

ORDINANCE ABANDONING AND VACATING AN UNDEVELOPED AND UNSURFACED 22,021-SQUARE FOOT (0.51 ACRES) PORTION OF A 60-FOOT WIDE PUBLIC RIGHT-OF-WAY, PORTION OUT OF NAVIGATION INDUSTRIAL PARK SECTION 2, A MAP WHICH IS RECORDED IN VOLUME 27, PAGE 90, MAP RECORDS OF NUECES COUNTY, TEXAS TRACTS. AND REQUIRING THE OWNER, OMAHA DRIVE CAPITAL PARTNERS, LTD TO COMPLY WITH SPECIFIED CONDITIONS.

WHEREAS, Omaha Drive Capital Partners, LTD (“Owner”) has requested the abandonment and vacation of an undeveloped and unsurfaced 22,021-square foot portion (0.51 acres) portion of a 60-foot wide public right-of-way, portion out of Navigation Industrial Park Section 2, a map which is recorded in Volume 27, Page 90, Map records of Nueces County, Texas Tracts;

WHEREAS, with proper notice to the public, a public hearing was held on Tuesday, September 15, 2015, during a meeting of the City Council, during which all interested parties and citizens were allowed to appear and be heard; and

WHEREAS, it has been determined that it is feasible and advantageous to the City of Corpus Christi to abandon and vacate the subject portion of the undeveloped and unsurfaced 22,021-square foot (0.51 acres) portion of a 60-foot wide public right-of-way, portion out of Navigation Industrial Park Section 2, a map which is recorded in Volume 27, Page 90, Map records of Nueces County, Texas Tracts, subject to compliance by the Owner with the conditions specified in this ordinance.

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

SECTION 1. Pursuant to the request of Omaha Drive Capital Partners, LTD (“Owner”), an undeveloped and unsurfaced 22,021-square foot portion (0.51 acres) portion of a 60-foot wide public right-of-way, portion out of Navigation Industrial Park Section 2, a map which is recorded in Volume 27, Page 90, Map records of Nueces County, Texas Tracts, located west of N Omaha and south of Westway, as recorded in Volume 27, Pages 90, of the Map Records of Nueces County, Texas, is abandoned and vacated by the City of Corpus Christi (“City”), subject to the Owners’ compliance with the conditions specified in Section 2 of this ordinance. Exhibit “A,” which is a metes and bounds description of the subject portion, Exhibit “B,” which is a field notes map, and Exhibit “C” which is a location map are attached to and incorporated in this ordinance by reference as if each were fully set out herein in their entirety.

SECTION 2. The abandonment and vacation of the public street right-of-way described in Section 1 of this ordinance is expressly conditioned upon the Owners’ compliance with the following requirements:

- a. City staff recommends that payment of the fair market value be waived because City Code, Sec. 49-12, (c)(4) of the City Code of Ordinances eliminates payment of the fair market value when an abandoned street is unimproved, as it is in this case.
- b. Upon approval by the City Council and issuance of the ordinance, all grants of

Official Deed and Map Records of Nueces County, Texas, in which the subject portion of the property is located, with a copy of the recording provided to the City. Prior to the issuance of any permits for construction on the land, an up-to-date survey, abstracted for all streets, alleys or public rights-of-way, and items of record must be submitted by the Owners to the Director of Development Services.

- c. Dedicate a 60 feet wide utility easement over the public street right-of-way to be closed within 180 calendar days of City Council approval date.

The foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 20____, by the following vote:

Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

The foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 20____, by the following vote:

Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

PASSED AND APPROVED this the _____ day of _____, 20____.

ATTEST:

Rebecca Huerta
City Secretary

Nelda Martinez
Mayor



Job No. 32093B500
July 8, 2015

Exhibit A
0.51 Acre Tract

STATE, OF TEXAS
COUNTY OF NUECES

Fieldnotes for a 0.51 Acre Tract of land (not based on an on-the-ground Survey), being a portion of Terminal Street, dedicated by Plat of Navigation Industrial Park, Section 2, a map of which is recorded in Volume 27, Page 90, Map Records of Nueces County, Texas, said 0.51 Acre Tract being more fully described as follows:

Beginning, at a Southeast corner of Lot 24, Block 5, of said Navigation Industrial Park, on the West Right-of-Way of North Omaha Drive, a 60' wide public roadway, for the North corner of this Tract;

Thence, South $00^{\circ}30'20''$ West, with the common line of the said West Right-of-Way and the East Right-of-Way of the said Terminal Street, 80.24 Feet;

Thence, South $00^{\circ}05'00''$ East, with the said common line, 8.99 Feet, to a Northeast corner of Lot 6, Block 4, Navigation Industrial Park, Section 2, a map of which is recorded in Volume 37, Page 168, of the said Map Records, being a Southeast corner of the said Terminal Street and this Tract, for the beginning of a non-tangent circular curve to the left, having a delta of $91^{\circ}43'50''$, a radius of 10.00 Feet, an arc length of 16.01 Feet, and a chord which bears North $45^{\circ}56'45''$ West, 14.35 Feet;

Thence, with the said non-tangent circular curve to the left, the common line of the South Right-of-Way of the said Terminal Street and the said Lot 6, 16.01 Feet, to a Northeast corner of the said Lot 6, for a Southeast corner of this Tract;

Thence, South $88^{\circ}11'20''$ West, with the said common line, 354.70 Feet, to the Northwest corner of the said Lot 6, for the Southwest corner of this Tract,

Thence, North $00^{\circ}05'00''$ West, over and across the said Terminal Street, 60.03 Feet, to the North Right-of-Way of the said Terminal Street, being the Southeast corner of Lot 4A, Block 3, Navigation Industrial Park, Section 2, a map of which is recorded in Volume 57, Pages 37-38, of said Map Records, the Southwest corner of Lot 22, of said Block 5, for the Northwest corner of this Tract;

Thence, North $88^{\circ}11'20''$ East, with the common boundary line of the said North Right-of-Way of Terminal Street and the South line of the said Block 5, 346.43 Feet, to a Southeast corner of the said Lot 24 and the beginning of a circular curve to the left, having a delta of $86^{\circ}44'51''$, a radius of 20.00 Feet, an arc length of 30.28 Feet, and a chord which bears North $44^{\circ}49'23''$ East, 27.47 Feet;

Thence, with the said circular curve to the left, 30.28 Feet, to the **Point of Beginning**, containing 0.51 Acres (22,021 SqFt) of land, more or less.

Bearings based on the Plat of Navigation Industrial Park, Section 2, a map of which is recorded in Volume 27, Page 90, Map Records of Nueces County, Texas.

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

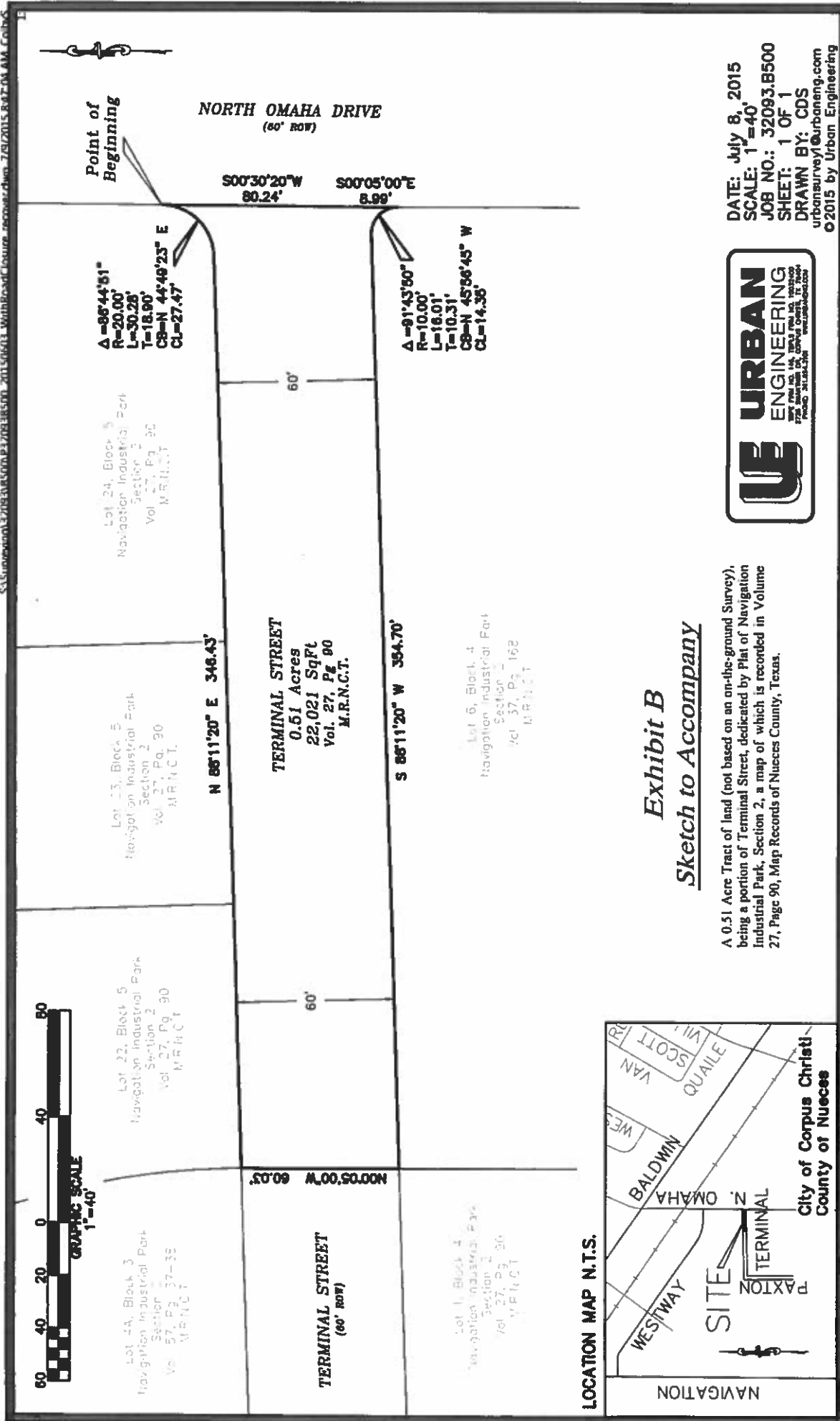




EXHIBIT C - TERMINAL ST RIGHT-OF-WAY CLOSURE

