

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

FILE NO: 2023.155  
PROJECT: 617.096001(EX1)  
DATE: 09/18/2023

**DESCRIPTION**

241 SQUARE FEET SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING 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 REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 241 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a cut "x" set in the east right-of-way line of Burnet Road (r.o.w. varies), being a point in the west line of Block 3, Broadacres Subdivision, recorded in Volume 3, Page 135, of the Plat Records of Travis County, Texas, being the southwest corner of that certain tract conveyed to John E. Meddaugh and Andrew M. Cotton, by Deed of record in Volume 11120, Pg. 813, of said Real Property Records, for the northwesterly corner of said 241 square foot tract and hereof, from which a 1/2-inch iron rod with "Manhard Consulting" cap set at the intersection of said east right-of-way line of Burnet Road and the south right-of-way line of Houston Street (50' r.o.w.), being the northwest corner of said Block 3, bears N04°53'32"W, a distance of 223.71 feet;

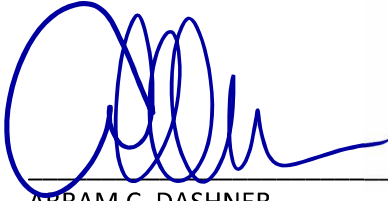
**THENCE**, S78°40'48"E, leaving said east right-of-way line of Burnet Road, over and across said Block 3, along the north line of said 241 square foot tract, being the south line of said Volume 11120, Page 813 tract, a distance of 16.76 feet to a cut "x" set in the east line of said Block 3, being the west right-of-way line of Clay Avenue (40' r.o.w.), for the northeasterly corner of said 241 square foot tract and hereof, from which a cut "x" set at the intersection of said west right-of-way line of Clay Avenue and said south right-of-way line of Houston Street, being the northeasterly corner of said Block 3, bears N27°32'55"E, a distance of 184.45 feet;

**THENCE**, S27°32'55"W, along said west right-of-way line of Clay Avenue, being the east line of said Block 3, also being the east line of said 241 square foot tract, a distance of 30.00 feet to a calculated point at the intersection of said west right-of-way line of Clay Avenue and said east right-of-way line of Burnet Road, being the most southerly corner of said Block 3, for the most southerly corner of said 241 square foot tract and hereof;

**THENCE**, N04°53'32"W, along said east right-of-way line of Burnet Road, being the west line of said Block 3, also being the west line of said 241 square foot tract, a distance of 30.00 feet to the **POINT OF BEGINNING**, and containing 241 square feet (0.006 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  DATE: 02/22/24  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

Dwg Name: P:\617.096 Gilbane Development Company\001 Houston St & William Holland Ave\dwg\Surv\Final Drawings\Exhibits\Surv\EX1-R.O.W. Vacation.dwg Updated By: PParker 10:50

LINE TABLE		
LINE	BEARING	LENGTH
L1	S78°40'48"E	16.76'
L2	S27°32'55"W	30.00'
L3	N04°53'32"W	30.00'

**BURNET ROAD**  
(R.O.W. VARIES)

**POINT OF BEGINNING**

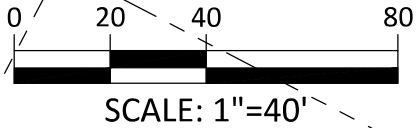
**CITY OF AUSTIN, TEXAS**  
241 SQ. FT.  
VOL. 7122, PG. 1011

**JOHN E. MEDDAUGH  
AND ANDREW M. COTTON**  
VOL. 11120,  
PG. 813

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

**CLAY AVENUE**  
(40' R.O.W.)

S62°35'33"E  
40.00'



**LOT 1**

**LOT 2**

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

**LOT 3**

**LOT 4**

**AREA TO BE RELEASED**  
**241 SQ. FT.**  
(0.006 ACRE)

## LEGEND

- = FOUND 1/2-INCH IRON ROD
- = SET 1/2-INCH IRON ROD WITH "MANHARD CONSULTING" CAP
- ⊗ = SET CUT "X"
- △ = CALCULATED POINT
- = PROPERTY LINE
- - - = ADJOINING PROPERTY LINE

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

©2023 MANHARD CONSULTING, ALL RIGHTS RESERVED



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

**GILBANE DEVELOPMENT COMPANY**

**CLAY AVENUE & BURNET ROAD, AUSTIN, TX 78756**

**R.O.W. VACATION EXHIBIT**

DATE:	DRAWN BY:	SCALE:	CODE:
9/18/23	PWP	1"=40"	2023.155