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 27th day of February 2003.

ATTEST:

_____
Connie Hooks, City Secretary

APPROVED:

_____
RON SILVIA, MAYOR

APPROVED:

_____
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 2 tracts totaling 99.178 acres is rezoned as follows: TRACT 1 is 7.187 acres from A-O Agricultural Open to A-P Administrative Professional and TRACT 2 is 91.991 acres from A-O Agricultural Open to R-1 Single Family Residential

TRACT 1 (A-P Zoning)

All that certain parcel or tract of land situated in Brazos County, Texas being 7.187 acres, more or less, in the Robert Stevenson League, Abstract No. 54, being recorded in Volume 318, Page 493 of the Official Deed Records of Brazos County, Texas being more particularly described by "Metes and Bounds" in the attached Exhibit "B" and shown graphically in Exhibit "C".

TRACT 2 (R-1 Zoning)

All that certain parcel or tract of land situated in Brazos County, Texas being 91.991 acres, more or less, in the Robert Stevenson League, Abstract No. 54, being recorded in Volume 318, Page 493 of the Official Deed Records of Brazos County, Texas being more particularly described by "Metes and Bounds" in the attached Exhibit "B" and shown graphically in Exhibit "C".

PROPOSED FIELD NOTES FOR
NEELLEY SUBDIVISION REZONING
99.178 ACRES OUT OF A CALLED
99.25 ACRES, VOL. 318, PAGE 493

TRACT 1 (A-P Zoning)

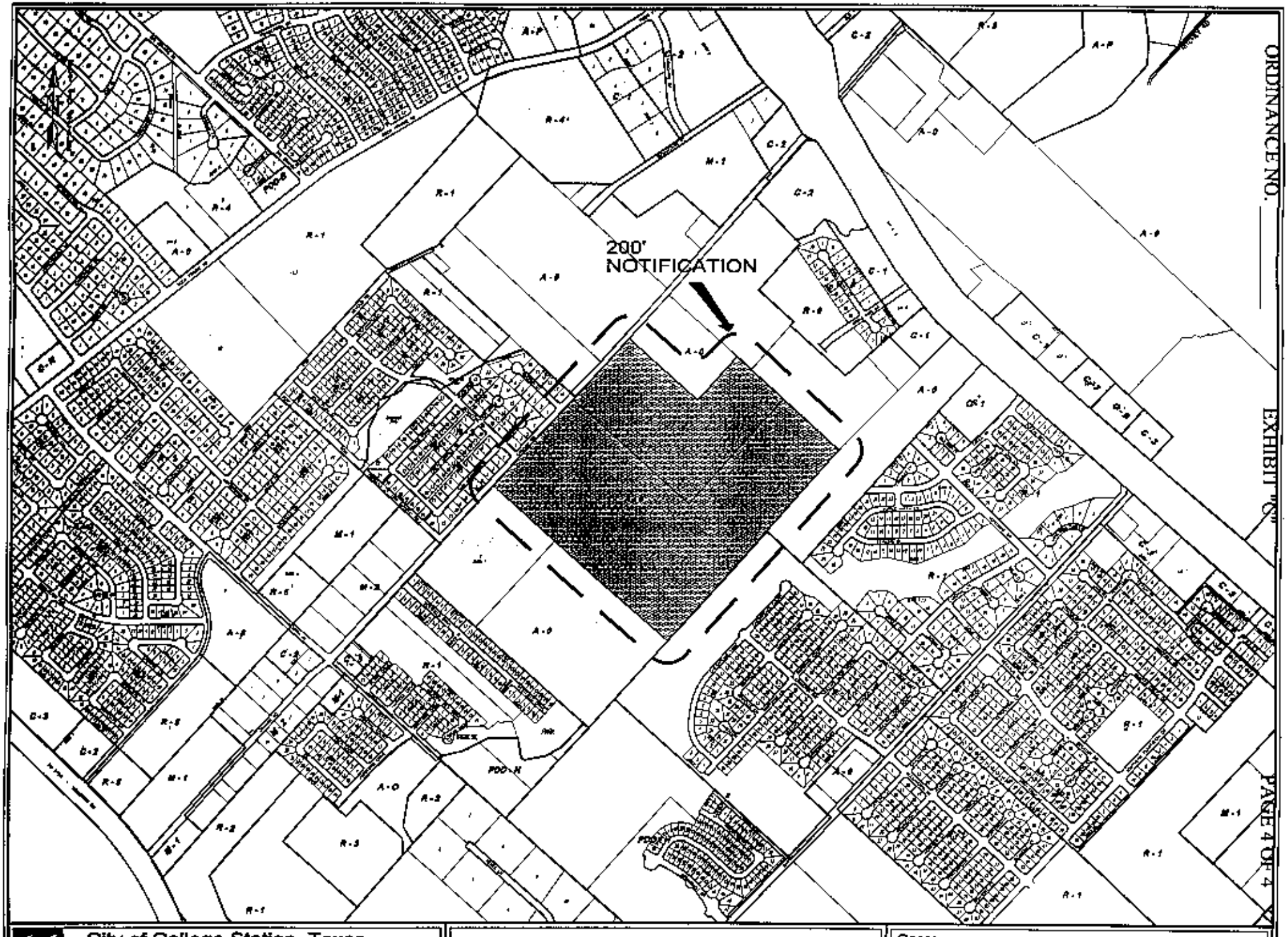
All that certain parcel or tract of land situated in Brazos County, Texas, being 7.187 acres, more or less, in the Robert Stevenson League, Abstract No. 54, and being more particularly described as follows:
POINT OF BEGINNING at a fence post at the most westerly corner of existing 99.178 acre tract of land, Vol. 318, Pg. 493,
THENCE North 45° 51' 51" East, a distance of 1042.05 feet to an iron rod;
THENCE North 45° 51' 51" East, a distance of 96.67 feet to an iron rod;
THENCE North 44° 39' 24" East, a distance of 625.34 feet to a fence post as corner;
THENCE South 45° 21' East, a distance of 185.49 feet to an iron rod;
THENCE South 47° 08' 59" West, a distance of 1771.18 feet to an iron rod;
THENCE North 44° 00' West, a distance of 175.00 feet to the **POINT OF BEGINNING**.

TRACT 2 (R-1 Zoning)

All that certain parcel or tract of land situated in Brazos County, Texas, being 91.991 acres, more or less, in the Robert Stevenson League, Abstract No. 54, and being more particularly described as follows:
BEGINNING at a corner post at the most northerly corner of existing 99.178 acre tract of land, Vol. 318, Pg. 493,
THENCE South 45° 21' East, a distance of 185.49 feet to an iron rod, said **POINT OF BEGINNING**;
THENCE South 45° 21' East, a distance of 648.01 feet to a fence post as corner;
THENCE North 45° 30' East, a distance of 520.4 feet to a fence post as corner;
THENCE South 44° 37' East, a distance of 1228.2 feet to a fence post as corner;
THENCE South 44° 21' West, a distance of 1004.0 feet to an iron rod;
THENCE South 44° 58' West, a distance of 1277.7 feet to a fence post as corner;
THENCE North 45° 00' West, a distance of 1917.5 feet to an iron rod;
THENCE North 47° 08' 59" East, a distance of 1771.18 feet to an iron rod, said **POINT OF BEGINNING.**

ORDINANCE NO. _____

EXHIBIT "C"



City of College Station, Texas
DEVELOPMENT REVIEW

NEELLEY SUBDIVISION

Case: 03-7

REZONING