

EXHIBIT A

San Clemente at Davenport-North, Ltd.
To
The City of Austin
(For Water Line Easement)

Field Notes Parcel 5239.01 Water Line Easement

BEING 0.100 OF ONE ACRE (4,354 S.F.) 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 3-A, BLOCK A, AMENDED PLAT OF LOTS 2-A, 3-A AND 4-A, BLOCK A OF THE AMENDED PLAT OF LOTS 37-43, BLOCK A, DAVENPORT WEST P.U.D. SECTION 5, PHASE 6, RECORDED IN DOCUMENT 200900133 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS CONVEYED TO SAN CLEMENTE AT DAVENPORT-NORTH, LTD. BY SPECIAL WARRANTY DEED EXECUTED APRIL 2, 2008, FILED FOR RECORD ON APRIL 9, 2008 AND RECORDED IN DOCUMENT 2008057475 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.100 OF ONE ACRE (4,354 S.F.) OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at an iron rod with cap marked Chaparral found in the northwest right-of-way line of Loop 360 (300' right-of-way) same being a southeasterly corner of said Lot 3-A and the most easterly corner of Lot 2-A, Block A of said Amended Plat of Lots 2-A, 3-A, and 4-A, Block A of the Amended Plat of Lots 37-43, Block A Davenport West P.U.D. Section 5, Phase 6, for the Point of Beginning and the most southerly corner of the herein described tract of land, having Grid coordinate values, (Texas State Plane, Central Zone, NAD 83, (CORS 2011), U. S. Feet, Surface Adjustment Factor of 1.00008) values of N=10095499.27, E=3093970.55, 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 733.86 feet;

1. THENCE, North 62°22'40" West, a distance of 25.00 feet, leaving the northwest right-of-way line of Loop 360, with a southwesterly line of said Lot 3-A and a northeasterly line of said Lot 2-A, to a calculated point for the most westerly corner of the herein described tract of land, from which an iron rod with cap marked Chaparral found at an interior corner of said Lot 3-A and at a northerly corner of said Lot 2-A bears North 62°22'40" West, a distance of 0.11 feet;


2. THENCE, North 27°38'02" East, a distance of 188.41 feet, leaving a southwesterly line of said Lot 3A and a northeasterly line of said Lot 2A, and crossing said Lot 3-A, to a calculated point in an easterly line of said Lot 3-A and in a westerly line of Lot 4-A, Block A of said Amended Plat of Lots 2-A, 3-A and 4-A, Block A of the Amended Plat of Lots 37-43, Block A, Davenport West P.U.D. Section 5, Phase 6, for the most northerly corner of the herein described tract of land, from which an iron rod with cap marked Chaparral found at a northeasterly corner of said Lot 3-A and an interior corner of said Lot 4-A bears North 13°37'04" West, a distance of 114.07 feet;

3. THENCE, South 13°37'04" East, with an easterly line of said Lot 3-A and a westerly line of said Lot 4-A, at a distance of 37.84 feet passing an iron rod with cap marked Chaparral found, in all a distance of 37.92 feet, to an iron rod with cap marked Chaparral found in the northwest right-of-way line of Loop 360, same being the most easterly corner of said Lot 3-A and an easterly

corner of said Lot 4-A, for the most easterly 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°38'02" East, a distance of 2,391.54 feet;

4. THENCE, South 27°38'02" West, a distance of 159.90 feet, with the northwest right-of way line of Loop 360 and a southeasterly line of said Lot 3-A, to the Point of Beginning and containing an area of 0.100 of one acre (4,354 s.f.) 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

01/27/21


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: 0131150112
Austin Grid: F28

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

BURKE TRAMMELL LAKE SIDE ADDITION,
SURVEY No. 3 VOL. 3, PG. 66
ABSTRACT No. 768 PRTCT

TXDOT TYPE I MONUMENT FOUND
IN A SOUTHEASTERLY LINE OF LOT
1, BLOCK A, NALLE WOODS
SUBDIVISION RECORDED IN DOC.
200300029 OPRTCT —/—

Mon

DETAIL E
NTS

/ 100

HORIZONTAL SCALE IN FEET

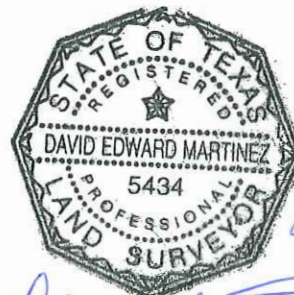
25' UNDERGROUND UTILITY EASEMENT
VOL. 10950, PG. 1805 DRCT

15' PUBLIC UTILITY EASEMENT
VOL. 12254, PG. 18 RPRTCT

LEGEND:

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 PRCT
 RTCT
 RTCT
 AREA OF EASEMENT OVERLAP
 AREA OF EASEMENT

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.



01/27/21

Print & Marketing

DATE: 27-JAN-21
JOB NO: 53708B
FILE: 5239.01 WLF

3

SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS



mwm
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TBAE 1452
TBPE F-1416
TBPLS 10065600