







**Professional Land Surveying, Inc.  
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**0.419 ACRES ZONING DESCRIPTION  
CITY OF AUSTIN  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 0.419 ACRES (APPROXIMATELY 18,235 SQ. FT.), BEING ALL OF LOTS 16, 17, 18, 19 AND 20, BLOCK 3, LEE'S HILL, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 244 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND THAT ADJACENT PORTION OF VACATED MARATHON BOULEVARD BY ORDINANCE RECORDED IN VOLUME 3905, PAGE 1197 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAVE AND EXCEPT A PORTION OF LOT 16 CONVEYED TO THE CITY OF AUSTIN BY DEED RECORDED IN VOLUME 3299, PAGE 2080 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.419 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found in the current east right-of-way line of Marathon Boulevard (right-of-way width varies) and the projected north line of Lot 20, same being the projected south line of Lot 21, Block 3 of said Lee's Hill;

**THENCE** South 62°24'05" East, with the projected common line of Lot 20 and Lot 21, and the common line of Lot 20 and Lot 21, a distance of 152.00 feet to a calculated point in the west line of a 20' alley for the northeast corner of Lot 20, same being the southeast corner of Lot 21, from which a 1/2" rebar found in the west line of said 20' alley, for the northeast corner of Lot 24, Block 3, of said Lee's Hill, same being the southeast corner of Lot 25, Block 3, of said Lee's Hill, bears North 27°37'12" East, a distance of 99.91 feet;

**THENCE** South 27°37'12" West, with the east line of Lot 20, Lot 19, and Lot 18, same being the west line of said 20' alley, a distance of 74.93 feet to a 1/2" rebar with "Chaparral" cap set for the southeast corner of Lot 18, same being the northeast corner of Lot 17;

**THENCE** South 27°37'12" West, with the east line of Lot 17 and Lot 16, same being the west line of said 20' alley, a distance of 44.96 feet to a calculated point in the north line of W 41<sup>st</sup> Street (55' right-of-way width), from which a 1/2" iron pipe found in the south line of W 41<sup>st</sup> Street, bears South 27°37'12" West, a distance of 55.00 feet;

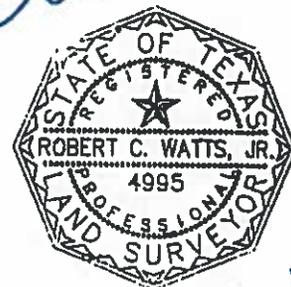
**THENCE** North 62°27'57" West, with the north line of W 41<sup>st</sup> Street and crossing, in part, Lot 16, a distance of 151.98 feet to a 1/2" rebar found at the intersection of the north line of W 41<sup>st</sup> Street and the east line of Marathon Boulevard;

Exhibit A

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.419 ACRES (APPROXIMATELY 18,235 SQ. FT.), BEING ALL OF LOTS 16, 17, 18, 19 AND 20, BLOCK 3, LEE'S HILL, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 244 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND THAT ADJACENT PORTION OF VACATED MARATHON BOULEVARD BY ORDINANCE RECORDED IN VOLUME 3905, PAGE 1197 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAVE AND EXCEPT A PORTION OF LOT 16 CONVEYED TO THE CITY OF AUSTIN BY DEED RECORDED IN VOLUME 3299, PAGE 2080 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ⊙ 1/2" IRON PIPE FOUND
- △ CALCULATED POINT
- ( ) RECORD INFORMATION



DATE OF SURVEY: 05/10/17  
PLOT DATE: 04/20/18  
DRAWING NO.: 586-041  
PROJECT NO.: 586-041-ZN1  
T.B.P.L.S. FIRM NO. 10124500  
DRAWN BY: JPA  
SHEET 1 OF 2

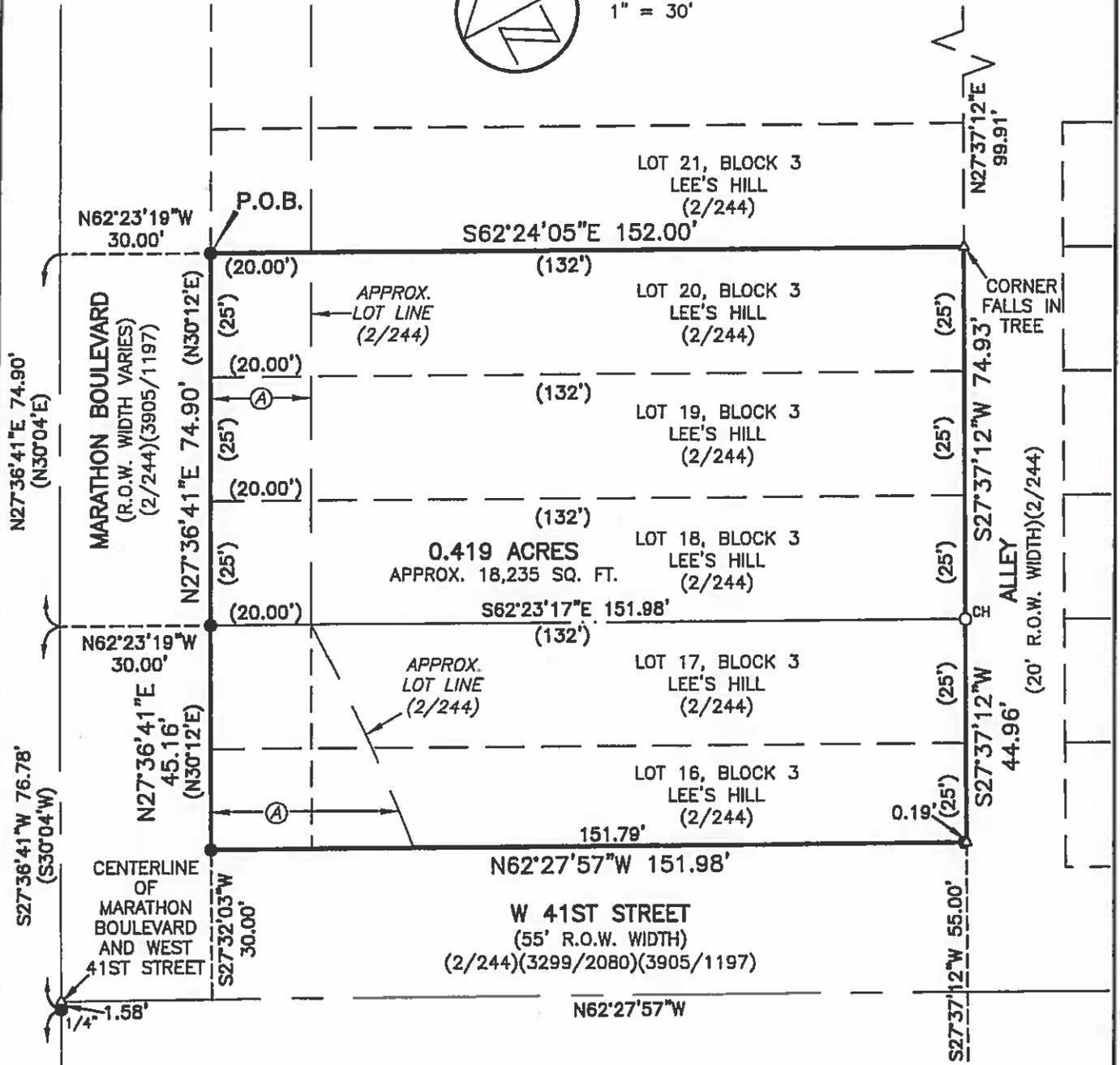
*Chaparral*

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS)

ATTACHMENTS: METES AND BOUNDS DESCRIPTION  
586-041-ZN1



1" = 30'



N62°23'19"W  
30.00'

P.O.B.

S62°24'05"E 152.00'

LOT 21, BLOCK 3  
LEE'S HILL  
(2/244)

N27°37'12"E  
99.91'

MARATHON BOULEVARD  
(R.O.W. WIDTH VARIES)  
(2/244)(3905/1197)

APPROX.  
LOT LINE  
(2/244)

LOT 20, BLOCK 3  
LEE'S HILL  
(2/244)

CORNER  
FALLS IN  
TREE

N27°36'41"E 74.90'  
(N30°04'E)

N27°36'41"E 74.90' (N30°12'E)

(132')

LOT 19, BLOCK 3  
LEE'S HILL  
(2/244)

(25')  
S27°37'12"W 74.93'

0.419 ACRES  
APPROX. 18,235 SQ. FT.

LOT 18, BLOCK 3  
LEE'S HILL  
(2/244)

ALLEY  
(20' R.O.W. WIDTH)(2/244)

N62°23'19"W  
30.00'

APPROX.  
LOT LINE  
(2/244)

LOT 17, BLOCK 3  
LEE'S HILL  
(2/244)

S62°23'17"E 151.98'

(25')  
S27°37'12"W

N27°36'41"E  
45.16'  
(N30°12'E)

LOT 16, BLOCK 3  
LEE'S HILL  
(2/244)

44.96'

N62°27'57"W 151.98'

0.19'

CENTERLINE  
OF  
MARATHON  
BOULEVARD  
AND WEST  
41ST STREET

W 41ST STREET  
(55' R.O.W. WIDTH)

(2/244)(3299/2080)(3905/1197)

N62°27'57"W

S27°37'12"W 55.00'

S27°36'41"W 76.78'  
(S30°04'W)

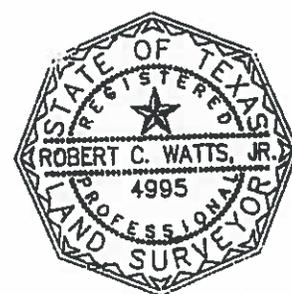
S27°32'03"W  
30.00'

1/4" - 1.58'

S27°36'41"W  
767.75'

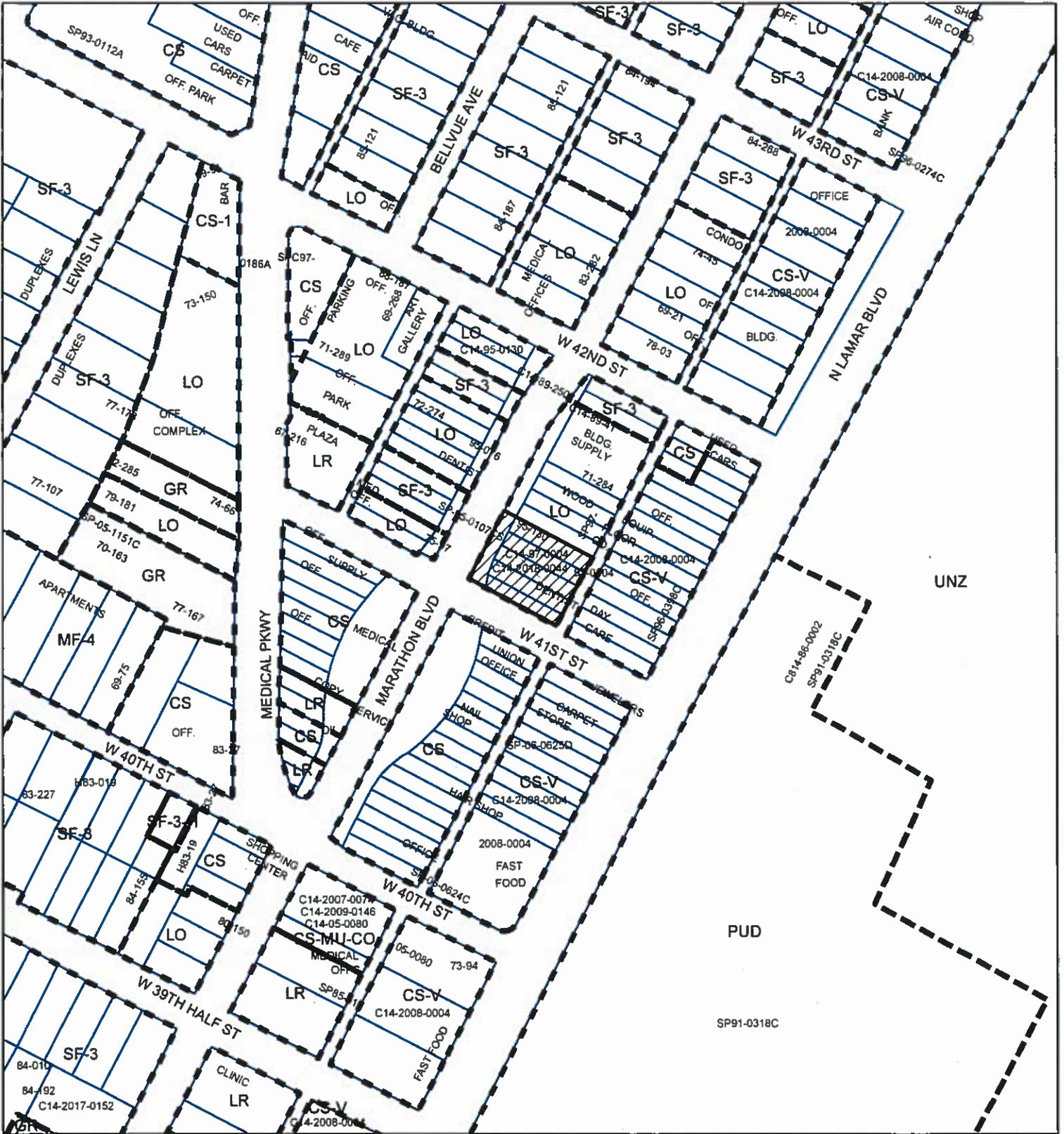
1/4" - CENTERLINE OF  
MEDICAL PARKWAY AND  
WEST 39TH-1/2 STREET

Ⓐ  
R.O.W. VACATION  
(3905/1197)  
EASEMENT RETAINED  
FOR PUBLIC UTILITIES  
WHEREVER PUBLIC UTILITIES  
ARE PRESENT



*Handwritten signature and date: 4.20.18*

*Chaparral*



**ZONING**

**Exhibit B**

Zoning Case: C14-2018-0044



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

