

**Ordinance abandoning, vacating, and closing 0.4132 acres of improved and unimproved public right-of-way identified as Mary Street, also known as Bluett Avenue, between 19<sup>th</sup> Street and 20<sup>th</sup> Street in support of the Mirabeau Lamar Elementary School site project to develop affordable housing for seniors.**

**WHEREAS**, City Council approved an Ordinance on December 12, 2023, to authorize a contract with TG 110, Inc to purchase the adjacent 3.47 acres to develop affordable senior housing;

**WHEREAS**, the City of Corpus Christi is requesting the closure, abandonment and vacation of a portion of Public Improved and Unimproved Right of Way known as Mary Street (aka Bluett Avenue), between 19<sup>th</sup> Street and 20<sup>th</sup> Street;

**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 improved and unimproved public right-of-way identified as Mary Street (aka Bluett Avenue), between 19<sup>th</sup> Street and 20<sup>th</sup> Street, as shown in **Exhibit A**.

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

**SECTION 1.** The City hereby closes, abandons and vacates improved and unimproved public right-of-way identified as Mary Street (aka Bluett Avenue), between 19<sup>th</sup> Street and 20<sup>th</sup> Street being approximately 0.4132 acres, less a 60' utility easement, expressly conditioned on TG 110's compliance with the conditions specified in Section 2 of this ordinance.

**SECTION 2.** The closing, abandonment and vacation of a section of the improved and unimproved public right-of-way described in Section 1 of this ordinance is expressly conditioned upon TG 110's compliance with the following requirements:

- a. A 60' Utility Easement is retained in favor of the City.
- b. Upon approval by the City Council and issuance of the ordinance, all grants of public street right-of-way closures must be recorded in the real property Official Deed and Map Records of Nueces County, Texas, in which the affected property is located.
- c. 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

**EXHIBIT A**  
**PROPERTY DESCRIPTION FOR**  
**A 0.4132 OF AN ACRE PARCEL OF LAND**

Being a 0.4132 of an acre (18,000 square feet) portion of land out of the Enriquez Villareal Survey, Abstract 1, City of Corpus Christi, Texas, said 0.4132 of an acre tract of land being a portion of Mary Street, also known as Bluett Avenue, a 60-foot public right-of-way, as depicted in First Revised Plat of Block 2, and Lots 7, 8, and 9, Block 1, Eckerd Addition, recorded in Volume 3, Page 47, of the Plat Records of Nueces County, Texas, and Second Revised Plat of Block 1 of the Eckerd Addition, recorded in Volume 4, Page 49, of the Plat Records of Nueces County, Texas, said 0.4132 of an acre tract being more particularly described as follows, with all bearings being referenced to North American Datum of 1983, Texas Coordinate System, (2011 Adjustment, Epoch 2010.00) South Central Zone:

**BEGINNING** at a set 1/2-inch iron rod with red cap stamped "VICKREY PROP. COR.", on the west right-of-way line of 19<sup>th</sup> Street, also known as Bula Street, a 60-foot public right-of-way, and the southeast corner of Lot 1, Block 2, of said First Revised Plat of Block 2, and Lots 7, 8, and 9, Block 1, Eckerd Addition, same point also being the northeast corner of said Mary Street and the northeast corner of the herein described tract;

**THENCE**, South 01°31'53" East, along the west right-of-way line of said 19<sup>th</sup> Street, a distance of 60.00 feet, to set 1/2-inch iron rod with red cap stamped "VICKREY PROP. COR.", at the northeast corner of Lot 13, Block 1, of said Second Revised Plat of Block 1 of the Eckerd Addition, and the southeast corner of the herein described tract;

**THENCE**, South 88°46'34" West, departing said west right-of-way line of 19<sup>th</sup> Street, along the south right-of-way line of said Mary Street, and the north line of said Block 1, a distance of 300.00 feet, to a set 1/2-inch iron rod with red cap stamped "VICKREY PROP. COR.", on the east right-of-way line of 20<sup>th</sup> Street, also known as Roy Street, a 60-foot public right-of-way, at the northwest corner of Lot 24 in said Block 1, for the southwest corner of the herein described tract;

**THENCE**, North 01°31'53" West, along the east right-of-way line of said 20<sup>th</sup> Street, a distance of 60.00 feet, to a set 1/2-inch iron rod with red cap stamped "VICKREY PROP. COR.", at the southwest corner of Lot 12 in said Block 2, for the southwest corner of the herein described tract, from which a found 5/8" iron rod on the south right-of-way line of Marguerite Street, and at the northwest corner of Lot 23A, Block 2, of the First Revised Plat Eckerd Addition, recorded in Volume 27, Page 49, of the Map Records of Nueces County, Texas, bears North 01°31'53" West, a distance of 299.74 feet;

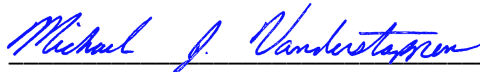


**THENCE**, North 88°46'34" East, departing said east right-of-way line of said 20<sup>th</sup> Street, along the north right-of-way line of said Mary Street, and the south line of Block 2 of said Eckerd Addition, at a distance of 74.62 feet, passing an found iron rod with an orange cap stamped " CITY OF CORPUS CHRISTI", at the southwest corner of Lot 8A, Block 2, of the Amending Replat of Eckerd Addition, recorded in Volume 67, Page 746, of the Map Records of Nueces County, Texas, and at a distance of 124.65 feet, passing a found 5/8" iron rod for the southeast corner of said Lot 8A, continuing for a total distance of 300.00 feet to the **POINT OF BEGINNING** and containing 0.4132 of an acre (18,000 square feet).

Job No. 23-01798  
December 26, 2023

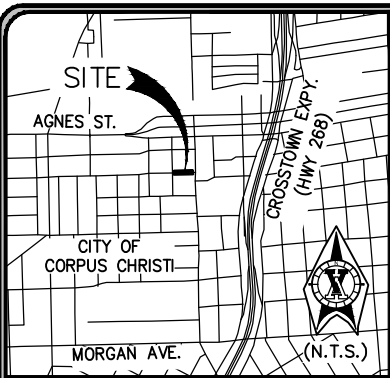
A sketch of even date was prepared in conjunction with this property description.

Certified on this 26th day of December 2023



Michael J. Vanderstappen  
Registered Professional Land Surveyor  
Texas Registration No. 6594  
Vickrey & Associates, LLC  
12940 Country Parkway  
San Antonio, Texas 78216  
210-349-3271  
TBPELS Firm No. 10004100





LOCATION MAP



NOTES:

- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), EPOCH 2010.00, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.
- FIELD SURVEY WAS PERFORMED IN DECEMBER, 2023.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ALL MATTERS OF RECORD MAY NOT BE SHOWN HEREIN.
- A METES AND BOUNDS DESCRIPTION OF EVEN DATE ACCOMPANIES THIS EXHIBIT.

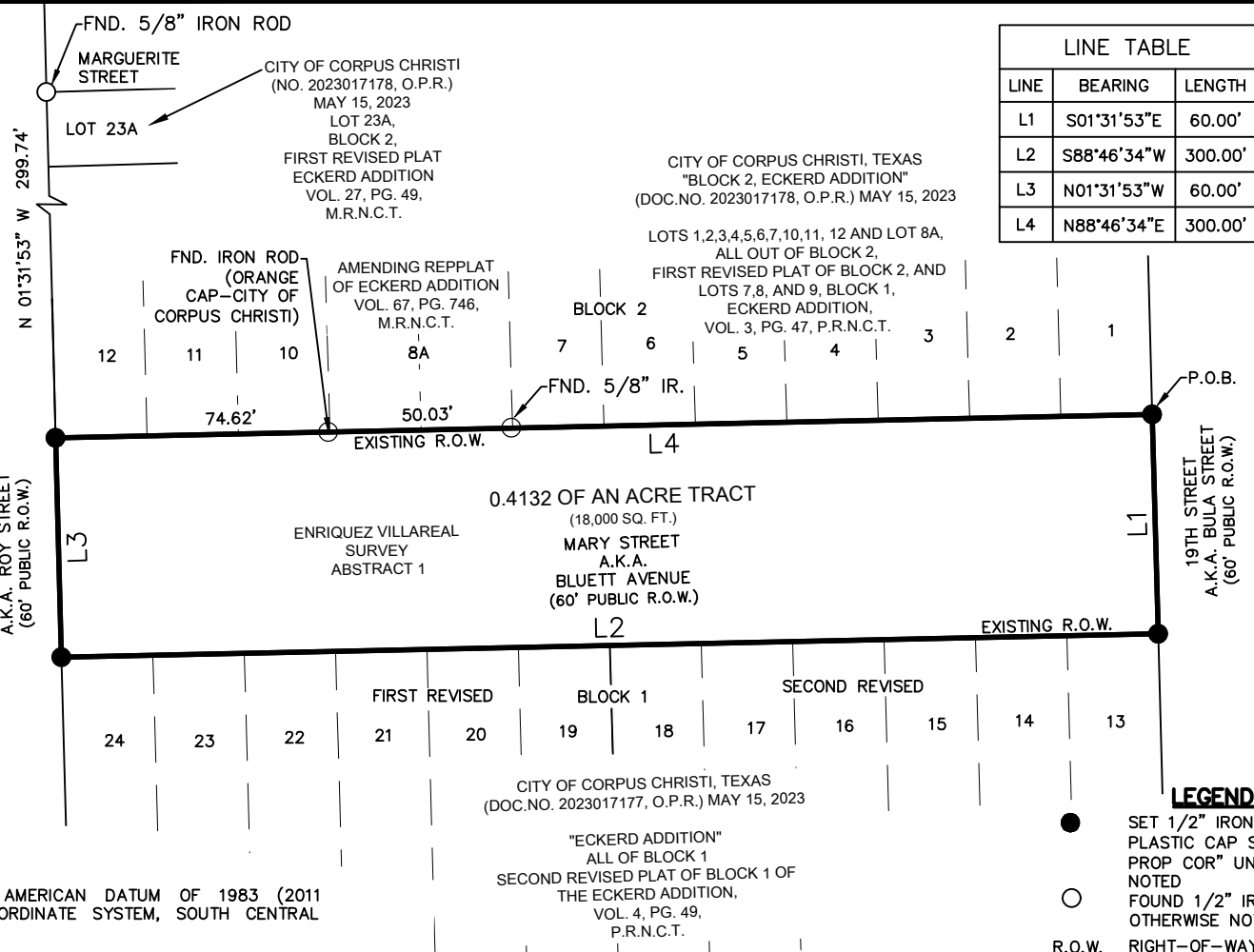
I, MICHAEL J. VANDERSTAPPEN, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND IS BASED ON AN ACTUAL SURVEY PERFORMED ON THE GROUND AND UNDER MY SUPERVISION.

CERTIFIED ON THE 26TH DAY OF DECEMBER, 2023

*Michael J. Vanderstappen*

DATED 12/26/2023

MICHAEL J. VANDERSTAPPEN  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 6594  
 VICKREY AND ASSOCIATES, LLC.  
 MVANDERSTAPPEN@VICKREYLLC.COM



| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| L1         | S01°31'53"E | 60.00'  |
| L2         | S88°46'34"W | 300.00' |
| L3         | N01°31'53"W | 60.00'  |
| L4         | N88°46'34"E | 300.00' |



PROPERTY DESCRIPTION

BEING A 0.4132 OF AN ACRE (18,000 SQUARE FEET) PORTION OF LAND OUT OF THE ENRIQUEZ VILLAREAL SURVEY, ABSTRACT 1, CITY OF CORPUS CHRISTI, TEXAS, SAID 0.4132 OF AN ACRE TRACT OF LAND BEING A PORTION OF MARY STREET, ALSO KNOWN AS BLUETT AVENUE, A 60-FOOT PUBLIC RIGHT-OF-WAY, AS DEPICTED IN FIRST REVISED PLAT OF BLOCK 2, AND LOTS 7, 8, AND 9, BLOCK 1, ECKERD ADDITION, RECORDED IN VOLUME 3, PAGE 47, OF THE PLAT RECORDS OF NUECES COUNTY, TEXAS, AND SECOND REVISED PLAT OF BLOCK 1 OF THE ECKERD ADDITION, RECORDED IN VOLUME 4, PAGE 49, OF THE PLAT RECORDS OF NUECES COUNTY, TEXAS.

LEGEND

- SET 1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "VICKREY PROP COR" UNLESS OTHERWISE NOTED
- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- R.O.W. RIGHT-OF-WAY
- SQ.FT. SQUARE FEET
- O.P.R. OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
- P.R.N.C.T. PLAT RECORDS OF NUECES COUNTY, TEXAS
- M.R.N.C.T. MAP RECORDS OF NUECES COUNTY, TEXAS
- VOL. VOLUME
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- ↗ SCALE BREAK



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