

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 25th day of MARCH 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 rezoned from R-6 High Density Multi-Family to R-1 Single Family Residential.

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING 8.591 ACRES OF LAND MORE OR LESS, SITUATED IN THE ROBERT STEVENSON SURVEY, ABSTRACT NO. 54, BRAZOS COUTNY, TEXAS, AND BEING A PART OF THAT CERTAIN CALLED 19.57 ACRE TRACT AS DESCRIBED IN DEED FROM OCC CONSTRUCTION CORPORATION TO OAKWOOD CUSTOM HOMES GROUP, LTD. OF RECORD IN VOLUME 4475, PAGE 82, OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, SAID 8.591 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THE ATTACHED EXHIBIT "B" AND SHOWN GRAPHICALLY IN THE ATTACHED EXHIBIT "C."

**FIELD NOTES  
8.591 ACRES  
BEING A PART OF  
THE OAKWOOD CUSTOM HOMES GROUP, LTD.  
CALLED 19.57 ACRE TRACT  
VOLUME 4475, PAGE 82  
ROBERT STEVENSON SURVEY, A - 54  
COLLEGE STATION, BRAZOS COUNTY, TEXAS  
January 15, 2004**

All that certain lot, tract or parcel of land being 8.591 acres of land more or less, situated in the ROBERT STEVENSON SURVEY, Abstract No. 54, Brazos County, Texas, and being a part of that certain Called 19.57 acre tract as described in deed from OCC Construction Corporation to Oakwood Custom Homes Group, Ltd. of record in Volume 4475, Page 82, Official records of Brazos county, Texas, said 8.591 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod found in the northwest line of said Called 19.57 acre tract for the most northerly corner, said corner being the most westerly corner of BRIDLE GATE ESTATES PHASE ONE as described in Volume 3744, Page 49;

THENCE S 31 ° 49 ' 06 " E, along the southwest line of said BRIDLE GATE ESTATES, PHASE ONE a distance of 806.51 feet to a 1/2" Iron Rod found in the northwest right-of-way line of BRIDLE GATE DRIVE for angle point, said corner being the most southerly corner of Lot 19, Block Two, of said BRIDLE GATE ESTATES, PHASE ONE;

THENCE S 46 ° 11 ' 38 " E a distance of 61.94 feet to a 1/2" Iron Rod found in the southeast right-of-way line of said BRIDLE GATE DRIVE for angle point, said corner being the most westerly corner of Lot 7, Block One of said BRIDLE GATE ESTATES, PHASE ONE;

THENCE S 38 ° 38 ' 37 " E, along the southwest line of Block One of said BRIDLE GATE ESTATES, PHASE ONE a distance of 271.65 feet to a 1/2" Iron Rod found for the most easterly corner, said corner being the most southerly corner of said BRIDLE GATE ESTATES PHASE ONE, said corner being located in the southeast line of said Called 19.57 acre tract and also being located in the northwest line of the JK Development, L.L.P. Called 21.00 acre tract as described in Volume 2539, Page 71, a 1/2" Iron Rod found for the most southerly east corner of said Called 19.57 acre tract bears N 51 ° 19 ' 08 " E a distance of 273.90 feet;

THENCE S 51 ° 19 ' 08 " W, along the southeast line of said Called 19.57 acre tract and the northwest line of said Called 21.00 acre tract a distance of 301.95 feet to a 1/2" Iron Rod with cap set in the northeast right-of-way line of Proposed Longmire Drive for the most southerly corner, a 1/2" Iron Rod found for the most southerly corner of said Called 19.57 acre tract and an interior corner of said Called 21.00 acre tract bears S 51 ° 19 ' 08 " W a distance of 30.28 feet;

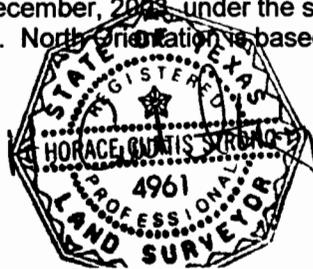
THENCE N 42 ° 51 ' 28 " W, along the northeast right-of-way line of said Longmire Drive a distance of 469.30 feet to a 1/2" Iron Rod with cap set for a point of curvature for corner;

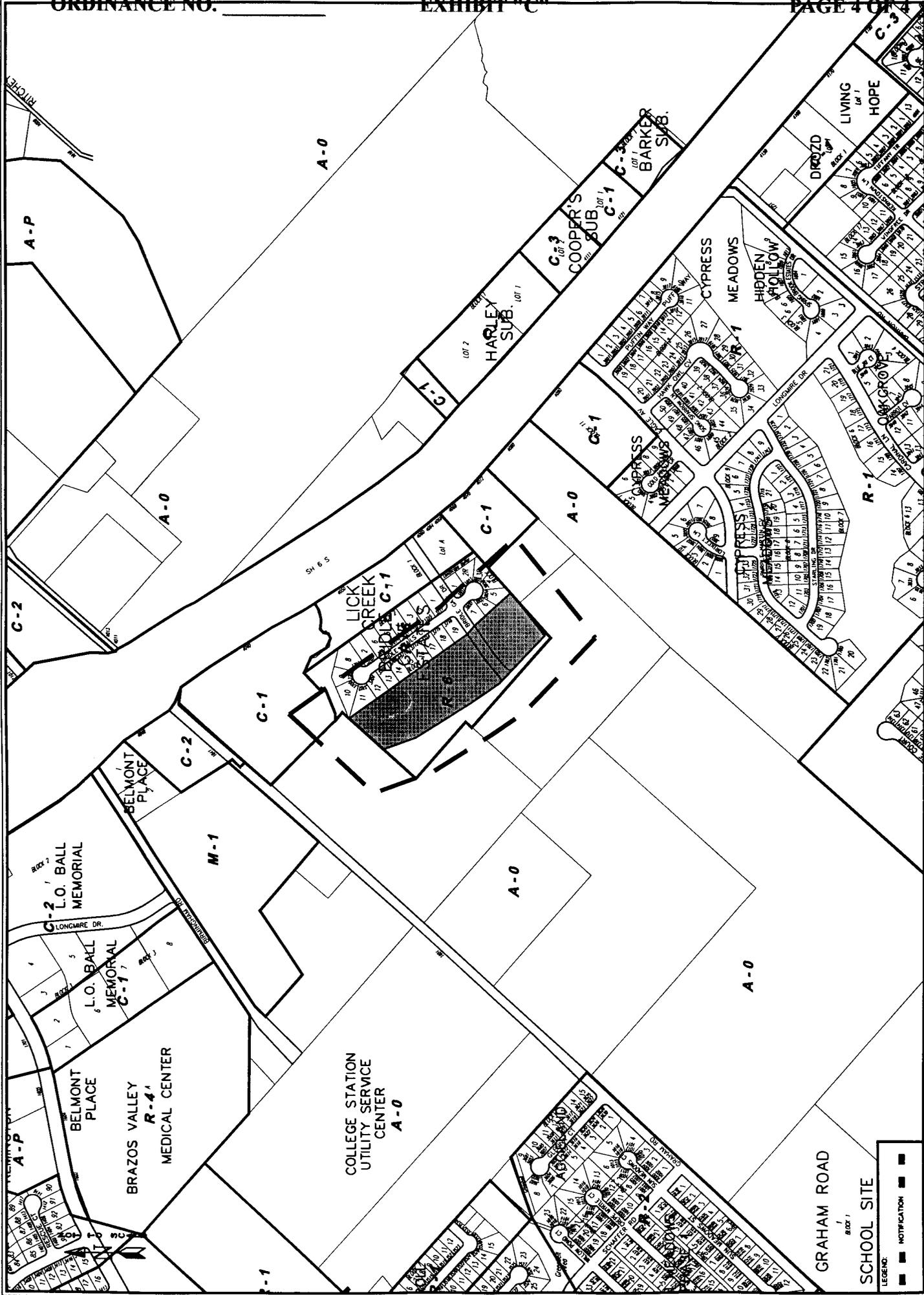
THENCE continuing along the northeast right-of-way line of said Proposed Longmire Drive around a curve in a clockwise direction having a delta angle of 11 ° 03 ' 22 " , an arc distance of 89.73 feet, a radius of 465.00 feet, and a chord of N 37 ° 19 ' 47 " W, a distance of 89.59 feet to a 1/2" Iron Rod with cap set for the point of tangency of said curve;

THENCE N 31 ° 48 ' 06 " W, continuing along the northeast right-of-way line of said Proposed Longmire Drive a distance of 355.43 feet to a 1/2" Iron Rod with cap set for a point of curvature for corner;

THENCE continuing along the northeast right-of-way line of said Proposed Longmire Drive around a curve in a clockwise direction having a delta angle of 24 ° 38 ' 16 " , an arc distance of 199.95 feet, a radius of 465.00 feet, and a chord of N 19 ° 28 ' 58 " W, a distance of 198.42 feet to a 1/2" Iron Rod with cap set for the most westerly corner, a 1/2" Iron Rod found for the most westerly corner of said Called 19.57 acre tract bears S 44 ° 48 ' 20 " W a distance of 183.63 feet;

THENCE N 44 ° 48 ' 20 " E, along the northwest line of said Called 19.57 acre tract a distance of 316.69 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 8.591 ACRES OF LAND MORE OR LESS, according to a survey performed during December, 2003, under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961. North orientation is based on rotating the northeast line to Plat calls in Volume 3744, Page 49.





Case: 04-26

BRIDLE GATE ESTATES PH 2

City of College Station, Texas  
DEVELOPMENT REVIEW

REZONING

LEGEND:

- NOTIFICATION

SCHOOL SITE

