

METES AND BOUNDS DESCRIPTION

OF 13 SQUARE FEET, MORE OR LESS, BEING A PORTION OF THE RIGHT-OF-WAY OF ROSEWOOD AVENUE (60' RIGHT-OF-WAY) ABUTTING LOT 2, McBRIDE AND ATTAL SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 23, PAGE 17, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID 13 SQUARE FEET, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, AT AN 1/2 INCH IRON ROD FOUND IN SOUTH LINE OF SAID ROSEWOOD AVENUE FOR THE NORTHWEST CORNER OF SAID LOT 2;

THENCE, N 78°14'29" E, WITH THE SOUTH LINE OF SAID ROSEWOOD AVENUE, A DISTANCE OF 9.21 FEET TO THE WEST SIDE OF A ONE-STORY BRICK BUILDING FOR THE SOUTHWEST CORNER HEREOF, AND **POINT OF BEGINNING**;

THENCE, N 07°48'17" E, DEPARTING THE SOUTH LINE OF SAID ROSEWOOD AVENUE, A DISTANCE OF 0.67 FEET TO THE NORTHWEST CORNER OF SAID ONE-STORY BRICK BUILDING;

THENCE, N 79°06'32" E, WITH THE NORTH FACE OF SAID ONE-STORY BRICK BUILDING, A DISTANCE OF 34.96 FEET TO A CALCULATED POINT FOR THE NORTHEAST CORNER HEREOF;

THENCE, S 07°24'47" W, A DISTANCE OF 0.10 FEET TO A CALCULATED POINT IN THE SOUTH LINE OF SAID ROSEWOOD AVENUE FOR THE SOUTHWEST CORNER HEREOF, FROM WHICH THE CALCULATED NORTHEAST CORNER OF SAID LOT 2 BEARS, N 78°14'29" E, 0.12 FEET, AND FROM SAID CALCULATED NORTHEAST CORNER OF LOT 2, A 1/2 INCH IRON PIPE FOUND IN THE WEST LINE OF CHICON STREET (RIGHT-OF-WAY WIDTH VARIES) ALSO BEING THE SOUTH LINE OF SAID ROSEWOOD AVENUE BEARS, N 78°14'29" E, 9.34 FEET;

THENCE, S 78°14'29" W, WITH THE SOUTH LINE OF SAID ROSEWOOD AVENUE, A DISTANCE OF 35.14 FEET TO THE **POINT OF BEGINNING**, AND CONTAINING 13 SQUARE FEET, MORE OR LESS.

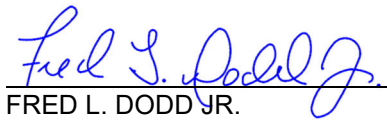
BEARING BASIS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE, HAVING A COMBINED SCALE FACTOR OF 0.99993859 AND CONVERGENCE ANGLE 01°20'47".


I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.

DATE: 08-24-2021

DODD SURVEYING & MAPPING CO.
PROFESSIONAL LAND SURVEYORS
P.O. BOX 1695
LIBERTY HILL, TX 78642




FRED L. DODD JR.
R.P.L.S. NO. 6392
STATE OF TEXAS
FIRM NO. 10194646

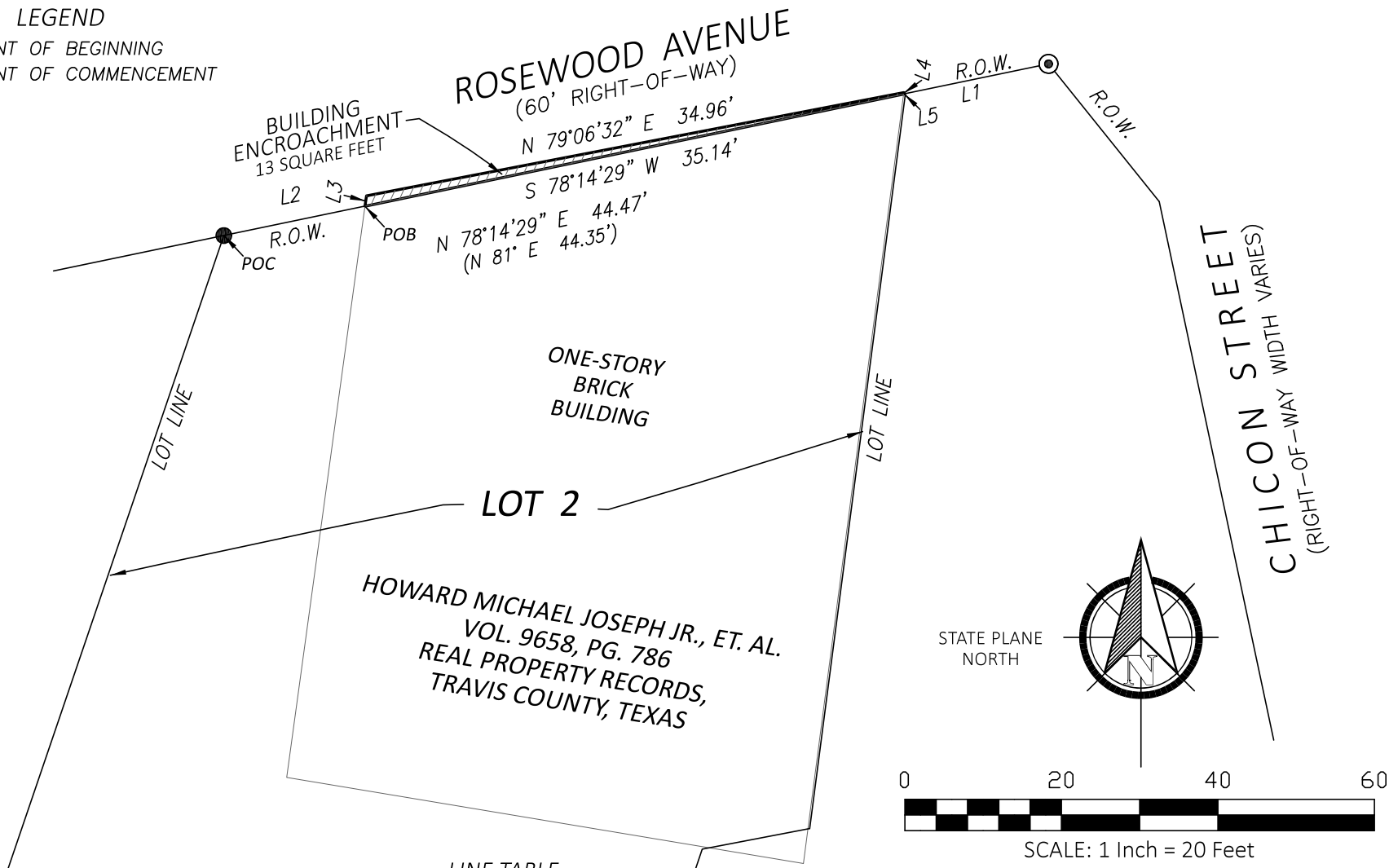
FIELD NOTES REVIEWED
BY  DATE: 08/25/21
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

ENCROACHMENT DETAIL OF BUILDING BEING OVER A PORTION OF ROSEWOOD AVENUE (60' RIGHT-OF-WAY) ABUTTING LOT 2, McBRIDE AND ATTAL SUBDIVISION,

A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 23, PAGE 17, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

LEGEND

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT



DODD SURVEYING & MAPPING CO., INC.

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LINE TABLE

LINE	BEARING	DISTANCE
L1	N 78°14'29" E	9.34'
L2	N 78°14'29" E	9.21'
L3	N 07°48'17" E	0.67'
L4	S 07°24'47" W	0.10'
L5	N 78°14'29" E	0.12'

NOTES:

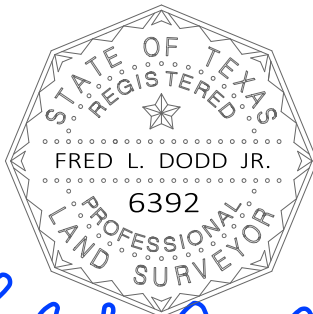
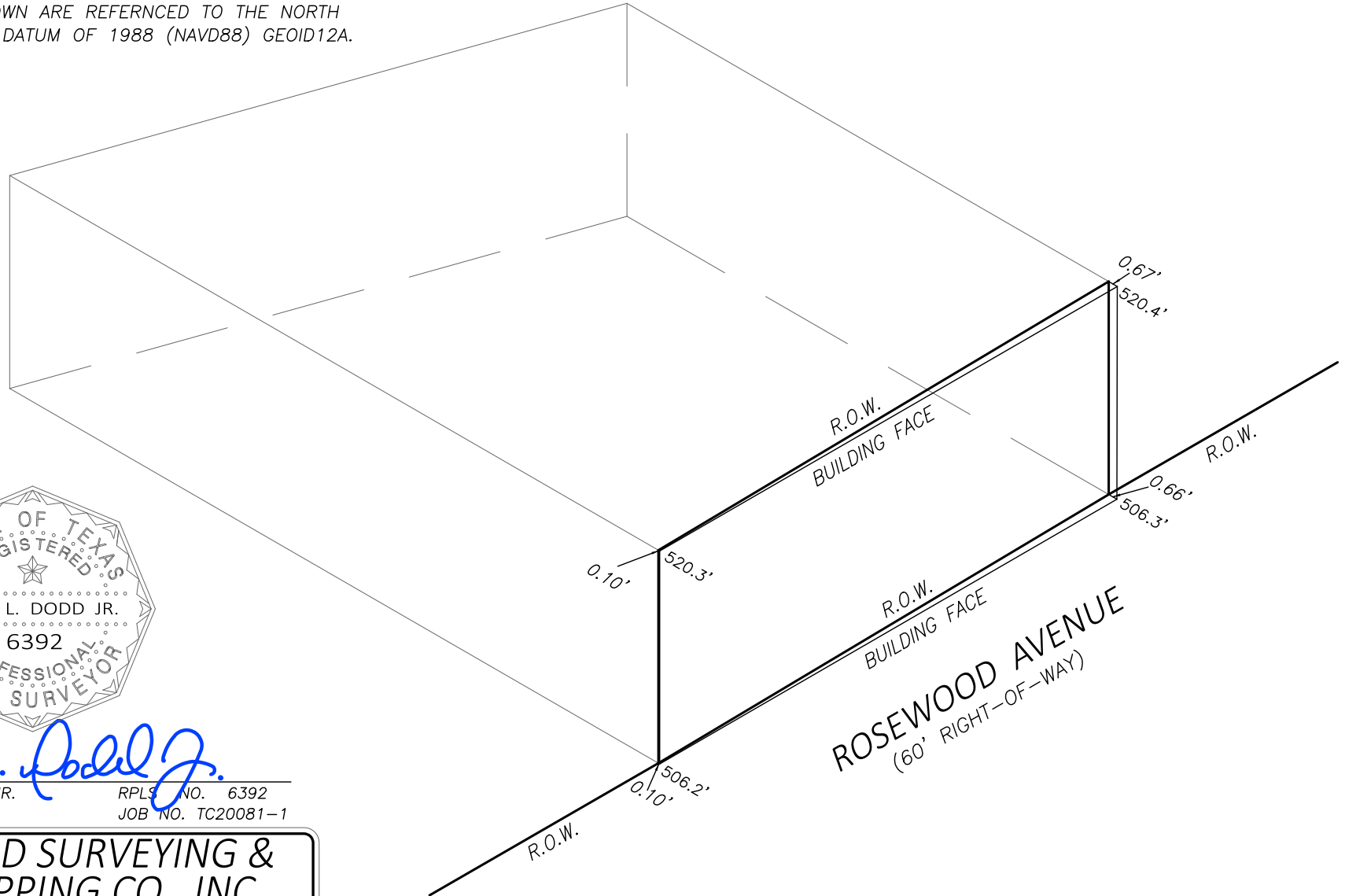
- 1) BEARING BASIS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE, HAVING A COMBINED SCALE FACTOR OF 0.99993859 AND CONVERGENCE ANGLE 01°20'47".
- 2) MAP SYMBOLS MAY BE EXAGGERATED FOR CLARITY.

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NOTES:

1) ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) GEOID12A.



Fred L. Dodd Jr.

FRED L. DODD, JR. RPLS. NO. 6392
DATE: 08/24/2021 JOB NO. TC20081-1



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