SURVEY OF 0.007 ACRES OF LAND OR 306 SQUARE FEET OF LAND
A PART OF THAT CALLED 13.970 ACRES OF LAND DESCRIBED TO
KENNEDY PROPERTIES OF TEXAS, L.P., IN THAT CERTAIN
GENERAL WARRANTY DEED WITH VENDOR'S LIEN AS
RECORDED IN DOCUMENT NUMBER 2001106-453, OFFICIAL PUBLIC
RECORDS, TRAVIS COUNTY, TEXAS, SAID 0.007 ACRES OF LAND
BEING A PART OF PANSY TRAIL, A PRIVATE STREET IN AUSTIN,
TEXAS, WHICH IS A PART OF THE SAID 13.970 ACRES OF LAND,
THE HEREIN DESCRIBED 0.007 ACRES OF LAND BEING SHOWN ON
THE ATTACHED SKETCH MARKED EXHIBIT "B" AND BEING
MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
FOLLOW:

BEGINNING at a point not set for the northeast corner of the herein described 0.007 acres of land,
same being a point on the common dividing line of the said 13.970 acres of land (Pansy Trail) and
Avenue N, a street in Travis County, Texas, same being the northwest corner of that certain easement
described as Easement #2 as described to the City of Austin as recorded in Volume 10901, Page 218, Real
Property Records Travis County, Texas, and from this point one-half inch iron rod found at the
intersection of the northeast and southeast lines of the said 13.970 acres of land (Pansy Trail) with the
southwest line of the said Avenue N, same being the northwest corner of Lot 133 D.E., Scofield Farms
Phase 8 Section 7, a subdivision in Travis County, Texas, according to the plat recorded in Document
Number 199900303, Official Public Records Travis County, Texas, and the northeast corner of the said
easement# 2, bears South 61°59'07" East, a distance of 10.00 feet.;

THENCE crossing over the said 13.970 acres of land (Pansy Trail) the following three (3) courses:

1) South 28°50'14" West, a distance of 15.00 feet and coincident with the northwest line of the said
easement# 2, to a point not set for the southeast corner of the herein described 0.007 acres of land;

2) North 61°59'07" West, a distance of 20.38 feet to a point not set for the southwest corner of the
herein described 0.007 acres of land and a point on the southeast line of that certain easement
described as Easement# 1, as described to the City of Austin as recorded in said Volume 10901,
Page 218, Real Property Records Travis County, Texas;

3) North 28°48'42" East, a distance of 15.00 feet and coincident with the southeast line of the said
easement# 1, to a point not set for the northwest corner of the herein described 0.007 acres of land,
same being the northeast corner of the said Easement# 1 and a point on the common
dividing line of the said 13.970 acres of land (Pansy Trail) and the said Avenue N and from this
point a capped iron rod found for the northeast corner of that called 4.06 acres of land described
to Saied Moshfegh in that certain Warranty Deed With Vendor's Lien as recorded in Document
Number 2017043033 Official Public Records Travis County, Texas, same being a point on the
northwest line of the said 13.970 acres of land (Pansy Trail) and the northeast corner of the said
Easement# 1, same being an exterior angle corner in the southwest and southeast line of the said
Avenue N, bears the follow two (2) courses: North 61°59'07" West, a distance of 10.00 feet to a
point not set for an interior angle corner of the said Avenue N, same being the northwest corner
EXHIBIT “A”

of the said 13.970 acres of land (Pansy Trail), the northwest corner of the said Easement# 1 and South 28°48’42” West, a distance of 6.59 feet;

THENCE South 61°59’07” East, a distance 20.39 feet and coincident with the said southwest line of the said Avenue N, same being the northeast line of the said 13.970 acres of land (Pansy Trail) to the POINT OF BEGINNING and containing 0.007 acres or 306 square feet of land, more or less.

BASIS OF BEARINGS IS GRID NORTH, UNITED STATES STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE 4203, NAD83.

I hereby certify that these field notes were prepared from an on the ground survey made under my supervision.

Robert C. Steubing  Registered Professional Land Surveyor  06/13/2013