

**Case No. 0318-02 Hooten Family Trust A:  
Ordinance rezoning property at or near 6502 and 6630 Agnes Street  
from "IL" Light Industrial District to the "IL/SP" Light Industrial  
District with a Special Permit with conditions.**

**WHEREAS**, the Planning Commission has forwarded to the City Council its final report and recommendation regarding the application of Hooten Family Trust A ("Owner"), 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, a public hearing was held on Wednesday, April 18, 2018, during a meeting of the Planning Commission. The Planning Commission recommended approval of the change of zoning from the "IL" Light Industrial District to the "IL/SP" Light Industrial District with a Special Permit with conditions and on Tuesday, June 12, 2018, 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 Hooten Family Trust A ("Owner"), the Unified Development Code ("UDC") of the City of Corpus Christi, Texas ("City"), is amended by changing the zoning on a property described as being a 145.15 Acre Tract of Land, comprised of portions of Tracts 1 and 2 of the 456.80 Acre V.M. Donigan Partition out of Sections 6 and 7, Range VI, H. L. Kinney Sectionized Lands, as referenced in a Partition and Settlement Deed, recorded in File Number 320003, Volume 501, Page 228, Deed Records of Nueces County, Texas and a 91.36 Acre Tract of Land, being all of a 91.56 Acre Tract of Land as referenced in a Partition and Settlement Deed, recorded in File Number 320003, Volume 501, Page 228, Deed Records of Nueces County, Texas, located on the north side of Agnes Street (State Highway 44), west of Hopkins Road, and east of Bronco Road. (the "Property"), from the "IL" Light Industrial District to the "IL/SP" Light Industrial District with a Special Permit with conditions (Zoning Map No. 054044), 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 their entireties.

**SECTION 2.** The Special Permit granted in Section 1 of this ordinance is subject to the Owner following the conditions listed below:

~~1. **Uses:** The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district is the wholesale storage and transfer of petroleum based products. The above ground fuel storage tanks are identified and limited based on the attached site plan. The tanks shall be no larger than 48 feet in height and 162 feet in diameter. No spherical tanks are permitted.~~

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted by right in the base zoning district is the wholesale storage and transfer of petroleum based products. The above ground fuel storage tanks are identified and limited based on the attached site plan. The tanks shall be no larger than 162 feet in diameter, and the height of any tank shall not exceed the limitations of a 60:1 slope from the end of the nearest runway. No spherical tanks are permitted.
2. **Fire Department Approval:** Development of the Property, including the storage of fuels and blending agents, shall comply with all Fire Department requirements.
3. **Storm Water Detention:** The Owner shall construct and maintain any necessary aboveground detention facilities in a manner that prevents water from standing for longer than 48 hours after the design storm and the drainage facilities shall remain completely dry between storms.
4. **Federal Aviation Administration (FAA):** The Owner shall submit notice to the FAA and will need to file an Airspace Study (Form 7460) prior to obtaining building permits for each structure or tank or to the temporary location of potential aviation hazards such as construction cranes on site to determine any potential impacts to Corpus Christi International Airport.
5. **Corpus Christi International Airport Hazards:**
  - a. **Height:** The Maximum height of structures shall comply with the City's most current conical surfaces map of Corpus Christi International Airport.
  - b. **Lighting:** All lighting shall be shielded toward the site and shall not conflict with airport flight operations. Additionally, any parked train cars or engines must be parked far enough to the north of the Approach Light System so that the light plane is not impacted by the cars or engines.
  - c. ~~**Rail Cars:** A rail line parallel to Agnes Street (State Highway 44) is transitory in nature. Rail cars shall not park on the rail line within the defined Clear Zone of the Corpus Christi International Airport as per Department of Defense Instruction 4165.57 (AICUZ) SLUCM No. 41.~~  
**Rail Cars:** Rail cars shall not park on the rail line within the area described as a clear zone (the "Clear Zone") in the map attached as Exhibit B. The term "park" is defined to mean detachment of rail cars from power or maintaining rail cars within this area for longer than twenty-four (24) hours.
  - d. **Other Airport Hazards:** No use or activity shall create electrical interference with navigational signals or radio communication between airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport. The proposed access road is located in the Clear Zone. Transitory movement is allowed, however vehicles cannot park in the clear zone.

6. **Landscaping and Screening:** The Owner shall install and maintain landscaping of the Property along Hopkins Road. Within this landscape street yard, the minimum required landscaped area shall be 15% of the total street yard and the street yard shall be landscaped with plant material approved by Corpus Christi International Airport and listed in the UDC to achieve a minimum of 0.02 points per square foot of total street yard area. Landscape screening of parking lots and truck loading facilities within 100 feet of any street right-of-way shall be required in accordance with UDC Section 7.3.11. The proposed landscaping cannot use any plants that will be wildlife attractants. Advisory Circular 150/5200-33B states that wildlife attractants must be at least 10,000 feet from the airport perimeter.
7. **Land Use Compatibility in Accident Potential Zones:** The Owner shall not exceed a maximum Floor Area Ratio (FAR) of 0.28 in Accident Potential Zone (APZ) - 1 and 0.56 in APZ-2.
8. **Other Requirements:** The Special Permit conditions listed herein do not preclude compliance with other applicable UDC, Building, and Fire Code Requirements.
9. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within twelve (12) months of this ordinance unless a complete building permit application has been submitted. In the case of a phased project, subsequent building permit applications shall be submitted within 18 months from the date of issuance of the Certificate of Occupancy or final approved inspections for the previous phase of the development. The Special Permit shall expire if the use is discontinued for more than six consecutive months.

**SECTION 3.** The official UDC Zoning Map of the City is amended to reflect changes made to the UDC by Section 1 of this ordinance.

**SECTION 4.** 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 5.** 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 6.** 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 7.** 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 \_\_\_\_\_, 2018, by the following vote:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette Guajardo	_____	Lucy Rubio	_____
Michael Hunter	_____	Greg Smith	_____
Debbie Lindsey-Opel	_____		

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018, by the following vote:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette Guajardo	_____	Lucy Rubio	_____
Michael Hunter	_____	Greg Smith	_____
Debbie Lindsey-Opel	_____		

PASSED AND APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

ATTEST:

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

\_\_\_\_\_  
Joe McComb  
Mayor

Exhibit A



Job No. 41316.B8.00  
March 22, 2018

**91.36 Acre Tract (Gross)**  
**89.68 Acres (Net)**

STATE OF TEXAS  
COUNTY OF NUECES

**Fieldnotes**, for a 91.36 Acre Tract of Land, being all of Tract 3 of the 456.80 Acre V.M. Donigan Partition out of Sections 6 and 7, Range VI, H. L. Kinney Sectionized Lands, shown by map, made by Blucher Engineering Co. dated January 1951, recorded in Volume 1, Page 49, Miscellaneous Map Records of Nueces County, Texas; same being all of a 91.56 Acre Tract of Land as referenced in a Partition and Settlement Deed, recorded in File Number 320003, Volume 501, Page 228, Deed Records of Nueces County, Texas; also being the same lands described as a 91.390 Acre Tract of Land, described in a Special Warranty Deed from The Frost National Bank, Independent Executor of the Estate of Charles Vartan Walker, deceased, to John P. Hooten, Trustee of the Hooten Family Trust, recorded in Document No. 2007061484, Official Public Records of Nueces County, Texas; the said 91.36 Acre Tract being more fully described as follows:

**Beginning** at a 60d Nail Found, on the North Right-of-Way Line of a 100.00 Foot Wide Texas Mexican Railroad, for the Southwest corner of a 145.18 Acre Tract, described in a Deed Without Warranty from William D. Walker, Personal Representative of the Estate of Mazie P. Walker, et al to John P. Hooten, Trustee of the Hooten Family Trust A U/T/D May 4, 1984, recorded in Document No. 2014037242, Official Public Records of Nueces County, Texas, for the Southeast corner the said 91.390 Acre Tract, and this Tract;

**Thence**, South 88°35'36" West, with the said North Right-of-Way Line, the south boundary line of Tract 3, of the said 456.80 Acre V.M. Donigan Partition, and the said 91.390 Acre Tract, 730.59 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, for the Southwest corner of this Tract, from **Whence**, a 1 Inch Iron Pipe Found, for the Southwest corner of Tract 5, of the said 456.80 Acre V.M. Donigan Partition, bears South 88°35'36" West, 1457.50 Feet;

**Thence**, North 00°49'08" West, with the common boundary of Tracts 3 and 4, of the said 456.80 Acre V.M. Donigan Partition, the West boundary line of the said 91.390 Acre Tract, at 0.67 Feet, pass a 60D Nail Found, in all 5449.63 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, for the Northwest corner of this Tract, from **Whence**, a 1-1/4 Inch Iron Pipe Found, for the Northwest corner of the said Tract 4, of the said 456.80 Acre V.M. Donigan Partition, bears South 89°39'56" West, 729.78 Feet;

**Thence**, North 89°39'56" East, with the North boundary line of the said 91.390 Acre Tract, of the said 456.80 Acre V.M. Donigan Partition, 731.79 Feet, to a 1-1/4 Inch Iron Pipe Found, for the Northwest corner of an 18.80 Acre Tract of the said Tract 2 of the said 456.80 Acre V.M. Donigan Partition, described as Tract II in Special Warranty Deed from Corpus Christi National Bank to Basic Equipment Co., recorded in Volume 2358, Page 892, Deed Records of Nueces County, Texas, for the Northeast corner of this Tract;

**Thence**, South 00°48'22" East, with the common boundary of Tracts 2 and 3, of the said 456.80 Acre V.M. Donigan Partition, at 1117.53 Feet, pass a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, for the Southeast corner of the said 18.80 Acre Tract, in all 5435.95 Feet, to the Point of Beginning and, containing 91.36 Acres (3,979,537 Sq.Ft.) of Land, more or less.

SAVE and EXCEPT a 1.68 Acre Tract of Land, described in Warranty Deed (with Mineral Reservation) from The Hooten Family Trust to the City of Corpus Christi, recorded in Document No. 2012017673, Official Public Records of Nueces County, Texas.

Gross Acreage 91.36 Acres and a Net Acreage of 89.68 Acres.

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**Save and Except**  
**1.68 Acres**

**Fieldnotes**, for a 1.68 Acre Tract of Land, out of Tract 3 of the 456.80 Acre V.M. Donigan Partition out of Sections 6 and 7, Range VI, H. L. Kinney Sectionized Lands, shown by map, made by Blucher Engineering Co. dated January 1951, recorded in Volume 1, Page 49, Miscellaneous Map Records of Nueces County, Texas; said 1.68 Acre Tract being the same lands described in Warranty Deed (with Mineral Reservation) from The Hooten Family Trust to the City of Corpus Christi, recorded in Document No. 2012017673, Official Public Records of Nueces County, Texas; the said 1.68 Acre Tract being more fully described as follows:

**Commencing** at a 60d Nail Found, on the North Right-of-Way Line of a 100.00 Foot Wide Texas Mexican Railroad, for the Southwest corner of a 145.18 Acre Tract, described in a Deed Without Warranty from William D. Walker, Personal Representative of the Estate of Mazie P. Walker, et al to John P. Hooten, Trustee of the Hooten Family Trust A U/T/D May 4, 1984, recorded in Document No. 2014037242, Official Public Records of Nueces County, Texas, for the Southeast corner a 91.390 Acre Tract of Land, described in a Special Warranty Deed from The Frost National Bank, Independent Executor of the Estate of Charles Vartan Walker, deceased, to John P. Hooten, Trustee of the Hooten Family Trust, recorded in Document No. 2007061484, Official Public Records of Nueces County, Texas;

**Thence**, North 00°48'22" West, with the common boundary line of Tracts 2 and 3, of the said 456.80 Acre V.M. Donigan Partition, and the said 91.390 Acre Tract and 145.18 Acre Tract, 451.20 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, for the **Point of Beginning** and a corner of this Tract;

**Thence**, over and across the said 91.36 Acre Tract and Tract 3 as follows:

- South 88°38'28" West, 156.70 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set;
- South 01°21'32" East, 404.34 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, for the Southeast corner of this Tract;
- South 88°38'28" West, 100.00 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, for the Southwest corner of this Tract;
- North 01°21'32" West, 792.00 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, for the Northwest corner of this Tract;
- North 88°38'28" East, 65.00 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, for the Northeast corner of this Tract;
- South 01°21'36" East, 57.00 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set;
- South 01°21'32" East, 290.66 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set;
- North 88°38'28" East, 192.08 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set;

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**Thence**, South 00°48'22" East, 40.00 Feet, to the Point of Beginning and, containing 1.68 Acres (73,308 Sq.Ft.) of Land, more or less.

Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy. *Also reference accompanying sketch of tract described herein.*

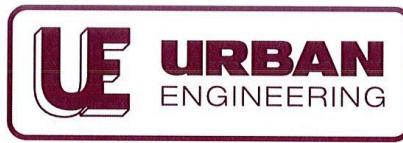


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*[Handwritten Signature]*  
James D. Carr, R.P.L.S.  
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Job No. 41316.B8.00  
March 22, 2018

**145.15 Acre Tract (Gross)**  
**137.54 Acres (Net)**

STATE OF TEXAS  
COUNTY OF NUECES

**Fieldnotes**, for a 145.15 Acre Tract of Land, comprising of portions of Tracts 1 and 2 of the 456.80 Acre V.M. Donigan Partition out of Sections 6 and 7, Range VI, H. L. Kinney Sectionized Lands, as referenced in a Partition and Settlement Deed, recorded in File Number 320003, Volume 501, Page 228, Deed Records of Nueces County, Texas; said 456.80 Acre V.M. Donigan Partition shown by map, made by Blucher Engineering Co. dated January 1951, recorded in Volume 1, Page 49, Miscellaneous Map Records of Nueces County, Texas, of which, said 145.15 Acre Tract encompassing a portion of Hopkins Road, an undedicated public roadway; said 145.15 Acre Tract also being the same lands described as a 145.18 Acre Tract of Land, described in a Deed Without Warranty from William D. Walker, Personal Representative of the Estate of Mazie P. Walker, et al to John P. Hooten, Trustee of the Hooten Family Trust A U/T/D May 4, 1984, recorded in Document No. 2014037242, Official Public Records of Nueces County, Texas; the said 145.15 Acre Tract being more fully described as follows:

**Beginning** at a 60d Nail Found, on the North Right-of-Way Line of a 100.00 Foot Wide Texas Mexican Railroad, for the Southeast corner of a 91.390 Acre Tract of Land described in Special Warranty Deed from The Frost National Bank, Independent Executor of the Estate of Charles Vartan Walker, Deceased to John Paul Hooten, Trustee of The Hooten Family Trust, recorded in Document No. 2007061484, said Official Public Records, for the Southwest corner of the said 145.18 Acre Tract, and this Tract;

**Thence**, North 00°48'22" West, with the common boundary line of Tracts 2 and 3, of the said 456.80 Acre V.M. Donigan Partition, the said 91.390 Acre Tract and 145.18 Acre Tract, 4318.41 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, for the Southwest corner of an 18.80 Acre Tract of the said Tract 2 of the V.M. Donigan Partition, described as Tract II in Special Warranty Deed from Corpus Christi National Bank to Basic Equipment Co., recorded in Volume 2358, Page 892, Official Public Records of Real Property of Nueces County, Texas, and for the Northwest corner of the said 145.15 Acre Tract and this Tract, from **Whence**, a 1-1/2 Inch Iron Pipe Found, bears North 75°25'01" East, 2.09 Feet, also from **Whence**, a 1-1/4 Inch Iron Pipe Found, bears North 00°48'22" West, 1117.53 Feet;

**Thence**, North 89°16'06" East, with the South boundary line of the said Tract II and an 18.75 Acre Tract of the said Tract 1 of the said 456.80 Acre V.M. Donigan Partition, described as Tract I in said Volume 2358, Page 892, Official Public Records of Real Property of Nueces County, Texas, the North boundary line of the said 145.18 Acre Tract and this Tract, 1469.07 Feet, to a 5/8 Inch Iron Rod Found, for the Southwest corner of Lot 1-R, Block 2, Industrial Heights Section 2, a map of which is recorded in Volume 66, Pages 34-35, Map Records of Nueces County, Texas, the Southeast corner of the said 18.75 Acre Tract, and for the Northeast corner of the said 145.18 Acre Tract and this Tract; from **Whence**, a 5/8 Inch Iron Rod Found, bears North 89°15'24" East, 1618.14 Feet;

**Thence**, South 00°45'12" East, with the East boundary line of the said Tract 1 of the said 456.80 Acre V.M. Donigan Partition and the said 145.18 Acre Tract, at 3704.91 Feet, pass a MAG Nail with washer stamped "URBAN ENGR. C.C.TX" Set, in the existing Hopkins Road (Unrecorded) for the Northeast corner of a 6.74 Acre Tract (surveyed same date), at 3736.92 Feet pass a 5/8 Inch Iron Rod Found, for the Northwest corner of a 21.35 Acre Tract described in a Deed from Isabel B. Weil Goodstein (formerly Isabel B. Weil), Individually and as Independent Executrix of the Estate of Lewis E. Weil, deceased, Michael M. Weil, Peter H. Weil, Kathleen Carol Weil Holtzman and Gerald T. Holtzman to The Texas Mexican Railway, recorded in Volume 1606, Page 379, Deed Records of Nueces County, Texas, in all 4301.15 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, on the said North Right-of-Way Line of The Texas Mexican Railroad, for the Southeast corner of the said 145.18 Acre Tract this Tract; from **Whence**, a 5/8 Inch Iron Rod with red plastic cap stamped

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"URBAN ENGR CCTX" Found, for the Southeast corner of the said 21.35 Acre Tract, bears North 88°35'36" East, 1650.56 Feet;

**Thence**, South 88°35'36" West, with the North Right-of-Way line of the said 100.00 Foot Wide Texas Mexican Railroad, the South boundary line of the said 145.18 Acre Tract, and the South boundary lines of said Tracts 1 and 2, of the said 456.80 Acre V.M. Donigan Partition, the said North Right-of-Way Line, at 521.59 Feet, pass a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, in the said existing Hopkins Road (Unrecorded), for the Southwest corner of the said 6.74 Acre Tract, in all 1465.19 Feet, to the **Point of Beginning**, containing 145.15 Acres (6,322,826 Sq.Ft.) of Land, more or less.

SAVE and EXCEPT a 0.87 Acre Tract of Land, comprising of a 0.19 Acre Tract and a 0.68 Acre Tract, both described in Special Warranty Deed from Wanda Theresa Laughlin, individually and as Executor of the Estate of William Taylor Laughlin, deceased, and Tina Laughlin Henry, to the City of Corpus Christi, recorded in Document Number 2012033997, Official Public Records of Nueces County, Texas.

SAVE and EXCEPT a 6.74 Acre Tract of Land, being a portion of and surveyed concurrently with the aforementioned 145.15 Acre Tract.

Gross Acreage 145.15 Acres and a Net Acreage of 137.54 Acres

### **Save and Except**

#### **0.87 Acres**

**Fieldnotes**, for a 0.87 Acre Tract of Land, out of Tracts 1 and 2, of the 456.80 Acre V.M. Donigan Partition out of Sections 6 and 7, Range VI, H. L. Kinney Sectionized Lands, as referenced in a Partition and Settlement Deed, recorded in File Number 320003, Volume 501, Page 228, Deed Records of Nueces County, Texas; said 456.80 Acre V.M. Donigan Partition shown by map, made by Blucher Engineering Co. dated January 1951, recorded in Volume 1, Page 49, Miscellaneous Map Records of Nueces County, Texas; said 0.87 comprising of a 0.19 Acre Tract and a 0.68 Acre Tract, both described in Special Warranty Deed from Wanda Theresa Laughlin, individually and as Executor of the Estate of William Taylor Laughlin, deceased, and Tina Laughlin Henry, to the City of Corpus Christi, recorded in Document Number 2012033997, Official Public Records of Nueces County, Texas; the said 0.87 Acre Tract being more fully described as follows:

**Commencing** at a 60d Nail Found, on the North Right-of-Way Line of a 100.00 Foot Wide Texas Mexican Railroad, for the Southeast corner of a 91.390 Acre Tract of Land described in Special Warranty Deed from The Frost National Bank, Independent Executor of the Estate of Charles Vartan Walker, Deceased to John Paul Hooten, Trustee of The Hooten Family Trust, recorded in Document No. 2007061484, said Official Public Records, for the Southwest corner of a 145.18 Acre Tract of Land, in a Deed Without Warranty from William D. Walker, Personal Representative of the Estate of Mazie P. Walker, et al to John P. Hooten, Trustee of the Hooten Family Trust A U/T/D May 4, 1984, recorded in Document No. 2014037242, Official Public Records of Nueces County, Texas;

**Thence**, North 00°48'22" West, with the common boundary line of Tracts 2 and 3, of the said 456.80 Acre V.M. Donigan Partition, the said 91.390 Acre Tract and said 145.18 Acre Tract, 451.20 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, for the **Point of Beginning** and Southwest corner of this Tract;

**Thence**, North 00°48'22" West, continuing with the common boundary line of Tracts 2 and 3, of the said 456.80 Acre V.M. Donigan Partition, and the said 91.390 Acre Tract and 145.18 Acre Tract, 40.00 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, for the Northwest corner of this Tract;

**Thence**, over and across the said 145.18 Acre Tract and Tracts 1 and 2, of the said 456.80 Acre V.M. Donigan Partition as follows:

- North 88°38'28" East, 200.01 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set;

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- South 67°36'34" East, 136.57 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set;
- North 88°38'28" East, 616.79 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, for the Northeast corner of this Tract and beginning of a non-tangent curve to the Left having a delta of 07°46'36", a Radius of 312.94 Feet, an arc length of 42.47 Feet, and a chord which bears South 18°10'16" West, 42.44 Feet;
- with said non-tangent curve to the Left, an arc length of 312.94 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set, for the Southeast corner of this Tract;
- South 88°38'28" West, 611.01 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set;
- North 67°36'34" West, 136.57 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set;

**Thence**, South 88°38'28" West, 191.99 Feet, to the Point of Beginning, containing 0.87 Acres (37,837 Sq.Ft.) of Land, more or less.

### **Save and Except** **6.74 Acres**

**Fieldnotes**, for a 6.74 Acre Tract of Land, out of Tract 1, of the 456.80 Acre V.M. Donigan Partition out of Sections 6 and 7, Range VI, H. L. Kinney Sectionized Lands, as referenced in a Partition and Settlement Deed, recorded in File Number 320003, Volume 501, Page 228, Deed Records of Nueces County, Texas; said 456.80 Acre V.M. Donigan Partition shown by map, made by Blucher Engineering Co. dated January 1951, recorded in Volume 1, Page 49, Miscellaneous Map Records of Nueces County, Texas and a 145.18 Acre Tract of Land, described in a Deed Without Warranty from William D. Walker, Personal Representative of the Estate of Mazie P. Walker, et al to John P. Hooten, Trustee of The Hooten Family Trust A U/T/D May 4, 1984, recorded in Document No. 2014037242, Official Public Records of Nueces County, Texas; the said 6.74 Acre Tract being more fully described as follows:

**Commencing** at a 60d Nail Found, on the North Right-of-Way Line of a 100.00 Foot Wide Texas Mexican Railroad, for the Southeast corner of a 91.390 Acre Tract of Land described in Special Warranty Deed from The Frost National Bank, Independent Executor of the Estate of Charles Vartan Walker, Deceased to John Paul Hooten, Trustee of The Hooten Family Trust, recorded in Document No. 2007061484, said Official Public Records, for the Southwest corner of the said 145.18 Acre Tract;

**Thence**, North 88°35'36" East, with the said North Right-of-Way Line, the South boundary line of the said 145.18 Acre Tract, 943.60 Feet, to a MAG Nail with washer stamped "URBAN ENGR. C.C.TX" Set, in the existing Hopkins Road (Unrecorded), for the **Point of Beginning** and Southwest corner of this Tract;

**Thence**, North 01°24'24" West, 296.20 Feet, to a MAG Nail with washer stamped "URBAN ENGR. C.C.TX" Set, in the existing Hopkins Road (Unrecorded), for a corner of the said 6.74 Acre Tract, and for the beginning of a circular curve to the Right having a delta of 90°00'00", a Radius of 300.00 Feet, an arc length of 471.24 Feet, and a chord which bears North 43°35'36" East, 424.26 Feet;

**Thence** with said circular curve to the Right, an arc length of 471.24 Feet, to a MAG Nail with washer stamped "URBAN ENGR. C.C.TX" Set, in the existing Hopkins Road (Unrecorded), for a corner of this Tract;

**Thence**, North 88°35'36" East, 228.39 Feet, to a MAG Nail with washer stamped "URBAN ENGR. C.C.TX" Set, on the East boundary line of the said 145.18 Acre Tract, in the existing Hopkins Road (Unrecorded), for the Northeast corner of this Tract;

**Thence**, South 00°45'12" East, with the East boundary line of the said 145.18 Acre Tract, at 32.00 Feet, pass a 5/8 Inch Iron Rod Found, for the Northwest corner of a 21.35 Acre Tract described in a Deed from Isabel B. Weil Goodstein (formerly Isabel B. Weil), Individually and as Independent Executrix of the Estate of Lewis E. Weil, deceased, Michael M. Weil, Peter H. Weil, Kathleen Carol Weil Holtzman and Gerald T. Holtzman to the Texas Mexican Railway, recorded in Volume 1606, Page 379, Deed Records of Nueces County, Texas, in all 596.24 Feet, to a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN S:\Surveying\41316\B800\OFFICE\METES AND BOUNDS\FN41316B800\_20180322\_145.15ACRES\_Xg.DocxPage 3 of 4

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ENGR CCTX" Set, on the said North Right-of-Way Line of the Texas Mexican Railroad, for the Southeast corner of the said 145.18 Acre Tract and this Tract;

**Thence**, South  $88^{\circ}35'36''$  West, with the said North Right-of-Way Line, and the South boundary line of the said 145.18 Acre Tract, at 521.59 Feet, to the **Point of Beginning**, containing 6.74 Acres (293,684 Sq.Ft.) of Land, more or less.

Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy. *Also reference accompanying sketch of tract described herein.*



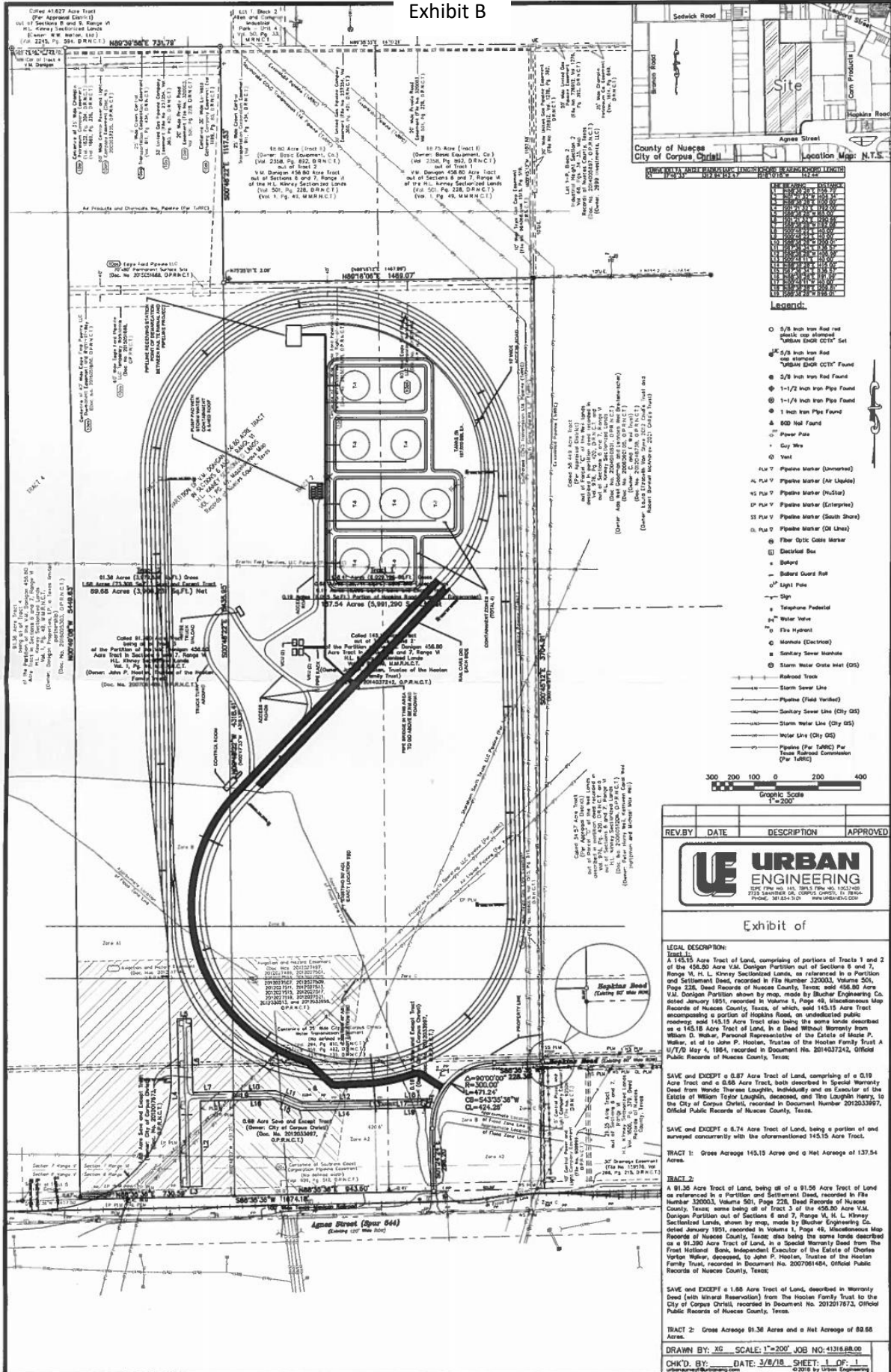
URBAN ENGINEERING

James D. Carr, R.P.L.S.  
License No. 6458

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# Exhibit B



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