

**One reading ordinance authorizing the sale and conveyance of an approximately the .182-acre parcel of surplus land located at or near the intersection of Corona Drive and Flynn Parkway, as further described by metes and bounds in Exhibit “A” attached hereto and incorporated to Rajesh Panchal (owner of adjacent property) for the amount of \$6,000.00.**

**Whereas**, in accordance with Section 272.001(b)(1) and (c)(1) of the Texas Local Government Code, the City Council may sell, exchange, or otherwise convey “narrow strips of land, or land that because of its shape . . . cannot be used independently” owned by the Municipality to the abutting property owner for fair market value;

**Whereas** the City owns a .182-acre tract of surplus land located at or near the intersection of Corona Drive and Flynn Parkway, as further described by metes and bounds in Exhibit “A” attached hereto and incorporated by reference;

**Whereas**, Rajesh Panchal is the owner of the abutting property and desires to purchase the property, for fair market value of \$6,000.00, for inclusion in a development on the abutting property; and

**Whereas**, this sale and conveyance of land is authorized pursuant to Section 272.001(b)(1) and (c)(1) of the Texas Local Government Code because this property is a small, irregularly shaped property that cannot be used independently;

**Now, therefore, be it ordained by the City Council of the City of Corpus Christi, Texas:**

**Section 1.** The City Council specifically finds that the foregoing statements included in the preamble of this ordinance are true and correct and adopts such findings for all intents and purposes related to the authorization of this project.

**Section 2.** The City Manager or designee is authorized to execute all documents necessary to sell and convey an approximately the .182-acre parcel of surplus land located at or near the intersection of Corona Drive and Flynn Parkway, as further described by metes and bounds in Exhibit “A” attached hereto and incorporated by reference to Rajesh Panchal (owner of adjacent property following vacation of right-of-way) for the amount of \$6,000.00, which the parties have determined is the fair market value of the property based on an appraisal.

**Section 3.** Upon written request of the Mayor or five City Council members, copy attached, the City Council: (1) finds and declares an emergency due to the need for immediate action necessary for the efficient and effective administration of City affairs and (2) suspends the Charter rule that requires consideration of and voting upon ordinances at two regular meetings so that this ordinance is passed and takes effect upon first reading as an emergency measure on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

ATTEST:

CITY OF CORPUS CHRISTI

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

\_\_\_\_\_  
Paulette Guajardo  
Mayor

\_\_\_\_\_ day of \_\_\_\_\_, 2023.

Corpus Christi, Texas

\_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

TO THE MEMBERS OF THE CITY COUNCIL  
Corpus Christi, Texas

For the reasons set forth in the emergency clause of the foregoing ordinance, an emergency exists requiring suspension of the Charter rule as to consideration and voting upon ordinances at two regular meetings: I/we, therefore, request that you suspend said Charter rule and pass this ordinance finally on the date it is introduced or at the present meeting of the City Council.

Respectfully,

Respectfully,

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Paulette Guajardo  
Mayor

Council Members

The above ordinance was passed by the following vote:

Paulette Guajardo	_____
Roland Barrera	_____
Sylvia Campos	_____
Gil Hernandez	_____
Michael Hunter	_____
Jim Klein	_____
Mike Pusley	_____
Everett Roy	_____
Dan Suckley	_____

**Exhibit A**



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14CCC0051

June 19, 2016

**EXHIBIT A  
PARCEL 1  
METES AND BOUNDS DESCRIPTION  
OFA  
0.182 ACRE TRACT**

Being Parcel 1 containing 0.182 acres of land, more or less, out of Lot 2, Block 3, Marks Tract Subdivision, recorded in Volume 46, Pages 79 and 80, Map Records of Nueces County, Texas, and this 0.182 acre tract being more particularly described by metes and bounds a follows:

Beginning at the east corner of this tract, said corner being on the northeast boundary of said Lot 2, Block 3, the same being the present southwest right-of-way line of Corona Drive and said corner being at the intersection for the planned north right-of-way line of Corona Drive and said point of beginning having a State Plane Grid coordinate of N 17,150,443.18', E 1,342,568.99', NAD'83, Texas South Zone in U.S. feet;

Thence westerly and entering said Lot 2, Block 3, with the proposed north right-of-way of Corona Drive and with curve to the left whose radius point bears S 07-57-36 E, 305.00 feet, having a central angle of 05-20-33, a radius of 305.00 feet, a length of 28.44 feet;

Thence continuing with the proposed north right-of-way of Corona Drive S 76-41-51 W, 102.30 feet, to the beginning of a curve to the right;

Thence continuing with the proposed north right-of-way line of Corona Drive and with said curve to the right having a central angle of 119-52-16, a radius of 22.00 feet, a length of 46.03 feet, to the intersection with the proposed east right-of-way line of Flynn Parkway and the west boundary of this tract;

Thence N 16-34-33 E with the west boundary of this tract and the proposed east right-of-way line of Flynn Parkway, 65.93 feet, to the beginning of a curve to the right at the present east right-of-way line of Flynn Parkway;

Thence with said curve to the right having a central angle of 90-00-00, a radius of 10.00 feet, a length of 15.71 feet, to a corner on the present southwest right-of-way line of Corona Drive;

Thence S 61-24-15 E with the northeast boundary of this tract and said Lot 2, Block 3 and the present southwest right-of-way line of Corona Drive, 138.11 feet, to the point of beginning and containing 0.182 acres of land, more or less.

Notes:

1. Bearings are State Plane Grid.
2. Drawing accompanies this metes and bounds description.

GOVIND DEVELOPMENT, LLC



