

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 12, "ZONING", SECTION I, "ESTABLISHMENT OF DISTRICTS, PROVISION FOR AN OFFICIAL ZONING MAP", OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Zoning", Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five dollars (\$25.00) nor more than Two Thousand Dollars (\$2000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 11<sup>th</sup> day of July 2002.

ATTEST:

\_\_\_\_\_  
Connie Hooks, City Secretary

\_\_\_\_\_  
Ron Silvia, Mayor

APPROVED:

  
\_\_\_\_\_  
Casla A Robinson  
City Attorney

**EXHIBIT "A"**

That the Official Zoning Map of the City of College Station, Section I, "Establishment of Districts, Provisions For An Official Zoning Map", of Chapter 12, "Zoning", is hereby amended as follows:

The following property is rezoned from A-O Agricultural Open to R-1 Single Family Residential.

*7.913 acres being all that certain lot, tract, or parcel of land lying and being situated in the Robert Stevenson Survey, Abstract No. 54, Brazos County, Texas, and being all of the following described tracts:*

Tract One

*Being all that certain Called 5.39 acre tract and Called 0.87 acre tract as described in deed from Julius Ben Carroll et al to Farah Javid-Majd of record in Volume 4317, Page 267, Official Records of Brazos County, Texas and being more particularly described in the attached Exhibit "B," Metes and Bounds, and shown graphically in Exhibit "C".*

Tract Two

*Being all that certain Called 1.62 acre tract as described in deed from Fercan Engin Kalkan and Fatma Alev Kalkan to Farah Javid-Majd of record in Volume 4304, Page 96, Official Records of Brazos County, Texas, and being more particularly described in the attached Exhibit "B," Metes and Bounds, and shown graphically in Exhibit "C".*

**FIELD NOTES  
7.913 ACRES  
BEING ALL OF THE  
CALLED 5.39 ACRE TRACT AND CALLED 0.87 ACRE TRACT  
VOLUME 4317, PAGE 267  
AND ALL OF THE CALLED 1.62 ACRE TRACT  
VOLUME 4304, PAGE 96  
ROBERT STEVENSON LEAGUE, A - 54  
COLLEGE STATION, BRAZOS COUNTY, TEXAS  
MAY 17, 2002**

All that certain lot, tract or parcel of land being 7.913 acres situated in the ROBERT STEVENSON LEAGUE, Abstract No. 54, Brazos County, Texas and being all of the following described tracts:

1) Being all of that certain Called 5.39 acre tract and Called 0.87 acre tract as described in deed from Julius Ben Carroll et al to Farah Javid-Majd of record in Volume 4317, Page 267, Official records of Brazos County, Texas; and, 2) Being all of that certain Called 1.62 acre tract as described in deed from Fercan Engin Kalkan and Fatma Alev Kalkan to Farah Javid-Majd of record in Volume 4304, Page 96, Official Records of Brazos County, Texas, said 7.913 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" Iron Rod found in the southeasterly right-of-way line of Arnold Road for the most westerly corner, said corner being the most westerly corner of said Called 5.39 acre tract and also being the most northerly corner of SUN MEADOWS SUBDIVISION Phase Two as recorded in Volume 4521, Page 100;

THENCE N 65 ° 15 ' 04 " E, along the southeast right-of-way line of said Arnold Road and the northwest lines of said Called 5.39 acre tract and said Called 0.87 acre tract respectively a distance of 327.68 feet to a 5/8" Iron Rod found for angle point, said corner being the most northerly corner of said Called 0.87 acre tract and also being the most northerly west corner of said Called 1.62 acre tract;

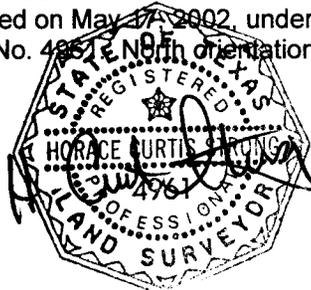
THENCE N 67 ° 41 ' 24 " E, continuing along the southeast right-of-way line of said Arnold Road a distance of 9.82 feet to a ½" Iron Rod set for the most northerly corner, said corner being the most northerly corner of said Called 1.62 acre tract and also being the most westerly corner of the Sancy Wu Called 0.46 acre tract as described in Volume 2336, Page 233;

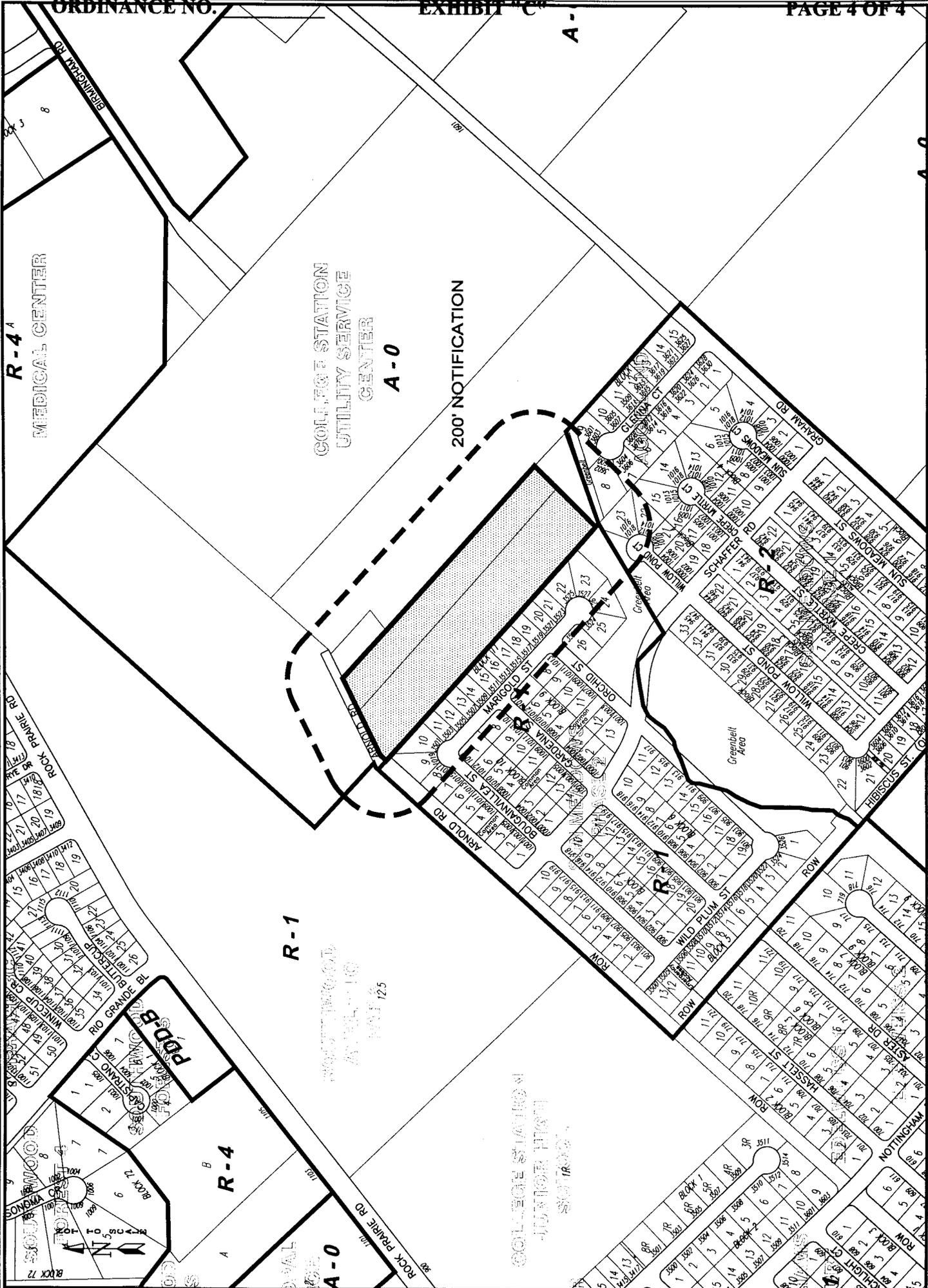
THENCE S 45 ° 28 ' 14 " E, along the northeast line of said Called 1.62 acre tract at a distance of 218.75 feet passing a ½" Iron Rod set for the most southerly corner of said Called 0.46 acre tract and the most westerly corner of the F. M. Arnold Remainder of a Called 50.02 acre tract as described in Volume 200, Page 445, and continuing along the common line between said Called 1.62 acre tract and said Called F. M. Arnold remainder tract a distance of 1043.06 feet to a ½" Iron Rod found for the most easterly corner, said corner being the most easterly corner of said Called 1.62 acre tract and also being the most northerly corner of the Hartzell Elkins Called 0.65 acre tract as described in Volume 4047, Page 135;

THENCE S 44 ° 16 ' 39 " W, along the southeast line of said Called 1.62 acre tract and the northwesterly line of said Called 0.65 acre tract a distance of 101.00 feet to a ½" Iron Rod found for angle point, said corner being the occupational most southerly corner of said Called 1.62 acre tract and the most easterly corner of said Called 5.39 acre tract;

THENCE S 44 ° 13 ' 49 " W, along the southeast line of said Called 5.39 acre tract and the northwest line of said Called 0.65 acre tract a distance of 208.32 feet to a ½" Iron Rod found for the most southerly corner, said corner being the most southerly corner of said Called 5.39 acre tract and the most westerly corner of said Called 0.65 acre tract, said corner also being located in the northeast line of SUN MEADOWS Subdivision Phase One as described in Volume 4137, Page 254;

THENCE N 45 ° 46 ' 32 " W, along the southwest line of said Called 5.39 acre tract at a distance of 123.26 feet passing a ½" Iron Rod with Cap found for the most northerly corner of said SUN MEADOWS phase One and the most easterly corner of said SUN MEADOWS phase Two and continuing for a total distance of 1164.42 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 7.913 ACRES OF LAND MORE OR LESS, according to a survey performed on May 17, 2002, under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961. North orientation is based on rotating the southwest line to plat calls in 4137, Page 254.





REZONING

Case: 01-267

1855 ARNOLD ROAD - 7.76 AC

City of College Station, Texas  
DEVELOPMENT REVIEW

