, 34, 44, 45, 46, 47, 48, 50, 52, 57, 60, 61, 62, 68, 70, 71, 72, and Lots B, C, and D, Marshall's Harbor as recorded in Document No. 200000248, Official Public Records, Travis County, Texas.

0.113 ACRE UTILITY EASEMENT COLUMN NO. 2008160247, O.P.R.T.C.T.

Legal description of land:

GRAPHIC SCALE: 1"=50'

Lots 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 33, 34, 44, 45, 46, 47, 48, 50, 52, 57, 60, 61, 62, 68, 70, 71, 72, and Lots B, C, and D, of MARSHALL'S HARBOR, a subdivision in Travis County, Texas, according to the map or plat of record in Document Number 200000248 of the Official Public Records of Travis County, Texas.



Client: Johnson Davis Tauch Development LLC Date of Field Work: 10/27/2021 Field: RBond/GPatton

Tech: JCurci/MLeonardo Date Drawn: 12/30/2021

ATS Job # 21083111s TITLE SURVEY
VILLA MONTECHINO, LP TRACT 1 Legal description of land: Lots 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 33, 34, 44, 45, 46, 47, 48, 50, 52, 57, 60, 61, 62, 68, TRACT 1: 70, 71, 72, and Lots B, C, and D, Marshall's Harbor as recorded in Document No. 200000248, Official Public Records, Travis County, Texas. LINE TYPES Lots 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 33, 34, 44, 45, 46, 47, BUILDING SETBACK

--- EASEMENT

JOINER LINE

E OVERHEAD ELECTRIC

WOOD FENCE 48, 50, 52, 57, 60, 61, 62, 68, 70, 71, 72, and Lots B, C, and D, of MARSHALL'S HARBOR, a subdivision in Travis County, Texas, according to the map or plat of record in Document Number 200000248 of the Official Public Records of Travis County, Texas. ------ GUARD RAIL GRAPHIC SCALE: 1"=20' MONUMENTS ½" IRON ROD FOUND (OR AS NOTED) 1/2" (I.D.) IRON PIPE FOUND (OR AS NOTED (I.D.) IRON PIPE FOUND (OR AS NUTE

IRON ROD FOUND W/CAP (AS NOTED) ○ ½" 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 O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS LOT 70 UTILITIES A AIR CONDITIONER

G GAS METER

E ELECTRIC METER

C CABLE RISER

T TELEPHONE RISER

TOB TELEPHONE CABINET MARSHALL'S HARBOR DOCUMENT No. 200000248 0.P.R.T.C.T. ER ELECTRIC RISER

ET ELECTRIC TRANSFORM ELECTRIC TRANSFORMER ET ELECTRIC TRANSFORMER

EVLT UNDERGROUND ELECTRIC VAULT

FIRE HYDRANT

CVLT UNDERGROUND CABLE TV VAULT

GS GAS STUBOUT / MARKER

TVLT UNDERGROUND TELEPHONE VAULT

LIGHT STANDARD

MH MANHOLE (TYPE & SIZE ON DRAWING)

S SEPTIC

SIGN

SW SEWER VALVE LOT A MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. MANHATTAN LIFE GROUP, INC. DOCUMENT NO. 2021079800 O.P.R.T.C.T. SV SEWER VALVE UNK UNDERGROUND UTILITY VAULT MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. UNDERGROUND PROPANE TANK
UNKNOWN UTILITY STUBOUT UP) UNDERGROUND PRO
US UNKNOWN UTILITY S

CV IRRIGATION CONTR

(0) WASTEWATER CLE,

WM WATER METER

WATER VALVE

BB BREAKER BOX

POWER POLE IRRIGATION CONTROL VALVE WASTEWATER CLEANOUT LOT C MARSHALL'S PARK 1.030 ACRES (1.03 ACRES) MARSHALL'S POINT MANAGEMENT, INC.
DOCUMENT NO. 2000114133
O.P.R.T.C.T. YARD LIGHT

S GAS LINE MARKER

BOLLARD POST

STOP SIGN CONCRETE CULVERT AS SURVEYED CURVE TABLE

OURVE ARC LENGTH RADIUS DELTA ANGLE CHORD BEARING CH

OLITICAL DELTA ANGLE CHORD BEARING CHORD BEARING CHORD CHORD BEARING CHORD CH RECORD CURVE TABLE (MARSHALL'S HARBOR)

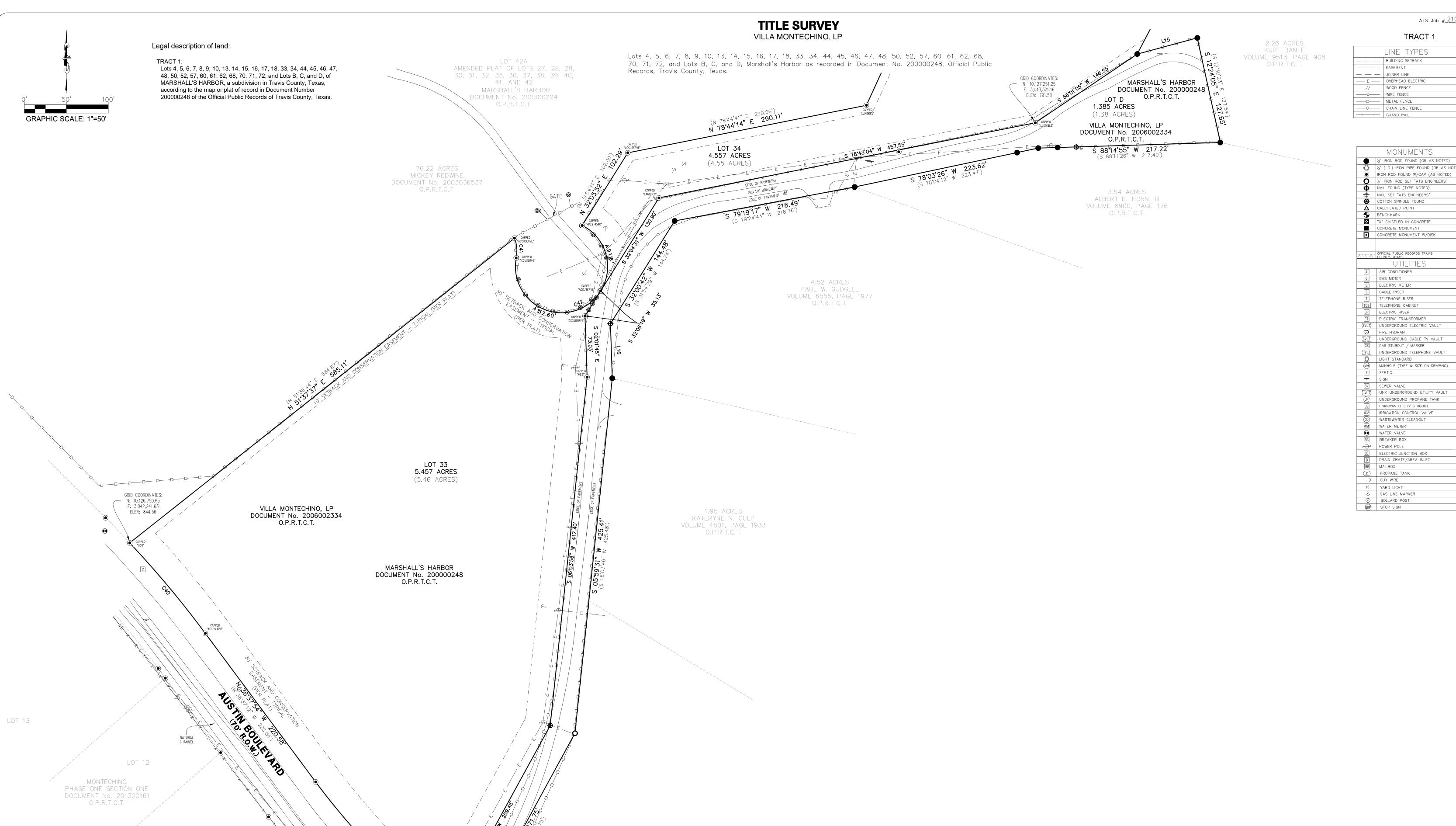
ORD LENGTH CURVE ARC LENGTH RADIUS DELTA ANGLE CHORD BEARING
71' 01 175 01' 201 21' 14'45'28" S 41'04'19" F MARSHALL'S HARBOR DOCUMENT No. 200000248 0.P.R.T.C.T. Client: Johnson Davis Tauch Development LLC Date of Field Work: 10/27/2021 Field: RBond/GPatton Tech: JCurci/MLeonardo

> 4910 West Hwy 290 AUSTIN, TEXAS 78735

SHEET 3 OF 28

Date Drawn: 12/30/2021

Path: \Projects__Development\Projects\LasEnsanadas-21083111s\Production\Dwgs\Titles\Montechino Tracts\Montechino Tracts-Tract 1.dwg



2.26 ACRES KATERYNE N. CULP VOLUME 4501, PAGE 2271 0.P.R.T.C.T.



MONUMENTS

- (I.D.) IRON PIPE FOUND (OR AS NOTED IRON ROD FOUND W/CAP (AS NOTED)
- O ½" IRON ROD SET "ATS ENGINEERS" NAIL FOUND (TYPE NOTED)
- NAIL SET "ATS ENGINEERS"
- CALCULATED POINT
- "X" CHISELED IN CONCRETE CONCRETE MONUMENT

- UTILITIES

- ELECTRIC TRANSFORMER
- UNDERGROUND CABLE TV VAULT
- GAS STUBOUT / MARKER

- UNK UNDERGROUND UTILITY VAULT
- UNDERGROUND PROPANE TANK
- UNKNOWN UTILITY STUBOUT
- IRRIGATION CONTROL VALVE
- WASTEWATER CLEANOUT

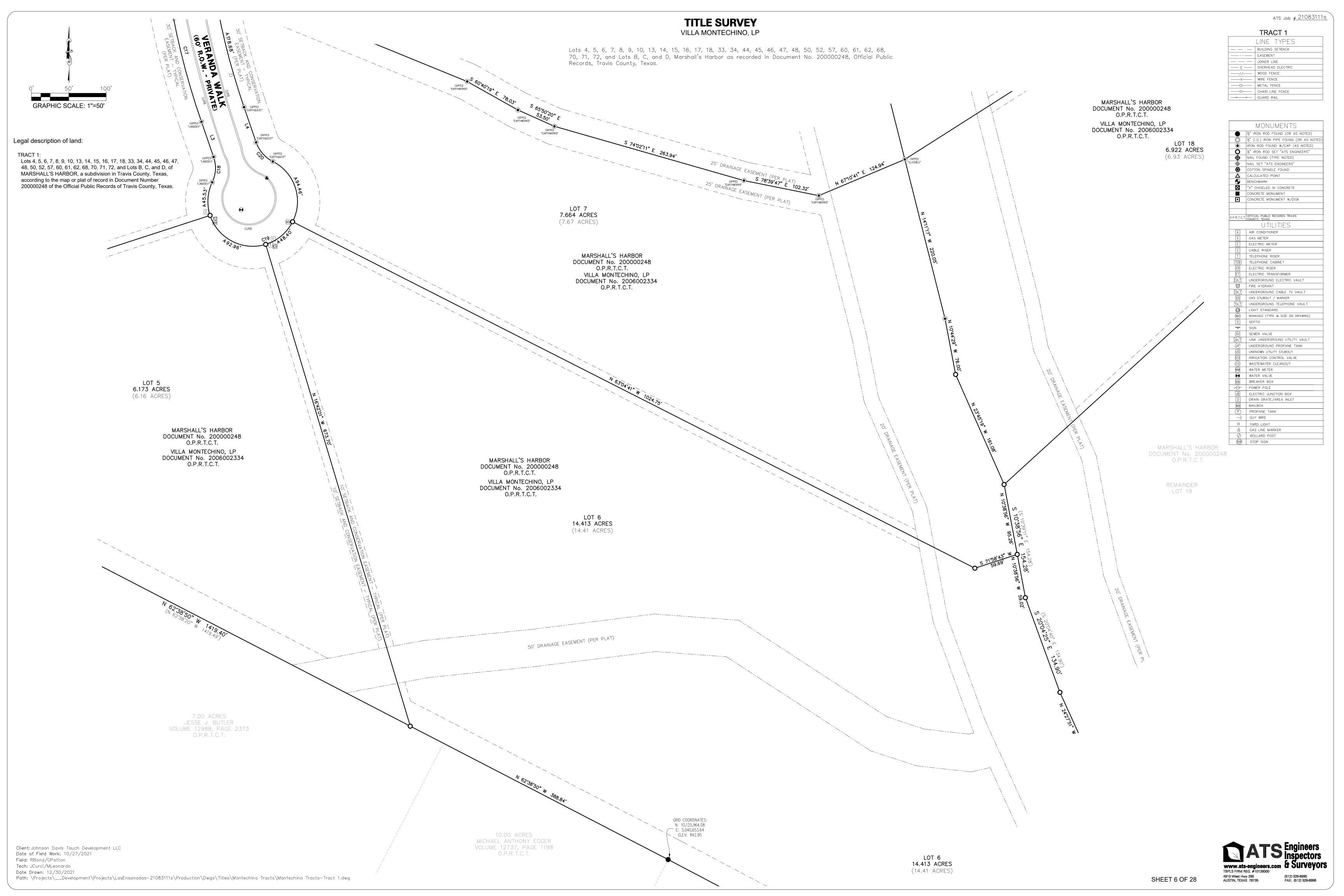
LOT 10

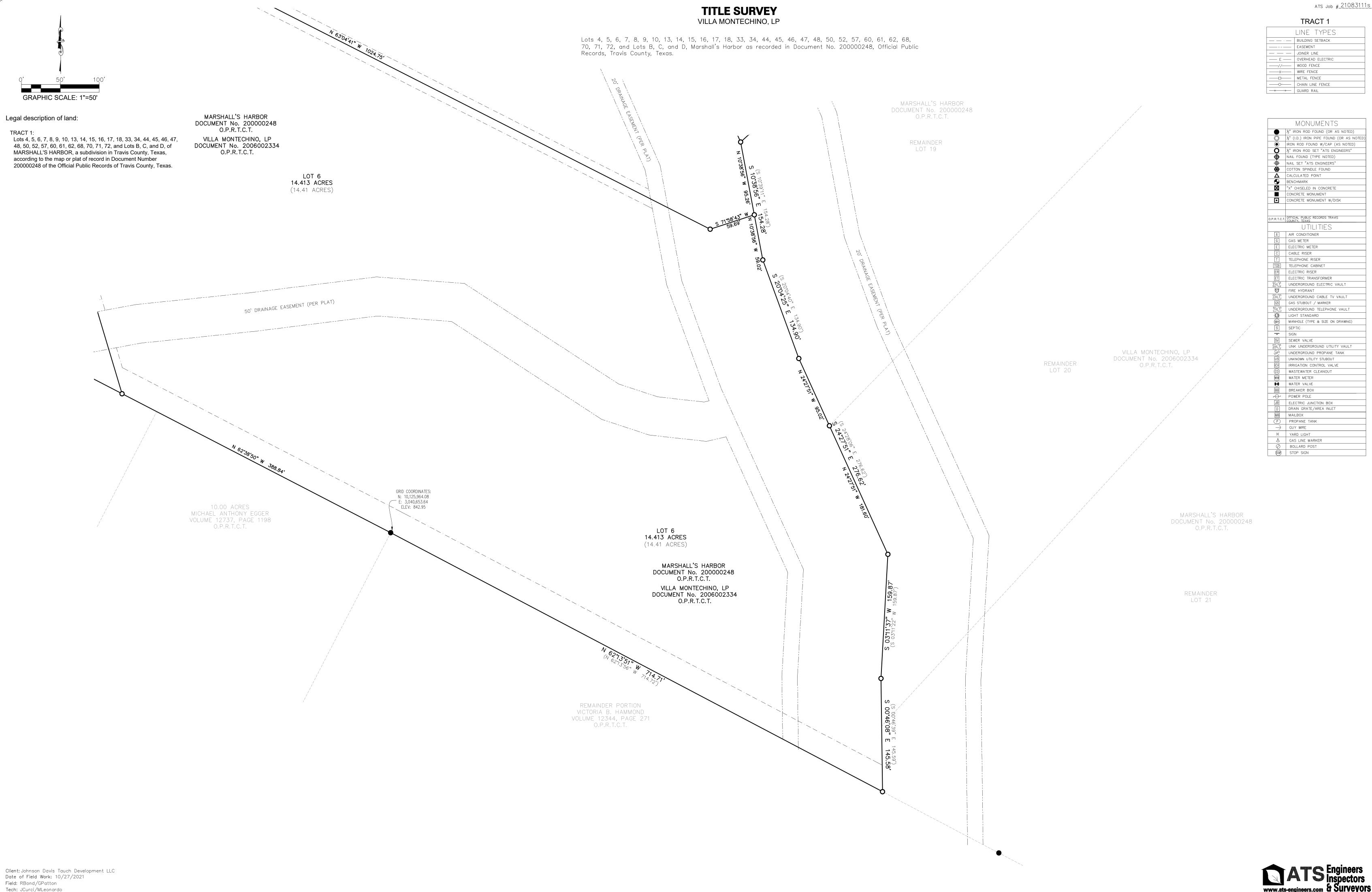
LOT 11

Client: Johnson Davis Tauch Development LLC

Date of Field Work: 10/27/2021

Field: RBond/GPatton





(512) 328-6995 FAX: (512) 328-6996 4910 West Hwy 290 AUSTIN, TEXAS 78735

Date Drawn: 12/30/2021

1/2" IRON ROD FOUND (OR AS NOTED) ½" (I.D.) IRON PIPE FOUND (OR AS NOTED IRON ROD FOUND W/CAP (AS NOTED) Q ½" IRON ROD SET "ATS ENGINEERS"

4910 West Hwy 290 AUSTIN, TEXAS 78735

SHEET 8 OF 28

Field: RBond/GPatton Tech: JCurci/MLeonardo Date Drawn: 12/30/2021

Path: \Projects__Development\Projects\LasEnsanadas-21083111s\Production\Dwgs\Titles\Montechino Tracts\Montechino Tracts-Tract 1.dwg

Lots 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 33, 34, 44, 45, 46, 47, 48, 50, 52, 57, 60, 61, 62, 68, 70, 71, 72, and Lots B, C, and D, Marshall's Harbor as recorded in Document No. 200000248, Official Public

O— CHAIN LINE FENCE

O— GUARD RAIL

MONUMENTS

½" IRON ROD FOUND (OR AS NOTED)

½" (I.D.) IRON PIPE FOUND (OR AS NOTED)

IRON ROD FOUND W/CAP (AS NOTED)

½" IRON ROD SET "ATS ENGINEERS"

NAIL FOUND (TYPE NOTED)

NAIL SET "ATS ENGINEERS"

COTTON SPINDLE FOUND

CALCULATED POINT

TRACT 1

"X" CHISELED IN CONCRETE

CONCRETE MONUMENT

CONCRETE MONUMENT W/DISK

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 ELECTRIC RISER ELECTRIC TRANSFORMER UNDERGROUND ELECTRIC VAULT UNDERGROUND CABLE TV VAULT GAS STUBOUT / MARKER TVLT UNDERGROUND TELEPHONE VAULT LIGHT STANDARD MH MANHOLE (TYPE & SIZE ON DRAWING) S SEPTIC

SIGN SV SEWER VALVE UNK UNDERGROUND UTILITY VAULT UNDERGROUND PROPANE TANK UNKNOWN UTILITY STUBOUT IRRIGATION CONTROL VALVE WASTEWATER CLEANOUT WM WATER METER

BB BREAKER BOX
POWER POLE

JB ELECTRIC JUNCTION BOX
D DRAIN GRATE/AREA INLET

MB MAILBOX
P PROPANE TANK
GUY WRE

X YARD LIGHT

S GAS LINE MARKER
D BOLLARD POST

STOP SIGN

WATER VALVE

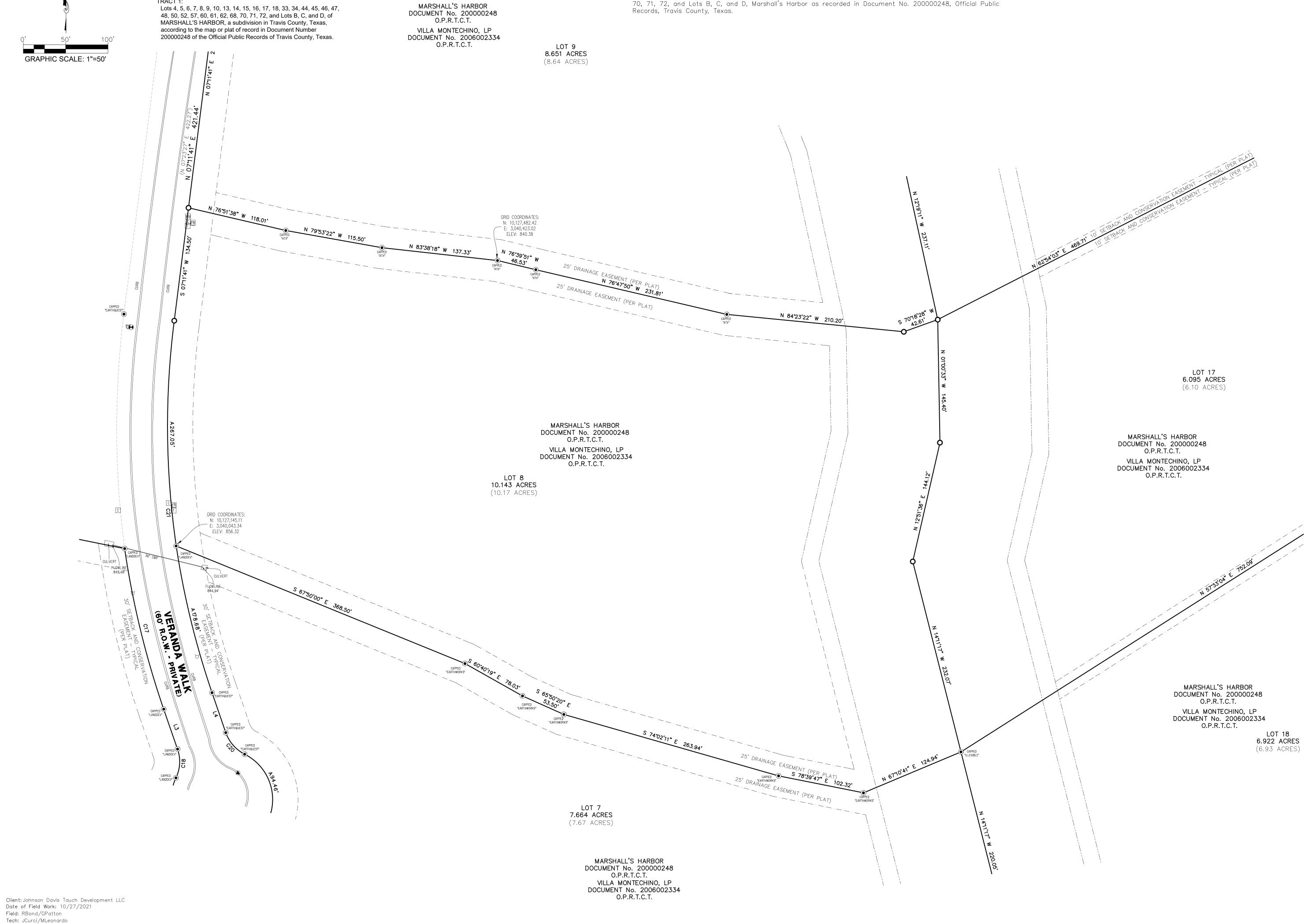
Engineer Inspector Survey

TBPLS FIRM REG. #10126000

4910 West Hwy 290
AUSTIN, TEXAS 78735

Engineer Inspector Survey

(512) 328-6995
FAX: (512) 328-6995
FAX: (512) 328-6995



Legal description of land:

TRACT 1

TITLE SURVEY
VILLA MONTECHINO, LP

Lots 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 33, 34, 44, 45, 46, 47, 48, 50, 52, 57, 60, 61, 62, 68, 70, 71, 72, and Lots B, C, and D, Marshall's Harbor as recorded in Document No. 200000248, Official Public Records, Travis County, Texas.

LINE TYPES — — · — BUILDING SETBACK EASEMENT

JOINER LINE

OVERHEAD ELECTRIC WOOD FENCE ——X—— WIRE FENCE ——— METAL FENCE
———— CHAIN LINE FENCE
————— GUARD RAIL

> MONUMENTS ½" IRON ROD FOUND (OR AS NOTED) ' (I.D.) IRON PIPE FOUND (OR AS NOTED IRON ROD FOUND W/CAP (AS NOTED) O 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

UNDERGROUND ELECTRIC VAULT

TYLT UNDERGROUND TELEPHONE VAULT

LIGHT STANDARD

MANHOLE (TYPE & SIZE ON DRAWING)

SV SEWER VALVE UNK UNDERGROUND UTILITY VAULT UNDERGROUND PROPANE TANK UNKNOWN UTILITY STUBOUT

O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS UTILITIES A AIR CONDITIONER
G GAS METER
E ELECTRIC METER C CABLE RISER
T TELEPHONE RISER
TCB TELEPHONE CABINET ELECTRIC RISER ELECTRIC TRANSFORMER UNDERGROUND CABLE TV VAULT GAS STUBOUT / MARKER S SEPTIC

SIGN IRRIGATION CONTROL VALVE WASTEWATER CLEANOUT WM WATER METER WATER VALVE BB BREAKER BOX
POWER POLE JB ELECTRIC JUNCTION BOX
D DRAIN GRATE/AREA INLET D DRAIN GRATE/ARI
MB MAILBOX
P PROPANE TANK
OUT WIRE X YARD LIGHT & GAS LINE MARKER

Ø BOLLARD POST

STOP SIGN

(7.23 ACRES) MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. GRAPHIC SCALE: 1"=50' VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T. Legal description of land: Lots 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 33, 34, 44, 45, 46, 47, 48, 50, 52, 57, 60, 61, 62, 68, 70, 71, 72, and Lots B, C, and D, of MARSHALL'S HARBOR, a subdivision in Travis County, Texas, according to the map or plat of record in Document Number LOT 6 200000248 of the Official Public Records of Travis County, Texas. MONTECHINO SECTION 2 & 3A DOCUMENT No. 201400179 0.P.R.T.C.T. LOT 4 REMAINDER LOT 2 LOT 3 VILLA MONTECHINO, LP VILLA MONTECHINO, LP LOT 16 5.819 ACRES DOCUMENT No. 2006002334 0.P.R.T.C.T. DOCUMENT No. 2006002334 (5.83 ACRES) 0.P.R.T.C.T. CAPPED "FORD" LOT 1 MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. MARSHALL'S HARBOR VILLA MONTECHINO, LP DOCUMENT No. 200000248 O.P.R.T.C.T. DOCUMENT No. 2006002334 0.P.R.T.C.T. LOT 9 8.651 ACRES VILLA MONTECHINO, LP DOCUMENT No. 2006002334 (8.64 ACRES) 0.P.R.T.C.T. MARSHALL'S HARBOR DOCUMENT No. 200000248 REMAINDER LOT 3 0.P.R.T.C.T. GRID COORDINATES: N: 10,127,482.42 E: 3,040,423.02 LOT 17 6.095 ACRES (6.10 ACRES) MARSHALL'S HARBOR DOCUMENT No. 200000248

0.P.R.T.C.T.

VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T.

LOT 8 10.143 ACRES (10.17 ACRES)

7.227 ACRES

MARSHALL'S HARBOR

VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T.

DOCUMENT No. 200000248 O.P.R.T.C.T.

4910 West Hwy 290 AUSTIN, TEXAS 78735

Client: Johnson Davis Tauch Development LLC Date of Field Work: 10/27/2021 Field: RBond/GPatton Tech: JCurci/MLeonardo

Date Drawn: 12/30/2021 Path: \Projects__Development\Projects\LasEnsanadas-21083111s\Production\Dwgs\Titles\Montechino Tracts\Montechino Tracts-Tract 1.dwg

Lots 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 33, 34, 44, 45, 46, 47, 48, 50, 52, 57, 60, 61, 62, 68, 70, 71, 72, and Lots B, C, and D, Marshall's Harbor as recorded in Document No. 200000248, Official Public Records, Travis County, Texas.

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

REMAINDER LOT 19

LINE TYPES - BUILDING SETBACK EASEMENT

JOINER LINE

E OVERHEAD ELECTRIC WOOD FENCE ——X—— WIRE FENCE

TRACT 1

METAL FENCE

CHAIN LINE FENCE

GUARD RAIL

	MONUMENTS
	½" IRON ROD FOUND (OR AS NOTED)
	½" (I.D.) IRON PIPE FOUND (OR AS NOTED)
•	IRON ROD FOUND W/CAP (AS NOTED)
	½" IRON ROD SET "ATS ENGINEERS"
O ⊕ ⊕ ⊗	NAIL FOUND (TYPE NOTED)
- *	NAIL SET "ATS ENGINEERS"
	COTTON SPINDLE FOUND
Δ	CALCULATED POINT
•	BENCHMARK
	"X" CHISELED IN CONCRETE
	CONCRETE MONUMENT
<u> </u>	CONCRETE MONUMENT W/DISK
	,
0.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
	UTILITIES
Δ	AIR CONDITIONER
G	GAS METER
E	ELECTRIC METER
	CABLE RISER
T	TELEPHONE RISER
TCB	TELEPHONE CABINET
ER	ELECTRIC RISER
ET	ELECTRIC TRANSFORMER
EVLT	UNDERGROUND ELECTRIC VAULT
<u>ත</u>	FIRE HYDRANT
CVLT	UNDERGROUND CABLE TV VAULT
GS	GAS STUBOUT / MARKER
TVLT	UNDERGROUND TELEPHONE VAULT
*	LIGHT STANDARD
MH	MANHOLE (TYPE & SIZE ON DRAWING)
S	SEPTIC
-	SIGN
SV	SEWER VALVE
[UVLT]	UNK UNDERGROUND UTILITY VAULT
(IP)	UNDERGROUND PROPANE TANK
US	UNKNOWN UTILITY STUBOUT
ICV	IRRIGATION CONTROL VALVE
<u></u>	WASTEWATER CLEANOUT
WM	WATER METER
•	WATER VALVE
BB	BREAKER BOX
7	POWER POLE
JB	ELECTRIC JUNCTION BOX
D	DRAIN GRATE/AREA INLET
MB	MAILBOX
P	PROPANE TANK
\rightarrow	GUY WIRE
¤	YARD LIGHT
&	GAS LINE MARKER
0	BOLLARD POST
(\$TOP)	STOP SIGN

LOT 17 6.095 ACRES (6.10 ACRES) MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T. GRID COORDINATES:
N: 10,127,102.64
E: 3,041,800.30
ELEV: 863.26 MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T. MARSHALL'S HARBOR DOCUMENT No. 200000248 0.P.R.T.C.T. LOT 18 6.922 ACRES (6.93 ACRES) REMAINDER

Client: Johnson Davis Tauch Development LLC Date of Field Work: 10/27/2021

Field: RBond/GPatton Tech: JCurci/MLeonardo

Date Drawn: 12/30/2021

Legal description of land:

GRAPHIC SCALE: 1"=50'

LOT 8 10.143 ACRES (10.17 ACRES)

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

VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T.

LOT 7 7.664 ACRES (7.67 ACRES)

MARSHALL'S HARBOR DOCUMENT No. 200000248 0.P.R.T.C.T.

VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T.

Lots 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 33, 34, 44, 45, 46, 47, 48, 50, 52, 57, 60, 61, 62, 68, 70, 71, 72, and Lots B, C, and D, of

MARSHALL'S HARBOR, a subdivision in Travis County, Texas, according to the map or plat of record in Document Number

200000248 of the Official Public Records of Travis County, Texas.



TRACT 1 Legal description of land: LINE TYPES Lots 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 33, 34, 44, 45, 46, 47, 48, 50, 52, 57, 60, 61, 62, 68, MONUMENTS 70, 71, 72, and Lots B, C, and D, Marshall's Harbor as recorded in Document No. 200000248, Official Public Records, Travis County, Texas. - BUILDING SETBACK ½" IRON ROD FOUND (OR AS NOTED) Lots 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 33, 34, 44, 45, 46, 47, EASEMENT 1/2" (I.D.) IRON PIPE FOUND (OR AS NOTED 48, 50, 52, 57, 60, 61, 62, 68, 70, 71, 72, and Lots B, C, and D, of — — JOINER LINE IRON ROD FOUND W/CAP (AS NOTED) MARSHALL'S HARBOR, a subdivision in Travis County, Texas, - E - OVERHEAD ELECTRIC \(\frac{1}{2}\) IRON ROD SET "ATS ENGINEERS" according to the map or plat of record in Document Number ___//___ WOOD FENCE NAIL FOUND (TYPE NOTED) 200000248 of the Official Public Records of Travis County, Texas. X——X WIRE FENCE NAIL SET "ATS ENGINEERS" METAL FENCE COTTON SPINDLE FOUND CHAIN LINE FENCE CALCULATED POINT GRAPHIC SCALE: 1"=50' ── GUARD RAIL BENCHMARK MARSHALL'S HARBOR X" CHISELED IN CONCRETE DOCUMENT No. 200000248 CONCRETE MONUMENT O.P.R.T.C.T. CONCRETE MONUMENT W/DISK LOT 9 VILLA MONTECHINO, LP 8.651 ACRES DOCUMENT No. 2006002334 O.P.R.T.C.T. O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS (8.64 ACRES) UTILITIES A AIR CONDITIONER G GAS METER E ELECTRIC METER
C CABLE RISER TELEPHONE RISER MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. TELEPHONE CABINET ELECTRIC RISER LOT 16 GRID COORDINATES:
N: 10,127,134.34
E: 3,042,891.22
ELEV: 808.05 ELECTRIC TRANSFORMER 5.819 ACRES UNDERGROUND ELECTRIC VAULT VILLA MONTECHINO, LP (5.83 ACRES) FIRE HYDRANT DOCUMENT No. 2006002334 UNDERGROUND CABLE TV VAULT 0.P.R.T.C.T. GAS STUBOUT / MARKER TVLT: UNDERGROUND TELEPHONE VAULT 以 LIGHT STANDARD MANHOLE (TYPE & SIZE ON DRAWING) S SEPTIC SIGN SV SEWER VALVE UNK UNDERGROUND UTILITY VAULT UNDERGROUND PROPANE TANK US UNKNOWN UTILITY STUBOUT GRID COORDINATES: N: 10,127,482.42 IRRIGATION CONTROL VALVE 50'x50' UTILITY EASEMENT © WASTEWATER CLEANOUT
WM WATER METER E: 3,040,423.02 ELEV: 840.38 (PER PLAT) WATER VALVE BB BREAKER BOX POWER POLE JB ELECTRIC JUNCTION BOX DRAIN GRATE/AREA INLET MB MAILBOX P PROPANE TANK → GUY WIRE X YARD LIGHT & GAS LINE MARKER

② BOLLARD POST

⑤ STOP SIGN N 84°23'22" W 210.20" LOT 17 6.095 ACRES (6.10 ACRES) MARSHALL'S HARBOR DOCUMENT No. 200000248 MARSHALL'S HARBOR O.P.R.T.C.T. DOCUMENT No. 200000248 O.P.R.T.C.T. VILLA MONTECHINO, LP DOCUMENT No. 2006002334 VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T. 0.P.R.T.C.T. LOT 8 10.143 ACRES (10.17 ACRES) MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T. LOT 18 6.922 ACRES (6.93 ACRES) LOT 7 7.664 ACRES MARSHALL'S HARBOR (7.67 ACRES) DOCUMENT No. 200000248 O.P.R.T.C.T. VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T. Client: Johnson Davis Tauch Development LLC Date of Field Work: 10/27/2021

Engineers Inspectors Inspectors Surveyors

TBPLS FIRM REG. #10126000

4910 West Hwy 290
AUSTIN, TEXAS 78735

Engineers Inspectors Surveyors

4 Surveyors

(512) 328-6995
FAX: (512) 328-6996

Field: RBond/GPatton

TRACT 1

MONUMENTS

1/2" (I.D.) IRON PIPE FOUND (OR AS NOTED

½" IRON ROD FOUND (OR AS NOTED)

TITLE SURVEY VILLA MONTECHINO, LP

LOT 15 3.880 ACRES

(3.89 ACRES)

MARSHALL'S HARBOR

DOCUMENT No. 200000248 O.P.R.T.C.T.

VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T.

Lots 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 33, 34, 44, 45, 46, 47, 48, 50, 52, 57, 60, 61, 62, 68,

70, 71, 72, and Lots B, C, and D, Marshall's Harbor as recorded in Document No. 200000248, Official Public Records, Travis County, Texas.

GRID COORDINATES: N: 10,128,154.98 E: 3,041,105.74 ELEV: 874.20

LOT 16 5.819 ACRES (5.83 ACRES)

MARSHALL'S HARBOR DOCUMENT No. 200000248

O.P.R.T.C.T.

VILLA MONTECHINO, LP DOCUMENT No. 2006002334

O.P.R.T.C.T.

LINE TYPES - BUILDING SETBACK EASEMENT

X—— WIRE FENCE ----- METAL FENCE CHAIN LINE FENCE ----- GUARD RAIL

GATED

ENTRY

FLOWLINE ELV 868,76'

GRID COORDINATES: N: 10,127,134.34
E: 3,042,891.22
ELEV: 808.05

UTILITY EASEMENT (PER PLAT)

FLOWLINE ELV 867,59'

CAMERA

CONCRETE

— — JOINER LINE — E — OVERHEAD ELECTRIC
—//— WOOD FENCE

 IRON ROD FOUND W/CAP (AS NOTED) \(\frac{1}{2}\)" 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 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 TELEPHONE RISER TELEPHONE CABINET ELECTRIC RISER ELECTRIC TRANSFORMER UNDERGROUND ELECTRIC VAULT FIRE HYDRANT CVLT UNDERGROUND CABLE TV VAULT GAS STUBOUT / MARKER TVLT, UNDERGROUND TELEPHONE VAULT 以 LIGHT STANDARD MANHOLE (TYPE & SIZE ON DRAWING) S SEPTIC SIGN SV SEWER VALVE
UVLT UNK UNDERGRO UNK UNDERGROUND UTILITY VAULT UNDERGROUND PROPANE TANK US UNKNOWN UTILITY STUBOUT IRRIGATION CONTROL VALVE WASTEWATER CLEANOUT
WM WATER METER WATER VALVE BB BREAKER BOX POWER POLE JB ELECTRIC JUNCTION BOX DRAIN GRATE/AREA INLET MB MAILBOX P PROPANE TANK

— GUY WIRE X YARD LIGHT & GAS LINE MARKER

Ø BOLLARD POST

(709) STOP SIGN

MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T.

N 83'38'18" W 137.33'

LOT 9 8.651 ACRES (8.64 ACRES)

GRID COORDINATES: N: 10,127,482.42 ELEV: 840.38

LOT 8 10.143 ACRES (10.17 ACRES)

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

N 84°23'22" W 210.20"

VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T.

MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T.

> LOT 17 6.095 ACRES (6.10 ACRES)

4910 West Hwy 290 AUSTIN, TEXAS 78735

Client: Johnson Davis Tauch Development LLC

Date of Field Work: 10/27/2021

Field: RBond/GPatton

Legal description of land:

GRAPHIC SCALE: 1"=50'

Lots 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 33, 34, 44, 45, 46, 47,

48, 50, 52, 57, 60, 61, 62, 68, 70, 71, 72, and Lots B, C, and D, of

200000248 of the Official Public Records of Travis County, Texas.

LOT 10

7.227 ACRES (7.23 ACRES)

MARSHALL'S HARBOR, a subdivision in Travis County, Texas,

according to the map or plat of record in Document Number

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

VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T.

TITLE SURVEY VILLA MONTECHINO, LP Lots 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 33, 34, 44, 45, 46, 47, 48, 50, 52, 57, 60, 61, 62, 68, 70, 71, 72, and Lots B, C, and D, Marshall's Harbor as recorded in Document No. 200000248, Official Public Records, Travis County, Texas. MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. LOT 13 5.390 ACRES GRAPHIC SCALE: 1"=50' (5.40 ACRES) VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T.

LOT 60 5.220 ACRES (5.21 ACRES)

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

VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T. LOT 14

4.935 ACRES (4.94 ACRES)

GRID COORDINATES: N: 10,129,402.78 E: 3,040,788.83 ELEV: 879.79

35'x80' SECURITY GATE EASEMENT (PER PLAT)

MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T.

> MARSHALL'S HARBOR DOCUMENT No. 200000248 0.P.R.T.C.T. VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T. LOT 10 7.227 ACRES (7.23 ACRES)

3.880 ACRES (3.89 ACRES)

GRID COORDINATES: N: 10,128,154.98 E: 3,041,105.74 ELEV: 874.20

Client: Johnson Davis Tauch Development LLC Date of Field Work: 10/27/2021 Field: RBond/GPatton Tech: JCurci/MLeonardo

Date Drawn: 12/30/2021 Path: \Projects__Development\Projects\LasEnsanadas-21083111s\Production\Dwgs\Titles\Montechino Tracts\Montechino Tracts-Tract 1.dwg

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

VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T.

BLOCK B

LOT 11

TRACT 1

LINE TYPES — . — BUILDING SETBACK
— . — EASEMENT
— — JOINER LINE
— E — OVERHEAD ELECTRIC
— // — WOOD FENCE ——X—— WIRE FENCE — ☐ METAL FENCE
— ☐ CHAIN LINE FENCE
— ☐ GUARD RAIL

Legal description of land:

Lots 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 33, 34, 44, 45, 46, 47, 48, 50, 52, 57, 60, 61, 62, 68, 70, 71, 72, and Lots B, C, and D, of MARSHALL'S HARBOR, a subdivision in Travis County, Texas, according to the map or plat of record in Document Number 200000248 of the Official Public Records of Travis County, Texas.

TRACT 1:

	MONUMENTS	
	1/2" IRON ROD FOUND (OR AS NOTED)	
Ô	½" (I.D.) IRON PIPE FOUND (OR AS NOTED)	
• O + +	IRON ROD FOUND W/CAP (AS NOTED)	
0	1/2" IRON ROD SET "ATS ENGINEERS"	
Φ	NAIL FOUND (TYPE NOTED)	
-	NAIL SET "ATS ENGINEERS"	
₩	COTTON SPINDLE FOUND	
<u>∆</u>	CALCULATED POINT	
•	BENCHMARK	
X	"X" CHISELED IN CONCRETE	
	CONCRETE MONUMENT	
•	CONCRETE MONUMENT W/DISK	
0.P.R.T.C.T	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS	
	UTILITIES	
А	AIR CONDITIONER	
G	GAS METER	
E	ELECTRIC METER	
С	CABLE RISER	
T	TELEPHONE RISER	
TCB	TELEPHONE CABINET	
ER	ELECTRIC RISER	
ET	ELECTRIC RISER ELECTRIC TRANSFORMER	
EVLT		
<u> </u>	UNDERGROUND ELECTRIC VAULT FIRE HYDRANT	
[CVLT]		
GS	UNDERGROUND CABLE TV VAULT GAS STUBOUT / MARKER	
TVLT	UNDERGROUND TELEPHONE VAULT	
<u> </u>	LIGHT STANDARD	
(MH)	MANHOLE (TYPE & SIZE ON DRAWING)	
S	SEPTIC	
<u> </u>	SIGN	
SV		
UVLT	SEWER VALVE UNK UNDERGROUND UTILITY VAULT	
(Nb)	UNDERGROUND PROPANE TANK	
$\overline{}$		
US	UNKNOWN UTILITY STUBOUT	
ICV	IRRIGATION CONTROL VALVE	
(0)	WASTEWATER CLEANOUT	
WM	WATER METER	
	WATER VALVE	
BB	BREAKER BOX	
<u> </u>	POWER POLE	

JB ELECTRIC JUNCTION BOX
D DRAIN GRATE/AREA INLET

MB MAILBOX

(P) PROPANE TANK

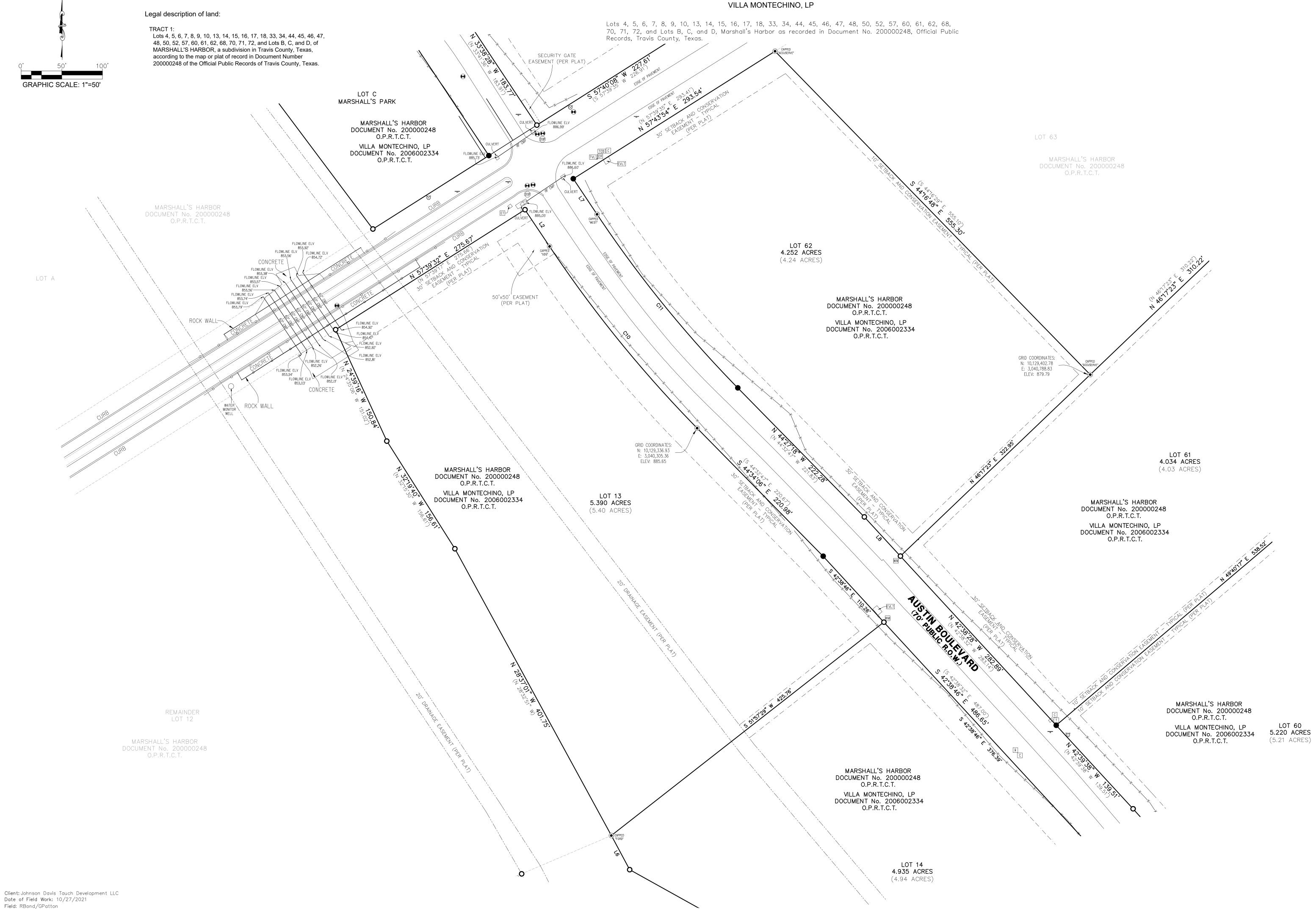
(C) GUY WRE

X YARD LIGHT

S GAS LINE MARKER

(C) BOLLARD POST

STOP SIGN



4910 West Hwy 290 AUSTIN, TEXAS 78735 (512) 328-6995 FAX: (512) 328-6996

LINE TYPES

MONUMENTS ½" IRON ROD FOUND (OR AS NOTED)

(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

CHISELED IN CONCRETE NCRETE MONUMENT CONCRETE MONUMENT W/DISK

UTILITIES

UNDERGROUND CABLE TV VAULT

UNDERGROUND TELEPHONE VAULT

MANHOLE (TYPE & SIZE ON DRAWING)

UNK UNDERGROUND UTILITY VAULT

UNDERGROUND PROPANE TANK

UNKNOWN UTILITY STUBOUT

WASTEWATER CLEANOUT WATER METER WATER VALVE BREAKER BOX POWER POLE

JB ELECTRIC JUNCTION BOX

MAILBOX

S GAS LINE MARKER
BOLLARD POST

(STOP) STOP SIGN

MB MAILBOX

(P) PROPANE TANK

—) GUY WIRE

X YARD LIGHT

DRAIN GRATE/AREA INLET

IRRIGATION CONTROL VALVE

GAS STUBOUT / MARKER

CALCULATED POINT

O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS

TELEPHONE RISER TELEPHONE CABINET

ELECTRIC RISER ELECTRIC TRANSFORMER UNDERGROUND ELECTRIC VAULT

FIRE HYDRANT

LIGHT STANDARD

SEWER VALVE

SEPTIC

A AIR CONDITIONER GAS METER E ELECTRIC METER

C CABLE RISER

BENCHMARK

1/2" (I.D.) IRON PIPE FOUND (OR AS NOTED)

- BUILDING SETBACK

EASEMENT

--- E --- OVERHEAD ELECTRIC

____X____ WIRE FENCE

----- METAL FENCE CHAIN LINE FENCE ─── GUARD RAIL

JOINER LINE

- WOOD FENCE

Tech: JCurci/MLeonardo Date Drawn: 12/30/2021

70, 71, 72, and Lots B, C, and D, Marshall's Harbor as recorded in Document No. 200000248, Official Public Records, Travis County, Texas. Lots 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 33, 34, 44, 45, 46, 47, 48, 50, 52, 57, 60, 61, 62, 68, 70, 71, 72, and Lots B, C, and D, of GRID COORDINATES: N: 10,127,943.63 E: 3,043,763.17 ELEV: 679.44 MARSHALL'S HARBOR, a subdivision in Travis County, Texas, according to the map or plat of record in Document Number 200000248 of the Official Public Records of Travis County, Texas. GRAPHIC SCALE: 1"=50' C43 S 76°39'10" E EDGE OF WATER
(S 76°39'00" AT TIME OF SURVEY (S 76'39'00" E 8.83') LOT 34 4.557 ACRES (4.55 ACRES) MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T. 2.26 ACRES KURT BANFF VOLUME 9513, PAGE 908 LOT 42A 0.P.R.Ť.C.Ť. AMENDED PLAT OF LOTS 27, 28, 29, 30, 31, 32, 35, 36, 37, 38, 39, 40, MARSHALL'S HARBOR
DOCUMENT No. 200000248

LOT D
0.P.R.T.C.T.

1.385 ACRES

(1.38 ACRES) GRID COORDINATES: 41, AND 42 N: 10,127,251.25 E: 3,043,321.16 ELEV: 791.53 MARSHALL'S HARBOR DOCUMENT No. 200300224 O.P.R.T.C.T. (1.38 ACRES) VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T. LOT 34 4.557 ACRES 88¹14'55" W 217.22' (4.55 ACRES) 76.22 ACRES MICKEY REDWINE DOCUMENT No. 2003036537 O.P.R.T.C.T. 3.54 ACRES ALBERT B. HORN, III VOLUME 8900, PAGÉ 176 O.P.R.T.C.T. 4.52 ACRES PAUL W. GUDGELL VOLUME 6556, PAGE 1977 0.P.R.T.C.T. VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T.

> (512) 328-6995 FAX: (512) 328-6996 4910 West Hwy 290 AUSTIN, TEXAS 78735

Client: Johnson Davis Tauch Development LLC

Date of Field Work: 10/27/2021

Field: RBond/GPatton

MARSHALL'S HARBOR DOCUMENT No. 200000248

O.P.R.T.C.T.

LOT 33 5.457 ACRES

(5.46 ACRES)

	LINE TYPES
	BUILDING SETBACK
	EASEMENT
	JOINER LINE
— Е —	OVERHEAD ELECTRIC
//	WOOD FENCE
x	WIRE FENCE
	METAL FENCE

CHAIN LINE FENCE
GUARD RAIL

MONUMENTS ½" IRON ROD FOUND (OR AS NOTED) ' (I.D.) IRON PIPE FOUND (OR AS NOTED ② ½" (I.D.) IRON PIPE FOUND (OK AS NUTE

■ IRON ROD FOUND W/CAP (AS NOTED) O ½" 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

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

ELECTRIC RISER ELECTRIC TRANSFORMER UNDERGROUND ELECTRIC VAULT

UNDERGROUND CABLE TV VAULT GAS STUBOUT / MARKER

GS GAS STUBOUT / MARKER

TVIT UNDERGROUND TELEPHONE VAULT

LIGHT STANDARD

MH MANHOLE (TYPE & SIZE ON DRAWING)

S SEPTIC

SIGN SV SEWER VALVE

UNK UNDERGROUND UTILITY VAULT UNDERGROUND PROPANE TANK UNKNOWN UTILITY STUBOUT IRRIGATION CONTROL VALVE

WASTEWATER CLEANOUT (CO) WASTEWATER CLLA

WM WATER METER

WATER VALVE

BB BREAKER BOX

POWER POLE

JB ELECTRIC JUNCTION BOX
D DRAIN GRATE/AREA INLET D DRAIN GRATE/ARI

MB MAILBOX

P PROPANE TANK

GUY WIRE

¥ YARD LIGHT

& GAS LINE MARKER

Ø BOLLARD POST

STOP SIGN

GRID COORDINATES: N: 10,127,943.63 E: 3,043,763.17 ELEV: 679.44 TRACT 1

	LINE TYPES
	BUILDING SETBACK
	EASEMENT
	JOINER LINE
— Е —	OVERHEAD ELECTRIC
<i>//</i>	WOOD FENCE
x	WIRE FENCE
	METAL FENCE
	CHAIN LINE FENCE
	GUARD RAIL

MONUMENTS

½" IRON ROD FOUND (OR AS NOTED)

	½" IRON ROD FOUND (OR AS NOTED)			
	½" (I.D.) IRON PIPE FOUND (OR AS NOTED)			
•	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			
$\bar{\Delta}$	CALCULATED POINT			
40	BENCHMARK			
×	"X" CHISELED IN CONCRETE			
	CONCRETE MONUMENT			
Ō	CONCRETE MONUMENT W/DISK			
	,			
	OFFICIAL DUBLIC DECORDS TRAVIS			
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS			
	UTILITIES			
А	AIR CONDITIONER			
G	GAS METER			
Е	ELECTRIC METER			
С	CABLE RISER			
Т	TELEPHONE RISER			
TCB	TELEPHONE CABINET			
ER	ELECTRIC RISER			
ET	ELECTRIC TRANSFORMER			
EVLT	UNDERGROUND ELECTRIC VAULT			
Ö	FIRE HYDRANT			
CVLT	UNDERGROUND CABLE TV VAULT			
GS	GAS STUBOUT / MARKER			
TVLT	UNDERGROUND TELEPHONE VAULT			
**	LIGHT STANDARD			
MH	MANHOLE (TYPE & SIZE ON DRAWING)			
S	SEPTIC			
-	SIGN			
SV	SEWER VALVE			
UVLT	UNK UNDERGROUND UTILITY VAULT			
(IP)	UNDERGROUND PROPANE TANK			
US	UNKNOWN UTILITY STUBOUT			
icv	IRRIGATION CONTROL VALVE			
(3)	WASTEWATER CLEANOUT			
WM	WATER METER			
lacktriangledown	WATER VALVE			
BB	BREAKER BOX			
þ	POWER POLE			
JB	ELECTRIC JUNCTION BOX			
D	DRAIN GRATE/AREA INLET			
MB	MAILBOX			
P	PROPANE TANK			
\rightarrow	GUY WIRE			
¤	YARD LIGHT			
&	GAS LINE MARKER			
Ö	BOLLARD POST			
(\$TOP)	STOP SIGN			

TBPLS FIRM REG. #10126000

4910 West Hwy 290
AUSTIN, TEXAS 78735

Engineers Inspectors a Surveyo (512) 328-6995
FAX: (512) 328-6996

Client: Johnson Davis Tauch Development LLC Date of Field Work: 10/27/2021

Field: RBond/GPatton

4910 West Hwy 290 AUSTIN, TEXAS 78735

LINE TYPES ___ BUILDING SETBACK - EASEMENT — — JOINER LINE ____ E ___ OVERHEAD ELECTRIC -//- WOOD FENCE ——X—— WIRE FENCE METAL FENCE CHAIN LINE FENCE —⊸— GUARD RAIL

> MONUMENTS ½" IRON ROD FOUND (OR AS NOTED) " (I.D.) IRON PIPE FOUND (OR AS NOTED IRON ROD FOUND W/CAP (AS NOTED) O ½" IRON ROD SET "ATS ENGINEERS" MAIL FOUND (TYPE NOTED) NAIL SET "ATS ENGINEERS" COTTON SPINDLE FOUND

CALCULATED POINT BENCHMARK "X" CHISELED IN CONCRETE CONCRETE MONUMENT CONCRETE MONUMENT W/DISK

O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS UTILITIES A AIR CONDITIONER
G GAS METER
E ELECTRIC METER C CABLE RISER
T TELEPHONE RISER
TCB TELEPHONE CABINET ELECTRIC RISER ELECTRIC TRANSFORMER UNDERGROUND ELECTRIC VAULT UNDERGROUND CABLE TV VAULT GAS STUBOUT / MARKER GS GAS STUBOUT / MARKER

TVLT UNDERGROUND TELEPHONE VAULT

LIGHT STANDARD

(MH) MANHOLE (TYPE & SIZE ON DRAWING)

S SEPTIC

SIGN SV SEWER VALVE UNK UNDERGROUND UTILITY VAULT UNDERGROUND PROPANE TANK UNKNOWN UTILITY STUBOUT IRRIGATION CONTROL VALVE WASTEWATER CLEANOUT WM WATER METER WATER VALVE BB BREAKER BOX
POWER POLE JB ELECTRIC JUNCTION BOX
D DRAIN GRATE/AREA INLET D DRAIN GRATE/ARI

MB MAILBOX

P PROPANE TANK

GUY WIRE

X YARD LIGHT

& GAS LINE MARKER

Ø BOLLARD POST

STOP SIGN

Lots 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 33, 34, 44, 45, 46, 47, 48, 50, 52, 57, 60, 61, 62, 68, 70, 71, 72, and Lots B, C, and D, Marshall's Harbor as recorded in Document No. 200000248, Official Public Lots 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 33, 34, 44, 45, 46, 47, Records, Travis County, Texas. 48, 50, 52, 57, 60, 61, 62, 68, 70, 71, 72, and Lots B, C, and D, of MARSHALL'S HARBOR, a subdivision in Travis County, Texas, according to the map or plat of record in Document Number 200000248 of the Official Public Records of Travis County, Texas. LOT 52 3.107 ACRES (3.10 ACRES) GRID COORDINATES: N: 10,129,351.81 E: 3,042,765.35 ELEV: 840.33 MARSHALL'S HARBOR
DOCUMENT No. 200000248
DOCUMENT No. 700000248

O.P.R.T.C.T.

VILLA MONTECHINO, LP
DOCUMENT No. 2006002334

O.P.R.T.C.T. MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T. LOT 51 MARSHALL'S HARBOR DOCUMENT No. 200000248 0.P.R.T.C.T. LOT 45 4.609 ACRES (4.61 ACRES) MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T. GRID COORDINATES: N: 10,128,941.08 E: 3,043,337.39 ELEV: 811.19 LOT 46 4.538 ACRES (4.54 ACRES) MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T. LOT 47 4.246 ACRES (4.24 ACRES)

Client: Johnson Davis Tauch Development LLC Date of Field Work: 10/27/2021 Field: RBond/GPatton Tech: JCurci/MLeonardo Date Drawn: 12/30/2021

Path: \Projects__Development\Projects\LasEnsanadas-21083111s\Production\Dwgs\Titles\Montechino Tracts\Montechino Tracts-Tract 1.dwg

Legal description of land:

GRAPHIC SCALE: 1"=50'

Engineers Inspectors Inspectors Surveyors

TBPLS FIRM REG. #10126000

4910 West Hwy 290
AUSTIN, TEXAS 78735

Engineers Inspectors Surveyors

(512) 328-6995
FAX: (512) 328-6996

Lots 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 33, 34, 44, 45, 46, 47, 48, 50, 52, 57, 60, 61, 62, 68, 70, 71, 72, and Lots B, C, and D, Marshall's Harbor as recorded in Document No. 200000248, Official Public Records, Travis County, Texas.

TRACT 1

	LINE TYPES
	BUILDING SETBACK
	EASEMENT
	JOINER LINE
— Е —	OVERHEAD ELECTRIC
<i>//</i>	WOOD FENCE
x	WIRE FENCE
	METAL FENCE
	CHAIN LINE FENCE

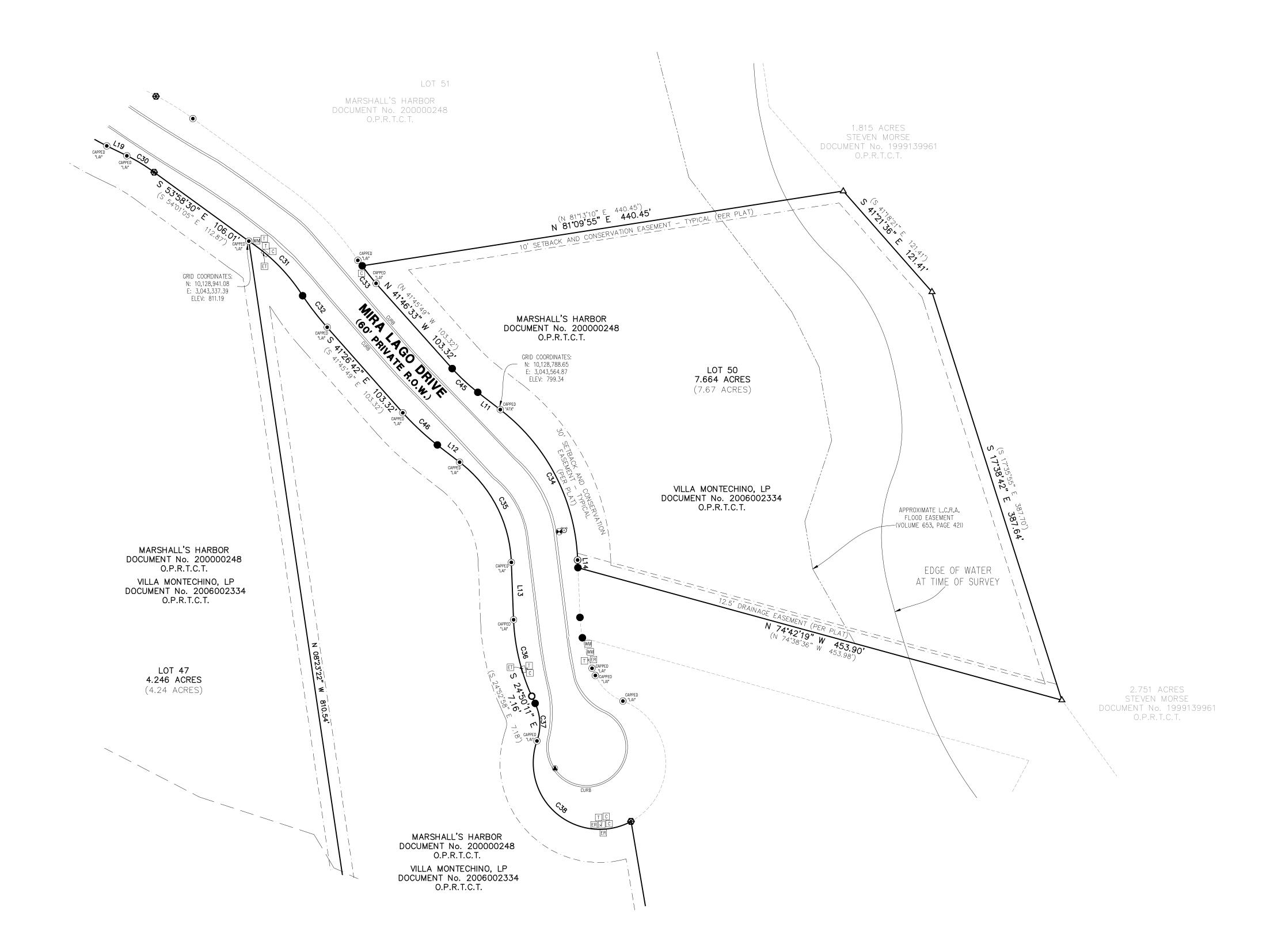
//	WOOD FENCE
x	WIRE FENCE
	METAL FENCE
	CHAIN LINE FENCE
oo	GUARD RAIL

MONUMENTS ½" IRON ROD FOUND (OR AS NOTED) © ½" (I.D.) IRON PIPE FOUND (OR AS NOTED)

■ IRON ROD FOUND W/CAP (AS NOTED)

0	½" IRON ROD SET "ATS ENGINEERS
Ф	NAIL FOUND (TYPE NOTED)
+	NAIL SET "ATS ENGINEERS"
₩	COTTON SPINDLE FOUND
Δ	CALCULATED POINT
•	BENCHMARK
	"X" CHISELED IN CONCRETE
	CONCRETE MONUMENT
•	CONCRETE MONUMENT W/DISK

X	"X" CHISELED IN CONCRETE
	CONCRETE MONUMENT
•	CONCRETE MONUMENT W/DISK
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
	UTILITIES
Α	AIR CONDITIONER
G	GAS METER
E	ELECTRIC METER
C	CABLE RISER
T	TELEPHONE RISER
TCB	TELEPHONE CABINET
ER	ELECTRIC RISER
ET	ELECTRIC TRANSFORMER
EVLT	UNDERGROUND ELECTRIC VAULT
ପ	FIRE HYDRANT
CVLT	UNDERGROUND CABLE TV VAULT
GS	GAS STUBOUT / MARKER
TVLT	UNDERGROUND TELEPHONE VAULT
***	LIGHT STANDARD
MH	MANHOLE (TYPE & SIZE ON DRAWING)
8	SEPTIC
-	SIGN
SV	SEWER VALVE
UVLT	UNK UNDERGROUND UTILITY VAULT
(IP)	UNDERGROUND PROPANE TANK
US	UNKNOWN UTILITY STUBOUT
ICV	IRRIGATION CONTROL VALVE
(0)	WASTEWATER CLEANOUT
WM	WATER METER
lacksquare	WATER VALVE
BB	BREAKER BOX
4	POWER POLE
JB	ELECTRIC JUNCTION BOX
D	DRAIN GRATE/AREA INLET
MB	MAILBOX
P	PROPANE TANK
\rightarrow	GUY WIRE
¤	YARD LIGHT
&	GAS LINE MARKER
0	BOLLARD POST
(\$TOP)	STOP SIGN



Client: Johnson Davis Tauch Development LLC Date of Field Work: 10/27/2021

Field: RBond/GPatton Tech: JCurci/MLeonardo Date Drawn: 12/30/2021

Path: \Projects__Development\Projects\LasEnsanadas-21083111s\Production\Dwgs\Titles\Montechino Tracts\Montechino Tracts-Tract 1.dwg

Legal description of land:

GRAPHIC SCALE: 1"=50'

Lots 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 33, 34, 44, 45, 46, 47, 48, 50, 52, 57, 60, 61, 62, 68, 70, 71, 72, and Lots B, C, and D, of MARSHALL'S HARBOR, a subdivision in Travis County, Texas, according to the map or plat of record in Document Number 200000248 of the Official Public Records of Travis County, Texas.

Lots 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 33, 34, 44, 45, 46, 47, 48, 50, 52, 57, 60, 61, 62, 68,

70, 71, 72, and Lots B, C, and D, Marshall's Harbor as recorded in Document No. 200000248, Official Public

CHINO, LP

CHAIN LINE FENCE

CHAIN LINE FENCE

GUARD RAIL

MONUMENTS

½" IRON ROD FOUND (OR AS NOTED)

½" (I.D.) IRON PIPE FOUND (OR AS NOTED)

IRON ROD FOUND W/CAP (AS NOTED)

½" IRON ROD SET "ATS ENGINEERS"

TRACT 1

COTTON SPINDLE FOUND

CALCULATED POINT

BENCHMARK

X"X" CHISELED IN CONCRETE

CONCRETE MONUMENT

CONCRETE MONUMENT W/DISK

NAIL FOUND (TYPE NOTED)

NAIL SET "ATS ENGINEERS"

O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS UTILITIES A AIR CONDITIONER
G GAS METER
E ELECTRIC METER C CABLE RISER
T TELEPHONE RISER
TOB TELEPHONE CABINET ELECTRIC RISER ELECTRIC TRANSFORMER UNDERGROUND ELECTRIC VAULT FIRE HYDRANT UNDERGROUND CABLE TV VAULT GAS STUBOUT / MARKER GS GAS STUBOUT / MARKER

TVIT UNDERGROUND TELEPHONE VAULT

LIGHT STANDARD

MH MANHOLE (TYPE & SIZE ON DRAWING)

S SEPTIC

SIGN SV SEWER VALVE UNK UNDERGROUND UTILITY VAULT UNDERGROUND PROPANE TANK UNKNOWN UTILITY STUBOUT CV IRRIGATION CON1
CO WASTEWATER CLE
WM WATER METER
WATER VALVE IRRIGATION CONTROL VALVE WASTEWATER CLEANOUT BB BREAKER BOX
POWER POLE JB ELECTRIC JUNCTION BOX
D DRAIN GRATE/AREA INLET D DRAIN GRATE/ARI

MB MAILBOX

P PROPANE TANK

GUY WIRE X YARD LIGHT & GAS LINE MARKER

Ø BOLLARD POST

STOP SIGN

200000248 of the Official Public Records of Travis County, Texas. LOT 53 MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. 533.82 ACRES MARSHALL'S HARBOR 16'35" E To sca GEORGE K. MARSHALL, III DOCUMENT No. 200000248 VOLUME 12685, PAGE 1436 O.P.R.T.C.T. O.P.R.T.C.T. LOT 52 3.107 ACRES (3.10 ACRES) GRID COORDINATES: N: 10,129,351.81 E: 3,042,765.35 ELEV: 840.33 VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T. GRID COORDINATES: N: 10,129,263.01 E: 3,043,487.20 ELEV: 809.51 MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T. LOT 51 MARSHALL'S HARBOR DOCUMENT No. 200000248 0.P.R.T.C.T. 1.815 ACRES STEVEN MORSE LOT 45 4.609 ACRES DOCUMENT No. 1999139961 O.P.R.T.C.T. (4.61 ACRES) MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T. GRID COORDINATES: N: 10,128,941.08 E: 3,043,337.39 ELEV: 811.19 MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. LOT 46 4.538 ACRES VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T. (4.54 ACRES) GRID COORDINATES: N: 10,128,788.65 LOT 50 7.664 ACRES E: 3,043,564.87 ELÉV: 799.34 (7.67 ACRES) LOT 47 4.246 ACRES (4.24 ACRES) VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T.

Records, Travis County, Texas.

TBPLS FIRM REG. #10126000

4910 West Hwy 290
AUSTIN, TEXAS 78735

AUSTIN, TEXAS 78735

AUSTIN, TEXAS 78735

Engineers Inspector Surveyo

Legal description of land:

GRAPHIC SCALE: 1"=50'

Lots 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 33, 34, 44, 45, 46, 47,

48, 50, 52, 57, 60, 61, 62, 68, 70, 71, 72, and Lots B, C, and D, of MARSHALL'S HARBOR, a subdivision in Travis County, Texas, according to the map or plat of record in Document Number

Lots 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 33, 34, 44, 45, 46, 47, 48, 50, 52, 57, 60, 61, 62, 68, 70, 71, 72, and Lots B, C, and D, Marshall's Harbor as recorded in Document No. 200000248, Official Public Records, Travis County, Texas.

LINE TYPES — — · — BUILDING SETBACK ---- EASEMENT JOINER LINE

 OVERHEAD ELECTRIC

 WOOD FENCE WIRE FENCE

METAL FENCE

CHAIN LINE FENCE

TRACT 1

—⊶— GUARD RAIL MONUMENTS ½" IRON ROD FOUND (OR AS NOTED) 1/2" (I.D.) IRON PIPE FOUND (OR AS NOTED (I.D.) IRON PIPE FOUND (UK AS NUTLE RON ROD FOUND W/CAP (AS NOTED) ○ ½" 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 O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS UTILITIES

C CABLE RISER
T TELEPHONE RISER
TOB TELEPHONE CABINET ELECTRIC RISER ELECTRIC TRANSFORMER UNDERGROUND ELECTRIC VAULT FIRE HYDRANT

A AIR CONDITIONER
G GAS METER
E ELECTRIC METER

FIRE HYDRANT

CYLT UNDERGROUND CABLE TV VAULT

GS GAS STUBOUT / MARKER

TYLT UNDERGROUND TELEPHONE VAULT

LIGHT STANDARD

MH MANHOLE (TYPE & SIZE ON DRAWING)

S SEPTIC

SIGN

SV SEWER VALVE UNK UNDERGROUND UTILITY VAULT UNDERGROUND PROPANE TANK
UNKNOWN UTILITY STUBOUT US UNKNOWN UTILITY S

CV IRRIGATION CONTR

CO WASTEWATER CLE.

WM WATER METER

WATER VALVE

BB BREAKER BOX

POWER POLE IRRIGATION CONTROL VALVE WASTEWATER CLEANOUT

YARD LIGHT

S GAS LINE MARKER

BOLLARD POST

STOP SIGN

according to the map or plat of record in Document Number 200000248 of the Official Public Records of Travis County, Texas. MARSHALL'S HARBOR DOCUMENT No. 200000248 0.P.R.T.C.T. LOT 66 MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. LOT 65 LOT 56 MARSHALL'S HARBOR MARSHALL'S HARBOR LOT 55 DOCUMENT No. 200000248 DOCUMENT No. 200000248 O.P.R.T.C.T. 0.P.R.T.C.T. MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. LOT 57 4.211 ACRES (4.22 ACRES) VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T. FLOWLINE ELV 824,12' FLOWLINE ELV 823,73' FLOWLINE ELV 823,87' FLOWLINE ELV

823.59'

FLOWLINE ELV

823.50'

FLOWLINE ELV

823.32' LOT 58 MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. GRID COORDINATES: N: 10,129,411.08 E: 3,042,018.66 ELEV: 829.95 MIRA LAGO DRIVE (60' PRIVATE R.O.W.) LOT 44 3.250 ACRES GRID COORDINATES:
N: 10,129,366.46
E: 3,042,254.05
ELEV: 789.72 (3.25 ACRES) MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T.

Client: Johnson Davis Tauch Development LLC Date of Field Work: 10/27/2021 Field: RBond/GPatton Tech: JCurci/MLeonardo

Date Drawn: 12/30/2021

Legal description of land:

GRAPHIC SCALE: 1"=50'

Lots 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 33, 34, 44, 45, 46, 47,

48, 50, 52, 57, 60, 61, 62, 68, 70, 71, 72, and Lots B, C, and D, of

MARSHALL'S HARBOR, a subdivision in Travis County, Texas,



Lots 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 33, 34, 44, 45, 46, 47, 48, 50, 52, 57, 60, 61, 62, 68, 70, 71, 72, and Lots B, C, and D, Marshall's Harbor as recorded in Document No. 200000248, Official Public Records, Travis County, Texas.

	LINE TYPES
	BUILDING SETBACK
	EASEMENT
	JOINER LINE
— Е —	OVERHEAD ELECTRIC
<i>//</i>	WOOD FENCE
x	WIRE FENCE
	METAL FENCE
	CHAIN LINE FENCE
	GUARD RAIL

MONUMENTS

TRACT 1

	½" IRON ROD FOUND (OR AS NOTED)
Ō	½" (I.D.) IRON PIPE FOUND (OR AS NOTED)
•	IRON ROD FOUND W/CAP (AS NOTED)
0	1/2" IRON ROD SET "ATS ENGINEERS"
Φ	NAIL FOUND (TYPE NOTED)
-	NAIL SET "ATS ENGINEERS"
⊗	COTTON SPINDLE FOUND
Δ	CALCULATED POINT
<u>∆</u>	BENCHMARK
X	"X" CHISELED IN CONCRETE
	CONCRETE MONUMENT
•	CONCRETE MONUMENT W/DISK
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
	UTILITIES
А	AIR CONDITIONER
G	GAS METER
E	ELECTRIC METER
C	CABLE RISER
Ħ	TELEPHONE RISER
TCB	TELEPHONE CABINET
ER	ELECTRIC RISER
ET	ELECTRIC TRANSFORMER
EVLT	UNDERGROUND ELECTRIC VAULT
ত	FIRE HYDRANT
CVLT	UNDERGROUND CABLE TV VAULT
GS	GAS STUBOUT / MARKER
TVLT	UNDERGROUND TELEPHONE VAULT
<u> </u>	LIGHT STANDARD
MH	MANHOLE (TYPE & SIZE ON DRAWING)
\$	SEPTIC
	SIGN
SV	SEWER VALVE
UVLT	UNK UNDERGROUND UTILITY VAULT
(P)	UNDERGROUND PROPANE TANK
US	UNKNOWN UTILITY STUBOUT
icv .	IRRIGATION CONTROL VALVE
(00)	WASTEWATER CLEANOUT
WM	WATER METER
	WATER VALVE
BB	BREAKER BOX
_ `	POWER POLE
D	DRAIN GRATE/AREA INLET
MB	MAILBOX
(P)	PROPANE TANK
<u></u>	GUY WIRE
¤	YARD LIGHT
¤ &	YARD LIGHT GAS LINE MARKER
&	GAS LINE MARKER

LOT 59 LOT 61 4.034 ACRES (4.03 ACRES) MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T. MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. FLOWLINE ELV FLOWLINE ELV ⁸²⁴,31' 824,18' VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T. LOT 60 5.220 ACRES (5.21 ACRES) 0.086 ACRE UTILITY EASEMENT (DOCUMENT NO. 2008160248, O.P.R.T.C.T.)— FLOWLINE ELV 822.04' GRID COORDINATES: N: 10,128,833.06 E: 3,041,313.99 ELEV: 850.05 LOT 14 4.935 ACRES (4.94 ACRES) GRID COORDINATES: N: 10,129,402.78 E: 3,040,788.83 ELEV: 879.79 35'x80' SECURITY GATE EASEMENT (PER PLAT) MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T.

Client: Johnson Davis Tauch Development LLC Date of Field Work: 10/27/2021 Field: RBond/GPatton Tech: JCurci/MLeonardo

Date Drawn: 12/30/2021 Path: \Projects__Development\Projects\LasEnsanadas-21083111s\Production\Dwgs\Titles\Montechino Tracts\Montechino Tracts-Tract 1.dwg

Legal description of land:

GRAPHIC SCALE: 1"=50'

Lots 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 33, 34, 44, 45, 46, 47. 48, 50, 52, 57, 60, 61, 62, 68, 70, 71, 72, and Lots B, C, and D, of MARSHALL'S HARBOR, a subdivision in Travis County, Texas, according to the map or plat of record in Document Number 200000248 of the Official Public Records of Travis County, Texas.

TRACT 1

TITLE SURVEY
VILLA MONTECHINO, LP

Lots 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 33, 34, 44, 45, 46, 47, 48, 50, 52, 57, 60, 61, 62, 68, 70, 71, 72, and Lots B, C, and D, Marshall's Harbor as recorded in Document No. 200000248, Official Public Records, Travis County, Texas.

MONUMENTS

½" IRON ROD FOUND (OR AS NOTED)

½" (I.D.) IRON PIPE FOUND (OR AS NOTED)

IRON ROD FOUND W/CAP (AS NOTED)

½" IRON ROD SET "ATS ENGINEERS"

NAIL FOUND (TYPE NOTED)

NAIL SET "ATS ENGINEERS"

COTTON SPINDLE FOUND

CALCULATED POINT
BENCHMARK
X "X" CHISELED IN CONCRETE
CONCRETE MONUMENT
CONCRETE MONUMENT W/DISK

O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS UTILITIES A AIR CONDITIONER
G GAS METER
E ELECTRIC METER C CABLE RISER
T TELEPHONE RISER TCB TELEPHONE CABINET ELECTRIC RISER ELECTRIC TRANSFORMER UNDERGROUND ELECTRIC VAULT UNDERGROUND CABLE TV VAULT GAS STUBOUT / MARKER TYLT UNDERGROUND TELEPHONE VAULT

LIGHT STANDARD

MANHOLE (TYPE & SIZE ON DRAWING) S SEPTIC

SIGN SV SEWER VALVE UNK UNDERGROUND UTILITY VAULT UNDERGROUND PROPANE TANK UNKNOWN UTILITY STUBOUT IRRIGATION CONTROL VALVE WASTEWATER CLEANOUT WM WATER METER WATER VALVE BB BREAKER BOX
POWER POLE

JB ELECTRIC JUNCTION BOX
D DRAIN GRATE/AREA INLET

MB MAILBOX

P PROPANE TANK

GUY WIRE

X YARD LIGHT

& GAS LINE MARKER

Ø BOLLARD POST

STOP SIGN

SHORELINE RANCH DRIVE (80' PUBLIC R.O.W.) LOT 64 MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. LOT 63 MARSHALL'S HARBOR DOCUMENT No. 200000248 0.P.R.T.C.T. LOT 62 4.252 ACRES (4.24 ACRES) 50'x50' EASEMENT (PER PLAT) MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T. GRID COORDINATES: N: 10,129,402.78 E: 3,040,788.83 ELEV: 879.79 GRID COORDINATES:

N: 10,129,336.93
E: 3,040,305.36
ELEV: 885.65 LOT 59 LOT 61 4.034 ACRES (4.03 ACRES) MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. LOT 13 MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. 5.390 ACRES (5.40 ACRES) VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T. MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T. MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T. LOT 60 5.220 ACRES (5.21 ACRES)

Client: Johnson Davis Tauch Development LLC
Date of Field Work: 10/27/2021
Field: RBond/CPatton

Field: RBond/GPatton
Tech: JCurci/MLeonardo
Date Drawn: 12/30/2021

Path: \Projects__Development\Projects\LasEnsanadas-21083111s\Production\Dwgs\Titles\Montechino Tracts\Montechino Tracts-Tract 1.dwg

Legal description of land:

Lots 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 33, 34, 44, 45, 46, 47,

48, 50, 52, 57, 60, 61, 62, 68, 70, 71, 72, and Lots B, C, and D, of MARSHALL'S HARBOR, a subdivision in Travis County, Texas, according to the map or plat of record in Document Number

200000248 of the Official Public Records of Travis County, Texas.

TRACT 1:

GRAPHIC SCALE: 1"=50'



Lots 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 33, 34, 44, 45, 46, 47.

Lots 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 33, 34, 44, 45, 46, 47, 48, 50, 52, 57, 60, 61, 62, 68, 70, 71, 72, and Lots B, C, and D, Marshall's Harbor as recorded in Document No. 200000248, Official Public Records, Travis County, Texas.

LOT 67

MARSHALL'S HARBOR DOCUMENT No. 200000248 0.P.R.T.C.T.

SHORELINE RANCH DRIVE
(80' PUBLIC R.O.W.)

LOT 65

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

LOT 73 MARSHALL'S HARBOR DOCUMENT No. 200000248 0.P.R.T.C.T.

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

LOT 74

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

LOT 68 3.228 ACRES (3.23 ACRES) VILLA MONTECHINO, LP DOCUMENT No. 2006002334 0.P.R.T.C.T.

GRID COORDINATES: N: 10,130,291.90 E: 3,040,811.51 ELEV: 920.26

LOT 69

Legal description of land:

GRAPHIC SCALE: 1"=50'

48, 50, 52, 57, 60, 61, 62, 68, 70, 71, 72, and Lots B, C, and D, of MARSHALL'S HARBOR, a subdivision in Travis County, Texas, according to the map or plat of record in Document Number 200000248 of the Official Public Records of Travis County, Texas.

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

GRID COORDINATES: N: 10,130,016.27 E: 3,041,011.97 ELEV: 887.05

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

LOT 64

LINE TYPES ____ BUILDING SETBACK EASEMENT

JOINER LINE

E OVERHEAD ELECTRIC

//- WOOD FENCE

X WIRE FENCE

METAL FENCE

	WETAE TENGE
	- CHAIN LINE FENCE
0 0	— GUARD RAIL
	MONUMENTS
	½" IRON ROD FOUND (OR AS NOTED)
0	½" (I.D.) IRON PIPE FOUND (OR AS NOTED)
•	IRON ROD FOUND W/CAP (AS NOTED)
0	½" IRON ROD SET "ATS ENGINEERS"
 	NAIL FOUND (TYPE NOTED)
#	NAIL SET "ATS ENGINEERS"

TRACT 1

Ψ	NAIL SET ATS ENGINEERS
₩	COTTON SPINDLE FOUND
Δ	CALCULATED POINT
lacktriangle	BENCHMARK
X	"X" CHISELED IN CONCRETE
	CONCRETE MONUMENT
•	CONCRETE MONUMENT W/DISK

X	"X" CHISELED IN CONCRETE
	CONCRETE MONUMENT
•	CONCRETE MONUMENT W/DISK
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
	UTILITIES
Δ	AIR CONDITIONER
G	GAS METER
E	ELECTRIC METER
С	CABLE RISER
Т	TELEPHONE RISER
TCB	TELEPHONE CABINET
ER	ELECTRIC RISER
ET	ELECTRIC TRANSFORMER
EVLT	UNDERGROUND ELECTRIC VAULT
ପ	FIRE HYDRANT
CVLT	UNDERGROUND CABLE TV VAULT
GS	GAS STUBOUT / MARKER
TVLT	UNDERGROUND TELEPHONE VAULT
禁	LIGHT STANDARD
MH	MANHOLE (TYPE & SIZE ON DRAWING)
S	SEPTIC
-	SIGN
SV	SEWER VALVE
UVLT	UNK UNDERGROUND UTILITY VAULT
(IP)	UNDERGROUND PROPANE TANK
US	UNKNOWN UTILITY STUBOUT
CV	IRRIGATION CONTROL VALVE
<u>(0)</u>	WASTEWATER CLEANOUT
WM	WATER METER
<u>₩</u>	WATER VALVE
BB	BREAKER BOX
4	POWER POLE
JB	ELECTRIC JUNCTION BOX
D	DRAIN GRATE/AREA INLET
MB	MAILBOX
P	PROPANE TANK
\rightarrow	GUY WIRE
¤	YARD LIGHT
&	GAS LINE MARKER
0	BOLLARD POST
(STOP)	STOP SIGN

Client: Johnson Davis Tauch Development LLC Date of Field Work: 10/27/2021

Field: RBond/GPatton

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

LOT 66

TRACT 1

LINE TYPES — — · — BUILDING SETBACK ——X—— WIRE FENCE METAL FENCE

CHAIN LINE FENCE ------ GUARD RAIL

> NAIL FOUND (TYPE NOTED) NAIL SET "ATS ENGINEERS" COTTON SPINDLE FOUND CALCULATED POINT BENCHMARK "X" CHISELED IN CONCRETE CONCRETE MONUMENT CONCRETE MONUMENT W/DISK 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 ELECTRIC RISER

MONUMENTS ½" IRON ROD FOUND (OR AS NOTED)

IRON ROD FOUND W/CAP (AS NOTED) O ½" IRON ROD SET "ATS ENGINEERS"

' (I.D.) IRON PIPE FOUND (OR AS NOTED

UNDERGROUND CABLE TV VAULT GAS STUBOUT / MARKER GS GAS STUBOUT / MARKER

TVLT UNDERGROUND TELEPHONE VAULT

LIGHT STANDARD

(MH) MANHOLE (TYPE & SIZE ON DRAWING)

S SEPTIC

TO SIGN

ELECTRIC TRANSFORMER UNDERGROUND ELECTRIC VAULT

SV SEWER VALVE UNK UNDERGROUND UTILITY VAULT UNDERGROUND PROPANE TANK UNKNOWN UTILITY STUBOUT IRRIGATION CONTROL VALVE WASTEWATER CLEANOUT WM WATER METER

WATER VALVE

BB BREAKER BOX
POWER POLE JB ELECTRIC JUNCTION BOX
D DRAIN GRATE/AREA INLET

X YARD LIGHT & GAS LINE MARKER

Ø BOLLARD POST

STOP SIGN

TITLE SURVEY VILLA MONTECHINO, LP Legal description of land: Lots 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 33, 34, 44, 45, 46, 47, 48, 50, 52, 57, 60, 61, 62, 68, 70, 71, 72, and Lots B, C, and D, Marshall's Harbor as recorded in Document No. 200000248, Official Public Records, Travis County, Texas. Lots 4, 5, 6, 7, 8, 9, 10, 13, 14, 15, 16, 17, 18, 33, 34, 44, 45, 46, 47, 48, 50, 52, 57, 60, 61, 62, 68, 70, 71, 72, and Lots B, C, and D, of MARSHALL'S HARBOR, a subdivision in Travis County, Texas, according to the map or plat of record in Document Number 200000248 of the Official Public Records of Travis County, Texas. LOT 72 4.734 ACRES (4.73 ACRES) MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T. LOT 71 3.073 ACRES (3.07 ACRES) MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. VILLA MONTECHINO, LP DOCUMENT No. 2006002334 0.P.R.T.C.T. GRID COORDINATES: N: 10,130,218.43 E: 3,040,132.55 ELEV: 928.45 LOT 69 MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. LOT 70 4.468 ACRES (4.46 ACRES) FLOWLINE ELV 875,26' MARSHALL'S HARBOR DOCUMENT No. 200000248 O.P.R.T.C.T. AUSTIN BOULEVARD

(70' PUBLIC R.O.W.) VILLA MONTECHINO, LP DOCUMENT No. 2006002334 O.P.R.T.C.T. SECURITY GATE
\ EASEMENT (PER PLAT)

Client: Johnson Davis Tauch Development LLC Date of Field Work: 10/27/2021 Field: RBond/GPatton Tech: JCurci/MLeonardo

GRAPHIC SCALE: 1"=50'

Date Drawn: 12/30/2021 Path: \Projects__Development\Projects\LasEnsanadas-21083111s\Production\Dwgs\Titles\Montechino Tracts\Montechino Tracts-Tract 1.dwg