ORDINANCE	NO
PROPERTY LOCATED AT 907 RIC	CHANGING THE ZONING MAP FOR THE GRANDE STREET FROM MULTIFAMILY DENSITY (MF-4) DISTRICT TO LIMITED MBINING DISTRICT.
BE IT ORDAINED BY THE CIT	Y COUNCIL OF THE CITY OF AUSTIN:
change the base district from multifamil to limited office-mixed use (LO-MU)	y Section 25-2-191 of the City Code is amended to ly residence moderate high density (MF-4) district combining district on the property described in file at the Neighborhood Planning and Zoning
	less, out of Lots 7 and 8, Block 106, Original tract of land being more particularly described incorporated into this ordinance,
locally known as 907 Rio Grande Street generally identified in the map attached a	, in the City of Austin, Travis County, Texas, and as Exhibit "B".
PART 2. This ordinance takes effect on	
PASSED AND APPROVED	
, 2008	§ § §
	Will Wynn Mayor
APPROVED:	ATTEST:
David Allan Smith City Attorney	Shirley A. Gentry City Clerk

Draft: 2/1/2008

Page 1 of 1

COA Law Department

EXHIBIT "A" METES AND BOUNDS DESCRIPTION 907 Rio Grande Street

BEING PART OF LOTS 7 AND 8, BLOCK 106, OF THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP ON FILE WITH THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO THE ROBERT L. GAGE LIFE ESTATE AS RECORDED IN VOLUME 12799, PAGE 446 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS (TCRPR), AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron pipe found at the intersection of the east line of Rio Grande Street with the north line of a 20' alley, at the southwest corner of the above described Lot 8, for the southwest corner and PLACE OF BEGINNING hereof;

THENCE with the east line of Rio Grande Street, N 19°08'31" E 64.07 feet to a ½" rebar found at the common westerly corner between Gage and the Nalle Congress Avenue Family Limited Partnership ("Nalle"), for the northwest corner hereof;

THENCE with the common line between Gage and Nalle, S 70°57'52" E 110.00 feet to a calculated point (unable to find or set due to existing wooden garage), at the common easterly corner between said tracts of land, on the west line of the Nantrevan, Ltd. property described in Volume 13336, Page 224 of the TCRPR, for the northeast corner hereof;

THENCE with the common line between Gage and Nantrevan, S 19°03'06" W 64.00 feet to a ½" iron pipe found on the north line of said 20' alley, at the common southerly corner between said tracts of land, for the southeast corner hereof;

THENCE with the north line of said alley, also the south line of said Lots 7 and 8, N 71°00'00" W 110.10 feet to the PLACE OF BEGINNING and containing 0.162 acres of land, more or less.

See map prepared to accompany this description.

SURVEYED BY:

Harris-Grant Surveying, Inc. 1700 S. Lamar, Ste. 332 Austin, Texas 78704 (512) 444-1781 September 19, 2007

James M. Grant, RPLS/1919

Jg\mydocs\m&b\2007\42091

I, THE UNDERSIGNED, HAVE THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY OF THE PROPERTY LOCATED AT: 907 RIO GRANDE STREET, AUSTIN, TEXAS, BEING DESCRIBED AS FOLLOWS: BEING A PORTION OF LOTS 7 AND 8, BLOCK "105", ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OF RECORD IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF. MAP SYMBOLS: BARBED WIRE FENCE CHAIN LINK FENCE WOOD BOARO FENCE WOOD BOARD FENCE
UTILITY LINE
PUBLIC UTILITY EASEMENT
BUILDING LINE
1/2" REBAR FOUND
1/2" REBAR SET,
CAPPED "HARRIS GRANT"
1/2" IRON PIPE FOUND
CONTROL MONUMENT
RECORD DATA FROM
PLAT
DRAINAGE EASEMENT
RIGHT-OF-WAY
POWER POLE 8.L. REFERENCE: GF NO. 3000532-30-RC BUYER: THOMAS C. FACERBERG SELLER: ROBERT L. GAGE, AS TRUSTEE OF THE ROBERT L. GAGE REVOCABLE LIVING TRUST AND ROBERT L. GAGE INDIVIDUALLY AS THE HOLDER OF A LIFE ® CM) LENDER: VENTURE MORTGAGE GROUP TITLE CO.: FIDELITY NATIONAL TITLE UNDERWRITER: FIDELITY NATIONAL TITLE D.E. R.O.W. RIO GRANDE STREET
(60') R.O.W. O WATER METER CONG. WALK (64')N 19'08'31" E PLACE OF BEGINNING 64.07 CM CONC. WALK 150 COVERED WOOD PORCH NALLE CONGRESS AVENUE FAMILY LIMITED BEARING Z 11.7 PARTNERSHIP 30,4 71,00,00, 3 STORY FRAME HOUSE 8.08 BASIS 70"57"52" € 17.4 CONCRETE õ SCALED NORTH SCALE: 1" = 20' 110.10 (110) YOOD DEC LOT 8 L01 (110) ROBERT L. GAGE NALLE CONGRESS AVENUE FAMILY LIFE ESTATE V.12799, P.446 ٩ EMDENCE OF UNDERGROUND MARSY UTILITY LINE (POSSIBLY WASTEWATER) WOOD BLDG. CM CALCULATED POINT, UNABLE TO FIND OR SET S 19'03'06" W 64.00 (64')NANTREVAN LTD. V.13336, P.224 THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED ABOVE THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS ACCURATE, AND THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, MSIBLE UTILITY EASEMENTS OR ROADWAYS, EXCEPT AS SHOWN HEREON, AND THE SAID PROPERTY ABUTS A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON. THIS PLAT IS VALID ONLY FOR THIS TRANSACTION. HARRIS—GRANT SURVEYING INC. 1700 SOUTH LAMAR, SUITE 332, AUSTIN, TEXAS 78704 (512) 4444—1781 JAMES M. GRANT R.P.L.S. NO. 1919 SEPTEMBER 19, 2007

SURVEYING

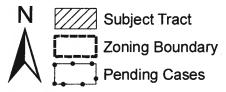
INVOICE NO. 43511

JG\GEO\2007\42091

WORK ORDER NO. 42091

HOUSE PARK GO-MU-H-CO CBD CBD CGO CGO CBD CGO CGO CGO CBD CGO
SF-3 WINTHIST GO GO GO GO GO GO GO GO GO G
1 9 GO TILL TO ZOO TO THE ZOO THE ZOO TO THE ZOO THE ZOO TO THE ZOO THE ZOO TO THE ZOO THE ZOO TO THE ZOO TH
MEAND 8/ SUBRICUMP 1 TO 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
CE-MU-CO-NP CE-MU-
CS OFFICE UNZ-H & SO DIMU-COLG DIMU
CS OFFICE WITH ST OFFICE ST ONLY OF PARKING OFFI ONLY OFFICE ST ONLY ONLY ONLY ONLY ONLY ONLY ONLY ONLY
WIZHEST SI PARKING NO. OF DAILY
CS / State of State o
CE-MU-CONF 3 GO PARKING T PARKING T PARKING T PARKING T PARKING TO PERSONAL PARKING TO P
CO-NULCOTRE 3 / / / / / / / / / / / / SCHOOL / IT - OCT OC
Camucomp 1 6 70 10 10 10 10 10 10 10
COMULCOND AND AND AND AND AND AND AND AND AND A
CEMPLE AND 44/04 TO THE TOTAL TO A PTOTAL
A4B4 STRIP GO DANN GOE GO DANN GOE GO TO DANN GOE
87-082 OMU-H
SALES DUNZ DUNZ DUNZ DUNZ DUNZ
C3-MU, C6-NP C5-0119 GO T5-322E GOO THE C5 DMU C8BD DMU C8BD DMU C8BD
The state of the s
OFF TOTAL TO
GO MILLED YOLG 10 YOLG YOLG
TGO MA TODAY GO OF HOUSE
GENTACTO CS III IS WATH ST - I MAD GBD I SEE BILLEY
10 PH COD 17 COD
6/17-166) The second of the se
93-9106 DMU 18
CAN
SP-06-05889- CBD-CQ / CBD-CQ / CBD-CQ
PRIATE CODE TO THE PRIATE OF T
SPC92-117AS P - DMU COCKTAIL CBD CBD-H
CBD-CO CBD-M CBD-M CBD-M
DMU CBD-CO CBD CBD CBD CBD CBD CBD CBD C
00-2127 CBD CBD-CURE-CO CBD CBD-CURE-CO
CBD
DMU-CO CBD CBD CBD CBD CBD CBD
99-0002 P. CBD CBB-H

ZONING EXHIBIT B



ZONING CASE#: C14-2007-0212 **ADDRESS: 907 RIO GRANDE ST** SUBJECT AREA: 0.16 ACRES

GRID: J22 MANAGER: J. ROUSSELIN

