

Ordinance authorizing the City Manager or designee to abandon and vacate an undeveloped and unsurfaced 0.173 portion of a 39-foot wide public right-of-way, as shown and dedicated by Schanen Estates Unit 2 Plat, a map of which is recorded in Volume 22, Page 63, Map Records of Nueces County, Texas, and requiring the owner, AEP Texas to comply with specified conditions.

WHEREAS, AEP Texas (Owner) is requesting the abandonment and vacation of an undeveloped and unsurfaced 0.173 Acres portion of a 39-foot wide public right-of-way, as shown and dedicated by Schanen Estates Unit 2 Plat, a map of which is recorded in Volume 22, Page 63, Map Records of Nueces County, Texas, located at the south west corner of Flynn Parkway and Holly. This closure is being requested to allow AEP Texas to expand the existing and abutting substation.

WHEREAS, with proper notice to the public, a public hearing was held on Tuesday, September 27, 2016, 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 0.173 portion of a 39-foot wide public right-of-way, as shown and dedicated by Schanen Estates Unit 2 Plat, a map of which is recorded in Volume 22, Page 63, Map Records of Nueces County, Texas, and requiring the owner, AEP Texas to comply with specified conditions

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:

SECTION 1. Pursuant to AEP Texas (Owner) is requesting the abandonment and vacation of an undeveloped and unsurfaced 0.173 Acres portion of a 39-foot wide public right-of-way, as shown and dedicated by Schanen Estates Unit 2 Plat, a map of which is recorded in Volume 22, Page 63, Map Records of Nueces County, Texas, located at the south west corner of Flynn Parkway and Holly is abandoned and vacated by the City of Corpus Christi ("City"), subject to the Owner' 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 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 abandonment and vacation of the public street right-of-way described in Section 1 of this ordinance is expressly conditioned upon the Owner' compliance with the following requirements:

- a. Upon approval by the City Council and issuance of the ordinance, all grants of Street 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. In exchange for the City's grant of the Street closure the Owner agrees to provide the City with a one-time payment of \$22,607.64

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	_____	Chad Magill	_____
Carolyn Vaughn	_____	Colleen McIntyre	_____
Rudy Garza	_____	Michael Hunter	_____
Lucy Rubio	_____	Mark Scott	_____
Brian Rosas	_____		

The foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 20____, by the following vote:

Nelda Martinez	_____	Chad Magill	_____
Carolyn Vaughn	_____	Colleen McIntyre	_____
Rudy Garza	_____	Michael Hunter	_____
Lucy Rubio	_____	Mark Scott	_____
Brian Rosas	_____		

PASSED AND APPROVED this the _____ day of _____, 20____.

ATTEST:

Rebecca Huerta
City Secretary

Nelda Martinez
Mayor



**AEP TEXAS CENTRAL COMPANY
CITY OF CORPUS CHRISTI, TX
NUECES COUNTY, TEXAS
0.173 OF AN ACRE TRACT**

EXHIBIT "A"

BEING a 0.173 of an acre tract of land lying in the E. Villareal Survey, Abstract 1, Nueces County, Texas, same being a portion of Flynn Parkway (39 foot wide right-of-way) as described by a plat of Schanen Estates Unit 2 and recorded in volume 22, page 63, Map Records of Nueces County, Texas, same also being described by a drawing (0.173 Acre Tract.dwg dated August 17, 2016) attached to and made part hereof and more particularly described as follows:

BEGINNING at a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." at the intersection of the south right-of-way line of Holly Road (varying width right-of-way) and the west right-of-way line of the aforementioned Flynn Parkway for the northeast corner of a 0.75 of an acre tract of land as described and recorded in volume 562, page 579, Deed Records of Nueces County, Texas, the most northerly northwest corner of the aforementioned Schanen Estates Unit 2, and the northwest corner of the herein described 0.173 of an acre tract;

THENCE along the south right-of-way line of the aforementioned Holly Road and a north line of the aforementioned Schanen Estates Unit 2, S61°22'27"E a distance of 39.00 feet (Record – S61°01'40"E) to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." at the intersection of the south right-of-way line of said Holly Road and the east right-of-way line of the aforementioned Flynn Parkway for the northwest corner of a 100 foot wide drainage easement as described in the plat of said Schanen Estates Unit 2 and the northeast corner of the herein described 0.173 of an acre tract;

THENCE leaving the south right-of-way line of the aforementioned Holly Road and a north line of the aforementioned Schanen Estates Unit 2, along the east right-of-way line of the aforementioned Flynn Parkway and the west line of the aforementioned drainage easement, S28°39'13"W a distance of 193.76 feet (Record – S29°W) to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for the southeast corner of the herein described 0.173 of an acre tract;

THENCE leaving the east right-of-way line of the aforementioned Flynn Parkway and the west line of the aforementioned drainage easement, N61°20'47"W a distance of 39.00 feet to a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." in the west right-of-way line of said Flynn Parkway and the east line of the aforementioned 0.75 of an acre tract, from which a 1/2" iron rod set with plastic cap stamped "CDS/MUERY S.A. TX." for the northeast corner of Lot 1, Block 11, of the aforementioned Schanen Estates Unit 2 and the southeast corner of said 0.75 of an acre tract bears S28°39'13"W a distance of 15.00 feet;

AEP TEXAS CENTRAL COMPANY
CITY OF CORPUS CHRISTI, TX
NUECES COUNTY, TEXAS
0.173 OF AN ACRE TRACT

THENCE along the west right-of-way line of the aforementioned Flynn Parkway and the east line of the aforementioned 0.75 of an acre tract, N28°39'13"E a distance of 193.74 feet (Record – N29°E) to the **PLACE OF BEGINNING** and containing 0.173 of an acre of land, all of which lies within the right-of-way limits of said Flynn Parkway.

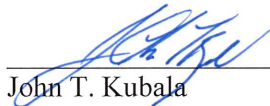
The bearing basis for this survey is Grid North, Texas State Plane Coordinate System, NAD 1983(2011), South Zone.

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 January, February and August 2016.

Date 17TH day of AUGUST 2016 A.D.





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

LEGAL DESC. 0.173 ACRE TRACT.docx
CDS JOB NO. 116013

BEARING BASIS: GRID NORTH
COORDINATE SYSTEM: TEXAS STATE PLANE,
NAD 1983(2011), SOUTH ZONE

ALL DISTANCES SHOWN ARE SURFACE.
(GRID X 1.00003 = SURFACE)

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

Exhibit "B"

HOLLY ROAD
(VARYING WIDTH RIGHT-OF-WAY)

POB

N: 17,147,931.57
E: 1,341,198.35

(RECORD-S61°01'40"E)
S61°22'27"E
39.00'

0.75 ACRE
VOL. 562, PG. 579
D.R.N.C.

(RECORD-N29°E)
N28°39'13"E 193.74'

(RECORD-S29°W)
S28°39'13"W 193.76'

(RECORD-S29°W)
S28°39'13"W 15.00'

N61°20'47"W
39.00'

LOT 1, BLOCK 11

SCHANEN ESTATES
UNIT 2
VOL. 22, PG. 63
M.R.N.C.

FLYNN PARKWAY
(39' WIDE RIGHT-OF-WAY)

100' WIDE DRAINAGE EASEMENT

FLYNN PARKWAY

GALWAY DR.

LEGEND

- — 1/2" IRON ROD SET WITH PLASTIC CAP
STAMPED "CDS/MUERY S.A. TX."
- POB — PLACE OF BEGINNING
- P — PROPERTY LINES
- R.O.W. — RIGHT-OF-WAY
- D.R.N.C. — DEED RECORDS OF NUECES COUNTY
- M.R.N.C. — OFFICIAL RECORDS OF NUECES COUNTY
- (RECORD) — RECORD CALL TAKEN FROM VOLUME 22,
PAGE 63, M.R.N.C.

**E. VILLAREAL SURVEY,
ABSTRACT 1**



**0.173 OF AN ACRE TRACT
AEP TEXAS CENTRAL COMPANY
E. VILLAREAL SURVEY,
ABSTRACT 1
NUECES COUNTY, TEXAS**

60' 30' 0 60'

DRAWN BY:

A. FOXX

DATE:

AUGUST 17, 2016

DRAWING NAME:

0.173 ACRE TRACT.dwg

