

Exhibit "—"

Exhibit A

SBV-AUSTIN-SUMMER WIND, LLC
To
City of Austin
(For Temporary Workspace Easement)

Field Notes for 4918.16 TWSE

BEING 0.014 OF ONE ACRE (595 S.F.) OF LAND, MORE OR LESS, OUT OF AND A PART OF THE JAMES P. WALLACE SURVEY No. 57, ABSTRACT No. 789, IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF LOT 1, JAMESTOWN SECTION FOUR, RECORDED IN BOOK 19, PAGE 9 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS CONVEYED TO SBV-AUSTIN-SUMMER WIND, LLC BY SPECIAL WARRANTY DEED EXECUTED ON MAY 24, 2012, FILED FOR RECORD ON MAY 25, 2012 AND RECORDED IN DOCUMENT 2012083353 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.014 OF ONE ACRE (595 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 southwesterly right-of way line of Fairfield Drive (60' R.O.W.) and in a northeasterly line of said Lot 1, Jamestown Section Four, same being in a southeasterly line of the 5 foot Public Utility easement recorded in Book 19, Page 9 of the Plat Records of Travis County, Texas, for the Point of Beginning and the most northerly 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 0.99991628), of N=10103252.64 and E=3125752.20, from which a 1/2 inch iron rod found in the southwesterly right-of-way line of Fairfield Drive, same being at a northeasterly corner of Lot 1, Block "E", Jamestown Section One recorded in Book 18, Page 92 of the Plat Records of Travis County, Texas, bears North 37°42'40" West, at a distance of 45.00 feet passing a calculated point at the most northerly corner of said Lot 1, Jamestown Section Four and the most easterly corner of said Lot 1, Block "E", Jamestown Section One, in all a distance of 70.30 feet;

1. THENCE, South 37°42'40" East, a distance of 27.41 feet, with the southwesterly right-of-way line of Fairfield Drive and a northeasterly line of said Lot 1, Jamestown Section Four, to a calculated point for the most easterly corner of the herein described tract of land, from which a 1/2 inch iron rod found in the southwesterly right-of-way line of Fairfield Drive and in a northeasterly line of said Lot 1, Jamestown Section Four bears South 37°42'40" East, a distance of 15.02 feet;

2. THENCE, South 81°44'03" West, a distance of 10.76 feet, leaving the southwesterly right-of-way line of Fairfield Drive and a northeasterly line of said Lot 1, Jamestown Section Four and crossing said Lot 1, Jamestown Section Four, to a calculated point for a corner;

3. THENCE, South 84°50'44" West, a distance of 6.50 feet, to a calculated point for a corner;

4. THENCE, South 87°54'05" West, a distance of 6.55 feet, to a calculated point for a corner;

5. THENCE, North 89°06'46" West, a distance of 6.62 feet, to a calculated point for a corner;

6. THENCE, North 86°12'47" West, a distance of 6.70 feet, to a calculated point for a corner;

Exhibit A.

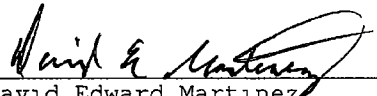
7. THENCE, North 83°24'34" West, a distance of 6.79 feet, to a calculated point for a corner;

8. THENCE, North 80°42'28" West, a distance of 6.44 feet, to a calculated point in the southeasterly line of said 5 foot Public Utility easement, for the point of curvature of a non-tangent circular curve to the left and the most westerly corner of the herein described tract of land;

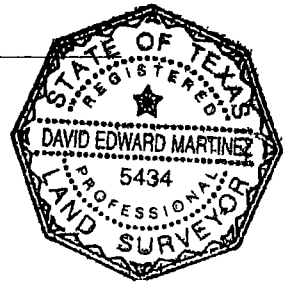
9. THENCE, along said curve to the left of 202.71 feet radius, an arc length of 35.58 feet, having an angle of intersection of 10°03'27", (the sub-chord of said curve bears North 57°27'11" East, a distance of 35.54 feet), with the southeasterly line of said 5 foot Public Utility easement, to a calculated point for the endpoint of said curve;

10. THENCE, North 52°27'09" East, a distance of 4.23 feet, to the Point of Beginning and containing an area of 0.014 of one acre (595 s.f.) of land, more or less.

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

12/14/18
Date



MWM DesignGroup
305 East Huntland Drive, Suite 200
Austin, Texas, 78752 (512) 453-0767
TBPLS Firm Registration No. 10065600

Bearing Basis: The Bearings described herein are Texas State Plane, Central Zone, NAD 83(CORS 2011). For surface coordinates divide grid coordinates by the surface adjustment factor 0.99991628. All distances shown are surface distances in U.S. feet. The reference points for this project are a cotton gin spindle set at the foot of curb, approximately 32 feet perpendicular to and northeast of Fairfield Drive centerline and approximately 22 feet perpendicular to and northwest of Jamestown Drive centerline, surface coordinates of N=10104436.53, E=3125454.62, and a mag with shiner set at the foot of curb on the south side of Jamestown Drive and approximately 12 feet west of the prolongation of Staunton Drive centerline, surface coordinates N=10103423.31, E=3123720.45.

TCAD No.: 0238150812
City Grid: L30

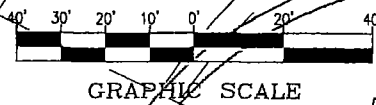
FIELD NOTES REVIEWED

BY [Signature] DATE: 02-12-2019

CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

THE FOLLOWING INSTRUMENTS AFFECT THE PROPOSED EASEMENT:
ELECTRIC EASEMENT RECORDED IN VOLUME 8359, PAGE 92 DRTCT
CABLE TELEVISION INSTALLATION AGREEMENT RECORDED IN VOLUME 8439, PAGE 857 DRTCT
EASEMENT AND MEMORANDUM OF AGREEMENT RECORDED IN DOCUMENT 2006138149 OPRCT

THE FOLLOWING INSTRUMENT MAY AFFECT THE PROPOSED EASEMENT BUT CANNOT BE LOCATED FROM RECORD DATA:
ELECTRIC EASEMENT RECORDED IN VOLUME 441, PAGE 594 DRTCT



hibit A

FAIRFIELD DRIVE
(60' R.O.W.)

BLOCK "E"

JAMESTOWN
SECTION ONE
BK. 18, PG 92
PRTCT

JAMES P WALLACE
SURVEY NO 57
ABSTRACT No 789

5' PUBLIC UTILITY
EASEMENT
BK 19, PG 9 PRTCT

JAMESTOWN
SECTION FOUR
BK 19, PG. 9
PRTCT

DRAINAGE AND PUBLIC
UTILITY EASEMENT
BK 19, PG 9
PRTCT

4918.16 TWSE
0.014 AC
(595 S.F.)

SBV-AUSTIN-SUMMER
WIND, LLC
DOC 2012083353
OPRTCT

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	202.71'	10°03'27"	35.58'	N57°27'11"E	35.54'

LINE TABLE

LINE	BEARING	LENGTH
L1	S37° 42' 40"E	27.41'
L2	S37° 42' 40"E	15.02'
L3	S81° 44' 03"W	10.76'
L4	S84° 50' 44"W	6.50'
L5	S87° 54' 05"W	6.55'
L6	N89° 06' 46"W	6.62'
L7	N86° 12' 47"W	6.70'
L8	N83° 24' 34"W	6.79'
L9	N80° 42' 28"W	6.44'
L10	N52° 27' 09"E	4.23'
L11	N37° 42' 40"W (N35°13'W)	25.30' (24.96')

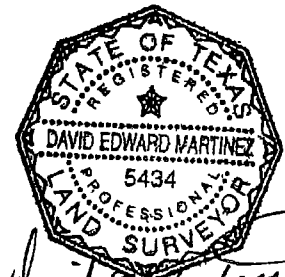
LEGEND.

- △ CALCULATED POINT
- 1/2 INCH IRON ROD FOUND
- IRCF IRON ROD W/CAP FOUND
- () INDICATES RECORD DATA
- PRTCT PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- DRTCT DEED RECORDS OF TRAVIS COUNTY, TEXAS
- OPRTCT OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

AREA OF EASEMENT

COORDINATE AND BEARING BASIS THE GRID COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, CENTRAL ZONE, NAD 83 (CORS 2011) FOR SURFACE COORDINATES DIVIDE GRID COORDINATES BY 0.99991628 ALL DISTANCES SHOWN ARE SURFACE DISTANCES

THIS SKETCH ACCOMPANIES A METES AND BOUNDS DESCRIPTION OF EQUAL DATE



David E. Martinez
12/14/18

mwm
Design Group

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Austin, Texas 78752
p 512 453 0767
f 512 453 1734

TBAE 1452
TBPE F-1416
TBPLS 10065600

SKETCH TO ACCOMPANY
FIELD NOTES

TRAVIS COUNTY, TEXAS

DATE 14 DEC 18
JOB NO 409-11A
FILE 4918 16_TWSE

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