

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 34 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this 28th day of April, 2005.

APPROVED:

RON SILVIA, Mayor

ATTEST:

Connie Hooks, City Secretary

APPROVED:

City Attorney

ORDINANCE NO. _____

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 OF THAT CERTAIN 0.87 ACRE TRACT OR PARCEL OF LAND, LYING AND BEING SITUATED IN THE MORGAN RECTOR LEAGUE, ABSTRACT NO.46, COLLEGE STATION, BRAZOS COUNTY, TEXAS AND BEING A PORTION OF THE 23.75 ACRE TRACT COVEYED TO C. CARL KOLBE, ET UX AS DESCRIBED BY DEED RECORDED IN VOLUME 3213 PAGE 335 OF THE OFFICIAL 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."

EXHIBIT "B"

**METES AND BOUNDS DESCRIPTION
OF A
0.87 ACRE TRACT
(PROPOSED R-1 ZONE)
MORGAN RECTOR LEAGUE, ABSTRACT NO. 46
COLLEGE STATION, BRAZOS COUNTY, TEXAS**

Metes and bounds description of all that certain 0.87 acre tract of parcel of land, lying and being situated in the Morgan Rector League, Abstract No. 46, College Station, Brazos County, Texas and being a portion of the 23.75 acre tract conveyed to C. Carl Kolbe, et ux as described by deed recorded in VOLUME 3213 PAGE 335 of the Official Records of Brazos County, Texas, and being more particularly described as follows:

BEGINNING at the southeasterly corner of Lot 13 in Block 3 of proposed Horse Haven Estates, Phase 3, and being N 12° 30' 41" W - 437.82' from an angle point in the common line with the 29.51 acre tract conveyed to Oakwood Custom Homes Group, Ltd., and said 23.75 acre tract;

THENCE N 12° 30' 41" W - 192.44 feet along said common line to an angle point;

THENCE N 02° 26' 16" E - 44.20 feet along said common line to an angle point;

THENCE N 38° 22' 43" E - 79.91 feet along said common line to a point for corner;

THENCE N 51° 36' 12" W - 51.06 feet along said common line to the beginning of a curve to the right (R = 30.00 feet);

THENCE 49.60 feet along said curve whose chord bears N 01° 45' 34" W - 44.14 feet (Delta = 94° 43' 44", Tangent = 32.58 feet) to a point for the end of said curve;

THENCE N 50° 38' 06" E - 129.08 feet along said common line to a point for corner;

Thence the following calls across the said 23.75 acre tract:

S 00° 22' 30" E – 67.72 feet to a point for corner;

S 88° 02' 08" E – 10.38 feet to a point for corner;

S 00° 22' 30" E – 149.45 feet to an angle point;

S 02° 14' 03" W – 106.34 feet to an angle point;

S 24° 12' 43" W – 107.54 feet to an angle point;

S 46° 09' 58" W – 44.06 feet to the PLACE OF BEGINNING, and containing 0.87 acres of land.

Refer to exhibit drawing issued simultaneously this date.

BASIS OF BEARING: Plat of Lot 1 of House Haven Estates, as recorded in VOLUME 4285 PAGE 35 of the Official Records of Brazos County, Texas.

This description has been computed from record data and is for zoning use only, pursuant to the provisions of the Texas Administrative Code. It is not for the purpose of land conveyance.

February 2005
Municipal Development Group
College Station, Texas

