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 2007001098 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

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: 0131150112
Austin Grid: F28

FIELD NOTES REVIEWED
BY: [Signature]
DATE: 04/14/21

CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT