

**Ordinance abandoning and vacating a 0.030-Acre portion of an existing utility easement out of a part of Flour Bluff and Encinal Farm and Garden Tracts, Section 25, Lot 30 & Rancho Vista Subdivision Unit 7, Block 15, Lots 10 and 23 and requiring the owner, Yorktown Oso Joint Venture, to comply with the specified conditions.**

**WHEREAS**, Yorktown Oso Joint Venture (Owner) is requesting the abandonment and vacation of a 0.030-Acre portion of an existing utility easement out of a part of Flour Bluff and Encinal Farm and Garden Tracts, Section 25, Lot 30 & Rancho Vista Subdivision Unit 7, Block 15, Lots 10 and 23;

**WHEREAS**, it has been determined that it is feasible and advantageous to the City of Corpus Christi to abandon and vacate a 0.030-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 Yorktown Oso Joint Venture ("Owner"), a 0.030-Acre portion of an existing utility easement out of a part of Flour Bluff and Encinal Farm and Garden Tracts, Section 25, Lot 30, as recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas, and Rancho Vista Subdivision Unit 7, Block 15, Lots 10 and 23, as recorded in Volume 68, Pages 83-84, Map 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. Owner must dedicate new utility easements of equal or greater value than the property being released by the City in this easement closure action, in compliance with Texas Local Government Code 272.001(b).
- b. 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.
- c. Failure to comply with all the conditions outlined in this Ordinance within 180 days will hereby make the Ordinance null and void.

That the foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017, by the following vote:

Mayor	_____	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 \_\_\_\_\_, 2017, by the following vote:

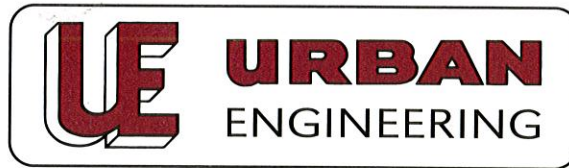
Mayor	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Joe McComb	_____		

PASSED AND APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

ATTEST:

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

\_\_\_\_\_  
Mayor



**Exhibit A**  
**0.030 Acre**  
**Easement Closure**

STATE OF TEXAS  
COUNTY OF NUECES

**Fieldnotes**, for a 0.030 Acre, Easement Closure, over and across, Lot 30, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas and Lots 10 and 23, Block 15, Rancho Vista Subdivision Unit 7, a map of which is recorded in Volume 68, Pages 83-84, Map Records of Nueces County, Texas; said 0.030 Acre Tract, being more fully described by metes and bounds as follows:

**Commencing**, at a 5/8 Inch Iron Rod, with red plastic cap stamped "URBAN ENGR CCTX" Found, for the North corner of the said Lot 10, Block 15;

**Thence**, South 57°42'08" West, 112.00 Feet, to the Northeast line of an existing 7.50 Foot wide utility easement as shown on the recorded plat of the said Rancho Vista Subdivision Unit 7, for the **Point of Beginning** and North corner of this Tract;

**Thence**, South 32°17'52" East, with the said Northeast line, 58.34 Feet, for an inner ell corner of this Tract;

**Thence**, South 61°17'51" East, continuing with the said Northeast line, 32.23 Feet, to the Northwest line of an existing 7.50 Foot wide utility easement recorded in Document No. 2007045050, Official Public Records of Nueces County, Texas, for the Easternmost corner of this Tract;

**Thence**, South 39°40'26" West, with the said Northwest line, 2.95 Feet;

**Thence**, North 61°17'51" West, 8.61 Feet;

**Thence**, South 28°42'09" West, 12.10 Feet, to the Southwest line of an existing 7.50 Foot wide utility easement as shown on the recorded plat of the said Rancho Vista Subdivision Unit 7, for the South corner of this Tract;

**Thence**, North 61°17'51" West, with the said Southwest line, 26.93 Feet;

**Thence**, North 32°17'52" West, with the said Southwest line, at 22.22 Feet, pass the Northwest boundary line of the said Lot 23, continuing with the Southwest line of an existing 7.50 Foot wide utility easement recorded in Document No. 2013043887, said Official Public Records, in all a distance of 62.22 Feet, for the West corner of this Tract;


**Thence**, North 57°42'08" East, with the Northwest line of the said 7.50 Foot wide utility easement, 15.00 Feet, to the Point of Beginning, containing 0.030 Acres (1,304 Square Feet) of Land, more or less.

Bearings are based on GPS, NAD83, State Plane Coordinates, Texas South Zone 4205. This description was prepared from record information and does not represent a current on the ground Survey.

Unless this fieldnote description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

*Also reference accompanying sketch of tract described herein.*



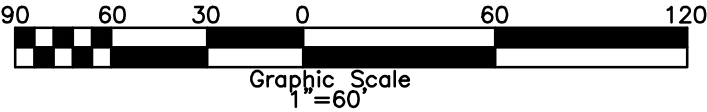
URBAN ENGINEERING  
  
James D. Carr, R.P.L.S.  
License No. 6458

Laurelas Drive

Legend:

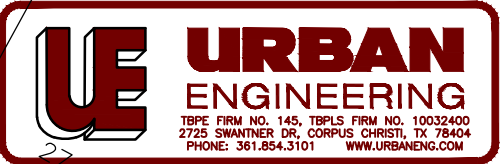
- 5/8 Inch Iron Rod  
with cap stamped  
"URBAN ENGR CCTX" Found

LINE	BEARING	DISTANCE
L1	S32°17'52"E	58.34'
L2	S61°17'51"E	32.23'
L3	S39°40'26"W	2.95'
L4	N61°17'51"W	8.61'
L5	S28°42'09"W	12.10'
L6	N61°17'51"W	26.93'
L7	N32°17'52"W	62.22'
L8	N57°42'08"E	15.00'



*Exhibit B*  
Sketch to Accompany

Fieldnotes for a 0.030 Acre, Easement Closure, over and across, Lot 30, Section 25, Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, Pages 41-43, Map Records of Nueces County, Texas and Lots 10 and 23, Block 15, Rancho Vista Subdivision Unit 7, a map of which is recorded in Volume 68, Pages 83-84, Map Records of Nueces County, Texas.

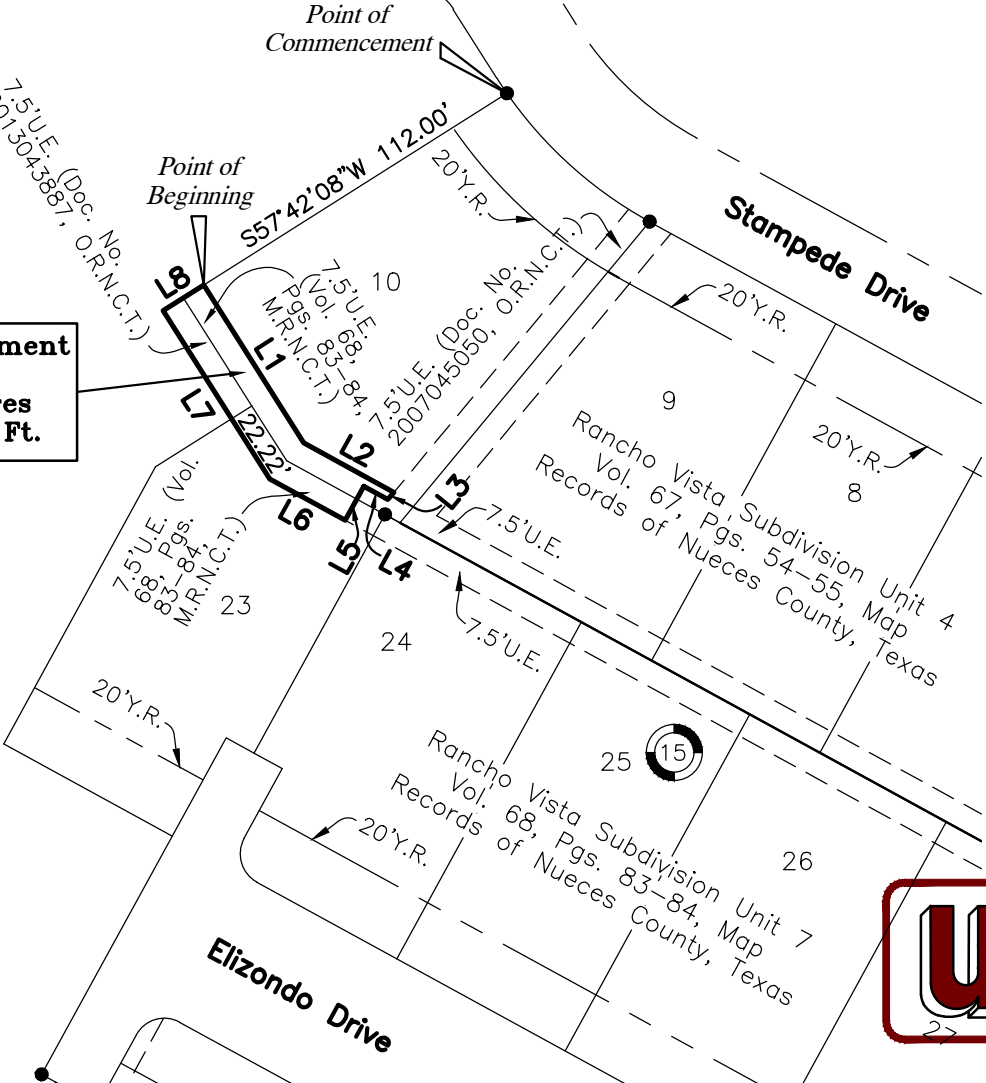


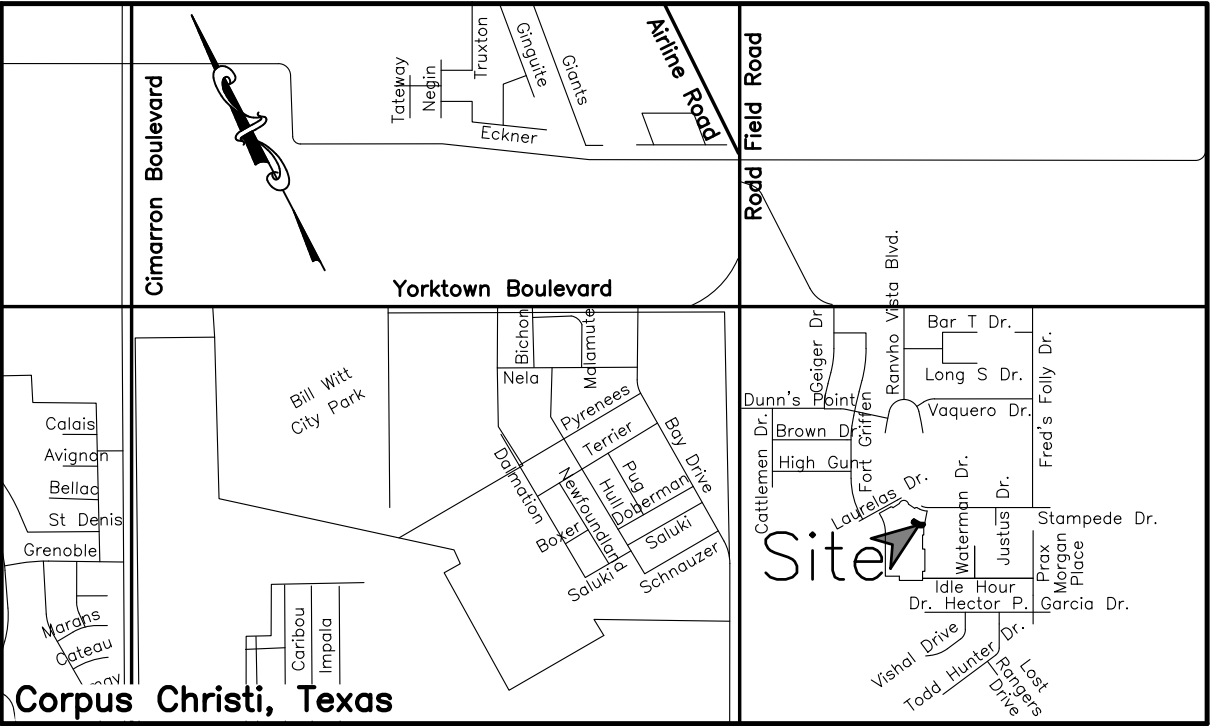
DATE: October 13, 2016  
SCALE: 1"=60'  
JOB NO.: 39319.B6.02  
SHEET: 1 of 2  
DRAWN BY: XG  
urbansurvey1@urbaneng.com  
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**Utility Easement  
Closure  
0.030 Acres  
1,304 Sq. Ft.**

Flour Bluff and Lot 31, Section 25  
Vol. A, Pgs. 41-43, Map  
(Owner: Yorktown Oso Joint Venture)

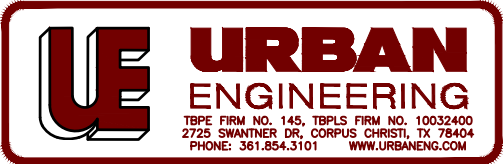
Flour Bluff and Lot 30, Section 25  
Vol. A, Pgs. 41-43, Map  
(Owner: Yorktown Oso Joint Venture)





Location Map

*Exhibit C*



DATE: Sept. 27, 2016  
 SCALE: None  
 JOB NO.: 39319.B6.02  
 SHEET: 2 of 2  
 DRAWN BY: XG  
 urbansurvey1@urbaneng.com  
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