

Ordinance abandoning and vacating 0.0090 acre (393 square feet) of an existing electrical easement out of Grange Park Subdivision Unit 1, Lot 1A Block 1, located at 3801 Woodhouse and requiring the owner, Grangefield Development, LLC., to comply with the specified conditions

WHEREAS, Grangefield Development, LLC. (Owner) is requesting the abandonment and vacation of 0.0090 acre of an existing electrical easement out of Grange Park Unit 1, Lot 1A Block 1, located at 3801 Woodhouse Lane;

WHEREAS, it has been determined that it is feasible and advantageous to the City of Corpus Christi to abandon and vacate a 0.0090 acre of an existing utility easement, 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 Grangefield Development, LLC. (Owner), a 0.0090 acre of an existing electrical easement out Grange Park Unit 1 Subdivision, Lot 1A Block 1, located at 3801 Woodhouse Lane, as recorded in Volume 68, Page 910-911 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 and field notes, "Exhibit B", which is the graphical representation of the legal, which are attached to and incorporated in this ordinance by reference as if it was fully set out herein in their entireties.

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

- a. Upon approval by the City Council and issuance of the ordinance, all grants of easement closure and specified conditions must be recorded at the Owners' expense in the 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. The maintenance responsibilities for the vacated easement reverts to Grangefield Development, LLC. (Owner).
- c. 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 _____, 2018, by the following vote:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette Guajardo	_____	Lucy Rubio	_____
Michael Hunter	_____	Greg Smith	_____
Debbie Lindsey-Opel	_____		

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 2018, by the following vote:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Everett Roy	_____
Paulette Guajardo	_____	Lucy Rubio	_____
Michael Hunter	_____	Greg Smith	_____
Debbie Lindsey-Opel	_____		

PASSED AND APPROVED on this the _____ day of _____, 2018.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor

STATE OF TEXAS
NUECES COUNTY

EXHIBIT "A"

Field Note Description for the closure of a 5 foot Electrical Easement being a **0.0090 of an acre (393 square feet)** and being out of Lot 1A, Block 1, of the Grange Park Unit 1, as recorded in Volume 68, Page 910, Map Records of Nueces County Texas (M.R.N.C.T.), the said 5 foot wide Electrical Easement **0.0090 of an acre (393 square feet)** being closed and vacated and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8 inch iron rod found in the south Right-of-Way (R.O.W.) of Slough Road for the north corner of the said Lot 1A, Block 1, Grange Park Unit 1 Re-plat, same point being the east corner of Lot 6, Block 11, Rancho Las Brisas Unit 1, as recorded in Volume 66, Page 129, M.R.N.C.T., as conveyed to Adrian Randolph & Betty Heath in Document No. #2008043787, O.P.R.N.C.T., from which the **"POINT OF BEGINNING"** bears South 28°40'00" West, 63.90 feet., along and with the common boundary of the said Lot 6, Block 11, Rancho Las Brisas Unit 1, and the said Lot 1A, BLOCK 1, Grange Park Unit 1 Re-plat, Thence South 61°20'00" East, departing the common boundary of the said Lot 6, Block 11, Rancho Las Brisas Unit 1, and the said Lot 1A, Block 1, Grange Park Unit 1 Re-plat, 5.00 feet to the **"POINT OF BEGINNING"** for the north corner of the herein described 5 foot wide Electrical Easement Closure;

THENCE South 61°20'00" East, continuing across the said Lot 1A, Block 1, Grange Park Unit 1 Re-plat, a distance of 77.95 feet to a point inside the said Lot1A, Block 1, Grange Park Unit 1 Re-plat, for the east corner of the herein described 5 foot wide Electrical Easement Closure;

THENCE South 12°59'27" West, continuing across the said Lot 1A, Block 1, Grange Park Unit 1, Re-plat, a distance of 5.19 feet to a point for the south corner of the herein described 5 foot wide Electrical Easement Closure;

THENCE North 61°20'00" West, continuing across the said Lot 1, Block 1, Grange Park Unit 1 Re-plat, a distance of 79.36 feet, to a point on the common boundary of the said Lot 6, Block 11 Ranch Las Brisas Unit 1, and the said Lot 1A, Block 1, Grange Park Unit 1 Re-plat for the west corner of the herein described 5 foot wide Electrical Easement Closure;

THENCE North 28°40'00" East, along and with the common boundary of the said Lot 6, Block 11, and the said Lot 1A, Block 1, Grange Park Unit 1 Re-plat, a distance of 5.00 to the **"POINT OF BEGINNING"** and containing within these metes & bounds **0.0090 of an acre (393 square feet)** of land, more or less. (All bearings are based on The Texas State Plane Coordinate System, South Zone 4205, NAD 83).

I hereby certify that the foregoing legal description was prepared from an on the ground survey performed on January 26, 2018, under my supervision and it correctly represents the facts found at the time of the survey. *Revised 03/09/2018.



Xavier Sandoval
Registered Professional Land Surveyor
License No. 5886 State of Texas



EXHIBIT "B"

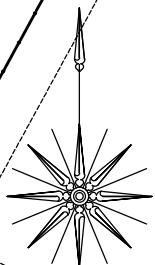
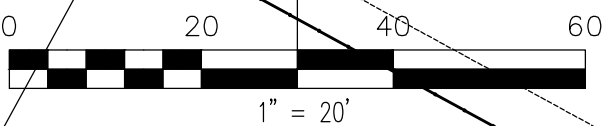
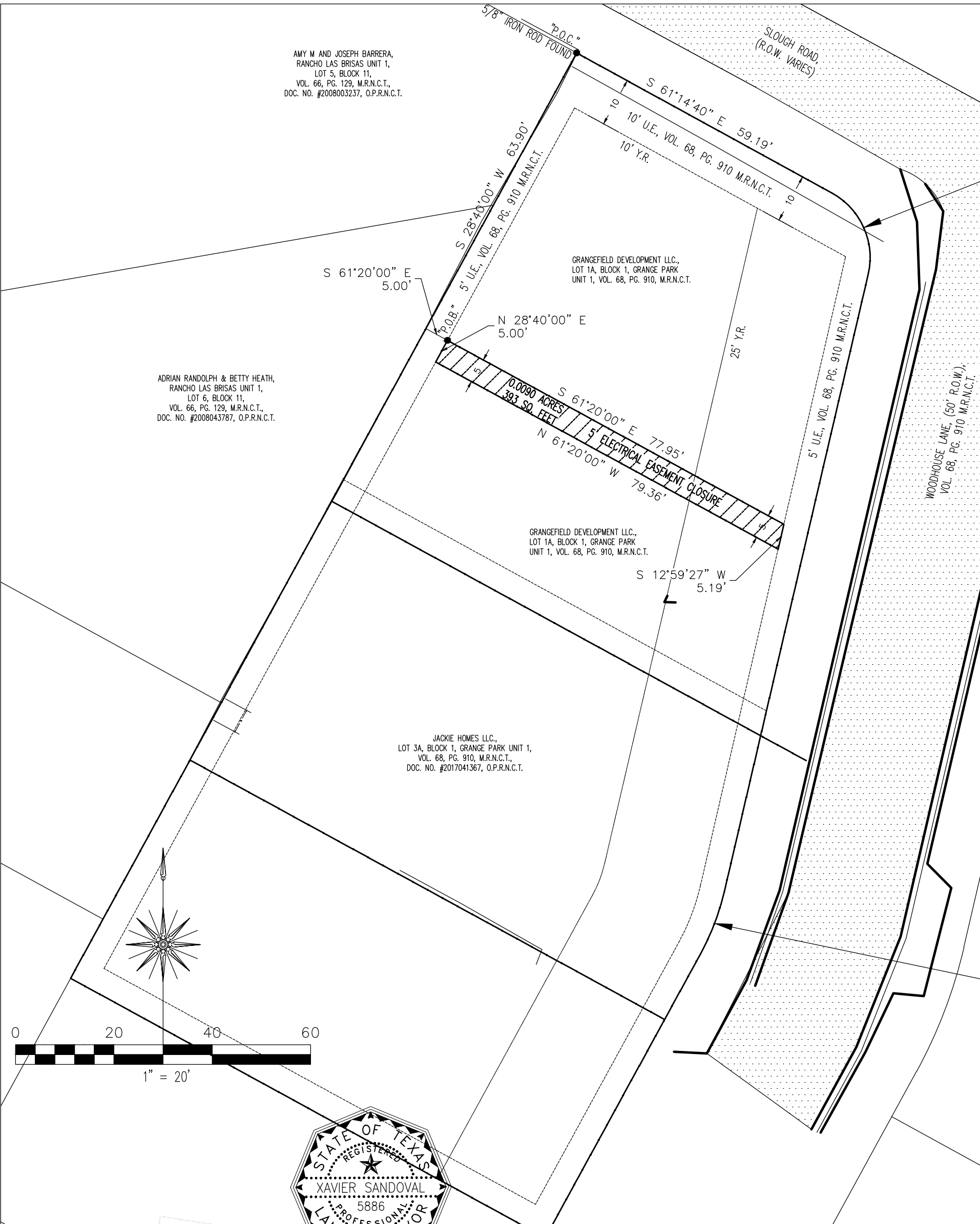
AMY M AND JOSEPH BARRERA,
RANCHO LAS BRISAS UNIT 1,
LOT 5, BLOCK 11,
VOL. 66, PG. 129, M.R.N.C.T.,
DOC. NO. #2008003237, O.P.R.N.C.T.

ADRIAN RANDOLPH & BETTY HEATH,
RANCHO LAS BRISAS UNIT 1,
LOT 6, BLOCK 11,
VOL. 66, PG. 129, M.R.N.C.T.,
DOC. NO. #2008043787, O.P.R.N.C.T.

JACKIE HOMES LLC,
LOT 3A, BLOCK 1, GRANGE PARK UNIT 1,
VOL. 68, PG. 910, M.R.N.C.T.,
DOC. NO. #2017041367, O.P.R.N.C.T.

GRANGEFIELD DEVELOPMENT LLC.,
LOT 1A, BLOCK 1, GRANGE PARK
UNIT 1, VOL. 68, PG. 910, M.R.N.C.T.

GRANGEFIELD DEVELOPMENT LLC.,
LOT 1A, BLOCK 1, GRANGE PARK
UNIT 1, VOL. 68, PG. 910, M.R.N.C.T.



Xavier Sandoval
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 5886, STATE OF TEXAS

I, XAVIER SANDOVAL, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ON THE GROUND SURVEY, PERFORMED UNDER MY SUPERVISION THIS THE 26TH DAY OF JANUARY, 2018.

- NOTES:
- GRID BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM, NAD83, SOUTH ZONE 4205.
 - O.P.R.N.C.T. = OFFICIAL PUBLIC RECORDS NUECES COUNTY, TEXAS.
 - M.R.N.C.T. = MAP RECORDS NUECES COUNTY, TEXAS.
 - D.R.N.C.T. = DEED RECORDS NUECES COUNTY TEXAS.
 - PROPERTY CORNERS NOTED.
 - PL = DENOTES PROPERTY LINE.
 - P.O.B. = "POINT OF BEGINNING".
 - THE SUBJECT PROPERTY HAS ACCESS TO & FROM A PUBLIC ROADWAY.
 - THERE MAY BE ADDITIONAL ABOVE & BELOW GROUND IMPROVEMENTS WHICH MAY OR MAY NOT BE IN CONFLICT WITH BUILDING SETBACK & EASEMENT LINES NOT SHOWN OR UNKNOWN TO THE SURVEYOR.
 - THERE MAY BE EXISTING UTILITIES & PIPELINES NOT SHOWN ON PLAT. USE THE TEXAS ONE CALL SYSTEM TO LOCATE PIPELINES BEFORE PERFORMING EXCAVATIONS ON THIS PROPERTY (<http://texas811.org/>).
 - ALL RIGHTS RESERVED © UCC1-2.7.

5' ELECTRICAL EASEMENT CLOSURE, 0.0090 ACRES (393 SQ. FEET), OUT OF LOT 1A, BLOCK 1, GRANGE PARK UNIT 1 REPLAT, VOL. 68, PG. 910, M.R.N.C.T., 3801 WOODHOUSE LANE, CORPUS CHRISTI, TX 78414		
DRAWN BY: XDS	DATE: 01/26/2018	XDS SURVEYING & MAPPING
APPROVED: XDS	DATE: *REVISED 03/13/2018	
SCALE: 1" = 20'	PROJECT NO.: 180124	XDS SURVEYING & MAPPING PC. PHONE: 210.718.7189 xaviersandoval@gmail.com FIRM REGISTRATION 10194170