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 A-O Agricultural Open to AO-R Rural Residential Subdivision.

ALL THAT CERTAIN 211.14 ACRE, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE NATHAN CLAMPITT SURVEY, ABSTRACT NO. 90 AND IN THE S. W. ROBERTSON SURVEY, ABSTRACT NO. 202, COLLEGE STATION, BRAZOS COUNTY, TEXAS, AND BEING PART OF THE 648.21 ACRE TRACT DESCRIBED IN THE GIFT DEED FROM FRED G. ANDERSON TO CAROL M. ANDERSON RECORDED IN VOLUME 3375, PAGE 9, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, THE 648.21 ACRE TRACT IS ALSO DESCRIBED IN THE CORRECTION DEED FROM JEAN STEPHEN ET AL TO STAN AND JEAN STEPHEN FAMILY NO. TWO, L.P. RECORDED IN VOLUME 3882, PAGE 330, OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND SAID 211.14 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY THE FIELD NOTES IN THE ATTACHED EXHIBIT "B" AND SHOWN GRAPHICALLY IN THE ATTACHED EXHIBIT "C."

Carol M. Anderson
&
Jean M. Stephen
211.14 Acre Tract
Nathan Clampitt Survey, A-90
S. W. Robertson Survey, A-202
College Station, Brazos County, Texas

Field notes of a 211.14 acre tract or parcel of land, lying and being situated in the Nathan Clampitt Survey, Abstract No. 90 and in the S. W. Robertson Survey, Abstract No. 202, College Station, Brazos County, Texas, and being part of the 648.21 acre tract described in the Gift Deed from Fred G. Anderson to Carol M. Anderson recorded in Volume 3375, Page 9, of the Official Records of Brazos County, Texas, the 648.21 acre tract is also described in the Correction Deed from Jean Stephen et al to Stan and Jean Stephen Family No. Tow, L.P. recorded in Volume 3882, Page 330, of the Official Records of Brazos County, Texas, and said 211.14 acre tract being more particularly described as follows:

COMMENCING at the south corner of a 19.53 acre tract (Greens Prairie Right-of-way Dedication) described in the deed from Jean M. Stephen and Carol M. Anderson to Brazos County, Texas, recorded in Volume 3436, Page 131, of the Official Records of Brazos County, Texas, a ½" iron rod found bears N 43° 58' 22" E - 30.0 feet, a ⅝" iron rod found in the northwest line of the said 19.53 acre tract, for reference, bears N 48° 59' 38" W - 269.09 feet, said commencing point being in or near the centerline of Rock Prairie Road, the west corner of the beforementioned 648.21 acre tract bears N 55° 11' 04" W - 85.09 feet;

THENCE along the south line of the beforementioned 648.21 acre tract, same being the approximate centerline of Rock Prairie Road, as follows:

S 55° 11' 04" E	for a distance of 922.20 feet,
S 48° 30' 28" E	for a distance of 788.95 feet,
S 60° 11' 44" E	for a distance of 208.61 feet to a ½" iron rod set at the **PLACE OF BEGINNING** of this description, a ½" iron rod set for reference bears N 00° 00' E - 100.00 feet, said place of beginning is in the centerline of a tributary to Carter's Creek as said tributary crosses Rock Prairie Road;

THENCE along the centerline of the tributary to Carter's Creek, as follows:

N 34° 34' 46" E	at a distance of 23.0 feet, pas the fence found marking the north fenced line of Rock Prairie Road, continue on for a total distance of 45.19 feet,
N 43° 35' 51" E	for a distance of 39.37 feet,
N 65° 08' 02" E	for a distance of 53.93 feet,
S 65° 23' 31" E	for a distance of 40.89 feet,
S 83° 21' 33" E	for a distance of 74.44 feet,
N 43° 52' 05" E	for a distance of 21.57 feet,
N 31° 14' 35" E	for a distance of 39.55 feet,
N 12° 48' 03" W	for a distance of 28.29 feet,
N 20° 38' 37" E	for a distance of 29.36 feet,
N 21° 32' 56" W	for a distance of 27.64 feet,
N 37° 07' 43" W	for a distance of 26.76 feet,
N 08° 32' 21" E	for a distance of 26.35 feet,
N 12° 27' 35" E	for a distance of 48.58 feet,
N 19° 16' 46" W	for a distance of 15.80 feet,
N 19° 25' 07" W	for a distance of 25.90 feet,
N 46° 16' 24" E	for a distance of 12.11 feet,
N 44° 43' 35" E	for a distance of 27.76 feet,
N 33° 36' 05" E	for a distance of 21.55 feet,
N 72° 35' 56" E	for a distance of 13.53 feet,

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N 35° 51' 13" E	for a distance of 22.37 feet,
N 24° 21' 12" E	for a distance of 24.05 feet,
N 86° 05' 55" E	for a distance of 12.83 feet,
N 43° 58' 54" E	for a distance of 66.65 feet,
N 23° 57' 44" E	for a distance of 24.15 feet,
N 33° 23' 29" W	for a distance of 29.64 feet,
N 48° 46' 04" E	for a distance of 22.40 feet,
S 67° 06' 49" E	for a distance of 6.85 feet,
N 54° 50' 41" E	for a distance of 49.25 feet,
N 11° 55' 01" E	for a distance of 23.02 feet,
N 67° 46' 27" W	for a distance of 15.04 feet,
N 31° 22' 29" W	for a distance of 15.20 feet,
N 46° 05' 39" E	for a distance of 14.79 feet,
N 26° 55' 31" E	for a distance of 11.36 feet,
N 68° 27' 23" E	for a distance of 11.42 feet,
S 28° 06' 22" E	for a distance of 6.46 feet,
S 09° 31' 37" E	for a distance of 25.48 feet,
N 85° 18' 55" E	for a distance of 8.61 feet,
N 52° 47' 17" E	for a distance of 35.66 feet,
N 30° 45' 44" E	for a distance of 29.45 feet,
N 49° 48' 59" E	for a distance of 49.47 feet,
N 04° 14' 54" E	for a distance of 24.86 feet,
N 67° 26' 54" W	for a distance of 15.28 feet,
S 61° 27' 15" W	for a distance of 7.35 feet,
S 79° 51' 59" W	for a distance of 21.79 feet,
N 10° 31' 58" W	for a distance of 11.47 feet,
N 41° 09' 02" E	for a distance of 23.21 feet,
S 69° 51' 25" E	for a distance of 8.84 feet,
N 33° 50' 07" E	for a distance of 34.07 feet,
N 22° 30' 46" E	for a distance of 18.69 feet,
N 86° 04' 56" E	for a distance of 17.91 feet,
N 43° 05' 59" E	for a distance of 14.90 feet,
N 31° 11' 26" W	for a distance of 17.77 feet,
N 46° 49' 25" W	for a distance of 12.22 feet,
N 06° 32' 47" W	for a distance of 18.12 feet,
N 37° 26' 29" E	for a distance of 16.69 feet,
N 80° 50' 46" E	for a distance of 10.09 feet,
N 34° 11' 43" E	for a distance of 65.00 feet,
N 45° 51' 38" E	for a distance of 22.00 feet,
N 11° 51' 28" E	for a distance of 16.78 feet,
N 04° 12' 15" W	for a distance of 23.05 feet,
N 25° 21' 56" E	for a distance of 23.57 feet,
N 47° 42' 20" E	for a distance of 17.89 feet,
N 30° 19' 18" E	for a distance of 27.94 feet,
N 19° 48' 36" E	for a distance of 36.17 feet,
N 32° 42' 28" E	for a distance of 24.97 feet,
N 82° 34' 27" E	for a distance of 17.22 feet,
S 44° 31' 06" E	for a distance of 7.55 feet,
S 13° 56' 57" W	for a distance of 13.09 feet,
N 86° 14' 40" E	for a distance of 19.90 feet,
N 55° 54' 01" E	for a distance of 12.63 feet,
N 39° 03' 12" E	for a distance of 14.67 feet,
N 07° 47' 42" E	for a distance of 13.34 feet,
N 38° 28' 00" W	for a distance of 20.94 feet,
N 51° 25' 29" E	for a distance of 18.46 feet,

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N 33° 18' 44" E	for a distance of 20.10 feet,
N 25° 56' 11" W	for a distance of 11.84 feet,
S 62° 24' 52" W	for a distance of 40.08 feet,
N 61° 20' 34" W	for a distance of 12.42 feet,
N 31° 47' 04" W	for a distance of 10.72 feet,
N 29° 18' 20" E	for a distance of 28.92 feet,
N 49° 04' 54" E	for a distance of 16.68 feet,
N 11° 04' 06" E	for a distance of 33.71 feet,
N 02° 59' 38" W	for a distance of 18.73 feet,
N 44° 42' 53" E	for a distance of 14.02 feet,
S 85° 06' 14" E	for a distance of 8.88 feet,
N 39° 05' 31" E	for a distance of 19.78 feet,
S 44° 23' 59" E	for a distance of 29.20 feet,
N 86° 43' 08" E	for a distance of 15.66 feet,
S 72° 53' 26" E	for a distance of 13.58 feet,
S 18° 55' 11" E	for a distance of 18.22 feet,
N 73° 15' 17" E	for a distance of 25.36 feet,
N 19° 52' 01" E	for a distance of 23.19 feet,
S 69° 49' 29" E	for a distance of 13.48 feet,
S 43° 31' 01" E	for a distance of 14.67 feet,
N 57° 38' 50" E	for a distance of 24.59 feet,
N 23° 58' 25" E	for a distance of 32.07 feet,
N 42° 35' 25" W	for a distance of 18.37 feet,
N 04° 06' 43" E	for a distance of 39.23 feet,
N 10° 59' 58" W	for a distance of 12.42 feet,
S 38° 53' 50" W	for a distance of 11.13 feet,
N 57° 12' 08" W	for a distance of 59.55 feet,
N 13° 55' 20" E	for a distance of 14.50 feet,
N 16° 27' 19" W	for a distance of 26.34 feet,
N 60° 57' 40" W	for a distance of 27.79 feet,
N 24° 46' 26" E	for a distance of 35.50 feet,
N 22° 18' 46" W	for a distance of 25.57 feet,
N 03° 32' 29" W	for a distance of 20.58 feet,
N 35° 26' 27" E	for a distance of 27.59 feet,
N 53° 39' 01" E	for a distance of 17.53 feet,
S 61° 45' 43" E	for a distance of 24.17 feet,
S 03° 12' 38" W	for a distance of 10.41 feet,
S 49° 54' 10" W	for a distance of 13.63 feet,
S 32° 25' 15" E	for a distance of 21.50 feet,
S 81° 14' 16" E	for a distance of 21.15 feet,
N 26° 15' 52" E	for a distance of 42.56 feet,
N 60° 09' 05" E	for a distance of 11.80 feet,
N 22° 45' 31" W	for a distance of 10.61 feet,
N 61° 04' 08" W	for a distance of 36.25 feet,
N 15° 06' 56" E	for a distance of 18.09 feet,
S 80° 12' 50" E	for a distance of 28.62 feet,
N 89° 25' 03" E	for a distance of 34.40 feet,
S 00° 10' 02" W	for a distance of 14.56 feet,
S 74° 44' 31" E	for a distance of 14.42 feet,
N 58° 34' 16" E	for a distance of 11.99 feet,
N 10° 08' 58" E	for a distance of 22.48 feet,
N 21° 43' 34" W	for a distance of 15.17 feet,
N 08° 48' 06" W	for a distance of 33.04 feet,
N 49° 48' 42" W	for a distance of 27.75 feet,
N 57° 28' 15" E	for a distance of 15.84 feet,

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N 86° 36' 47" E	for a distance of 21.47 feet,
N 63° 45' 12" E	for a distance of 16.60 feet,
S 88° 03' 53" E	for a distance of 19.24 feet,
N 00° 13' 14" W	for a distance of 52.76 feet,
N 58° 52' 12" W	for a distance of 33.53 feet,
N 03° 36' 08" E	for a distance of 8.69 feet,
N 71° 35' 30" E	for a distance of 30.49 feet,
S 36° 04' 13" E	for a distance of 12.64 feet,
S 21° 28' 32" E	for a distance of 11.03 feet,
S 53° 00' 24" E	for a distance of 18.50 feet,
N 64° 57' 38" E	for a distance of 29.10 feet,
N 16° 16' 29" E	for a distance of 14.91 feet,
N 07° 11' 28" W	for a distance of 31.85 feet,
N 16° 30' 52" W	for a distance of 12.42 feet,
N 53° 16' 14" W	for a distance of 9.40 feet,
N 46° 10' 12" E	for a distance of 45.62 feet,
N 23° 47' 04" E	for a distance of 31.56 feet,
N 55° 10' 17" E	for a distance of 38.21 feet,
N 15° 10' 40" E	for a distance of 23.40 feet,
N 16° 25' 37" W	for a distance of 13.70 feet,
N 52° 09' 40" E	for a distance of 20.23 feet,
N 42° 51' 28" E	for a distance of 24.26 feet,
N 25° 52' 38" E	for a distance of 16.97 feet, from which the surface location of the McCullough-Terry No. 1 bears N 53° 50' 10" W - 296.1 feet,
S 41° 45' 24" E	for a distance of 18.29 feet,
S 31° 05' 49" E	for a distance of 33.90 feet,
N 82° 33' 51" E	for a distance of 15.67 feet,
N 33° 34' 57" E	for a distance of 17.61 feet,
N 13° 06' 04" E	for a distance of 37.03 feet,
N 09° 21' 02" E	for a distance of 21.50 feet,
S 76° 42' 49" E	for a distance of 13.35 feet,
S 40° 11' 08" E	for a distance of 16.93 feet,
N 84° 46' 52" E	for a distance of 27.11 feet,
N 37° 50' 58" E	for a distance of 15.47 feet,
N 72° 20' 54" E	for a distance of 16.56 feet,
S 43° 43' 07" E	for a distance of 14.90 feet,
S 28° 06' 27" W	for a distance of 22.47 feet,
S 37° 40' 10" E	for a distance of 14.52 feet,
N 68° 00' 23" E	for a distance of 28.85 feet,
N 20° 05' 03" E	for a distance of 10.04 feet,
N 47° 51' 47" E	for a distance of 48.03 feet,
N 83° 36' 54" E	for a distance of 11.09 feet,
S 43° 00' 41" E	for a distance of 11.68 feet,
S 13° 32' 36" E	for a distance of 25.95 feet,
S 44° 38' 54" E	for a distance of 9.57 feet,
S 69° 24' 07" E	for a distance of 14.79 feet,
N 67° 11' 51" E	for a distance of 11.00 feet,
N 16° 06' 47" E	for a distance of 12.52 feet,
N 20° 44' 35" W	for a distance of 22.77 feet,
N 15° 31' 28" E	for a distance of 24.15 feet,
N 37° 55' 28" E	for a distance of 28.40 feet,
N 12° 02' 46" E	for a distance of 15.91 feet,
N 01° 56' 39" E	for a distance of 15.67 feet,

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N 67° 44' 04" E	for a distance of 33.50 feet,
N 09° 30' 09" E	for a distance of 15.21 feet,
N 67° 03' 28" W	for a distance of 33.00 feet,
N 29° 59' 24" W	for a distance of 24.91 feet,
N 30° 00' 26" E	for a distance of 19.86 feet,
N 16° 32' 20" E	for a distance of 33.29 feet,
N 56° 16' 30" E	for a distance of 13.34 feet,
S 66° 56' 18" E	for a distance of 24.63 feet,
N 62° 01' 50" E	for a distance of 70.59 feet,
N 09° 57' 20" E	for a distance of 36.26 feet,
N 28° 12' 33" E	for a distance of 16.67 feet,
N 72° 18' 52" E	for a distance of 28.98 feet,
N 58° 33' 37" E	for a distance of 33.77 feet,
N 24° 08' 11" E	for a distance of 20.85 feet,
N 20° 54' 08" W	for a distance of 26.36 feet,
N 15° 00' 11" E	for a distance of 24.70 feet,
N 11° 00' 32" W	for a distance of 22.41 feet from which a ½" iron rod found for reference bears S 80° 38' 53" E - 75.68 feet,
N 37° 08' 27" E	for a distance of 50.45 feet,
N 44° 17' 26" E	for a distance of 53.58 feet,
S 89° 35' 24" E	for a distance of 7.77 feet,
S 73° 57' 32" E	for a distance of 8.92 feet,
N 31° 55' 10" E	for a distance of 14.32 feet,
N 08° 14' 00" W	for a distance of 9.23 feet,
N 43° 27' 14" W	for a distance of 12.71 feet,
N 64° 57' 16" W	for a distance of 12.15 feet,
N 21° 27' 21" W	for a distance of 8.27 feet,
N 40° 49' 25" E	for a distance of 24.12 feet,
N 11° 41' 35" W	for a distance of 21.60 feet,
N 79° 41' 04" E	for a distance of 13.11 feet,
S 47° 12' 03" E	for a distance of 19.96 feet,
S 63° 47' 38" E	for a distance of 43.07 feet,
N 77° 05' 07" E	for a distance of 36.24 feet and corner in the common line between the beforementioned 648.21 acre tract and the 2366.04 acre tract described in the deed to George J. Kacal, Jr., recorded in Volume 1470, Page 88, of the Official Records of Brazos County, Texas, same being the average centerline of Carter's Creek (old channel - minimal flow);

THENCE along the average centerline of Carter's Creek (old channel - minimal flow), same being the common line between the beforementioned 648.21 acre tract and the 2366.04 acre tract as follows:

S 58° 50' 56" E	for a distance of 385.07 feet,
N 88° 11' 55" E	for a distance of 54.34 feet,
N 10° 26' 52" E	for a distance of 68.69 feet,
N 76° 29' 19" E	for a distance of 106.91 feet,
N 14° 57' 33" E	for a distance of 124.33 feet,
N 50° 29' 28" E	for a distance of 194.84 feet,
S 73° 54' 17" E	for a distance of 292.91 feet,

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S 89° 47' 00" E	for a distance of 105.94 feet,
S 53° 18' 26" E	for a distance of 140.00 feet,
S 77° 50' 04" E	for a distance of 120.42 feet,
S 46° 02' 41" E	for a distance of 263.11 feet,
S 77° 54' 47" E	for a distance of 96.12 feet,
S 45° 30' 28" E	for a distance of 88.71 feet,
S 63° 29' 08" E	for a distance of 462.95 feet,
S 46° 56' 25" E	for a distance of 139.35 feet,
S 60° 52' 38" E	for a distance of 162.54 feet,
S 50° 28' 43" E	for a distance of 205.93 feet,
S 68° 50' 54" E	for a distance of 139.10 feet,
S 64° 51' 26" E	for a distance of 246.62 feet,
S 59° 38' 53" E	for a distance of 338.83 feet to the intersection of the average centerline of Carter's Creek with the centerline of a tributary to Carter's Creek, from which a ½" iron rod set for reference bears N 90° 00' W - 150.00 feet;

THENCE along the centerline of a tributary to Carter's creek, as follows:

S 54° 55' 35" W	for a distance of 18.58 feet,
S 29° 05' 39" E	for a distance of 8.54 feet,
S 15° 25' 45" W	for a distance of 7.37 feet,
S 71° 12' 10" W	for a distance of 17.94 feet,
S 38° 32' 01" W	for a distance of 22.18 feet,
S 38° 43' 46" E	for a distance of 17.39 feet,
S 15° 26' 25" W	for a distance of 25.69 feet,
N 84° 24' 15" W	for a distance of 21.02 feet,
S 05° 15' 36" W	for a distance of 23.17 feet,
S 82° 18' 12" W	for a distance of 20.45 feet,
S 19° 45' 48" E	for a distance of 15.82 feet,
S 89° 13' 48" W	for a distance of 10.45 feet,
S 65° 51' 29" W	for a distance of 30.38 feet,
N 15° 32' 14" W	for a distance of 17.62 feet,
N 49° 39' 38" W	for a distance of 16.24 feet,
S 66° 58' 09" W	for a distance of 17.43 feet,
N 26° 27' 22" W	for a distance of 14.53 feet,
N 19° 59' 28" E	for a distance of 11.53 feet,
N 58° 36' 30" W	for a distance of 30.87 feet,
S 89° 15' 30" W	for a distance of 18.71 feet,
N 54° 05' 30" W	for a distance of 28.85 feet,
N 21° 36' 15" W	for a distance of 13.22 feet,
S 50° 03' 51" W	for a distance of 8.58 feet,
N 61° 40' 55" W	for a distance of 48.37 feet,
N 23° 27' 07" W	for a distance of 8.36 feet,
N 69° 11' 21" W	for a distance of 43.18 feet,
N 79° 35' 16" W	for a distance of 32.31 feet,
S 70° 36' 41" W	for a distance of 448.82 feet from which a ½" set for reference bears N 00° 00' E - 100.00 feet,
S 27° 42' 00" W	for a distance of 11.78 feet,
S 17° 52' 56" W	for a distance of 10.54 feet,
S 05° 14' 22" E	for a distance of 8.67 feet,
S 46° 50' 57" E	for a distance of 23.87 feet,

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N 75° 51' 24" W	for a distance of 21.30 feet,
S 28° 23' 05" W	for a distance of 29.86 feet,
S 45° 30' 44" W	for a distance of 19.61 feet,
S 30° 18' 45" W	for a distance of 8.90 feet,
S 31° 22' 36" E	for a distance of 7.47 feet,
S 06° 33' 47" E	for a distance of 11.40 feet,
S 28° 43' 29" W	for a distance of 6.94 feet,
S 55° 25' 09" W	for a distance of 29.86 feet,
S 79° 51' 40" W	for a distance of 9.79 feet,
N 86° 54' 50" W	for a distance of 12.43 feet,
N 37° 05' 39" W	for a distance of 4.45 feet,
S 81° 47' 27" W	for a distance of 7.57 feet,
S 68° 48' 49" W	for a distance of 10.98 feet,
S 48° 17' 12" W	for a distance of 13.55 feet,
S 71° 37' 44" W	for a distance of 18.01 feet,
S 81° 25' 03" W	for a distance of 7.85 feet,
S 58° 35' 21" W	for a distance of 11.88 feet,
S 11° 35' 46" W	for a distance of 11.51 feet,
S 06° 25' 43" W	for a distance of 8.06 feet,
S 34° 25' 38" W	for a distance of 9.73 feet,
S 36° 42' 01" W	for a distance of 11.95 feet,
S 48° 03' 30" W	for a distance of 24.23 feet,
S 25° 42' 38" W	for a distance of 7.58 feet,
S 16° 23' 16" W	for a distance of 24.09 feet,
S 02° 47' 22" E	for a distance of 8.14 feet,
S 18° 44' 16" E	for a distance of 12.75 feet,
S 15° 00' 26" W	for a distance of 7.50 feet,
S 42° 11' 57" W	for a distance of 17.79 feet,
S 49° 45' 47" W	for a distance of 9.99 feet,
S 88° 05' 07" W	for a distance of 8.30 feet,
S 81° 57' 42" W	for a distance of 10.85 feet,
S 52° 19' 29" W	for a distance of 11.19 feet,
S 09° 55' 05" E	for a distance of 11.50 feet,
S 37° 57' 45" E	for a distance of 8.38 feet,
S 57° 31' 37" E	for a distance of 8.74 feet,
N 89° 06' 27" E	for a distance of 7.48 feet,
N 67° 43' 01" E	for a distance of 18.54 feet,
S 89° 07' 08" E	for a distance of 6.11 feet,
S 25° 46' 07" E	for a distance of 52.13 feet,
S 11° 43' 38" E	for a distance of 12.01 feet,
S 44° 06' 00" W	for a distance of 18.86 feet,
N 81° 13' 52" W	for a distance of 13.59 feet,
N 40° 15' 56" W	for a distance of 9.17 feet,
N 17° 29' 02" E	for a distance of 19.05 feet,
N 61° 36' 30" W	for a distance of 7.15 feet,
S 66° 38' 34" W	for a distance of 13.70 feet,
S 16° 28' 45" W	for a distance of 35.23 feet,
S 25° 43' 12" E	for a distance of 18.79 feet,
S 48° 37' 22" E	for a distance of 25.48 feet,
S 34° 22' 09" E	for a distance of 12.94 feet,
S 22° 25' 02" W	for a distance of 23.07 feet,

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S 19° 36' 48" E	for a distance of 25.08 feet,
S 62° 55' 30" E	for a distance of 8.69 feet,
S 58° 38' 31" E	for a distance of 27.86 feet,
S 46° 40' 44" W	for a distance of 16.62 feet,
S 30° 08' 23" W	for a distance of 73.75 feet,
S 37° 15' 18" E	for a distance of 28.20 feet,
S 72° 44' 58" E	for a distance of 10.94 feet,
S 14° 10' 53" E	for a distance of 26.56 feet,
S 15° 10' 37" W	for a distance of 24.49 feet,
S 05° 02' 18" E	for a distance of 13.58 feet,
S 08° 39' 09" W	for a distance of 9.53 feet,
S 57° 44' 51" W	for a distance of 11.12 feet,
S 57° 48' 34" W	for a distance of 14.62 feet,
S 26° 34' 00" W	for a distance of 18.49 feet,
S 49° 04' 38" W	for a distance of 15.90 feet,
S 32° 01' 24" W	for a distance of 33.20 feet,
S 36° 06' 54" E	for a distance of 9.58 feet,
S 60° 32' 48" E	for a distance of 29.79 feet,
N 66° 55' 54" E	for a distance of 10.45 feet,
S 20° 12' 40" E	for a distance of 13.36 feet,
S 25° 06' 18" W	for a distance of 14.13 feet,
S 44° 16' 41" W	for a distance of 34.73 feet,
S 37° 26' 15" W	for a distance of 26.93 feet,
S 30° 49' 57" E	for a distance of 9.38 feet,
S 48° 30' 22" E	for a distance of 21.14 feet,
S 61° 13' 44" E	for a distance of 11.22 feet,
N 72° 56' 18" E	for a distance of 10.35 feet,
S 39° 23' 21" E	for a distance of 9.19 feet,
S 35° 19' 40" E	for a distance of 12.40 feet,
S 20° 28' 28" E	for a distance of 17.33 feet,
S 09° 05' 10" W	for a distance of 11.95 feet,
S 73° 10' 23" W	for a distance of 13.02 feet,
S 29° 02' 13" W	for a distance of 42.34 feet,
S 34° 06' 39" W	for a distance of 24.26 feet,
S 03° 31' 51" W	for a distance of 19.19 feet,
S 25° 22' 09" E	for a distance of 13.53 feet,
S 71° 37' 26" E	for a distance of 10.14 feet,
S 65° 47' 57" E	for a distance of 12.68 feet,
S 05° 45' 54" W	for a distance of 6.40 feet,
S 63° 08' 39" W	for a distance of 10.71 feet,
S 08° 00' 08" W	for a distance of 79.05 feet,
S 17° 43' 23" W	for a distance of 187.73 feet,
S 35° 07' 02" W	for a distance of 55.80 feet,
S 35° 07' 02" W	for a distance of 62.23 feet,
S 14° 05' 21" W	for a distance of 48.52 feet,
S 24° 16' 16" W	for a distance of 68.70 feet,
S 05° 31' 51" W	for a distance of 101.99 feet,
S 57° 09' 26" W	for a distance of 24.70 feet,
S 22° 56' 35" E	for a distance of 33.09 feet,
S 42° 00' 22" W	for a distance of 16.28 feet,
S 13° 51' 06" E	for a distance of 30.83 feet,
S 60° 08' 59" E	for a distance of 21.80 feet,

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S 44° 28' 59" E	for a distance of 28.82 feet,
N 69° 56' 31" E	for a distance of 23.92 feet,
N 48° 32' 38" E	for a distance of 6.44 feet,
S 16° 56' 46" E	for a distance of 7.38 feet,
S 05° 19' 47" E	for a distance of 81.21 feet,
S 04° 12' 18" W	for a distance of 86.44 feet,
S 39° 34' 53" W	for a distance of 46.00 feet,
S 12° 00' 19" W	at a distance of 22.9 feet, pass the fenced north line of Rock Prairie Road, continue on for a total distance of 52.48 feet and corner in the average centerline of Rock Prairie Road, same being the south line of the beforementioned 648.21 acre tract, from which a ½" iron rod set for reference bears N 00° 00' E - 100.00 feet;

THENCE along the south line of the beforementioned 648.21 acre tract, same being the average centerline of Rock Prairie Road, as follows:

N 76° 50' 30" W	for a distance of 668.90 feet, from which a crosstie fence angle point bears N 08° 00' 55" E - 35.0 feet,
N 75° 49' 22" W	for a distance of 950.54 feet,
N 77° 21' 48" W	for a distance of 216.05 feet, from which an 8" creosote post fence angle point bears N 55° 52' 24" W - 89.74 feet,
N 80° 51' 54" W	for a distance of 222.87 feet,
N 83° 37' 36" W	for a distance of 543.38 feet,
N 83° 17' 33" W	for a distance of 194.33 feet,
N 81° 57' 33" W	for a distance of 623.98 feet,
N 80° 33' 13" W	for a distance of 172.46 feet,
N 71° 53' 36" W	for a distance of 152.52 feet,
N 62° 35' 48" W	for a distance of 115.72 feet to the **PLACE OF BEGINNING**, containing 211.14 acres of land, more or less, of which there are 2.86 acres within the fenced lines of Rock Prairie Road, and approximately 57 acres lie in the floodplain of Carter's Creek.

STATE OF TEXAS
REGISTERED
S. M. KLING
2003
PROFESSIONAL
LAND SURVEYOR

Surveyed January 2004

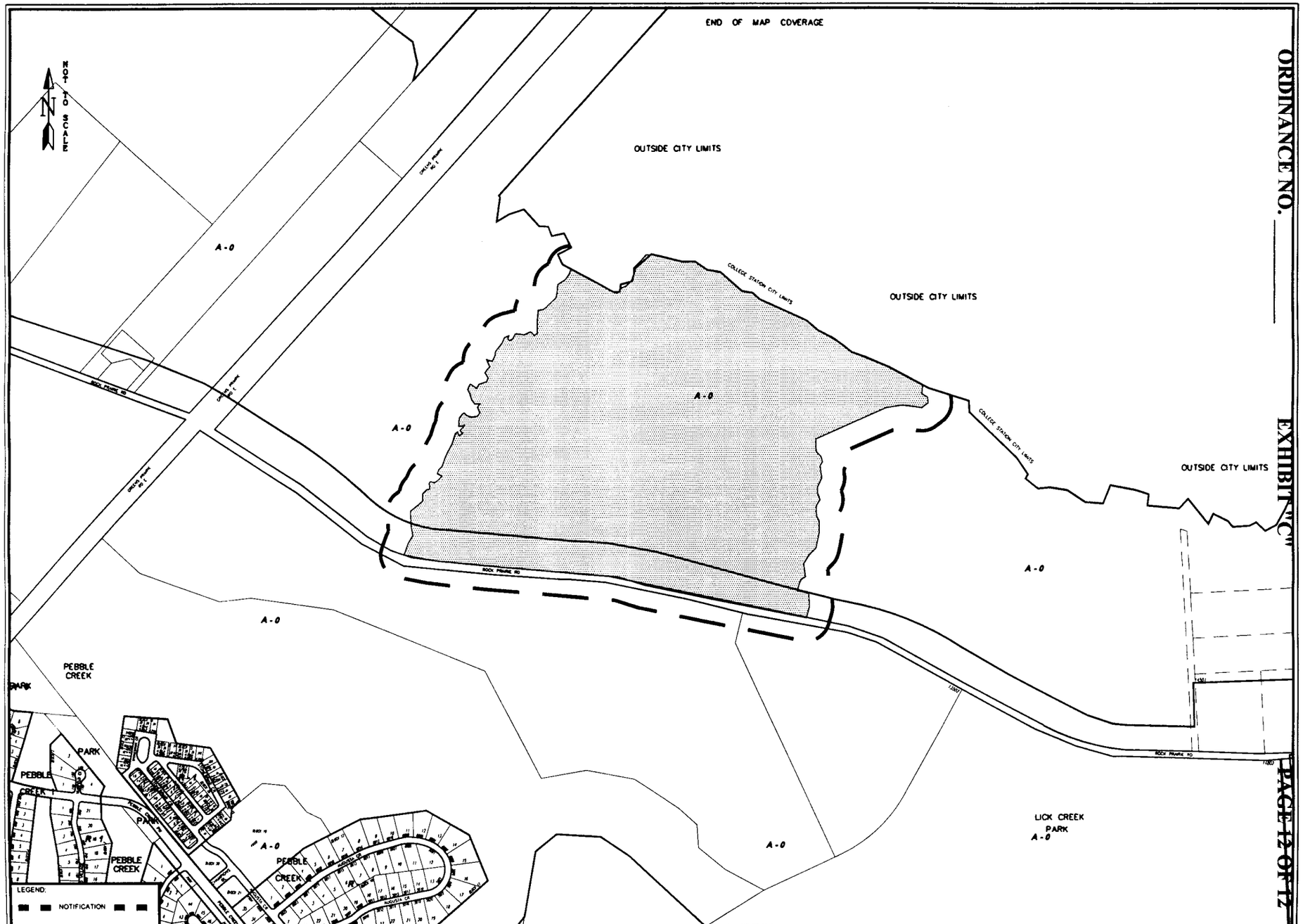
By: _____

S. M. Kling
R.P.L.S. No. 2003

Prepared 02/09/04
kes04-01a:\andersonstephen211.14ac.wpd

ORDINANCE NO. _____

EXHIBIT "C"



City of College Station, Texas
DEVELOPMENT REVIEW

STEPHEN - ANDERSON

Case: 04-32

REZONING