

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 23rd day of SEPTEMBER, 2004.

APPROVED:

RON SILVIA, Mayor

ATTEST:

Connie Hooks, City Secretary

APPROVED:

Hawley Cargill

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:

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE ROBERT STEVENSON LEAGUE, ABSTRACT NO. 54, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 2.490 ACRE TRACT AS DESCRIBED BY A DEED TO LANCE R. LESCHPER AND WIFE, KAREN R. LESCHPER, RECORDED IN VOLUME 3387, PAGE 141 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF A CALLED 1.21 ACRE TRACT AS DESCRIBED BY A DEED TO LANCE R. LESCHPER AND WIFE, KAREN R. LESCHPER, RECORDED IN VOLUME 1374, PAGE 236 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE REMAINDER OF A CALLED 3.89 ACRE TRACT AS DESCRIBED BY A DEED TO LANCE R. LESCHPER AND WIFE, KAREN R. LESCHPER, RECORDED IN VOLUME 1589, PAGE 73 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS. SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THE ATTACHED EXHIBIT "B" AND SHOWN GRAPHICALLY IN THE ATTACHED EXHIBIT "C".

**METES AND BOUNDS DESCRIPTION
OF A
5.109 ACRE TRACT
ROBERT STEVENSON LEAGUE, A-54
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

METES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OF LAND LYING AND BEING SITUATED IN THE ROBERT STEVENSON LEAGUE, ABSTRACT NO. 54, COLLEGE STATION, BRAZOS COUNTY, TEXAS. SAID TRACT BEING ALL OF A CALLED 2.490 ACRE TRACT AS DESCRIBED BY A DEED TO LANCE R. LESCHPER AND WIFE, KAREN R. LESCHPER, RECORDED IN VOLUME 3387, PAGE 141 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, ALL OF A CALLED 1.21 ACRE TRACT AS DESCRIBED BY A DEED TO LANCE R. LESCHPER AND WIFE, KAREN R. LESCHPER, RECORDED IN VOLUME 1374, PAGE 236 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND THE REMAINDER OF A CALLED 3.89 ACRE TRACT AS DESCRIBED BY A DEED TO LANCE R. LESCHPER AND WIFE, KAREN R. LESCHPER, RECORDED IN VOLUME 1589, PAGE 73 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

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

BEGINNING AT A 1/2 INCH IRON ROD FOUND ON THE NORTHWEST LINE OF BARRON ROAD (VARIABLE WIDTH R.O.W.) MARKING THE SOUTH CORNER OF SAID 2.490 ACRE TRACT;

THENCE: N 45° 20' 49" W ALONG THE SOUTHWEST LINE OF SAID 2.490 ACRE TRACT, SAME BEING THE NORTHEAST LINE, AND THE EXTENSION THEREOF, OF BLOCK 5, ALEXANDRIA SUBDIVISION, PHASE FIVE, ACCORDING TO THE PLAT RECORDED IN VOLUME 5063, PAGE 140 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 318.68 FEET TO A 1/2 INCH IRON ROD FOUND MARKING THE WEST CORNER OF SAID 2.490 ACRE TRACT AND AN ANGLE POINT IN THE NORTHEAST LINE OF ALEXANDRIA SUBDIVISION, PHASE FIVE (THIS LINE WAS USED FOR BEARING ORIENTATION HONORING THE PLAT CALL BEARING OF ALEXANDRIA SUBDIVISION, PHASE FIVE, 5063/140);

THENCE: N 44° 39' 11" E ALONG THE NORTHWEST LINE OF SAID 2.490 ACRE TRACT AND SAID REMAINDER OF 3.89 ACRE TRACT, SAME BEING A SOUTHWEST LINE OF ALEXANDRIA SUBDIVISION, PHASE FIVE, AND THE SOUTHWEST LINE OF BLOCK 5, ALEXANDRIA SUBDIVISION, PHASE 3-A, ACCORDING TO THE PLAT RECORDED IN VOLUME 3698, PAGE 287 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, FOR A DISTANCE OF 674.60 FEET TO A POINT ON THE SOUTHWEST LINE OF ALEXANDRIA AVENUE (60' R.O.W.) MARKING THE EAST CORNER OF LOT 1, BLOCK 5, ALEXANDRIA SUBDIVISION, PHASE 3-A, SAID POINT BEING IN A COUNTERCLOCKWISE CURVE HAVING A RADIUS OF 1030.00 FEET;

THENCE: ALONG THE SOUTHWEST LINE OF ALEXANDRIA AVENUE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01° 02' 40" FOR AN ARC DISTANCE OF 18.77 FEET (CHORD BEARS: S 53° 57' 42" E - 18.77 FEET) TO A POINT MARKING THE ENDING POINT OF SAID CURVE;

THENCE: S 54° 29' 02" E CONTINUING ALONG THE SOUTHWEST LINE OF ALEXANDRIA AVENUE FOR A DISTANCE OF 138.81 FEET TO A POINT MARKING THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 970.00 FEET, FOR REFERENCE A 1/2 INCH IRON ROD FOUND BEARS:

N 32° 59' 39" E FOR A DISTANCE OF 0.46 FEET;

THENCE: CONTINUING ALONG THE SOUTHWEST LINE OF ALEXANDRIA AVENUE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 08° 06' 31" FOR AN ARC DISTANCE OF 137.28 FEET (CHORD BEARS: S 50° 25' 47" E – 137.16 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: ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 29' 47" FOR AN ARC DISTANCE OF 39.49 FEET (CHORD BEARS: S 01° 07' 38" E – 35.51 FEET) TO A ½ INCH IRON ROD FOUND ON THE NORTHWEST LINE OF BARRON ROAD MARKING THE ENDING POINT OF SAID CURVE;

THENCE: S 44° 00' 54" W ALONG THE NORTHWEST LINE OF BARRON ROAD FOR A DISTANCE OF 94.53 FEET TO A ½ INCH IRON ROD FOUND MARKING THE SOUTHEAST CORNER OF SAID REMAINDER OF 3.89 ACRE TRACT AND THE EAST CORNER OF SAID 1.21 ACRE TRACT;

THENCE: S 44° 20' 24" W CONTINUING ALONG THE NORTHWEST LINE OF BARRON ROAD FOR A DISTANCE OF 248.34 FEET TO A ½ INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID 1.21 ACRE TRACT AND THE EAST CORNER OF SAID 2.490 ACRE TRACT;

THENCE: S 44° 53' 17" W CONTINUING ALONG THE NORTHWEST LINE OF BARRON ROAD FOR A DISTANCE OF 343.98 FEET TO THE POINT OF BEGINNING CONTAINING 5.109 ACRES OF LAND AS SURVEYED ON THE GROUND AUGUST, 2004. SEE PLAT PREPARED AUGUST, 2004, FOR MORE DESCRIPTIVE INFORMATION.

BRAD KERR
REGISTERED PROFESSIONAL
LAND SURVEYOR No. 4502

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