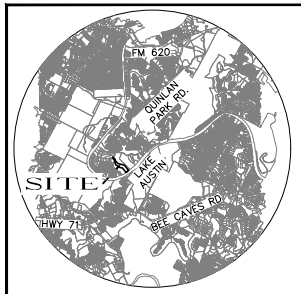


LOCATION MAP
NOT TO SCALE

EXCEPTIONS FROM COVERAGE:

THIS SURVEY USED THE COMMITMENT FOR TITLE INSURANCE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GF# 21-555208-WL, EFFECTIVE DATE: FEBRUARY 05, 2021, ISSUED DATE: FEBRUARY 25, 2021.

1. THOSE RESTRICTIVE COVENANTS RECORDED IN:

VOLUME 13373, PAGE 1328, – does not affect, mid and west tracts terminated in Document No. 2014015582;

DOCUMENT NOS.

2002002933 – affects,
2002244243 – affects,
2004027466 – does not affect, mid and west tracts terminated in Document No. 2014015582,
2007181914 – does not affect, mid and west tracts terminated in Document No. 2014015582,
2008009695 – affects,
2014015082 – affects,

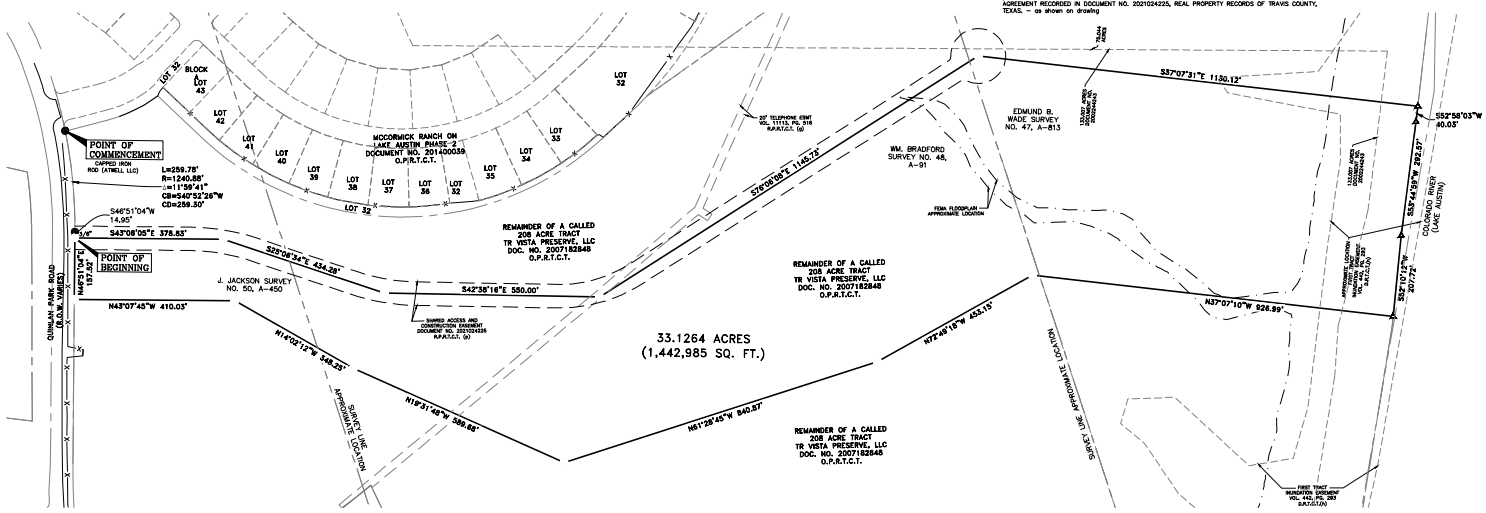
REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION OR RESTRICTION (A) IS EXEMPT UNDER TITLE 42 OF THE UNITED STATES CODE, OR (B) RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.

a. INTENTIONALLY DELETED
e. INTENTIONALLY DELETED
f. INTENTIONALLY DELETED
g. INTENTIONALLY DELETED
h. EASEMENT GRANTED TO THE CITY OF AUSTIN, DATED JULY 23, 1915, BY INSTRUMENT RECORDED IN VOLUME 275, PAGE 463, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AS MODIFIED IN VOLUME 442, PAGE 293, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS. – as shown on drawing
i. EASEMENT GRANTED TO SOUTHWESTERN BELL TELEPHONE COMPANY, BY INSTRUMENT DATED DECEMBER 26, 1988, RECORDED IN VOLUME 11113, PAGE 516, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS. – as shown on drawing
j. EASEMENT GRANTED TO THE CITY OF AUSTIN, BY INSTRUMENT DATED MARCH 9, 1999, RECORDED IN VOLUME 13388, PAGE 158, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. – does not affect, north of subject tract
k. RESERVATION OF ALL RIGHTS ATTRIBUTABLE TO THE SUBJECT PROPERTY ARISING FROM CERTIFICATE OF ADJUDICATION NO. 14-5384A, AS FURTHER DESCRIBED IN DEED RECORDED IN VOLUME 13373, PAGE 1408, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, ISSUANCE OF WHICH IS MOST RECENTLY REFLECTED UNDER DOCUMENT NO. 2016163006, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS. – affects
l. TERMS, CONDITIONS AND STIPULATIONS SET OUT IN THAT CERTAIN CONSERVATION EASEMENT TO RESTRICT IMPERVIOUS COVER BETWEEN THE CITY OF AUSTIN, T.H.L. RANCH, TAYLOR WOODROW COMMUNITIES/STENER RANCH, LTD., 239 RIO VISTA, LTD., AND GERALD KUCERA DATED OCTOBER 26, 2000, RECORDED UNDER DOCUMENT NO. 2001180704, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS. AMENDED BY INSTRUMENT DATED JUNE 6, 2003, RECORDED UNDER DOCUMENT NO. 2004105067, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS. – affects
m. TERMS, CONDITIONS AND STIPULATIONS SET OUT IN THAT CERTAIN DEVELOPMENT AGREEMENT BETWEEN THE CITY OF AUSTIN, T.H.L. RANCH, TAYLOR WOODROW COMMUNITIES/STENER RANCH, LTD., 239 RIO VISTA, LTD., AND GERALD KUCERA DATED OCTOBER 26, 2000, RECORDED UNDER DOCUMENT NO. 2001180706, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS. AMENDED BY INSTRUMENT DATED JUNE 6, 2003, RECORDED UNDER DOCUMENT NO. 2004105066, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS. – affects
n. TERMS, CONDITIONS AND STIPULATIONS SET OUT IN THAT CERTAIN BALCONES CANYONLANDS CONSERVATION PLAN (BCCP) – SHARED VISION DESCRIBED IN AGREEMENT DATED JULY 12, 2002, RECORDED UNDER DOCUMENT NO. 2002128166, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS. – affects
o. TERMS, CONDITIONS AND STIPULATIONS SET OUT IN THAT CERTAIN SHARED INFRASTRUCTURE CONSTRUCTION AGREEMENT BY AND BETWEEN TR VISTA PRESERVE, LLC AND TAYLOR MORRISON OF TEXAS, INC., RECORDED UNDER DOCUMENT NO. 2014019993, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS. AMENDED BY INSTRUMENT RECORDED UNDER DOCUMENT NO. 2014076695, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS. – affects
p. TERMS AND CONDITIONS OF THAT CERTAIN SHARED ACCESS AND CONSTRUCTION EASEMENT AGREEMENT RECORDED IN DOCUMENT NO. 2021034225, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS. – as shown on drawing

LEGEND

- CALCULATED POINT
- 3/8" IRON ROD FOUND OR AS NOTED
- IRON ROD SET WITH CAP "ATWELL LLC"
- PK NAIL AS NOTED
- FOUND CAPPED ROD AS NOTED
- BOUNDARY LINE
- SURVEY LINES
- EASEMENT LINES
- ADJOINER LINES
- EXISTING FENCE AS NOTED

150 0 150 300
(IN FEET)
1 inch = 150 ft.



DESCRIPTION – 33.1264 ACRES:

A 33.1264 acre (1,442,985 square feet), tract of land, lying within the Wm. Bradford Survey, No. 48, Abstract 91, the Edmund B. Wade Survey No. 47, Abstract 813, and the J. Jackson Survey, No. 50, Abstract 450, Travis County, Texas, and being a portion of a the remainder of a called 208 acre tract conveyed to TR Vista Preserve, LLC in Document No. 2007182848, Official Public Records of Travis County, Texas, described as follows:

COMMENCING at an iron rod found with cap stamped 'ATWELL LLC' for the northernmost corner of said remainder of a called 208 acre tract, also being the westernmost corner of Lot 32, Block A, McCormick Ranch on Lake Austin Phase 2, a subdivision recorded in Document No. 2014000039, Official Public Records of Travis County, Texas, also being in the eastern right-of-way line of Quinlan Park Road, (Right-of-Way Varies), at a point of curvature to the right;

THENCE, with the eastern boundary line of said Quinlan Park Road, common to the northwestern boundary line of said remainder of a called 208 acre tract the following two (2) courses;

1. with said curve to the right, having a radius of 1240.88 feet, an arc distance of 259.78 feet, a central angle of 11°59'41', and a chord bearing S40°52'26"W, a distance of 259.30 feet to 3/8' iron rod found;
2. S46°51'04"W, a distance of 14.95 feet to an iron rod set with cap stamped 'ATWELL LLC', for the POINT OF BEGINNING of the herein described tract;

THENCE, crossing said remainder of a called 208 acre tract the following five (5) courses;

1. S43°08'05"E, a distance of 378.83 feet to an iron rod set with cap stamped 'ATWELL LLC',
2. S25°08'34"E, a distance of 434.28 feet to an iron rod set with cap stamped 'ATWELL LLC';
3. S42°38'16"E, a distance of 550.00 feet to an iron rod set with cap stamped 'ATWELL LLC';
4. S76°08'08"E, a distance of 1145.73 feet to an iron rod set with cap stamped 'ATWELL LLC';
5. S37°07'31"E, a distance of 1130.12 feet to a calculated point being the called 'bank of the Colorado River as now submerged by the waters of Lake Austin' for the easternmost corner of the herein described tract;

THENCE, with the southeastern boundary line of said remainder of a called 208 acre tract and the 'bank of the Colorado River as now submerged by the waters of Lake Austin' the following three (3) courses;

1. S52°58'03"W, a distance of 40.03 feet to a calculated point;
2. S53°44'39"W, a distance of 292.57 feet to a calculated point;
3. S52°10'12"W, a distance of 207.72 feet to a calculated point;

THENCE, crossing said remainder of a called 208 acre tract the following five (5) courses;

1. N37°07'10"W, a distance of 926.99 feet to an iron rod set with cap stamped 'ATWELL LLC',
2. N72°49'18"W, a distance of 453.15 feet to an iron rod set with cap stamped 'ATWELL LLC';
3. N61°28'45"W, a distance of 840.87 feet to an iron rod set with cap stamped 'ATWELL LLC';
4. N19°31'48"W, a distance of 589.68 feet to an iron rod set with cap stamped 'ATWELL LLC';
5. N14°02'12"W, a distance of 348.25 feet to an iron rod set with cap stamped 'ATWELL LLC'
6. N43°07'45"W, a distance of 410.03 feet to an iron rod set with cap stamped 'ATWELL LLC', in the northwestern boundary line of said remainder of a called 208 acre tract, also being in the eastern right-of-way line of said Quinlan Park Road;

THENCE, with the eastern boundary line of said Quinlan Park Road, common to the northwestern boundary line of said remainder of a called 208 acre tract, N46°51'04'E, a distance of 157.52 feet to the POINT OF BEGINNING;

Containing 33.1264 acres or 1,442,985 square feet, more or less.

SURVEYORS CERTIFICATE:

TITLE COMMITMENT GF# 21-555208-WL.

TO: GMK MCCORMICK RANCH HOLDINGS, LP, TR VISTA PRESERVE LLC, A TEXAS LIABILITY COMPANY CAPITAL TITLE OF TEXAS, LLC, FIDELITY NATIONAL TITLE INSURANCE COMPANY, ISSUED DATE FEBRUARY 25, 2021.

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AS PER THE LEGAL DESCRIPTION SHOWN HEREON AND SHOWS THE BOUNDARY LINES, THE DIMENSIONS AND THE AREA OF LAND INDICATED HEREON; (I) ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THE LOCATION, SIZE AND TYPE OF SUCH MONUMENTS ARE CORRECTLY SHOWN; (II) THAT THERE ARE NO VISIBLE DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, INTRUSIONS OR PROTRUSIONS, OVERLAPPING OF RIGHT_OF_WAYS EXCEPT AS SHOWN ON THE MAP HEREON.

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY. THE FIELD WORK WAS COMPLETED ON JANUARY 27, 2021.

DATED THIS THE 1st DAY OF FEBRUARY, 2021

ROBERT J. GERTSON, RPLS# 6367
Atwell LLC
3815 S Capital of Texas Hwy, Ste. 300
Austin, Texas 78704
(512)904-0505
rgertson@atwell-group.com

STATE OF TEXAS REGISTERED ROBERT J. GERTSON No. 6367 PROFESSIONAL LAND SURVEYOR

GENERAL NOTES:

1. BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83) TEXAS CENTRAL (4203) ZONE.
2. SUBJECT PROPERTY CONTAINS A TOTAL AREA OF 33.1264 ACRES (1,442,985 SQUARE FEET) MORE OR LESS.
3. ENCROACHMENTS ARE AS SHOWN ON SURVEY.
4. PHYSICAL ADDRESS: 901 1/2 S. QUINLAN PARK ROAD, AUSTIN, TX 78732

FLOOD INSURANCE INFORMATION:

FLOOD ZONE DESIGNATION UNSHADED ZONE "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48453C0410J, DATED JANUARY 22, 2020.

UNSHADED ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
AND ZONE A – AREAS DETERMINED TO BE INSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SHADED ZONE "X" 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.

ZONE "A" AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT

ZONE "AE" AREAS SUBJECT TO INUNDATION BY THE 1-PERCENT-ANNUAL-CHANCE FLOOD EVENT

(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)

DR. RG	CH. AY	DATE
P.M. RG		2/24/21 – NEW TC
CAD FILE: MCCORMICK RANCH LOT 2RGLDWG		2/25/21 – NEW TC
JOB 21000243		
SHEET NO. 1 OF 1		REVISIONS

TITLE SURVEY

PROJECT: 33.1264 ACRES (1,442,985 SQUARE FEET)
OUT OF THE J. JACKSON SURVEY NO. 50, ABSTRACT 450,
THE WM. BRADFORD SURVEY, NO. 48, ABSTRACT 91 AND THE
EDMUND B. WADE SURVEY NO. 47, ABSTRACT 813,
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

ATWELL
512.904.0500 www.atwell-group.com
3815 S CAPITAL OF TEXAS HIGHWAY, SUITE 300
AUSTIN, TX 78704
512.904.0505
TBPE LS NO. 10193726

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