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	§ § Win	Щ.
ADDDOVED.			Wynn ayor WL Srung In
APPROVED: David All City Att	llan Smith	-7-1 · ·	nirley 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 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 RIG GRANDE STREET, AUSTIN, TEXAS, BEING DESCRIBED AS FOLLOWS: BEING A PORTION OF LOTS 7 AND B, BLOCK "106", ORIGINAL CITY OF AUSTIN, TRAYS 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 AP SYMBOLS

- BARBED WRE FENCE
- CHAIN LINK FENCE
- WOOD BOARD FENCE
- UTILITY LINE
- PUBLIC UTILITY EASEMENT
BUILDING LINE
1/2" REBAR FOUND
1/2" REBAR SET,
CAPPED "HARRIS GRANT"
1/2" RON PIPE FOUND
CONTROL MONUMENT
RECORD DATA FROM
PLAT

DRAINAGE EASEMENT
RICHT-OF-WAY
POWER POLE P.U.E REFERENCE: GF 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 • DANG ROSE AND ROBERT C. GAGE IND ESTATE LENDER: VENTURE MORTGAGE GROUP TITLE CO.: FIDELITY NATIONAL TITLE UNDERWRITER: FIDELITY NATIONAL TITLE ັ ງ RIO GRANDE STREET O NUTER METER CONG. WALK N 19'08'31" E PLACE OF BEGINN 64.07 CM CONC. WALK Ž, DOWN GUY NALLE CONGRESS AVENUE FAMILY LIMITED BEARING 117 42 PARTNERSHIP 7100'00" 3 STORY FRAME HOUSE BASIS 0.0 70'57'52" € 4 CONCRETE SCALED NORTH SCALE: 1" = 20' m 110.10 (<u>1</u>9 tooo oeco 8 L01 110.00 ROBERT L. NALLE CONGRESS AVENUE FAMILY GAGE DO OF LIFE ESTATE V.12799, P.446 LIMITED PARTNERSHIP EVIDENCE OF UNDERGROUND 70.40 UTILITY LINE (POSSIBLY WASTEWATER) WOOD BLOG ON CONCRETE CM CALCULATED POINT, UNABLE TO FIND OR SET 64.00 S 19"03"06" W (64) NANTREVAN LTD. V.13336, P.224 STERNING. " JAMES M GRANT 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.

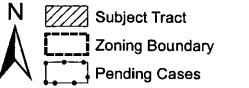
HARRIS-GRANT SURVEYING INC. 1700 SOUTH LAMAR, SUITE 332, AUSTIN LEYAS, TAYAGA (5):2) A444-1781 NO SUR AUSTIN, TEXAS 78704 (512) 444-1781 R.P.L.S. NO. 1819 SEPTEMBER 18, 2007 WORK ORDER NO 42091 JANES M. GRANT INVOICE NO 43511

JG\GEO\2007\42091

SURVEYING.

INC

F3-NP S GO-NP D3-NP 87-82 88-082	TANTIQUE & GO B GOM	GO GO JA DANUÁ Z 23
AV O RECREATION A	SF-3 UNZ GO IND	SO GO DAW THE
	UNZ-H \$ 88	DMU-CDF DMU
WITHST CS		The last
CE-MU-COAR 3 (MF4) TO FINER	SCHOOL SCHOOL	ING TELEVISION DE TELEVISION DE TELEVISION DE TELEVISION DE LE CONTROL D
C3-MU-COAIP () () () () () () () () () (OFFE ST GO IF	BUILDING
GOMPS USH M	14/12 October 8 18 13 1	Sales OFF
Community 10th Stol 1 193	GO DMUH POOTH	68-52 9C
SALES DAUCO 95-0119 GO GO	Ed legion Ca legion	DANT COLD
CS-MU-GO NF CAR CO P 69-147 DMULLI		I duntil
PARKING COLUMN TO GO DAN CO GOOD PARKING COLUMN TO GO	Go 19 Mu	E OM CBD
10 00 00 16 1 10 10 10 10 10 10 10 10 10 10 10 10 1	GRIFF 9 FO DANIE 9 8 P.H.	CBD S
S Mary College	OMUTA BAUTED 5-24	a Bicholi
S GR THAST	18 60 86 174 13 3 3 T	OMU OB OBEFICE BLOOK
DMU CBD CBD-CURE	(CO) (SI)4-31 (SI)4-3	CBD CBD A
SPC92-117AS P DMU COCHTALL CBD GAS	CBD	
DAU DEALER CHO	СВО	CBO
OO-127 CBD CBD	CBD CURE CO CONTROL CBD CD CD	G CROTTON OF THE STATE OF THE S
DMU-CO CBD 99-0002 CBD	CBD P.H. CBD SP-02-0	21CS CBD CBD-H
N P//// Subject Tract	ZONING EXHIBIT B	OF A



ZONING CASE#: C14-2007-0212

ADDRESS: 907 RIO GRANDE ST SUBJECT AREA: 0.16 ACRES

GRID: J22 MANAGER: J. ROUSSELIN

