

**Ordinance abandoning and vacating an undeveloped and unsurfaced 72,222.48-SF (1.658 Acre) portion of Starry Road, Portion of Lots 8 and 9, Section 25 and a portion of Lots 1 and 6, Section 34, all out of Flour Bluff & Encinal Farm & Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas, and being a portion of a 19.56 acre tract of land described by deed recorded at Document No. 2006037179 and requiring the owner Dorsal Development, LLC, a Texas limited liability company to comply with specified conditions.**

**WHEREAS**, Dorsal Development, LLC, a Texas limited liability company ("Owner") has requested the abandonment and vacation of an undeveloped and unsurfaced 72,222.48-SF (1.658 Acre) portion of Starry Road, Portion of Lots 8 and 9, Section 25 and a portion of Lots 1 and 6, Section 34, all out of Flour Bluff & Encinal Farm & Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas, and being a portion of a 19.56 acre tract of land described by deed recorded at Document No. 2006037179;

**WHEREAS**, with proper notice to the public, a public hearing was held on Tuesday, September 29, 2015, during a meeting of the City Council, during which all interested parties and citizens were allowed to appear and be heard;

**WHEREAS**, it has been determined that it is feasible and advantageous to the City of Corpus Christi to abandon and vacate the subject portion of the undeveloped and unsurfaced 72,222.48-SF (1.658 Acre) portion of Starry Road, Portion of Lots 8 and 9, Section 25 and a portion of Lots 1 and 6, Section 34, all out of Flour Bluff & Encinal Farm & Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas, and being a portion of a 19.56 acre tract of land described by deed recorded at Document No. 2006037179, subject to compliance by the Owner 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 Dorsal Development, LLC, a Texas limited liability company ("Owner"), an undeveloped and unsurfaced 72,222.48-SF (1.658 Acre) portion Starry Road, a map which is recorded in Volume A, Pages 41-43, Map records of Nueces County, Texas and being a portion of a 19.56 acre tract of land described by deed recorded at Document No. 2006037179 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, Exhibit "B," which is the graphical representation for the metes and bounds description, and Exhibit "C" which is a 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 abandonment and vacation of the public street right-of-way described in Section 1 of this ordinance is expressly conditioned upon the Owners' compliance with the following requirements:

- a. City staff recommends that payment of the fair market value be waived because City Code, Sec. 49-12, (c)(4) of the City Code of Ordinances eliminates payment of the fair market value when an abandoned street is unimproved, as it is in this case.
- b. Upon approval by the City Council and issuance of the ordinance, all grants of streets closures must be recorded at the Owners' 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 provided to the City. Prior to the issuance of any

permits for construction on the land, an up-to-date survey, abstracted for all streets, alleys or public rights-of-way, and items of record must be submitted by the Owners to the Director of Development Services.

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

MURRAY BASS, JR., P.E., R.P.L.S.  
NIXON M. WELSH, P.E., R.P.L.S.  
www.bass-welsh.com

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**BASS & WELSH ENGINEERING**

Engineering Firm Reg. No. F-52  
Surveying Firm Reg. No. 100027-00  
P.O. Box 6397  
Corpus Christi, TX 78466-6397

June 29, 2015  
10029-M&B-Closure.doc

Road Closure Tract

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 1.658 acre tract of land, more or less, for road closure, a portion of Lots 8 and 9, Section 25 and a portion of Lots 1 and 6, Section 34, all out of Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume "A", Pages 41 – 43, Map Records, Nueces County, Texas, and being a portion of a 19.56 acre tract of land described by deed recorded at Document No. 2006037179, Official Records of said county, said 1.658 acre tract of land for road closure as further described by metes and bounds as follows:

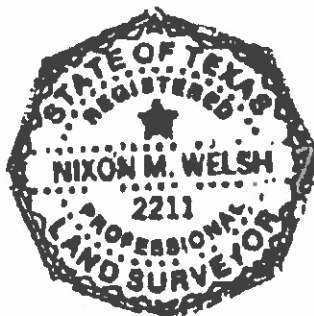
BEGINNING at a point in the northeast right-of-way line of Yorktown Boulevard which bears S61°00'00"E 257.75' from the point of intersection of said northeast right-of-way line of Yorktown Boulevard and the northwest boundary line of said 19.56 acre tract, said beginning point for the westernmost corner of the tract herein described; from the common corner of Lots 9 and 24, said Section 25 and Lots 6 and 7, said Section 34, said point of beginning bears N29°00'00"E 40.00' and N61°00'00"W 20.00';

THENCE N29°00'00"E 1805.61' along a line 20.00' northwest of and parallel to the southeast boundary line of said Lot 9 and along a line 20.00' northwest of and parallel to the southeast boundary line of said Lot 8 to a point in the northeast boundary line of said 19.56 acre tract of land for the northernmost corner of the tract herein described;

THENCE S61°00'00"E along said northeast boundary line of 19.56 acre tract, at 20.00' pass the common boundary line between said Lots 1 and 8, in all a distance of 40.00' to a point for the easternmost corner of the tract herein described;

THENCE S29°00'00"W 1805.61' along a line 20.00' southeast of and parallel to the northwest boundary line of said Lot 1 and along a line 20.00' southeast of and parallel to the northwest boundary line of said Lot 6 to a point in said northeast right-of-way line of Yorktown Boulevard for the southernmost corner of the tract herein described;

THENCE along said northeast right-of-way line of Yorktown Boulevard N61°00'00"W 40.00' to the POINT OF BEGINNING, a sketch showing said 1.658 acre tract of land for road closure being attached hereto as Exhibit "B".



*Nixon M. Welsh*  
Nixon M. Welsh, R.P.L.S.

**EXHIBIT "A"**

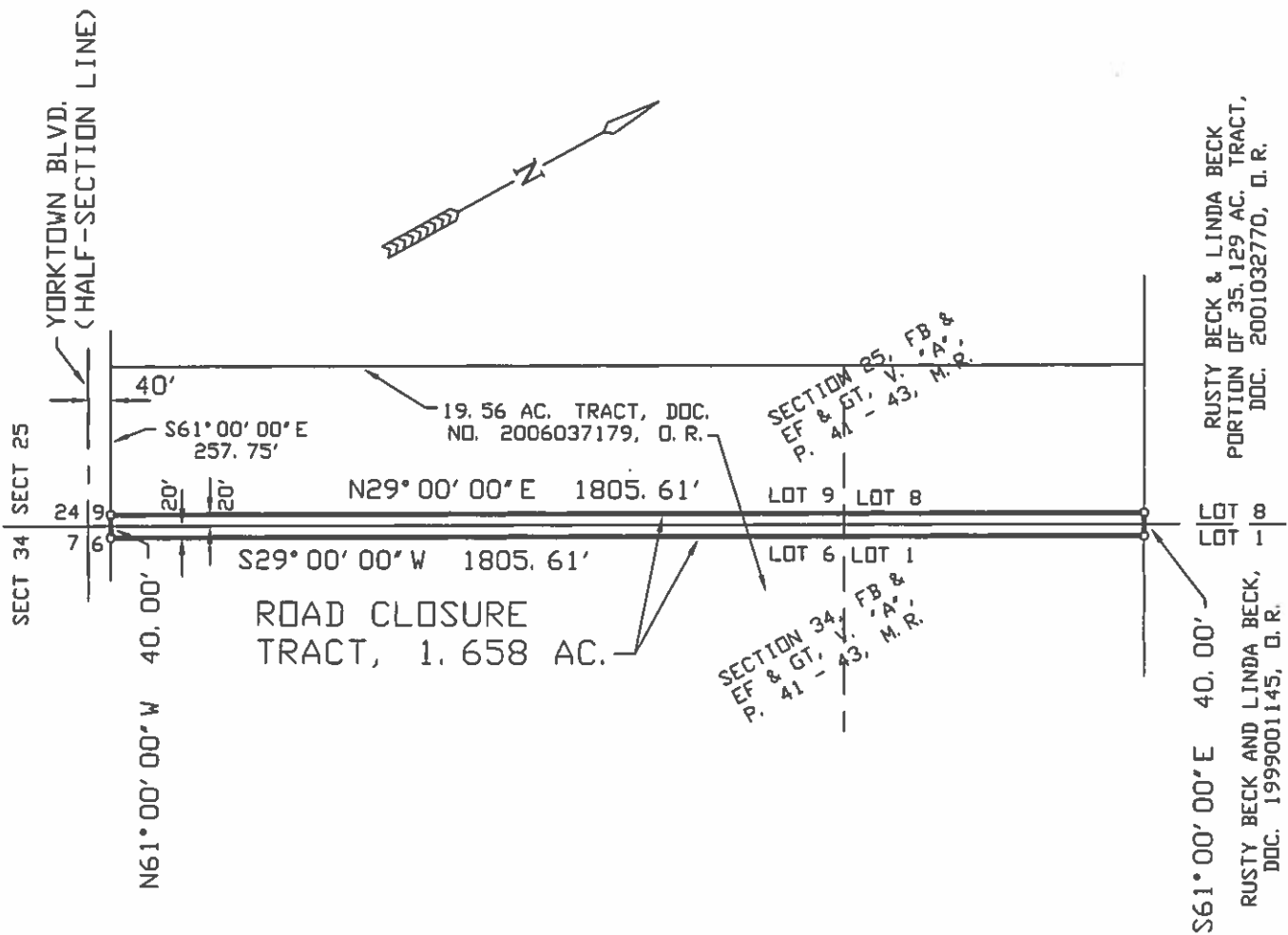
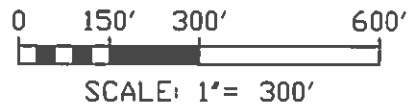
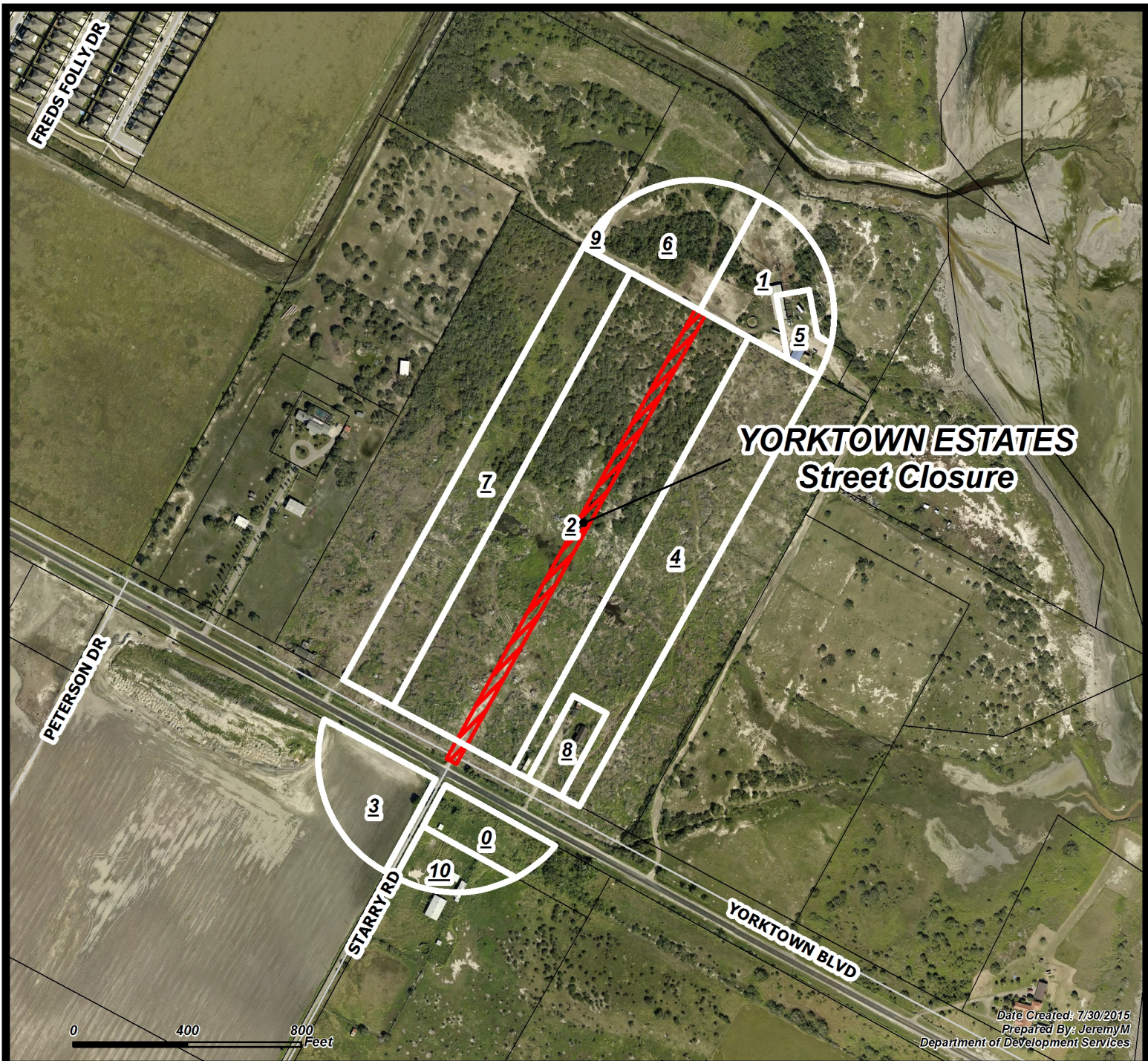


EXHIBIT "B"  
SKETCH TO ACCOMPANY METES  
AND BOUNDS DESCRIPTION  
1" = 300'



BASS AND WELSH ENGINEERING  
CORPUS CHRISTI, TX  
SURVEY REG. NO. 100027-00,  
TX ENGINEERING REG. NO. F-52,  
FILE: EXB-ROAD CLOSURE, JOB  
NO. 10029, SCALE: 1" = 300'  
PLOT SCALE: SAME, PLOT DATE:  
6/29/15, SHEET 1 OF 1





## YORKTOWN ESTATES Street Closure Notice Area



Exhibit C

