

Ordinance abandoning and vacating a 0.040 acre portion of an existing utility easement out of a portion of Flour Bluff and Encinal Farm and Garden Tracts, Section 40, Lot 8 and Shoreline Vista, Block 10, Lot 1 and requiring the owner, Mary J. Cole, to comply with the specified conditions.

WHEREAS, Mary J. Cole (Owner) is requesting the abandonment and vacation of 0.040 acre of an existing utility easement out of a portion of Flour Bluff and Encinal Farm and Garden Tracts, Section 40, Lot 8 and Shoreline Vista, Block 10, Lot 1, located at 2129 Meandering Oaks Drive;

WHEREAS, it has been determined that it is feasible and advantageous to the City of Corpus Christi to abandon and vacate a 0.040 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 Mary J. Cole (Owner), a 0.040 acre of an existing utility easement out of a portion of Flour Bluff and Encinal Farm and Garden Tracts, Section 40, Lot 8 and Shoreline Vista, Block 10, Lot 1, located at 2129 Meandering Oaks Drive, as recorded in Volume 68, Pages 370-371 and Volume A, Pages 41-43 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 and C" which is a metes and bounds description and field notes, "Exhibit B and D", which is the graphical representation of the legal, and "Exhibit E", 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. Failure to comply with all the conditions outlined in this Ordinance within 180 days will hereby make the Ordinance null and void.

SECTION 3. The maintenance responsibilities for the vacated easement reverts to Mary J. Cole (Owner).

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



Job No. 23808.B6.01

August 12th, 2016

Revised: October 24, 2017

Exhibit A
0.020 Acre
Utility Easement Closure

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes, for a 0.020 Acre, 7.5 Foot Wide Utility Easement Closure, more or less, of Lot 1, Block 10, Shoreline Vista, a map of which is recorded in Volume 68, Pages 370-371, Map Records of Nueces County, Texas, being a portion of a 7.5 foot Wide Utility Easement as shown by the said Shoreline Vista; said 0.020 Acre Tract being more fully described as follows:

Commencing, at a 5/8 Inch Iron Rod, with red plastic cap stamped "URBAN ENGR CCTX" Set, on the Northwest Right-of-Way line of Meandering Oaks Drive, a public roadway, the Southeast corner of a 0.064 Acre Tract (Surveyed Same Date), being the Northeast corner of Lot 1, Block 10, Shoreline Vista, a map of which is recorded in Volume 68, Pages 370-371, said Map Records;

Thence, North $71^{\circ}38'52''$ West, departing Meandering Oaks Drive, with the South boundary line of the said 0.064 Acre Tract and the North boundary line of the said Lot 1, 5.00 Feet, to the **Point of Beginning**, for the Northeast corner of this Tract, and the beginning of a non-tangent curve to the Right, having a Delta of $00^{\circ}59'16''$, a Radius of 435.00 Feet, an Arc Length of 7.50 Feet, and a chord which bears South $18^{\circ}50'46''$ East, 7.50 Feet;

Thence, with the said non-tangent curve to the Right, over and across Lot 1, and with an existing 5.00 foot wide Utility Easement, as shown on the recorded plat of the said Shoreline Vista, 7.50 Feet, for the Southeast corner of this Tract;

Thence, North $71^{\circ}38'52''$ West, 117.52 Feet, to an existing 7.50 foot wide Utility Easement, being the Southwest corner of this Tract and for the beginning of a non-tangent curve to the Left, having a Delta of $01^{\circ}21'13''$, a Radius of 317.50 Feet, an Arc Length of 7.50 Feet, and a chord which bears North $19^{\circ}01'44''$ East, 7.50 Feet;

Thence, with the said non-tangent curve to the Left, 7.50 Feet, to the South boundary line of the said 0.064 Acre Tract, the North boundary line of the said Lot 1, for the Northwest corner of this Tract, from whence a 5/8 Inch Iron Rod, with red plastic cap stamped "URBAN ENGR CCTX" Found, for the Southwest corner of the said 0.064 Acre Tract, the Northwest corner of the said Lot 1, bears North $71^{\circ}38'52''$ West, 7.50 Feet;

Thence, South 71°38'52" East, with the Northeast line of the said Lot 1, 117.50 Feet, to the Point of Beginning, containing 0.020 Acres (881 Sq. Ft) of Land, more or less.

Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

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 plat described herein.



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

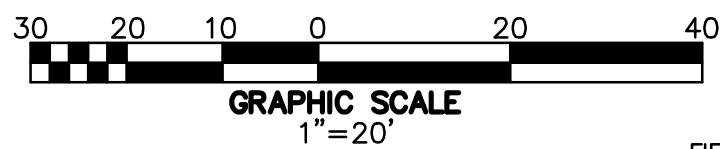
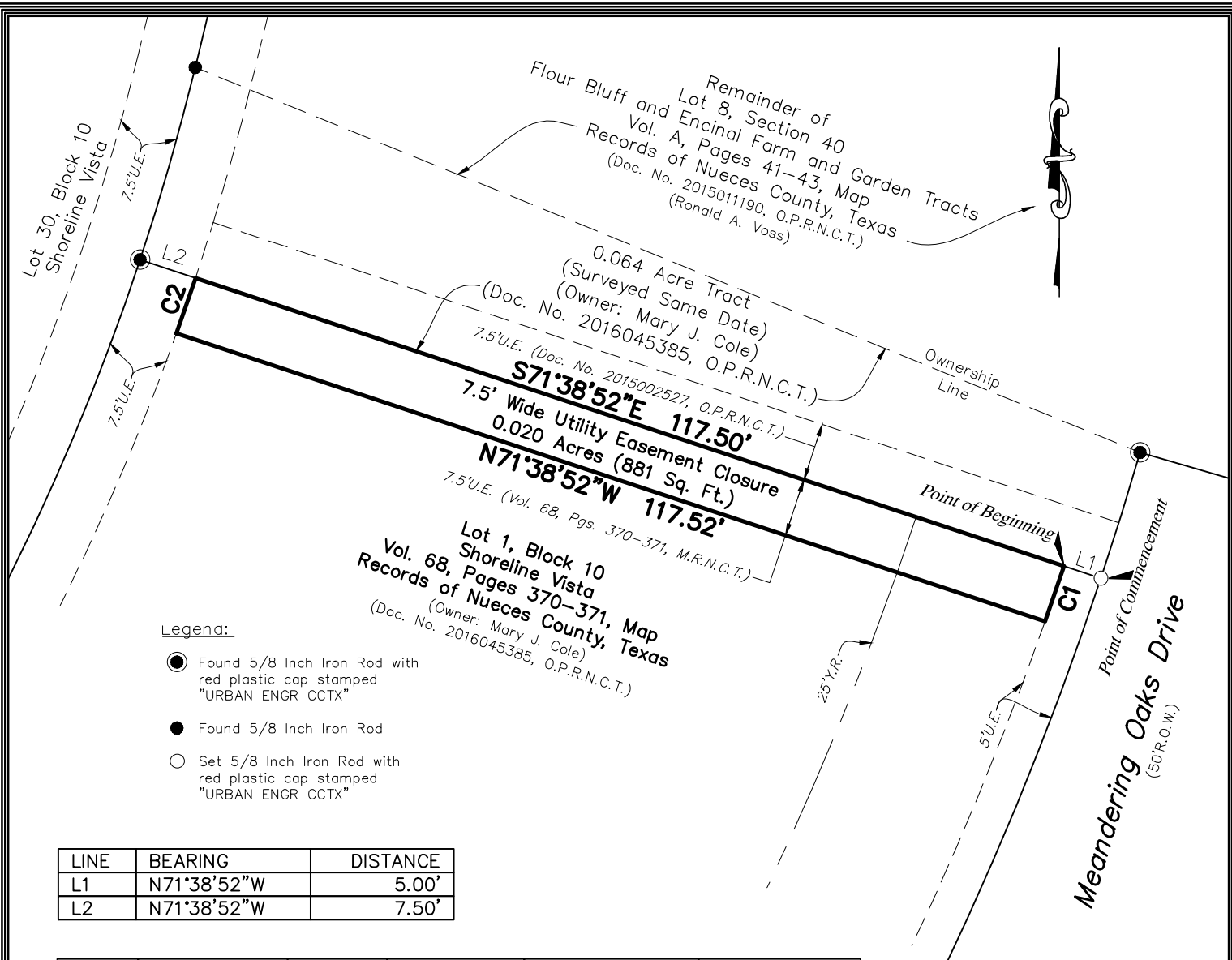
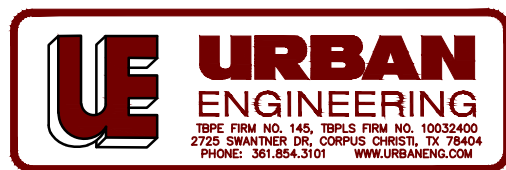


Exhibit B

Sketch to Accompany

FIELDNOTES for a 0.020 Acre, 7.5 Foot Wide Utility Easement Closure, more or less, of Lot 1, Block 10, Shoreline Vista, a map of which is recorded in Volume 68, Pages 370-371, Map Records of Nueces County, Texas.



REV: Oct. 24, 2017
DATE: August 11, 2016
SCALE: 1"=20'
JOB NO.: 23808.B6.01
SHEET: 1 of 2
DRAWN BY: RLG
urbansurvey1@urbaneng.com
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Job No. 23808.B6.01

August 12th, 2016

Revised: October 24, 2017

Exhibit C
0.020 Acre
Utility Easement Closure

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes, for a 0.020 Acre, 7.5 Foot Wide Utility Easement Closure, more or less, of a 0.064 Acre Tract of Land out of Lot 8, Section 40, 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; said 0.064 Acre Tract described in General Warranty Deed with Vendor's Lien from Live Oak Construction, Inc., a Texas Corporation to Mary J. Cole, a single woman, and being a portion of a 7.5 foot Wide Utility Easement, recorded in Document Number 2015002527, Official Public Records of Nueces County, Texas; said 0.020 Acre Tract being more fully described as follows:

Commencing, at a 5/8 Inch Iron Rod, with red plastic cap stamped "URBAN ENGR CCTX" Set, on the West Right-of-Way line of Meandering Oaks Drive, a public roadway, being the Southeast corner of the said 0.064 Acre Tract, the Northeast corner of Lot 1, Block 10, Shoreline Vista, a map of which is recorded in Volume 68, Pages 370-371, said Map Records;

Thence, North 71°38'52" West, departing Meandering Oaks Drive, with the South boundary line of the said 0.064 Acre Tract, the North boundary line of the said Lot 1, 5.00 Feet, to a **Point of Beginning** and the South corner of this Tract;

Thence, North 71°38'52" West, with the South boundary line of the said 0.064 Acre Tract, the North boundary line of the said Lot 1, 117.50 Feet, to an existing 7.50 foot wide Utility Easement, the West corner of this Tract and for the beginning of a non-tangent curve to the Left, having a Delta of 01°21'13", a Radius of 317.50 Feet, an Arc Length of 7.50 Feet, and a chord which bears North 17°40'31" East, 7.50 Feet, from whence a 5/8 Inch Iron Rod, with red plastic cap stamped "URBAN ENGR CCTX" Found, to the East boundary line of Lot 30, of the said Block 10, the Southwest corner of the said 0.064 Acre Tract, the Northwest corner of the said Lot 1, bears North 71°38'52" West, 7.50 Feet;

Thence, with the said non-tangent curve to the Left, with the said existing Utility Easement, 7.50 Feet, for the North corner of this Tract;

Thence, South 71°38'52" East, departing the said existing Utility Easement, 117.52 Feet, to the East corner of this Tract and for the beginning of a non-tangent curve to the Right, having a Delta of 00°59'16", a Radius of 435.00 Feet, an Arc Length of 7.50 Feet, and a chord which bears South 17°51'29" West, 7.50 Feet;

Thence, with the said non-tangent curve to the Right, 7.50 Feet, to the Point of Beginning, containing 0.020 Acre (881 Sq. Ft) of Land, more or less.

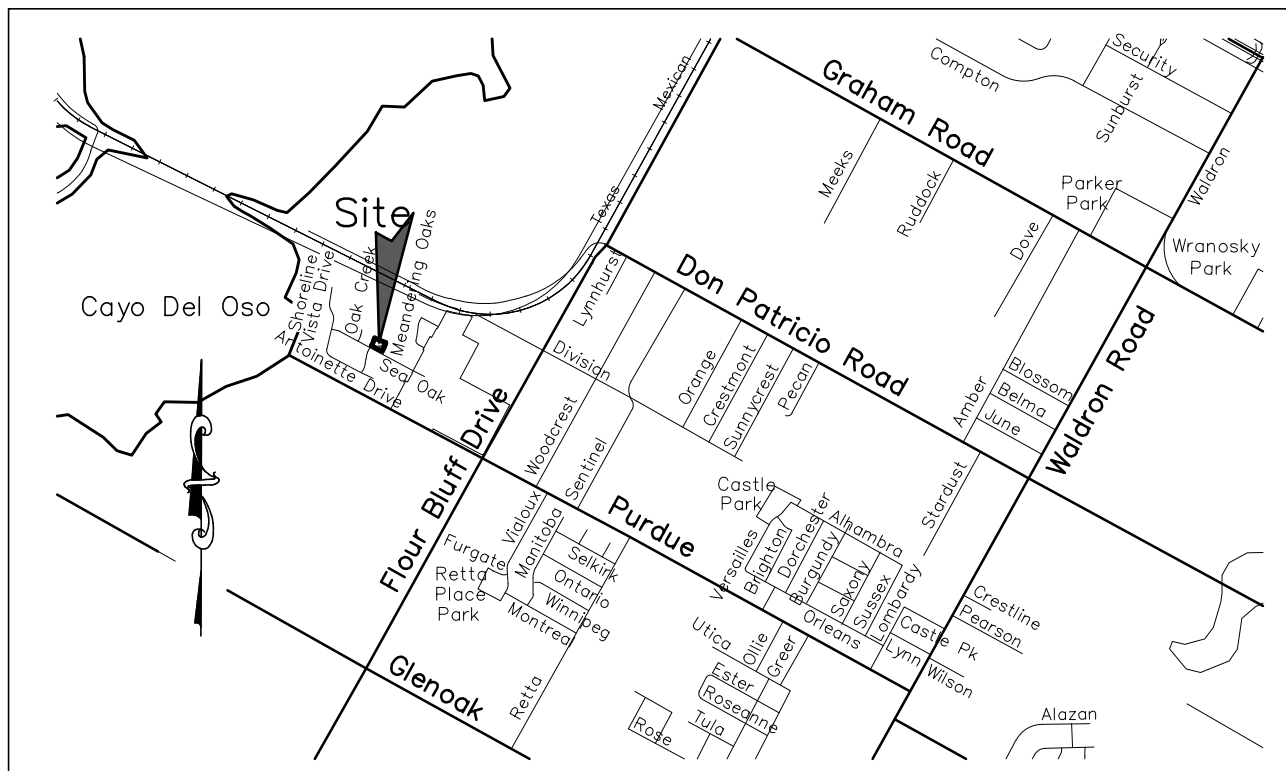
Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.

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Also reference accompanying sketch of ~~the~~ ^{the} easement herein.



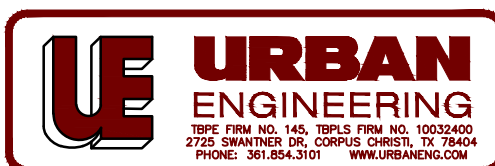
URBAN ENGINEERING
James D. Carr
James D. Carr, R.P.L.S.
License No. 6458



COUNTY OF NUECES
CITY OF CORPUS CHRISTI

LOCATION MAP N.T.S.

Exhibit E



DATE: August 11, 2016
SCALE: NTS
JOB NO.: 23808.B6.01
SHEET: 2 of 2
DRAWN BY: RLG

urbansurvey1@urbaneng.com
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