

**Ordinance abandoning and vacating a 10-Foot-wide by approximately 1272.50 feet long (12,725 sq. ft.) portion of an existing 10-Foot-wide easement out of Lot 14-B, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume 37, Page 164, Map Records of Nueces County, Texas, located at 6636 Yorktown Boulevard, Corpus Christi, Texas 78414, conditioned on the dedication of a replacement easement**

WHEREAS, RFW AG Limited (Owner) is requesting the closure, abandonment and vacating of a 10-Foot-wide by approximately 1272.50 feet long (12,725 sq. ft.) portion of an existing 10-Foot-wide easement out of Lot 14-B, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume 37, Page 164, Map Records of Nueces County, Texas, and

WHEREAS, it has been determined that it is advantageous to the City of Corpus Christi to abandon and vacate the 1272.50 Foot easement portion, subject compliance by the Owner with the conditions specified in the ordinance.

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

SECTION 1. Pursuant to Corpus Christi Code Sec. 49.13, an existing 10-Foot-wide by approximately 1272.50 feet long (12725 sq. ft.) portion of an existing 10-Foot-wide easement out of Lot 14-B, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume 37, Page 164, Map Records of Nueces County, Texas, is abandoned and vacated by the City of Corpus Christi ("City"), subject to the Owner's 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. The maintenance responsibilities for the vacated easement reverts to the Owner of the property.

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

- a. Upon approval by the City Council and issuance of the ordinance, all grants of public easement closures must be recorded at the Owner's expense in the real property 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. Dedication of a 15' wide utility easement via plat or separate instrument to replace the abandoned easement.
- c. Relocation of current power lines on the easement subject to abandonment to the dedicated replacement easement.
- d. 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 \_\_\_\_\_, 2022, by the following vote:

Paulette M. Guajardo \_\_\_\_\_

John Martinez \_\_\_\_\_

Roland Barrera \_\_\_\_\_

Ben Molina \_\_\_\_\_

Gil Hernandez \_\_\_\_\_

Mike Pusley \_\_\_\_\_

Michael Hunter \_\_\_\_\_

Greg Smith \_\_\_\_\_

Billy Lerma \_\_\_\_\_

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_ day of \_\_\_\_\_ 2022, by the following vote:

Paulette M. Guajardo \_\_\_\_\_

John Martinez \_\_\_\_\_

Roland Barrera \_\_\_\_\_

Ben Molina \_\_\_\_\_

Gil Hernandez \_\_\_\_\_

Mike Pusley \_\_\_\_\_

Michael Hunter \_\_\_\_\_

Greg Smith \_\_\_\_\_

Billy Lerma \_\_\_\_\_

PASSED AND APPROVED on this the \_\_\_\_ day of \_\_\_\_\_, 2022.

ATTEST:

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

\_\_\_\_\_  
Paulette M. Guajardo  
Mayor



Job No.: 43517.C1.00  
November 18, 2021

**Exhibit A**  
**0.292 Acre**  
**Easement Closure**

**STATE OF TEXAS**  
**COUNTY OF NUECES**

**FIELDNOTES**, for a 0.292 Acre, Easement Closure, (not based on an on-the-ground survey) being out of Lot 14-B, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume 37, Page 164, Map Records of Nueces County, Texas; said 0.292 Acre, Easement Closure being described by metes and bounds as follows;

**Beginning**, at a point on the Northwest Right-of-Way line of Yorktown Boulevard, a public roadway, being the West corner of the said Lot 14-B, for the **Point of Beginning**;

**Thence**, North 29°00'00" East, at 20.00 Feet pass, the South corner of Lot 15-A, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume 50, Page 28, said Map Records, in all a distance of 1272.50 Feet, to a point on the Southeast line of an existing 7.5 Wide Utility Easement, as shown on the recorded plat of the said Lot 14-B, for the North corner of this Easement Closure;

**Thence**, South 61°00'00" East, with the said Southeast line, a distance of 10.00 Feet, for the East corner of this Easement Closure;

**Thence**, South 29°00'00" West, a distance of 1272.50 Feet, to a point on the said Northwest Right-of-Way line of Yorktown Boulevard, for the South corner of this Easement Closure;

**Thence**, North 61°00'00" West, with the said Northwest Right-of-Way line of Yorktown Boulevard, a distance of 10.00 Feet, to the **Point of Beginning**, containing 0.292 Acre (12,725 Sq. Ft) of Land, more or less.

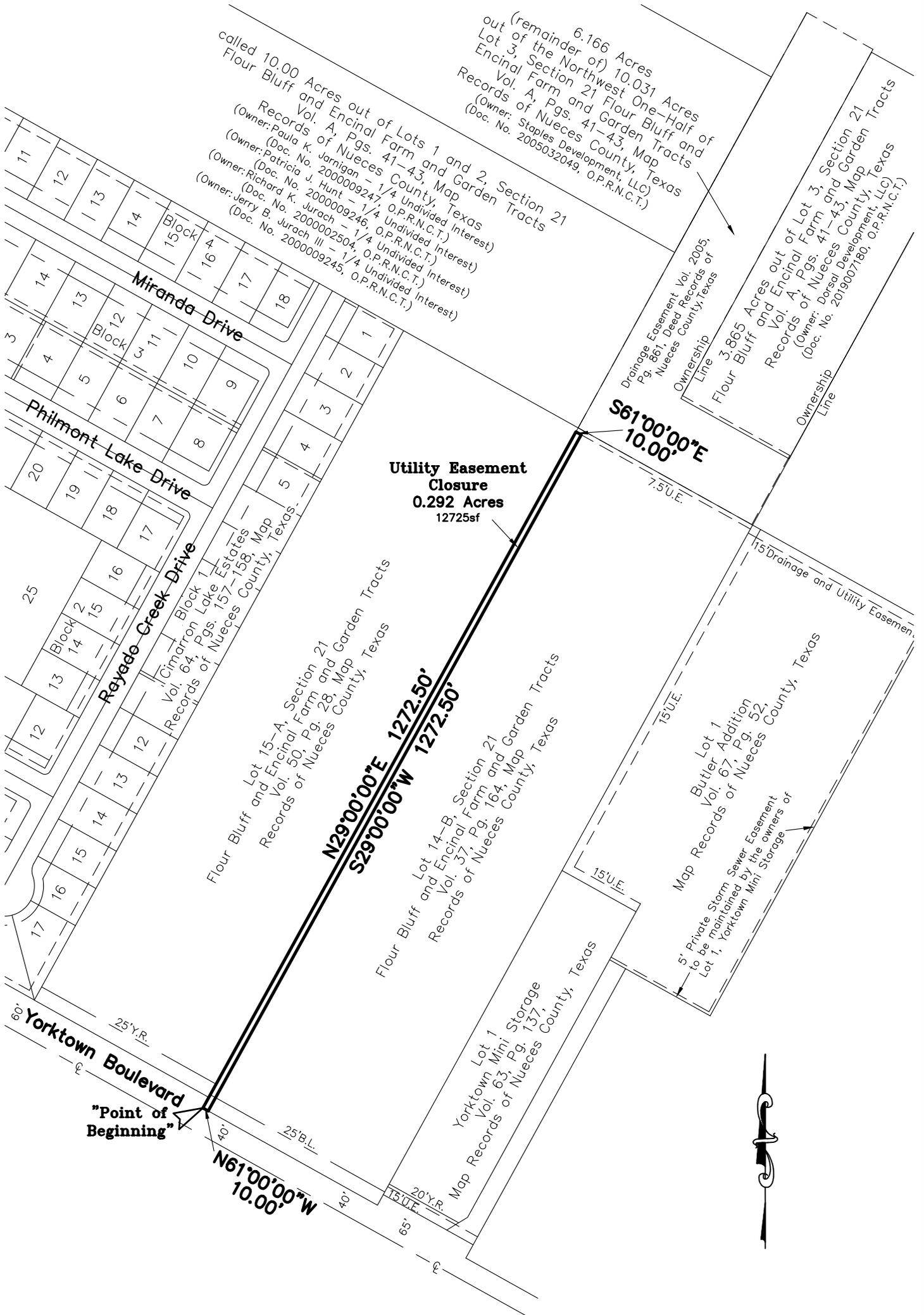
Bearings are based on the recorded plat of Lot 14-B, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume 37, Page 164, Map Records of Nueces County, Texas.

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



**Sketch to Accompany**

FIELDNOTES for a 0.292 Acre, Easement Closure, (not based on an on-the-ground survey) being out of Lot 14-B, Section 21, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume 37, Page 164, Map Records of Nueces County, Texas.

**General Notes:**

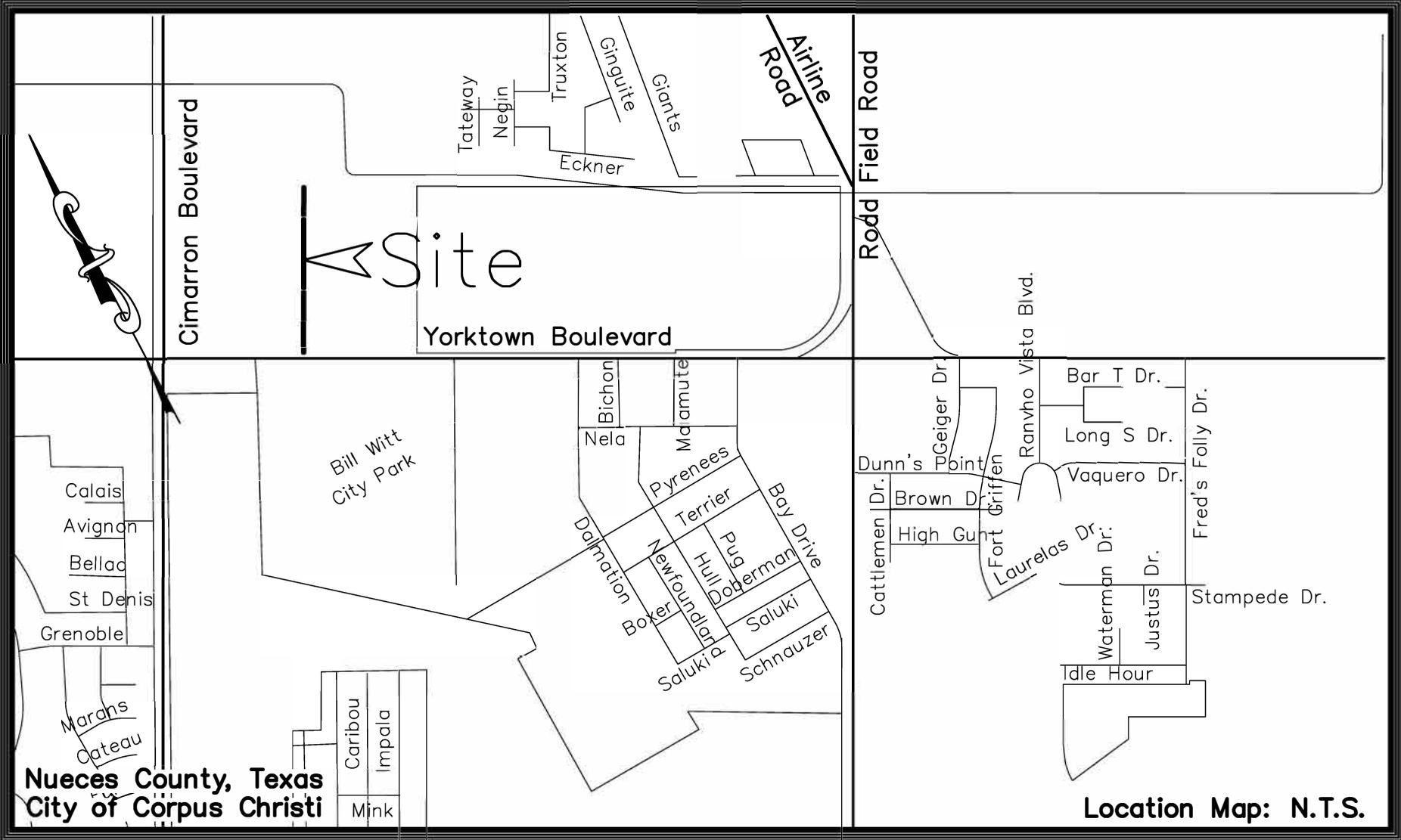
- 0.292 Acre Tract is located within the City limits of Corpus Christi, Texas and a subdivision based on this sketch/description may be in violation of the current City of Corpus Christi subdivision ordinance.



**Exhibit B**

DATE: Nov. 18, 2021  
 SCALE: 1"=200'  
 JOB NO.: 43517.C1.00  
 SHEET: 1 of 2  
 DRAWN BY: xg  
 urbansurvey1@urbaneng.com  
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# Exhibit B



Nueces County, Texas  
City of Corpus Christi

Location Map: N.T.S.



DATE: Nov. 18, 2021  
 SCALE: 1"=200'  
 JOB NO.: 43517.C1.00  
 SHEET: 2 of 2  
 DRAWN BY: xg  
 urbansurvey1@urbaneng.com  
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