

5,273 SQUARE FEET  
CLAY AVENUE R.O.W.  
CITY OF AUSTIN, TRAVIS COUNTY, TX

FILE NO: 2023.026  
PROJECT: 617.005003(EX2)  
DATE: 02/09/2023

#### DESCRIPTION

5,273 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 LOTS 1-4, BLOCK 5, BROADACRES SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 3, PAGE 135, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 5,273 SQUARE FOOT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2-inch iron rod found at the intersection of the south right-of-way line of Houston Street (50' r.o.w.) and the east right-of-way line of said Clay Avenue, being the northwest corner of said Lot 1, for the northeasterly corner hereof;

**THENCE**, S27°33'15"W, along said east right-of-way line of Clay Avenue, being the west lines of said Lots 1- 4, a distance of 280.11 feet to a cut "X" set in concrete at the intersection of the east right-of-way line of Burnet Road (r.o.w. varies) and said east right-of-way line of Clay Avenue, being the west common corner of said Lot 4 and Lot 5, of said Block 5, for the most southerly corner hereof;

**THENCE**, N03°49'39"W, along said east right-of-way line of Burnet Road, a distance of 38.39 feet to a mag nail set on the calculated centerline of said Clay Avenue right-of-way, for the most westerly corner hereof;

**THENCE**, N27°33'05"E, over and across said Clay Avenue right-of-way, along said calculated centerline, a distance of 247.29 feet to a mag nail set in said south right-of-way line of Houston Street, for the northwesterly corner hereof, from which a cut "x" set at the intersection of the west right-of-way line of Clay Avenue and said south right-of-way line of Houston Street, being the northeast corner of Block 3 of said Broadacres Subdivision, bears N62°35'33"W, a distance of 20.00 feet;

**THENCE**, S62°35'33"E, along said south right-of-way of Houston Street, a distance of 20.00 feet to the **POINT OF BEGINNING**, and containing 5,273 square feet (0.121 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: 02/26/24  
CITY OF AUSTIN  
PUBLIC WORKS DEPARTMENT

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

BLOCK 3  
BROADACRES  
SUBDIVISION  
VOL. 3,  
PG. 135

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

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



N62°35'33"W  
20.00'

N27°17'47"E  
50.26'

**HOUSTON STREET**  
(50' R.O.W.)

**POINT OF BEGINNING**

0 20 40 80  
SCALE: 1"=40'

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

N27°33'05"E 247.29'  
0.121 ACRE  
(5.273 SQ. FT.)

S27°33'15"W 280.11'

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

BLOCK 5  
BROADACRES  
SUBDIVISION  
VOL. 3,  
PG. 135

## LEGEND

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

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

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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)

**NARROW ROAD GROUP**

**CLAY AVENUE, AUSTIN, TX 78756**

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

DATE:	DRAWN BY:	SCALE:	CODE:
2/9/23	PWP	1"=40"	2023.026