

Ordinance abandoning and vacating a 3,066.16-square foot portion of an existing 15-foot wide utility easement out of a part of Lot 29, Tract N, Bass Subdivision, located north of the Saratoga Boulevard (SH 357) state right-of-way, and east of the Airline Road public street right-of-way; and requiring the owner, George V. Piperis, to comply with the specified conditions.

WHEREAS, George V. Piperis (Owner) is requesting the abandonment and vacation of a 3,066.16-square foot portion of an existing 15-foot wide utility easement out of a part of Lot 29, Tract N, Bass Subdivision;

WHEREAS, it has been determined that it is feasible and advantageous to the City of Corpus Christi to abandon and vacate a 3,066.16-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 George V. Piperis (“Owner”), a 3,066.16-square foot portion of an existing 15-foot wide utility easement out of a part of Lot 29, Tract N, Bass Subdivision, located north of the Saratoga Boulevard (SH 357) state right-of-way, and east of the Airline Road public street right-of-way, as recorded in Volume 7, Pages 17-18, 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” and Exhibit “C”, 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

STATE OF TEXAS

COUNTY OF NUECES

EXHIBIT "A"

BEING A 3066.16 SQUARE FEET (0.070 ACRES) TRACT OF LAND OUT OF A 15.0 FT. UTILITY EASEMENT DESCRIBED IN DOCUMENT NO. 2001002252 FILED AND RECORDED IN THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS, SAID TRACT ALSO BEING OUT OF TRACT "N", LOT 29, BASS SUBDIVISION, A MAP OF WHICH IS RECORDED IN VOLUME 7, PAGES 17-18 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, SAID 3066.16 SQUARE FEET BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE COMMON SOUTHERNMOST CORNER OF TRACT "M", LOT 29 AND WESTERNMOST CORNER OF TRACT "N", LOT 29, FOR THE SOUTHWEST CORNER OF SAID 15.0 FT. UTILITY EASEMENT, SAID SOUTHWEST CORNER ALSO BEING IN THE NORTHEAST RIGHT-OF-WAY LINE OF SARATOGA BOULEVARD;

THENCE NORTH 29 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 15.00 FEET TO A POINT LYING ALONG THE EAST BOUNDARY OF SAID TRACT "M" AND THE WEST BOUNDARY OF SAID TRACT "N", FOR THE SOUTHWEST CORNER OF THIS TRACT AND THE **POINT OF BEGINNING**;

THENCE NORTH 29 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 204.42 FEET TO A POINT FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE SOUTH 60 DEGREES 47 MINUTES 53 SECONDS EAST, A DISTANCE OF 15.00 FEET TO A POINT FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE SOUTH 29 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 204.42 FEET TO A POINT FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE NORTH 60 DEGREES 44 MINUTES 20 SECONDS WEST, A DISTANCE OF 15.00 FEET TO THE **POINT OF BEGINNING**, CONTAINING 3066.16 SQUARE FEET (0.070 ACRES) OF LAND, MORE OR LESS.



Victor S. Medina
1/16/15

EXHIBIT "B"

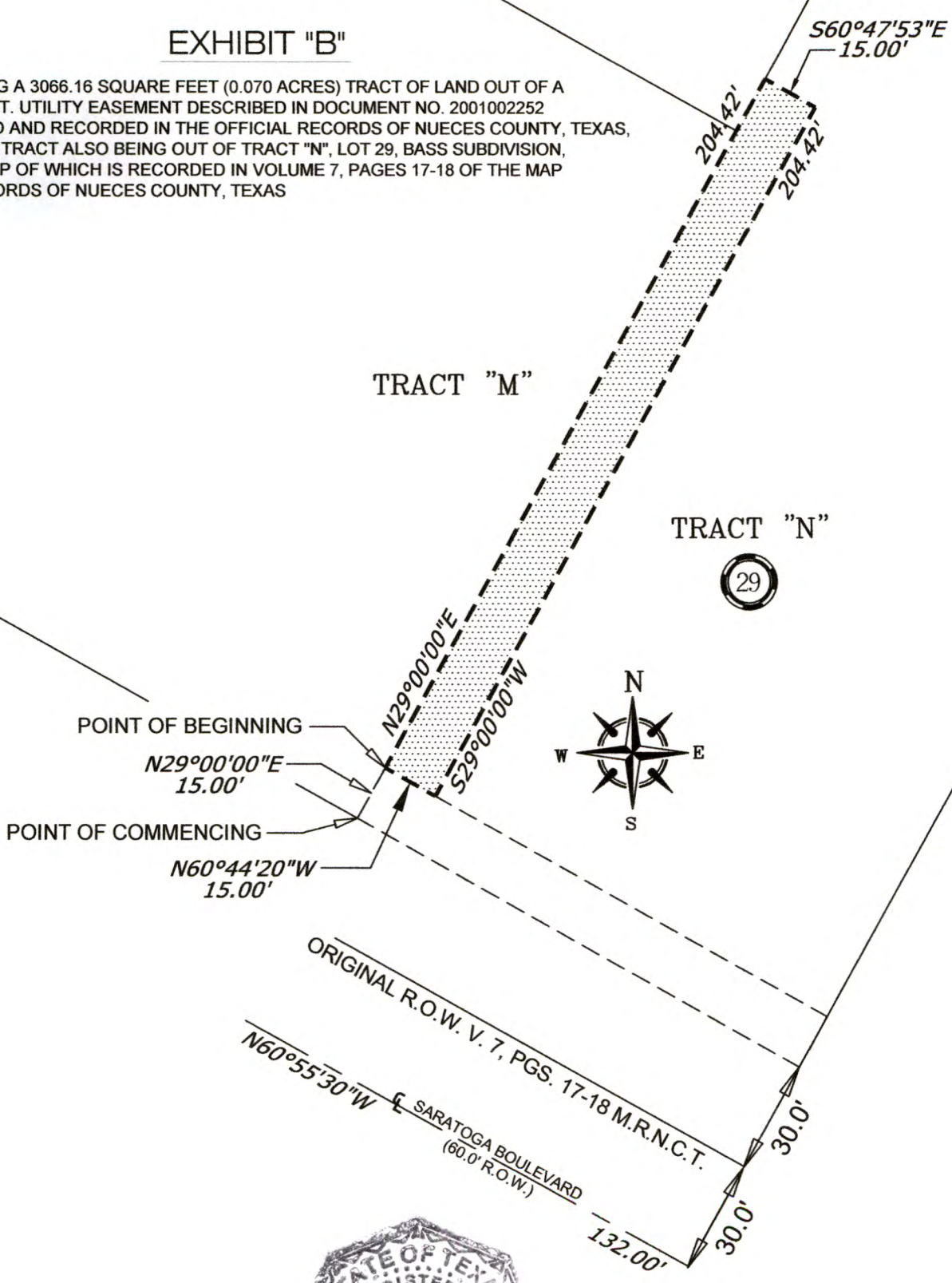
BEING A 3066.16 SQUARE FEET (0.070 ACRES) TRACT OF LAND OUT OF A 15.0FT. UTILITY EASEMENT DESCRIBED IN DOCUMENT NO. 2001002252 FILED AND RECORDED IN THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS, SAID TRACT ALSO BEING OUT OF TRACT "N", LOT 29, BASS SUBDIVISION, A MAP OF WHICH IS RECORDED IN VOLUME 7, PAGES 17-18 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS

TRACT "L"

TRACT "M"

TRACT "N"

29



POINT OF BEGINNING

N29°00'00"E
15.00'

POINT OF COMMENCING

N60°44'20"W
15.00'

ORIGINAL R.O.W. V. 7, PGS. 17-18 M.R.N.C.T.

N60°55'30"W SARATOGA BOULEVARD
(60.0' R.O.W.)

SCALE: 1" = 40'

Victor S. Medina



VICTOR S. MEDINA, REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS
LICENSE NO. 3419

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEMA MAPS AND FOUND THAT THE HEREIN SHOWN PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ZONE C

THIS THE 6TH DAY OF JANUARY 2015

REFERENCE: VOLUME 7 PAGE(S) 17-18 MAP RECORDS
NUECES COUNTY, TEXAS.

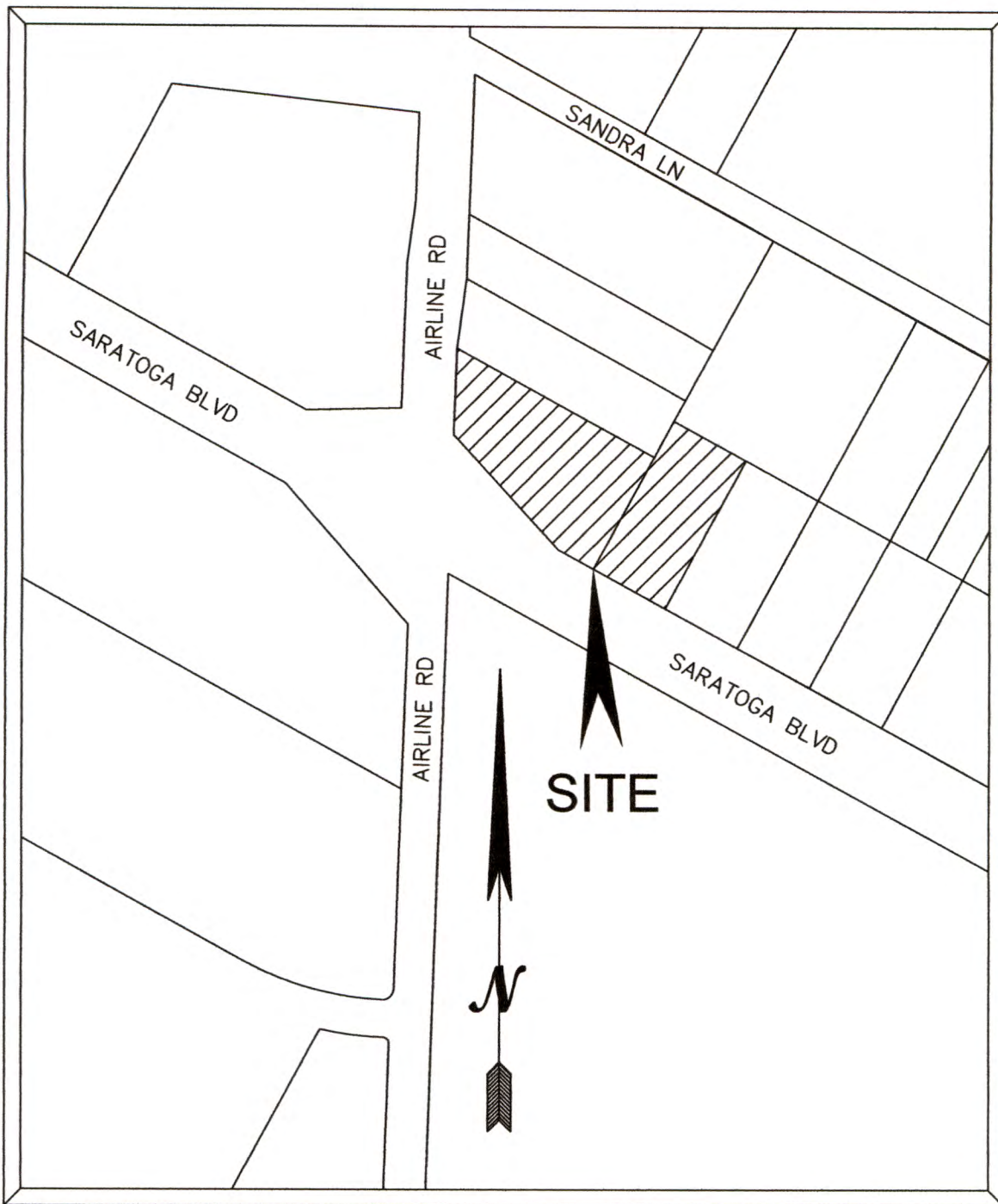
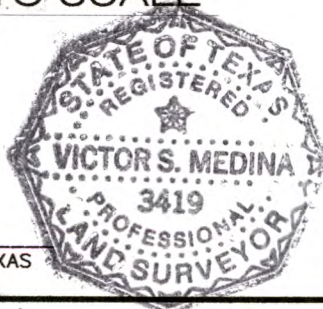


EXHIBIT "C"

LOCATION MAP

NOT TO SCALE



Victor S. Medina

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