San Clemente at Davenport-North, Ltd.

To

The City of Austin

(For Temporary Ingress and Egress Easement)

Field Notes for Parcel 5239.01 Temporary Ingress and Egress Easement

BEING 0.164 OF ONE ACRE (7,164 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 0.164 OF ONE ACRE (7,164 S.F.)
OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

COMMENCING at an iron rod with cap marked Chaparral found in the northwest
right-of-way line of Loop 360 (300’ R.O.W.), same being 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, thence as follows:

North 27°38’02” East, a distance of 733.86 feet, to an iron rod with cap marked
Chaparral found in the northwest right-of-way line of Loop 360, same being a
southeasterly corner 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 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;

North 62°22’40” West, a distance of 25.00 feet, to a calculated point in a
southwesterly line of said 3-A and in a northeasterly line of said Lot 2-A,
from which to an iron rod with cap marked Chaparral found at an interior corner
of said Lot 3-A and a northerly corner of said Lot 2-A, bears North 62°22’40”
West, a distance of 0.11 feet;

North 27°38’02” East, a distance of 12.22 feet, to a calculated point in the
interior of said Lot 3-A, for the Point of Beginning and an easterly 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=10095499.27, E=3093970.55;

1. THENCE, North 62°21’58” West, a distance of 23.91 feet, to a calculated
point for the point of curvature of a circular curve to the left;

2. THENCE, along said curve to the left of 25.00 feet radius, an arc length
of 39.14 feet, having an angle of intersection of 89°42’00””, (the long chord of
said curve bears South 72°47’02” West, a distance of 35.26 feet), to a calculated
point for the point of tangency;

3. THENCE, South 27°56’03” West, a distance of 13.00 feet, to a calculated
point for an interior corner;
4. THENCE, South 62°03'57" East, a distance of 19.00 feet, to a calculated point for a corner;

5. THENCE, South 27°56'03" West, a distance of 65.50 feet, to a calculated point for the most southerly corner of the herein described tract of land;

6. THENCE, North 62°03'57" West, a distance of 44.00 feet, to a calculated point for the most westerly corner of the herein described tract of land;

7. THENCE, North 27°56'03" East, a distance of 146.74 feet, to a calculated point for the most northerly corner of the herein described tract of land;

8. THENCE, South 62°21'58" East, a distance of 73.55 feet, to a calculated point for the most easterly corner of the herein described tract of land, from which a TxDOT Type I Monument 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 South 62°21'58" West, a distance of 25.00 feet to a calculated point in the northwesterly right-of-way line of Loop 360, same being in a southeasterly line of said Lot 3-A, and North 27°38'02" East, at a distance of 104.18 feet passing a calculated point in the northwesterly right-of-way line of Loop 360, at the most easterly corner of said Lot 3-A and an easterly corner 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, from said calculated point an iron rod with cap marked Chapparal found bears North 13°37'04" West, a distance of 0.08 feet, in all a distance of 2,495.73 feet;

9. THENCE, South 27°38'02" West, a distance of 43.50 feet, to the Point of Beginning and containing an area of 0.164 of one acre (7,164 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

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: J. (Date: 04/14/21)
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

DOC. 200900133© OPRTCT

5239.01
TEMPORARY INGRESS AND EGRESS EASEMENT
0/164 AC (7,164 S.F.)

POINT OF BEGINNING:
N 10095439.27
E 3093970.55

(GRID COORDINATES)

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.
### CURVE TABLE

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<th>ARC</th>
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<td>25.00'</td>
<td>89°42'00&quot;</td>
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<td>S72°47'02&quot;W</td>
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### LINE TABLE

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**TITLE REPORT REFERENCE:**
STEWART TITLE COMPANY OF AUSTIN, LLC
901 SOUTH MOPAC, BUILDING III, SUITE 100
AUSTIN, TEXAS, 78746
FILE No.: 549547
EFFECTIVE DATE: OCTOBER 4, 2019

**THIS SKETCH IS ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION OF EQUAL DATE:**
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