

4,616 SQUARE FEET
CLAY AVENUE R.O.W.
CITY OF AUSTIN, TRAVIS COUNTY, TX

FILE NO: 2024.015
PROJECT: 617.005003(EX3)
DATE: 02/05/2024

DESCRIPTION

4,616 SQUARE FEET SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CLAY AVENUE (40' R.O.W.) RIGHT-OF-WAY ADJACENT TO BLOCK 3, BROADACRES SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 135, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 4,616 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a cut "x" set at the intersection of the south right-of-way line of Houston Street (50' r.o.w.) and the west right-of-way line of said Clay Avenue, being the northeast corner of said Block 3, for the northwesterly corner hereof;

THENCE, S62°35'33"E, along said south right-of-way of Houston Street, a distance of 20.00 feet to a mag nail with washer set on the calculated centerline of said Clay Avenue right-of-way, for the northeasterly corner hereof, from which a 1/2-inch iron rod found at the intersection of the east right-of-way line of said Clay Avenue and said south right-of-way line of Houston Street, being the northwest corner of Lot 1, Block 5, of said Broadacres Subdivision, bears S62°35'33"E, a distance of 20.00 feet;

THENCE, S27°33'05"W, over and across said Clay Street right-of-way, along said calculated centerline, a distance of 247.29 feet to a mag nail with washer set in the east right-of-way line of Burnet Road (r.o.w. varies), for the most southerly corner hereof;

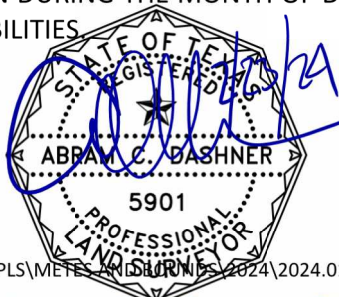
THENCE, N03°49'39"W, along said east right-of-way of Burnet Road, a distance of 38.39 feet to a cut "X" set in concrete at the intersection of said east right-of-way line and said west right-of-way line of Clay Avenue, being the south corner of that certain 241 square foot tract of land conveyed to City of Austin, Texas, by Deed of record in Volume 7122, Page 1011, of the Deed Records of Travis County, Texas, for the most westerly corner hereof;

THENCE, N27°32'55"E, along said west right-of-way line of Clay Avenue, being the east line of said Block 3, in part along the east line of said 241 square foot tract, a distance of 214.46 feet to the **POINT OF BEGINNING**, and containing 4,616 square feet (0.106 acre) of land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83 (2011), CENTRAL ZONE, UTILIZING THE ALLTERRA CENTRAL VIRTUAL REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF DECEMBER, 2022, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITIES

ABRAM C. DASHNER
TEXAS RPLS 5901
MANHARD CONSULTING
TBPLS FIRM NO. 10194754



FIELD NOTES REVIEWED
BY: [Signature] DATE: 02/26/24
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

Dwg Name: P:\617.005 Narrow Road Group\003 5401 Burnet Rd\dwg\Surv\Final Drawings\Exhibits Surv\EX3-RW Vacation.dwg Updated By: adashner 14:12

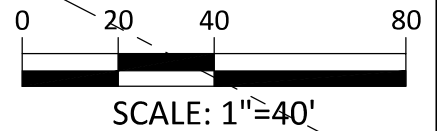
LINE TABLE		
LINE	BEARING	LENGTH
L1	S62°35'33"E	20.00'
L2	N03°49'39"W	38.39'
L3	S03°49'39"E	38.39'

BURNET ROAD
(R.O.W. VARIES)

**BLOCK 3
BROADACRES
SUBDIVISION
VOL. 3,
PG. 135**

CLAY AVENUE
(40' R.O.W.)
0.106 ACRE
(4,616 SQ. FT.)
N27°32'55"E 214.46'
N27°33'05"E 247.29'

**POINT OF
BEGINNING**



LOT 1



LOT 2

**BLOCK 5
BROADACRES
SUBDIVISION
VOL. 3,
PG. 135**

LOT 3

LOT 4

LEGEND

- = FOUND 1/2-INCH IRON ROD
- ⊗ = SET CUT "X"
- △ = SET MAG NAIL W/STEEL WASHER
- = PROPERTY LINE
- - - = ADJOINING PROPERTY LINE

**CITY OF
AUSTIN, TEXAS
241 SQ. FT.
VOL. 7122, PG.
1011**

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83 (2011), CENTRAL ZONE, UTILIZING THE ALLTERRA CENTRAL VIRTUAL REFERENCE NETWORK.

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6448 E Highway 290, Ste. B-105, Austin, TX 78723 ph:512.244.3395 manhard.com
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Construction Managers | Environmental Scientists | Landscape Architects | Planners
Texas Board of Professional Engineers & Land Surveyors Reg. No. F-10194754 (Surv), F-21732 (Eng)

NARROW ROAD GROUP

CLAY AVENUE, AUSTIN, TX 78756

R.O.W. VACATION EXHIBIT

DATE:

02/05/24

DRAWN BY:

MA

SCALE:

1"=40"

CODE:

2024.015