

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 12, "ZONING", SECTION 1, "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 24th day of April 2003.

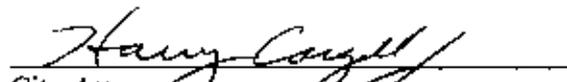
ATTEST:

APPROVED:

Connie Hooks, City Secretary

RON SILVIA, MAYOR

APPROVED:



City Attorney

EXHIBIT "A"

That the Official Zoning Map of the City of College Station, Section 1, "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.

38.56 ACRES BEING ALL THAT CERTAIN LOT, TRACT, OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ROBERT STEVENSON LEAGUE, ABSTRACT NO. 54, BRAZOS COUNTY, TEXAS, AND BEING OUT OF A CALLED 117.5 ACRE TRACT DESCRIBED AS TRACT 1 IN A DEED FROM A.S. MCSWAIN JR., ET AL TO GARY SEABACK, RECORDED IN VOLUME 2597, PAGE 186 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THE ATTACHED EXHIBIT "B," AND SHOWN GRAPHICALLY IN EXHIBIT "C".

**PROPOSED FIELD NOTES FOR THE RE-ZONING OF
ESTATES AT SPRING CREEK, SECTION 1**

±38.56 ACRES OUT OF A CALLED
±117.5 ACRES, VOL. 2597, PAGE 186

SECTION 1 (R-1 Zoning)

All that certain parcel or tract of land situated in Brazos County, Texas, being ±38.56 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 northern corner of the existing ±117.5 acre tract of land, Vol. 2597, Pg. 186,

THENCE South 44° 38' 48" East, a distance of 1581.01 feet;

THENCE along said curve for an arc length of 240.53 feet, the chord bears South 63° 58' 35" West, a distance of 124.68 feet;

THENCE South 82° 35' 58" West, a distance of 186.56 feet;

THENCE along said curve for an arc length of 271.08 feet, the chord bears South 64° 32' 22" West, a distance of 140.21 feet;

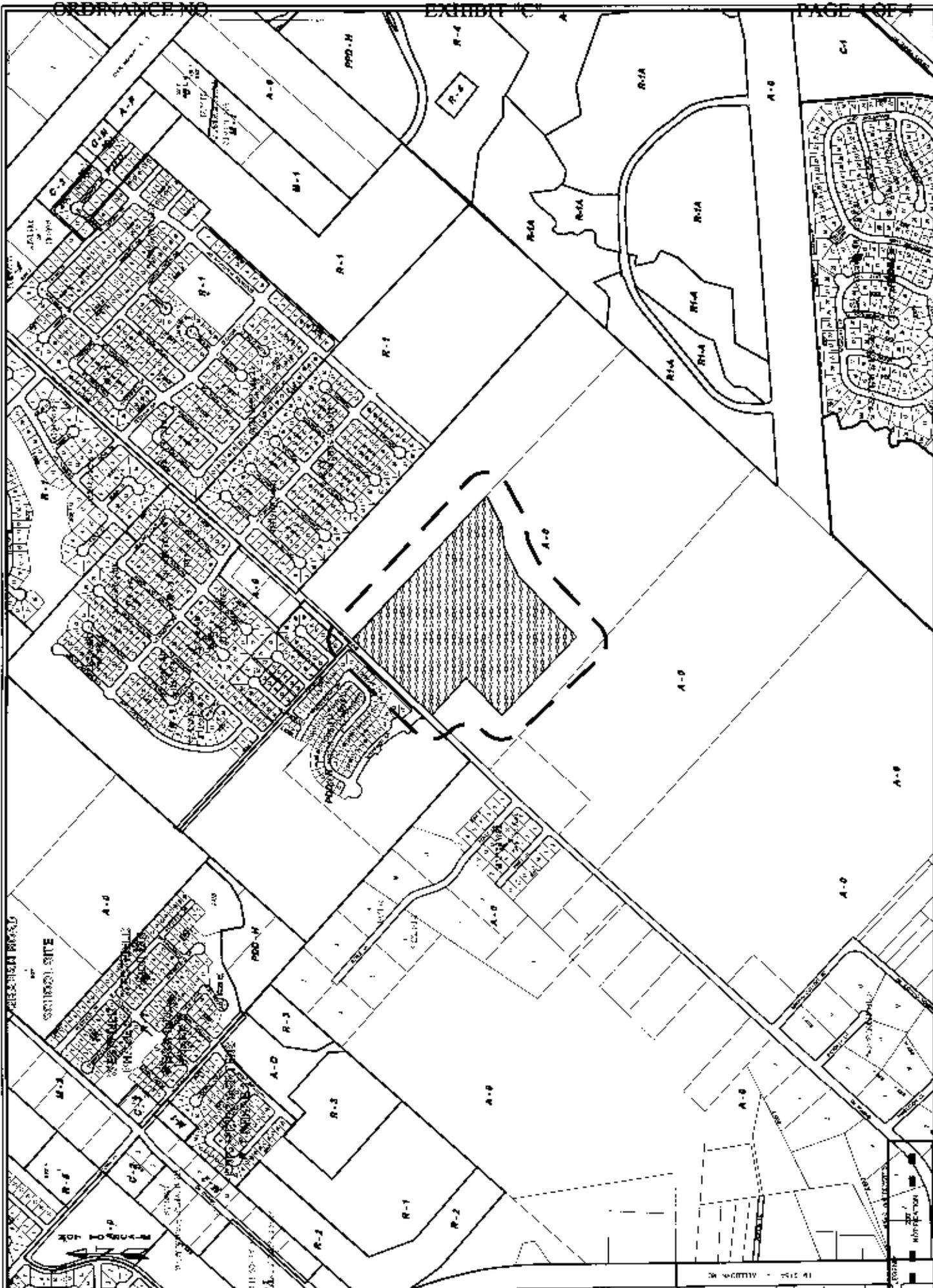
THENCE South 46° 28' 45" West, a distance of 776.34 feet;

THENCE North 42° 37' 17" West, a distance of 912.58 feet;

THENCE North 46° 41' 34" East, a distance of 435.00 feet;

THENCE North 42° 37' 17" West, a distance of 423.32 feet;

THENCE North 47° 32' 43" East, a distance of 919.02 feet to the **POINT OF BEGINNING**.



REZONING

Case: 03-53

ESTATES AT SPRING CREEK

City of College Station, Texas
DEVELOPMENT REVIEW

