

## Exhibit A

Riverbend Church  
To  
The City of Austin  
(For Waterline Easement)

### Field Notes Parcel 5239.04 Water Line Easement

BEING 0.468 OF ONE ACRE OF LAND, OUT OF AND A PART OF THE BURKE TRAMMEL SURVEY NO. 3, ABSTRACT NO. 768 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF LOT 1, BLOCK A, LAKE SIDE ADDITION, AMENDED PLAT OF LOTS 40, 41, 42, 45, 46, 49, 50, 53 AND 54 RECORDED IN DOCUMENT 200000160 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS CONVEYED TO RIVERBEND CHURCH, FORMERLY KNOWN AS RIVERBEND BAPTIST CHURCH, BY THE FOLLOWING INSTRUMENTS:

- 1.) VACATION OF HENRY AVENUE, ORDER No. 9571, EXECUTED DECEMBER 13, 1982, RECORDED IN VOLUME 37, PAGE 554 OF THE COMMISSIONERS COURT RECORDS OF TRAVIS COUNTY, TEXAS;
- 2.) WARRANTY DEED WITH VENDOR'S LIEN EXECUTED FEBRUARY 26, 1982 FILED FOR RECORD FEBRUARY 26, 1982 AND RECORDED IN VOLUME 7692, PAGE 414 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS;
- 3.) WARRANTY DEED WITH VENDOR'S LIEN EXECUTED AUGUST 30, 1982 FILED FOR RECORD SEPTEMBER 17, 1982 AND RECORDED IN VOLUME 7859, PAGE 285 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;
- 4.) SPECIAL WARRANTY DEED WITH VENDOR'S LIEN EXECUTED MARCH 1, 1989, FILED FOR RECORD MARCH 10, 1989 AND RECORDED IN VOLUME 10892, PAGE 1260 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;
- 5.) WARRANTY DEED WITH VENDOR'S LIEN, EXECUTED JULY 12, 1994, FILED FOR RECORD JULY 14, 1994 AND RECORDED IN VOLUME 12228, PAGE 703 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;
- 6.) GENERAL WARRANTY DEED EXECUTED FEBRUARY 20, 1996 FILED FOR RECORD MARCH 6, 1996 AND RECORDED IN VOLUME 12637, PAGE 1994 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;
- 7.) ORDER OF VACATION EXECUTED MARCH 7, 2000 FILED FOR RECORD MARCH 14, 2000 AND RECORDED IN DOCUMENT 2000037906 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- 8.) DEED WITHOUT WARRANTY EXECUTED MAY 12, 2000 FILED FOR RECORD MAY 12, 2000 AND RECORDED IN DOCUMENT 2000073332 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

SAID 0.468 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

Beginning at a 1/2 inch iron rod found at the intersection of the northwest right-of-way line of Loop 360 (300' R.O.W.) and the northeast right-of-way line of Cedar Street (70' R.O.W.), same being in a southeasterly line of Lot 1, Block A, Lake Side Addition, Amended Plat of Lots 40, 41, 42, 45, 46, 49, 50, 53 and 54, recorded in Document 200000160 of the Official Public Records of Travis County, Texas, same also being at the point of curvature of a circular curve to the right of 25.00 feet radius, for the Point of Beginning and the southeasterly corner of the herein described tract of land having grid coordinate (Texas State Plane, Central Zone, NAD 83(CORS 2011), US Survey Feet, Surface Adjustment Factor 1.00008) values of N=10096402.79, E=3094443.58, from which an iron rod with cap marked Chaparral found in the northwest right-of-way line of Loop 360, at the most easterly southeast corner of Lot 1-A, Block A Amended Plat of Lots 37-43 Block A, Davenport West P.U.D. Section 5, Phase 6, recorded in Document 200700198 of the Official Public Records of Travis County, Texas bears South 27°38'02" West, a distance of 1,753.79 feet;

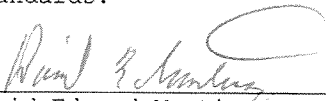
1. THENCE, along said curve to the right of 25.00 feet radius, an arc length of 39.27 feet, having an angle of intersection of  $90^{\circ}00'22''$ , (the sub-chord of said curve bears South  $72^{\circ}37'51''$  West, a distance of 35.36 feet), leaving the northwest right-of-way line of Loop 360, with the northeast right-of-way line of Cedar Street and a southeasterly line of said Lot 1, Block A, Lake Side Addition, Amended Plat of Lots 40, 41, 42, 45, 46, 49, 50, 53 and 54, to a calculated point for the southwest corner of the herein described tract of land, from which an iron rod with cap marked CSCI found in the northeast right-of-way line of Cedar Street and in a southwesterly line of said Lot 1, Block A, Lake Side Addition, Amended Plat of Lots 40, 41, 42, 45, 46, 49, 50, 53 and 54, bears along a curve to the right of 25.00 feet radius, an arc length of 0.37 feet, having an angle of intersection of  $00^{\circ}50'39''$ , (the sub-chord of said curve bears North  $61^{\circ}56'39''$  West, a distance of 0.37 feet) and North  $61^{\circ}41'41''$  West, a distance of 1157.59 feet;

2. THENCE, North  $27^{\circ}38'02''$  East, a distance of 820.51 feet, leaving the northeast right-of-way line of Cedar Street and a southwesterly line of said Lot 1, Block A, Lake Side Addition, Amended Plat of Lots 40, 41, 42, 45, 46, 49, 50, 53 and 54 and crossing said Lot 1, Block A, Lake Side Addition, Amended Plat of Lots 40, 41, 42, 45, 46, 49, 50, 53 and 54, to a calculated point for the northwest corner of the herein described tract of land;

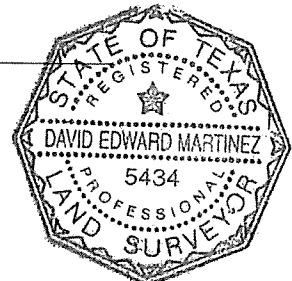
3. THENCE, South  $62^{\circ}21'58''$  East, a distance of 25.00 feet, to a calculated point in the northwest right-of-way line of Loop 360 and in a southeasterly line of said Lot 1, Block A, Lake Side Addition, Amended Plat of Lots 40, 41, 42, 45, 46, 49, 50, 53 and 54, for the northeast corner of the herein described tract of land, from which a TxDOT Type I monument found in the northwest right-of-way line of Loop 360 and in a southeasterly line of Lot 1, Block A, Nalle Woods Subdivision recorded in Document 200300029 of the Official Public Records of Travis County, Texas bears North  $27^{\circ}38'02''$  East, at a distance of 563.16 feet passing the most easterly corner of said Lot 1, Block A, Lake Side Addition, Amended Plat of Lots 40, 41, 42, 45, 46, 49, 50, 53 and 54 and the southwest corner of said Lot 1, Block A Nalle Woods Subdivision, in all a distance of 736.00 feet;

4. THENCE, South  $27^{\circ}38'02''$  West, with the northwest right-of-way line of Loop 360 and a southeasterly line of said Lot 1, Block A, Lake Side Addition, Amended Plat of Lots 40, 41, 42, 45, 46, 49, 50, 53 and 54, at a distance of 192.41 feet passing a 1/2 inch iron rod found, in all a distance of 795.51 feet to the Point of Beginning and containing an area of 0.468 of one acre of land.

I hereby declare that this survey was made on the ground, under my supervision, and that it substantially complies with the current Texas Society of Professional Surveyors standards.

  
 David Edward Martinez  
 Registered Professional Land Surveyor 5434

02/12/21  
 Date



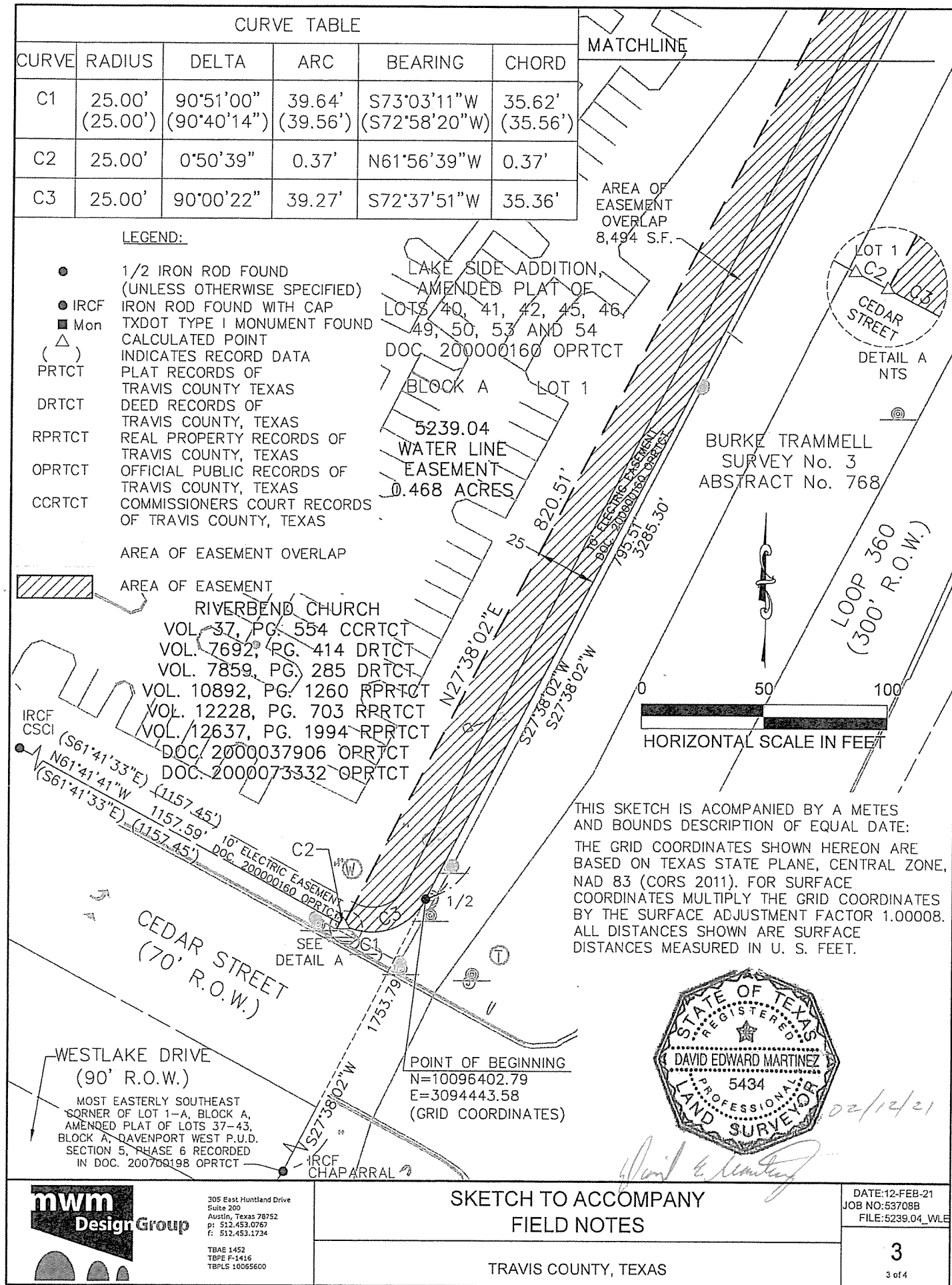
MWM DesignGroup  
 305 East Huntland Drive, Suite 200  
 Austin, Texas, 78752 (512) 453-0767  
 TBPLS Firm Registration No. 10065600

Bearing Basis: The bearings shown hereon are based on Texas State Plane, Central Zone, NAD 83. All distances shown hereon are surface distances measured in U.S. feet.

TCAD: 0133150211  
 Austin Grid: F28

FIELD NOTES REVIEWED  
 BY: 1-12-21 DATE: 04/14/21  
 CITY OF AUSTIN  
 PUBLIC WORKS DEPARTMENT

# Exhibit A



# Exhibit A

## LEGEND:

- 1/2 IRON ROD FOUND
- IRCF
- Mon
- ( ) CALCULATED POINT
- ( ) INDICATES RECORD DATA
- PRTCT PLAT RECORDS OF
- DRTCT TRAVIS COUNTY TEXAS
- DRTCT DEED RECORDS OF
- RPRCT TRAVIS COUNTY, TEXAS
- RPRCT REAL PROPERTY RECORDS OF
- RPRCT TRAVIS COUNTY, TEXAS
- OPRTCT OFFICIAL PUBLIC RECORDS OF
- OPRTCT TRAVIS COUNTY, TEXAS
- CCRTCT COMMISSIONERS COPURT OF
- CCRTCT TRAVIS COUNTY, TEXAS

AREA OF EASEMENT OVERLAP

AREA OF EASEMENT

LAKE SIDE ADDITION,  
AMENDED PLAT OF LOTS  
40, 41, 42, 45, 46, 49,  
50, 53 AND 54  
DOC. 200000160 OPRTCT

BLOCK A LOT 1

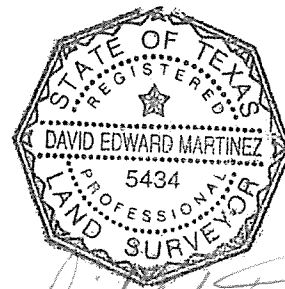
BURKE TRAMMELL  
SURVEY No. 3  
ABSTRACT No. 768

5239.04  
WATER LINE EASEMENT  
0.468 ACRES

RIVERBEND CHURCH  
VOL. 37, PG. 554 CCRTCT  
VOL. 7692, PG. 414 DRTCT  
VOL. 7859, PG. 285 DRTCT  
VOL. 10892, PG. 1260 RPRCT  
VOL. 12228, PG. 703 RPRCT  
VOL. 12637, PG. 1994 RPRCT  
DOC. 2000037906 OPRTCT  
DOC. 2000073332 OPRTCT

TITLE REFERENCE REPORT:  
STEWART TITLE OF AUSTIN, LLC  
901 SOUTH MOPAC, BUILDING III, SUITE 100  
AUSTIN, TEXAS 78746  
FILE No.: 549511  
EFFECTIVE DATE: OCTOBER 4, 2019

THIS SKETCH IS ACCOMPANIED BY A METES  
AND BOUNDS DESCRIPTION OF EQUAL DATE:  
THE GRID COORDINATES SHOWN HEREON ARE  
BASED ON TEXAS STATE PLANE, CENTRAL ZONE,  
NAD 83 (CORS 2011). FOR SURFACE  
COORDINATES MULTIPLY THE GRID COORDINATES  
BY THE SURFACE ADJUSTMENT FACTOR 1.00008.  
ALL DISTANCES SHOWN ARE SURFACE  
DISTANCES MEASURED IN U. S. FEET.



02/12/21

**mwm**  
DesignGroup

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f: 512.453.1734

TBAE 1452  
TBPE F-1416  
TBPLS 10065600

SKETCH TO ACCOMPANY  
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 12-FEB-21  
JOB NO: 53708B  
FILE: 5239.04\_WLE

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4 of 4