

**Ordinance closing, vacating, and abandoning a previously developed and surfaced 67,693-square foot (1.55 acres) portion of a public right-of-way, as shown on the recorded plat of Manhattan Estates Unit 6, a map of which is recorded in Volume 68, Pages 392 and 393, Map Records of Nueces County, Texas, and requiring the abutting owners to comply with specified conditions; and providing an effective date.**

**WHEREAS**, the City of Corpus Christi is initiating the closure, vacation, and abandonment of a previously developed and surfaced 67,693-square foot portion (1.55 acres) of a public right-of-way, dedicated by Plat of Manhattan Estates Unit 6, a map of which is recorded in Volume 68, Pages 392 and 393, Map Records of Nueces County, Texas;

**WHEREAS**, with proper notice to the public, a public hearing was held on Tuesday, December 13, 2016, during a meeting of the City Council, during which all interested parties and citizens were allowed to appear and be heard;

**WHEREAS**, no payment of the fair market value will be required for the City initiated closure;

**WHEREAS**, upon approval by the City Council and issuance of the ordinance, all grants of streets closures will be recorded at the City's expense in the real property Official Deed and Map Records of Nueces County, Texas, in which the subject portion of the property is located, with a copy of the recording retained by the City; and

**WHEREAS**, it has been determined that it is feasible and advantageous to the City of Corpus Christi to close, vacate, and abandon the subject portion of the previously developed and surfaced 67,693-square foot portion (1.55 acres) of a public right-of-way, dedicated by Plat of Manhattan Estates Unit 6, a map of which is recorded in Volume 68, Pages 392 and 393, Map Records of Nueces County, Texas, subject to compliance by the abutting 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 Article X, §1(a) (11) of the City Charter, the previously developed and surfaced 67,693-square foot portion (1.55 acres) of a public right-of-way, dedicated by Plat of Manhattan Estates Unit 6, a map of which is recorded in Volume 68, Pages 392 and 393, Map records of Nueces County, Texas is closed, abandoned and vacated by the City of Corpus Christi ("City"), subject to the abutting Owners compliance with the conditions specified in Section 2 of this ordinance. Exhibit "A1" and Exhibit "A2" which is the metes and bounds description of the subject portion, Exhibit "B1" and Exhibit "B2" which is the graphical representation for the metes and bounds description, and Exhibit "C," which is the location map, are attached to and incorporated in this ordinance by reference as if each were fully set out herein in their entirety.

**SECTION 2.** The closure, abandonment and vacation of the public street right-of-way described in Section 1 of this ordinance is expressly conditioned upon the abutting Owners compliance with the following requirements:

- a. A Utility Easement is maintained over the entire vacated and abandoned area.
- b. The Maintenance responsibilities including mowing for the abandoned and vacated area reverts to the abutting owners.

- c. Failure to comply with all the conditions outlined in this Ordinance will hereby make the Ordinance null and void.

**SECTION 3.** This ordinance takes effect upon adoption.

That the foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_\_ day of \_\_\_\_\_, 2016, by the following vote:

Dan McQueen	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Joe McComb	_____		

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_, 2016, by the following vote:

Dan McQueen	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Joe McComb	_____		

PASSED AND APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

ATTEST:

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

\_\_\_\_\_  
Dan McQueen  
Mayor

**Exhibit A-1**  
**E9- Development Services**  
**Airline Road – Street Closure**

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

**BEING** a tract of land containing 29,513 square feet (0.68 acres) of land out of Lots 2, 3 and 4, Block 1, Brighton Park Addition No. 2, a map of which is recorded in Volume 68, Page 568, Map Records of Nueces County, Texas and being a portion of Airline Road located between the south boundary of Lipes Boulevard and the north boundary of President's Drive, as shown on the recorded plat of Manhattan Estates Unit 6, a map of which is recorded in Volume 68, Pages 392 and 393, Map Records of Nueces County, Texas. This 29,513 square foot tract being more fully described by metes and bounds as follows:

Commencing at the intersection of the existing south boundary of Lipes Boulevard with the existing west boundary of said Airline Road, same being the east boundary of said Manhattan Estates Unit 6, for the northeast corner (no monumentation found or set) of said Lot 1, Block 4, said Manhattan Estates Unit 6, from which corner a found 5/8 inch iron found bears South 61°18'29" East, a distance of 0.22 feet;

Thence, South 02°06'11" West, along the existing west boundary of Airline Road, same being the east boundary of said Manhattan Estates Unit 6, a distance of 32.18 feet and thence South 61°13'05" East, a distance of 33.57 feet for the **Point of Beginning** and the northwest corner (no monumentation found or set) of this tract and for the northwest corner of Block 1, Brighton Park Addition No. 2, a map of which is recorded in Volume 68, Page 568, Map Records of Nueces County, Texas;

Thence, with the westerly projection of the existing south boundary of re-routed Airline Road, parallel with its centerline and 42.50 feet distant there from, South 61°13'05" East, a distance of 33.57 feet to the east boundary of said Airline Road for the northeast corner (no monumentation found or set) of this tract;

Thence, with the east boundary of said Airline Road, same being the east boundary of this tract, South 02°06'11" West, a distance of 976.23 feet to a 5/8 inch iron rod found for the southeast corner of this tract;

Thence, with the southerly boundary of this tract, North 87°53'49" West, a distance of 30.00 feet to the centerline of said Airline Road for the southwest corner (no monumentation found or set) of this tract;

Thence, North 02°06'11" East, with the centerline of said Airline Road and the west boundary of this tract, at 1.06 feet pass a nail and disc found in the centerline of said Airline Road, in all a total distance of 991.90 feet to the **Point of Beginning** and containing 29,513 square feet (0.68 acres) of land.

Bearings shown are based on the west boundary of Brighton Park Addition No. 2 (Volume 68, Page 568, Map Records of Nueces County, Texas) as monumented on the ground and shown as North 02°06'11" West on said recorded plat of Brighton Park Addition No. 2.

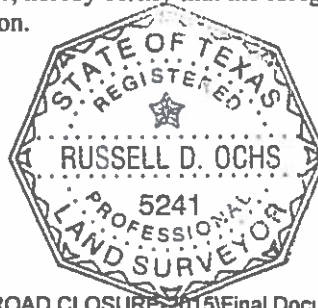
**STATE OF TEXAS**  
**COUNTY OF NUECES**

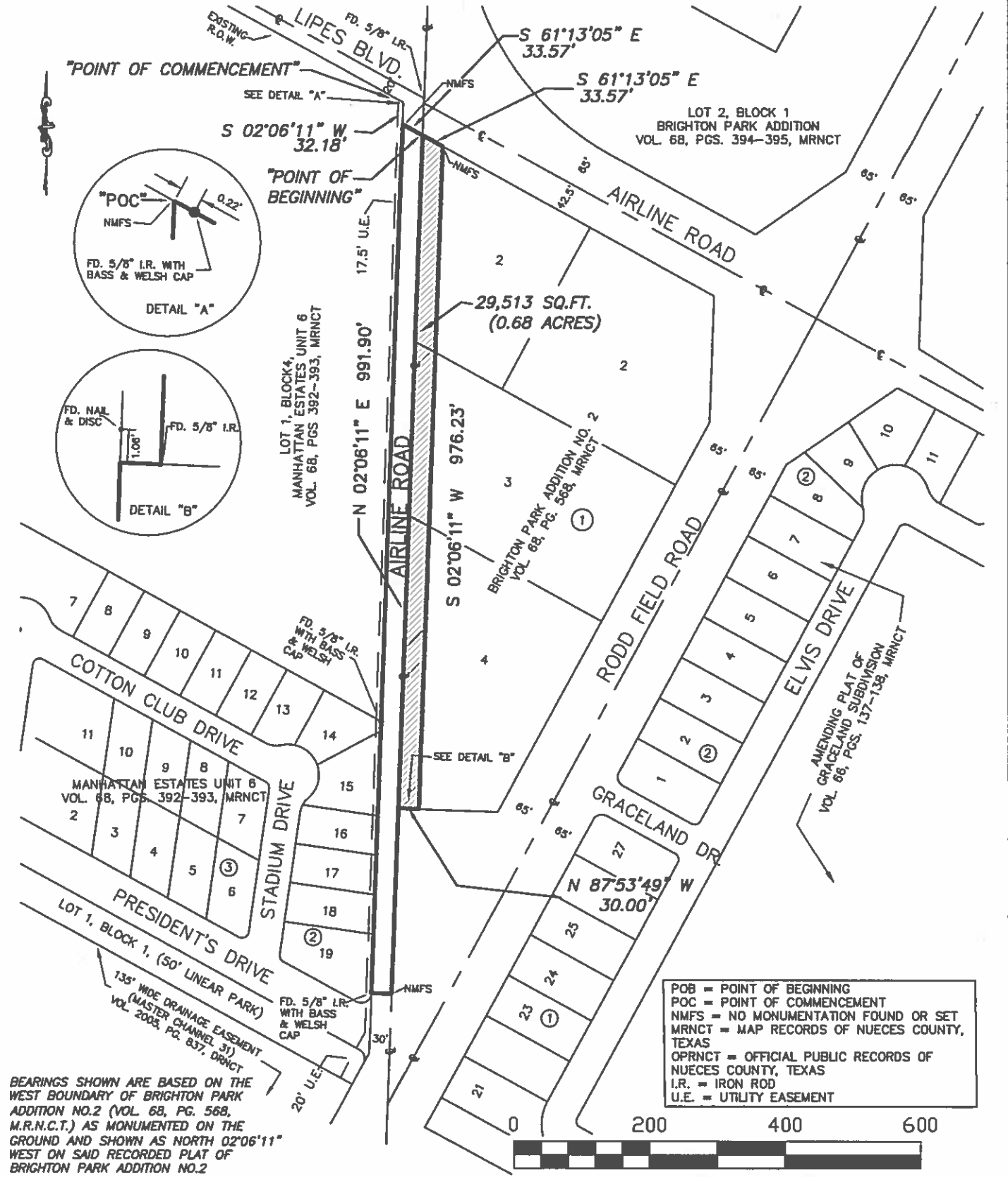
I, Russell D. Ochs, a Registered Professional Land Surveyor, hereby certify that the foregoing field notes were prepared by me from a land survey made on the ground under my supervision.

This the 6th day of October, 2016

*Russell D. Ochs*

Russell D. Ochs, R.P.L.S.  
State of Texas License No. 5241





### MAP TO ACCOMPANY FIELDNOTES

A tract of land containing 29,513 square feet (0.68 acres) of land out of Lots 2, 3 and 4, Block 1, Brighton Park Addition No. 2, a map of which is recorded in Volume 68, Page 568, Map Records of Nueces County, Texas and being a portion of Airline Road located between the south boundary of Lipes Boulevard and the north boundary of President's Drive, as shown on the recorded plat of Manhattan Estates Unit 6, a map of which is recorded in Volume 68, Pages 392 and 393, Map Records of Nueces County, Texas.

### EXHIBIT B-1



**CITY of CORPUS CHRISTI, TEXAS**

Engineering Services  
 Survey Division  
 361-826-3551

Date: 10/5/2016  
 Drawn By: JWS

Checked By: RO\ON  
 Project: E9-DEV SERVICES-AIRLINE ROAD-CLOSURE

SHEET 1 OF 1

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Exhibit A-2  
E9- Development Services  
Airline Road – Street Closure

STATE OF TEXAS  
COUNTY OF NUECES

**BEING a tract of land containing 38,180 square feet (0.88 acres) of land and being a portion of Airline Road located between the south boundary of Lipes Boulevard and the north boundary of President's Drive, as shown on the recorded plat of Manhattan Estates Unit 6, a map of which is recorded in Volume 68, Pages 392 and 393, Map Records of Nueces County, Texas. This 38,180 square foot tract being more fully described by metes and bounds as follows:**

Commencing at the intersection of the existing south boundary of Lipes Boulevard with the existing west boundary of said Airline Road, same being the east boundary of said Manhattan Estates Unit 6, for the northeast corner (no monumentation found or set) of said Lot 1, Block 4, said Manhattan Estates Unit 6, from which corner a found 5/8 inch iron found bears South 61°18'29" East, a distance of 0.22 feet;

Thence, South 02°06'11" West, along the existing west boundary of Airline Road, same being the east boundary of said Manhattan Estates Unit 6, a distance of 32.18 feet for the **Point of Beginning** and the northwest corner (no monumentation found or set) of this tract;

Thence, with the westerly projection of the existing south boundary of re-routed Airline Road, parallel with its centerline and 42.50 feet distant there from, South 61°13'05" East, a distance of 33.57 feet to the centerline of said Airline Road for the northeast corner (no monumentation found or set) of this tract and for the northwest corner of Block 1, Brighton Park Addition No. 2, a map of which is recorded in Volume 68, Page 568, Map Records of Nueces County, Texas;

Thence, with the centerline of said Airline Road, same being the east boundary of this tract, and the west boundary of said Brighton Park Addition No. 2, South 02°06'11" West, a distance of 1265.12 feet for the southeast corner (no monumentation found or set) of this tract;

Thence, with the south boundary of this tract, North 87°53'49" West, a distance of 30.00 feet to the west boundary of said Airline Road, same being the east boundary of Manhattan Estates Unit 6, to a 5/8 inch iron rod with a Bass & Welsh cap found for a corner of Lot 19, Block 2, said Manhattan Estates Unit 6 and for the southwest corner of this tract;

Thence, with the east boundary of said Manhattan Estates Unit 6, same being west boundary of said Airline Road and of this tract, North 02°06'11" East, a distance of 1280.19 feet to the **Point of Beginning** and containing 38,180 square feet (0.88 acres) of land.

Bearings shown are based on the west boundary of Brighton Park Addition No. 2 (Volume 68, Page 568, Map Records of Nueces County, Texas) as monumented on the ground and shown as North 02°06'11" West on said recorded plat of Brighton Park Addition No. 2.

STATE OF TEXAS  
COUNTY OF NUECES

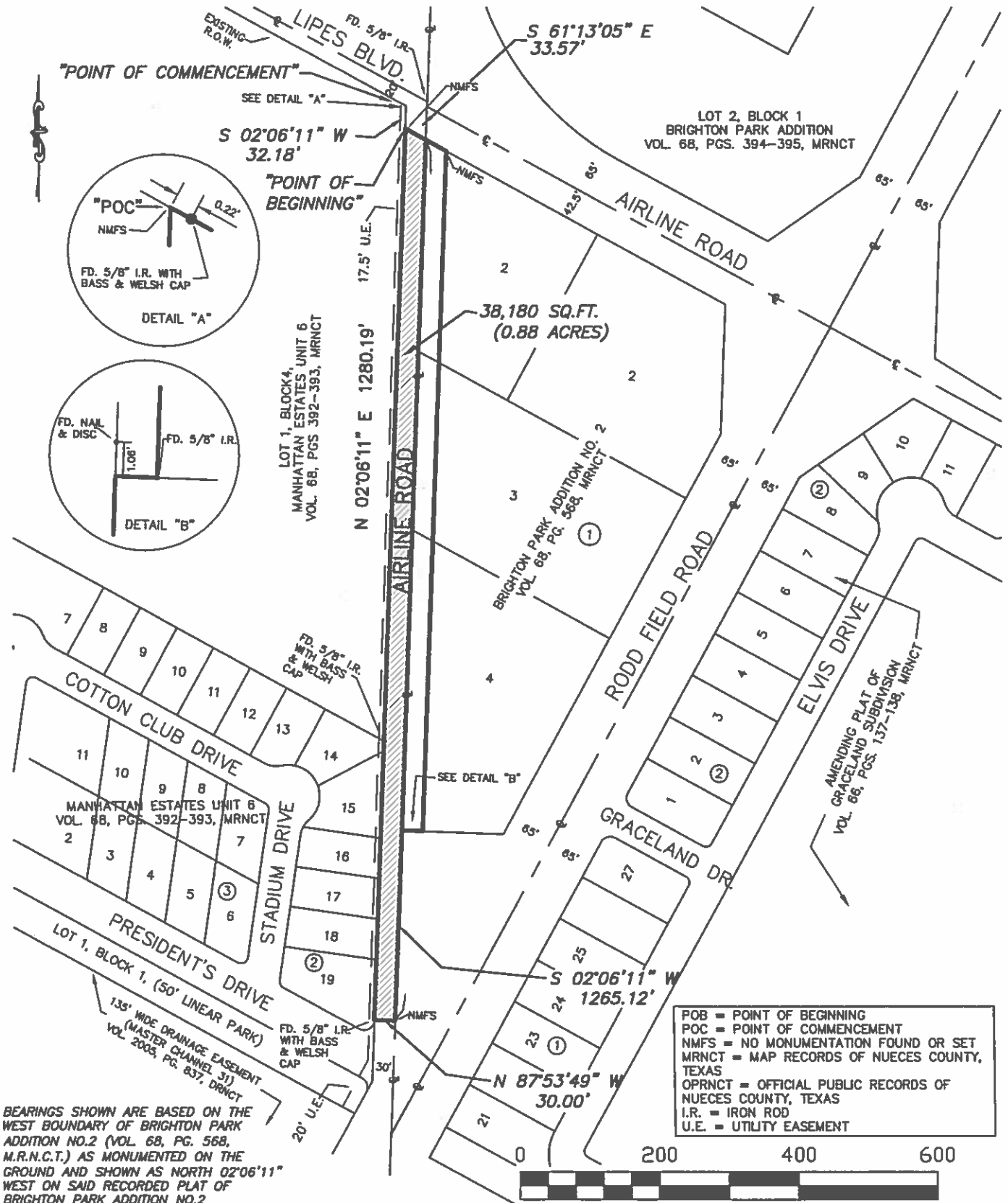
I, Russell D. Ochs, a Registered Professional Land Surveyor, hereby certify that the foregoing field notes were prepared by me from a land survey made on the ground under my supervision.

This the 6th day of October, 2016

*Russell D. Ochs*

Russell D. Ochs, R.P.L.S.  
State of Texas License No. 5241





### MAP TO ACCOMPANY FIELDNOTES

A tract of land containing 38,180 square feet (0.88 acres) of land and being a portion of Airline Road located between the south boundary of Lipes Boulevard and the north boundary of President's Drive, as shown on the recorded plat of Manhattan Estates Unit 6, a map of which is recorded in Volume 68, Pages 392 and 393, Map Records of Nueces County, Texas.

### EXHIBIT B-2



**CITY of CORPUS CHRISTI, TEXAS**

Engineering Services  
 Survey Division  
 361-826-3551

Date: 10/5/2016  
 Drawn By: JWS

Checked By: RO\ON  
 Project: E9-DEV SERVICES-AIRLINE ROAD-CLOSURE

SHEET 1 OF 1

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# EXHIBIT "C" AERIAL MAP

