

**Ordinance amending the Unified Development Code (“UDC”), upon application by George Tintera and Ping Jung Tintera (“Owners”), by changing the UDC Zoning Map in reference to a 1.776 acre tract of land of a portion of Wade Riverside Subdivision, Section 4, from the “FR” Farm Rural District to the “CG-2” General Commercial District; amending the Comprehensive Plan to account for any deviations; and providing for a repealer clause and publication.**

**WHEREAS**, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of George Tintera and Ping Jung Tintera (“Owners”), for an amendment to the City of Corpus Christi’s Unified Development Code (“UDC”) and corresponding UDC Zoning Map;

**WHEREAS**, with proper notice to the public, public hearings were held on Wednesday, January 11, 2017, during a meeting of the Planning Commission when the Planning Commission recommended approval of the change of zoning from the “FR” Farm Rural District to the “CG-2” General Commercial District, and on Tuesday, February 14, 2017, during a meeting of the City Council, during which all interested persons were allowed to appear and be heard; and

**WHEREAS**, the City Council has determined that this amendment would best serve the public health, necessity, convenience and general welfare of the City of Corpus Christi and its citizens.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:**

**SECTION 1.** Upon application made by George Tintera and Ping Jung Tintera (“Owners”), the Unified Development Code (“UDC”) of the City of Corpus Christi, Texas (“City”), is amended by changing the zoning on a 1.776 acre tract of land of a portion of Wade Riverside Subdivision, Section 4; located on the south side of Northwest Boulevard between Carousal Drive and County Road 73 (the “Property”), from the “FR” Farm Rural District to the “CG-2” General Commercial District (Zoning Map No. 070051), as shown in Exhibits “A” and “B”. Exhibit A, which is a metes and bounds description of the Property, and Exhibit B, which is a map to accompany the metes and bounds, are attached to and incorporated in this ordinance by reference as if fully set out herein in its entirety.

**SECTION 2.** The official UDC Zoning Map of the City is amended to reflect changes made to the UDC by Section 1 of this ordinance.

**SECTION 3.** The UDC and corresponding UDC Zoning Map of the City, made effective July 1, 2011, and as amended from time to time, except as changed by this ordinance, both remain in full force and effect.

**SECTION 4.** To the extent this amendment to the UDC represents a deviation from the City’s Comprehensive Plan, the Comprehensive Plan is amended to conform to the UDC, as it is amended by this ordinance.

**SECTION 5.** All ordinances or parts of ordinances specifically pertaining to the zoning of the Property and that are in conflict with this ordinance are hereby expressly repealed.

**SECTION 6.** Publication shall be made in the City's official publication as required by the City's Charter.

That the foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017, by the following vote:

Mayor	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Joe McComb	_____		

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017, by the following vote:

Mayor	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Joe McComb	_____		

PASSED AND APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

ATTEST:

\_\_\_\_\_  
Rebecca Huerta  
City Secretary

\_\_\_\_\_  
Mayor

December 2, 2016

**METES AND BOUNDS DESCRIPTION  
1.776 AC. [77,354.826 Sq. Ft.]  
OUT OF SECTION 4,  
WADE RIVERSIDE SUBDIVISION  
CORPUS CHRISTI, NUECES COUNTY, TEXAS**

A tract of land containing 1.776 acres [77,354.826 square feet] situated in City of Corpus Christi, Nueces County, Texas, being a part or portion out of Section 4, Wade Riverside Subdivision, according to the plat thereof recorded in Volume 19, Page 407, Nueces County Deed Records, which said 1.776-acre tract is a part or portion of a certain (13.3-acre) tract conveyed to George Tintera and Ping Jung Tintera, by virtue of a Warranty Deed recorded under Document Number 2007050485, Nueces County Official Records, said 1.776 acres [77,354.826 square feet] also being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 4, Wade Riverside Subdivision;

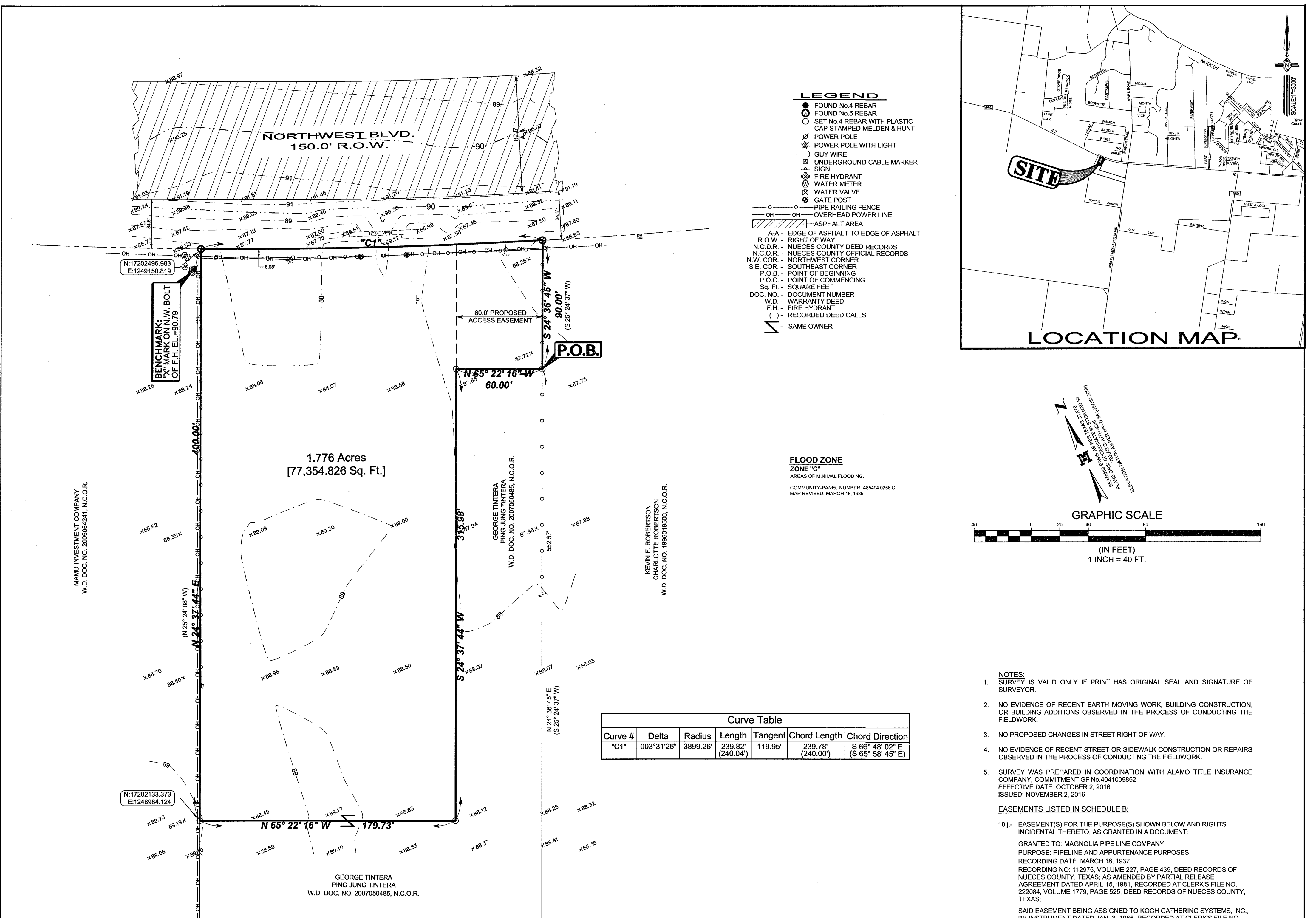
THENCE, N 80° 55' 21" W a distance of 30.00 feet;

THENCE, N 09° 12' 09" E along the West right-of-way line of Wright Moravek Road, a distance of 828.54 feet to a No. 4 rebar found on the Easterly Northeast corner of said (13.3-acre) tract and the Southeast corner of a certain tract conveyed to Kevin E. Robertson and Charlotte Robertson, by virtue of a Warranty Deed recorded under Document Number 1996018500, Nueces County Official Records;

THENCE, N 72° 00' 21" W (S 71° 13' 20" E Deed Call) along the Southernmost North line of said (13.3-acre) tract and the South line of said tract conveyed to Kevin E. Robertson and Charlotte Robertson, a distance of 1,404.05 feet (1,404.12 feet Deed Call) to a No. 5 rebar found on an inside corner of said (13.3-acre) tract;

THENCE, N 24° 36' 45" E (S 25° 24' 37" W Deed Call) along the Westernmost East line of said (13.3-acre) tract and the West line of said tract conveyed to Kevin E. Robertson and Charlotte Robertson, a distance of 552.57 feet to a No. 4 rebar set for the Southernmost Northeast corner and POINT OF BEGINNING of this herein described tract;

1. THENCE, N 65° 22' 16" W a distance of 60.00 feet to a No. 4 rebar set for an inside corner of this tract;
2. THENCE, S 24° 37' 44" W a distance of 315.98 feet to a No. 4 rebar set for the Southeast corner of this tract;
3. THENCE, N 65° 22' 16" W a distance of 179.73 feet to a No. 4 rebar set [Northing: 17202133.373, Easting: 1248984.124] on the West line of said (13.3-acre) tract, for the Southwest corner of this tract;
4. THENCE, N 24° 37' 44" E (N 25° 24' 08" W Deed Call) along the West line of said (13.3-acre) tract and the East line of a certain tract conveyed to Mamu Investment Company, by virtue of a Warranty Deed recorded under Document Number 2005064241, Nueces



**LEGAL DESCRIPTION**  
**1.776 ACRES [77,354.826 Sq. Ft.]**  
**OUT OF SECTION 4**  
**WADE RIVERSIDE SUBDIVISION**  
**VOLUME 19, PAGE 407 N.C.D.R.**  
**CORPUS CHRISTI,**  
**NUECES COUNTY, TEXAS**

**METES AND BOUNDS DESCRIPTION**  
 A TRACT OF LAND CONTAINING 1.776 ACRES [77,354.826 SQUARE FEET] SITUATED IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING A PART OR PORTION OUT OF SECTION 4, WADE RIVERSIDE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 19, PAGE 407, NUECES COUNTY DEED RECORDS, WHICH SAID 1.776-ACRE TRACT IS A PART OR PORTION OUT OF A CERTAIN (13.3-ACRE) TRACT CONVEYED TO GEORGE TINTERA AND PING JUNG TINTERA, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2007050485, NUECES COUNTY OFFICIAL RECORDS, SAID 1.776 ACRES [77,354.826 SQUARE FEET] ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 4, WADE RIVERSIDE SUBDIVISION, ALSO BEING THE SOUTHEAST CORNER OF A CERTAIN (214.84-ACRE) TRACT CONVEYED TO SIDNEY L. PISHOP, JR., BY VIRTUE OF A WARRANTY DEED RECORDED IN VOLUME 1864, PAGE 301, NUECES COUNTY OFFICIAL RECORDS;
- THENCE, N 80° 55' 21" W A DISTANCE OF 30.00 FEET;
- THENCE, N 09° 12' 09" E ALONG THE WEST RIGHT-OF-WAY LINE OF WRIGHT MORAVEK ROAD, A DISTANCE OF 1,412.88 FEET TO A NO. 4 REBAR FOUND ON THE EASTERLY NORTHEAST CORNER OF SAID (13.3-ACRE) TRACT AND THE SOUTHWEST CORNER OF A CERTAIN TRACT CONVEYED TO KEVIN E. ROBERTSON AND CHARLOTTE ROBERTSON, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 1996018500, NUECES COUNTY OFFICIAL RECORDS;
- THENCE, N 72° 00' 21" W (S 71° 13' 20" E DEED CALL) ALONG THE SOUTHERNMOST NORTH LINE OF SAID (13.3-ACRE) TRACT AND THE SOUTH LINE OF SAID TRACT CONVEYED TO KEVIN E. ROBERTSON AND CHARLOTTE ROBERTSON, A DISTANCE OF 1,404.05 FEET (1,404.12 FEET DEED CALL) TO A NO. 5 REBAR FOUND ON AN INSIDE CORNER OF SAID (13.3-ACRE) TRACT;
- THENCE, N 24° 36' 45" E (S 25° 24' 37" W DEED CALL) ALONG THE WESTERNMOST EAST LINE OF SAID (13.3-ACRE) TRACT AND THE WEST LINE OF SAID TRACT CONVEYED TO KEVIN E. ROBERTSON AND CHARLOTTE ROBERTSON, A DISTANCE OF 552.57 FEET TO A NO. 4 REBAR SET FOR THE SOUTHERNMOST NORTHEAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;
- THENCE, N 65° 22' 16" W A DISTANCE OF 60.00 FEET TO A NO. 4 REBAR SET FOR AN INSIDE CORNER OF THIS TRACT;
  - THENCE, S 24° 37' 44" W A DISTANCE OF 315.98 FEET TO A NO. 4 REBAR SET FOR THE SOUTHEAST CORNER OF THIS TRACT;
  - THENCE, N 65° 22' 16" W A DISTANCE OF 179.73 FEET TO A NO. 4 REBAR SET (NORTHING: 17202133.373, EASTING: 1248984.124) ON THE WEST LINE OF SAID (13.3-ACRE) TRACT, FOR THE SOUTHWEST CORNER OF THIS TRACT;
  - THENCE, N 24° 37' 44" E (N 25° 24' 08" W DEED CALL) ALONG THE WEST LINE OF SAID (13.3-ACRE) TRACT AND THE EAST LINE OF A CERTAIN TRACT CONVEYED TO MAMU INVESTMENT COMPANY, BY VIRTUE OF A WARRANTY DEED RECORDED UNDER DOCUMENT NUMBER 2005064241, NUECES COUNTY OFFICIAL RECORDS, A DISTANCE OF 400.00 FEET TO A NO. 5 REBAR FOUND (NORTHING: 17202496.983, EASTING: 1249150.819) ON THE NORTHWEST CORNER OF SAID (13.3-ACRE) TRACT AND THE NORTHEAST CORNER OF SAID TRACT CONVEYED TO MAMU INVESTMENT AND THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST BOULEVARD, FOR THE NORTHWEST CORNER OF THIS TRACT;
  - THENCE, IN A SOUTHEASTERLY DIRECTION, ALONG THE NORTHERNMOST NORTH LINE OF SAID (13.3-ACRE) TRACT AND THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST BOULEVARD, AND ALONG A CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 003°31'26", A RADIUS OF 3,899.26 FEET, AN ARC LENGTH OF 239.82 FEET (240.04 FEET DEED CALL), A TANGENT OF 119.95 FEET, AND A CHORD THAT BEARS S 66° 48' 02" E (S 65° 58' 45" E DEED CALL) A DISTANCE OF 239.78 FEET (240.00 FEET DEED CALL) TO A NO. 5 REBAR FOUND ON THE WESTERNMOST NORTHEAST CORNER OF SAID (13.3-ACRE) TRACT AND THE NORTHWEST CORNER OF SAID TRACT CONVEYED TO KEVIN E. ROBERTSON AND CHARLOTTE ROBERTSON, FOR THE NORTHERNMOST NORTHEAST CORNER OF THIS TRACT;
  - THENCE, S 24° 36' 45" W (S 25° 24' 37" W DEED CALL) ALONG THE WESTERNMOST EAST LINE OF SAID (13.3-ACRE) TRACT AND THE WEST LINE OF SAID TRACT CONVEYED TO KEVIN E. ROBERTSON AND CHARLOTTE ROBERTSON, A DISTANCE OF 90.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.776 ACRES [77,354.826 SQUARE FEET] OF LAND, MORE OR LESS.

Curve #	Delta	Radius	Length	Tangent	Chord Length	Chord Direction
"C1"	003°31'26"	3899.26'	239.82' (240.04')	119.95'	239.78' (240.00')	S 66° 48' 02" E (S 65° 58' 45" E)

**CORPUS CHRISTI ZONING ORDINANCE**

**ZONING CLASSIFICATION: F-R FARM-RURAL DISTRICT**

**SETBACKS: AS PER CITY ORDINANCE-ARTICLE 27**

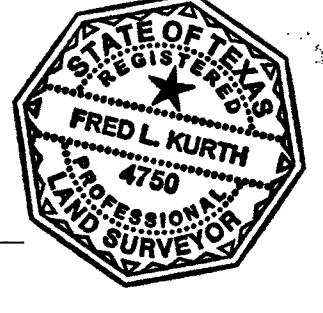
**PARKING REQUIREMENT: AS PER CITY ORDINANCE-ARTICLE 22, FOR RETAIL STORE; THE REQUIREMENT IS 1 PARKING SPACE PER 200 Sq. Ft. OF FLOOR AREA.**

**MAXIMUM BUILDING HEIGHT: AS PER CITY ORDINANCE-ARTICLE 27**

- NOTES:**
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
  - NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
  - NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY.
  - NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
  - SURVEY WAS PREPARED IN COORDINATION WITH ALAMO TITLE INSURANCE COMPANY; COMMITMENT OF NO. 4041009852 EFFECTIVE DATE: OCTOBER 2, 2016 ISSUED: NOVEMBER 2, 2016
- EASEMENTS LISTED IN SCHEDULE B:**
- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
 GRANTED TO: MAGNOLIA PIPE LINE COMPANY  
 PURPOSE: PIPELINE AND APPURTENANCE PURPOSES  
 RECORDING DATE: MARCH 18, 1937  
 RECORDING NO: 112975, VOLUME 227, PAGE 439, DEED RECORDS OF NUECES COUNTY, TEXAS; AS AMENDED BY PARTIAL RELEASE AGREEMENT DATED APRIL 15, 1981, RECORDED AT CLERK'S FILE NO. 222084, VOLUME 1779, PAGE 525, DEED RECORDS OF NUECES COUNTY, TEXAS;  
 SAID EASEMENT BEING ASSIGNED TO KOCH GATHERING SYSTEMS, INC., BY INSTRUMENT DATED JAN. 3, 1986, RECORDED AT CLERK'S FILE NO. 47579, VOLUME 1906, PAGE 585, DEED RECORDS OF NUECES COUNTY, TEXAS. (BLANKET EASEMENT) TITLE TO SAID INTEREST NOT RESEARCHED SUBSEQUENT TO THE DATE OF THE ABOVE INSTRUMENTS.  
 BLANKET IN NATURE, NOT PLOTTABLE.
  - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
 GRANTED TO: COUNTY OF NUECES, TEXAS  
 PURPOSE: COUNTY LATERAL ROAD AND APPURTENANCE PURPOSES  
 RECORDING DATE: JANUARY 11, 1938  
 RECORDING NO: 123300, VOLUME 236, PAGE 138, DEED RECORDS OF NUECES COUNTY, TEXAS.  
 DOES NOT AFFECT SUBJECT TRACT.
  - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
 GRANTED TO: SOUTHERN PIPE LINE CORPORATION  
 PURPOSE: PIPELINE AND APPURTENANCE PURPOSES  
 DATE: AUG. 11, 1945  
 RECORDING NO: 211622, VOLUME 315, PAGE 120, DEED RECORDS OF NUECES COUNTY, TEXAS.  
 SAID LEASE BEING ASSIGNED TO KOCH PIPELINE COMPANY, L.P. BY INSTRUMENT RECORDED AT CLERK'S FILE NO. 2000014372, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.  
 BLANKET IN NATURE, NOT PLOTTABLE.
  - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
 GRANTED TO: SUN PIPE LINE COMPANY  
 PURPOSE: PIPELINE AND APPURTENANCE PURPOSES  
 DATE: NOVEMBER 5, 1945  
 RECORDING NO: 2015050, VOLUME 316, PAGE 250, DEED RECORDS OF NUECES COUNTY, TEXAS.  
 BLANKET IN NATURE, NOT PLOTTABLE, BEING 432 ACRES OF LAND.
  - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
 GRANTED TO: NUECES ELECTRIC COOPERATIVE, INC.  
 PURPOSE: ELECTRIC DISTRIBUTION SYSTEM AND APPURTENANCE PURPOSES  
 DATE: JUNE 8, 1959  
 RECORDING NO: 532974, VOLUME 855, PAGE 630, DEED RECORDS OF NUECES COUNTY, TEXAS.  
 INSUFFICIENT INFORMATION TO PLOT.
  - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
 GRANTED TO: MOBIL PRODUCING TEXAS AND NEW MEXICO, INC.  
 PURPOSE: PIPELINE AND APPURTENANCE PURPOSES  
 DATE: APRIL 16, 1981  
 RECORDING NO: 223379, VOLUME 1780, PAGE 982, DEED RECORDS OF NUECES COUNTY, TEXAS.  
 DOES NOT AFFECT SUBJECT TRACT.
  - EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:  
 GRANTED TO: SUEMALAR EXPLORATION AND PRODUCTION, LLC  
 PURPOSE: PIPELINE AND APPURTENANCE PURPOSES  
 DATE: JANUARY 29, 2002  
 RECORDING NO: 2002007744, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS.  
 DOES NOT AFFECT SUBJECT TRACT.
  - MEMORANDUM OF GROUND LEASE AND ACCESS EASEMENT DATED FEB. 5, 1992, BY AND BETWEEN BISHOP MOBILE CENTER, INC. AS LESSOR TO SBC TEXAS TOWERS, LP, RECORDED AT CLERK'S FILE NO. 2005042258, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS; ASSIGNED TO ROBERT V. SKINNER AND CINDO O. SKINNER BY ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED AT CLERK'S FILE NO. 2007050484, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS; AND SUBSEQUENTLY ASSIGNED TO GEORGE TINTERA AND PING JUNG TINTERA BY ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED AT CLERK'S FILE NO. 2007050486, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, TOGETHER WITH ALL THE TERMS AND PROVISIONS STATED IN THE ABOVE REFERENCED INSTRUMENTS. TITLE TO SAID INTERESTS NOT RESEARCHED SUBSEQUENT TO THE DATE OF AFORESAID INSTRUMENTS.  
 ACCESS TO LEASE AREA DESCRIBED IN DOCUMENT NO. 2005042258, IS PROVIDED BY DIRECT ACCESS FROM COUNTY ROAD 73 TO LEASE AREA DESCRIBED IN SAID DEED. DOES NOT AFFECT SUBJECT TRACT.
  - MEMORANDUM OF SUBLEASE AND PURCHASE OPTION DATED DEC. 14, 2000, BY AND BETWEEN SBC TEXAS TOWER HOLDINGS, LLC, AS LESSOR, AND SOUTHERN TOWERS, INC., AS LESSEE, RECORDED AT CLERK'S FILE NO. 2005042261, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, TOGETHER WITH ALL THE TERMS AND PROVISIONS THEREIN STATED.  
 ACCESS TO LEASE AREA DESCRIBED IN DOCUMENT NO. 2005042261, IS PROVIDED BY DIRECT ACCESS FROM COUNTY ROAD 73 TO LEASE AREA DESCRIBED IN SAID DEED. DOES NOT AFFECT SUBJECT TRACT.
  - THE COMPANY ASSUMES NO LOSS OR LIABILITY BY REASON OF A PORTION OF SUBJECT PROPERTY LYING IN F. M. 624, OR COUNTY ROAD NO. 73.

To The Overland Group:  
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NPS Land Title Surveys, jointly established and adopted by ALTA and NPS, and includes items 1, 3, 4, 5, 6, 11, 13, 16 and 17 of Table A thereof. The field work was completed on November 21, 2016.

Date of Plat or Map: 12/05/16  
 Fred L. Kurth  
 R.P.L.S. No.: 4750  
 Email: fkurth@meldenandhunt.com



**Alta/Nsps Land Title Survey**

JOB No.	<b>16182.08</b>	REVISION	DATE	BY
DRAWING DATE:	12/05/2016			
DRAWN BY:	J.C./J.L.G.			
File Name:	16182.08			
T-1027, PG. 49		<b>M M M</b> MELDEN & HUNT INC. CONSULTANTS • ENGINEERS • SURVEYORS		
		115 W. MCINTYRE EDINBURG, TX 78541 PH: (956) 381-0981 FAX: (956) 381-1839 ESTABLISHED 1947	227 N. F.M. 3167 RIO GRANDE CITY, TX 78162 PH: (956) 487-8256 FAX: (956) 488-8591 www.meldenandhunt.com	

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County Official Records, a distance of 400.00 feet to a No. 5 rebar found [Northing: 17202496.983, Easting: 1249150.819] on the Northwest corner of said (13.3-acre) tract and the Northeast corner of said tract conveyed to Mamu Investment and the South right-of-way line of Northwest Boulevard, for the Northwest corner of this tract;

5. THENCE, in a Southeasterly direction, along the Northernmost North line of said (13.3-acre) tract and the South right-of-way line of Northwest Boulevard, and along a curve to the left, with a central angle of  $003^{\circ}31'26''$ , a radius of 3,899.26 feet, an arc length of 239.82 feet (240.04 feet Deed Call), a tangent of 119.95 feet, and a chord that bears  $S 66^{\circ} 48' 02'' E$  ( $S 65^{\circ} 58' 45'' E$  Deed Call) a distance of 239.78 feet (240.00 feet Deed Call) to a No. 5 rebar found on the Westernmost Northeast corner of said (13.3-acre) tract and the Northwest corner of said tract conveyed to Kevin E. Robertson and Charlotte Robertson, for the Northernmost Northeast corner of this tract;
6. THENCE,  $S 24^{\circ} 36' 45'' W$  ( $S 25^{\circ} 24' 37'' W$  Deed Call) along the Westernmost East line of said (13.3-acre) tract and the West line of said tract conveyed to Kevin E. Robertson and Charlotte Robertson, a distance of 90.00 feet to the POINT OF BEGINNING, and containing 1.776 acres [77,354.826 square feet] of land, more or less.