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°00'22", (the sub-chord of said curve bears South 72°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 CSCS found in the northeast right-of-way line of Cedar Street 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, 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°50'39", (the sub-chord of said curve bears North 61°56'39" West, a distance of 0.37 feet) and North 61°41'41" West, a distance of 1157.59 feet;

2. THENCE, North 27°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°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°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°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 Martínez
Registered Professional Land Surveyor 5434

MMW 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: Date 04/14/21

CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT
**CURVE TABLE**

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<th>CURVE</th>
<th>RADIUS</th>
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<th>ARC</th>
<th>BEARING</th>
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<td>90°51'00&quot;</td>
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<td>(S72°58'20&quot; W)</td>
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<td>35.36'</td>
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**Legend:**
- 1/2 IRON ROD FOUND (UNLESS OTHERWISE SPECIFIED)
- IRCF IRON ROD FOUND WITH CAP
- Mon TXDOT TYPE I MONUMENT FOUND
- Calculated Point (△)
- Indicates Record Data
- PRTCT Plat Records of Travis County, Texas
- DRTCT Deed Records of Travis County, Texas
- CPRCT Real Property Records of Travis County, Texas
- OPRTCT Official Public Records of Travis County, Texas
- CRRTCT Commissioners Court Records of Travis County, Texas

**Matchline**

Area of Easement Overlap 8,494 S.F.

**Field Notes**

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.
Exhibit A

LEGEND:

- 1/2 IRON ROD FOUND
- IRF: IRON ROD FOUND WITH CAP
- 0: INDICATES RECORD DATA
- DRTCT: DEED RECORDS OF TRAVIS COUNTY, TEXAS
- RPRTCT: REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- OPRTCT: OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- CCRTCT: COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS

NALLE WOODS SUBDIVISION
DOC. 200300029 OPRTCT
LOT 1

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

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

WATER LINE EASEMENT
0.468 ACRES
5239.04

TITLE REFERENCE REPORT:
STEWART TITLE OF AUSTIN, LLC
901 SOUTH MOPAC, BUILDING III, SUITE 200
AUSTIN, TEXAS 78744
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.

DATE: 12-FEB-21
FILE NO. 5239.04_WLE

SKETCH TO ACCOMPANY FIELD NOTES

TRAVIS COUNTY, TEXAS

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Suite 200
Austin, Texas 78702
p: 512.455.6972
f: 512.455.3724

STATE OF TEXAS PROFESSIONAL SURVEYORS ASSOCIATION

FILE: Y:\537-086_360_Westlake\CAD\Survey\Sketches\5239.04_WLE.dwg

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