

ORDINANCE NO. 3137

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KATY, TEXAS AMENDING THE ZONING MAP OF THE CITY OF KATY BY CHANGING THE ZONING CLASSIFICATION FROM "M" INDUSTRIAL DISTRICT TO "C-2" GENERAL BUSINESS DISTRICT FOR APPROXIMATELY 4.9998 ACRES OF LAND IN THE THOMAS CRESAP SURVEY, ABSTRACT 369, AND THE CHARLES W. SCHRIMPF SURVEY, ABSTRACT 412, FORT BEND COUNTY, TEXAS; PROVIDING FOR AN EFFECTIVE DATE; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY AND PROVIDING FOR A PENALTY OF UP TO \$2,000.00 DOLLARS PER DAY FOR A VIOLATION OF ANY PROVISION OF THE ORDINANCE.

Whereas, On April 9, 2024, the City Planning and Zoning Commission held a public hearing on the proposed amendments to the Zoning Map, and such Commission recommended that such permit be approved; and

Whereas, on April 22, 2024, the City Council held a public hearing on the proposed amendments to the Zoning Map,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KATY, TEXAS THAT:

Section 1. The Zoning Map of the City of Katy is hereby amended to change the zoning classification of a 4.9998 acre tract of land in the Thomas Cresap Survey, Abstract No. 369, and the Charles W. Schrimpf Survey, Abstract 412, Fort Bend County, Texas as described in Exhibit "A", and shown in Exhibit "B" and incorporated herein for all purposes, from "M" Industrial District to "C-2" General Business District.

Section 2. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

ORDINANCE NO. 3137

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KATY, TEXAS AMENDING THE ZONING MAP OF THE CITY OF KATY BY CHANGING THE ZONING CLASSIFICATION FROM "M" INDUSTRIAL DISTRICT TO "C-2" GENERAL BUSINESS DISTRICT FOR APPROXIMATELY 4.9998 ACRES OF LAND IN THE THOMAS CRESAP SURVEY, ABSTRACT 369, AND THE CHARLES W. SCHRIMPF SURVEY, ABSTRACT 412, FORT BEND COUNTY, TEXAS; PROVIDING FOR AN EFFECTIVE DATE; REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR SEVERABILITY AND PROVIDING FOR A PENALTY OF UP TO \$2,000.00 DOLLARS PER DAY FOR A VIOLATION OF ANY PROVISION OF THE ORDINANCE.

Whereas, On April 9, 2024, the City Planning and Zoning Commission held a public hearing on the proposed amendments to the Zoning Map, and such Commission recommended that such permit be approved; and

Whereas, on April 22, 2024, the City Council held a public hearing on the proposed amendments to the Zoning Map,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KATY, TEXAS THAT:

Section 1. The Zoning Map of the City of Katy is hereby amended to change the zoning classification of a 4.9998 acre tract of land in the Thomas Cresap Survey, Abstract No. 369, and the Charles W. Schrimpf Survey, Abstract 412, Fort Bend County, Texas as described in Exhibit "A", and shown in Exhibit "B" and incorporated herein for all purposes, from "M" Industrial District to "C-2" General Business District.

Section 2. Any person who shall violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and, upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

Section 3. All ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

Section 4. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Katy, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part.

Section 5: This Ordinance shall take effect upon the City Council's approval and in accordance with the laws governing penal ordinances.

Section 6: That it is hereby officially found and determined that the meeting at which this ordinance is passed is open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given as required.

PASSED AND APPROVED in Katy, Texas this 22nd day of April, 2024.

CITY OF KATY, TEXAS

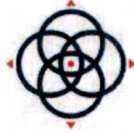
BY: William H. Thiele
William H. Thiele, Mayor

ATTEST:
Becky L. McGrew
Becky L. McGrew
City Secretary

APPROVED:
Justin Pruitt
Justin Pruitt
Acting City Attorney

EXHIBIT “A”

Ordinance No. 3137



WINDROSE

LAND SURVEYING | PLATTING

DESCRIPTION OF 1.117 ACRES OR 48,661 SQ. FT.

A TRACT OR PARCEL CONTAINING 1.117 ACRES OR 48,661 SQUARE FEET OF LAND BEING OUT OF A CALLED 16.1695 ACRE TRACT OF LAND DESCRIBED IN DEED TO JLI 27733 KATY FWY SPE, LLC., AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 202108268, SITUATED IN THE THOMAS CRESAP SURVEY, ABSTRACT NO. 369, FORT BEND COUNTY, TEXAS, WITH SAID 1.117 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT AN INTERIOR CORNER OF THE EASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF CANE ISLAND PARKWAY (WIDTH VARIES), AS RECORDED UNDER F.B.C.C.F. NO. 2016099649 & 2014010206, AND THE NORTHWEST CORNER OF SAID 16.1695 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 5/8 INCH IRON ROD FOUND BEARS NORTH 22 DEG. 40 MIN. EAST, - 0.29 FEET;

THENCE, SOUTH 77 DEG. 58 MIN. 43 SEC. EAST, WITH THE SOUTHERLY R.O.W. LINE OF SAID CANE ISLAND PARKWAY, A DISTANCE OF 364.74 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 10 DEG. 59 MIN. 03 SEC. WEST, OVER AND ACROSS SAID 16.1695 ACRE TRACT, A DISTANCE OF 135.66 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 79 DEG. 00 MIN. 55 SEC. WEST, CONTINUING OVER AND ACROSS SAID 16.1695 ACRE TRACT, A DISTANCE OF 338.67 FEET TO A POINT ON THE EAST R.O.W. LINE OF SAID CANE ISLAND PARKWAY, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, AND BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, WITH THE EASTERLY R.O.W. LINE OF SAID CANE ISLAND CREEK AND WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,500.00 FEET, A CENTRAL ANGLE OF 05 DEG. 11 MIN. 23 SEC., AN ARC LENGTH OF 135.87 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 00 DEG. 46 MIN. 52 SEC. EAST, - 135.82 FEET TO A 5/8 INCH CAPPED IRON ROD FOUND FOR A POINT OF TANGENCY;

THENCE, NORTH 01 DEG. 48 MIN. 50 SEC. WEST, CONTINUING WITH THE EASTERLY R.O.W. LINE OF SAID CANE ISLAND CREEK, A DISTANCE OF 8.81 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1.117 ACRES OR 48,661 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 59140, PREPARED BY WINDROSE.

MATTHEW CARPENTER
R.P.L.S. NO. 6942
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



02-21-2024
DATE:



WINDROSE

LAND SURVEYING | PLATTING

DESCRIPTION OF 1.107 ACRES OR 48,214 SQ. FT.

A TRACT OR PARCEL CONTAINING 1.107 ACRES OR 48,214 SQUARE FEET OF LAND BEING OUT OF A CALLED 16.1695 ACRE TRACT OF LAND DESCRIBED IN DEED TO JLI 27733 KATY FWY SPE, LLC., AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 202108268, SITUATED IN THE THOMAS CRESAP SURVEY, ABSTRACT NO. 369, FORT BEND COUNTY, TEXAS, WITH SAID 1.107 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD 83):


COMMENCING AT A 5/8 INCH IRON ROD FOUND ON THE EASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF CANE ISLAND PARKWAY (WIDTH VARIES), AS RECORDED UNDER F.B.C.C.F. NO. 2016099649 FOR THE NORTHWEST CORNER OF A CALLED 123.4 ACRE TRACT DESCRIBED IN DEED TO BAIN FAMILY LIVING TRUST, AS RECORDED UNDER F.B.C.C.F. NO. 2017046050, AND THE SOUTHWEST CORNER OF SAID 16.1695 ACRE TRACT;

THENCE, WITH THE EASTERLY R.O.W. LINE OF SAID CANE ISLAND PARKWAY, THE FOLLOWING FOUR (4) COURSES AND DISTANCES;

1. WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,450.00 FEET, A CENTRAL ANGLE OF 06 DEG. 06 MIN. 24 SEC., AN ARC LENGTH OF 154.54 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 07 DEG. 55 MIN. 19 SEC. EAST, - 154.47 FEET TO A 5/8 INCH IRON ROD FOUND FOR A POINT OF TANGENCY;
2. NORTH 10 DEG. 58 MIN. 31 SEC. EAST, A DISTANCE OF 201.50 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
3. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,500.00 FEET, A CENTRAL ANGLE OF 02 DEG. 01 MIN. 99 SEC., AN ARC LENGTH OF 52.86 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 09 DEG. 57 MIN. 56 SEC. EAST, - 52.86 FEET TO THE SOUTHWEST CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;
4. WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 1,500.00 FEET, A CENTRAL ANGLE OF 05 DEG. 34 MIN. 48 SEC., AN ARC LENGTH OF 146.08 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 06 DEG. 09 MIN. 58 SEC. EAST, - 146.02 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 16.1695 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES;

1. SOUTH 79 DEG. 00 MIN. 55 SEC. EAST, A DISTANCE OF 338.67 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
2. SOUTH 10 DEG. 59 MIN. 03 SEC. WEST, A DISTANCE OF 145.51 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
3. NORTH 79 DEG. 00 MIN. 55 SEC. WEST, A DISTANCE OF 326.41 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1.107 ACRES OR 48,214 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 59140, PREPARED BY WINDROSE.


 MATTHEW CARPENTER
 R.P.L.S. NO. 6942
 STATE OF TEXAS
 FIRM REGISTRATION NO. 10108800



02-21-2024
 DATE:



WINDROSE

LAND SURVEYING | PLATTING

DESCRIPTION OF 0.8051 ACRES OR 35,072 SQ. FT.

A TRACT OR PARCEL CONTAINING 0.8051 ACRES OR 35,072 SQUARE FEET OF LAND BEING OUT OF A CALLED 16.1695 ACRE TRACT OF LAND DESCRIBED IN DEED TO JLI 27733 KATY FWY SPE, LLC., AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 202108268, SITUATED IN THE THOMAS CRESAP SURVEY, ABSTRACT NO. 369, FORT BEND COUNTY, TEXAS, WITH SAID 0.8051 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD 83):


COMMENCING AT A 5/8 INCH IRON ROD FOUND ON THE EASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF CANE ISLAND PARKWAY (WIDTH VARIES), AS RECORDED UNDER F.B.C.C.F. NO. 2016099649 FOR THE NORTHWEST CORNER OF A CALLED 123.4 ACRE TRACT DESCRIBED IN DEED TO BAIN FAMILY LIVING TRUST, AS RECORDED UNDER F.B.C.C.F. NO. 2017046050, AND THE SOUTHWEST CORNER OF SAID 16.1695 ACRE TRACT;

THENCE, WITH THE EASTERLY R.O.W. LINE OF SAID CANE ISLAND PARKWAY, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

1. WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,450.00 FEET, A CENTRAL ANGLE OF 06 DEG. 06 MIN. 24 SEC., AN ARC LENGTH OF 154.54 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 07 DEG. 55 MIN. 19 SEC. EAST, - 154.47 FEET TO A 5/8 INCH IRON ROD FOUND FOR A POINT OF TANGENCY;
2. NORTH 10 DEG. 58 MIN. 31 SEC. EAST, A DISTANCE OF 146.64 FEET TO THE SOUTHWEST CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;
3. NORTH 10 DEG. 58 MIN. 31 SEC. EAST, A DISTANCE OF 54.86 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT;
4. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,500.00 FEET, A CENTRAL ANGLE OF 02 DEG. 01 MIN. 09 SEC., AN ARC LENGTH OF 52.86 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 09 DEG. 57 MIN. 56 SEC. EAST, - 52.86 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

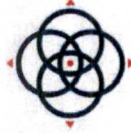
THENCE, OVER AND ACROSS SAID 16.1695 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 79 DEG. 00 MIN. 55 SEC. EAST, A DISTANCE OF 326.41 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
2. SOUTH 10 DEG. 59 MIN. 03 SEC. WEST, A DISTANCE OF 107.71 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
3. NORTH 79 DEG. 00 MIN. 55 SEC. WEST, A DISTANCE OF 325.46 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.8051 ACRES OR 35,072 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 59140, PREPARED BY WINDROSE.


MATTHEW CARPENTER
R.P.L.S. NO. 6942
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



02-21-2024
DATE:



WINDROSE

LAND SURVEYING | PLATTING

DESCRIPTION OF 1.041 ACRES OR 45,362 SQ. FT.

A TRACT OR PARCEL CONTAINING 1.041 ACRES OR 45,362 SQUARE FEET OF LAND BEING OUT OF A CALLED 16.1695 ACRE TRACT OF LAND DESCRIBED IN DEED TO JLI 27733 KATY FWY SPE, LLC., AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 202108268, SITUATED IN THE THOMAS CRESAP SURVEY, ABSTRACT NO. 369, FORT BEND COUNTY, TEXAS, WITH SAID 1.041 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD 83):

COMMENCING AT A 5/8 INCH IRON ROD FOUND ON THE EASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF CANE ISLAND PARKWAY (WIDTH VARIES), AS RECORDED UNDER F.B.C.C.F. NO. 2016099649 FOR THE NORTHWEST CORNER OF A CALLED 123.4 ACRE TRACT DESCRIBED IN DEED TO BAIN FAMILY LIVING TRUST, AS RECORDED UNDER F.B.C.C.F. NO. 2017046050, AND THE SOUTHWEST CORNER OF SAID 16.1695 ACRE TRACT;

THENCE, WITH THE EASTERLY R.O.W. LINE OF SAID CANE ISLAND PARKWAY, THE FOLLOWING THREE (3) COURSES AND DISTANCES;

1. WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,450.00 FEET, A CENTRAL ANGLE OF 06 DEG. 06 MIN. 24 SEC., AN ARC LENGTH OF 154.54 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 07 DEG. 55 MIN. 19 SEC. EAST, - 154.47 FEET TO A 5/8 INCH IRON ROD FOUND FOR A POINT OF TANGENCY;
2. NORTH 10 DEG. 58 MIN. 31 SEC. EAST, A DISTANCE OF 7.26 FEET TO THE SOUTHWEST CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED TRACT;
3. NORTH 10 DEG. 58 MIN. 31 SEC. EAST, A DISTANCE OF 139.38 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, OVER AND ACROSS SAID 16.1695 ACRE TRACT, THE FOLLOWING THREE (3) COURSES AND DISTANCES;

1. SOUTH 79 DEG. 00 MIN. 55 SEC. EAST, A DISTANCE OF 325.46 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
2. SOUTH 10 DEG. 59 MIN. 03 SEC. WEST, A DISTANCE OF 139.38 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;
3. NORTH 79 DEG. 00 MIN. 55 SEC. WEST, A DISTANCE OF 325.44 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1.041 ACRES OR 45,362 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 59140, PREPARED BY WINDROSE.

MATTHEW CARPENTER
R.P.L.S. NO. 6942
STATE OF TEXAS
FIRM REGISTRATION NO. 10108800



02-21-2024
DATE:



WINDROSE

LAND SURVEYING | PLATTING

DESCRIPTION OF 0.9294 ACRES OR 40,486 SQ. FT.

A TRACT OR PARCEL CONTAINING 0.9294 ACRES OR 40,486 SQUARE FEET OF LAND BEING OUT OF A CALLED 16.1695 ACRE TRACT OF LAND DESCRIBED IN DEED TO JLI 27733 KATY FWY SPE, LLC., AS RECORDED UNDER FORT BEND COUNTY CLERK'S FILE (F.B.C.C.F.) NO. 202108268, SITUATED IN THE THOMAS CRESAP SURVEY, ABSTRACT NO. 369, FORT BEND COUNTY, TEXAS, WITH SAID 0.9294 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD 83):

BEGINNING AT A 5/8 INCH IRON ROD FOUND ON THE EASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF CANE ISLAND PARKWAY (WIDTH VARIES), AS RECORDED UNDER F.B.C.C.F. NO. 2016099649 FOR THE NORTHWEST CORNER OF A CALLED 123.4 ACRE TRACT DESCRIBED IN DEED TO BAIN FAMILY LIVING TRUST, AS RECORDED UNDER F.B.C.C.F. NO. 2017046050, AND THE SOUTHWEST CORNER OF SAID 16.1695 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;


THENCE, WITH THE EASTERLY R.O.W. LINE OF SAID CANE ISLAND PARKWAY AND WITH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,450.00 FEET, A CENTRAL ANGLE OF 06 DEG. 06 MIN. 24 SEC., AN ARC LENGTH OF 154.54 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 07 DEG. 55 MIN. 19 SEC. EAST, - 154.47 FEET TO A 5/8 INCH IRON ROD FOUND FOR A POINT OF TANGENCY;

THENCE, NORTH 10 DEG. 58 MIN. 31 SEC. EAST, CONTINUING WITH THE EASTERLY R.O.W. LINE OF SAID CANE ISLAND PARKWAY, A DISTANCE OF 7.26 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 79 DEG. 00 MIN. 55 SEC. EAST, OVER AND ACROSS SAID 16.1695 ACRE TRACT, A DISTANCE OF 325.44 FEET TO THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 10 DEG. 59 MIN. 03 SEC. WEST, CONTINUING OVER AND ACROSS SAID 16.1695 ACRE TRACT, A DISTANCE OF 88.05 FEET TO A POINT ON THE NORTH LINE OF SAID 123.4 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 87 DEG. 56 MIN. 41 SEC. WEST, WITH THE NORTH LINE OF SAID 123.4 ACRE TRACT, A DISTANCE OF 325.58 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 0.9294 ACRES OR 40,486 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 59140, PREPARED BY WINDROSE.


MATTHEW CARPENTER
R.P.L.S. NO. 6942
STATE OF TEXAS
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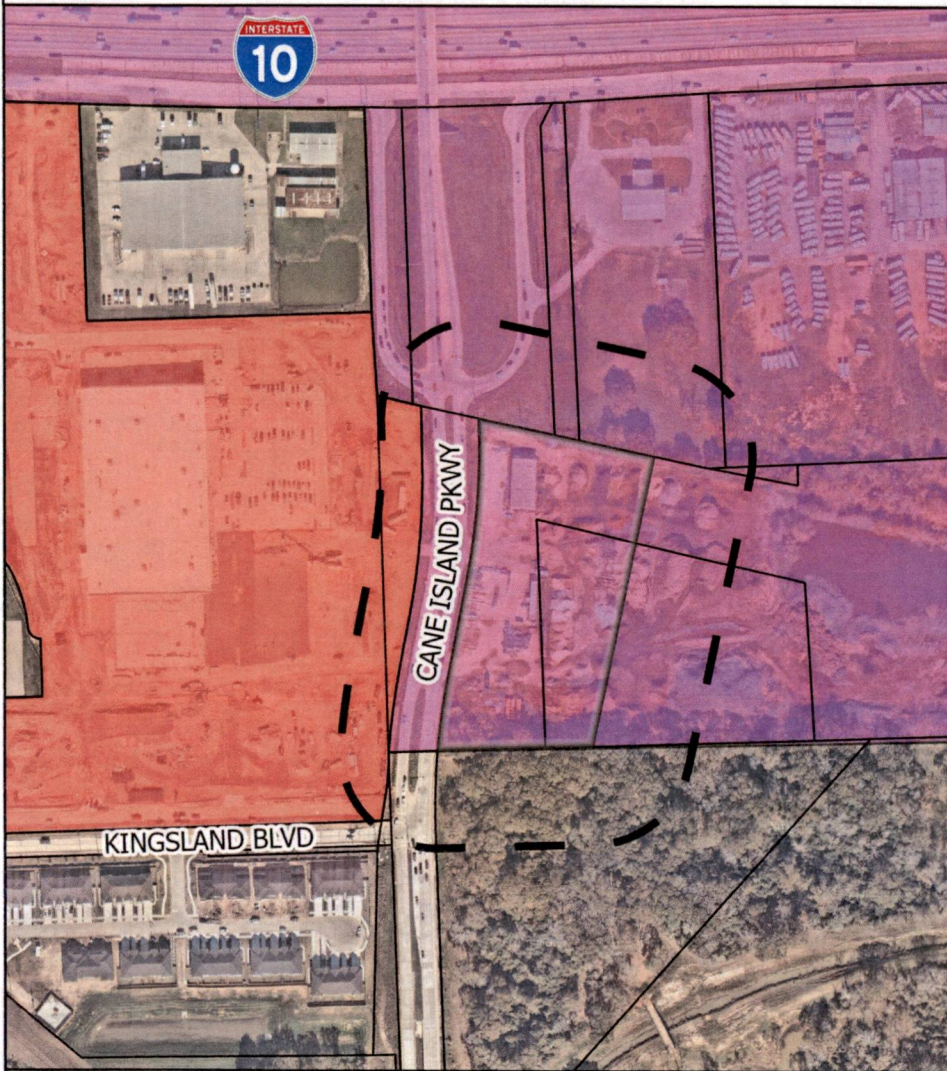


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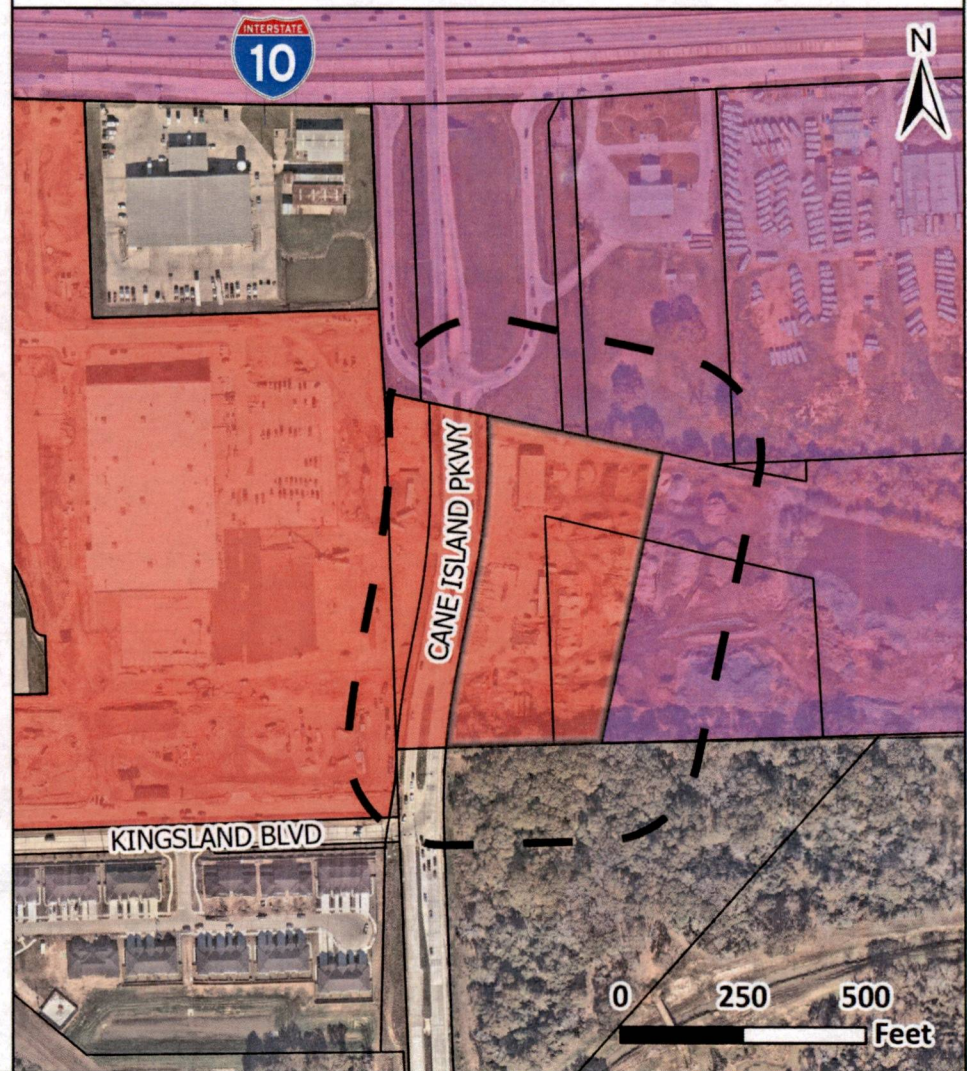
EXHIBIT “B”

Ordinance No. 3137

Original Zoning













Proposed Zoning



Rezoning

White Quail Subdivision

- | | | |
|---|---|---|
|  C-1 |  MPC |  Subject Area |
|  C-2 |  OKD |  200ft Notifications |
|  M |  PDD | |
|  MH |  R-1 | |