

ORDINANCE NO. 52-1998

EXHIBIT "A"

1st Amendment to Ordinance No. 28-1998

Amend PART 4: Zoning. Rezone Tract 5 from AO (Agricultural Open Space) to PDMX (Planned Development Mixed Use) district.

Amend PART 5: Legal Description

ADD: Tract 5

Being 159.62 acres of land out of and a part of Blocks 9 & 3, Jackson Subdivision of Section 32, Blind Asylum Lands, as shown by Plat recorded in Volume 1, Page 91, Plat Records, Taylor County, Texas, and described by metes and bounds as follows:

Beginning at a point 330 feet N 89°56' E of the Southwest corner of Section 32, same being the Southwest corner of Block 9, Jackson Subdivision.

Said point being in the center of an East-West public road known as North 10th Street, for the Southwest corner of this tract, and the Southeast corner of a certain 20 acre tract conveyed to Dr. R.C. Gambill.

THENCE N 0°09' E at 25 feet past a corner post on the North side of North 10th Street; continue along a property fence on the East line of said 20 acre tract in all 2642.3 feet to a 3/8" iron rod set on the North line of said Block 9, for the Northeast corner of Dr. R.C. Gambill tract, and being the Northwest corner of this tract, from which the Northwest corner of Block 9, brs. S 89°54' W 330 feet.

THENCE N 89°54' E 984.4 feet along a property fence on the North line of Block 9, and this tract, to a 3/8" iron rod set by a corner post recognized as the Southwest corner of Block 3, and Southeast corner of Block 4, Jackson Subdivision of said Section 32, for a corner of this tract.

THENCE N 0°08' W 80.7 feet with an old fence to a 3/8" iron rod set by a corner post on the West boundary line of said Block 3.

THENCE N 89°57' E 248.2 feet along an old property fence to a 3/8" iron rod found set by corner post on the West right of way of Interstate Highway 20 and being 175 feet at right angles to Highway Station 1502 + 20.49, for the Northeast corner of this tract.

THENCE S 45°45' E 3179.10 feet along said right of way to a bronze disk and concrete highway monument.

THENCE S 31°47' E 205.76 feet along said right of way to a bronze disk and concrete highway monument.

THENCE S 43°53' W along an existing fence on said highway right of way at 420.13 feet past a corner post on the North side of North 10th Street; continue in all 454.85 feet to a point on the South line of Section 32, for the Southeast corner of this tract.

THENCE S 89°56' W 3309.43 feet to the point of beginning and containing 159.62 acres of land, with 1.917 acres being located in North 10th Street.

ADD: PART 7

J. Tract 5: as depicted on Exhibit B

1. Permitted Uses

Water Park
Hotel
Restaurant
Residential Single Family
Golf Course

2. Setback Requirements

From E.N. 10th Street right-of-way:	50 feet
From I-20 right-of-way:	50 feet
From Loop 322	40 feet
From property line on exterior of PDD not adjacent to right-of-way	30 feet
From lot lines interior to the PDD	10 feet

3. Signage

One free-standing sign per business per street frontage.

Maximum height:	35 feet
Maximum area:	200 square feet
Setback:	10 feet from property line

ADD: PART 8: Development Schedule

E. Development of Tract 5 shall commence within five (5) years of the passage of this ordinance. Development will be deemed to have commenced upon issuance of a building permit. Failure to do so shall result in the Planning Director initiating rezoning of said tract to AO.

F. Tract 5 is depicted on Exhibit B. Uses on said tract is limited to uses permitted in the AO district until appropriate submittal of amendment(s) to this PDD are approved pertaining to design and layout.

EXHIBIT "B"

