

Legal Description

BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 0.1148 ACRE (5,000 SQUARE FEET), MORE OR LESS, BEING ALL OF A 20' ALLEY CROSSING BLOCK 10, TOWN OF MANOR RECORDED IN VOLUME V, PAGE 796 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.T.), AND BEING ADJACENT TO LOTS 1-20, BLOCK 10, OF SAID TOWN OF MANOR, SAID LOTS 1-20 CONVEYED TO THE HOUSING AUTHORITY OF TRAVIS COUNTY, TEXAS IN DOCUMENT NOS. 2002001062, 2003286679, & 2007187176, ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 0.1148 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, at a 1/2-inch iron rod with illegible cap found at the intersection of the north right-of-way line of Burton Street (80' Right-of-Way) with the east right-of-way line of Bastrop Street (80' Right-of-Way), and being the southwest corner of Lot 20, Block 10 of said Town of Manor;

THENCE, with the east right-of-way line of said Bastrop Street and the west line of Lot 20, Block 10 of said Town of Manor, **N10°10'33"E**, a distance of 115.00 feet to a 1/2-inch iron rod with “4Ward-Boundary” cap set for the southwest corner and **POINT OF BEGINNING** hereof, said point being at the intersection of the east right-of-way line of said Bastrop Street with the south right-of-way line of said 20' alley (to be vacated), and being the northwest corner of Lot 20, Block 10 of said Town of Manor;

THENCE, continuing with the east right-of-way line of said Bastrop Street, **N10°10'33"E**, a distance of **20.00** feet to a 1/2-inch iron rod with “4Ward-Boundary” cap set for the northwest corner hereof, said point being at the intersection of the east right-of-way line of said Bastrop Street with the north right-of-way line of said 20' alley (to be vacated), and being the southwest corner of Lot 1, Block 10 of said Town of Manor;


THENCE, leaving the east right-of-way line of said Bastrop Street, with the north right-of-way line of said 20' alley (to be vacated), and with the south line of the north half of Block 10 of said Town of Manor, **S79°49'27"E**, a distance of **250.00** feet to a 1/2-inch iron rod with “4Ward-Boundary” cap set for the northeast corner hereof, said point being at the intersection of the west right-of-way line of Caldwell Street (80' Right-of-Way) with the north right-of-way line of said 20' alley (to be vacated), and being the southeast corner of Lot 10, Block 10 of said Town of Manor;

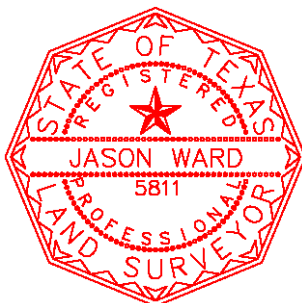
THENCE, with the west right-of-way line of said Caldwell Street, **S10°10'33"W**, a distance of **20.00** feet to a 1/2-inch iron rod with “4Ward-Boundary” cap set for the southeast corner hereof, said point being at the intersection of the west right-of-way line of said Caldwell Street with the south right-of-way line of said 20' alley (to be vacated), and being the northeast corner of Lot 11, Block 10 of said Town of Manor;

THENCE, leaving the west right-of-way line of said Caldwell Street, with the south right-of-way line of said 20' alley (to be vacated), and with the north line of the south half of Block 10 of said Town of Manor, **N79°49'27"W**, a distance of **250.00** feet to the **POINT OF BEGINNING** and containing 0.1148 Acre (5,000 Square Feet) of land, more or less.

NOTE:

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203), all distances were adjusted to surface using a combined scale factor of 1.000076843575. See attached sketch (reference drawing: 00956_ROW Vacate.dwg)

 **5/28/20**
Jason Ward, RPLS #5811
4Ward Land Surveying, LLC



4WARD
Land Surveying

PO Box 90876
Austin, TX 78709
512.537.2384
jward@4wardls.com
www.4wardls.com

BASTROP STREET(80' R.O.W.)

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10

OWNER:
HOUSING AUTHORITY OF
TRAVIS COUNTY, TEXAS
DOC. NO. 2002001062, O.P.R.T.C.T.

BLOCK 10
[A]

20' ALLEY TO BE VACATED
0.1148 ACRE(S)
5,000 SQUARE FEET

S10°10'33"W
20.00'

S79°49'27"E 250.00'

P.O.B.

GRID N: 10,098,045.05
GRID E: 3,171,335.05

N79°49'27"W 250.00'
(250.00')

BLOCK 10
[A]

S79°49'27"E 75.08'

OWNER:

HOUSING AUTHORITY OF
TRAVIS COUNTY, TEXAS
DOC. NO. 2003286679 & DOC. NO. 2007187176
O.P.R.T.C.T.

LOT 20 LOT 19 LOT 18 LOT 17 LOT 16 LOT 15 LOT 14 LOT 13 LOT 12 LOT 11

ILLEGIBLE

P.O.C.

GRID N: 10,097,931.87
GRID E: 3,171,314.73

N79°49'27"W 250.00'
(250.00')

**BURTON STREET
(80' R.O.W.)**

[A]

TOWN OF MANOR
VOL. V, PG. 796, D.R.T.C.T.

[B]

**ALLEY
(20' R.O.W.)**

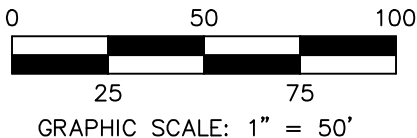
NOTES:

1) ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000076843575.

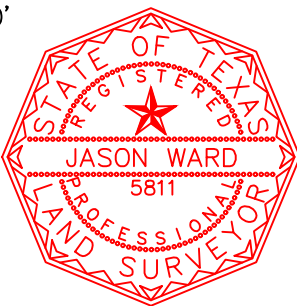
2) SEE ATTACHED METES AND BOUNDS DESCRIPTION.

LEGEND

	PROPOSED EASEMENT LINE
	EXISTING PROPERTY LINES
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
	IRON ROD WITH "SENDERO" CAP FOUND (UNLESS NOTED)
	1/2" IRON ROD FOUND
	CALCULATED POINT
DOC. NO.	DOCUMENT NUMBER
VOL. PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER PLAT VOL. V, PG. 796



5/28/2020



**0.1148 ACRE
RIGHT-OF-WAY
VACATION
City of Manor, Travis
County, Texas**



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	5/28/2020
Project:	00956
Scale:	1" = 50'
Reviewer:	FM
Tech:	TE
Field Crew:	TS/MM
Survey Date:	JAN. 2020
Sheet:	1 OF 1