

**Ordinance abandoning and vacating a 318-square-foot portion of a 7.5-foot-wide utility easement out of Wooldridge Creek Unit 12, Block 2, Lot 26; and requiring the owners, Raymundo Ramos, Jr., and Rosario G. Ramos, to comply with the specified conditions.**

**Whereas**, Raymundo Ramos, Jr., and Rosario G. Ramos (Owners) are requesting the abandonment and vacation of a 318-square-foot portion of a 7.5-foot-wide utility easement out of Wooldridge Creek Unit 12, Block 2, Lot 26, located on the east side of Wishbone Court and north of Durant Drive, in order to resolve the encroachment of a swimming pool and storage building within the existing 7.5-foot-wide utility easement located at the rear of the property.

**Whereas**, with proper notice to the public, a public hearing was held on Tuesday, June 26, 2012, during a meeting of the City Council, in the Council Chambers, at City Hall, in the City of Corpus Christi, during which all interested persons were allowed to appear and be heard; and

**Whereas**, it has been determined that it is feasible and advantageous to the City of Corpus Christi to abandon and vacate a 318-square-foot portion of a 7.5-foot-wide utility easement out of Wooldridge Creek Unit 12, Block 2, Lot 26, subject to the provisions below; (Exhibit A – Location Map, Exhibits B & C - Metes and Bounds Description & Accompanying Map).

**Now, therefore, be it ordained by the City Council of the City of Corpus Christi, Texas:**

**Section 1.** That a 318-square-foot portion of a 7.5-foot-wide utility easement out of Wooldridge Creek Unit 12, Block 2, Lot 26, located on the east side of Wishbone Court and north of Durant Drive, as recorded in Volume 64, Pages 68-69 of the Map Records of Nueces County, Texas, is abandoned and vacated, subject to Owners' compliance with the conditions specified in Section 2 below:

**Section 2.** The abandonment and vacation of the above utility easement is conditioned upon Owners' compliance with the following:

- a. The Owners are required to pay the fair market value of \$750.00 for the abandonment and vacation of the 318-square-foot portion of a 7.5-foot-wide utility easement out of Wooldridge Creek Unit 12, Block 2, Lot 26.
- b. Owners are required to allow access to the existing public utilities within the utility easement at all times without cost to the City or any of the public utility companies for restoration of any surface improvements and landscaping.
- c. Owners are required to maintain the area between the existing swimming pool and storage building and the remaining portion of the 7.5-foot utility easement and keep said area free of any permanent structures that could prohibit access and maneuverability within the easement for the maintenance, repair, or replacement of any existing public utilities or installation of any future utilities.
- d. Owners must comply with all the specified conditions of the ordinance within 180 days of Council approval.

- e. Upon approval by Council and issuance of the ordinance, all grants of easement closure must be recorded at Owners' expense in the real property Map Records of Nueces County, Texas, in which the property is located. Prior to the permitting of any construction on the land, an up-to-date survey, abstracted for all easements and items of record, must be submitted to the Director of Development Services, or his designee.

That the foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_\_ day of \_\_\_\_\_, 2012, by the following votes:

Joe Adame	_____	David Loeb	_____
Chris Adler	_____	John E. Marez	_____
Kelley Allen	_____	Nelda Martinez	_____
Larry Elizondo, Sr.	_____	Mark Scott	_____
Priscilla Leal	_____		

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_, 2012, by the following votes:

Joe Adame	_____	David Loeb	_____
Chris Adler	_____	John E. Marez	_____
Kelley Allen	_____	Nelda Martinez	_____
Larry Elizondo, Sr.	_____	Mark Scott	_____
Priscilla Leal	_____		

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

ATTEST:

\_\_\_\_\_  
Armando Chapa  
City Secretary

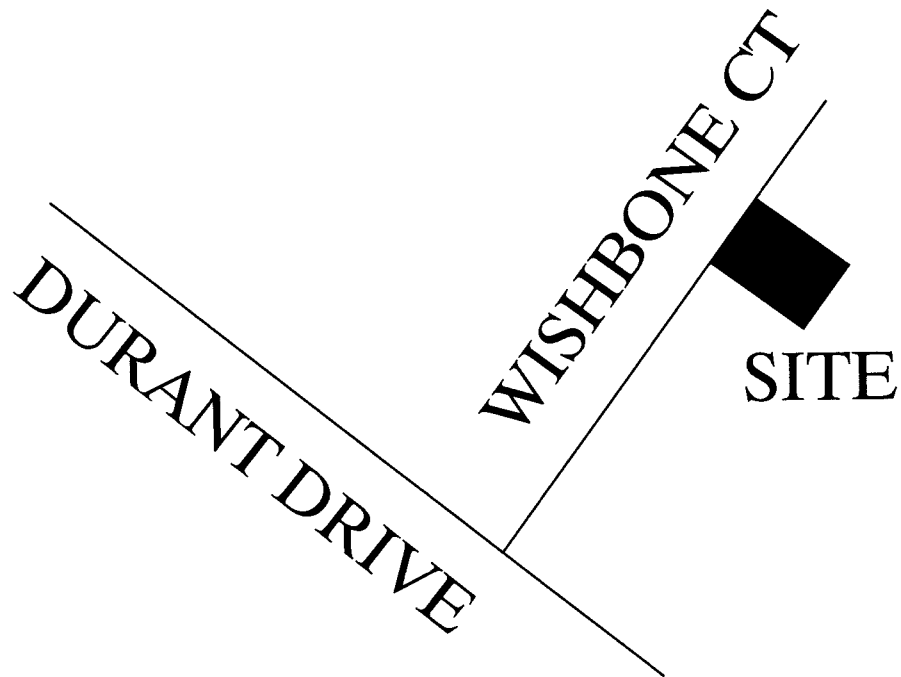
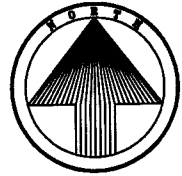
\_\_\_\_\_  
Joe Adame  
Mayor

PROPOSED EASEMENT CLOSURE

LOT 26 BLOCK 2 WOOLDRIDGE CREEK UNIT 12

NUECES COUNTY, TEXAS

EXHIBIT A



2526 WISHBONE CT  
50' RIGHT OF WAY

Location Map

STATE OF TEXAS  
COUNTY OF NUECES

Exhibit B

Field Notes of 318 sq. ft. out of Lot 26, Block 2, Wooldridge Creek Unit 12, Nueces County, Texas, recorded in Volume 64, Pages 68-69, Map Records of Nueces County, Texas. Said 318 sq. ft. being more particularly described as follows:

**COMMENCING** at 5/8" iron rod found for the common corner being the northeast corner of Lot 26, the northwest corner of Lot 33, the southeast corner of Lot 25 and the southwest corner of Lot 34, Wooldridge Creek Unit 2.

**THENCE** North 61°00'00" West, with the north boundary of said Lot 26 and the south boundary of said Lot 25, a distance of 2.2 feet to a point for the **POINT of BEGINNING**.

**THENCE** South 29°00'00" West, a distance of 60.00 feet to a point on the south boundary said Lot 26 and the north boundary of Lot 27.

**THENCE** North 61°00'00" West, with the south boundary of Lot 26, a distance of 5.3 feet to a point.

**THENCE** North 29°00'00" East, a distance of 60.00 feet to a point on the north boundary said Lot 26

**THENCE** South 61°00'00" East, with the north boundary of Lot 26 a distance of 5.3 feet to the **POINT of BEGINNING** of this survey, and containing 318 sq. ft. of land, more or less.

Notes:

- 1.) Bearings are based on the recorded plat.
- 2.) This legal description does not represent an on the ground survey

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein is correct to the best of my knowledge and belief.

*Ronald E. Brister*

Ronald E. Brister, RPLS No. 5407

Date: May 25, 2012.



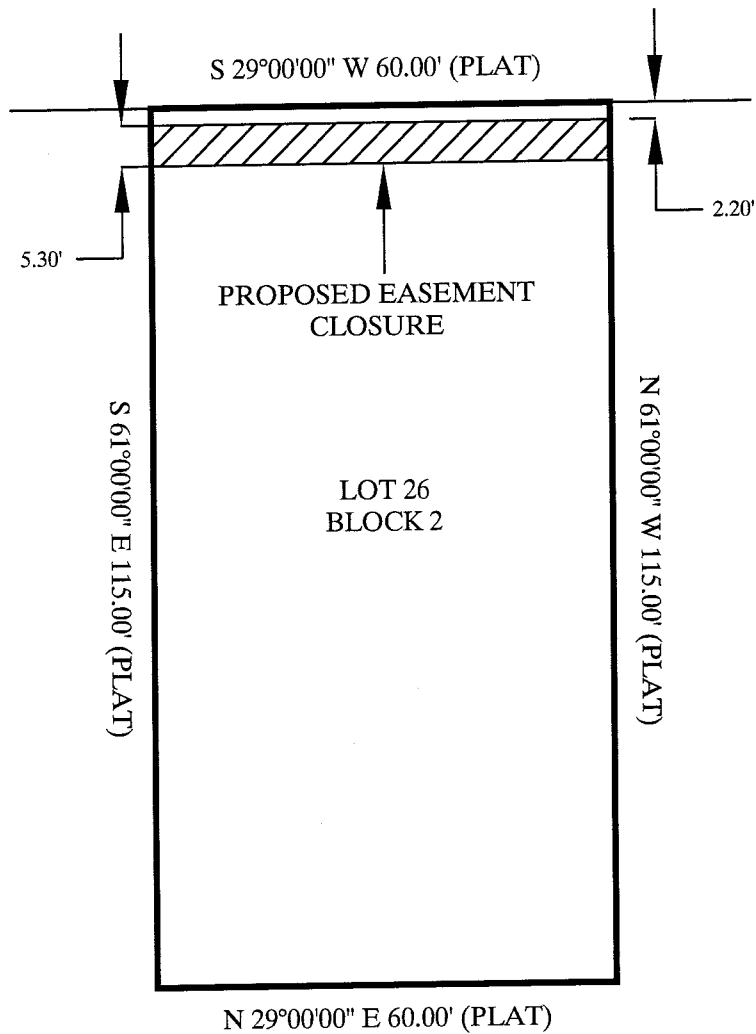
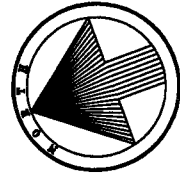
Job No. 12484

PROPOSED EASEMENT CLOSURE

LOT 26 BLOCK 2 WOOLDRIDGE CREEK UNIT 12

NUECES COUNTY, TEXAS

EXHIBIT C



2526 WISHBONE CT  
50' RIGHT OF WAY