

Ordinance closing, vacating, and abandoning a 0.50 acre portion of Battlin' Buc Boulevard, a 0.43 acre portion of Lipan Street, a 0.069 of an acre, being a 10-foot wide alley located out of Nelson Addition Block 2, and a 0.034 of an acre, being a 10-foot wide alley located out of Nelson Addition Block 3, and requiring Corpus Christi Independent School District to comply with specified conditions.

WHEREAS, Corpus Christi Independent School District is requesting the closure, vacation, and abandonment of 0.50 of an acre, being a portion of Battlin' Buc Boulevard, formally known as Palm Street, as shown on a map of Nelson Addition, a map which is recorded in Volume 1, Page 15, Map Records of Nueces County, Texas, located between Leopard Street and Up River Road;

WHEREAS, Corpus Christi Independent School District is requesting the closure, vacation, and abandonment of 0.43 of an acre, being a portion of Lipan Street, out of Nelson Addition, a map which is recorded in Volume 1, Page 15, Map Records of Nueces County, Texas, located between Battlin' Buc Boulevard and Palm Drive;

WHEREAS, Corpus Christi Independent School District is requesting the closure of 0.069 of an acre, being a 10-foot alley, out of Nelson Addition Block 2, a map which is recorded in Volume 1, Page 15, Map Records of Nueces County, Texas, located between Mestina Street and Lipan Street;

WHEREAS, Corpus Christi Independent School District is requesting the closure of 0.034 of an acre, being a 10-foot alley, out of Nelson Addition Block 3, a map which is recorded in Volume 1, Page 15, Map Records of Nueces County, Texas, located between Lipan Street and up River Road;

WHEREAS, with proper notice to the public, a public hearing was held on September 25, 2018, 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 close, vacate and abandon a 0.50 of an acre, being a portion of Battlin' Buc Boulevard, formally known as Palm Street, as shown on a map of Nelson Addition, a map which is recorded in Volume 1, Page 15, Map Records of Nueces County, Texas, subject to compliance by the Owner with the conditions specified in this ordinance;

WHEREAS, it has been determined that it is feasible and advantageous to the City of Corpus Christi to close, vacate and abandon a 0.43 of an acre, being a portion of Lipan Street, out of Nelson Addition, a map which is recorded in Volume 1, Page 15, Map Records of Nueces County, Texas, subject to compliance by the Owner with the conditions specified in this ordinance;

WHEREAS, it has been determined that it is feasible and advantageous to the City of Corpus Christi to close 0.069 of an acre, being an 10-foot alley, out of Nelson Addition Block 2, a map which is recorded in Volume 1, Page 15, Map Records of Nueces County,

Texas, located between Mestina Street and Lipan Street, subject to compliance by the Owner with the conditions specified in this ordinance;

WHEREAS, it has been determined that it is feasible and advantageous to the City of Corpus Christi to close 0.034 of an acre, being a 10-foot alley, out of Nelson Addition Block 3, a map which is recorded in Volume 1, Page 15, Map Records of Nueces County, Texas, located between Lipan Street and up River Road, 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 Corpus Christi Independent School District, 0.50 of an acre, being a portion of Battlin' Buc Boulevard, formally known as Palm Street, as shown on a map of Nelson Addition, a map which is recorded in Volume 1, Page 15, Map Records of Nueces County, Texas, is closed, vacated, and abandoned by the City of Corpus Christi ("City"), subject to the Corpus Christi Independent School District's compliance with the conditions specified in Section 5 of this ordinance. Exhibit "A-1", which is a metes and bounds description and field notes, Exhibit "B-1", which is the graphical representation of the legal, which are attached to and incorporated in this ordinance by reference as if it was fully set out herein in their entireties.

SECTION 2. Pursuant to the request of Corpus Christi Independent School District, 0.43 of an acre, being a portion of Lipan Street, out of Nelson Addition, a map which is recorded in Volume 1, Page 15, Map Records of Nueces County, Texas, is closed, vacated, and abandoned by the City of Corpus Christi ("City"), subject to the Corpus Christi Independent School District's compliance with the conditions specified in Section 5 of this ordinance. Exhibit "A-2", which is a metes and bounds description and field notes, Exhibit "B-2", which is the graphical representation of the legal, which are attached to and incorporated in this ordinance by reference as if it was fully set out herein in their entireties.

SECTION 3. Pursuant to the request of Corpus Christi Independent School District, 0.069 of an acre being a 10-foot alley, out of Nelson Addition Block 2, a map which is recorded in Volume 1, Page 15, Map Records of Nueces County, Texas, is closed by the City of Corpus Christi ("City"), subject to the Corpus Christi Independent School District's compliance with the conditions specified in Section 5 of this ordinance. Exhibit "A-3", which is a metes and bounds description and field notes, Exhibit "B-3", which is the graphical representation of the legal, which are attached to and incorporated in this ordinance by reference as if it was fully set out herein in their entireties.

SECTION 4. Pursuant to the request of Corpus Christi Independent School District, 0.034 of an acre being a 10-foot alley, out of Nelson Addition Block 3, a map which is recorded in Volume 1, Page 15, Map Records of Nueces County, Texas, is closed by the City of Corpus Christi ("City"), subject to the Corpus Christi Independent School District's compliance with the conditions specified in Section 5 of this ordinance. Exhibit "A-4", which is a metes and bounds description and field notes, Exhibit "B-4", which is the

graphical representation of the legal, which are attached to and incorporated in this ordinance by reference as if it was fully set out herein in their entireties.

SECTION 5. The closure, vacation, and abandonment of the streets and closure of the alleys described in Section 1, 2, 3, and 4 of this ordinance is expressly conditioned upon the Owners' compliance with the following requirements:

- a. Payment of the fair market value be made in the amount of \$89,400.00. Failure to comply with this condition within 180 calendar days will hereby make this Ordinance null and void.
- b. Upon approval by the City Council and issuance of the ordinance, all grants of public street right-of-way closures must be recorded at the Owners' expense in the real property 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. Failure to record as required by this Ordinance within 180 calendar days will hereby make this Ordinance null and void.
- c. Abandonment as set forth herein is conditional upon retaining easement for all utilities in place at time of abandonment and closure. Said easements to be shown on the plat at the time property is platted.
- d. The Owner must relocate any existing utility lines as approved by the City of Corpus Christi.
- e. 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 _____, 2018, by the following vote:

| | | | |
|---------------------|-------|-------------|-------|
| Joe McComb | _____ | Ben Molina | _____ |
| Rudy Garza | _____ | Everett Roy | _____ |
| Paulette Guajardo | _____ | Lucy Rubio | _____ |
| Michael Hunter | _____ | Greg Smith | _____ |
| Debbie Lindsey-Opel | _____ | | |

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 2018, by the following vote:

| | | | |
|---------------------|-------|-------------|-------|
| Joe McComb | _____ | Ben Molina | _____ |
| Rudy Garza | _____ | Everett Roy | _____ |
| Paulette Guajardo | _____ | Lucy Rubio | _____ |
| Michael Hunter | _____ | Greg Smith | _____ |
| Debbie Lindsey-Opel | _____ | | |

PASSED AND APPROVED on this the _____ day of _____, 2018.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor

EXHIBIT "A-1"

**LEGAL DESCRIPTION OF A
21,600 SQUARE FOOT
BATTLIN' BUC STREET CLOSURE
LOCATED IN NUECES COUNTY, TEXAS**

Being a 21,600 square foot tract, being a portion of Battlin' Buc Boulevard, (formally known as Palmer Street) as shown on a map of Nelson Addition, recorded in Volume 1, Page 15, Map Records, Nueces County, Texas, and being more particularly described as follows:

BEGINNING at a calculated point in the intersection of the south right-of-way of Mestina Street and the east right-of-way of Battlin' Buc Boulevard, at the northwest corner of Lot 7, Block 2, said Nelson Addition, and for the northeast corner of the herein described tract;

THENCE South 00° 09' 20" West, with the east right-of-way of Battlin' Buc Boulevard, a distance of 360.00 feet to a calculated point in the intersection of the south right-of-way of Lipan Street and the east right-of-way of Battlin' Buc Boulevard, and on the north line of Lot 11, Block 3, Nelson Addition, as recorded in Volume 55, Page 86, Map Records, Nueces County, Texas, for the northeast corner of that portion of Battlin' Buc Boulevard closed by City Ordinance No. 021321, as passed by the City Council of Corpus Christi, 14th January 1992, filed in City Secretary's office, and for the southeast corner of the herein described tract;

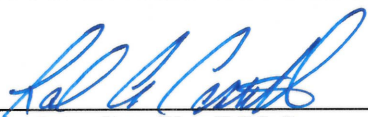
THENCE North 89° 50' 40" West, with the south right-of-way of Lipan Street, a distance of 60.00 feet to a calculated point in the west right-of-way of Battlin' Buc Boulevard, same being the east boundary line of Block 1, Seven Oaks Addition, as shown on a map recorded in Volume 5, Page 2, Map Records, Nueces County, Texas, and for the northwest corner of said Lot 11, Block 3, Nelson Addition and the southwest corner of the herein described tract;

THENCE North 00° 09' 20" East, with the said west right-of-way and the east boundary line of said Block 1, Seven Oaks Addition, as shown on a map recorded in Volume 5, Page 2, Map Records, Nueces County, Texas, a distance of 360.00 feet to a calculated point on said east boundary line, and for the northwest corner of the herein described tract;

THENCE South 89° 50' 40" East, a distance of 60.00 feet to the **POINT OF BEGINNING** and containing 21,600 square feet;

NOTE:

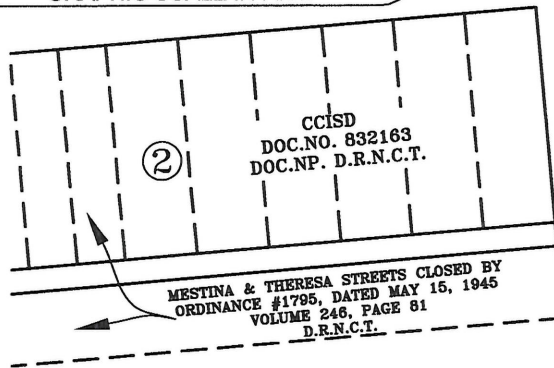
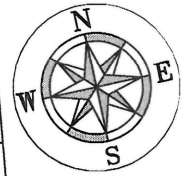
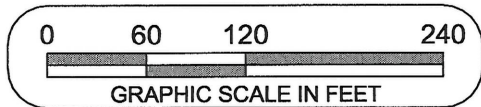
ALL BEARINGS ARE BASED ON PLATTED RIGHT OF WAY OF BATTLIN' BUC BOULEVARD S 00° 09' 20" W. SEPARATE PLAT EXHIBIT "B" WITH EVEN DATE ACCOMPANIES THIS DESCRIPTION.



Raul A. Castillo, RPLS
Registered Professional Land Surveyor
Texas Registration No. 5061
Hanson Professional Services
TBPE F#417 TBPLS F# 100395-00



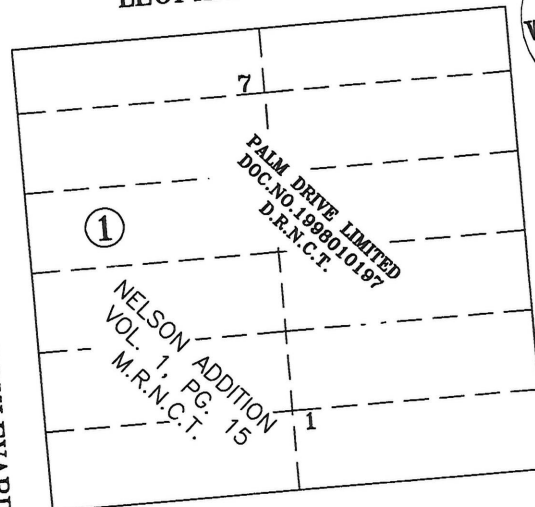
Date: JUNE 18, 2018



CORPUS CHRISTI INDEPENDENT
SCHOOL DISTRICT
VOL. 177, PG. 113
M.R.N.C.T.

BATTLIN' BUC BOULEVARD

LEOPARD STREET



MESTINA

SEVEN OAKS ADDITION
VOLUME 5, PAGE 2
M.R.N.C.T.

①

MILLER HIGH SCHOOL

PROPOSED ROAD CLOSURE
0.50 ACRES
21,600 S.F.

LEGEND:

⊙ = CALCULATED CORNER

P.O.B. = POINT OF BEGINNING

S89° 50' 40"E 60.00'
P.O.B.

N00° 09' 20"E 360.00'

N89° 50' 40"W 60.00'

NELSON ADDITION
LOT 11, BLOCK 3
VOL. 55, PG. 86
M.R.N.C.T.

CCISD
VOL. 2160, PG. 269
D.R.N.C.T.

CCISD
DOC.NO.799265
D.R.N.C.T.

CCISD
VOL. 2197, PG. 306
D.R.N.C.T.

MO-FIN LTD
DOC.NO.2009022033
D.R.N.C.T.

NELSON ADDITION
VOL. 1, PG. 15
M.R.N.C.T.

CCISD
VOL. 2243, PG. 493
D.R.N.C.T.

PALM DRIVE

LIPAN

SANTIAGO ALDÁPE
DOC.NO.2006034233
D.R.N.C.T.

LIPAN STREET CLOSED BY ORDINANCE #1795,
DATED MAY 15, 1945
VOLUME 246, PAGE 81
D.R.N.C.T.

NOTE:

THIS IS A DESCRIPTIVE SKETCH EXHIBIT ONLY.
NO FIELD SURVEY WAS PERFORMED OR COMPLETED TO
VERIFY THE TRACT BOUNDARIES AS DEPICTED HEREON.
BEARINGS ARE BASED ON THE PLATTED RIGHT-OF-WAY OF
BATTLIN' BUC BOULEVARD. THIS MAP IS TO ACCOMPANY
DESCRIPTIONS.

EXHIBIT B-1

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ROAD CLOSURE

0.50 ACRES BEING A PORTION OF BATTLIN' BUC BOULEVARD, AS SHOWN ON A PLAT RECORDED IN VOLUME 1, PAGE 15, MAP RECORDS, NUECES COUNTY, TEXAS

Raul A. Castillo, RPLS
Registered Professional Land Surveyor
Texas Registration No. 5061

Date: JUNE 18, 2018



HANSON
Hanson Professional Services Inc.

TBPE F-417 / TBPLS F-10039500
TBAE F-BR 2458 / TBPG F-50556

EXHIBIT "A-2"

**LEGAL DESCRIPTION OF A
18,600 SQUARE FOOT
LIPAN STREET CLOSURE
LOCATED IN NUECES COUNTY, TEXAS**

Being a 18,600 square foot tract, being a portion of Lipan Street, as shown on a map of Nelson Addition recorded in Volume 1, Page 15, Map Records, Nueces County, Texas, and being more particularly described as follows:

COMMENCING at a calculated point in the intersection of the south right-of-way of Mestina Street and the east right-of-way of Battlin' Buc Boulevard, at the northwest corner of Lot 7, Block 2, said Nelson Addition. **THENCE** South 00° 09' 20" West, with the east right-of-way of Battlin' Buc Boulevard, a distance of 300.00 feet to a calculated point in the intersection of the north right-of-way of Lipan Street and the east right-of-way of Battlin' Buc Boulevard, for the southwest corner of said Block 2, for the northwest corner of the herein described tract, and **POINT OF BEGINNING**;

THENCE South 89° 50' 40" East, with the north right-of-way of Lipan Street, a distance of 310.00 feet to a calculated point in the intersection of the west right-of-way of Palm Drive and the north right-of-way of Lipan Street, same being the southeast corner of said Block 2, and for the northeast corner of the herein described tract;

THENCE South 00° 09' 20" West, with the said west right-of-way, a distance of 60.00 feet to a calculated point on the northeast corner of Block 3, said Nelson Addition, and for the southeast corner of the herein described tract;

THENCE North 89° 50' 40" West, with the south right-of-way of Lipan Street, a distance of 310.00 feet to a calculated point for the northeast corner of that portion of Battlin' Buc Boulevard closed by City Ordinance No. 021321, as passed by the City Council of Corpus Christi, 14th January 1992, filed in City Secretary's office, same being the northeast corner of Lot 11, Block 3, Nelson Addition, as shown on a map recorded in Volume 55, Page 86, Map Records, Nueces County, Texas, and for the southwest corner of the herein described tract;

THENCE North 00° 09' 20" East, a distance of 60.00 feet to the **POINT OF BEGINNING** and containing 18,600 square feet;

NOTE:

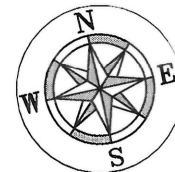
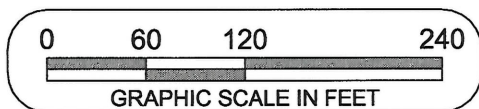
ALL BEARINGS ARE BASED ON PLATTED RIGHT OF WAY OF BATTLIN' BUC BOULEVARD S 00° 09' 20" W. SEPARATE PLAT EXHIBIT "B" WITH EVEN DATE ACCOMPANIES THIS DESCRIPTION.



Raul A. Castillo, RPLS
Registered Professional Land Surveyor
Texas Registration No. 5061
Hanson Professional Services
TBPE F#417 TBPLS F# 100395-00



Date: JUNE 18, 2018



CCISD
DOC. NO. 832163
DOC. NP. D. R. N. C. T.

②

MESTINA & THERESA STREETS CLOSED BY
ORDINANCE #1795, DATED MAY 15, 1945
VOLUME 246, PAGE 81
D. R. N. C. T.

CORPUS CHRISTI INDEPENDENT
SCHOOL DISTRICT
VOL. 177, PG. 113
M.B.N.C.T.

SEVEN OAKS ADDITION
VOLUME 5, PAGE 2
M.R.N.C.T.

①

MILLER HIGH SCHOOL

PROPOSED ROAD CLOSURE
0.43 ACRES
18,600 S.F.

LEGEND:

 = CALCULATED CORNER

P.O.B. = POINT OF BEGINNING

P.O.C. = POINT OF COMMENCEMENT

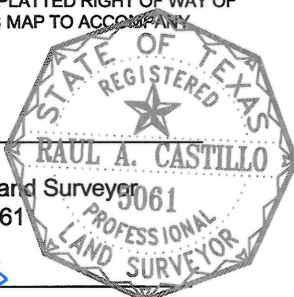
LIPAN STREET CLOSED BY ORDINANCE #1795,
DATED MAY 15, 1945
VOLUME 246, PAGE 81
D.R.N.C.T.

NOTE:

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VERIFY THE TRACT BOUNDARIES AS DEPICTED HEREON.
BEARINGS ARE BASED ON THE PLATTED RIGHT OF WAY OF
BATTLIN BUC BOULEVARD. THIS MAP TO ACCOMPANY
DESCRIPTIONS.

Raul A. Castillo, RPLS
Registered Professional Land Surveyor
Texas Registration No. 5061

Date: JUNE 18, 2018



LEOPARD STREET

BATTLIN' BUC BOULEVARD

PALM DRIVE LIMITED
DOC.NO.1998010197
D.R.N.C.T.

NELSON — — —
VOL. 1, PG. 15
M.R.N.C.T.

MESTINA

P.O.C.

MO-FIN LTD
DOC.NO.2009022033
D.R.N.C.T.

500° 09' 20" W 300.00

CCISD
- VOL. 2160, PG.
D.R.N.C.T.

CCISD
DOC.NO.799265
D.R.N.C.T.

CCISD
VOL. 2197, PG. 306
D.R.N.C.T.

ON — —
PG. ADDITION
C.T. 15

VOL. 2243, PG. 493
CCISD
D.R.N.C.T.

60.00'

CLOSED BY ORDINANCE No.

N89° 50' 40" W 310.00

NELSON ADDITION
LOT 11, BLOCK 3
VOL. 55, PG. 86
M.R.N.C.T.

SANTIAGO ALDAPÉ
DOC.NO.2006034233
D.R.N.C.T.

EXHIBIT B-2

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ROAD CLOSURE

0.43 ACRES BEING A PORTION OF LIPAN, AS
SHOWN ON A PLAT RECORDED IN VOLUME 1,
PAGE 15, MAP RECORDS, NUECES COUNTY, TEXAS



TBPE F-417 / TBPLS F-10039500
TBAE F-BR 2458 / TBPG F-50556

EXHIBIT "A-3"

**LEGAL DESCRIPTION OF A
3,000 SQUARE FOOT
BLOCK TWO NELSON ADDITION ALLEY CLOSURE
LOCATED IN NUECES COUNTY, TEXAS**

Being a 3,000 square foot tract, being all of the 10 foot wide alley in Block Two (2), Nelson Addition, as shown on a map recorded in Volume 1, Page 15, Map Records, Nueces County, Texas, and being more particularly described as follows:

COMMENCING at a point in the intersection of the south right-of-way of Mestina Street and the east right-of-way of Battlin' Buc Boulevard, at the northwest corner of Lot 7, Block 2, said Nelson Addition. **THENCE** South 89° 50' 40" East, with the south right-of-way of Mestina Drive, a distance of 150.00 feet to a calculated point in the intersection of the south right-of-way of Mestina Street and the west right-of-way of said 10 foot wide alley, for the northeast corner of said Lot 7, for the northwest corner of the herein described tract, and **POINT of BEGINNING**;

THENCE South 89° 50' 40" East, with said south right-of-way of Mestina Street, a distance of 10.00 feet to a calculated point in the intersection of the south right-of-way of Mestina Street and the west right-of-way of said 10 foot wide alley, same being the northwest corner of Lot 6, said Block 2, and for the northeast corner of the herein described tract;

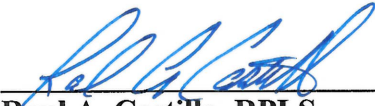
THENCE South 00° 09' 20" West, with the said east right-of-way of a 10 foot wide alley, a distance of 300.00 feet to a calculated point on the north right-of-way of Lipan Street, for the southwest corner of Lot 1, said Block 2, and for the southeast corner of the herein described tract;

THENCE North 89° 50' 40" West, with the north right-of-way of Lipan Street, a distance of 10.00 feet to a calculated point for the southeast corner of Lot 12, said Block 2, and for the southwest corner of the herein described tract;

THENCE North 00° 09' 20" East, a distance of 300.00 feet to the **POINT OF BEGINNING** and containing 3,000 square feet;

NOTE:

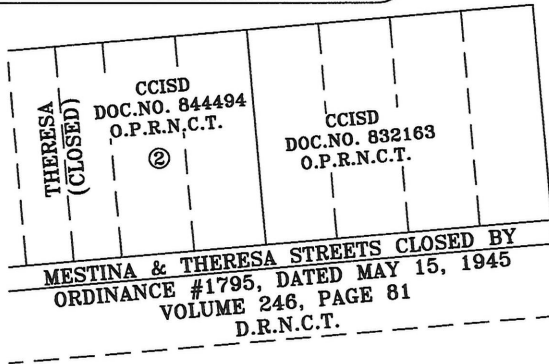
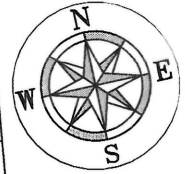
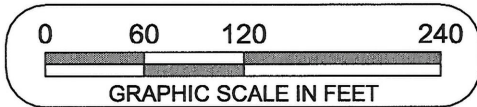
ALL BEARINGS ARE BASED ON PLATTED RIGHT OF WAY OF BATTLIN' BUC BOULEVARD S 00° 09' 20" W. SEPARATE PLAT EXHIBIT "B" WITH EVEN DATE ACCOMPANIES THIS DESCRIPTION.



Raul A. Castillo, RPLS
Registered Professional Land Surveyor
Texas Registration No. 5061
Hanson Professional Services
TBPE F#417 TBPLS F# 100395-00



Date: JUNE 18, 2018



CORPUS CHRISTI INDEPENDENT
SCHOOL DISTRICT
VOL. 177, PG. 113
D.R.N.C.T.

**PROPOSED ALLEY CLOSURE
0.069 ACRES
3,000 S.F.**

SEVEN OAKS ADDITION
VOLUME 5, PAGE 2
M.R.N.C.T.

①

MILLER HIGH SCHOOL

LEGEND:

- ⊙ = CALCULATED CORNER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT

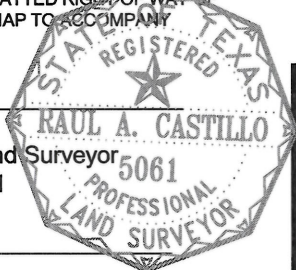
**LIPAN STREET & THERESA CLOSED BY ORDINANCE
#1795, DATED MAY 15, 1945
VOLUME 246, PAGE 81
D.R.N.C.T.**

NOTE:

THIS IS A DESCRIPTIVE SKETCH EXHIBIT ONLY.
NO FIELD SURVEY WAS PERFORMED OR COMPLETED TO
VERIFY THE TRACT BOUNDARIES AS DEPICTED HEREON.
BEARINGS ARE BASED ON THE PLATTED RIGHT-OF-WAY OF
BATTLIN BUC BOULEVARD. THIS MAP TO ACCOMPANY
DESCRIPTIONS.

Raul A. Castillo, RPLS
Registered Professional Land Surveyor
Texas Registration No. 5061

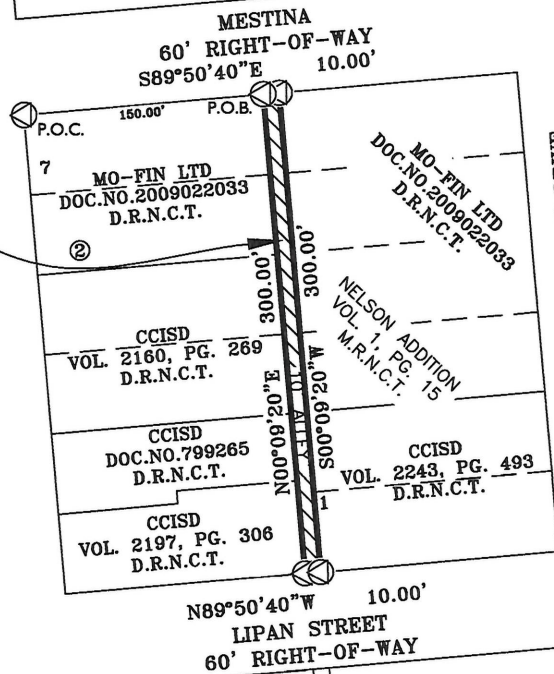
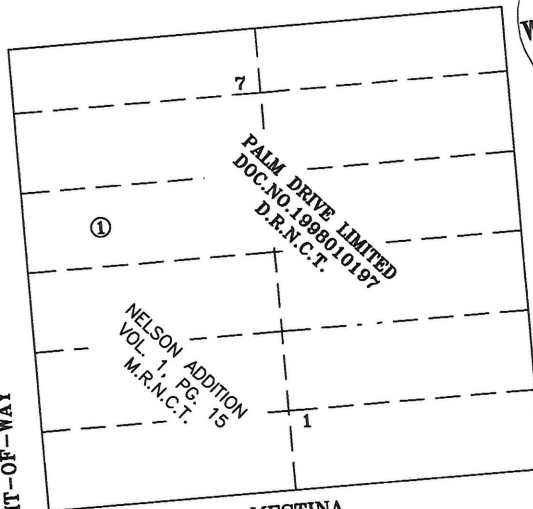
Date: JUNE 18, 2018



HANSON
Hanson Professional Services Inc.

TBPE F-417 / TBPLS F-10039500
TBAE F-BR 2458 / TBPG F-50556

BATTLIN' BUC BOULEVARD
60' RIGHT-OF-WAY



PALM DRIVE

PORTION OF BATTLIN
BUC CLOSED BY
ORDINANCE #021321

NELSON ADDITION
LOT 11, BLOCK 3
VOL. 55, PG. 86
M.R.N.C.T.

SANTIAGO ALDAPE
DOC.NO. 2006034233
D.R.N.C.T.
③

CITY OF
CORPUS CHRISTI

EXHIBIT "B-3"

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ROAD CLOSURE

3,000 SQUARE FEET BEING ALL OF THE ALLEY
IN BLOCK 2, NELSON ADDITION, AS SHOWN
ON A PLAT RECORDED IN VOLUME 1, PAGE 15,
MAP RECORDS, NUECES COUNTY, TEXAS

EXHIBIT "A-4"

**LEGAL DESCRIPTION OF A
1,500 SQUARE FOOT
PORTION OF BLOCK THREE NELSON ADDITION ALLEY CLOSURE
LOCATED IN NUECES COUNTY, TEXAS**

Being a 1,500 square foot tract, being a portion of the 10 foot wide alley in Block Three (3) Nelson Addition, as shown on a map recorded in Volume 1, Page 15, Map Records, Nueces County, Texas, and being more particularly described as follows:

COMMENCING at a point in the intersection of the south right-of-way of Lipan Street and the west right-of-way of Palm Drive, at the northeast corner of Lot 5, Block 3, said Nelson Addition. **THENCE** North 89° 50' 40" West, with the south right-of-way of Lipan Street, a distance of 150.00 feet to a calculated point in the intersection of the south right-of-way of Lipan Street and the east right-of-way of said 10 foot wide alley, for the northwest corner of said Lot 5, for the northeast corner of the herein described tract, and **POINT OF BEGINNING**;

THENCE South 00° 09' 20" West, with the east right-of-way of said 10 foot wide alley, a distance of 150.00 feet to a calculated point for the common west corner of Lots 2 & 3, said Block 3, and for the southeast corner of the herein described tract;

THENCE North 89° 50' 40" West, a distance of 10.00 feet to a calculated point on the west right-of-way of said 10 foot wide alley, in the east boundary line of Lot 11, Block 3, Nelson Addition, as shown on a map recorded in Volume 55, Page 86, Map Records, Nueces County, Texas, and for the southwest corner of the herein described tract;

THENCE North 00° 09' 20" East, with the west right-of-way of said 10 foot wide alley, a distance of 150.00 feet to a calculated point, on the south right-of-way line of said Lipan Street, for the northeast corner of said Lot 11, and for the northwest corner of the herein described tract;

THENCE South 89° 50' 40" East, with the south right-of-way line of Lipan Street, a distance of 10.00 feet to the **POINT OF BEGINNING** and containing 1,500 square feet;

NOTE:

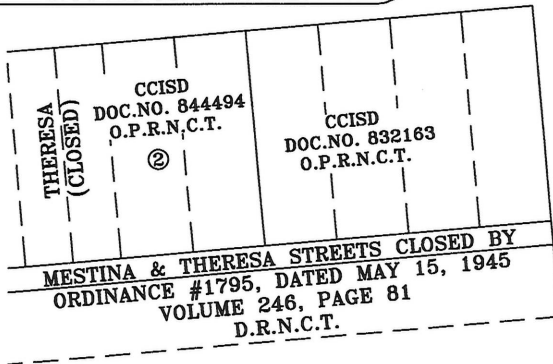
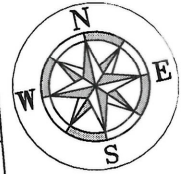
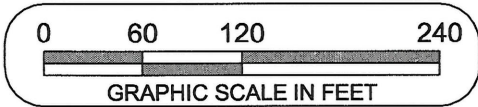
ALL BEARINGS ARE BASED ON PLATTED RIGHT OF WAY OF BATTLIN' BUC BOULEVARD S 00° 09' 20" W. SEPARATE PLAT EXHIBIT "B" WITH EVEN DATE ACCOMPANIES THIS DESCRIPTION.



Raul A. Castillo, RPLS
Registered Professional Land Surveyor
Texas Registration No. 5061
Hanson Professional Services
TBPE F#417 TBPLS F# 100395-00

Date: JUNE 18, 2018





CORPUS CHRISTI INDEPENDENT
SCHOOL DISTRICT
VOL. 177, PG. 113
D.R.N.C.T.

SEVEN OAKS ADDITION
VOLUME 5, PAGE 2
M.R.N.C.T.

LEGEND:

- ① = CALCULATED CORNER
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT

MILLER HIGH SCHOOL

**PROPOSED ALLEY CLOSURE
0.034 ACRES
1,500 S.F.**

**LIPAN STREET & THERESA CLOSED BY ORDINANCE
#1795, DATED MAY 15, 1945
VOLUME 246, PAGE 81
D.R.N.C.T.**

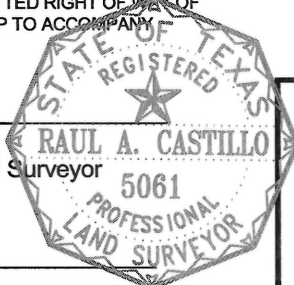
NOTE:

THIS IS A DESCRIPTIVE SKETCH EXHIBIT ONLY.
NO FIELD SURVEY WAS PERFORMED OR COMPLETED TO
VERIFY THE TRACT BOUNDARIES AS DEPICTED HEREON.
BEARINGS ARE BASED ON THE PLATTED RIGHT OF WAY OF
BATTLIN BUC BOULEVARD. THIS MAP TO ACCOMPANY
DESCRIPTORS.

Raul A. Castillo
Raul A. Castillo, RPLS

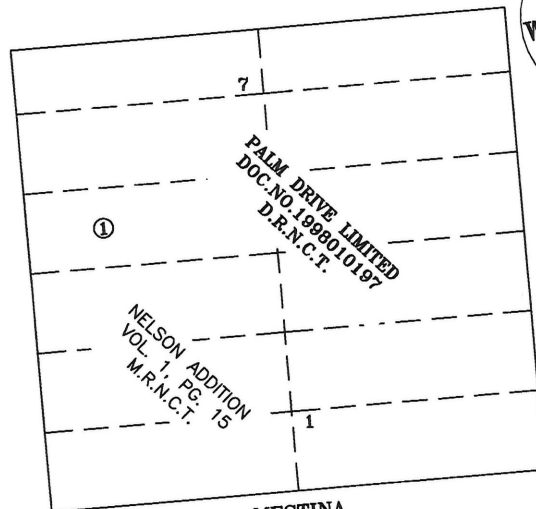
Registered Professional Land Surveyor
Texas Registration No. 5061

Date: June 18, 2018



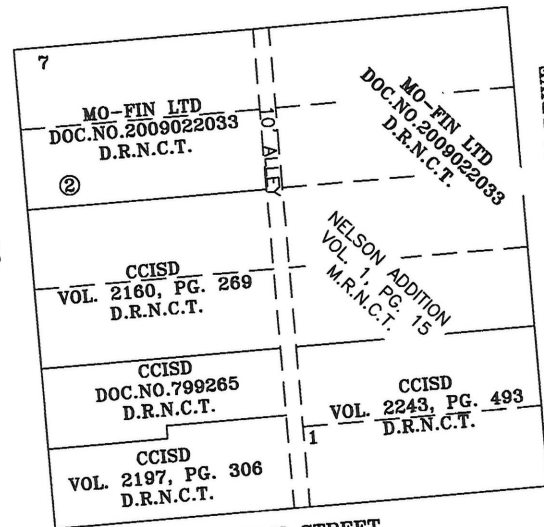
HANSON
Hanson Professional Services Inc.

TBPE F-417 / TBPLS F-10039500
TBAE F-BR 2458 / TBPG F-50556



**MESTINA
60' RIGHT-OF-WAY**

BATTLIN' BUC BOULEVARD
60' RIGHT-OF-WAY



**LIPAN STREET
60' RIGHT-OF-WAY**

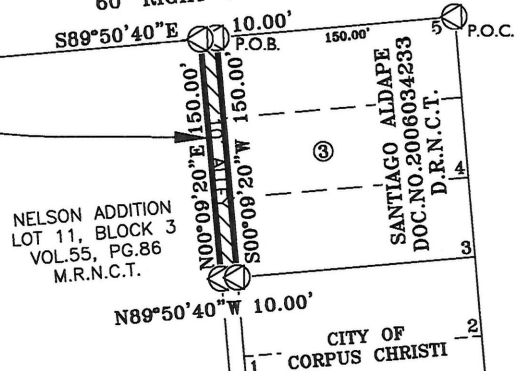


EXHIBIT "B-4"

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ROAD CLOSURE

1,500 SQUARE FEET BEING A PORTION OF THE
ALLEY IN BLOCK 3, NELSON ADDITION, AS
SHOWN ON A PLAT RECORDED IN VOLUME 1,
PAGE 15, MAP RECORDS, NUECES COUNTY, TEXAS