

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 Exhibits "A" and "B" 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 22<sup>nd</sup> day of November, 2005.

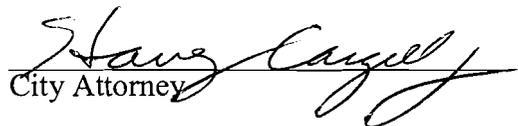
APPROVED:

\_\_\_\_\_  
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 A-O Agricultural Open to R-1 Single Family:**

*ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING 13.79 ACRE SITUATED IN THE ROBERT STEVENSON SURVEY, ABSTRACT NO. 54, CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS AND BEING A PART OF THE CERTAIN CALLED 22.796 ACRE TRACT AS DESCRIBED IN DEED FROM JOSEPH S. OSOBA AND WIFE MILDRED L. OSOBA TO PEYTON WALLER OF RECORD IN VOLUME 327, PAGE 90, DEED RECORDS OF BRAZOS COUNTY, TEXAS, SAID 13.79 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THE ATTACHED EXHIBIT B AND SHOWN GRAPHICALLY IN THE ATTACHED EXHIBIT C.*

**EXHIBIT "B"**

**FIELD NOTES  
13.79 ACRES  
OUT OF THE PEYTON WALLER  
CALLED 22.796 ACRE TRACT  
VOLUME 327, PAGE 90  
ROBERT STEVENSON SURVEY, A - 54  
COLLEGE STATION, BRAZOS COUNTY, TEXAS  
May 26, 2005**

All that certain lot, tract or parcel of land being 13.79 acres situated in the ROBERT STEVENSON SURVEY, Abstract No. 54, City of College Station, Brazos County, Texas and being a part of that certain Called 22.796 acre tract as described in deed from Joseph S. Osoba and wife Mildred L. Osoba to Peyton Waller of record in Volume 327, Page 90, Deed Records of Brazos County, Texas, said 13.79 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" Iron Rod with cap found for the most southerly corner, said corner being the most southerly corner of said Called 22.796 acre tract, said corner also being the most westerly corner of the SPRINGBROOK-COMMON AREA 18.22 Acre Tract as described in Volume 2387, Page 241, said corner being located in the northeast line of the Edward Froehling Called 93.543 acre tract as described in Volume 3162, Page 199;

THENCE N 48 ° 17 ' 30 " W, along the southwest line of said Called 22.796 acre tract and the northeast line of said Called 93.543 acre tract a distance of 423.88 feet to a 3/8" Iron Rod found for the most westerly corner, said corner being the most northerly corner of said Called 93.543 acre tract and also being the most westerly corner of said Called 22.796 acre tract, said corner being located in the southeast line of the PHI-TON Investments, LLP 97.94 acre tract as described in Volume 6143, Page 36;

THENCE N 41 ° 14 ' 58 " E, along the northwest line of said Called 22.796 acre tract and the southeast line of said 97.94 acre tract a distance of 957.05 feet to an 8" Wood Fence Corner Post found for angle point, said corner being the most easterly corner of said 97.94 acre tract and the most southerly corner of the JK Development, L.L.P. Part of Called 21.00 acre tract as described in volume 2639, Page 71;

THENCE N 44 ° 02 ' 44 " E, continuing along the northwest line of said Called 22.796 acre tract and the southeast line of said Called 21.00 acre tract a distance of 480.13 feet to a 1/2" Iron Rod with Cap found in the southwest right-of-way line of Longmire Drive for the most northerly corner; THENCE S 46 ° 37 ' 47 " E, along the southwest right-of-way line of said Longmire Drive a distance of 400.27 feet to a 1/2" Iron Rod with Cap found for the most easterly corner, said corner being the most northerly corner of Springbrook – Cypress Meadow Phase II, Block Ten as described in Volume 2354, Page 261, said corner also being located in the southeast line of said Called 22.796 acre tract;

THENCE S 41 ° 13 ' 53 " W, along the southeast line of said Called 22.796 acre tract and the northwest line of said Springbrook – Cypress Meadow Phase II, Block Ten at a distance of 1319.86 passing a 1/2" Iron Rod found for the most westerly corner of said Springbrook – Cypress Meadow Phase II, Block Ten, and continuing along the northwest line of said SPRINGBROOK-COMMON AREA 18.22 Acre Tract for a total distance of 1425.19 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 13.79 ACRES OF LAND MORE OR LESS, according to a survey performed on October 21, 2004, under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961. North Orientation is based on rotating the southeast line to Grid North by utilizing GPS Observations.



COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

Effective Date: June 28, 2005, 7:30 am

G.F. No. or File No. S27937

Commitment No. \_\_\_\_\_ issued: August 1, 2005, 2:00 pm  
(if applicable)

- 1. The policy or policies to be issued are:
  - (a) OWNER POLICY OF TITLE INSURANCE (Form T-1)  
(Not applicable for improved one-to-four family residential real estate)  
Policy Amount: \$662,692.00  
PROPOSED INSURED: RONALD L. LAGRONE
  - (b) TEXAS RESIDENTIAL OWNER POLICY OF TITLE INSURANCE - ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)  
Policy Amount:  
PROPOSED INSURED:
  - (c) MORTGAGEE POLICY OF TITLE INSURANCE (Form T-2)  
Policy Amount:  
PROPOSED INSURED:  
Proposed Borrower:
  - (d) TEXAS SHORT FORM RESIDENTIAL MORTGAGEE POLICY OF TITLE INSURANCE (Form T-2R)  
Policy Amount:  
PROPOSED INSURED:  
Proposed Borrower:
  - (e) MORTGAGEE TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)  
Binder Amount:  
PROPOSED INSURED:  
Proposed Borrower:
  - (f) OTHER  
Policy Amount:  
PROPOSED INSURED:

2. The interest in the land covered by this Commitment is: Fee Simple

3. Record title to the land on the Effective Date appears to be vested in:  
DAHLIS BOOTHE WALLER (SEE SCHEDULE C REQUIREMENT)

4. Legal description of the land:  
All that certain lot, tract or parcel of land being 13.79 acres situated in the ROBERT STEVENSON SURVEY, Abstract No. 54, City of College Station, Brazos County, Texas and being a part of that certain Called 22.796 acre tract as described in deed from Joseph S. Osoba and wife Mildred L. Osoba to Peyton Waller of record in Volume 327, Page 90, Deed Records of Brazos County, Texas, said 13.79 acre tract being more particularly described by metes and bounds as follows:

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*BJ*

the most easterly corner of said 97.94 acre tract and the most southerly corner of the JK Development, L.L.P. Part of Called 21.00 acre tract as described in volume 2639, Page 71;

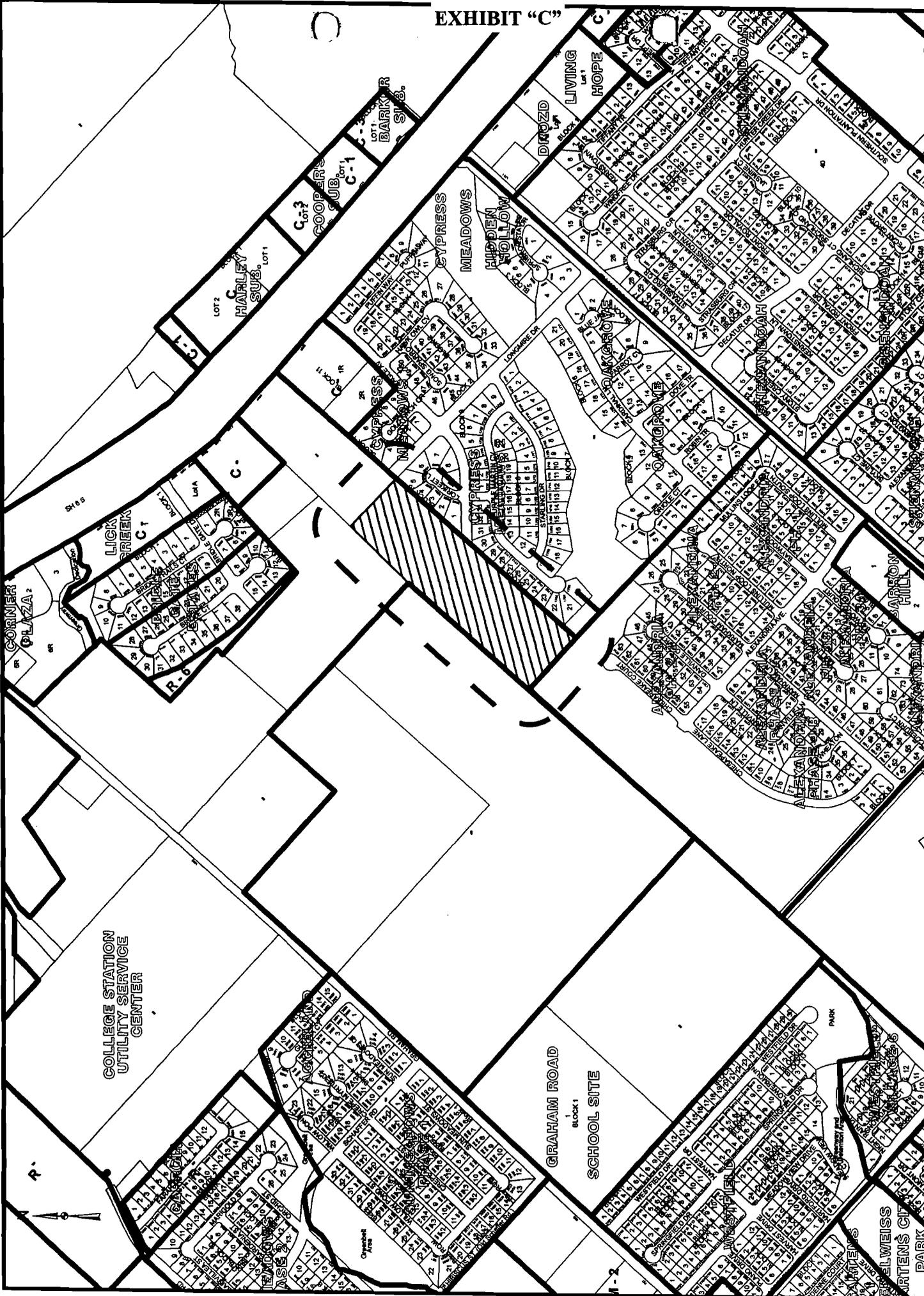
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NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such are or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

EXHIBIT "C"



 <p>CITY OF COLLEGE STATION</p>	<p>DEVELOPMENT REVIEW</p>	<p>LONGMIRE EXTENSION</p>
<p>Case: 05-175</p>		<p>REZONING</p>