

**ORDINANCE NO. 20080306-055**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 907 RIO GRANDE STREET FROM MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY (MF-4) DISTRICT TO LIMITED OFFICE-MIXED USE (LO-MU) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from multifamily residence moderate high density (MF-4) district to limited office-mixed use (LO-MU) combining district on the property described in Zoning Case No. C14-2007-0212, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.162 acre tract of land, more or less, out of Lots 7 and 8, Block 106, Original City of Austin, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 907 Rio Grande Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on March 17, 2008.

**PASSED AND APPROVED**

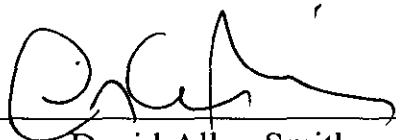
\_\_\_\_\_, March 6, 2008

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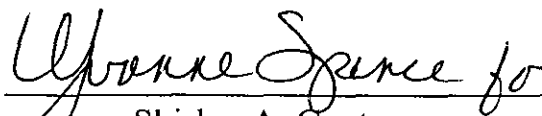


Will Wynn  
Mayor

**APPROVED:**

  
David Allan Smith  
City Attorney

**ATTEST:**

  
Shirley A. Gentry  
City Clerk

**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;

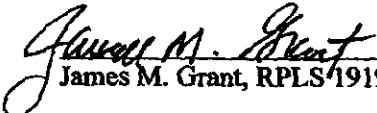
THENCE with the common line between Gage and Nalle, S 70°57'52" E 110.00 feet to a calculated point (unable to find or set due to existing wooden garage), at the common easterly corner between said tracts of land, on the west line of the Nantrean, Ltd. property described in Volume 13336, Page 224 of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

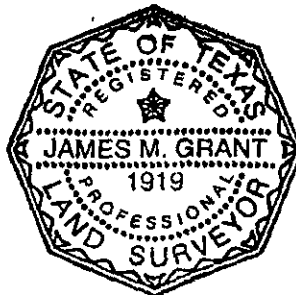
THENCE with the common line between Gage and Nantrean, S 19°03'06" W 64.00 feet to a ½" iron pipe found on the north line of said 20' alley, at the common southerly corner between said tracts of land, for the southeast corner hereof;

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

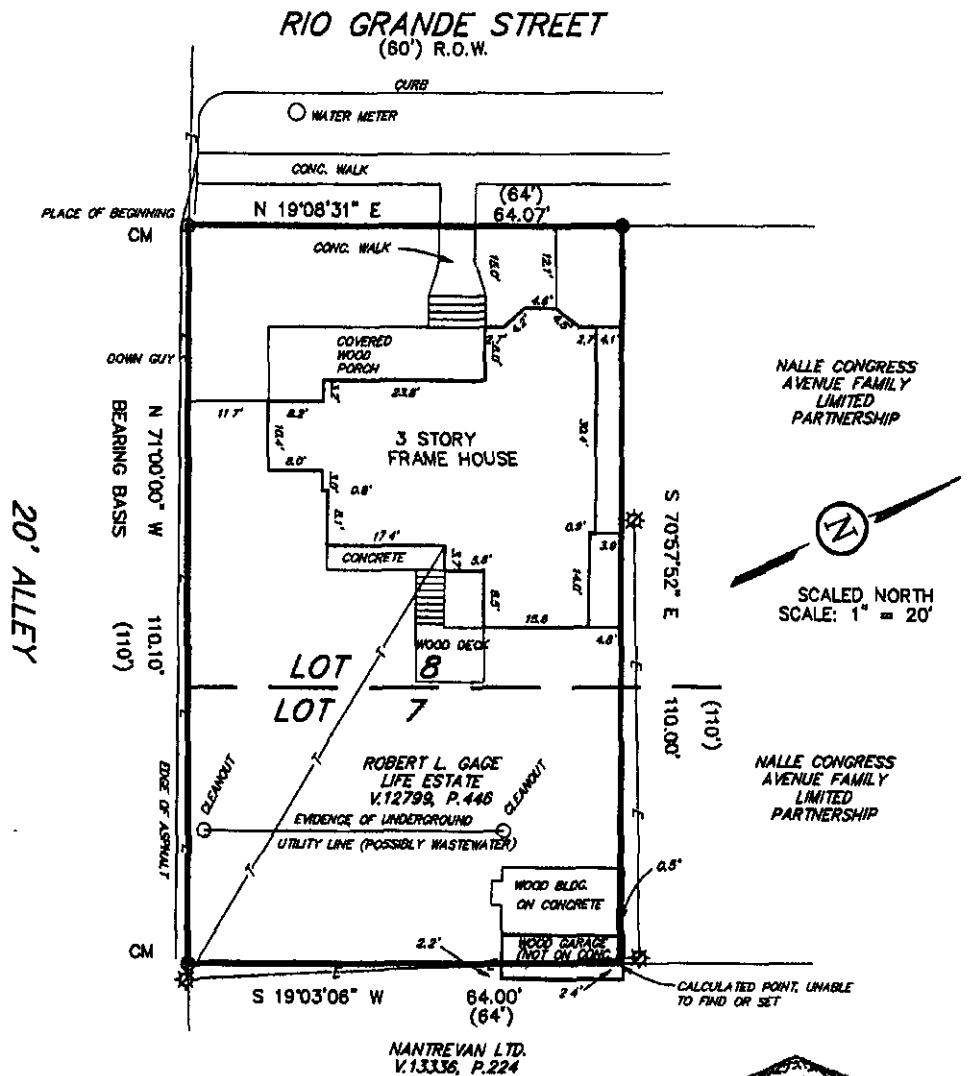


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I, THE UNDERSIGNED, HAVE THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY OF THE PROPERTY LOCATED AT: 907 RIO GRANDE STREET, AUSTIN, TEXAS, BEING DESCRIBED AS FOLLOWS: BEING A PORTION OF LOTS 7 AND 8, BLOCK "106", ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, 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.

REFERENCE: OF NO. 3000532-30-RC  
 BUYER: THOMAS C. FAGERBERG  
 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 ESTATE  
 LENDER: VENTURE MORTGAGE GROUP  
 TITLE CO.: FIDELITY NATIONAL TITLE  
 UNDERWRITER: FIDELITY NATIONAL TITLE

MAP SYMBOLS  
 —X— BARBED WIRE FENCE  
 —O— CHAIN LINK FENCE  
 —||— WOOD BOARD FENCE  
 —E— UTILITY LINE  
 P.U.E. PUBLIC UTILITY EASEMENT  
 B.L. BUILDING LINE  
 ● 1/2" REBAR FOUND  
 ○ 1/2" REBAR SET  
 ⊙ CAPPED "HARRIS GRANT"  
 ⊙ 1/2" IRON PIPE FOUND  
 ⊙ CONTROL MONUMENT  
 ( ) RECORD DATA FROM PLAT  
 D.E. DRAINAGE EASEMENT  
 R.O.W. RIGHT-OF-WAY  
 \* POWER POLE



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, VISIBLE 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) 444-1781

*James M. Grant*  
 JAMES M. GRANT R.P.L.S. NO. 1919 SEPTEMBER 18, 2007  
 INVOICE NO 43511 WORK ORDER NO 42091

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**Harris-GRANT**  
 SURVEYING, INC.

