

Ordinance abandoning and vacating a 15-foot wide by approximately 69.29-feet long (1,039 sq. ft.) portion of an existing 15-foot wide easement out of JOSLIN TRACTS, Block 2, Lot 6, located at 7602 S. Padre Island Dr., C.C., TX 78412.

WHEREAS, FURNITURE ROW USA, LLC, (Owner) is requesting the closure, abandonment and vacating of a 15-foot wide by approximately 69.29-feet long (1,039 sq. ft.) portion of an existing 15-foot wide easement out of JOSLIN TRACTS, Block 2, Lot 6, and

WHEREAS, it has been determined that it is advantageous to the City of Corpus Christi to abandon and vacate the 15-foot utility easement portion, subject compliance by the Owner with the conditions specified in the ordinance.

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

SECTION 1. Pursuant to Corpus Christi Code Sec. 49.13, an existing a 15-foot wide by approximately 69.29-feet long (1,039 sq. ft.) portion of an existing 15-foot wide easement out of JOSLIN TRACTS, Block 2, Lot 6, located at 7602 S. Padre Island Dr., C.C., TX 78412, as recorded in Volume 66, Page 160, of the Map Records of Nueces County, Texas, is abandoned and vacated by the City of Corpus Christi ("City"), subject to the Owner's compliance with the conditions specified in Section 2 of this ordinance. Exhibit "A," which is a metes and bounds description and field notes, "Exhibit B", which is the graphical representation of the legal description, which are attached to and incorporated in this ordinance by reference as if it was fully set out herein in their entireties. The maintenance responsibilities for the vacated easement reverts to the Owner of the property.

SECTION 2. The abandonment and vacating of the utility easement described in Section 1 of this ordinance is expressly conditioned upon the Owner's compliance with the following requirements:

- a. Upon approval by the City Council and issuance of the ordinance, all grants of public easement closures must be recorded at the Owner's expense in the real property Official Deed and Map Records of Nueces County, Texas, in which the affected property is located, with a copy of the recording provided to the City.
- b. Failure to comply with all the conditions outlined in this Ordinance within 180 days will hereby make the Ordinance null and void.

That the foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 2021, by the following vote:

Paulette M. Guajardo _____

John Martinez _____

Roland Barrera _____

Ben Molina _____

Gil Hernandez _____

Mike Pusley _____

Michael Hunter _____

Greg Smith _____

Billy Lerma _____

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____ 2021, by the following vote:

Paulette M. Guajardo _____

John Martinez _____

Roland Barrera _____

Ben Molina _____

Gil Hernandez _____

Mike Pusley _____

Michael Hunter _____

Greg Smith _____

Billy Lerma _____

PASSED AND APPROVED on this the _____ day of _____, 2021.

ATTEST:

Rebecca Huerta
City Secretary

Paulette M. Guajardo
Mayor

BASS & WELSH ENGINEERING
TX Registration No. F-52
Survey Registration No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

July 6, 2021

Field Note Description
Utility Easement Closure

Being a tract situated in Corpus Christi, Nueces County, Texas, over and across a portion of Lot 6, Block 2, Joslin Tracts, as shown on the map thereof recorded in Volume 66 at Page 160 of the Map Records of Nueces County, Texas and being more particularly described by metes and bounds as follows:

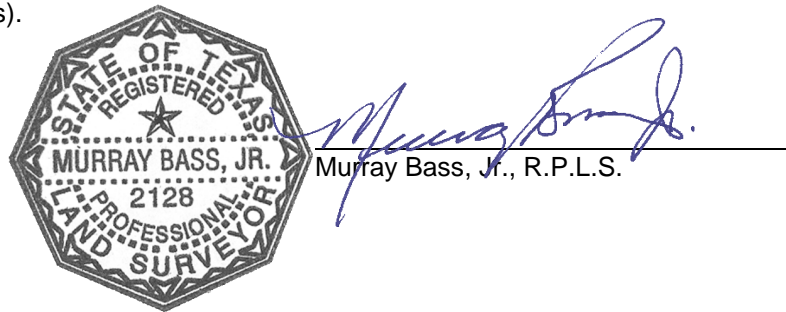
COMMENCING in the north boundary of the heretofore described utility easement, whence the northeast corner of said Lot 6, Block 2, Joslin Tracts bears N 32°51'41" E at 157.00 feet for the point of **BEGINNING** and northeast corner of this tract;

THENCE S 27°22'44" W across the existing easement a distance of 15.00 feet to a point for the southeast corner of this tract;

THENCE N 62°37'16" W along the south boundary of the existing easement a distance of 69.29 feet to a corner of the existing easement and the southwest corner of this tract;

THENCE N 27°22'44" E along the westmost margin of the existing easement a distance of 15.00 feet to a corner of the existing easement and the northeast corner of this tract;

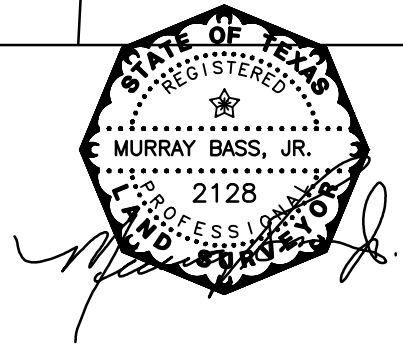
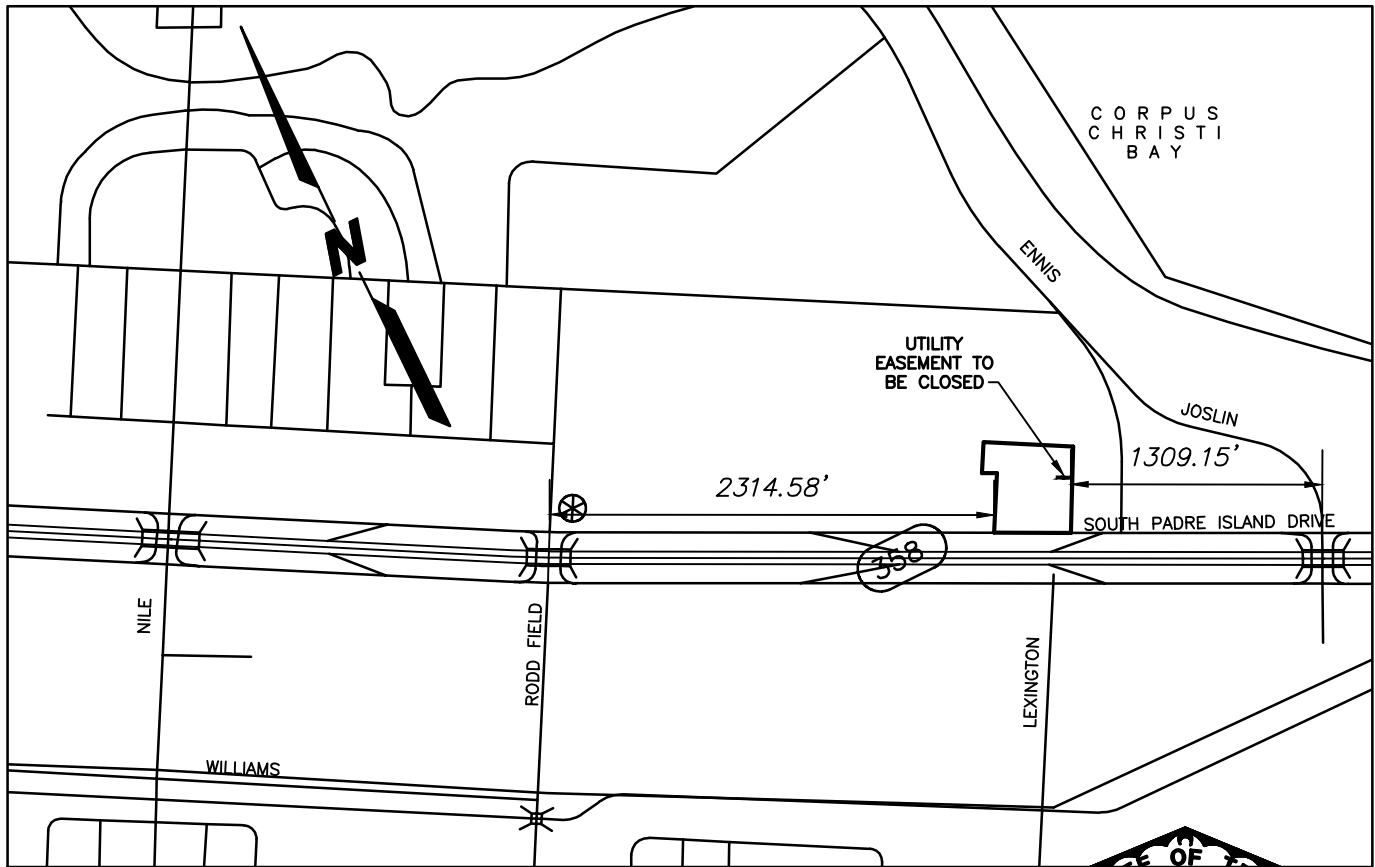
THENCE S 62°37'16" E a distance of 69.29 feet to the **POINT OF BEGINNING** forming a tract embracing 1,039 square feet (0.024 acres).



Note: Basis of Bearing is State of Texas Lambert Grid, South Zone, NAD 1983; All corner called for in the easement are marked with 5/8-inch iron rods.

MBJ:sab

21025-Field Note Desc-UEClosure.doc

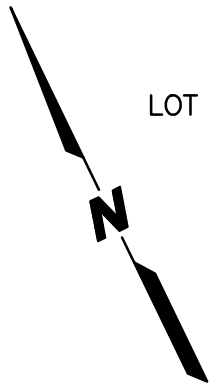


VICINITY MAP

CITY OF CORPUS CHRISTI, TX GRANTOR FURNITURE ROW USA LLC—GRANTEE

Prepared by:
Bass & Welsh Engineering
 3054 So. Alameda St.
 Corpus Christi, Tx. 78404
 (361) 882-5521 (phone)
 (361) 882-1265 (fax)
 Firm Registration No. F-52

Job No: 21025
 Scale: 1"=1000'
 Date: 7/6/21
 Drawing No: 21025-15UE
 Plotscale: 1=1
 Sheet 1 of 2



LOT 6, BLK 2, JOSLIN TRACTS
VOL 66 PG 160
M.R.N.C.T.

- L1 S27°22'44"W 15.00'
- L2 N62°37'16"W 69.29'
- L3 N27°22'44"E 15.00'
- L4 S62°37'16"E 69.29'

15.00'

UTILITY EASEMENT

N27°22'29"E 450.16'

15' UE DOC# 2012005665 D.R.N.C.T.

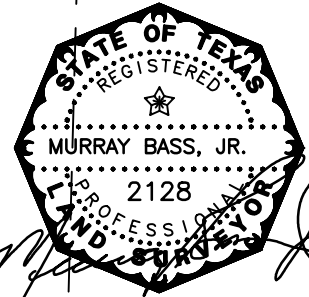
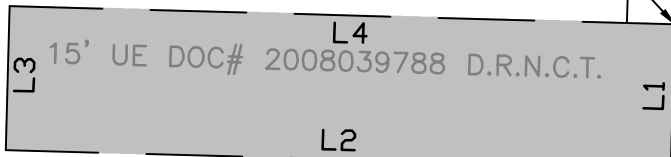
LOT 13, BLK 2,
JOSLIN TRACTS
VOL 67 PG 265
M.R.N.C.T.

BASIS OF BEARING

STATE OF TEXAS, LAMBERT GRID, SOUTH ZONE, NAD 1983. ESTABLISHED BY STATIC OBSERVATION AND OPUS SOLUTION BY NGS

N32°51'41"E 157.00' TO NE
CORNER LOT 6, BLOCK 2

POINT
OF
BEGINNING



AREA

1039 SQ. FT.
0.024 ACRES

UTILITY EASEMENT

CITY OF CORPUS CHRISTI, TX GRANTOR
FURNITURE ROW USA LLC—GRANTEE

Prepared by:
Bass & Welsh Engineering
3054 So. Alameda St.
Corpus Christi, Tx. 78404
(361) 882-5521 (phone)
(361) 882-1265 (fax)
Firm Registration No. F-52

EXHIBIT "B"

Job No: 21025
Scale: 1"=20'
Date: 7/6/21
Drawing No: 21025-15UE
Plotscale: 1=1
Sheet 2 of 2