

ORDINANCE NO. 20080807-070

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 600 WEST CESAR CHAVEZ FROM PUBLIC (P) DISTRICT TO CENTRAL BUSINESS DISTRICT-CENTRAL URBAN REDEVELOPMENT DISTRICT (CBD-CURE) 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 public (P) district to central business district-central urban redevelopment district (CBD-CURE) combining district on the property described in Zoning Case No. C14-2008-0122, on file at the Neighborhood Planning and Zoning Department, as follows:

6.264 acres of land, more or less, comprised of 7 tracts of land in the Original City of Austin, the tracts of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 600 West Cesar Chavez, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

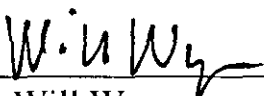
PART 2. The site development regulations for the Property within the boundaries of the CURE combining district established by this ordinance are modified as follows:

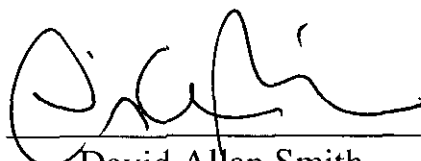
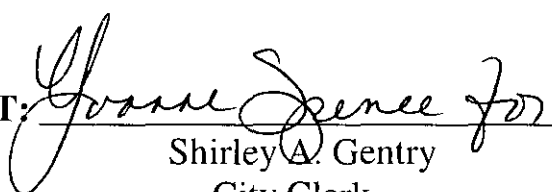
Development of the Property may not exceed a floor-to-area ratio (F.A.R.) of 35.0 to 1.0.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the central business district (CBD) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on August 18, 2008.

PASSED AND APPROVED

_____, August 7, 2008 §
§
§
§ _____ 
Will Wynn
Mayor

APPROVED:  **ATTEST:** 
David Allan Smith Shirley A. Gentry
City Attorney City Clerk

TRACT 1

BEING 1 776 ACRES OF LAND, OR A CALCULATED MAP AREA OF 77,369 SQUARE FEET, ALL OF LOTS 1-8, INCLUSIVE, IN BLOCK 1, ORIGINAL CITY OF AUSTIN, ACCORDING TO THE MAP OR PLAT ON FILE WITH THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, SAID CONVEYED TO THE CITY OF AUSTIN BY DEEDS RECORDED IN VOLUME 366, PAGE 10 (LOTS 1, 2, AND 8) AND VOLUME 502, PAGE 259 (LOTS 3-6) OF THE TRAVIS COUNTY DEED RECORDS, AND THE 20' ALLEY, IN SAID BLOCK 1, VACATED PER VOLUME 12852, PAGE 120 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS, SAVE AND EXCEPT THAT CERTAIN 193 SQUARE FEET OF LOT 4, BLOCK 1, DEDICATED FOR RIGHT-OF-WIDENING PER VOLUME 12678, PAGE 624 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar set at the intersection of the west right-of-way line of San Antonio Street with the south right-of-way line of West 2nd Street, at the northeast corner of Lot 5 of said Block 1, for the northeast corner and PLACE OF BEGINNING hereof, said point having NAD '83 Texas State Plane Central Zone coordinates of northing 10,069,788.10 and easting of 3,112,405.66 (combined scale factor of 0.999942),

THENCE with the west right-of-way line of San Antonio Street, also the east line of said Block 1, S 16°33'19" W 246 54 feet to a 1/2" rebar set at the northeast corner of said 193 square feet tract of land, for the most easterly southeast corner hereof;

THENCE with the westerly line of said 193 square feet tract of land, with a curve to the right having a radius of 30 00 feet and a length of 47 14 feet with a chord bearing of S 61°33'58" W 42.43 feet to a ½" rebar set at on the north right-of-way line of West Cesar Chavez Street, at the southwest corner of said 193 square feet tract of land, on the south line of Lot 4 in said Block 1, for the most southerly southeast corner hereof,

THENCE with the north line of Cesar Chavez Street, also the south line of said Block 1, N 73°25'22" W 250.73 feet to a ½" rebar set on the east right-of-way line of Nueces Street, at the southwest corner of Lot 1 in said Block 1, for the southwest corner hereof,

THENCE with the east right-of-way line of Nueces Street, also the west line of said Block 1, N 16°40'08" E 276.55 feet to a ½" rebar set on the south right-of-way line of West 2nd Street, at the northwest corner of Lot 8 in said Block 1, for the northwest corner hereof,

THENCE with the south right-of-way line of West 2nd Street, also the north line of said Block 1, S 73°25'22" E 280 19 feet to the PLACE OF BEGINNING and containing 1 776 acres of land, more or less, and a calculated map area of 77,369 square feet of land

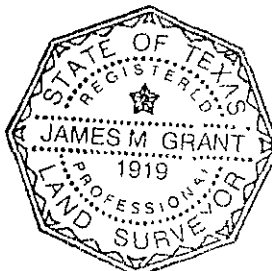
See map prepared to accompany this description
Rebars set are capped "Harris Grant"

References:
TCAD no 01-0500-07-01
City grid J-22

As surveyed by Harris-Grant Surveying, Inc
1700 South Lamar, Suite 332, Austin, Texas 78704

James M. Grant, RPLS 1919 April 11, 2008
Jg\geo\2008\coa\green\m&b\Tract 1

ALL NOTES REVIEWED
JOHN MOORE Date 4-11-2008
ALL OTHERS SUBMITTED
DATE 4-11-2008



TRACT 2

BEING 0.823 ACRE OF LAND, OR A CALCULATED MAP AREA OF 35,860 SQUARE FEET, AND BEING ALL OF LOTS 1-4, INCLUSIVE, OF BLOCK 23, OF "THE ORIGINAL CITY OF AUSTIN", IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT ON FILE WITH THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, SAID LOTS CONVEYED TO THE CITY OF AUSTIN BY DEEDS RECORDED IN VOLUME 383, PAGE 394 (LOT 1) AND VOLUME 2354, PAGE 140 (LOTS 2 AND 3) OF THE TRAVIS COUNTY DEED RECORDS AND BY VOLUME 12401, PAGE 590 (CAUSE NO. 1323) (LOT 4) OF THE TRAVIS COUNTY REAL PROPERTY RECORDS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a ½" rebar set at the intersection of the west right-of-way line of San Antonio Street with the north right-of-way line of West 2nd Street, at the southeast corner of Lot 4 of said Block 23, for the southeast corner and PLACE OF BEGINNING hereof, said point having NAD '83 Texas State Plane Central Zone coordinates of northing 10,069,864.78 and easting of 3,112,428.45 (combined scale factor of 0.999942);

THENCE with the north right-of-way line of West 2nd Street, also the south line of said Block 23, N 73°25'22" W 280.03 feet to a ½" rebar set on the east right-of-way line of Nueces Street, at the southwest corner of Lot 1 in said Block 23, for the southwest corner hereof;

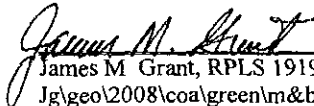
THENCE with the east right-of-way line of Nueces Street, also the west line of said Block 23, N 16°40'08" E 128.12 feet to a ½" rebar set at the northwest corner of Lot 1, Block 23, on the south line of a 20' alley, for the northwest corner hereof,

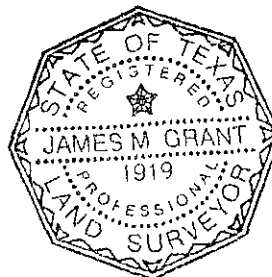
THENCE with the south line of said 20' alley, also the north line of Lots 1-4, Block 23, S 73°25'15" E 279.78 feet to a ½" rebar set on the west right-of-way line of San Antonio Street, at the northeast corner of Lot 4, Block 23, for the northeast corner hereof,

THENCE with the west right-of-way line of San Antonio Street, S 16°33'19" W 128.11 feet to the PLACE OF BEGINNING and containing 0.823 acre of land, more or less, or a calculated map area of 35,860 square feet

See map prepared to accompany this description.
Rebars set are capped "Harris Grant"

As surveyed by: Harris-Grant Surveying, Inc.
1700 South Lamar, Suite 332
Austin, Texas 78704
April 11, 2008


James M. Grant, RPLS 1919
J:\geo\2008\coa\green\m&b\Tract 2



References
TCAD no. 01-0500-04-02
& 01-0500-04-04
& 01-0500-04-05
City grid J-22

NOTES REVIEWED
by JOHN MOORE Date 4-11-2008
Engineering Support Section
Department of Public Works
City of Austin

TRACT 3

BEING 1 265 ACRES OF LAND, OR A CALCULATED MAP AREA OF 55,124 SQUARE FEET, AND BEING A PORTION OF LOTS 1, 2, AND 3 IN BLOCK 185, ALL OF LOTS 4-6, INCLUSIVE, IN BLOCK 185, A PORTION OF LOT 7, IN BLOCK 185, OF "THE ORIGINAL CITY OF AUSTIN", ACCORDING TO THE MAP OR PLAT ON FILE WITH THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, SAID LOTS CONVEYED TO THE CITY OF AUSTIN BY DEEDS RECORDED IN VOLUME P, PAGE 151 (LOTS 1, 7, AND 8) AND VOLUME 365, PAGE 184 (LOTS 2-4) AND VOLUME 360, PAGE 561 (LOT 5) AND VOLUME 361, PAGE 29 (LOT 6) OF THE TRAVIS COUNTY DEED RECORDS, AND A PORTION OF THE VACATED 20' ALLEY IN BLOCK 185, AS RECORDED IN VOLUME 12852, PAGE 120 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS (TCRPR), SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a ½" rebar set at the intersection of the west right-of-way line of Nueces Street with the north right-of-way line of Cesar Chavez Street, at the southeast corner of Lot 4 in said Block 185, for the southeast corner and PLACE OF BEGINNING hereof, said point having NAD '83 Texas State Plane Central Zone coordinates of northing 10,069,625.95 and easting of 3,111,981.14 (combined scale factor of 0.999942);

THENCE with the north right-of-way line of West Cesar Chavez Street, also the south line of said Block 185, N 73°25'22" W 103.25 feet to a ½" rebar set on the south line of Lot 3, Block 185, at the east corner of a 289 square foot tract of land dedicated for right-of-way widening on West Cesar Chavez Street, recorded in Volume 12678, Page 630 of the TCRPR, for a point of curve to the right, from which point an "x" found in concrete on the bridge over Shoal Creek, at the southwest corner of Lot 1, Block 185 bears N 73°25'22" W 172.74 feet;

THENCE crossing through Lots 3, 2, and 1, Block 185, and with the north line of said 289 square foot tract of land, also the north line of Cesar Chavez Street, with a curve to the right having a radius of 2957.41 feet, a central angle of 02°15'55", an arc length of 116.93 feet with a chord bearing of N 72°17'24" W 116.92 feet to a rebar set for the southwest corner hereof,

THENCE crossing through Lots 1, 2, and 7, Block 185, N 25°14'32" E 277.41 feet to a ½" rebar set on the south right-of-way line of West 2nd Street, also the north line of Lot 7, Block 185, for the northwest corner hereof,

THENCE with the south right-of-way line of West 2nd Street, also the north line of said Block 185, S 73°25'22" E 178.80 feet to a ½" rebar set on the west right-of-way line of Nueces Street, at the northeast corner of Lot 5, Block 185, for the northeast corner hereof,

THENCE with the west right-of-way line of Nueces Street, also the east line of said Block 185, S 16°40'08" W 276.55 feet to the PLACE OF BEGINNING and containing 1 265 acres of land, more or less, or a calculated map area of 55,124 square feet

See map prepared to accompany this description

Rebars set are capped "Harris Grant"

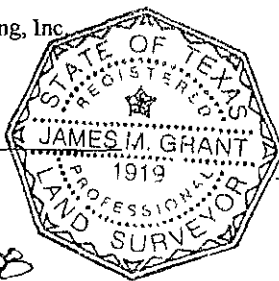
As surveyed by: Harris-Grant Surveying, Inc.

1700 South Lamar, Suite 332

Austin, Texas 78704

April 11, 2008

James M. Grant
James M. Grant, RPLS 1919



References:

TCAD no 01-0500-0601

City grid J-22

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John Moore 4-11-2008
10:30 AM
10:30 AM
10:30 AM
10:30 AM

TRACT 4

BEING 0.488 ACRE OF LAND, OR A CALCULATED MAP AREA OF 21,282 SQUARE FEET, AND BEING PART OF LOT 2, AND ALL OF LOTS 3 AND 4, IN BLOCK 188, OF "THE ORIGINAL CITY OF AUSTIN", ACCORDING TO THE MAP OR PLAT ON FILE WITH THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, IN TRAVIS COUNTY, TEXAS, SAID LOTS CONVEYED TO THE CITY OF AUSTIN BY DEEDS RECORDED IN VOLUME 2253, PAGE 52 (LOT 1) AND VOLUME 362, PAGE 148 (LOTS 2-4) OF THE TRAVIS COUNTY DEED RECORDS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" rebar set at the intersection of the west right-of-way line of Nueces Street with the north right-of-way line of West 2nd Street, at the southeast corner of Lot 4 in said Block 188, for the southeast corner and PLACE OF BEGINNING hereof, said point having NAD '83 Texas State Plane Central Zone coordinates of northing 10,069,967.50 and easting of 3,112,083.41 (combined scale factor of 0.999942),

THENCE with the north right-of-way line of West 2nd Street, also the south line of said Block 188, N 73°25'22" W 166.74 feet to a ½" rebar set on the south line of Lot 2, Block 188, for the southwest corner hereof,

THENCE crossing through said Lot 2, the following three courses:

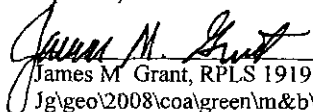
- 1) N 25°14'32" E 280 feet to a ½" rebar set at a point of curve to the left,
- 2) with said curve to the left having a radius of 285.00 feet, a central angle of 20°37'51", an arc length of 102.62 feet, with a chord bearing of N 14°55'37" E 102.07 feet to a ½" rebar set at a point of tangency,
- 3) N 04°36'41" E 23.82 feet to a ½" rebar set on the north line of said Lot 2, also the south line of a vacated 20' alley, for the northwest corner hereof,

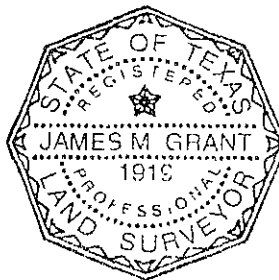
THENCE with the south line of said vacated 20' alley as recorded in Volume 12852, Page 120 of the Travis County Real Property Records, S 73°25'46" E 174.40 feet to a ½" rebar set on the west right-of-way line of Nueces Street, at the northeast corner of Lot 4, Block 188, for the northeast corner hereof;

THENCE with the west right-of-way line of Nueces Street, also the east line of said Block 188, S 16°40'08" W 128.12 feet to the PLACE OF BEGINNING and containing 0.488 acre of land, more or less, or a calculated map area of 21,282 square feet

See map prepared to accompany this description
Rebars set are capped "Harris Grant"

As surveyed by Harris-Grant Surveying, Inc.
1700 South Lamar, Suite 332
Austin, Texas 78704
April 11, 2008


James M. Grant, RPLS 1919
J:\geo\2008\coa\green\m&b\Tract 4



References
TCAD no. 01-0500-03-02
City grid J-22

FIELD NOTES REVIEWED
by JOHN MOORE Date 4-11-2008
City and Support Section
Department of Public Works
Engineering

TRACT 5

BEING A 0.514 ACRE (CALCULATED MAP AREA OF 22,409 SQUARE FEET) PORTION OF WEST 2ND STREET, AS ORIGINALLY DEDICATED BY PLAT OF THE ORIGINAL CITY OF AUSTIN, ON FILE WITH THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING THAT SAME PORTION OF WEST 2ND STREET PREVIOUSLY VACATED AND DESCRIBED IN EXHIBIT "F" OF VOLUME 12852, PAGE 120 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS, AND ANOTHER PORTION OF WEST 2ND STREET PREVIOUSLY VACATED AND RECORDED IN VOLUME 8460, PAGE 413 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS (TCRPR), SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a ½" rebar set at the intersection of the west right-of-way line of San Antonio Street with the south right-of-way line of West 2nd Street, at the northeast corner of Lot 5, Block 1 of "The Original City of Austin", for the southeast corner and PLACE OF BEGINNING hereof, said point having NAD '83 Texas State Plane Central Zone coordinates of northing 10,069,788.10 and easting 3,112,405.66 (combined scale factor of 0.999942);

THENCE with the south line of West 2nd Street, also the north line of said Block 1, N 73°25'22" W 280.19 feet to a ½" rebar set on the east right-of-way line of Nueces Street, which was previously vacated and described in Exhibit "E" of Volume 12852, Page 120 of the TCRPR, at the northwest corner of Lot 8, Block 1, for the southwest corner hereof,

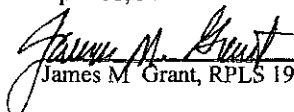
THENCE crossing West 2nd Street, and with the east right-of-way line of Nueces Street as described above, N 16°40'08" E 80.00 feet to a ½" rebar set on the north right-of-way line of West 2nd Street, at the southwest corner of Lot 1, Block 23 of "The Original City of Austin", for the northwest corner hereof,

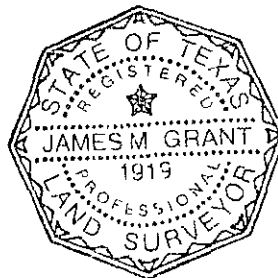
THENCE with the north right-of-way line of West 2nd Street, also the south line of said Block 23, S 73°25'22" E 280.03 feet to a ½" rebar set on the west right-of-way line of San Antonio Street, at the southeast corner of Lot 4 of said Block 23, for the northeast corner hereof,

THENCE with the west right-of-way line of San Antonio Street, S 16°33'19" W 80.00 feet to the PLACE OF BEGINNING and containing 0.514 acre of land, more or less, or a calculated map area of 22,409 square feet

See map prepared to accompany this description
Rebars set are capped "Harris Grant"


As surveyed by
Harris-Grant Surveying, Inc
1700 South Lamar, Suite 332
Austin, Texas 78704
April 11, 2008


James M. Grant, RPLS 1919



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References
TCAD no 01-0500-07-01
City grid J-22

By  Date 4-11-2008
Engineering Support Section
Department of Public Works

TRACT 6

BEING A 0.508 ACRE (CALCULATED MAP AREA OF 22,105 SQUARE FEET) PORTION OF WEST 2ND STREET, AS ORIGINALLY DEDICATED BY PLAT OF THE ORIGINAL CITY OF AUSTIN, ON FILE WITH THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND A PART OF WEST 2ND STREET PREVIOUSLY VACATED AND DESCRIBED IN EXHIBIT "G" OF VOLUME 12852, PAGE 120 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS (TCRPR), SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a ½" rebar set at the intersection of the west right-of-way line of Nueces Street with the south right-of-way line of West 2nd Street, at the northeast corner of Lot 5, Block 185 of "The Original City of Austin", for the southeast corner and PLACE OF BEGINNING hereof, said point having NAD '83 Texas State Plane Central Zone coordinates of northing 10,069,890.86 and easting 3,112,060.46 (combined scale factor of 0.999942),

THENCE with the south right-of-way line of West 2nd Street, also the north line of said Block 185, N 73°25'22" W 276.27 feet to a point, submerged by the waters of Shoal Creek, on the east right-of-way line of Rio Grande Street (vacated and described in Exhibit "G" in document recorded in Volume 12852, Page 120 of the TCRPR), at the northwest corner of Lot 8, in said Block 185, for the northwest corner hereof,

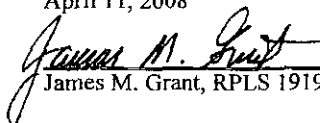
THENCE with the east right-of-way line of Rio Grande Street, as described above, and crossing West 2nd Street, N 16°36'34" E 80.00 feet to a ½" rebar set on the north right-of-way line of West 2nd Street, at the southwest corner of Lot 1, Block 188, of said "Original City of Austin", for the northwest corner hereof,

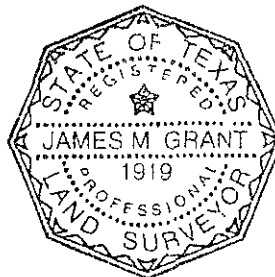
THENCE with the north right-of-way line of West 2nd Street, also the south line of said Block 188, S 73°25'22" E 276.36 feet to a ½" rebar set on the west right-of-way line of Nueces Street, at the southeast corner of Lot 4, of said Block 188, for the northeast corner hereof,

THENCE with the west right-of-way line of Nueces Street, and crossing West 2nd Street, S 16°40'08" W 80.00 feet to the PLACE OF BEGINNING and containing 0.508 acre of land, more or less, or a calculated map area of 22,105 square feet

See map prepared to accompany this description
Rebars set are capped "Harris Grant"

As surveyed by
Harris-Grant Surveying, Inc.
1700 South Lamar, Suite 332
Austin, Texas 78704
April 11, 2008


James M. Grant, RPLS 1919



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References

TCAD no. 01-0500-07-01
City grid J-22

FIELD NOTES REVIEWED
By JOHN MOORE Date 4-11-2008
Engineering Support Section
Department of Public Works
and Transportation

TRACT 7

BEING A 0.890 ACRE (CALCULATED MAP AREA OF 38,773 SQUARE FEET) PORTION OF NUECES STREET, AS ORIGINALLY DEDICATED BY PLAT OF THE ORIGINAL CITY OF AUSTIN, ON FILE WITH THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, PART OF WHICH NUECES STREET WAS PREVIOUSLY VACATED AND DESCRIBED IN EXHIBIT "E" OF VOLUME 12852, PAGE 120 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS (TCRPR), AND PART OF WHICH NUECES STREET WAS PREVIOUSLY VACATED AND DESCRIBED IN VOLUME 8460, PAGE 413 OF THE TCRPR, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING at a ½" rebar set at the intersection of the west right-of-way line of Nueces Street with the north right-of-way line of Cesar Chavez Street, at the southeast corner of Lot 4 in Block 185 of said "Original City of Austin", for the southwest corner and PLACE OF BEGINNING hereof, said point having NAD '83 Texas State Plane Central Zone coordinates of northing 10,069,625.95 and easting of 3,111,981.14 (combined scale factor of 0.999942),

THENCE with the west right-of-way line of Nueces Street, also the east line of Blocks 185 and 188, of said "Original City of Austin", N 16°40'08" E 484.67 feet to a ½" rebar set on the south line of a 20' alley, vacated by Volume 12852, Page 120 of the TCRPR, at the northeast corner of Lot 4, in said Block 188, for the northwest corner hereof,

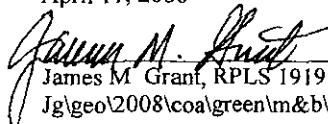
THENCE crossing Nueces Street, S 73°25'30" E 80.00 feet to a ½" rebar set at the intersection of the east right-of-way line of Nueces Street with the south line of a 20' alley, at the northwest corner of Lot 1, Block 23 of said "Original City of Austin", for the northeast corner hereof,

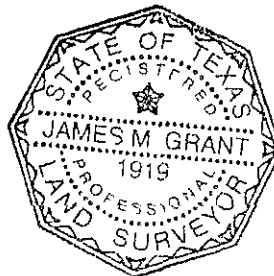
THENCE with the east right-of-way line of Nueces Street, also the west line of Blocks 23 and 1 of said "Original City of Austin", S 16°40'08" W 484.67 feet to a ½" rebar set on the north right-of-way line of West Cesar Chavez Street, at the southeast corner of Lot 1, Block 1 of said "Original City of Austin", for the southeast corner hereof,

THENCE with the north right-of-way line of West Cesar Chavez Street, and crossing Nueces Street, N 73°25'22" W 80.00 feet to the PLACE OF BEGINNING and containing 0.890 acre of land, more or less, or a calculated map area of 38,773 square feet

See map prepared to accompany this description
Rebars set are capped "Harris Grant"

As surveyed by
Harris-Grant Surveying, Inc.
1700 South Lamar, Suite 332
Austin, Texas 78704
April 11, 2008


James M. Grant, RPLS 1919
J:\geo\2008\coa\green\m&b\Tract 7



References

TCAD no 01-0500-07-01
City grid J-22

FIELD NOTES REVIEWED
By John Moore Date 4-11-2008
Engineering Support Section
Department of Public Works
and Transportation

EXHIBIT C-9

Harris-GRANT
SURVEYING, INC.

MAP SYMBOLS

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
CM CONTROL MONUMENT
() RECORD DATA FROM
ORIGINAL CITY OF AUSTIN PLAT
ROW RIGHT-OF-WAY
P.O.B. PLACE OF BEGINNING
CMA CALCULATED MAP AREA
SF SQUARE FEET

SCALE: 1" = 100'

TEXAS STATE PLANE
GRID NORTH

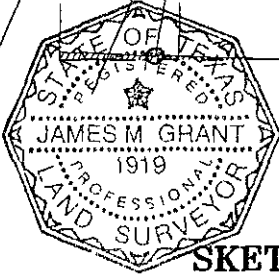
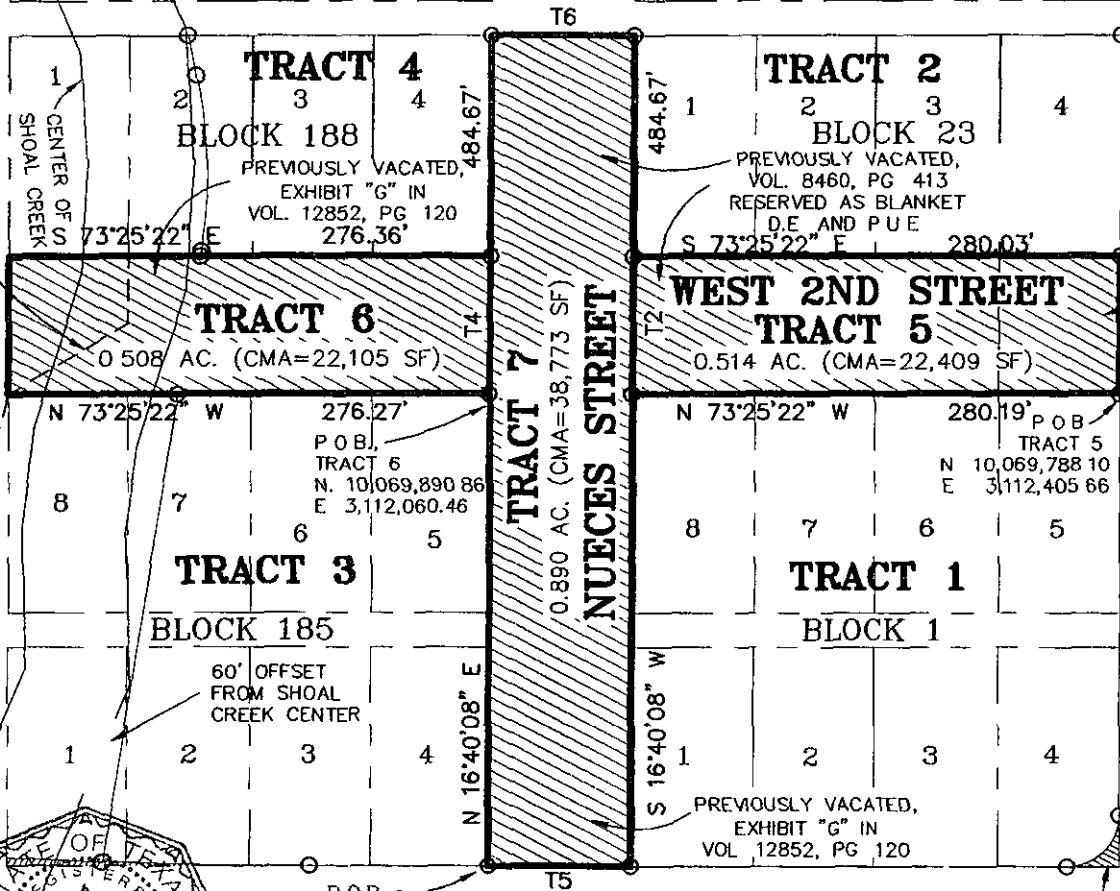
LINE	BEARING	LENGTH
T1	S 16°33'19" W	80.00'
T2	N 16°40'08" E	80.00'
T3	N 16°36'34" E	80.00'
T4	S 16°40'08" W	80.00'
T5	N 73°25'22" W	80.00'
T6	S 73°25'30" E	80.00'

1.241 AC. PARK USE AGREEMENT
(GREEN WATER TREATMENT PLANT)
EASEMENT, VOL 12852, PG 90

PREVIOUSLY VACATED,
EXHIBIT "F" IN
VOL 12852, PG. 120

RIO GRANDE STREET

SAN ANTONIO STREET



W. CESAR CHAVEZ ST.

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
FOR STREET DEDICATION OF WEST 2ND STREET
AND NUECES STREET**

HARRIS-GRANT SURVEYING, INC.
1700 S. LAMAR, STE.# 332 AUSTIN, TEXAS 78704
(512)444-1781 FAX (512) 444-6123

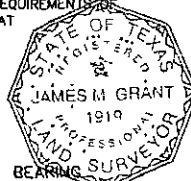
James M. Grant
JAMES M. GRANT R.P.L.S. 1919
DATE: APRIL 10, 2008

NOTE

The bearings described hereon are Texas State Plane Grid bearings (Texas Central Zone, NAD83, Combined Scale Factor 0.999942). Project Reference Control Points are 1) EUD monument no 157 on south side of Cesar Chavez, near East line of Lavaca Street (held), having published coordinates of N=10,069,226.35 and E=3,113,068.51, and 2) City of Austin control point "H-22-2001" (brass disk at 3rd and Lamar), having published coordinates of N=10,071,008.455 and E=3,110,361.654. Coordinates shown hereon are grid coordinates. Distances shown hereon are surface distances.

**T.S.P.S. URBAN BUSINESS DISTRICT, CONDITION I
SURVEY OF ALL OF BLOCK 1, AND LOTS 1-4, BLOCK 23,
PART OF LOTS 1-8, BLOCK 185 & PART OF
LOTS 2-4, BLOCK 188, OF THE ORIGINAL CITY OF
AUSTIN, TRAVIS COUNTY, TEXAS**

THE UNDERSIGNED DOES HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS ACCURATE, AND THAT THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF THE T.S.P.S. CATEGORY "URBAN BUSINESS DISTRICT, CONDITION I" THIS PLAT IS VALID ONLY FOR THIS TRANSACTION.
HARRIS-GRANT SURVEYING INC 1700 SOUTH LAMAR, SUITE 332,
AUSTIN, TEXAS 78704 (512) 444-1781



NOTE
The bearings described herein are Texas State Plane Grid bearings (Texas Central Zone NAD83 Combined Scale Factor 0.999942). Project Reference Control Points are 1) EUD monument no 157 on south side of Cesar Chavez near East line of Lavaca Street (held), having published coordinates of N=10,069,226.35 and E=3,113,068.51 and 2) City of Austin control point "H-22-2001" (brass disk at 3rd and Lamar) having published coordinates of N=10,071,008.455 and E=3,110,361.654. Coordinates shown hereon are grid coordinates. Distances shown hereon are surface distances.

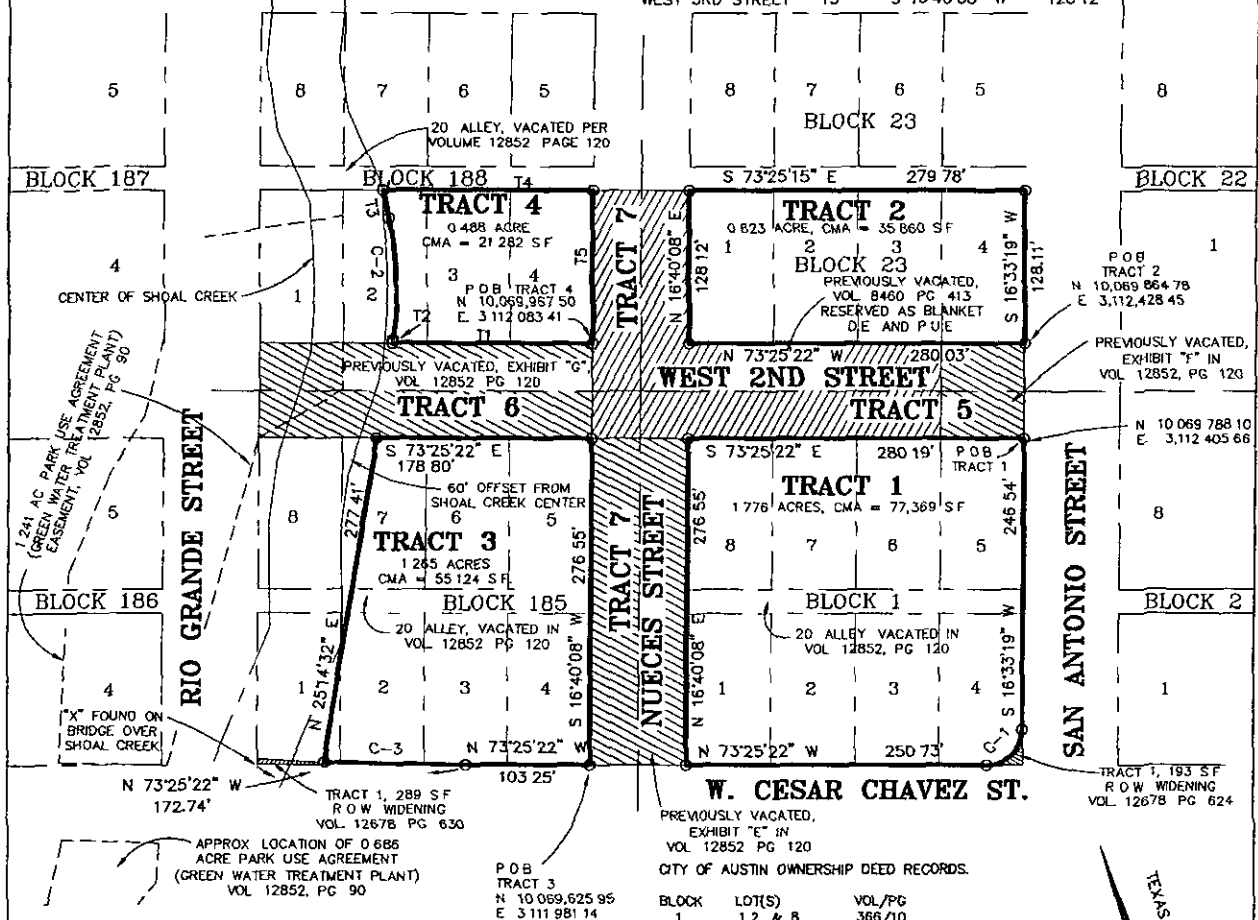
James M. Grant
JAMES M. GRANT

R.P.L.S. NO 1919 APRIL 10, 2008
INVOICE NO 43833 WORK ORDER NO 42413

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD
C-1	30.00'	90°01'20"	30.01'	47.13'	42.43'
C-2	285.00'	20°37'51"	51.87'	102.62'	102.07'
C-3	2957.41'	02°15'55"	58.47'	116.93'	116.92'

BEARING	LENGTH
S 61°33'58" W	128.12'
S 14°55'37" W	128.12'
N 72°17'24" W	128.12'

LINE	BEARING	LENGTH
T1	N 73°25'22" W	166.74'
T2	N 25°14'32" E	2.80'
T3	N 04°36'41" E	23.82'
T4	S 73°25'46" E	174.40'
T5	S 16°40'08" W	128.12'



I, THE UNDERSIGNED, HAVE THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY OF THE PROPERTY DESCRIBED AS FOLLOWS.

TRACT 1. LOTS 1-8 INCLUSIVE, AND THE 20' ALLEY, IN BLOCK 1, ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 193 SQUARE FEET OF LOT 4, BLOCK 1, DEDICATED FOR RIGHT-OF-WAY WIDENING AT WEST CESAR CHAVEZ STREET AND SAN ANTONIO STREET, RECORDED IN VOLUME 12678, PAGE 624 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS.

TRACT 2. LOTS 1-4, INCLUSIVE, IN BLOCK 23, ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

TRACT 3. A PORTION OF LOTS 1, 2, AND 3, ALL OF LOTS 4-6, INCLUSIVE, AND A PORTION OF LOT 7 AND THE 20' ALLEY IN BLOCK 185, ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 289 SQUARE FEET OUT OF LOTS 1, 2, AND 3, BLOCK 185, DEDICATED FOR RIGHT-OF-WAY WIDENING ON WEST CESAR CHAVEZ STREET, RECORDED IN VOLUME 12678, PAGE 630 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS.

TRACT 4. LOTS 3-4, INCLUSIVE, AND A PORTION OF LOT 2 IN BLOCK 188, ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

TRACT 5. PART OF THAT PORTION OF WEST 2ND STREET VACATED BY CITY OF AUSTIN ORDINANCE NO. 830616-K, AND RECORDED IN VOLUME 8460, PAGE 413 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS, AND ALL OF THAT CERTAIN PORTION OF WEST 2ND STREET VACATED AND DESCRIBED IN EXHIBIT "F" IN VOLUME 12852, PAGE 120 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS.

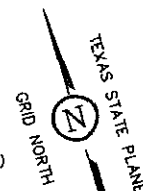
TRACT 6. BEING ALL OF THAT CERTAIN PORTION OF WEST 2ND STREET VACATED AND DESCRIBED IN EXHIBIT "G" IN VOLUME 12852, PAGE 120 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS.

TRACT 7. PART OF NUECES STREET VACATED BY CITY OF AUSTIN ORDINANCE NO. 830616-K, AND RECORDED IN VOLUME 8460, PAGE 413 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS, AND PART OF NUECES STREET VACATED AND RECORDED IN VOLUME 12852, PAGE 120 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS.

PREVIOUSLY VACATED, EXHIBIT "E" IN VOL. 12852, PG. 120
CITY OF AUSTIN OWNERSHIP DEED RECORDS.

BLOCK	LOT(S)	VOL/PG
1	1, 2, & 8	366/10
1	3-6	502/259
23	1	383/394
23	2-3	2354/140
23	4	12401/590 (CAUSE NO 1323)
185	1, 7, & 8	P/151
185	2-4	365/184
185	5	360/561
185	6	361/29
188	1	2253/52
188	2-4	382/148
188	(INCLUDES 20' ALLEY NORTH OF LOTS 2, 3, & 4)	

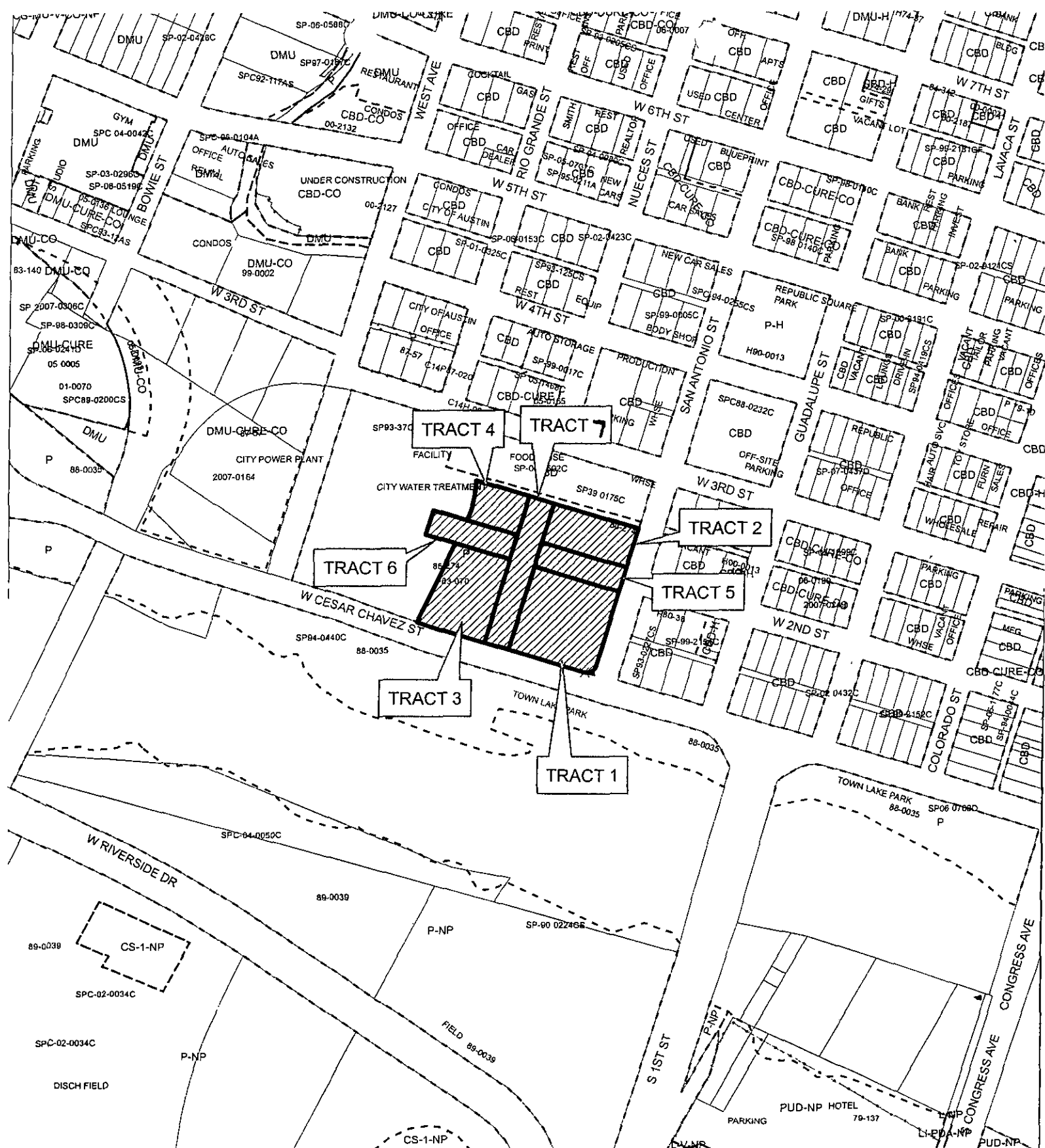
REFERENCE OF NO. 2425001254
BUYER TO BE DETERMINED
SELLER THE CITY OF AUSTIN
LENDER: AS ASSIGNED
TITLE CO. LANDAMERICA COMMONWEALTH
UNDERWRITER: COMMONWEALTH LAND
TITLE INSURANCE COMPANY



SCALE: 1" = 100'

MAP SYMBOLS
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 ORIGINAL CITY OF AUSTIN PLAT
ROW RIGHT-OF-WAY
POB PLACE OF BEGINNING
CMA CALCULATED MAP AREA
SF SQUARE FEET

Harris-GRANT
SURVEYING, INC.



- LEGEND**
- SUBJECT TRACT**
 - ZONING BOUNDARY**
 - PENDING CASE**

ZONING

ZONING CASE# **C14-2008-0122**
 ADDRESS **600 W CESAR CHAVEZ ST**
 SUBJECT AREA **6.264 ACRES**
 GRID **H22 & J22**
 MANAGER **C. PATTERSON**

EXHIBIT "B"



OPERATOR S MEEKS

This map has been produced by G I S Services for the sole purpose of geographic reference
 No warranty is made by the City of Austin regarding specific accuracy or completeness

1" = 400'