

Exhibit A

San Clemente Office Partners LLC
To
The City of Austin
(For Water Line Easement)

Field Notes Parcel 5239.06 Water Line Easement

BEING 0.065 OF ONE ACRE (2,849 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 4-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 OFFICE PARTNERS LLC BY SPECIAL WARRANTY DEED, EXECUTED ON JUNE 15, 2017 AND FILED FOR RECORD ON JUNE 20, 2017, RECORDED IN DOCUMENT 2017098839 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.065 OF ONE ACRE (2,849 S.F.) OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

Beginning at a calculated point in the northwest right-of-way line of Loop 360 (300' right-of-way), same being an easterly corner of said Lot 4-A and the most easterly corner of Lot 3-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 (Texas State Plane, Central Zone, NAD 83, (CORS 2011), U. S. Feet, Surface Adjustment Factor of 1.00008) values of N=10095640.92, E=3094044.71, 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 893.76 feet;

1. THENCE, North 13°37'04" West, leaving the northwest right-of-way line of Loop 360, with a westerly line of said Lot 4-A and an easterly line of said Lot 3-A, at a distance of 0.08 feet passing an iron rod with cap marked Chaparral found, in all a distance of 37.92 feet 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 4-A and a northeasterly corner of said Lot 3-A bears North 13°37'04" West, a distance of 114.07 feet;

2. THENCE, North 27°38'02" East, a distance of 99.85 feet, leaving a westerly line of said Lot 4-A and an easterly line of said Lot 3-A, and crossing said Lot 4-A, to a calculated point in a northeasterly line of said Lot 4-A and a southwesterly line of Lot 52, Lake Side Addition, recorded in Volume 3, Page 66, Plat Records of Travis County, Texas, same being in a southwesterly line of the tract conveyed to Eanes Independent School District by deed recorded in Volume 12083, Page 2192 of the Real Property Records of Travis County, Texas, from which an iron rod with cap marked Chaparral found in the southwesterly line of said Lot 52 and at the most northerly corner of said Lot 4-A bears North 61°43'56" West, a distance of 1,204.17 feet;

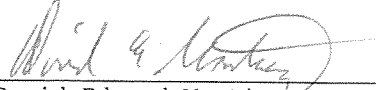
3. THENCE, South 61°43'56" East, with the northeasterly line of said Lot 4-A and the southwesterly line of said Lot 52, at a distance of 24.88 feet passing a 1/2 inch iron rod found, in all a distance of 25.00 feet, to a calculated point in the northwest right-of-way line of Loop 360, same being the most easterly corner of said Lot 4-A and the most southerly corner of said Eanes Independent School District tract, for the most easterly corner of the herein

Exhibit A

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 bears North 27°38'02" East, a distance of 2,263.47 feet;

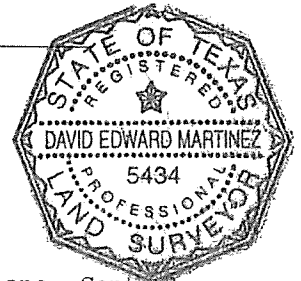
4. THENCE, South 27°38'02" West, with the northwest right-of-way line of Loop 360 and a southeasterly line said Lot 4-A, at a distance of 60.20 feet passing an iron rod with cap marked Chaparral found, in the northwest right-of-way line of Loop 360, in all a distance of 128.07 feet, to the Point of Beginning and containing an area of 0.065 of one acre (2,849 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

01/27/21
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: 0131150111
Austin Grid: F28

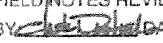
FIELD NOTES REVIEWED
BY  DATE: 04/14/21
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

Exhibit A

EANES INDEPENDENT
SCHOOL DISTRICT
VOL. 12083, PG. 2192
RPRTCT

~~LAKE~~ SIDE ADDITION,
VOL. ~~3~~, PG. 66
PRT ~~CI~~

LEGEND:

- | | |
|--------|---|
| ● IRCF | IRON ROD FOUND WITH CAP |
| ● 1/2" | 1/2" IRON ROD FOUND |
| ■ Mon | TXDOT TY I MONUMENT FOUND |
| △ | CALCULATED POINT |
|) | INDICATES RECORD DATA |
| RTCT | OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS |
| RTCT | REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS |
| RTCT | PLAT RECORDS OF TRAVIS COUNTY, TEXAS |

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

AREA OF EASEMENT OVERLAP

AREA OF EASEMENT

SAN CLEMENTE OFFICE
PARTNERS LLC
DOC. 2017098839
OPRTCT

S61°43'56"E
25.00'

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
DOC. 200900133 QPRTCT

5239.06 WATER
LINE EASEMENT
0.065 AC
(2,849 S.F.)

SIGN EASEMENT AGREEMENT
DOC. 2017098840 OPRTCT-

N13°37'04"W—

15 PUBLIC UTILITY EASEMENT
DOC. 2003094877 OPRTCT

SAN CLEMENTE AT
DAVENPORT-NORTH, LTD.
DOC. 2008057475 OPRCT

DECLARATION OF ACCESS,
UTILITIES, LANDSCAPING AND
LIGHTING EASEMENT
DOG, 2006218386, ORRICK

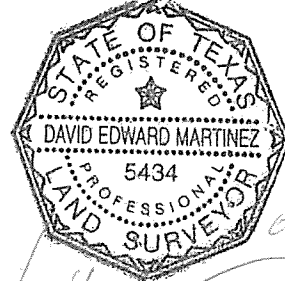
MOST EASTERLY SOUTHEAST
CORNER OF LOT 1-A-BLOCK A
AMENDED PLAT OF LOTS 37-43,
BLOCK A, DAVENPORT WEST P.U.D.
SECTION 5, PHASE 6 RECORDED IN
DOC. 200700198 OPRCT

BURKE TRAMMELL
SURVEY No. 3
ABSTRACT No. 768

TITLE REPORT REFERENCE:
STEWART TITLE OF AUSTIN, LLC.
901 SOUTH MOPAC, BUILDING III, SUITE 100
AUSTIN, TEXAS 78746
FILE NO.: 572173
EFFECTIVE DATE: NOVEMBER 13, 2019

POINT OF BEGINNING
N=10095640.92
E=3094044.71
(GRID COORDINATES)

THIS SKETCH IS ACOMPANIED 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: 27-JAN-21
JOB NO: 53708B
FILE: 5239,06_WLE

3
3 of 3

SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS



mwm
Design Group

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TEAE 1452
TBPE F-1416
TBPLS 10065600