



Exhibit " A "

Revision 6
Page 1 of 8

Rap Villas Del Sol, LLC
to City of Austin
(for Sidewalk, Trail and
Recreation Easement)

**FIELD NOTES FOR PARCEL
#5253.03 STARE**

DESCRIPTION OF A 0.3109 ACRE, OR 13,543 SQUARE FOOT, TRACT OF LAND, SITUATED IN THE THOMAS J. CHAMBERS SURVEY, ABSTRACT NO. 7 AND PREVIOUSLY DESCRIBED AS PART OF THE GEORGE W. DAVIS SURVEY, SECTION NO. 15, ABSTRACT NO. 217, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 11.1142 ACRE TRACT OF LAND, ALSO BEING A PORTION OF LOT 1, RUTLAND SQUARE, A SUBDIVISION ACCORDING TO THE PLAT RECORDED IN VOLUME 67, PAGE 91, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO RAP VILLAS DEL SOL, LLC, IN INSTRUMENT RECORDED IN DOCUMENT NO. 2018171074, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.3109 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½-inch iron rod found on a point on the northwest corner of said Lot 1, Rutland Square, said point being in the northwest boundary line of said 11.1142 acre tract, same being the southeasterly line of Lot A, Amendment To Lots 20, 21, 22, 23 of The Gray and Becker Industrial Subdivision, a subdivision according to the plat recorded in Volume 85, Page 21A, of said Plat Records, described in conveyance to BDB Investments, LP, in instrument recorded in Document No. 2021244827, of said Official Public Records, said point having grid coordinates of N = 10,109,691.66 feet and E = 3,122,654.47 feet;

THENCE South 27° 22' 36" West, with the southeast boundary line of said Lot A, same being the northwest boundary line of said 11.1142 acre tract, also being the northwest boundary line of said Lot 1, a distance of 444.65 feet, to a ⅝-inch iron rod with plastic cap stamped "CFA INC." set, for the northwest corner and **POINT OF BEGINNING** of the herein described tract, said point having grid coordinates of N = 10,109,296.85 feet and E = 3,122,450.02 feet;

THENCE, departing the southeast boundary line of said Lot A, through the interior of said 11.1142 acre tract, for the north boundary line of the herein described tract, the following five (5) courses and distances:

1. South 62° 02' 53" East, a distance of 425.51 feet, to a ⅝-inch iron rod with plastic cap stamped "CFA INC." set for an angle point of the herein described tract,
2. North 28° 31' 19" East, a distance of 134.20 feet, to a ⅝-inch iron rod with plastic cap stamped "CFA INC." set for an angle point of the herein described tract,
3. South 86° 48' 50" East, a distance of 9.86 feet, to a ⅝-inch iron rod with plastic cap stamped "CFA INC." set, on a point of tangent curvature of the herein described tract,



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4. along the arc of a curve to the right, having a radius of 332.98 feet, a central angle of $11^{\circ} 23' 41''$, an arc distance of 66.22 feet, a chord bearing and distance of North $8^{\circ} 52' 59''$ East, 66.11 feet, to a $\frac{3}{8}$ -inch iron rod with plastic cap stamped "CFA INC." set at the end of said curve of the herein described tract, and
5. South $62^{\circ} 13' 24''$ East, a distance of 15.43 feet, to a Magnail with washer stamped "CFA INC." set, for a point of non-tangent curvature in the west right-of-way line of Rutland Drive (Rutland Dr), a 60-foot wide right-of-way, in Quail Creek West, Phase Two, Section Two, a subdivision according to the plat recorded in Volume 49, Page 51, of said Plat Records, for the northeast corner of the herein described tract, from which an "X" cut in concrete found on a point in the east boundary line of said 11.1142 acre tract, same being the west right-of-way line of said Rutland Dr, bears along the arc of a curve to the right, having a radius of 317.98 feet, a central angle of $14^{\circ} 26' 14''$, an arc distance of 80.12 feet, a chord bearing and distance of North $21^{\circ} 09' 58''$ East, 79.91 feet;

THENCE, with the west right-of-way line of said Rutland Dr, same being the east boundary line of said 11.1142 acre tract, for the east boundary line of the herein described tract, along the arc of a curve to the left, having a radius of 317.98 feet, a central angle of $38^{\circ} 13' 15''$, at an arc distance of 53.82 feet passing through an "X" cut in concrete found at an east corner of said Lot 1, continuing with the east boundary line the aforementioned 11.1142 acre tract, for a total arc distance of 265.94 feet, a chord bearing and distance of South $10^{\circ} 00' 42''$ East, 258.26 feet, to a $\frac{3}{8}$ -inch iron rod with plastic cap stamped "CFA INC." set at a point of non-tangency of the herein described tract, for the southeast corner of the herein described tract;

THENCE North $62^{\circ} 05' 21''$ West, departing the west right-of-way line of said Rutland Dr, with the south boundary line of said 11.1142 acre tract, same being the north boundary line of a called 16 foot right-of-way, described in instrument recorded in Volume 261, Page 74, of the Deed Records of Travis County, Texas, and in part with the north boundary line of a called 16 foot right-of-way, described in instrument recorded in Volume 261, Page 77, of said Deed Records, at a distance of 142.49 feet passing through a $\frac{3}{8}$ -inch iron rod with plastic cap stamped "CFA INC." set on a point in the west boundary line of a remnant portion of a called 318.46 acre tract, conveyed to BiStone Savings Association, in instrument recorded in Volume 7990, Page 982 of the Real Property Records of Travis County, Texas, same being the east boundary line of a remnant portion of a called 79.61 acre tract, conveyed to A. G. East as Trustee, in instrument recorded in Volume 3016, Page 1347, of said Deed Records, continuing with the south boundary line of the aforementioned 11.1142 acre tract, for a total distance of 588.47 feet, to a $\frac{3}{8}$ -inch iron rod with plastic cap stamped "CFA INC." set on a point in the east boundary line of Lot 3, Block A, Butler Subdivision, a subdivision according to the plat recorded in Document No. 200000023, of said Official Public Records, said point being at the southwest corner of said 11.1142 acre tract, also being at the southwest corner of said Lot 1, same being the an east corner of said Lot A, for the southwest corner of the herein described tract;

(INTENTIONALLY LEFT BLANK)



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THENCE, North 27°22'36" East, departing the north boundary line of the remnant portion of said 79.61 acre tract, with the southeast boundary line of said Lot A, same being the northwest boundary line of said Lot 1, also being a portion of the northwest boundary line of said 11.1142 acre tract, for the northwest boundary line of the herein described tract, a distance of 3.18 feet to the **POINT OF BEGINNING**, and containing 0.3109 acres or 13,543 square feet.

BEARING BASIS NOTE

The bearings described hereon are Texas State Plane Grid bearings (Texas Central Zone, NAD 83(2011), Project Scale Factor = 0.99989001 (1.00011)). These coordinates were established from City of Austin reference point J-22-1001 having coordinate values N = 10072706.64, E = 3113720.49 and NGS Reference Monument BM0627 having coordinate values N = 10072998.45, E = 3115440.41.

Found Monuments, information and descriptions provided in this document are based on a survey made by Cobb Fendley in November of 2020, September of 2021 and February of 2025.

All distances expressed herein are surface value.

An easement sketch of even date was prepared in conjunction with this property description.

A blue ink signature of Josue Benjamin Miranda-Ortiz, written in a cursive style.

Josue Benjamin Miranda-Ortiz, RPLS
Texas Registration No. 6637
Cobb, Fendley & Associates, Inc.
TBPELS Engineering Firm Registration No. 274
TBPELS Land Surveying Firm Registration No. 10046700
9600 N. Mopac Expressway, Suite 800
Austin, Texas 78759
(512) 834-9798

Date

09/10/2025



FIELD NOTES REVIEWED
BY DATE: 09/15/25
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

REFERENCES

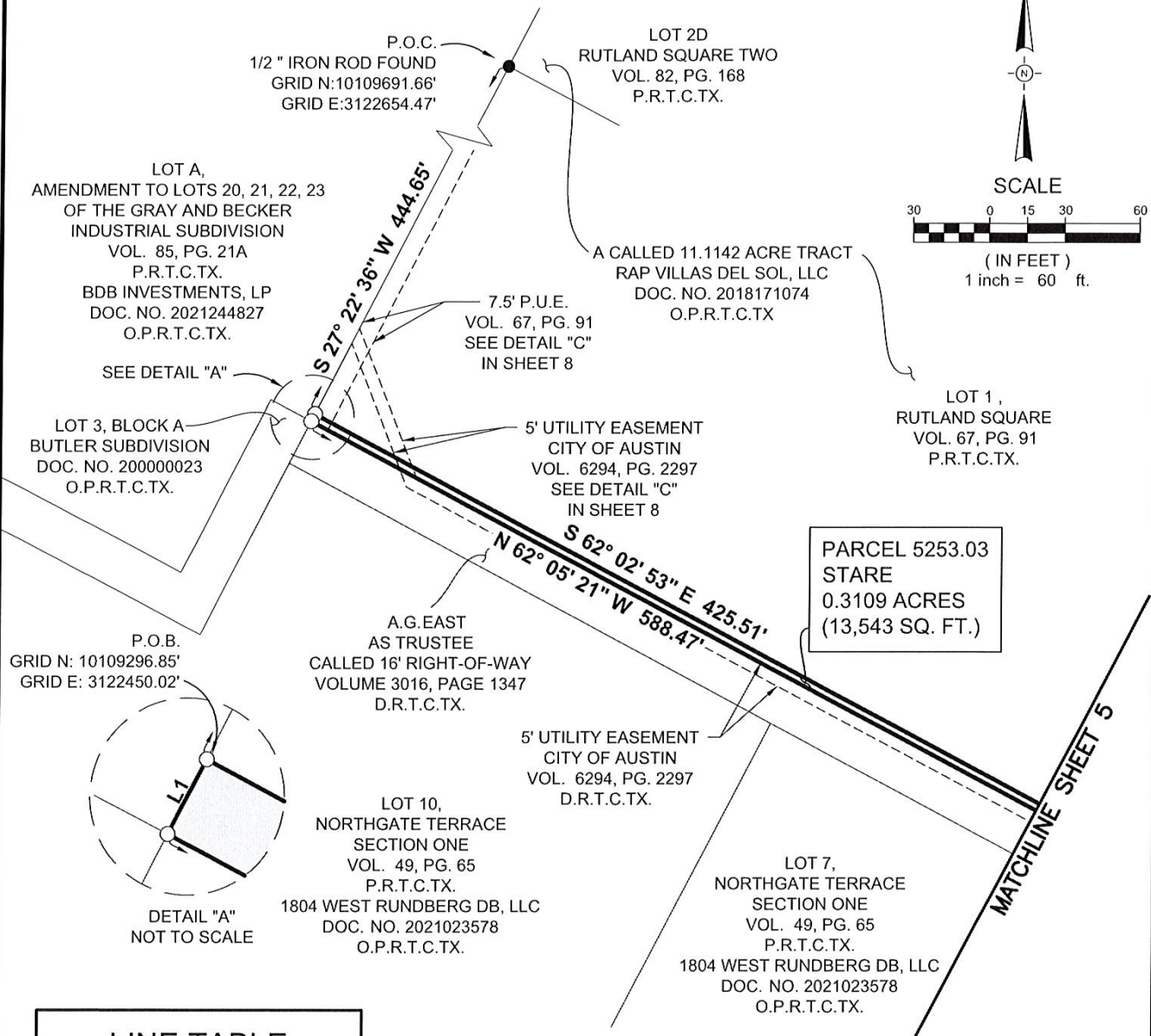
TCAD NO. 0245110123
AUSTIN GRID: K-31

Exhibit " A "

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

**THOMAS J. CHAMBERS GRANT, ABSTRACT 7, AND PREVIOUSLY DESCRIBED AS PART OF THE
GEORGE W. DAVIS SURVEY, SECTION NO. 15, ABSTRACT NO. 217, TRAVIS COUNTY, TEXAS
0.3109 ACRES (13,543 SQ FT)**

#5253.03 STARE (FOR SIDEWALK, TRAIL AND RECREATION EASEMENT)



LINE TABLE

Line #	Direction	Length
L1	N27°22'36"E	3.18

REVISION 6 - 09/10/2025

PROJECT:	- COA-METRIC & RUTLAND
JOB NUMBER:	- 1902-009-03
DATE:	- SEPTEMBER 10, 2025
FIELDBOOK:	-
DESIGN:	- N/A
DRAWN:	- J. MIRANDA
CHECK:	- B. MERTEN
APPROVE:	- J. MIRANDA
SCALE:	- 1" = 60'

CobbFendley
LAND SURVEYING FIRM NO. 10046701
9600 N. MOPAC EXPRESSWAY, SUITE 800
AUSTIN, TEXAS 78759
512.834.9798 | FAX 512.834.7727
WWW.COBBFENDLEY.COM

0.3109 ACRE
(13,543 SQ FT)
PARCEL 5253.03
STARE
PAGE 4 OF 8

Exhibit " A "

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

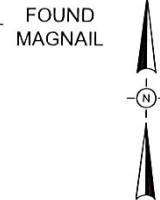
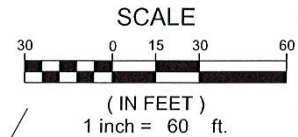
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GEORGE W. DAVIS SURVEY, SECTION NO. 15, ABSTRACT NO. 217, TRAVIS COUNTY, TEXAS**

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NOTE:

1. SEE SHEET 6 OF 8 FOR CURVE AND LINE TABLES.
2. SEE SHEET 8 OF 8 FOR EASEMENT AREA OVERLAP



LOT 1,
QUAIL CREEK WEST
PHASE TWO SECTION TWO
VOL. 49, PG. 51,
P.R.T.C.TX.
CSC NORTH AUSTIN REALTY LLC
DOC. NO. 2019028101
O.P.R.T.C.TX.

FOUND "X" IN
CONCRETE

RUTLAND SQUARE LOT 1
VOL. 67, PG. 91
P.R.T.C.TX.

FOUND "X" IN
CONCRETE

PARCEL 5253.03
STARE
0.3109 ACRES
(13,543 SQ. FT.)

MATCHLINE SHEET 4

A.G. EAST, AS TRUSTEE
VOL. 3016, PG. 1347
D.R.T.C.TX.
REMNANT PORTION
CALLED 79.61 ACRES AND
CALLED 16' RIGHT-OF-WAY
VOL. 261, PG. 77
D.R.T.C.TX.

LOT 7,
NORTHGATE TERRACE
SECTION ONE
VOL. 49, PG. 65
P.R.T.C.TX.
1804 WEST RUNDENBERG DB, LLC
DOC. NO. 2021023578
O.P.R.T.C.TX.

RAP VILLAS DEL SOL, LLC
CALLED 11.1142 ACRES
DOC. NO. 2018171074
O.P.R.T.C.TX.

5' UTILITY EASEMENT
CITY OF AUSTIN
VOL. 6294, PG. 2297
D.R.T.C.TX.

BISTONE SAVINGS
ASSOCIATION
VOL. 7990, PG. 982
D.R.T.C.TX.
REMNANT PORTION OF A
CALLED 318.46 ACRES AND
A CALLED 16' RIGHT-OF-WAY
VOL. 261, PG. 74
D.R.T.C.TX.

RESUBDIVISION OF QUAIL RUN
SECTION ONE P.U.D.
VOL. 49, PG. 51,
P.R.T.C.TX.
DOC. NO. 2019028101
O.P.R.T.C.TX.

RUTLAND DR.
VOL. 49, PG. 51
P.R.T.C.TX.

REVISION 6 - 09/10/2025

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**THOMAS J. CHAMBERS GRANT, ABSTRACT 7, AND PREVIOUSLY DESCRIBED AS PART OF THE
GEORGE W. DAVIS SURVEY, SECTION NO. 15, ABSTRACT NO. 217, TRAVIS COUNTY, TEXAS
0.3109 ACRES (13,543 SQ FT)
#5253.03 STARE (FOR SIDEWALK, TRAIL AND RECREATION EASEMENT)**

CURVE TABLE

Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C1	332.98	11°23'41"	66.22	N8° 52' 59"E	66.11
C2	317.98	14°26'14"	80.12	N21° 09' 58"E	79.91
C3	317.98	47°55'06"	265.94	S10° 00' 42"E	258.26

LINE TABLE

Line #	Direction	Length
L2	S86°48'50"E	9.86
L3	S62°13'24"E	15.43

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PAGE 6 OF 8*

Dwg. Info: C:\CFA\2019\02009 COA_2018_Rotation_List_Contract\03-Metric-Rutland\SUR\CAD\Easements\0.3109 Ac Easement\Metric_Rutland 0.3109 AC Public Access Easement - R6.dwg - Tab: SHEET 6 - Plotted: 9/10/2025 12:44 PM By: JOSUE MIRANDA

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SURVEY LEGEND

●	1/2" IRON ROD FOUND	VOL.	VOL.
⊙	"X" CUT IN CONC. FOUND	PG.	PAGE
○	5/8" IRON ROD WITH PLASTIC CAP STAMPED "CFA INC." SET	DOC.	DOCUMENT
△	MAG NAIL WITH WASHER STAMPED "CFA INC." SET	NO.	NUMBER
P.O.B.	POINT OF BEGINNING	SQ. FT.	SQUARE FEET
P.O.C.	POINT OF COMMENCEMENT	CONC.	CONCRETE
R.O.W.	RIGHT OF WAY		
D.R.T.C.TX.	DEED RECORDS OF TRAVIS COUNTY, TEXAS		
P.R.T.C.TX.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS		
R.P.R.T.C.TX.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS		
O.P.R.T.C.TX.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS		
	PARCEL SPACE		
—	ADJOINER BOUNDARY LINE		

NOTES:

1. THE BEARINGS DESCRIBED HEREON ARE TEXAS STATE PLANE GRID BEARINGS (TEXAS CENTRAL ZONE, NAD 83(2011), PROJECT SCALE FACTOR = 0.99989001 (1.00011)). THESE COORDINATES WERE ESTABLISHED FROM CITY OF AUSTIN REFERENCE POINT J-22-1001 HAVING COORDINATE VALUES N = 10072706.64, E = 3113720.49 AND NGS REFERENCE MONUMENT BM0627 HAVING COORDINATE VALUES N = 10072998.45, E = 3115440.41.
2. FOUND MONUMENTS, INFORMATION AND DESCRIPTIONS PROVIDED IN THIS DOCUMENT ARE BASED ON A SURVEY MADE BY COBB FENDLEY IN NOVEMBER OF 2020, SEPTEMBER OF 2021 AND FEBRUARY OF 2025.
3. ALL DISTANCES EXPRESSED HEREIN ARE SURFACE VALUE.
4. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS EASEMENT SKETCH.
5. TCAD NO. 0245110123
6. AUSTIN GRID: K-31



09/10/2025

JOSUE BENJAMIN MIRANDA-ORTIZ, RPLS
TEXAS REGISTRATION NO. 6637
COBB, FENDLEY & ASSOCIATES, INC.
TBPELS ENGINEERING FIRM REGISTRATION NO. 274
TBPELS LAND SURVEYING FIRM REGISTRATION NO. 10046700
9600 N. MOPAC EXPRESSWAY, SUITE 800
AUSTIN, TEXAS 78759
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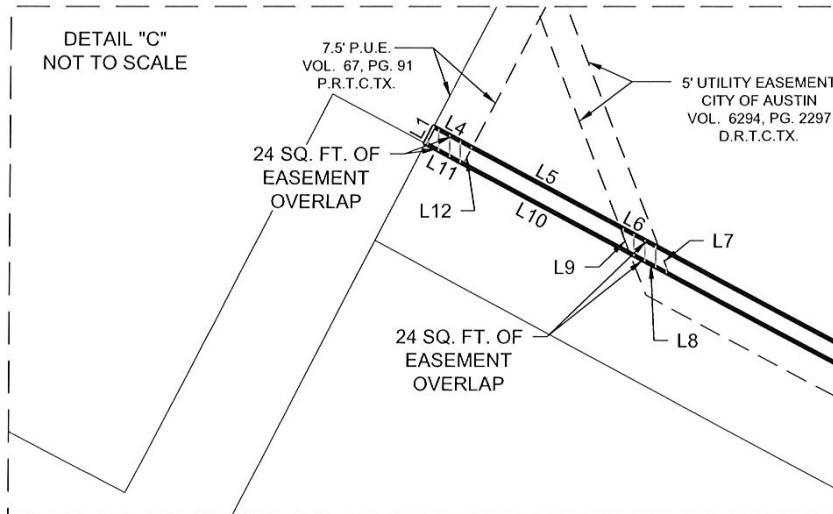
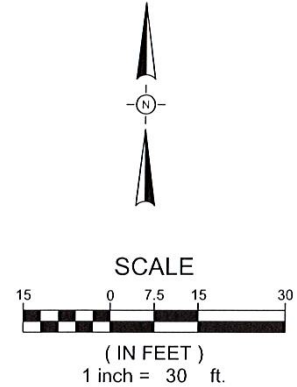
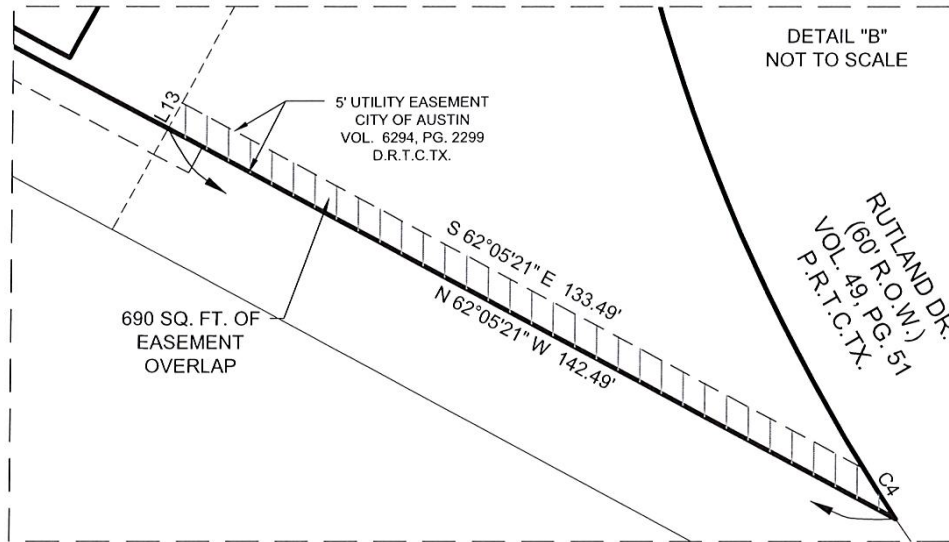


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0.3109 ACRE
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PAGE 7 OF 8

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APPRAISAL SKETCH SHOWING EASEMENT CROSSINGS
THOMAS J. CHAMBERS GRANT, ABSTRACT 7, AND PREVIOUSLY DESCRIBED AS PART OF THE
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LINE TABLE		
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L1	N27°22'36"E	3.18
L4	S62°02'53"E	7.50
L5	S62°02'53"E	425.51
L6	S62°02'53"E	7.68
L7	S21°26'24"E	4.83
L8	N62°05'21"W	7.68
L9	N21°26'24"W	4.84
L10	N62°05'21"W	588.47
L11	N62°05'21"W	7.50
L12	S27°22'36"W	3.18
L13	N27°53'38"E	5.00

CURVE TABLE

Curve #	Radius	Delta	Length	Chord Direction	Chord Length
C4	317.98	1°51'21"	10.30	S33° 02' 34"E	10.30

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SCALE: - 1" = 30'

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