

Ordinance abandoning, vacating and closing 0.574 acres of unimproved public right-of-way for the Fair Market Value of \$380,000.00 identified as Sand Dollar Avenue, a portion of Block 27 Padre Island No. 1, conditioned on petitioner, Donny Shellenbarger, meeting specified conditions.

WHEREAS, Donny Shellenbarger, owner of Speedy Stop Food Stores, LLC (adjacent property), is requesting the closure, abandonment and vacation of a portion of Public Unimproved Right of Way known as Sand Dollar Avenue, being the northeast corner of Lot 12B, Block 27, Padre Island No. 1;

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

WHEREAS, it has been determined that it is feasible and advantageous to the City of Corpus Christi to close, abandon and vacate unimproved public right-of-way identified as Sand Dollar Avenue, as shown in **Exhibit A**, 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. The City hereby closes, abandons and vacates the 0.574 acres of unimproved public right-of-way identified as Sand Dollar Avenue, being the northeast corner of Lot 12B, Block 27, Padre Island No. 1, less a 50' utility easement, expressly conditioned on Owners' compliance with the conditions specified in Section 2 of this ordinance.

SECTION 2. The closing, abandonment and vacation of a section of the improved street described in Section 1 of this ordinance is expressly conditioned upon the Owners' compliance with the following requirements:

- a. Payment to the City of \$380,000.00 for the fair market value of the improved and unimproved right of way pursuant to Corpus Christi Code 49-12.
- b. A 50' Utility Easement is retained in favor of the City.
- c. Upon approval by the City Council and issuance of the ordinance, all grants of public street right-of-way closures must be recorded at the Owners' 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. Failure to record as required by this Ordinance within 180 calendar days will hereby make this Ordinance null and void.
- d. Failure to comply with all the conditions outlined in this Ordinance will hereby make the Ordinance null and void.

Introduced and voted on the _____ day of _____, 2024.

PASSED and APPROVED on the _____ day of _____, 2024.

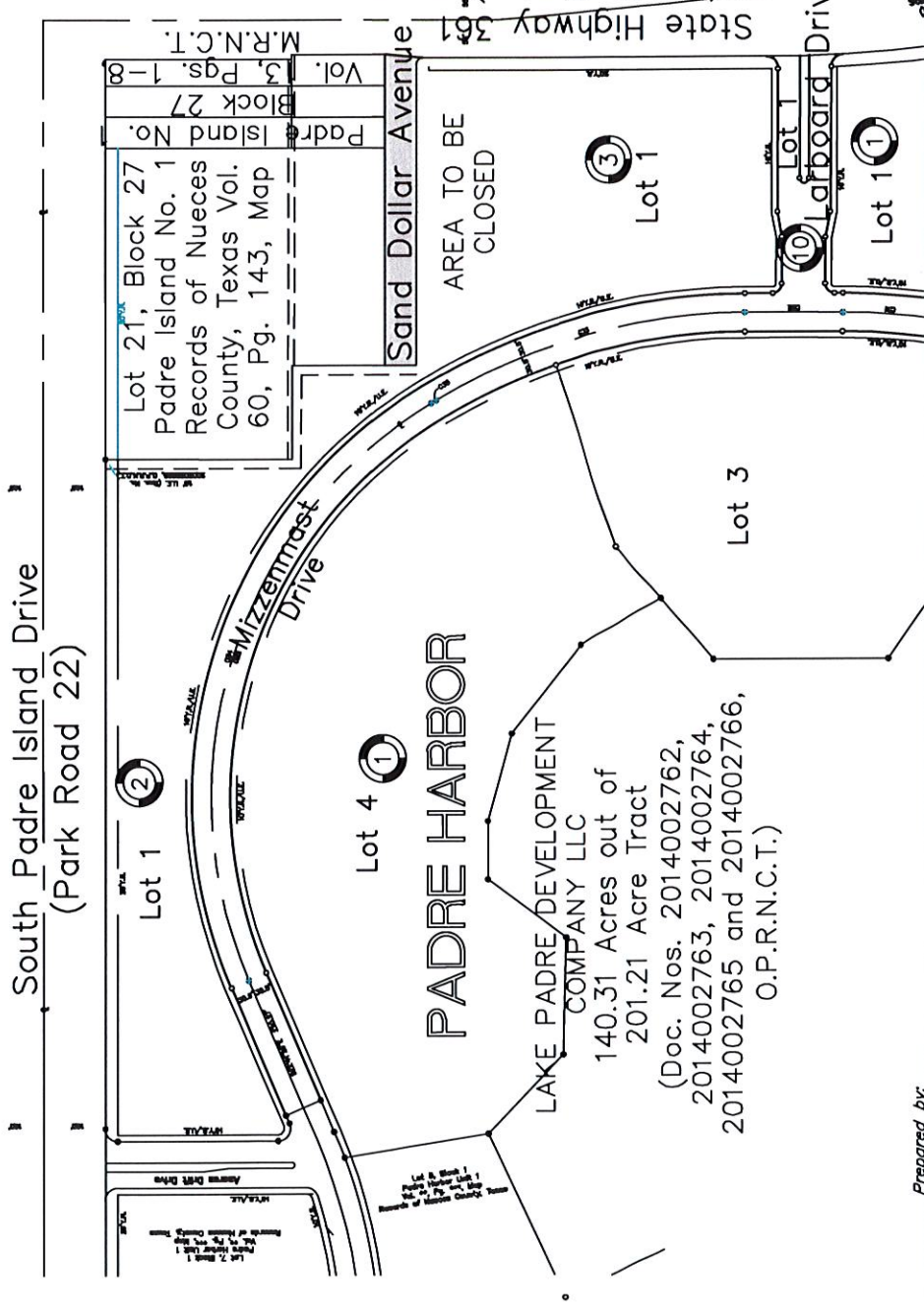
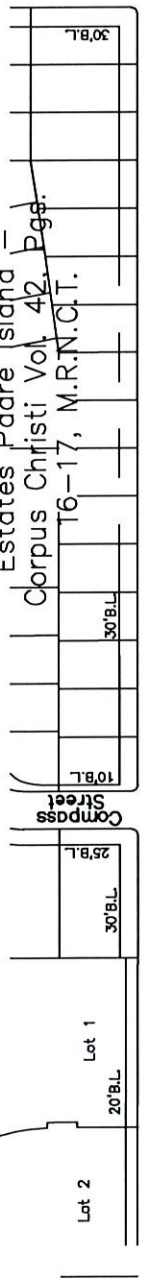
ATTEST:

Paulette Guajardo, Mayor

Rebecca Huerta, City Secretary



Block 42 Island Fairway
 Estates Padre Island
 Corpus Christi Vol. 42, Pgs.
 16-17, M.R.N.C.T.



PADRE HARBOR

LAKE PADRE DEVELOPMENT
 COMPANY LLC
 140.31 Acres out of
 201.21 Acre Tract
 (Doc. Nos. 2014002762,
 2014002763, 2014002764,
 2014002765 and 2014002766,
 O.P.R.N.C.T.)

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

LOCATION MAP

Job No: 18004
 Scale: 1"=300'
 Date: 8/16/22
 Drawing No: CLOSURE
 Plotscale: 1:1
 Sheet 1 of 1

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

July 20, 2021

Field Note Description
Street Closure

Being a tract situated in Corpus Christi, Nueces County, Texas, over and across a portion of Block 27, Padre Island No. 1, as shown on the map thereof recorded in Volume 13 at Page 2 of the Map Records of Nueces County, Texas, said street formerly designated "Tortugas Avenue" now called "Sand Dollar Avenue", and being more particularly described by metes and bounds as follows:

BEGINNING at a point in the south right-of-way line of State Highway 361, the northeast corner of Lot 12B, Block 27, Padre Island No. 1 as shown on the heretofore referenced map of Padre Island;

THENCE S 89°35'20" E along the south right-of-way line of State Highway 361, a distance of 50.00 feet to a 5/8 inch iron rod set for the northeast corner of this tract, said point being in the south boundary of a 201.21 acre tract out of Tract C and D, Padre Island No. 1, as described in the document recorded under Clerk's File No. 2014002762, Official Public Records of Nueces County, Texas;

THENCE S 00°28'12" W along the west boundary of said 201.21 acre tract a distance of 500.11 feet to a 5/8 inch iron rod set for the southeast corner of this tract, said point being an interior corner of the 201.21 acre tract;

THENCE N 89°30'32" W along the boundary of the 201.21 acre tract a distance of 50.00 feet to a 5/8 inch iron rod set for the southwest corner of this tract, said point being the most easterly southeast corner of Lot 21, Block 27, Padre Island No. 1, as shown on the map thereof recorded in Volume 60 at Page 143 of the Map Records of Nueces county Texas;

THENCE N 00°28'12" E along the east line of said Lot 21 at 350.04 feet pass the northeast corner of Lot 21 and the southeast corner of Lot 14B, Block 27, Padre Island No. 1 as shown on the map thereof recorded in Volume 13 at Page 2 of the Map Records of Nueces County, Texas, and in all a distance of 500.04 feet to the **POINT OF BEGINNING** forming a tract embracing 25,004 square feet (0.57 acres).



Murray Bass, Jr.
Murray Bass, Jr., R.P.L.S.

Note: Basis of Bearing is State of Texas Lambert Grid, South Zone, NAD 1983

MBJ:sab

18004-Field Note Desc.doc

STATE HIGHWAY 361

GRAPHIC SCALE



(IN FEET)

1 inch = 60 ft.

LOT 21 BLOCK 27
PADRE ISLAND #1
VOL. 60, PG. 143, M.R.N.C.T.

20' Y.R.

350.04'

N0°28'12"E 500.04'

SAND DOLLAR AVENUE (UNIMPROVED)

[FORMERLY TORTUGAS AVENUE]

S0°28'12"W 500.11'

N89°30'32"W

Set 5/8" I.R.

50.00'

Set 5/8" I.R.

150.00'

50' ROW

Set 5/8" I.R.

50.00'

S89°35'20"E

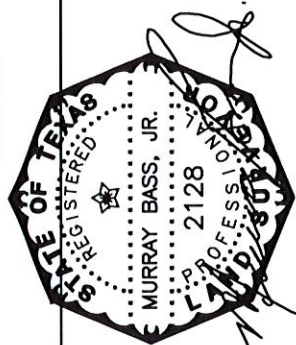
LOT 14B
PADRE ISLAND #1, VOL. 13, PG. 1-8(2), M.R.N.C.T.

LOT 13B

LOT 12B

Point of Beginning

PADRE ISLAND 201.21 ACS OUT OF TRACTS C & D & PADRE ISLAND NO 1
DOC# 2014002762
D.R.N.C.T.



Prepared by:
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FIRM REGISTRATION NO. F-52

AREA

25,004 SQ. FT.
0.57 ACRES

STREET CLOSURE SAND DOLLAR AVENUE BLOCK 27, PADRE ISLAND No. 1 EXHIBIT "B"

Job No: 18004
Scale: 1"=60'
Date: 8/16/22
Drawing No: STREET_CLOSURE
Plotscale: 1:1
Sheet 1 of 1