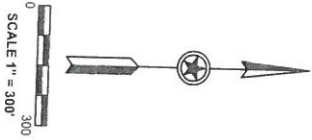


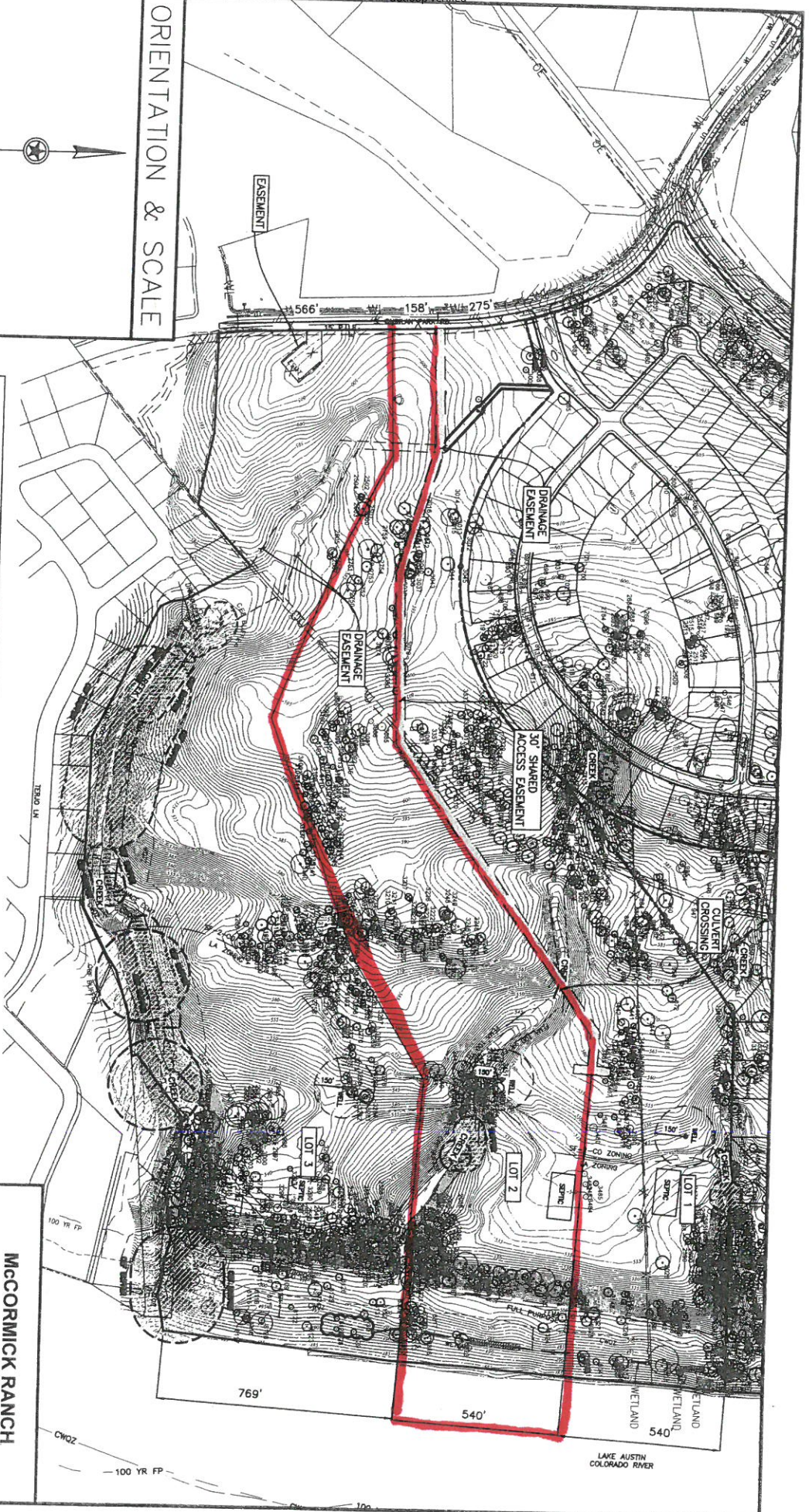
T:\Private\Thompson\McCormick_Ranch\Design\Exhibits\Marketing\PH_3\EXH-SITE-PH3-2020-01-28.dwg

ORIENTATION & SCALE



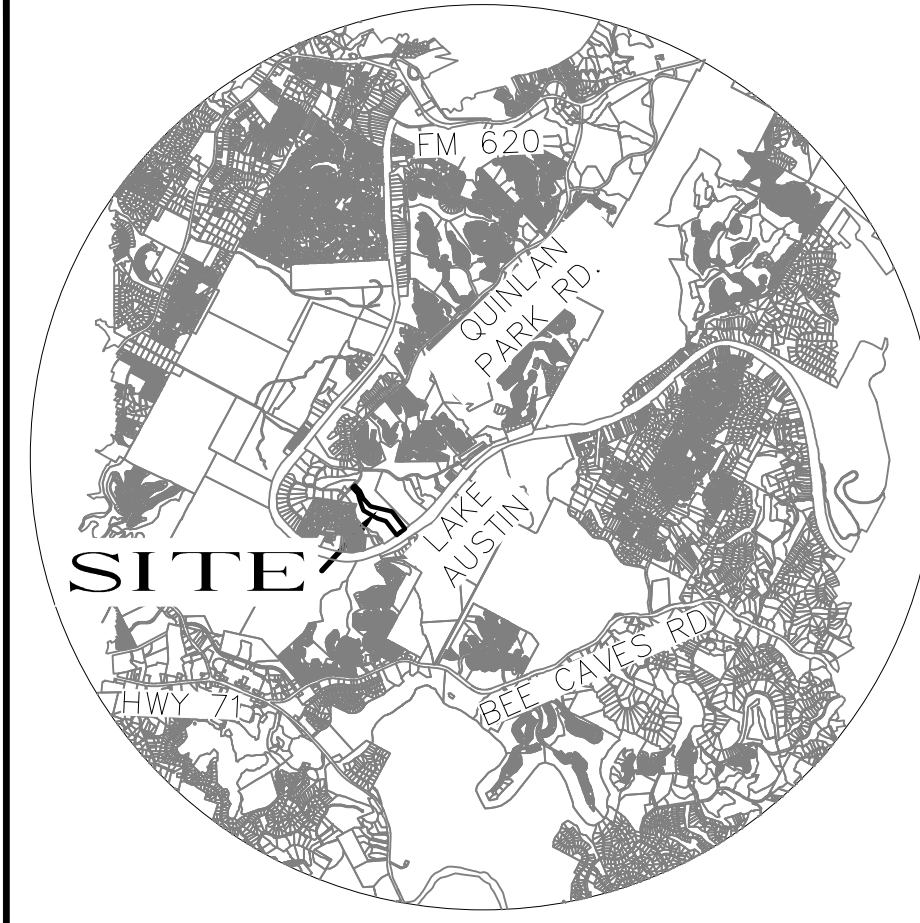
NEW LAYOUT JANUARY 2020

Description	Acres	Square Feet
Lot 1	31.11	1,355,100
Lot 2	33.12	1,442,591
Lot 3	51.41	2,239,307
Total	115.63	5,036,998

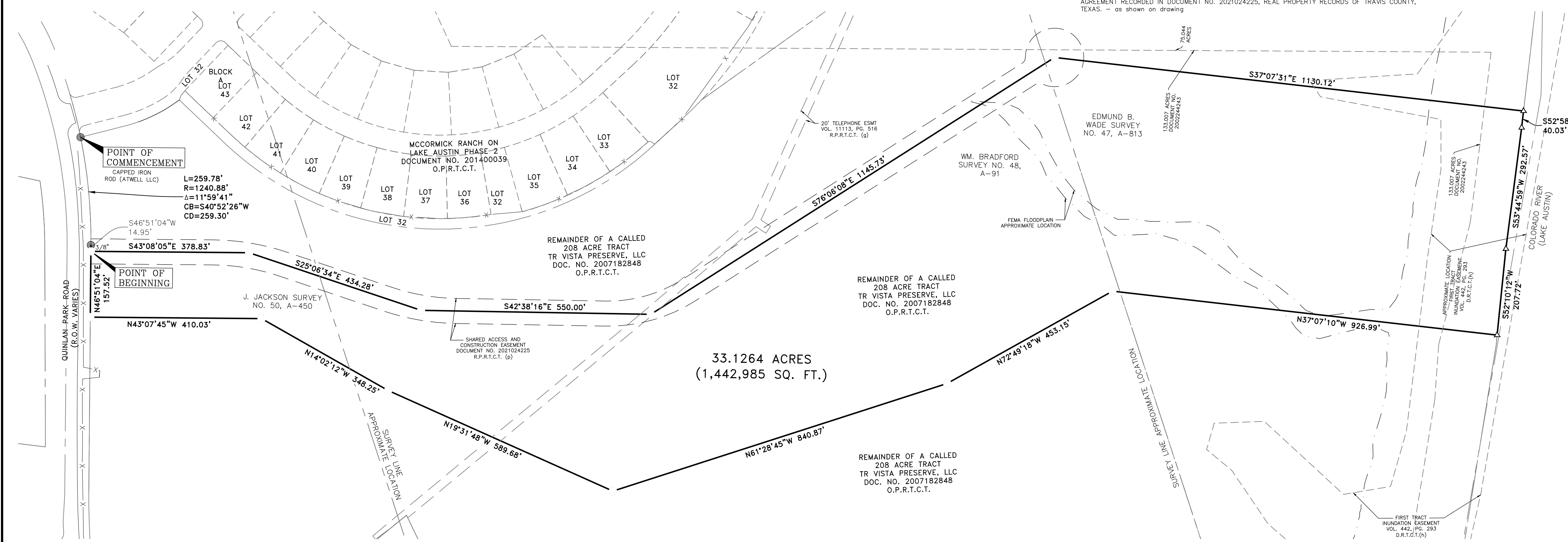


Texas Engineering Solutions
3815 S. Capital of Texas Hwy, Suite 300
Austin, Texas 78704
O: 512-904-0605
F: 512-304-0603
TBE No. 11208

**MCCORMICK RANCH
PHASE 3 & 4**



LOCATION MAP NOT TO SCALE



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.



ROBERT J. GERTSON, RPLS# 6367 Atwell LLC 3815 S Capital of Texas Hwy, Ste. 300 Austin, Texas 787404 (512)904-0505 rgertson@atwell-group.com

FLOOD INSURANCE INFORMATION:

FLOOD ZONE DESIGNATION UNSHADED ZONE "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48453C0410, DATED JANUARY 22, 2020. UNSHADED ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

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.

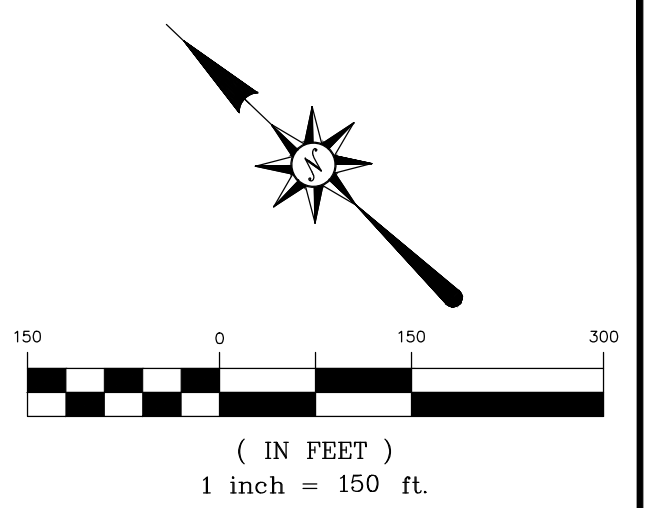
EXCEPTIONS FROM COVERAGE:

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, 2014015582 - affects.

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



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 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. 201400039, 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;

Table with columns: DR., RG., CH., AY., DATE, P.M., RG., CAD FILE, JOB, SHEET NO., 1 OF 1, REVISIONS.

TITLE SURVEY 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 866.850.4200 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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EXHIBIT "A"
DESCRIPTION

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. 201400039, 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°06'34"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°06'08"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°44'59"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.

BEARING BASIS NOTE

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System NAD 83 (2011 adjustment), Central Zone (4203).

Robert J. Gertson, RPLS
Texas Registration No. 6367
Atwell, LLC
3815 Capital of Texas Highway, Suite 100
Austin, Texas 78704
Ph. 512-904-0505
TBPLS Firm No. 10193726

