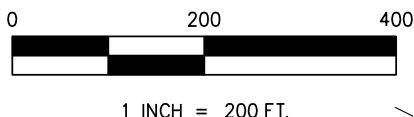


Exhibit A

GRAPHIC SCALE



OWNERSHIP SCHEDULE:

PER DEED TO MERITAGE HOMES OF TEXAS, LLC RECORDED IN DOCUMENT NUMBER 2020248886, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS IS THE OWNER OF LOTS 22-41 BLOCK C, LOTS 1-27, BLOCK D LOTS 1-33 BLOCK E, LOTS 103-184, BLOCK G, LOTS 1-36, BLOCK H, LOTS 1-24, BLOCK I, LOTS 1-22 BLOCK J, LOTS 9-15 BLOCK K AND LOTS 1-11 BLOCK Z OF LEXINGTON PARKE SECTION ONE A SUBDIVISION OF RECORD IN 200400121, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS ARE INCLUSIVELY OWNED BY MERITAGE HOMES OF TEXAS, LLC.

CALLD 43.909 ACRES
BARKLEY MEADOWS, LLC
DOC. NO. 2021274880
O.P.R.T.C.T.

SAINT THOMAS DRIVE
(50' R.O.W.)
DOC. NO. 200400121
O.P.R.W.C.T.

SAINT THOMAS DRIVE
(50' R.O.W.)
DOC. NO. 200400121
O.P.R.W.C.T.

REMAINDER OF A
CALLED 48.433 ACRES
TRACT 2
LICORICE PEAKS 2010, LTD
DOC. NO. 2010014703
O.P.R.T.C.T.

CALLD 10.100 ACRES
HAYRICK INVESTMENT
PARTNERS, LLC
DOC. NO. 2017195266
O.P.R.T.C.T.

CIRF
"DELTA
SURVEYING

P.O.B.

WILLOW BAY ROAD
(50' R.O.W.)
DOC. NO. 200400121
O.P.R.W.C.T.

WATERFOWL ROAD
(50' R.O.W.)
DOC. NO. 200400121
O.P.R.W.C.T.

LEGEND / ABBREVIATIONS

---	ADJOINER LINE
---	EASEMENT LINE
---	BOUNDARY LINE
●	IRON ROD FOUND
▲	NAIL FOUND
○	CAPPED IRON ROD STAMPED
	"LANDPOINT" SET
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

RIGHT-OF-WAY VACATION
PART OF SAINT THOMAS DRIVE,
AND WILLOW BAY ROAD
LEXINGTON PARKE, SECTION ONE
DOC. NO. 200400121, O.P.R.T.C.T.
JOSE ANTONIO NAVARRO SURVEY,
ABSTRACT NUMBER 18
TRAVIS COUNTY, TEXAS

LANDPOINT

4100 INTERNATIONAL PLAZA
STE. 240
FORT WORTH, TX 76109
(817)554-1805
www.landpoint.net
TBPELS REG. NO. 10194220

X:\2024\24-1025\Survey\DWG\24-1025 ROW Release 1 Revised 2-11-2025.dwg

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N07°18'22"E	129.47'
L2	S63°17'12"E	63.50'
L3	N63°17'12"W	63.50'
L4	N42°55'26"E	104.52'
L5	S47°04'34"E	74.34'
L6	S66°24'47"E	62.59'
L7	S23°35'13"W	15.78'
L8	N66°24'47"W	60.80'
L9	N47°04'34"W	69.78'
L10	S04°17'19"E	139.02'
L11	N04°17'37"W	187.75'
L12	N42°55'26"E	156.96'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	52.36'	50.00'	60°00'00"	S26°42'48"W	50.00'
C2	199.62'	155.00'	73°47'22"	S79°49'07"W	186.11'
C3	39.27'	25.00'	90°00'00"	S02°04'34"E	35.36'
C4	97.87'	290.00'	19°20'13"	S56°44'40"E	97.41'
C5	34.28'	331.27'	5°55'46"	S26°34'53"W	34.27'
C6	114.75'	340.00'	19°20'13"	N56°44'40"W	114.20'
C7	44.05'	25.00'	100°57'56"	S82°26'28"W	38.57'
C8	173.97'	275.00'	36°14'50"	S13°50'06"W	171.09'
C9	77.27'	50.00'	88°32'22"	S41°26'30"W	69.80'
C10	267.80'	325.00'	47°12'45"	N19°19'04"E	260.29'
C11	264.01'	205.00'	73°47'22"	N79°49'07"E	246.14'

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LEGAL DESCRIPTION

BEING a 1.283 acre tract of land situated in the Jose Antonio Navarro Survey, Abstract Number 18, Travis County Texas and being a portion of Saint Thomas Drive and Willow Bay Road dedicated by the plat of Lexington Parke Section One recorded in Document Number 200400121, Official Public Records, Travis County, Texas (O.P.R.T.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8-inch capped iron rod stamped "LANDPOINT" set (hereinafter refereed to as CIRS) at the end of a curve in the North right-of-way line of Saint Thomas Drive (50' right-of-way) in the South line of Lot 144, Block G of said Lexington Parke Section One, from which a capped iron rod stamped "DELTA SURVEYING" found at the Northwest corner of said Lot 144 and the East corner of Lot 1, Oak Ranch Section 2 recoded in Document Number 201800178, O.P.R.T.C.T. bears N 07°18'22" E, a distance of 129.47 feet;

THENCE S 63°17'12" E, with North right-of-way line of said Saint Thomas Drive, a distance of 63.50 feet to a CIRS;

THENCE over and across Saint Thomas Drive with a curve to the left having an arc length of 52.36 feet, a radius of 50.00 feet, a delta angle of 60°00'00", and a chord bearing of S 26°42'48" W, with a chord length of 50.00 feet to a CIRS in the South right-of-way line of said Saint Thomas Drive;

THENCE with the North and East right-of-way line of said Saint Thomas Drive the following courses and distances:

N 63°17'12" W a distance of 63.50 feet to a CIRS;

With a curve to the left having an arc length of 199.62 feet, a radius of 155.00 feet, a delta angle of 73°47'22", and a chord bearing of S 79°49'07" W, with a chord length of 186.11 feet to a CIRS;

S 42°55'26" W, a distance of 104.52 feet to the North right-of-way line of Willow Bay Road to a CIRS;

THENCE with the North right-of-way line of Willow Bay Road the following courses and distances:

With a curve to the left having an arc length of 39.27 feet, a radius of 25.00 feet, a delta angle of 90°00'00", and a chord bearing of S 02°04'34" E, with a chord length of 35.36 feet to a CIRS;

S 47°04'34" E, a distance of 74.34 feet to a CIRS;

With a curve to the left having an arc length of 97.87 feet, a radius of 290.00 feet, a delta angle of 19°20'13", and a chord bearing of S 56°44'40" E, with a chord length of 97.41 feet to a CIRS;

S 66°24'47" E, a distance of 62.59 feet to a CIRS, from which a Nail found at an angle point in the North line of said Lexington Parke Section One and the Southwest corner of a called 10.100 acre tract of land described in the deed to Hayrick Investment Partners, LLC recorded in County Clerk's File Number 2017195266, O.P.R.T.C.T. bears S 21°19'22" E, a distance of 685.90 feet;

LEGAL DESCRIPTION Continued on Sheet 4

RIGHT-OF-WAY VACATION
PART OF SAINT THOMAS DRIVE,
AND WILLOW BAY ROAD
LEXINGTON PARKE, SECTION ONE
DOC. NO. 200400121, O.P.R.T.C.T.
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LEGAL DESCRIPTION Continued from Sheet 3

THENCE with the over and across Willow Bay Road the following courses and distances:

With a curve to the left having an arc length of 34.28 feet, a radius of 331.27 feet, a delta angle of 05°55'46", and a chord bearing of S 26°34'53" W, with a chord length of 34.27 feet to a CIRS;

S 23°35'13" W, a distance of 15.78 feet to a CIRS in the South right-of-way line of Willow Bay Road;

THENCE with the South right-of-way line of Willow Bay Road the following courses and distances:

N 66°24'47" W, a distance of 60.80 feet to a CIRS;

With a curve to the right having an arc length of 114.75 feet, a radius of 340.00 feet, a delta angle of 19°20'13", and a chord bearing of N 56°44'40" W, with a chord length of 114.20 feet to a CIRS;

N 47°04'34" W, a distance of 69.78 feet to a CIRS;

With a curve to the left having an arc length of 44.05 feet, a radius of 25.00 feet, a delta angle of 100°57'56", and a chord bearing of S 82°26'28" W, with a chord length of 38.57 feet to the East right-of-way line of said Saint Thomas Drive to a CIRS;

THENCE with the East right-of-way line of Saint Thomas Drive the following courses and distances:

With a curve to the left having an arc length of 173.97 feet, a radius of 275.00 feet, a delta angle of 36°14'50", and a chord bearing of S 13°50'06" W, with a chord length of 171.09 feet to a CIRS;

S 04°17'19" E, a distance of 139.02 feet to a CIRS;

THENCE over and across said Saint Thomas Drive with a curve to the left having an arc length of 77.27 feet, a radius of 50.00 feet, a delta angle of 88°32'22", and a chord bearing of S 41°26'30" W, with a chord length of 69.80 feet to a CIRS in the West right-of-way line of said Saint Thomas Drive;

THENCE with the West and North right-of-way line of said Saint Thomas Drive the following courses and distances:

N 04°17'37" W a distance of 187.75 feet to a CIRS;

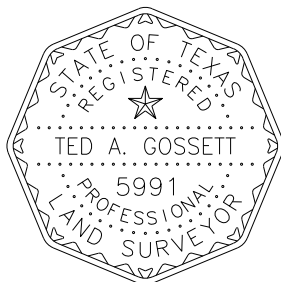
With a curve to the right having an arc length of 267.80 feet, a radius of 325.00 feet, a delta angle of 47°12'45", and a chord bearing of N 19°19'04" E, with a chord length of 260.29 feet to a CIRS;

N 42°55'26" E a distance of 156.96 feet to a CIRS;

With a curve to the right having an arc length of 264.01 feet, a radius of 205.00 feet, a delta angle of 73°47'22", and a chord bearing of N 79°49'07" E, with a chord length of 246.14 feet to the POINT OF BEGINNING and containing 1.283 acres or 55,895 Square Feet of land, more or less.

FIELD NOTES REVIEWED
BY: *[Signature]* DATE: 02/26/25
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

I, Ted G. Gossett, certify that this plat was prepared under my direct supervision from a survey made on the ground on June 24, 2024, that this plat correctly represents the facts found at the time of said survey.



RIGHT-OF-WAY VACATION
PART OF SAINT THOMAS DRIVE,
AND WILLOW BAY ROAD
LEXINGTON PARKE, SECTION ONE
DOC. NO. 200400121, O.P.R.T.C.T.
JOSE ANTONIO NAVARRO SURVEY,
ABSTRACT NUMBER 18
TRAVIS COUNTY, TEXAS

[Signature of Ted A. Gossett]
Ted A. Gossett
Texas R.P.L.S. No. 5991

2-11-2025

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