

**Ordinance abandoning and vacating a 0.041-Acre portion of an existing utility easement out of a part of Lots 7 and 8, Block 5 of Hamlin Place Unit 2-Corpus Christi Subdivision, located at 4000 S. Staples and requiring the owner, American Electric Power (AEP) Texas Central Company, to comply with the specified conditions.**

**WHEREAS**, American Electric Power (AEP) Texas Central Company (Owner) is requesting the abandonment and vacation of a 0.041-Acre portion of an existing utility easement out of a part of Lots 7 and 8, Block 5 of Hamlin Place Unit 2-Corpus Christi Subdivision, located at 4000 S. Staples;

**WHEREAS**, it has been determined that it is feasible and advantageous to the City of Corpus Christi to abandon and vacate a 0.041-Acre portion of an existing 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 American Electric Power (AEP) Texas Central Company ("Owner"), a 0.041-Acre portion of an existing utility easement out of a part of Lots 7 and 8, Block 5 of Hamlin Place Unit 2-Corpus Christi Subdivision, located at 4000 S. Staples, as recorded in volume 887, page 35 Deed 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 and field notes, "Exhibit B", which is the graphical representation of the legal, and "Exhibit C", which is the location map which are attached to and incorporated in this ordinance by reference as if it was 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. 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.
- b. The Maintenance responsibilities for the vacated easement reverts to American Electric Power (AEP) Texas Central Company (Owner).
- c. The easement replacement must be dedicated within 180 days of Council approval.

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	_____
Michael Hunter	_____	Mark Scott	_____
Chad Magill	_____	Carolyn Vaughn	_____
Colleen McIntyre	_____		

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	_____
Michael Hunter	_____	Mark Scott	_____
Chad Magill	_____	Carolyn Vaughn	_____
Colleen McIntyre	_____		

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

ATTEST:

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

\_\_\_\_\_  
Nelda Martinez  
Mayor



**AEP TEXAS CENTRAL COMPANY  
CITY OF CORPUS CHRISTI  
NUECES COUNTY, TEXAS  
0.041 OF AN ACRE UTILITY EASEMENT RELEASE**

**EXHIBIT "A"**

**BEING** a 0.041 of an acre tract of land lying in Lots 7 and 8, Block 5 of the Hamlin Place Unit-2 as described and recorded in volume 22, page 26, Map Records of Nueces County, Texas, same being a portion of Lots 7 and 8 as described and recorded in volume 887, page 35 Deed Records of Nueces County, Texas, same also being described by a drawing (115206\_PARCEL RELEASE.dwg dated June 22, 2016) attached to and made part hereof and more particularly described as follows:

**BEGINNING** at a 1/2" iron rod found with plastic cap stamped "CDS/MUERY S.A. TX." in the northeast line of the aforementioned Lot 7 for the south corner of Lot 4, Block 5 of the Hamlin Place Unit-1 as described and recorded in volume 21, page 5, Map Records of Nueces County, Texas, and the west corner of a 1.00 acre tract of land as described and recorded in volume 336, page 168, Deed Records of Nueces County, Texas;

**THENCE** along the northeast line of the aforementioned Lot 7, the northeast line of the aforementioned Lot 8 and the southwest line of the aforementioned 1.00 acre tract, S62°01'54"E a distance of 143.00 feet (Record S61°48'20"E) to a point for the east corner of the herein described 0.041 of an acre tract;

**THENCE** leaving the northeast line of the aforementioned Lot 8 and the southwest line of the aforementioned 1.00 acre tract, along the southeast line a 15 foot utility easement as described and recorded in volume 22, page 26 Map Records of Nueces County, Texas, S27°52'33"W a distance of 73.63 feet to a point for an angle corner of the herein described 0.041 of an acre tract, from which a punch in concrete found in the northwest line of Block B of the Parkdale Shopping Center as described and recorded in volume 26, page 17, Map Records of Nueces County, Texas, for an angle corner of said Lot 8 and the northeast corner of Lot 9 of the aforementioned Block 5 bears S27°52'50"W a distance of 16.05 feet and N83°13'21"E a distance of 28.80 feet (Record N82°54'14"E);

**THENCE** leaving the southeast line of the aforementioned 15 foot utility easement, N83°13'21"W a distance of 16.08 feet to a point in the northwest line of said 15 foot utility easement for the most southerly west corner of the herein described 0.041 of an acre tract;

**THENCE** along northwest line of the aforementioned 15 foot utility easement, N27°52'33"E a distance of 74.44 feet to a point in the southwest line of a 5 foot utility easement as described and recorded in volume 22, page 26 Map Records of Nueces County, Texas, for an interior corner of the herein described 0.041 of an acre tract;

**THENCE** leaving the northwest line of the aforementioned 15 foot utility easement, along the southwest line of the aforementioned 5 foot utility easement, N62°01'54"W a distance of 128.02 feet to a point for the most northerly west corner of the herein described 0.041 of an acre tract;

**AEP TEXAS CENTRAL COMPANY  
CITY OF CORPUS CHRISTI  
NUECES COUNTY, TEXAS  
0.041 OF AN ACRE UTILITY EASEMENT RELEASE**

**THENCE** leaving the southwest line of the aforementioned 5 foot utility easement, N28°05'32"E a distance of 5.00 feet to the **PLACE OF BEGINNING** and containing 0.041 of an acre of land;

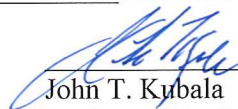
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD 1983 (HARN), South Zone.

**THE STATE OF TEXAS  
KNOWN TO ALL MEN BY THESE PRESENTS:  
COUNTY OF BEXAR**

I, John T. Kubala, a Registered Professional Land Surveyor, do hereby certify that the above field notes were prepared using information obtained by an on the ground survey made under my direction and supervision in March and April 2016.

Date 22~~nd~~ day of JUNE 2016 A.D.



  
\_\_\_\_\_  
John T. Kubala  
Registered Professional Land Surveyor  
No. 4505 - State of Texas



# LEGEND

- - 1/2" IRON ROD SET WITH PLASTIC CAP  
STAMPED "CDS/MUERY S.A. TX."
- - FOUND MONUMENTATION
- ⊙ - UNMONUMENTED POINT
- POB - PLACE OF BEGINNING
- P.R.N.C. - DENOTES OFFICIAL PUBLIC RECORDS OF  
NUECES COUNTY, TEXAS
- D.R.N.C. - DENOTES DEED RECORDS OF  
NUECES COUNTY, TEXAS
- R - PROPERTY LINES
- (RECORD) - RECORD CALL TAKEN FROM  
VOLUME 21, PAGE 5, M.R.N.C.

## EXHIBIT "B"

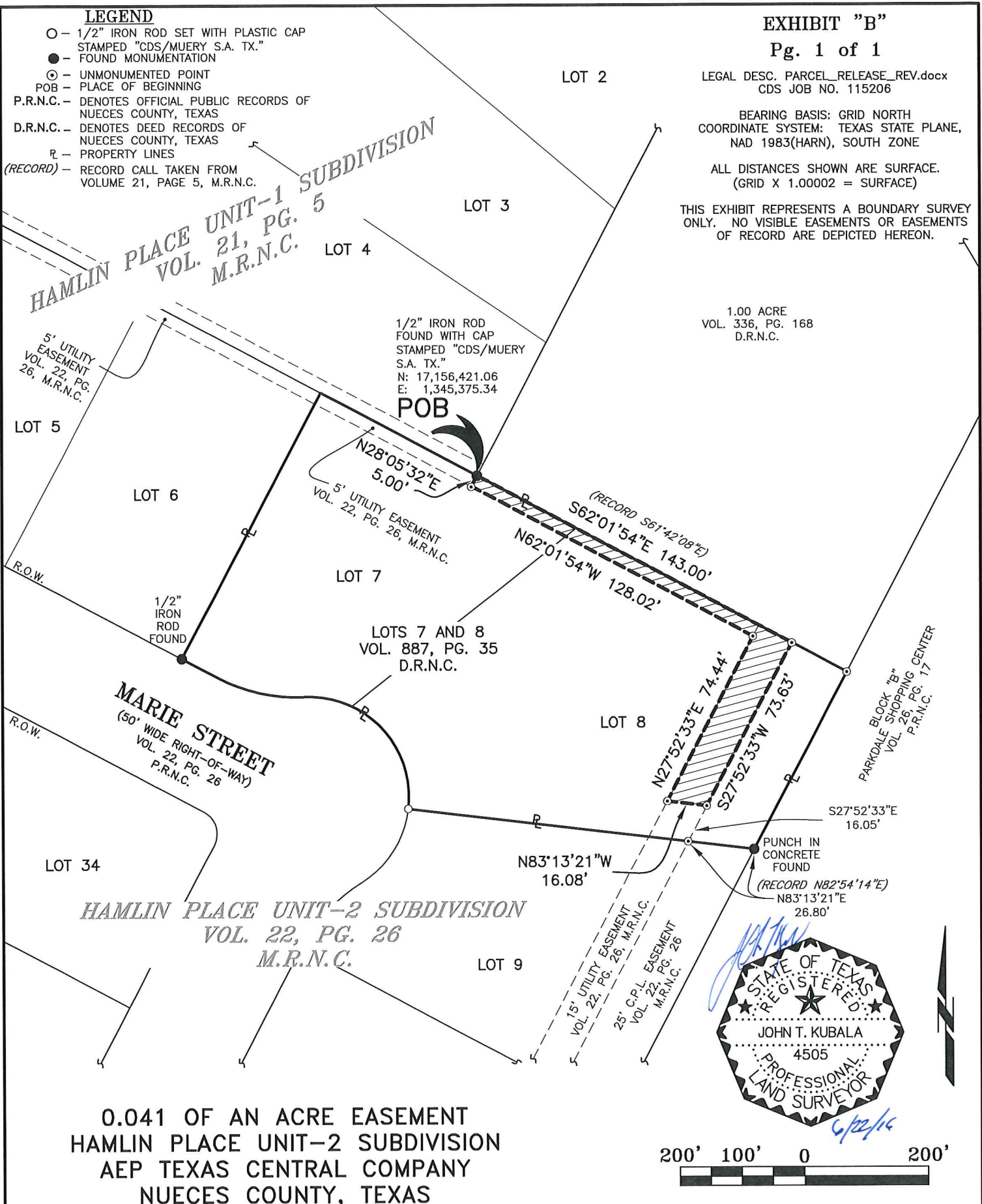
Pg. 1 of 1

LEGAL DESC. PARCEL\_RELEASE\_REV.docx  
CDS JOB NO. 115206

BEARING BASIS: GRID NORTH  
COORDINATE SYSTEM: TEXAS STATE PLANE,  
NAD 1983(HARN), SOUTH ZONE

ALL DISTANCES SHOWN ARE SURFACE.  
(GRID X 1.00002 = SURFACE)

THIS EXHIBIT REPRESENTS A BOUNDARY SURVEY  
ONLY. NO VISIBLE EASEMENTS OR EASEMENTS  
OF RECORD ARE DEPICTED HEREON.



0.041 OF AN ACRE EASEMENT  
HAMLIN PLACE UNIT-2 SUBDIVISION  
AEP TEXAS CENTRAL COMPANY  
NUECES COUNTY, TEXAS

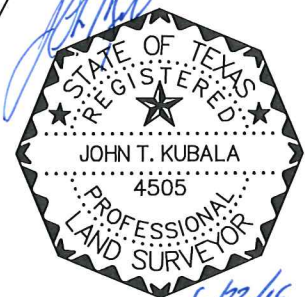
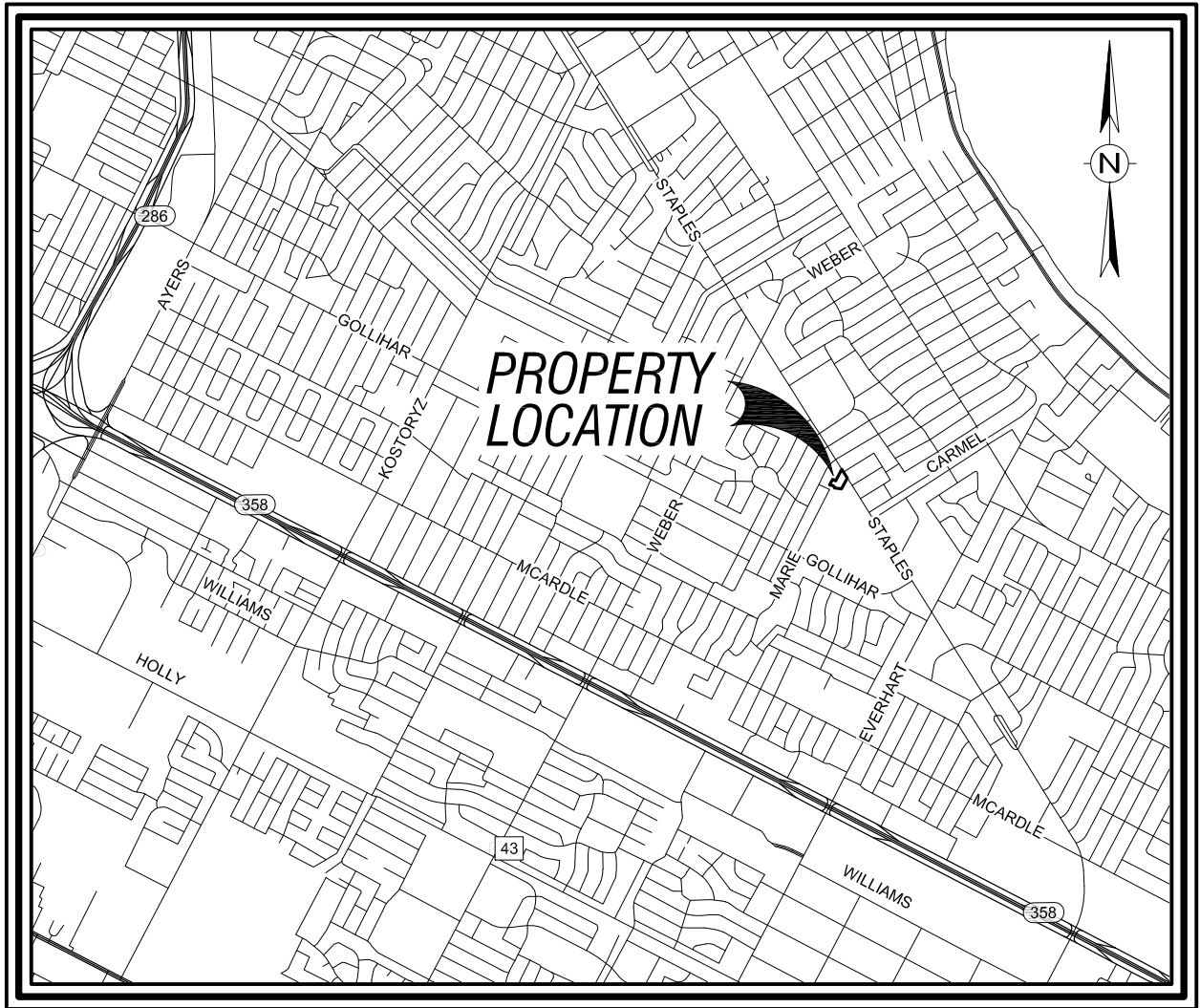


EXHIBIT C

# SOUTHSIDE SUBSTATION



## SITE LOCATION MAP

N.T.S

### ADDRESS:

4000 SOUTH STAPLES STREET  
CORPUS CHRISTI, TX 78411

LAT: 27° 43' 55" N  
LONG: 97° 23' 00" W