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
1.000008) 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 0.160 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.

[Signature]
David Edward Martinez
Registered Professional Land Surveyor 5434

[Stamp]
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 [Signature]
DATE: 04/14/21

CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

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