

Ordinance abandoning and vacating a 1,450-square foot portion of an existing 10-foot wide utility easement out of a part of Lot 8, and Lots 15-17, Block J, Flour Bluff Estates, located north of the South Padre Island Drive (SH 358) state right-of-way, and east of the Admiral Drive public street right-of-way; and requiring the owner, Blue Sand Development, LLC., to comply with the specified conditions.

WHEREAS, Blue Sand Development, LLC. (Owner) is requesting the abandonment and vacation of a Lot 8, and Lots 15-17, Block J, Flour Bluff Estates;

WHEREAS, it has been determined that it is feasible and advantageous to the City of Corpus Christi to abandon and vacate a 1,450-square foot portion of an existing 10-foot wide utility easement, subject to compliance by the Owners 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 Blue Sand Development, LLC. (“Owner”), a Lot 8, and Lots 15-17, Block J, Flour Bluff Estates, located north of the South Padre Island Drive (SH 358) state right-of-way, and east of the Admiral Drive public street right-of-way, as recorded in Volume 8, Pages 1-2, of the Official Deed and 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 of the subject portion, and Exhibit “B”, which are field notes maps, are attached to and incorporated in this ordinance by reference as if each were 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. Owner must dedicate new utility easements of equal or greater value than the property being released by the City in this easement closure action, in accordance with City of Corpus Christi, Code of Ordinance Section 49-12, within 180 days of Council approval so that the requirement of paying fair market value for the property can be waived.
- b. 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.
- c. Prior to the approval of the building permit and the permitting of any construction on the affected property, the Owners must submit up-to-date surveys, abstracted for all easements and items of record, to the Director of Development Services, or his designee.

- d. Owners must comply with all specified conditions of the ordinance within 180 days of City Council approval.
- e. Failure to comply with all the conditions outlined in this Ordinance within the specified time frame will hereby make the Ordinance null and void.

The foregoing ordinance was read for the first time and passed to its second reading on this the _____ day of _____, 20____, by the following vote:

Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

The foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 20____, by the following vote:

Nelda Martinez	_____	Brian Rosas	_____
Rudy Garza	_____	Lucy Rubio	_____
Chad Magill	_____	Mark Scott	_____
Colleen McIntyre	_____	Carolyn Vaughn	_____
Lillian Riojas	_____		

PASSED AND APPROVED this the _____ day of _____, 20____.

ATTEST:

 Rebecca Huerta
 City Secretary

 Nelda Martinez
 Mayor



Exhibit A
0.033 Acres

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes, for 0.033 Acres, 10.00 foot wide utility easement closure (not based on an on-the-ground survey), over and across, Lots 8, 15-17, Block J, Flour Bluff Estates, a map of which is recorded in Volume 8, Pages 1-2, Map Records of Nueces County, Texas; said 0.033 Acres being more fully described by metes and bounds as follows:

Commencing, at a 1 inch iron pipe found, on the Southeast Right-of-Way of Admiral Drive, a public roadway, the West corner of Lot 8, said Block J, for the North corner of Lot 9, said Block J;

Thence, South 60°58'00" East, with the Northeast line of Lots 9-12, said Block J, the Southwest line of the said Lot 8, 190.00 feet and; North 29°02'00" East, 5.00 feet, to the Point of Beginning and West corner of this tract;

Thence, North 29°02'00" East, 145.00 feet, to the Southwest line of Lot 7, said Block J, the Northeast line of the said Block J and for the North corner of this tract;

Thence, South 60°58'00" East, at 5.00 feet, pass the South corner of the said Lot 7, the West corner of Lot 18, said Block J, in all 10.00 feet, to the East corner of this tract;

Thence, South 29°02'00" West, at 50.00 feet, pass the Southwest line of the said Lot 17, the Northeast line of the said Lot 16, at 100.00 feet, pass the Southwest line of the said Lot 16, the Northeast line of the said Lot 15, in all 145.00 feet, to the South corner of this tract;

Thence, North 60°58'00" West, 10.00 feet, to the Point of Beginning, containing 0.033 acres (1,450 Square Feet) of land, more or less.

Bearings are based on the recorded plat of Flour Bluff Estates, a map of which is recorded in Volume 8, Pages 1-2, Map Records of Nueces County, Texas.

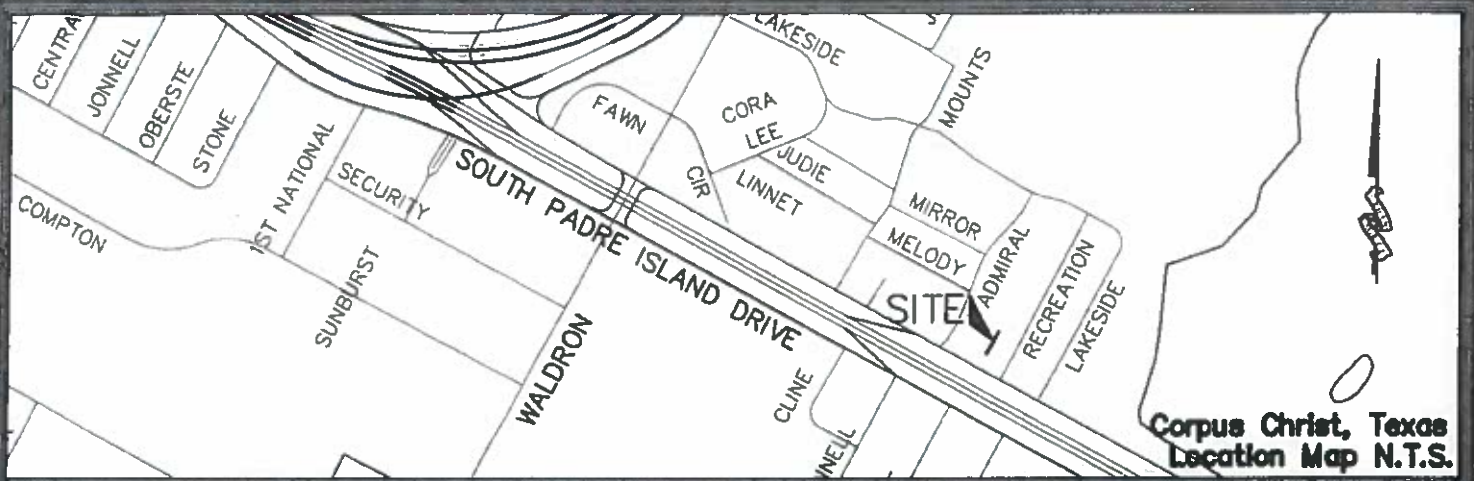
Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

Also reference accompanying sketch of tract described herein.

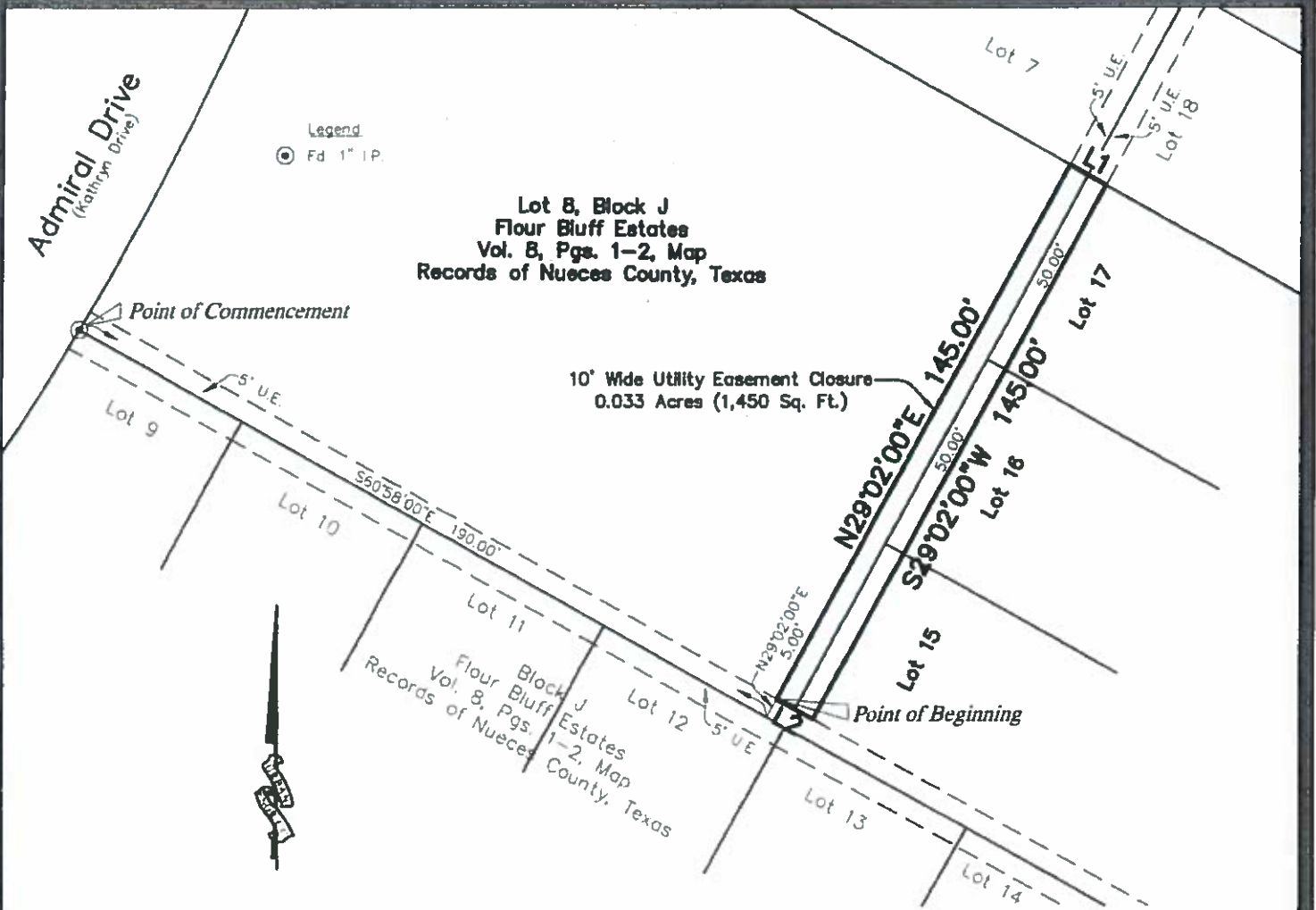


URBAN ENGINEERING

Dan L. Urban, R.P.L.S.
License No. 4710



Corpus Christ, Texas
Location Map N.T.S.



Lot 8, Block J
Flour Bluff Estates
Vol. 8, Pgs. 1-2, Map
Records of Nueces County, Texas

10' Wide Utility Easement Closure
0.033 Acres (1,450 Sq. Ft.)

Admiral Drive
(Kathryn Drive)

Legend
⊙ Fd 1" I.P.

Point of Commencement

Point of Beginning



Exhibit B
Sketch to Accompany

FIELDNOTES for 0.033 Acres, 10.00 foot wide utility easement closure (not based on an on-the-ground survey), over and across, Lots 8, 15-17, Block J, Flour Bluff Estates, a map of which is recorded in Volume 8, Pages 1-2, Map Records of Nueces County, Texas.

LINE	BEARING	DISTANCE
L1	S60°58'00"E	10.00'
L2	N60°58'00"W	10.00'

URBAN ENGINEERING
TYPE FIRM NO. 145, TRIPLE FIRM NO. 10133403
 2723 SMATHER DR., CORPUS CHRISTI, TX 78404
 PHONE: 361.854.3101 WWW.URBANENG.COM

DATE: Jan. 26, 2015
 SCALE: 1"=40'
 JOB NO.: 42951.B4.01
 SHEET: 1 of 1
 DRAWN BY: RLG
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