

Ordinance abandoning and vacating 0.303 acre of an existing utility easement out of a part of Bohemian Colony Lands, Block 7, Lot 2, located at 6024 Crosstown Expressway and requiring the owner, AEP Texas Central Company, to comply with the specified conditions.

WHEREAS, AEP Texas Central Company (Owner) is requesting the abandonment and vacation of 0.303 acre of an existing utility easement out of a part of Bohemian Colony Lands, Section 7, Lot 2, located at 6024 Crosstown Expressway;

WHEREAS, it has been determined that it is feasible and advantageous to the City of Corpus Christi to abandon and vacate a 0.303 acre of an existing utility easement, 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 AEP Texas Central Company (Owner), a 0.303 acre of an existing utility easement out of a part of Bohemian Colony Lands, Section 7, Lot 2, located at 6024 Crosstown Expressway, as recorded in Volume A, Page 48 of the 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. 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 AEP Texas Central Company (Owner).
- 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:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Debbie Lindsey-Opel	_____		

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 2017, by the following vote:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Debbie Lindsey-Opel	_____		

PASSED AND APPROVED on this the _____ day of _____, 2017.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor



**AEP TEXAS INC.
CITY OF CORPUS CHRISTI
NUECES COUNTY, TEXAS
0.303 OF AN ACRE UTILITY EASEMENT RELEASE**

EXHIBIT "A"

BEING a portion of Lot 4 of the Cabaniss Acres No. 2 subdivision as described in volume 67, page 237, Map Records of Nueces County, Texas, same also being a portion of a 15' utility easement as described and recorded in volume 67, page 237, Map Records of Nueces County, Texas, same also being described by a drawing (116062_RELEASE PARCEL 2.dwg, dated June 28, 2017) attached to and made a part hereof and being more particularly described by metes and bounds as follows:

COMENCENCING at a 5/8" iron rod found lying in the west right-of-way line of Ayers Street (BU286A) (100' wide right-of-way) as described in volume G, page 548, County Court Records of Nueces County, Texas, for the northeast corner of the aforementioned Lot 4 and the southeast corner of a 6.485 acre tract of land as described and recorded in document number 2016024722, Official Public Records of Nueces County, Texas;

THENCE leaving the west right-of-way line of Ayers Street (BU286A), along the north line of the aforementioned Lot 4, the north line of the aforementioned 15' utility easement and the south line of the aforementioned 6.485 acre tract, N61°51'17"W a distance of 14.77 feet to the **PLACE OF BEGINNING** and the northeast corner of the herein described 0.303 of an acre tract;

THENCE leaving the north line of the aforementioned Lot 4, the north line of the aforementioned 15' utility easement and the south line of the aforementioned 6.485 acre tract, S28°39'35"W a distance of 15.18 feet to a point in the south line of said 15' utility easement for the southeast corner of the herein described 0.303 of an acre tract;

THENCE along the south line of the aforementioned 15' utility easement, N61°51'17"W a distance of 870.19 feet to a point in the east line of a 20' utility easement as described and recorded in volume 67, page 237, Map Records of Nueces County, Texas, for the southwest corner of the herein described 0.303 of an acre tract;

THENCE along the east line of the aforementioned 20' utility easement, N28°08'43"E a distance of 15.18 feet to a point in the north line of the aforementioned Lot 4, the north line of the aforementioned 15' utility easement and the south line of the aforementioned 6.485 acre tract, for the northwest corner of the herein described 0.303 of an acre tract, from which the northwest corner of said Lot 4 and the southwest corner of said 6.486 acre tract bears N61°51'17"W a distance of 20.01 feet;

**AEP TEXAS INC.
CITY OF CORPUS CHRISTI
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THENCE leaving the east line of the aforementioned 20' utility easement, along the north line of the aforementioned Lot 4 acre tract and the south line of the aforementioned 6.485 acre tract, S61°51'17"E a distance of 870.33 feet to the **PLACE OF BEGINNING** and containing 0.303 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 August 2014 thru January 2016.

Date 28th day of June 2017 A.D.



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

LEGEND

- - FOUND MONUMENTATION
- - UNMONUMENTED POINT
- POB - PLACE OF BEGINNING
- POC - PLACE OF COMMENCEMENT
- D.R.N.C. - DENOTES DEED RECORDS OF NUECES COUNTY, TEXAS
- M.R.N.C. - DENOTES MAP RECORDS OF NUECES COUNTY, TEXAS
- ℙ - PROPERTY LINES
- TxDOT - TEXAS DEPARTMENT OF TRANSPORTATION

EXHIBIT "B"

LEGAL DESC. RELEASE PARCEL 2.docx
CDS JOB NO. 116062

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.

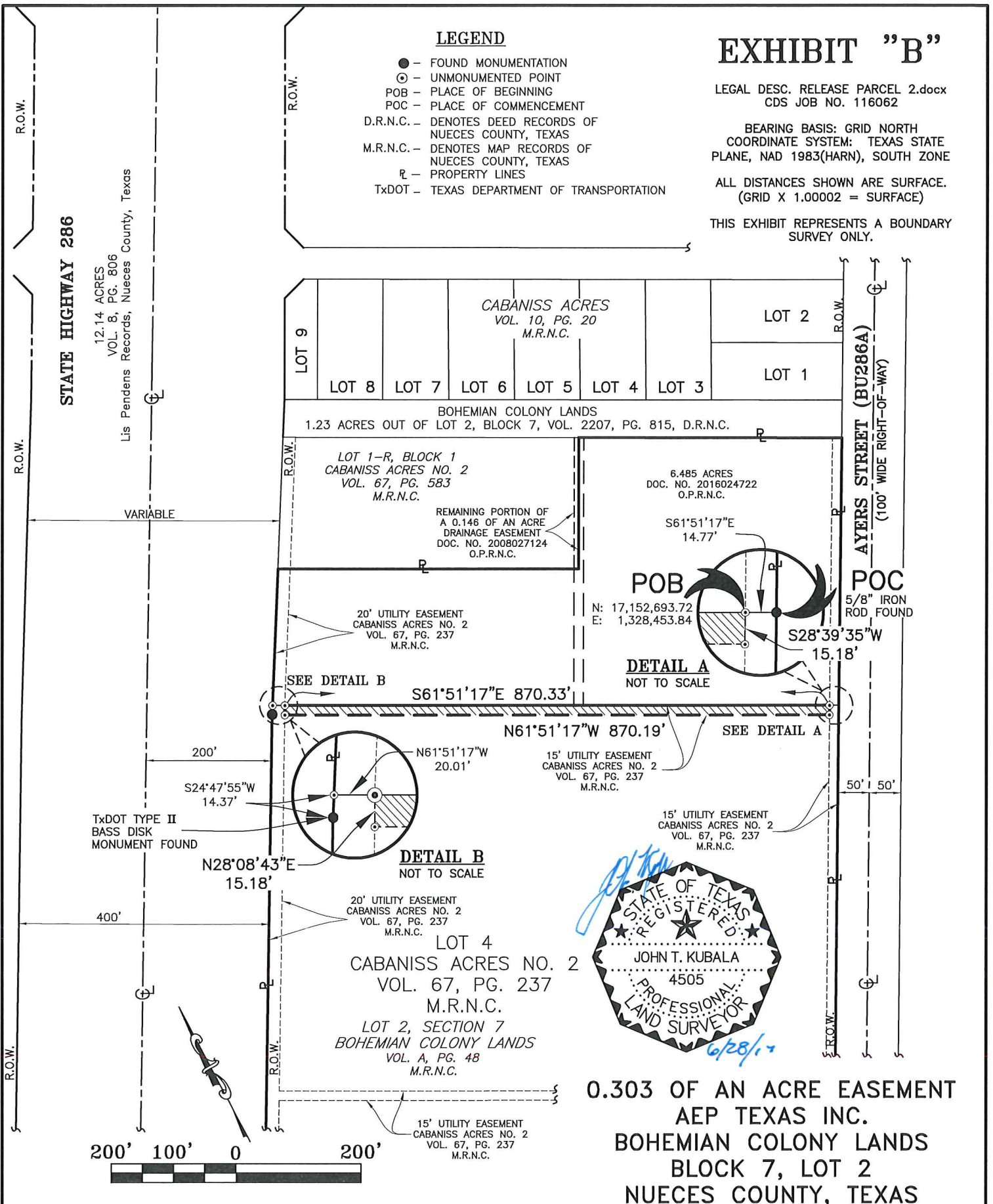


Exhibit C

