

EXHIBIT A

AG San Clemente 3700 LLC
To
The City of Austin
(For Water Line Easement)

Field Notes Parcel 5239.03 Water Line Easement

BEING 0.168 OF ONE ACRE (7,302 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 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 CONVEYED TO AG SAN CLEMENTE 3700 LLC BY SPECIAL WARRANTY DEED EXECUTED JULY 10, 2018, FILED FOR RECORD JULY 10, 2018 AND RECORDED IN DOCUMENT 2018107962 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.168 OF ONE ACRE (7,302 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 northeast right-of-way line of Westlake Drive (90' right-of-way), and in a southwesterly line of said Lot 1-A, for the Point of Beginning and the most southerly corner of the herein described tract of land, having Grid coordinate (Texas State Plane, Central Zone, NAD 83, (CORS 2011), U. S. Feet, Surface Adjustment Factor of 1.00008) values of N=10094840.79, E=3093603.30;

1. THENCE, North 62°22'45" West, a distance of 5.06 feet, with the northeast right-of-way line of Westlake Drive and the southwesterly line of said Lot 1-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 in the northeast right-of-way line of Westlake Drive and at a corner in the southwesterly line of said Lot 1-A bears North 62°22'45" West, a distance of 240.15 feet;
2. THENCE, North 27°38'02" East, a distance of 295.46 feet, leaving the northeast right-of-way line of Westlake Drive and the southwesterly line of said Lot 1-A and crossing said Lot 1-A, to a calculated point in the northeasterly line of said Lot 1-A and in the southwesterly line of Lot 2-A, Block A of Amended Plat of Lots 2-A, 3-A, and 5-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, for the most northerly corner of the herein described tract of land, from which an iron rod with cap marked Chaparral found at the most northerly corner of said Lot 1-A and the most westerly corner of said Lot 2-A bears North 62°32'02" West, a distance of 582.62 feet;
3. THENCE, South 62°32'02" East, at a distance of 24.76 feet passing an iron rod with cap marked Chaparral, in all a distance of 25.00 feet, with the northeasterly line of said Lot 1-A and the southwesterly line of said Lot 2-A, to a calculated point in the northwest right-of-way line of Loop 360 (300' right-of-way) and at the most easterly corner of said Lot 1-A and the most southerly corner of said Lot 2-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 3009.67 feet;

4. THENCE, South 27°38'02" West, with the northwest right-of-way line of Loop 360 and a southeasterly line of said Lot 1-A, at a distance of 173.67 feet, passing an iron rod with cap marked Chaparral found, in all a distance of 275.63 feet to an iron rod with cap marked Chaparral found for a corner at the point of curvature of a non-tangent circular curve to the right, same being at the intersection of the northwest right-of-way line of Loop 360 and the northeasterly right-of-way line of Westlake Drive, same also being the most easterly southeast corner of said Lot 1-A;

5. THENCE, with the northerly right-of-way line of Westlake Drive and a southerly line of said Lot 1-A, along said curve to the right of 20.00 feet radius, an arc length of 31.27 feet, an angle of intersection of 89°34'22", (the long chord of said curve bears South 72°41'09" West, a distance of 28.18 feet), to the Point of Beginning and containing an area of 0.168 of one acre (7,302 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

01/26/21

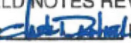
Date



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: 0131150114
Austin Grid: F28

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

● IRCF
(△)
OPRTCT

LEGEND: CHAPARRAL
IRON ROD FOUND WITH CAP
CALCULATED POINT
INDICATES RECORD DATA
OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS

AREA OF EASEMENT OVERLAP
AREA OF EASEMENT

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	20.00'	89°34'22"	31.27'	S72°41'09"W	28.18'
	(20.00')	(89°59'03")	(31.41')	(S74°05'27"W)	(28.28')

AG SAN CLEMENTE 3700 LLC
DOC. 2018107962 OPRTCT

WATER LINE EASEMENT
DOC. 2003094872 OPRTCT

AMENDED PLAT OF LOTS 37-43,
BLOCK A, DAVENPORT WEST
P.U.D. SECTION 5, PHASE 6
DOC. 200700198 OPRTCT

WASTEWATER LINE EASEMENT
DOC. 2002099003 OPRTCT

WATER LINE EASEMENT
DOC. 2002092939 OPRTCT
WASTEWATER LINE EASEMENT
DOC. 2002092939 OPRTCT
CORRECTION WASTEWATER LINE EASEMENT
DOC. 2002092939 OPRTCT

AREA OF EASEMENT
OVERLAP
7,302 SF.

BLOCK A
LOT 1-A

WATER EASEMENT
DOC. 2012092939 OPRTCT

LATERAL SUPPORT EASEMENT
VOL. 12329, PG. 542 RPTCT

10' ELECTRIC EASEMENT
DOC. 200000169 OPRTCT

WESTLAKE DRIVE
(90' R.O.W.)

POINT OF BEGINNING
N=10094840.79
E=3093603.30
(GRID COORDINATES)

DAVENPORT WEST,
SECTION 5, PHASE 5
DOC. 200000171 OPRTCT

LOT 1-A

BLOCK A

BURKE TRAMMELL
SURVEY No. 3
ABSTRACT No. 768

5239.03 WATER
LINE EASEMENT
0.168 AC
(7,302 SF)

MONUMENT FOUND IN A SOUTHEASTERLY
LINE OF LOT 1, BLOCK A, NALLE WOODS
SUBDIVISION RECORDED IN
DOC. 200300029 OPRTCT

AMENDED PLAT OF LOTS 2-A, 3-A,
AND 5-A, BLOCK A OF THE AMENDED
PLAT OF LOTS 37-43, BLOCK A
DAVENPORT WEST P.U.D. SECTION 5,
PHASE 6
DOC. 200900133 OPRTCT

LOT 2-A

LOOP 360
(300' R.O.W.)

0 50 100
HORIZONTAL SCALE IN FEET

TITLE REPORT REFERENCE:
STEWART TITLE OF AUSTIN, LLC
901 SOUTH MOPAC, BUILDING III, SUITE 100
AUSTIN, TEXAS 78746
FILE No.: 549534
EFFECTIVE DATE: SEPTEMBER 26, 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.



David E. Martinez 01/26/21

mwm
Design Group

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TBAE 1452
TBPE F-1416
TBPLS 10065600

SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE: 26-JAN-21
JOB NO: 53708B
FILE: 5239.03_WLE

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