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 22nd day of JULY 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 to apply an OV Overlay Zone as provided in the Unified Development Ordinance in Article 5, Section 5.8A:

BEING A 7.46 ACRE TRACT OR PARCEL OF LAND, MORE OR LESS, LYING AND BEING SITUATED IN THE MORGAN RECTOR LEAGUE, ABSTRACT NO. 46, COLLEGE STATION, BRAZOS COUNTY, TEXAS, AND BEING A PORTION OF A 16.08 ACRE TRACT CONVEYED TO JEFF E. PARKER FROM FRANK M. AND DORIS D. SMITH BY DEED RECORDED IN VOLUME 447, PAGE 435 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THE ATTACHED EXHIBIT B AND SHOWN GRAPHICALLY IN THE ATTACHED EXHIBIT C.

GF No.: 02070047

Being a 7.46 acre tract or parcel of land, more or less, lying and being situated in the Morgan Rector League, Abstract No. 46, College Station, Brazos County, Texas, and being a portion of a 16.08 acre tract conveyed to Jeff E. Parker from Frank M. and Doris D. Smith by deed recorded in Volume 417, Page 435 of the Deed Records of Brazos County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an iron rod marking the northwest corner of the aforementioned 16.08 acre tract;

THENCE North 63° 49' 08" East for a distance of 450.97 feet to an iron rod for corner;

THENCE South 45° 20' 52" East for a distance of 245.89 feet to an iron rod for the beginning of a curve to the left;

THENCE South 57° 44' 32" East along said chord of curve for a distance of 429.28 feet to an iron rod for end of said curve, same rod being a point for corner, (Curve Data; central angle = 24° 47' 20", radius = 1000.00 fret, arc = 432.65 feet, tangent = 219.76 feet):

THENCE South 46° 39' 39" West for a distance of 523.26 feet to a corner post found for corner;

THENCE North 45° 00' 00" West for a distance of 794.90 feet to the PLACE OF BEGINNING and containing 7.46 acres of land, more or less.

SAVE AND EXCEPT:

All that certain tract or parcel of land lying and being situated in the Morgan Rector League, Abstract No. 46 in College Station, Brazos County, Texas, being part of that tract conveyed to The Second Baptist Church by Deed recorded in Volume 755, Page 513 of the Official Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING in the northeast line of Lakeview Acres Addition to tile City of College Station, Texas, according to plat of record in Volume 448, Page 607 of the Deed Records of Brazos County, Texas, at the west corner of the said Second Baptist Church tract.

THENCE N 60° 14' 37" E-451.28 feet along the southeast line of a 30' public road described in Volume 157, Page 417 of the Deed

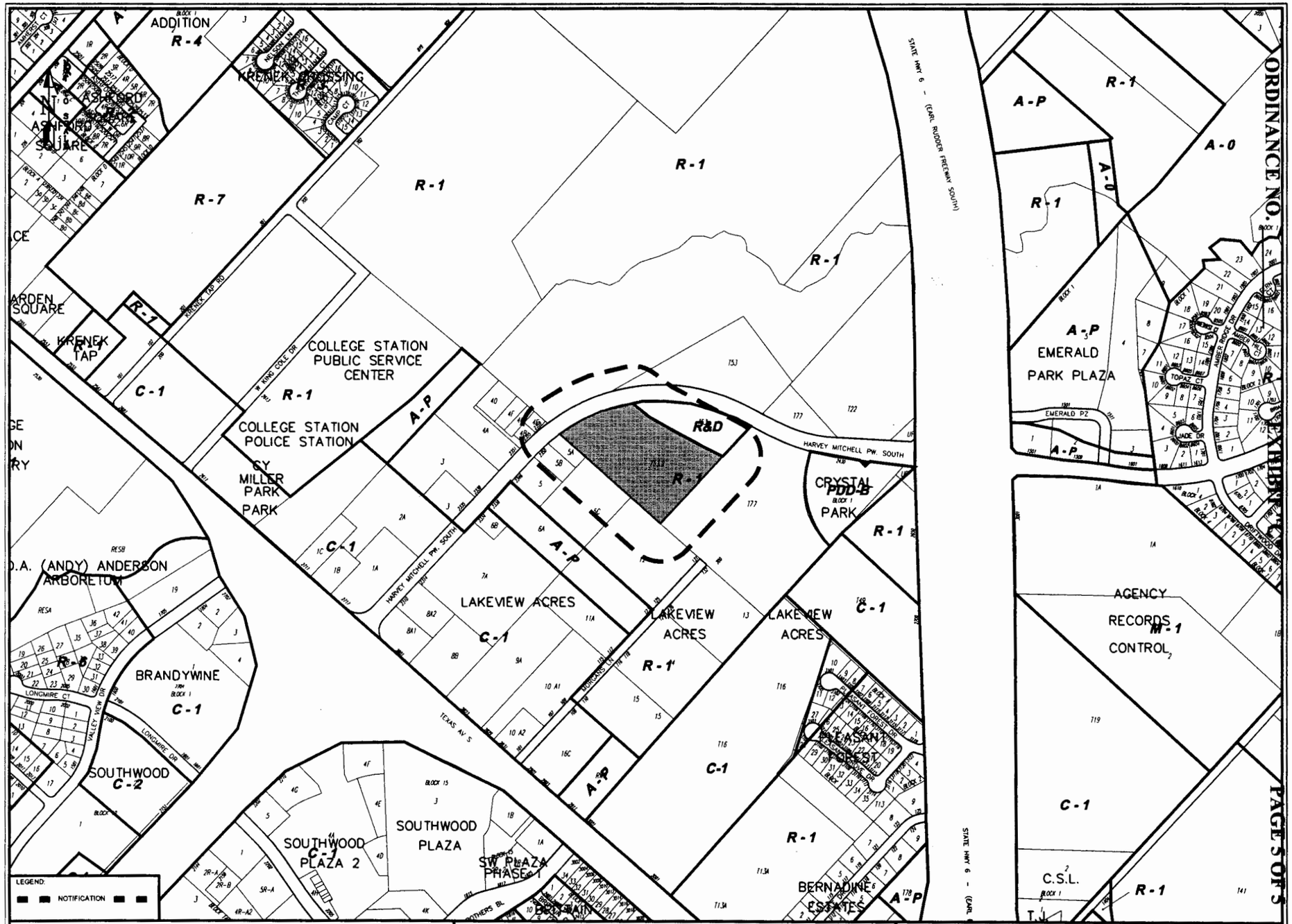
Continued on next page

Records of Brazos County, Texas, which is also the northwest line of the said Second Baptist Church tract, to an iron rod at the most northerly corner of the said Second Baptist Church tract;

THENCE S 48° 55' 23" E- 104.39 feet along the northeast line of the Second Baptist Church tract to an iron rod set for the most easterly corner of this tract;

THENCE along the arc of a curve to the left (R=955') through a central angle of 28° 58' 07", the chord of which bears S 67° 51' 36" W-477.72 feet, to an iron rod set in the northeast line of Lake View Acres;

THENCE N 48° 36' 05" W-37.29 feet along the northeast line of Lakeview Acres to the POINT OF BEGINNING and containing 0.47 acres of land more or less.



City of College Station, Texas
DEVELOPMENT REVIEW

KENNY COTTON

Case: 04-143

REZONING

ORDINANCE NO. 2 EXHIBIT C

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