

CITY OF SEVEN POINTS, TEXAS

ORDINANCE NO. 166

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SEVEN POINTS, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF SEVEN POINTS, TEXAS, BY REZONING CERTAIN TRACTS AND/OR LOTS FROM "B-2 GENERAL BUSINESS DISTRICT" TO "L-I LIGHT INDUSTRIAL DISTRICT;" PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR A PENALTY NOT TO EXCEED ONE THOUSAND DOLLARS (\$1,000.00) FOR VIOLATION, SUCH PENALTY NOT TO EXCLUDE ANY OTHER REMEDIES OF VIOLATION ALLOWED BY STATE LAW.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SEVEN POINTS, TEXAS:

SECTION I

That the tract of land described in Exhibit A attached hereto shall be rezoned from "B-2 General Business District" to "L-I Light Industrial District."

SECTION II

That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

SECTION III

That the owner or general agent of a building or premises where a violation of any provision of the regulations of this ordinance has been committed or shall exist, or the lessee or tenant of an entire building or entire premises where such violation has been committed or shall exist, or the owner, general agent, lessee, or tenant of any part of the building or premises in which such violation has been committed or shall exist, or the general agent, architect, builder, contractor or any other person who commits, takes part or assists in any such violation or who maintains any building or premises in which any such violation shall exist shall be guilty of a misdemeanor punishable by a fine of not less than ten dollars (\$10.00) or not more than one thousand dollars (\$1,000.00) for each and every day that such violation continues.

*Along 274 So.
Brookshire*

SECTION IV

That it is the intent of this ordinance that all questions of interpretation and enforcement shall be first presented to the administrative official of the City of Seven Points responsible for such interpretation and enforcement and that such questions shall be presented to the city council only on appeal from the decision of the administrative official, and that recourse from the decisions of the city council shall be to the courts as provided by law.

SECTION V

That the city secretary is hereby directed to publish and file the provisions of this ordinance as required by law and to make revisions of the zoning map of the City of Seven Points, Texas, as appropriate to insure conformity with the provisions of this ordinance.

PASSED AND APPROVED this the 21ST day of JAN., 19 87, by
the City Council of the City of Seven Points, Texas.

APPROVED:

Herald Stinner
Mayor

ATTEST:
Shirley Seagraves
City Secretary

TRACT ONE

All that certain lot, tract or parcel of land situated in the David Muckleroy Survey, Abstract 503, Henderson County, Texas and being a portion of a certain 10.752 acre tract conveyed by Kenneth Newson to O. L. Robinson by Deed recorded in Vol. 625, Page 494, and a portion of a certain 12.752 acre tract conveyed by J. R. Simpson, Jr. to O. L. Robinson by Deed recorded in Vol. 624, Page 628, all of the Henderson County Deed Records. Said tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING N 01 deg. 00 min. 36 sec. E 29.38 feet from the Southeast corner of the above mentioned 12.752 acre tract, the same being the Northeast corner of a certain 8.404 acre tract here-to-fore sold by O. L. Robinson, A $\frac{1}{4}$ " I.R. located along the West line of a public road.

THENCE: S 81 deg. 34 min. W with the North line of the said 8.404 acre tract, 165.0 feet, A $\frac{1}{4}$ " I.R.

THENCE: N 01 deg. 00 min. 36 sec. E 105.0 feet, A $\frac{1}{4}$ " I.R.

THENCE; N 81 deg. 34 min. E 165.0 feet to the West line of a public road, the same being the East line of the Robinson 12.752 acre tract.

THENCE: S 01 deg. 00 min. 36 sec. W with the West line of said road, 105.0 feet to the place of beginning and containing 0.392 acres of land.

TRACT TWO

All that certain lot, tract or parcel of land situated in the David Muckleroy Survey, A-503, Henderson County, Texas and being a portion of a certain 10.752 acre tract conveyed by Kenneth Newson to O. L. Robinson by Deed recorded in Vol. 625, Page 484, and a portion of a certain 12.752 acre tract conveyed by J. R. Simpson, Jr. to O. L. Robinson by Deed recorded in Vol. 624, Page 628 all of the Deed Records of Henderson County, Texas. Said tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING S 89 deg. 42 min. 18 sec. W 296.01 feet from the original Northeast corner of the above mentioned Robinson 12.752 acre tract, a $\frac{1}{4}$ " I.R. found for the Northeast corner of this tract;

THENCE S 01 deg. 00 min. 36 sec. W 484.0 feet, a $\frac{1}{4}$ " I.R. found for the Southeast corner of said tract;

THENCE S 81 deg. 34 min. W along a present fence line 194.74 feet, a $\frac{1}{4}$ " I.R. found for the Southwest corner of this tract;

THENCE N 21 deg. 04 min. W 90.0 feet, a $\frac{1}{4}$ " I.R. found for an angle corner in the West line of this tract;

THENCE N 14 deg. 11 min. 58 sec. W 440.19, a 2" pipe found for the line of the above mentioned Robinson 12.752 acre tract;

THENCE N 89 deg. 42 min. 18 sec. W with the said North line 341.50 feet to the place of beginning and containing 3.126 acres of land.

TRACT THREE

All that certain lot, tract or parcel of land situated in the David Muckleroy Survey, A-503, Henderson County, Texas, and being a portion of a certain 10.752 acre tract conveyed by Kenneth Newson to O. L. Robinson by deed recorded in Vol. 625, Page 494 and a portion of a certain 12.752 acre tract conveyed by J. R. Simpson, Jr. to O. L. Robinson by deed recorded in Vol. 624, Page 628 all of the Deed Records of Henderson County, Texas. Said tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at the Northeast corner of the above mentioned 12.752 acre tract, a $\frac{1}{4}$ " I.R. set at present fence corner;

THENCE S 01 deg. 00 min. 36 sec. W with the East line of said tract and along the West line of a public road, 199.52 feet, a $\frac{1}{4}$ " I.R. found for the Northeast corner of a 1.052 acre tract sold by O. L. Robinson to J. G. Gray;

THENCE S 01 deg. 34 min. W with the North line of said Gray 1.052 acre tract, 297.0 feet to the Northwest corner of same;

THENCE S 01 deg. 00 min. 36 sec. W. 242.0 feet to the Southwest corner of said tract, a $\frac{1}{4}$ " I.R.;

THENCE S 81 deg. 34 min. W 3.00 feet, a $\frac{1}{4}$ " I.R.;

THENCE N 01 deg. 00 min. 36 sec. E 484.00 feet to the North line of the above mentioned Robinson 12.752 feet, a $\frac{1}{4}$ " I.R. set in fence line;

THENCE N 89 deg. 42 min. 18 sec. E with the said North line, 296.01 feet to the place of beginning and containing 1.516 acres of land.

RECORDED IN HENDERSON COUNTY TEXAS
ALL OR PARTS OF THE TEXT ON THIS PAGE
WAS NOT CLEARLY LEGIBLE FOR AUTOMATIC
RECORDATION.

TRACT FOUR

All that certain lot, tract or parcel of land situated in the David Muckleroy Survey, A-503, Henderson County, Texas, and being all of a certain 3.0 acre tract described in Deed from Melvin Ray Caplinger to O. L. Robinson dated July 26, 1972 and recorded in Vol. 693, Page 118 and all that certain 2.0 acre tract described in Deed from Jim Atkins Co. to O. L. Robinson dated November 15, 1972, and recorded in Vol. 694, Page 646 all of the Deed Records of Henderson County, Texas. Said tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at the original Southeast corner of the above mentioned Robinson 3.0 acre tract, the same being the original southeast corner of the Rex Manning, et al 60.0 acre tract described in Vol. 614, Page 865 and being located in the center line of a present public road. Witness: a $\frac{1}{4}$ " I.R. bears West 15.0 feet;

THENCE West with the South line of the said Manning 60 acre tract 660.0 Feet to the Southwest corner of the above mentioned Robinson 3.0 acre tract;

THENCE North passing the Northwest corner of said 3.0 acre tract at 198.0 feet, the same being the Southwest corner of the above mentioned Robinson 2.0 acre tract and continuing in all 330.0 feet to the Northwest corner of the said 2.0 acre tract;

THENCE East 660.0 feet to the original East line of the above mentioned Manning tract located in the center line of the said public road. Witness: a $\frac{1}{4}$ " I.R. bears West 15.0 feet;

THENCE South with the said East line and along the center line of said public road passing the Southeast corner of the said 2.0 acre tract at 132.0 feet and continuing in all 330.0 feet to the place of beginning and containing 5.0 acres of land.

TRACT FIVE

All that certain lot, tract or parcel of land situated in the David Muckleroy Survey, Abstract 503, Henderson County, Texas and being a portion of a certain 12.752 acre tract of land conveyed by J. R. Simpson, Jr. to O. L. Robinson by Deed recorded in Vol. 624, Page 628 and a portion of a certain 10.752 acre tract conveyed by Kenneth Newson to O. L. Robinson by Deed recorded in Vol. 625, Page 494 all of the Henderson County Deed Records. Said tract or parcel of land being more particularly described by metes and bounds and follows:

BEGINNING N 01 deg. 00 min. 36 sec. E 134.38 feet from the SE corner of the above mentioned 12.752 acre tract, the same being the NE corner of a certain 0.392 acre tract here-to-fore sold by O. L. Robinson, a $\frac{1}{4}$ " I.R. located along the West line of a public road.

THENCE S 81 deg. 34 min. W 165.0 feet to the NW corner of said 0.392 acre tract;

THENCE S 01 deg. 00 min. 36 sec. W 105.0 feet to the SW corner of said tract located along the North line of an 8.404 acre tract surveyed out for O. L. Robinson;

THENCE S 81 deg. 34 min. W with the said North line 45.0 feet, a $\frac{1}{4}$ " I.R.;

THENCE N 01 deg. 00 min. 36 sec. E 121.0 feet, a $\frac{1}{4}$ " I.R.;

THENCE N 81 deg. 34 min. E, 210.0 feet to the West line of the above mentioned public road, a $\frac{1}{4}$ " I.R.;

THENCE S 01 deg. 00 min. 36 sec. W with the said West line, 16.0 feet to the place of beginning and containing 0.183 acres of land.

RECORDED'S MEMORANDUM
ALL OR PARTS OF THE TEXT ON THIS PAGE
WAS NOT CLEARLY LEGIBLE FOR SATISFACTORY
RECORDATION.

TRACT SIX

All that certain lot, tract or parcel of land situated in the David Muckleroy Survey, Abstract 503, Henderson County, Texas and being a portion of a certain 12.752 acre tract conveyed to O. L. Robinson by Deed recorded in Vol. 624, Page 628 of the Deed Records of Henderson County, Texas. Said tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING S 89 deg. 42 min. 18 sec. W 637.51 feet from the original Northeast corner of the above mentioned Robinson 12.752 acre tract, a $\frac{1}{4}$ " I.R. located along the North line of said tract for the Northeast corner of this tract.

THENCE S 14 deg. 11 min. 58 sec. E 440.19 feet, a $\frac{1}{4}$ " I.R. found for the Southeast corner of this tract.

THENCE S 64 deg. 08 min. 20 sec. W 162.08 feet, a $\frac{1}{4}$ " I.R. found for corner.

THENCE N 40 deg. 12 min. 39 sec. W 637.32 feet, a $\frac{1}{4}$ " I.R. found for the Northwest corner of this tract located along the North line of the above mentioned Robinson tract.

THENCE N 88 deg. 37 min. 53 sec. E with the said North line 449.45 feet to the place of beginning and containing 3.36 acres of land.

TRACT SEVEN

All that certain lot, tract or parcel of land situated in the David Muckleroy Survey, A-503, Henderson County, Texas, and being a portion of a certain 10.752 acre tract conveyed by Kenneth Newson to O. L. Robinson by Deed recorded in Vol. 625, Page 494 and a portion of a certain 12.752 acre tract conveyed by J. R. Simpson, Jr. to O. L. Robinson by Deed recorded in Vol. 624, Page 628 all of the Deed Records of Henderson County, Texas. Said tract or parcel of land being more particularly described by metes and bounds as follows:

BEGINNING N 01 deg. 00 min. 36 sec. E 150.38 feet from the Southeast corner of the above mentioned 12.752 acre tract, a $\frac{1}{4}$ " I.R. located along the West line of a public road. Said beginning corner being the Northeast corner of a 0.183 acre tract here-to-fore sold off by O. L. Robinson:

THENCE S 81 deg. 34 min. W 210.0 feet to the Northwest corner of said 0.183 acre tract, a $\frac{1}{4}$ " I.R.;

THENCE S 01 deg. 00 min. 36 sec. W 121.0 feet, a $\frac{1}{4}$ " I.R. located at the Southwest corner of said tract;

THENCE S 81 deg. 34 min. W 87.0 feet, a $\frac{1}{4}$ " I.R. set for the Southwest corner of this tract;

THENCE N 01 deg. 00 min. 36 sec. E 242.0 feet, a $\frac{1}{4}$ " I.R.;

THENCE N 81 deg. 34 min. E 297.0 feet, a $\frac{1}{4}$ " I.R. set along the West line of a public road for the Northeast corner of this tract;

THENCE S 01 deg. 00 min. 36 sec. W with the said West line, 121.0 feet to the place of beginning and containing 1.052 acres of land.

RECORDER'S MEMORANDUM
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RECORDATION.

FILED FOR RECORD THIS 4 DAY OF June A.D. 1985 AT 3:14 O'CLOCK pm
JOE DAN FOWLER CLERK COUNTY COURT HENDERSON CO. TEXAS BY [Signature] DEPUTY

