

ORDINANCE NO. 2685

AN ORDINANCE CHANGING THE ZONING ON LOT 1 AND LOT 2, BLOCK A, ELLIS COUNTY BAPTIST ASSOCIATION ADDITION, CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, CONTAINING APPROXIMATELY 5.0 ACRES OF LAND, LOCALLY SITUATED AT 3080 WEST HIGHWAY 287 BYPASS, CITY OF WAXAHACHIE, ELLIS COUNTY, TEXAS, FROM FUTURE DEVELOPMENT (FD) TO OFFICE (O), AND ORDERING THE CHANGING OF THE ZONING MAP THEREOF IN ACCORDANCE WITH SAID CHANGE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAXAHACHIE, TEXAS:

WHEREAS, the City Council of the City of Waxahachie having heretofore adopted a zoning ordinance and map showing the classification of the various property located within the city limits of said City; and,

WHEREAS, proper notification for the change of zoning has been made in accordance with the zoning ordinances in the City of Waxahachie, and same having been referred to the Planning and Zoning Commission, and said Planning and Zoning Commission has recommended the rezoning thereto from Future Development (FD) to Office (O); and

WHEREAS, proper notification has been published for the time and in the manner as prescribed by the city ordinance of the City of Waxahachie for a public hearing thereon; and

WHEREAS, a proper hearing was held as required by law and the Council having heard all arguments for and against said rezoning from Future Development (FD) to Office (O).

NOW, THEREFORE, the following described property be, and the same hereby is, rezoned to Office (O):

Lot 1 and Lot 2, Block A, Ellis County Baptist Association Addition, City of Waxahachie, Ellis County, Texas, containing approximately 5.0 acres tract of land, locally situated at 3080 West Highway 287 Bypass, Waxahachie, Ellis County, Texas.

The zoning map of the City of Waxahachie is hereby authorized and directed to be demarked in accordance therewith.

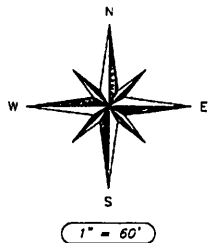
PASSED, APPROVED AND ADOPTED on this 3rd day of December, 2012.


MAYOR

ATTEST:


City Secretary





Part of 36.92 Acres
Vol. 1665, Pg. 667
DRECT

LEGEND	
O	Property Corner Symbol
Fnd.	Found
S.R.	Steel Rod
S.P.	Steel Pipe
U.E.	Utility Easement
R/P	Right of Way
R.O.W.	Right of Way
P.O.B.	Point of Beginning
C/L	Centerline
→	Drainage Flow
+	Spot Elevation
B.L.	Building Line
R/L	Water Line
M/M	Water Meter
M/H	Sewer Manhole
C/D	Cleanout
F/H	Fire Hydrant
M/V	Water Valve
D.U.E.	Drainage & Utility Easmt

BLOCK A
EXISTING ZONING - FD
PROPOSED ZONING - C

LOT 1
4.003 Acres

Part of 5.00 Acres
Vol. 726, Pg. 693
DRECT

LOT 2
1.000 Acre

Part of 5.00 Acres
Vol. 726, Pg. 693
DRECT

Fnd.
Conc.
Monument

P.O.B.

U.S. Highway 287

30.51 Acres
Vol. 726, Pg. 690
DRECT

FIELD NOTES

5.003 Acres
EXISTING ZONING = FD
PROPOSED ZONING = C

BEGINNING at that certain lot, tract, or parcel of land situated in the DANIEL WEAVER SURVEY, Abstract No. 1138, and being all of a called 5.00 acres tract of land described in Volume 726, Page 693, Deed Records, Ellis County, Texas, (DRECT), and being more particularly described as follows:

BEGINNING at a concrete monument found in the northeast line of U.S. Highway 287 for the west corner of this tract and same for the said 5.00 acres tract and being the south corner of a called 36.92 acres tract of land described in Volume 1665, Page 667, Official Public Records, Ellis County, Texas, (DRECT), with the bearing base for this description from GPS observation and the Texas Co-Ordinate System, North Central Zone, and having a beginning co-ordinate of: Northing = 6844888.995, Easting = 2456869.068;

THENCE N 36°50'20" E, 699.20 feet, (Deed - N 37°57' E, 698.4 feet), along the northwest line of this tract and same for the said 5.00 acres tract and along the southeast line of the 36.92 acres tract to a 1/2" steel rod found for the north corner of this tract and same for the said 5.00 acres tract and being an east corner of the 36.92 acres tract and being a southwest corner of a called 30.51 acres tract of land described in Volume 726, Page 690, DRECT;

THENCE along the northeast and southeast lines of this tract and same for the said 5.00 acres tract and along a southwest and northwest lines of the 30.51 acres tract as follows: S 31°26'40" E, 378.70 feet (Deed - S 30°20' E, 378.7 feet) to a 1/2" steel rod set for the west corner of this tract and same for the said 5.00 acres tract; and S 36°49'17" W, 537.74 feet (Deed - S 37°57' E, 537.9 feet) to a 1/2" steel rod set in the northeast line of U.S. Highway 287 for the south corner of this tract and same for the said 5.00 acres tract and being a southerly west corner of the 30.51 acres tract;

THENCE along northeast lines of U.S. Highway 287 and along the southwest lines of this tract and same for the said 5.00 acres tract as follows: N 59°07'02" W, 203.70 feet (Deed - N 57°52' W, 203.7 feet) to a 1/2" steel rod found for corner; and N 53°31'25" W, 147.53 feet (Deed - N 52°15' W, 147.3 feet) to the POINT OF BEGINNING, and containing approximately 5.003 acres of land.

Walter Kevan Davis, RPLS #4468
Davis and McDill, Inc.



OWNER/DEVELOPER:
Ellis County Baptist Association
Waxahachie, TX 75165
Phone: 972-938

ZONING PLAT

EXISTING FD ZONING
PROPOSED C ZONING

LOTS 1 and 2, BLOCK A

ELLIS COUNTY BAPTIST
ASSOCIATION ADDITION

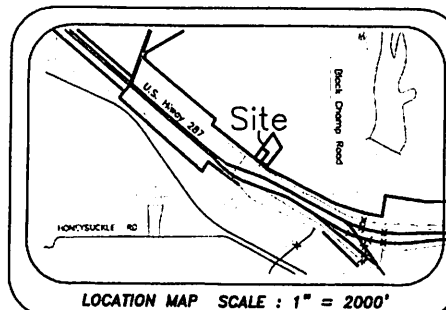
D. Weaver Survey, Abstract No. 1138
City of Waxahachie, Ellis County, Texas

ENGINEERS
D & M
SURVEYORS

DAVIS & McDILL, Inc.

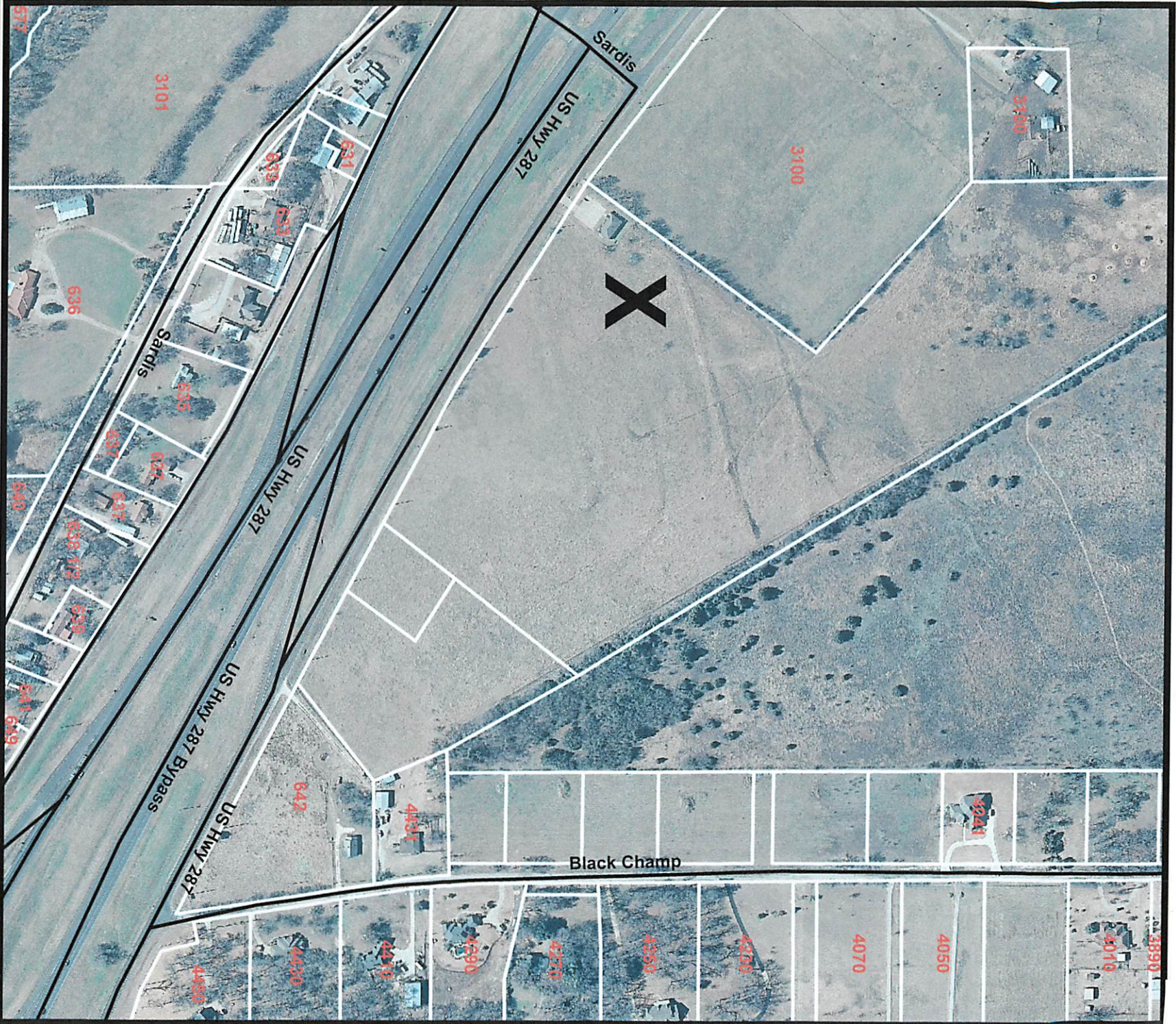
P.O. BOX 428, Waxahachie, Texas 75168
Phone: Metro 972-938-1185 Fax: 972-937-0307

Drawn: Staff Date: October 11, 2012 Job: 212-0423



LOCATION MAP SCALE : 1" = 2000'

LEGEND	
---	Wire Fence
---	Wood Fence
---	Iron Fence
---	Chain Link Fence
+++++	Railroad Track
---	Cable TV
---	Gas Line
---	Petroleum Pipeline
---	Electric Line
---	Sanitary Sewer Line
---	Water Line
---	Underground Telephone
---	Telephone



Legend



Parcel October 2012



CITY OF WAXAHACHIE, TEXAS

N



Feet



The GIS data is developed and produced by Ellis Central Appraisal District and the City of Waxahachie. Maps are for graphical purposes only and do not represent a legal survey. This information is presented "as is" and without warranties, either expressed or implied. Ellis Central Appraisal District and the City of Waxahachie can not assume liability for any damages caused by any error or omissions in the data, nor as a result of the failure of the data to function on a particular system.

ZA2012-31

200 0 200 400 Feet



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