

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

AN ORDINANCE AMENDING CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE," SECTION 4.2, "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, "Unified Development Ordinance," Section 4.2, "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 (\$2,000.00). 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 26<sup>th</sup> day of February 2004.

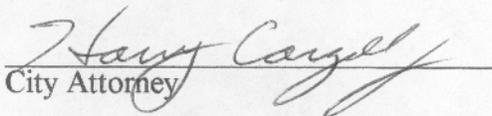
APPROVED:

\_\_\_\_\_  
RON SILVIA, Mayor

ATTEST:

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

APPROVED:

  
\_\_\_\_\_  
City Attorney

**EXHIBIT "A"**

That Chapter 12, "Unified Development Ordinance," Section 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, is hereby amended as follows:

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

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ROBERT STEVENSON LEAGUE, ABSTRACT NO. 54 IN COLLEGE STATION, BRAZOS COUNTY, TEXAS AND BEING A PORTION OF THE 49.35 ACRE TRACT CONVEYED TO EDWARD FROEHLING BY CHARLES ELMO FERGUSON, JR. RECORDED IN VOLUME 4248, PAGE 144 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS (O.R.B.C.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THE ATTACHED EXHIBIT "B" AND SHOWN GRAPHICALLY IN THE ATTACHED EXHIBIT "C".

Being all that certain tract or parcel of land lying and being situated in the ROBERT STEVENSON LEAGUE, Abstract No. 54 in College Station, Brazos County, Texas and being a portion of the 49.35 acre tract conveyed to Edward Froehling by Charles Elmo Ferguson, Jr. recorded in Volume 4248, Page 144 of the Official Records of Brazos County, Texas (O.R.B.C.) and being more particularly described by metes and bounds as follows:

BEGINNING: at the north corner of the said 49.35 acre tract, the west corner of a 5.00-foot wide right-of-way dedication shown on the final plat of SHENANDOAH, PHASE SIX Subdivision recorded in Volume 3401, Page 25, O.R.B.C.), said corner also being in the fenced southeast margin of Barron Road;

THENCE: S 44° 33' 16" E, at 639.87 feet pass a found 1/2-inch iron rod marking the south corner of said SHENANDOAH, PHASE SIX Subdivision and the west corner of SHENANDOAH, PHASE 7A Subdivision as recorded in Volume 4671, Page 157 (O.R.B.C.), at 620.00 feet pass a found 1/2-inch iron rod marking the south corner of said SHENANDOAH, PHASE 7A and the west corner of SHENANDOAH, PHASE 7B Subdivision as recorded in Volume 4671, Page 158 (O.R.B.C.), at 385.00 feet pass a found 1/2-inch iron rod marking the south corner of said SHENANDOAH, PHASE 7B, continue along the common line of the said 49.35 acre tract and the 87.888 acre Froehling tract described in Volume 2986, Page 201 (O.R.B.C.) for a total distance of 3355.56 feet for the most easterly corner of this tract, the south corner of said 87.888 acre Froehling tract and being in the northwest line of the Timothy J. Crowley 734.96 acre tract as recorded in Volume 1415, Page 74 (O.R.B.C.);

THENCE: S 46° 29' 41" W along the common line of the said 49.35 acre tract and the said Crowley tract for a distance of 135.99 feet for the most southerly corner of this tract;

THENCE: through the interior of the said 49.35 acre tract for the following eleven (11) calls:

- 1) N 45° 50' 52" W for a distance of 154.32 feet,
- 2) N 84° 10' 54" W for a distance of 330.74 feet,
- 3) N 53° 09' 31" W for a distance of 118.73 feet,
- 4) N 00° 30' 19" E for a distance of 101.35 feet,
- 5) N 47° 59' 59" W for a distance of 130.32 feet,
- 6) N 20° 58' 15" W for a distance of 104.87 feet,
- 7) N 74° 51' 10" W for a distance of 51.99 feet,
- 8) S 77° 45' 46" W for a distance of 197.35 feet,
- 9) N 37° 50' 08" W for a distance of 99.52 feet,
- 10) N 60° 41' 00" W for a distance of 79.10 feet and
- 11) N 86° 37' 23" W for a distance of 264.02 feet for corner in the southwest line of the said 49.35 acre tract;

THENCE: N 44° 22' 55" W along the said 49.35 acre tract, said line also being common with the Gary Seaback 117-½ acre tract described in Volume 2597, Page 186 (O.R.B.C.) for a distance of 2010.01 feet to the beforementioned southeast margin of Barron Road for corner;

THENCE: N 45° 39' 30" E along the southeast margin of Barron Road for a distance of 636.50 feet to the POINT OF BEGINNING and containing 39.943 acres of land, more or less.

