

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 14<sup>th</sup> day of July, 2005.

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 R-1 Single Family Residential and A-O Agricultural Open to PDD Planned Development District:**

*ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN BRAZOS COUNTY, TEXAS, AND BEING SITUATED IN THE ROBERT STEVENSON SURVEY, A-54, AND BEING A PART OF THE SAME TRACT OF LAND DESCRIBED IN A DEED TO TIMOTHY J. CROWLEY, AS RECORDED IN VOLUME 1415, PAGE 74, OF THE BRAZOS COUNTY OFFICIAL RECORDS (B.C.O.R.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THE ATTACHED EXHIBIT B AND SHOWN GRAPHICALLY IN THE ATTACHED EXHIBIT C.*

**Purpose Statement:** The purpose and intent of this Planned Development District is a single family integrated residential community with amenities that provide for an enhanced quality of life.

**Uses Allowed:** Single-family residential  
Public park  
Common areas consisting of open space, landscaped areas, and buffers.

**EXHIBIT "B"**  
**METES AND BOUNDS DESCRIPTION**  
**OF A 76.66 ACRE TRACT OF LAND**  
**OUT OF THE ROBERT STEVENSON SURVEY, A-54**  
**COLLEGE STATION**  
**BRAZOS COUNTY, TEXAS**

All that tract or parcel of land lying and being situated in Brazos County, Texas, and being situated in the Robert Stevenson Survey, A-54, and being a part of the same tract of land described in a deed to Timothy J. Crowley, as recorded in Volume 1415, Page 74, of the Brazos County Official Records(B.C.O.R.), and being more particularly described by metes and bounds as follows with all control referred to the 1983 Texas State Plane Coordinate System, Lambert Projection, Central Zone:

**COMMENCING** at a 5/8" iron rod found for the north corner of said Crowley tract, also being a point in the southwest right-of-way line of State Highway No. 6, as recorded in Volume 929, Page 216, of the B.C.O.R., having a Texas State Plane Coordinate Value of X= 3,576,278.52(E), Y = 10,192,792.33 (N)

**THENCE** South 3°45'04" West, a distance of 4348.99 feet across said Crowley tract to a 5/8" iron rod set for the **PLACE OF BEGINNING**, also being a point in the north right-of-way line of State Highway 40(R.O.W. Varies(410'+)), which is a 62.965 acre tract, as recorded in Vol. 3926, Page 85, of the B.C.O.R.;

**THENCE** along the common line between this tract and said right-of-way line of State Highway 40 for the following calls:

South 77°04'16" West, a distance of 214.27 feet to a concrete monument with brass cap found for corner;  
South 87°07'11" West, a distance of 223.83 feet to a concrete monument with brass cap found for corner;  
South 86°03'26" West, a distance of 656.18 feet to a concrete monument with brass cap found for corner;  
South 85°11'52" West, a distance of 656.20 feet to a concrete monument with brass cap found for corner;  
South 87°12'10" West, a distance of 131.28 feet to a concrete monument with brass cap found for corner;  
South 85°46'14" West, a distance of 1039.30 feet to a 5/8" iron rod set for the east corner of this tract, also being a southeast corner of the 10.416 acre tract, as recorded in Vol. 6475, Page 253;

**THENCE** along the common line between this tract and said 10.416 acre tract for the following calls:

North 29°30'59" East, a distance of 321.59 feet to a 5/8" iron rod set for corner;  
North 87°11'04" East, a distance of 456.89 feet to a 5/8" iron rod set for corner;  
North 15°03'13" East, a distance of 248.72 feet to a 5/8" iron rod set for corner;  
North 42°50'38" East, a distance of 292.95 feet to a 5/8" iron rod set for corner;  
North 21°57'24" East, a distance of 152.65 feet to a 5/8" iron rod set for corner;  
North 56°18'17" West, a distance of 23.91 feet to a 5/8" iron rod set for corner;  
North 60°47'40" West, a distance of 81.70 feet to a 5/8" iron rod set for corner;  
North 11°51'44" West, a distance of 31.98 feet to a 5/8" iron rod set for corner;  
South 75°45'41" West, a distance of 180.36 feet to a 5/8" iron rod set for corner, also being a point on the north line of said 10.416 acre tract;

**THENCE** severing said Crowley tract, North 9°37'02" West, a distance of 80.28 feet to a 5/8" iron rod set for corner, also being a point on the south line of the 22.089 acre tract, as recorded in Vol. 6475, Page 253, of the B.C.O.R.;

**THENCE** along the common line between this tract and said 22.089 acre tract for the following calls:

North 75°46'04" East, a distance of 177.21 feet to a 5/8" iron rod set for corner;  
North 11°51'44" West, a distance of 47.08 feet to a 5/8" iron rod set for corner;

North 14°27'26" East, a distance of 11.19 feet to a 5/8" iron rod set for corner;  
South 79°47'20" East, a distance of 30.90 feet to a 5/8" iron rod set for corner;  
South 73°21'03" East, a distance of 50.19 feet to a 5/8" iron rod set for corner;  
North 11°57'50" East, a distance of 253.01 feet to a 5/8" iron rod set for corner;  
North 16°24'44" East, a distance of 76.02 feet to a 5/8" iron rod set for corner;  
North 54°14'28" East, a distance of 38.38 feet to a 5/8" iron rod set for corner;  
North 82°24'36" East, a distance of 33.58 feet to a 5/8" iron rod set for corner;  
South 87°31'11" East, a distance of 50.63 feet to a 5/8" iron rod set for corner;  
North 44°19'10" East, a distance of 40.30 feet to a 5/8" iron rod set for corner;  
North, a distance of 47.16 feet to a 5/8" iron rod set for corner, also being an exterior corner of said 22.089 acre tract, also being a south corner of the Parkland Dedication, 1.500 acre tract, as recorded in Vol. 5511, Page 267, of the B.C.O.R.;

**THENCE** along the common line between this tract and said 1.500 acre tract

East, a distance of 98.13 feet to a 5/8" iron rod set for corner;  
North, a distance of 114.66 feet to a 5/8" iron rod set for corner;  
North 40°53'55" East, a distance of 340.39 feet to a 5/8" iron rod set for an east corner of said 1.500 acre tract, also being a point on the south line of said 22.089 acre tract;

**THENCE** along the common line between this tract and said 22.089 acre tract for the following calls:

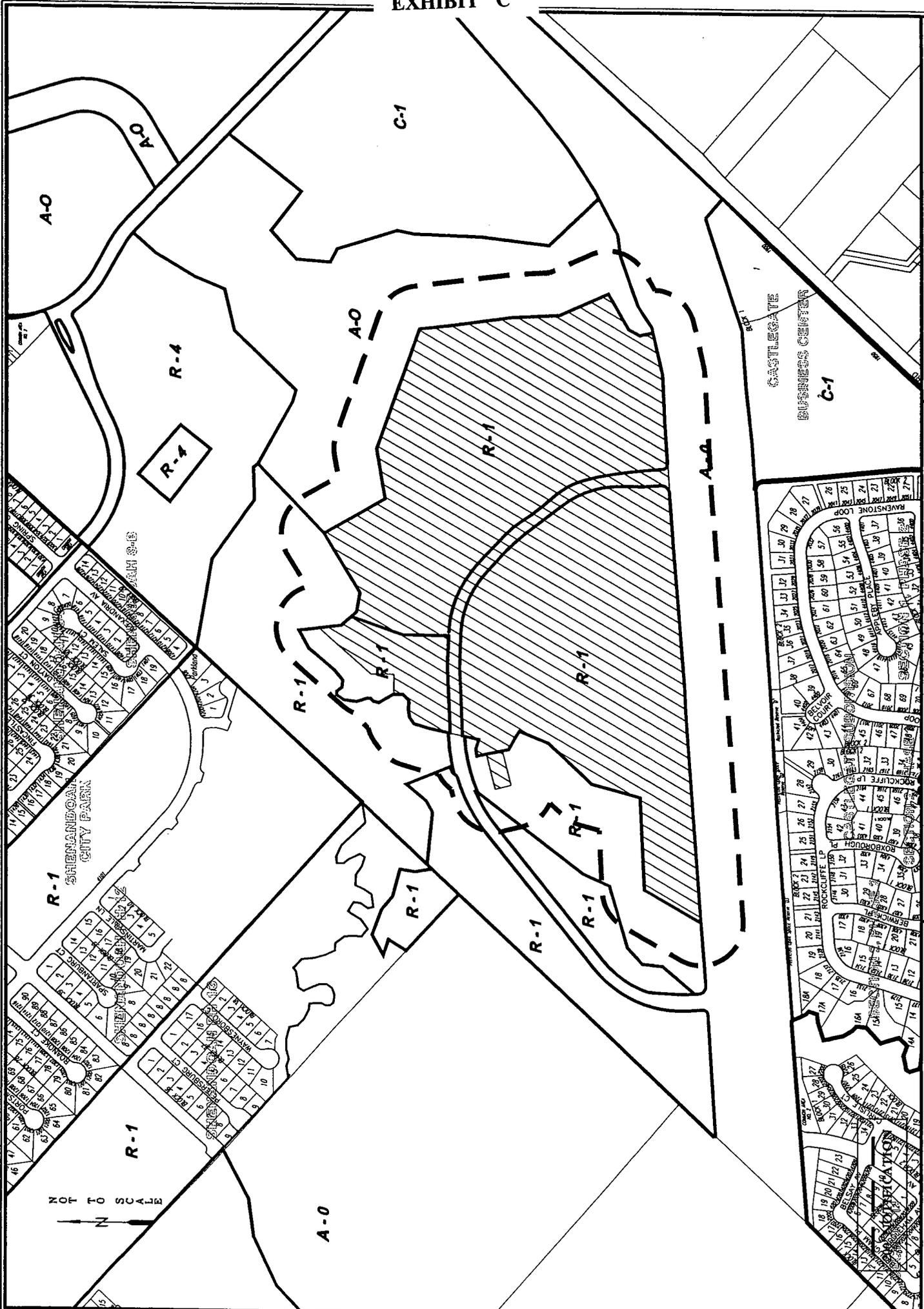
South 7°08'56" East, a distance of 114.01 feet to a 5/8" iron rod set for corner;  
South 41°59'36" East, a distance of 101.11 feet to a 5/8" iron rod set for corner;  
South 79°48'29" East, a distance of 96.18 feet to a 5/8" iron rod set for corner;  
North 60°27'53" East, a distance of 134.79 feet to a 5/8" iron rod set for corner;  
North 57°07'06" East, a distance of 199.57 feet to a 5/8" iron rod set for corner, also being the west corner of the 38.064 acre Conservation Zone, as recorded in Vol. 3926, Page 104, of the B.C.O.R.;

**THENCE** along the common line between this tract and said 38.064 acre tract for the following calls:

South 30°24'07" East, a distance of 347.94 feet to a 5/8" iron rod set for corner;  
North 80°39'35" East, a distance of 256.24 feet to a 5/8" iron rod set for corner;  
South 70°33'45" East, a distance of 630.06 feet to a 5/8" iron rod set for corner;  
South 6°39'54" East, a distance of 140.94 feet to a 5/8" iron rod set for corner;  
South 8°08'16" East, a distance of 314.93 feet to a 5/8" iron rod set for corner;  
South 3°08'07" East, a distance of 236.97 feet to a 5/8" iron rod set for corner;  
South 23°59'30" East, a distance of 265.08 feet to a 5/8" iron rod set for corner;  
South 59°44'32" West, a distance of 199.70 feet to a 5/8" iron rod set for corner;  
South 28°19'55" West, a distance of 63.04 feet to a 5/8" iron rod set for corner;  
South 12°02'13" East, a distance of 65.56 feet to the **PLACE OF BEGINNING** containing 76.66 acres.

Dante Carlomagno  
Texas Registered Professional Land Surveyor No. 1562  
2005-03-15-WallaceSubdivision.doc  
Tuesday, March 15, 2005

EXHIBIT "C"



REZONING

Case: 05-68

CASTLEROCK

Planning & Development

