

**EXHIBIT "A"**



**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 2001106453, 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 Saeed Moshfegh in that certain Warranty Deed With Vendor's Lien as recorded in Document Number 2017045033 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

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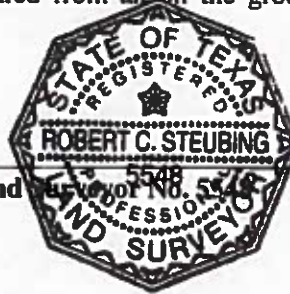
of the said 13.970 acres of land (Pansy Trail), the northwest corner of the said Easement# 1 and South 28°48'42" West, a distance of 6.59 feet;

**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*  
Robert C. Steubing Registered Professional Land



*06/18/2018*  
Date