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LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N06°26'27"E	470.01'
L2	S66°24'47"E	227.98'
L3	S23°35'13"W	100.00'
L4	N66°24'47"W	230.00'
L5	N23°35'13"E	15.78'
L6	N29°03'06"E	8.07'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	90°00'00"	N68°35'13"E	35.36'
C2	39.27'	25.00'	90°00'00"	N21°24'47"W	35.36'
C3	26.23'	275.00'	5°27'52"	N26°19'10"E	26.22'

RIGHT-OF-WAY VACATION  
PART OF WILLOW BAY ROAD  
LEXINGTON PARKE, SECTION ONE  
DOC. NO. 200400121, O.P.R.T.C.T.  
JOSE ANTONIO NAVARRO SURVEY,  
ABSTRACT NUMBER18  
TRAVIS COUNTY, TEXAS

	4100 INTERNATIONAL PLAZA STE. 240 FORT WORTH, TX 76109 (817)554-1805 www.landpoint.net
	TBPELS REG. NO. 10194220

LEGAL DESCRIPTION

BEING a 0.298 acre tract of land situated in the Jose Antonio Navarro Survey, Abstract Number 18, Travis County Texas and being a portion of Willow Bay Road dedicated by the plat of Lexington Parke Section One recorded in Document Number 200400121, Official Public Records, Travis County, Texas (O.P.R.T.C.T.) and being more particularly described as follows:

BEGINNING at a a 5/8-inch capped iron rod stamped "LANDPOINT" set (hereinafter referred to as CIRS) in the South line of Lot 16, Block J of said Lexington Parke Section One, in the North right-of-way line of Willow Bay Drive (50' right-of-way), from which a capped iron rod stamped "DELTA SURVEYING" found at the Northwest corner of said Lot 144 and the East corner of Lot 1, Oak Ranch Section 2 recoded in Document Number 201800178, O.P.R.T.C.T. bears N 06°26'27" E, a distance of 470.01 feet;

THENCE with the North right-of-way line of Willow Bay Road the following courses and distances:

S 66°24'47" E, a distance of 227.98 feet to a CIRS;

With a curve to the left having an arc length of 39.27 feet, a radius of 25.00 feet, a delta angle of 90°00'00", and a chord bearing of N 68°35'13" E, with a chord length of 35.36 feet to a CIRS;

THENCE S 23°35'13" W, over and across Willow Bay Road, a distance of 100.00 feet to a CIRS in the South right-of-way line of Willow Bay Road;

THENCE with the South right-of-way line of Willow Bay Road the following courses and distances:

With a curve to the left having an arc length of 39.27 feet, a radius of 25.00 feet, a delta angle of 90°00'00", and a chord bearing of N 21°24'47" W, with a chord length of 35.36 feet to a CIRS;

N 66°24'47" W, a distance of 230.00 feet to a CIRS;

THENCE over and across Willow Bay Road the following courses and distances:

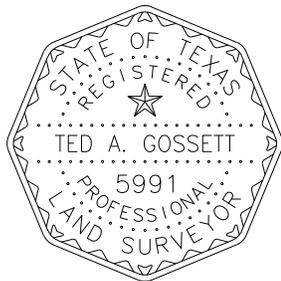
N 23°35'13" E, a distance of 15.78 feet to a CIRS;

With a curve to the right having an arc length of 26.23 feet, a radius of 275.00 feet, a delta angle of 05°27'52", and a chord bearing of N 26°19'10" E, with a chord length of 26.22 feet to a CIRS;

N 29°03'06" E, a distance of 8.07 feet to the POINT OF BEGINNING and containing 0.298 acres or 12,994 square feet of land, more or less.

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I, Ted G. Gossett, certify that this plat was prepared under my direct supervision from a survey made on the ground on June 24, 2024, that this plat correctly represents the facts found at the time of said survey.



2-11-2025

*Ted A. Gossett*

Ted A. Gossett  
Texas R.P.L.S. No. 5991

FIELD NOTES REVIEWED  
BY: *[Signature]* DATE: 02/26/25

CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

RIGHT-OF-WAY VACATION  
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