

**Ordinance abandoning and vacating a 15-foot utility easement (2,033-square feet) and abandoning and vacating a 10-foot utility easement (1,355-square feet) out of Taylor's Best Plaza, Block 1, Lot 2, located at 14229 Northwest Boulevard; and requiring the owner, MTM Northwest Management, Ltd., to comply with the specified conditions including the dedication of a new 15-foot utility easement (2,199-square feet).**

**WHEREAS**, MTM Northwest Management, Ltd. ("Owner") is requesting the abandonment and vacation of two utility easements: a 15-foot utility easement (2,033-square feet) and a 10-foot utility easement (1,355-square feet), both out of Taylor's Best Plaza, Block 1, Lot 2, located at 14229 Northwest Boulevard, Corpus Christi, Nueces County, Texas;

**WHEREAS**, as consideration, the Owner is required to dedicate to the City of Corpus Christi a new 15-foot utility easement (2,199-square feet) out of Taylor's Best Plaza, Block 1, Lot 2, and to comply with specified conditions; and

**WHEREAS**, it has been determined that it is feasible and advantageous to the City of Corpus Christi to abandon and vacate a 15-foot utility easement (2,033-square feet) and a 10-foot utility easement (1,355-square feet), subject to compliance by the Owner with the conditions specified in this ordinance, and for the City to accept a new 15-foot utility easement (2,199-square feet).

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

**SECTION 1.** Pursuant to the request of MTM Northwest Management, Ltd. ("Owner"), a 15-foot easement (2,033-square feet) and a 10-foot utility easement (1,355-square feet) out of Taylor's Best Plaza, Block 1, Lot 2, located at 14229 Northwest Boulevard, as recorded in Volume 68, Page 669, of the Deed and Map Records of Nueces County, Texas, are abandoned and vacated by the City of Corpus Christi ("City") subject to the Owner's dedication of a new 15-foot utility easement (2,199-square feet) and compliance with the conditions specified in Section 2 of this ordinance. Exhibit "A," which to be abandoned and vacated; Exhibit B," which contains the metes and bounds description and field notes for the second of the two utility easements to be abandoned and vacated; Exhibit "C," which contains the graphical representation of the legal descriptions; "Exhibit A-1," which contains the metes and bounds description and field notes for the new 15-foot utility easement to be dedicated; and Exhibit "B-1," which contains the graphical representation of the legal description pertaining to the new utility easement, are all attached to and incorporated in this ordinance by reference as if the exhibits were each fully set out in this ordinance in their entireties.

**SECTION 2.** The abandonment and vacation of the two utility easements described in Section 1 of this ordinance is expressly conditioned upon the Owner's compliance with the following requirements:

- a. The Owner is required to dedicate a new 15-foot utility easement (2,199-square feet) to the City, such easement as shown in Exhibits "A-1" and "B-1" and which is of equal or greater value than the property being released by the City, as consideration for the abandonment and vacation of the two utility easements described in Section 1 of this ordinance and as a express condition of this ordinance, with such new 15-foot utility easement being subject to final acceptance by the Director of Development Services, or the Director's designee, on behalf of the City without further action required by the City Council;

b. The maintenance responsibilities for the two abandoned and vacated easements revert to the Owner;

c. Upon approval by the City Council and issuance of this ordinance, all grants of easement closure and specified conditions must be recorded at the Owner's 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; and

d. The failure of the Owner to comply with all the conditions included in this ordinance within 90 days of approval by the City Council will hereby, and without further action being required, render this ordinance null and void.

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	_____		

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 this the \_\_\_\_\_ day of \_\_\_\_\_, 2018

**ATTEST:**

**CITY OF CORPUS CHRISTI**

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

\_\_\_\_\_  
Joe McComb  
Mayor

**BASS & WELSH ENGINEERING**  
**Engineering Firm Reg. No. F-52**  
**Surveying Firm Reg. No. 100027-00**  
P.O. Box 6397  
Corpus Christi, TX 78466-6397

May 17, 2018  
17007-M&B-UE-CLO-A.doc

**UTILITY EASEMENT CLOSURE TRACT "A"**

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 2,033 square foot tract of land, more or less, a portion of Taylor's Best Plaza, Block 1, Lot 2, a map of which is recorded in Volume 68, Page 669, Map Records, Nueces County, Texas, said 2,033 square foot tract of land as further described by metes and bounds as follows:

**BEGINNING** at point in said Lot 2 for the southeast or southernmost corner of the tract herein described which bears N84°34'45"W 21.22', N09°20'29"E 584.25' and N80°39'31"W 10.00' from the southeast corner of said Lot 2,

THENCE N80°39'31"W 135.50' to a point for the southwest or westernmost corner of the tract herein described;

THENCE N09°20'29"E 15.00' to a point for the northernmost or northwest corner of the tract herein described;

THENCE S80°39'31"E 135.50' to a point for the northeast or easternmost corner of the tract herein described;

THENCE S09°20'29"W 15.00' to the **POINT OF BEGINNING**, a sketch showing said 2,033 square foot tract of land being attached hereto as Exhibit "C", this description not being based on an on the ground survey

*Nixon M. Welsh*  
Nixon M. Welsh, R.P.L.S.



**EXHIBIT "A"**

**BASS & WELSH ENGINEERING**  
Engineering Firm Reg. No. F-52  
Surveying Firm Reg. No. 100027-00  
P.O. Box 6397  
Corpus Christi, TX 78466-6397

May 17, 2018  
17007-M&B-UE-CLO-B.doc

**UTILITY EASEMENT CLOSURE TRACT "B"**

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 1,355 square foot tract of land, more or less, a portion of Taylor's Best Plaza, Block 1, Lot 2, a map of which is recorded in Volume 68, Page 669, Map Records, Nueces County, Texas, said 1,355 square foot tract of land as further described by metes and bounds as follows:

**BEGINNING** at point in said Lot 2 for the southeast or southernmost corner of the tract herein described which bears N84°34'45"W 21.22', N09°20'29"E 510.22' and N80°39'31"W 10.00' from the southeast corner of said Lot 2;

THENCE N80°39'31"W 135.50' to a point for the westernmost or southwest corner of the tract herein described;

THENCE N09°20'29"E 10.00' to a point for the northwest or northernmost corner of the tract herein described;

THENCE S80°39'31"E 135.50' to a point for the northeast or easternmost corner of the tract herein described;

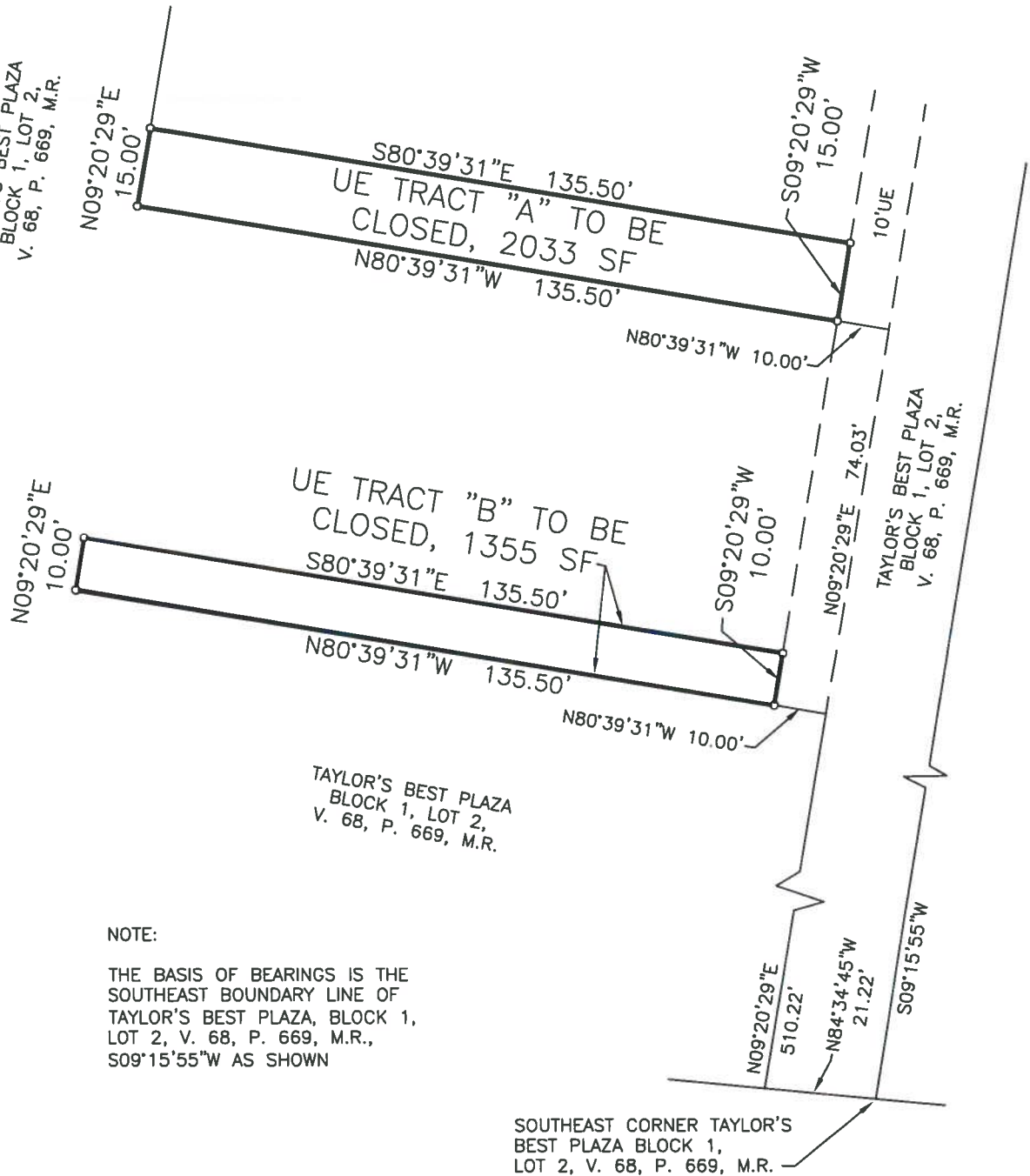
THENCE S09°20'29"W 10.00' to the **POINT OF BEGINNING**, a sketch showing said 1,355 square foot tract of land being attached hereto as Exhibit "C", this description not being based on an on the ground survey.

*Nixon M. Welsh*  
Nixon M. Welsh, R.P.L.S.



**EXHIBIT "B"**

TAYLOR'S BEST PLAZA  
BLOCK 1, LOT 2,  
V. 68, P. 669, M.R.



NOTE:  
THE BASIS OF BEARINGS IS THE  
SOUTHEAST BOUNDARY LINE OF  
TAYLOR'S BEST PLAZA, BLOCK 1,  
LOT 2, V. 68, P. 669, M.R.,  
S09°15'55"W AS SHOWN

EXHIBIT "C"  
SKETCH TO ACCOMPANY METES  
AND BOUNDS DESCRIPTIONS  
1"=30'

BASS AND WELSH ENGINEERING  
CORPUS CHRISTI, TX  
SURVEY REG. NO. 100027-00,  
TX ENGINEERING REG. NO. F-52,  
FILE: EXB-UE CLOSURE, JOB  
NO. 17007, SCALE: 1" = 30'  
PLOT SCALE: SAME, PLOT DATE:  
05/17/18, SHEET 1 OF 1

**BASS & WELSH ENGINEERING**  
Engineering Firm Reg. No. F-52  
Surveying Firm Reg. No. 100027-00  
P.O. Box 6397  
Corpus Christi, TX 78466-6397

May 25, 2018  
17007-M&B-UE.doc

**UTILITY EASEMENT**

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 2,199 square foot tract of land, more or less, for utility easement, a portion of Taylor's Best Plaza, Block 1, Lot 2, a map of which is recorded in Volume 68, Page 669, Map Records, Nueces County, Texas, said 2,199 square foot tract of land as further described by metes and bounds as follows:

**BEGINNING** at point in said Lot 2 which bears N84°34'45"W 21.22', N09°20'29"E 576.00' and N80°39'31"W 10.00' from the southeast corner of said Lot 2, said beginning point for the southeast or southernmost corner of the tract herein described;

THENCE N80°39'31"W 146.62' to a point for the westernmost or southwest corner of the tract herein described;

THENCE N09°20'29"E 15.00' to a point for the northernmost or northwest corner of the tract herein described;

THENCE S80°39'31"E 146.62' to a point for the easternmost or northeast corner of the tract herein described;

THENCE S09°20'29"W 15.00' to the **POINT OF BEGINNING**, said 2,199 square foot tract of land for utility easement is shown in sketch attached hereto as Exhibit B-1, this description not being based on an on the ground survey.

*Nixon M. Welsh*  
Nixon M. Welsh, R.P.L.S.



The seal is circular with a star in the center. The text around the star reads "STATE OF TEXAS REGISTERED" at the top, "NIXON M. WELSH" in the middle, and "2211 PROFESSIONAL LAND SURVEYOR" at the bottom.

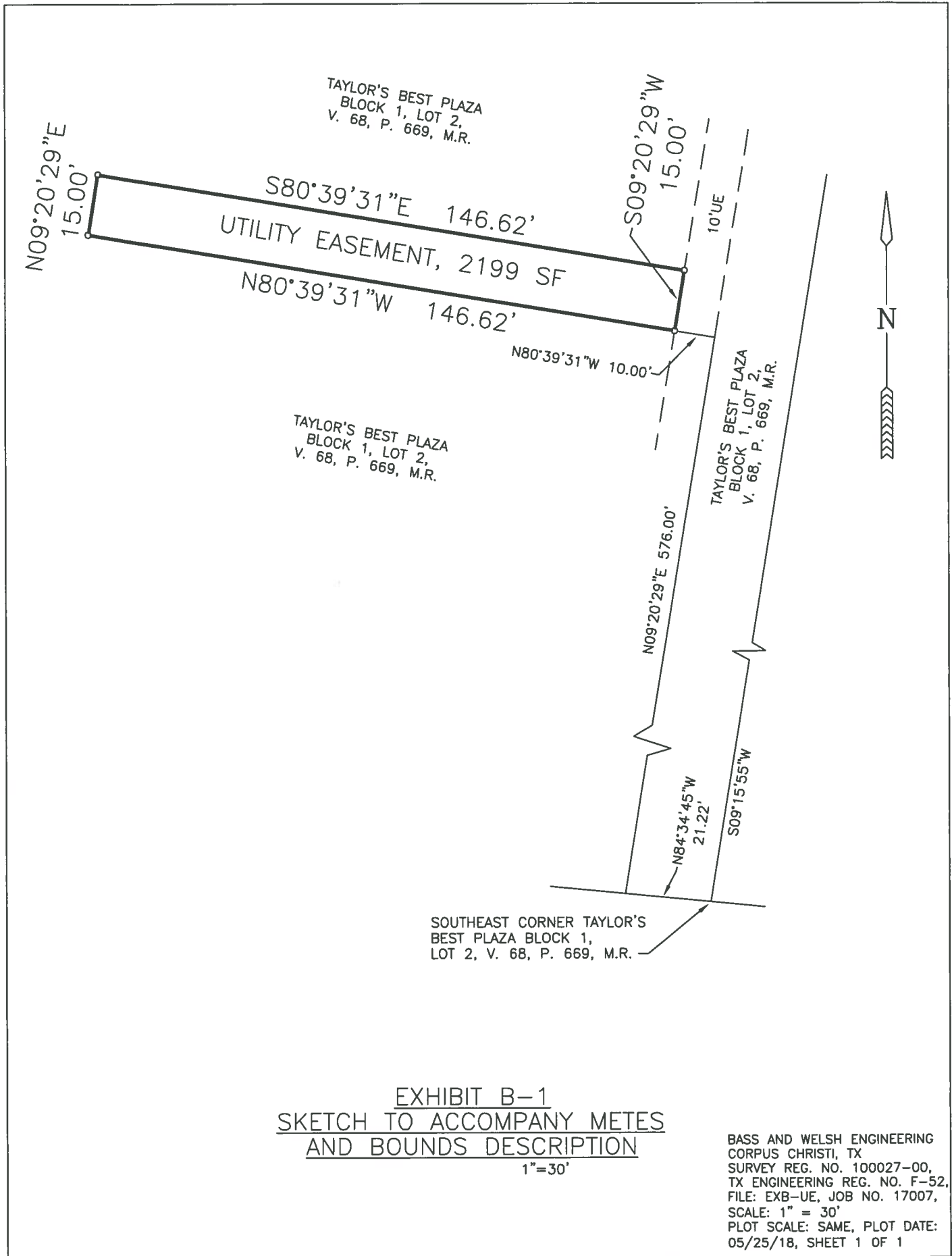


EXHIBIT B-1  
SKETCH TO ACCOMPANY METES  
AND BOUNDS DESCRIPTION

1"=30'

BASS AND WELSH ENGINEERING  
 CORPUS CHRISTI, TX  
 SURVEY REG. NO. 100027-00,  
 TX ENGINEERING REG. NO. F-52,  
 FILE: EXB-UE, JOB NO. 17007,  
 SCALE: 1" = 30'  
 PLOT SCALE: SAME, PLOT DATE:  
 05/25/18, SHEET 1 OF 1