

Ordinance abandoning and vacating a 1,687.50-square foot portion of an existing 15-foot wide utility easement out of a part of Lot 39A, Block 72, Padre Island-Corpus Christi Subdivision, located south of Park Road 22 and north of Whitecap Boulevard; and requiring the owner, Valtex Investments, LLC to comply with the specified conditions.

WHEREAS, Valtex Investments, LLC (Owner) is requesting the abandonment and vacation of a 1,687.50-square foot portion of an existing 15-foot wide utility easement out of a part of Lot 39A, Block 72, Padre Island-Corpus Christi Subdivision located south of Park Road 22 and north of Whitecap Boulevard;

WHEREAS, it has been determined that it is feasible and advantageous to the City of Corpus Christi to abandon and vacate a 1,687.50-square foot portion of an existing 15-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 Valtex Investments, LLC ("Owner"), a 1,687.50-square foot portion of an existing 15-foot wide utility easement out of Lot 39A, Block 72, Padre Island-Corpus Christi Subdivision located south of Park Road 22 public street right-of-way, as recorded in document number 2015027674 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, "Exhibit B", which is the Survey, and "Exhibit C", which is the location map, 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 within 180 days of City Council approval.

- 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. In exchange for the City's grant of the easement closure the Owner agrees to provide the City with a one-time payment of \$3430.00.

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

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

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

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

ATTEST:

Rebecca Huerta
City Secretary

Nelda Martinez
Mayor

STATE OF TEXAS
COUNTY OF NUECES

JOB NO. 15-4216

EXHIBIT A
1,687.50 SQUARE FEET EASEMENT CLOSURE

ALL that certain tract or parcel of land situated in Nueces County, Texas, same lying within the Corporate City Limits of Corpus Christi, Texas, same being out of Lot 39A, Block 72, Padre Island-Corpus Christi, Section No. 2 as recorded in Volume 35, Page 1 of the Map Records of Nueces County, Texas, and being more particularly described by metes and bounds as follows, to wit:

COMMENCING at a 5/8 inch iron rod found for the West corner of said Lot 39A, same lying in the Northeast right-of-way margin of Keel Avenue;

THENCE, along said Northeast right-of-way margin of Keel Avenue, SOUTH 63 degrees 57 minutes 33 seconds EAST 70.50 feet to the point of beginning and the Southwest corner of the existing 15 foot utility easement;

THENCE, along the Northwest boundary line of said existing 15 foot utility easement, NORTH 26 seconds 02 minutes 27 seconds EAST 112.50 feet to a point for the Northwest corner of this tract, same lying in the Southwest boundary line of a 7.5 foot utility easement along the Northeast boundary line of said Lot 39A;

THENCE, along said Southwest boundary line of the 7.5 foot utility easement, SOUTH 63 degrees 57 minutes 33 seconds EAST 15.00 feet to a point for the Northeast corner of this tract, same lying in the Southeast boundary line of said 15 foot utility easement;

THENCE, along said Southwest boundary line of the 15 foot utility easement, SOUTH 26 degrees 02 minutes 27 seconds WEST 112.50 feet to a point for the Southeast corner of this tract, same lying in said Northeast right-of-way margin of Keel Avenue;

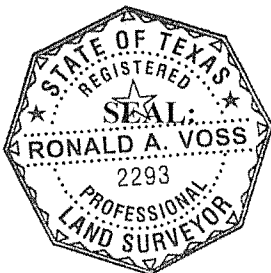
THENCE, along said Northeast right-of-way margin of Keel Avenue, NORTH 63 degrees 57 minutes 33 seconds WEST 15.00 feet to the point of beginning and containing 1,687.50 square feet of land.

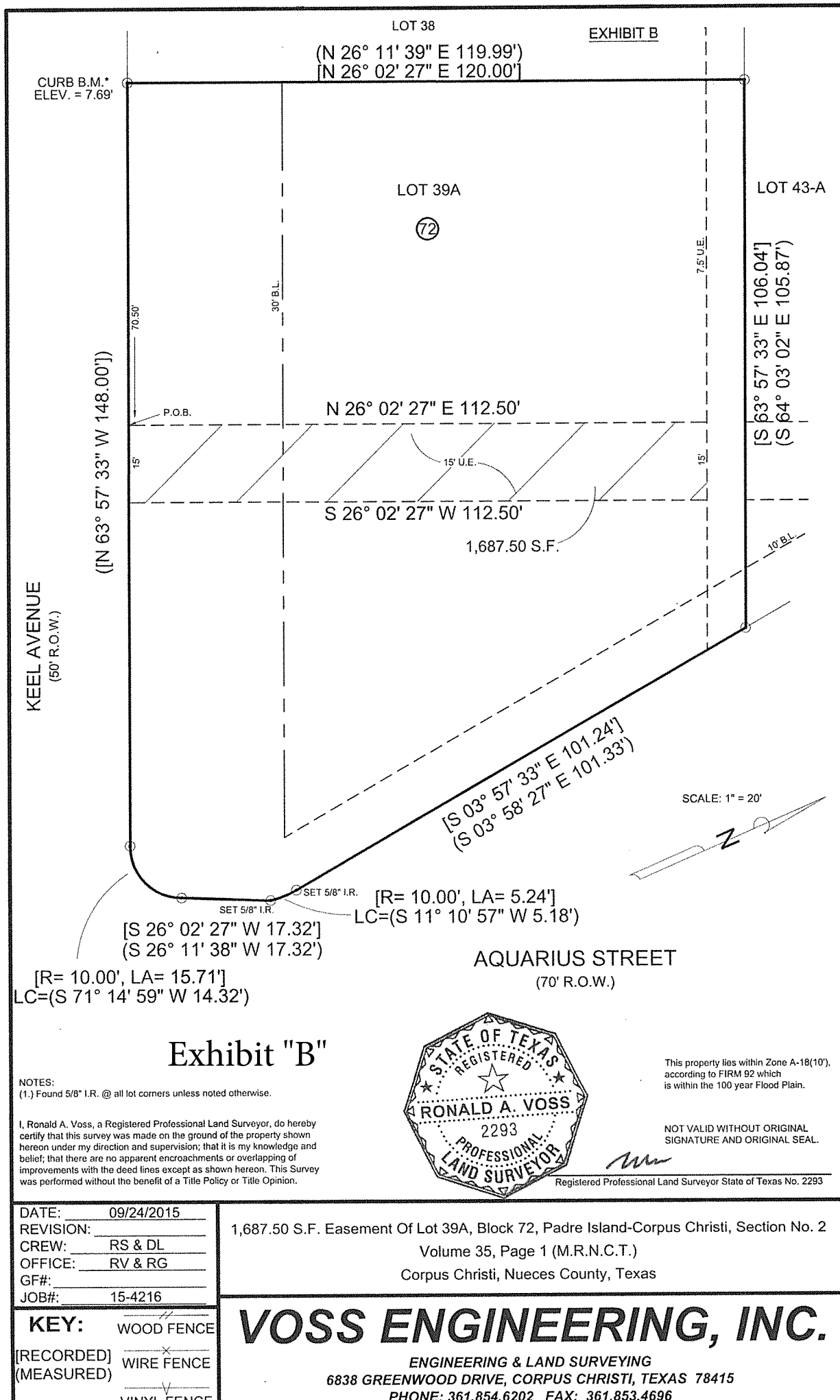
I hereby certify that this survey as reflected in the above Field Notes and attached plat conforms to the current Texas Surveyors Association Standards and Specifications for a Category IA, Condition II Land Survey.

Dated this the 22nd day of September, 2015.



Ronald A. Voss,
Registered Professional Land Surveyor No. 2293







UTILITY EASEMENT CLOSURE - PADRE ISLAND SECTION 2, BLK 72, LT 39A

