

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 8th day of APRIL 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 R-1 Single Family Residential.

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE STERRETT D. SMITH LEAGUE, ABSTRACT NO. 210, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 595.83 ACRE TRACT AS DESCRIBED BY A DEED TO NANTUCKET, LTD., RECORDED IN VOLUME 531, PAGE 398 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF THE REMAINDER OF A CALLED 3.15 ACRE TRACT AS DESCRIBED BY A DEED TO PHYLISS JEANNE HOBSON RECORDED IN VOLUME 942, PAGE 735 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THE ATTACHED EXHIBIT "B" AND GRAPHICALLY IN EXHIBIT "C."

**METES AND BOUNDS DESCRIPTION
OF A
4.794 ACRE TRACT
STERRETT D. SMITH LEAGUE, A-210
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED THE STERRETT D. SMITH LEAGUE, ABSTRACT NO. 210, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 595.83 ACRE TRACT AS DESCRIBED BY A DEED TO NANTUCKET, LTD., RECORDED IN VOLUME 531, PAGE 398 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF THE REMAINDER OF A CALLED 3.15 ACRE TRACT AS DESCRIBED BY A DEED TO PHYLISS JEANNE HOBSON RECORDED IN VOLUME 942, PAGE 735 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF MARINERS COVE (70' R.O.W.) MARKING THE NORTHEAST CORNER OF BLOCK 1, NANTUCKET, PHASE 6, ACCORDING TO THE PLAT RECORDED IN VOLUME 3035, PAGE 323 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR REFERENCE A ½ INCH IRON ROD FOUND BEARS: S 74° 38' 21" E FOR A DISTANCE OF 0.41 FEET;

THENCE: N 78° 41' 59" W ALONG THE NORTH LINE OF NANTUCKET, PHASE 6, FOR A DISTANCE OF 194.97 FEET TO A ½ INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID LINE;

THENCE: N 63° 37' 45" W CONTINUING ALONG THE NORTH LINE OF NANTUCKET, PHASE 6, FOR A DISTANCE OF 386.18 FEET TO A ½ INCH IRON ROD FOUND MARKING THE NORTHWEST CORNER OF NANTUCKET, PHASE 6, AND THE NORTHEAST CORNER OF NANTUCKET, PHASE 6B, ACCORDING TO THE PLAT RECORDED IN VOLUME 3704, PAGE 79 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: ALONG THE NORTHERLY AND EASTERLY LINES OF NANTUCKET, PHASE 6B, FOR THE FOLLOWING CALLS:

N 63° 39' 17" W FOR A DISTANCE OF 29.94 FEET TO A ½ INCH IRON ROD FOUND;

S 06° 54' 44" W FOR A DISTANCE OF 15.99 FEET TO A ½ INCH IRON ROD FOUND;

S 60° 45' 01" W FOR A DISTANCE OF 24.06 FEET TO A ½ INCH IRON ROD FOUND;

N 28° 50' 40" W FOR A DISTANCE OF 16.00 FEET TO A ½ INCH IRON ROD FOUND;

S 61° 13' 50" W FOR A DISTANCE OF 21.00 FEET TO A POINT ON THE COMMON LINE OF SAID REMAINDER OF 595.83 ACRE TRACT AND SAID REMAINDER OF 3.15 ACRE TRACT;

THENCE: N 43° 36' 04" W ALONG THE COMMON LINE OF SAID REMAINDER OF 595.83 ACRE TRACT AND SAID REMAINDER OF 3.15 ACRE TRACT FOR A DISTANCE OF 14.07 FEET TO A 3/8 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN THE SOUTHEAST LINE OF A CALLED 0.11 ACRE TRACT DESCRIBED AS TRACT TWO BY A DEED TO CHARLES H. SLISHER REVOCABLE TRUST AND JANE E. SLISHER REVOCABLE TRUST RECORDED IN VOLUME 3802, PAGE 321 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 46° 21' 03" E ALONG THE SOUTHEAST LINE OF SAID 0.11 ACRE TRACT AND A CALLED 0.13

ACRE TRACT DESCRIBED AS TRACT ONE BY SAID DEED TO CHARLES AND JANE SLISHER REVOCABLE TRUST (3802/321) FOR A DISTANCE OF 89.32 FEET TO A 3/8 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID 0.13 ACRE TRACT;

THENCE: N 18° 25' 37" W ALONG THE EAST LINE OF SAID 0.13 ACRE TRACT FOR A DISTANCE OF 39.86 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID 0.13 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 0.10 ACRE TRACT DESCRIBED AS TRACT TWO BY A DEED TO CHARLES E. BOYD AND PATSY J. BOYD RECORDED IN VOLUME 1696, PAGE 42 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 18° 26' 53" W ALONG THE EAST LINE OF SAID 0.10 ACRE TRACT FOR A DISTANCE OF 72.35 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID 0.10 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 0.09 ACRE TRACT DESCRIBED AS TRACT ONE BY SAID BOYD DEED (1696/42);

THENCE: N 18° 47' 35" W ALONG THE EAST LINE OF SAID 0.09 ACRE TRACT FOR A DISTANCE OF 44.17 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID 0.09 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 0.161 ACRE TRACT AS DESCRIBED BY A DEED TO DOMINGO MUNOZ AND WIFE, MIQUELA MUNOZ, RECORDED IN VOLUME 2716, PAGE 21 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 09° 01' 06" E ALONG THE EAST LINE OF SAID 0.161 ACRE TRACT FOR A DISTANCE OF 80.37 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID LINE;

THENCE: N 11° 12' 46" W CONTINUING ALONG THE EAST LINE OF SAID 0.161 ACRE TRACT FOR A DISTANCE OF 7.80 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE NORTHEAST CORNER OF SAID 0.161 ACRE TRACT AND THE SOUTHEAST CORNER OF A CALLED 0.17 ACRE TRACT AS DESCRIBED BY A DEED TO JOYCE G. THORN RECORDED IN VOLUME 4005, PAGE 233 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE: N 12° 10' 42" W ALONG THE EAST LINE OF SAID 0.17 ACRE TRACT FOR A DISTANCE OF 18.56 FEET TO A 1/2 INCH IRON ROD FOUND MARKING AN ANGLE POINT IN SAID LINE;

THENCE: N 24° 48' 08" W CONTINUING ALONG THE EAST LINE OF SAID 0.17 ACRE TRACT FOR A DISTANCE OF 52.87 FEET TO A POINT ON THE SOUTHEAST LINE OF NANTUCKET DRIVE MARKING THE NORTHEAST CORNER OF SAID 0.17 ACRE TRACT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS: S 24° 48' 08" E FOR A DISTANCE OF 0.16 FEET;

THENCE: N 60° 34' 45" E ALONG THE SOUTHEAST LINE OF NANTUCKET DRIVE FOR A DISTANCE OF 12.06 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 1230.00 FEET;

THENCE: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 01' 44" FOR AN ARC DISTANCE OF 129.43 FEET (CHORD BEARS: N 57° 33' 53" E - 129.37 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE: THROUGH SAID REMAINDER OF 595.83 ACRE TRACT FOR THE FOLLOWING CALLS:

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 86° 35' 14" FOR AN ARC DISTANCE OF 37.78 FEET (CHORD BEARS: S 82° 09' 22" E - 34.29 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

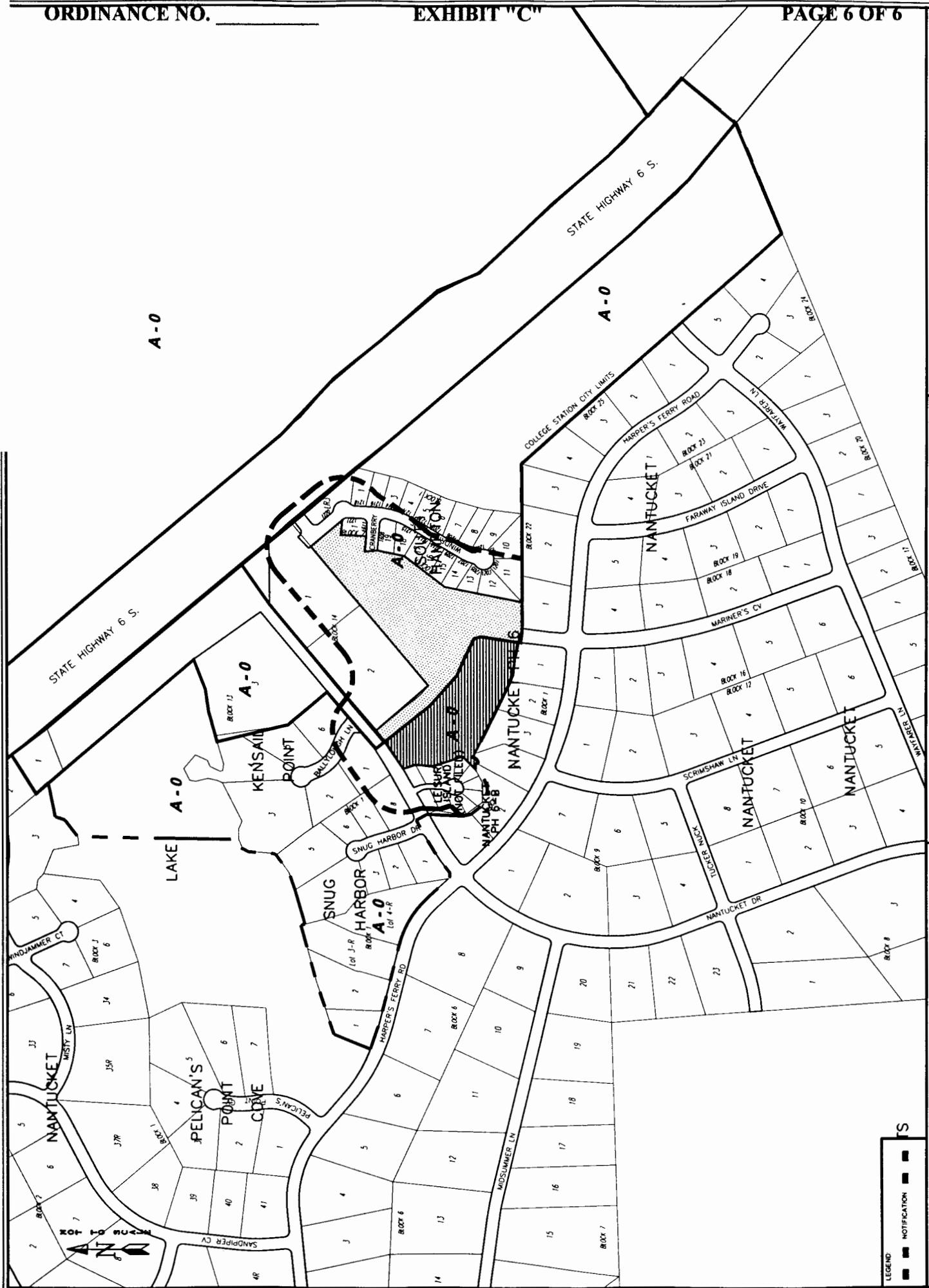
S 38° 51' 45" E FOR A DISTANCE OF 256.52 FEET TO A POINT MARKING THE BEGINNING OF A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 617.09 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35° 51' 46" FOR AN ARC DISTANCE OF 386.25 FEET (CHORD BEARS: S 56° 47' 38" E – 379.98 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE AND THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 82° 21' 21" FOR AN ARC DISTANCE OF 35.93 FEET (CHORD BEARS: S 33° 32' 50" E – 32.92 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

S 07° 37' 50" W FOR A DISTANCE OF 209.80 FEET TO THE POINT OF BEGINNING CONTAINING 4.794 ACRES OF LAND AS SURVEYED ON THE GROUND JANUARY, 2004. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502



REZONING

Case: 04-54

NANTUCKET PH 7

City of College Station, Texas
DEVELOPMENT REVIEW

LEGEND: ■ NOTIFICATION ■ IS