

**Ordinance closing, abandoning and vacating two public alleys totaling 5,767 square feet located between Morgan Avenue and Elizabeth Street and between Ocean Drive and Third Street, 1,654 square feet of an existing 5-foot wide drainage easement, and partial closure, abandonment and vacation of 10,618 square feet of an existing 30-foot wide utility and drainage easement dedicated by separate instrument and shown on the Plat of Ocean View Addition Volume 1, Page 11 and Volume 62, Page 130 and 131 Deed and Map Records of Nueces County, located at 600 Elizabeth Street; and requiring the Owner, Christus Spohn Health System Corporation, to comply with specified conditions.**

**WHEREAS**, Christus Spohn Health System Corporation (Owner) is requesting the partial closure, abandonment, and vacation of 2,280 square feet, 3,487 square feet of public right-of-way (two alleys) located between Morgan Avenue and Elizabeth Street and between Ocean Drive and Third Street dedicated and shown by Plat of Ocean View Addition Volume 1, Page 11 and Volume 62, Page 130 and 131 Deed and Map Records of Nueces County, Texas, 78404;

**WHEREAS**, it has been determined that it is feasible and advantageous to the City of Corpus Christi to abandon and vacate 2,280 square feet, 3,487 square feet of public right-of-way (two alleys), subject to compliance by the Owner with the conditions specified in this ordinance; and

**WHEREAS**, no further payment shall be required for any public street or other public way established by a recorded plat, survey, deed, easement, gift or other means and which is not improved and used for any public street purpose. The term "public street purpose" is hereby defined to include, but is not limited to curbs, gutters, sidewalks, pavement, drainage ditches, water, sewer and gas lines, line poles and wires, and other public utility installations; and

**WHEREAS**, no further payment shall be required for the closure of all or a portion of a public alley when such property would be acquired by an abutting property owner.

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

**SECTION 1.** Pursuant to the request of Christus Spohn Health System Corporation (Owner), 2,280 square feet and 3,487 square feet of public right-of-way (two alleys) located between Morgan Avenue and Elizabeth Street and between Ocean Drive and Third Street dedicated and shown by Plat of Ocean View Addition Volume 1, Page 11 and Volume 62, Page 130 and 131 Deed and Map Records of Nueces County, Texas, is closed, 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 D" which is a metes and bounds description and field notes, "Exhibit B and E", which is the graphical representation of the legal, and "Exhibit C and F", which is a 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.** Pursuant to the request of Christus Spohn Health System Corporation (Owner), 330.92-feet (1,654 square feet) of an existing 5-foot wide drainage easement and 353.92-feet (10,618 square feet) of an existing 30-foot wide utility and drainage

easement out of Lot 4, Block IIA, Ocean View Addition, dedicated by separate instrument and shown on a map which is recorded in Volume 62, Pages 130 and 131, Deed and 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 AA and DD" which is a metes and bounds description and field notes, "Exhibit BB and EE", which is the graphical representation of the legal, and "Exhibit CC and FF", which is a 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 3.** The closing, abandonment and vacation of the alleys and easement described in Section 1 & 2 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 alley and easement right-of-way closures 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. Failure to record this Ordinance within 90 days will hereby make the Ordinance null and void.
- b. The maintenance responsibilities for the vacated alleys and easements reverts to Christus Spohn Health System Corporation (Owner).

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:

City of Corpus Christi:

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

\_\_\_\_\_  
Joe McComb  
Mayor



Job No. 42711.B508

April 6, 2016

Exhibit A

0.052 Acre Alley Closure

STATE OF TEXAS  
COUNTY OF NUECES

**Fieldnotes**, for a 0.052 Acre Alley Closure, being a portion of a 15 Foot Wide Alley, dedicated and shown by Plat of Ocean View, a map of which is recorded in Volume 1, Page 11, of the Map Records of Nueces County, Texas; the said 0.052 Acre Alley Closure being more fully described as follows:

**Beginning**, on the South Right-of-Way of Morgan Avenue, the Northeast corner of Lot 4, Block IIA, Ocean View Addition, a map of which is recorded in Volume 62, Page 130, of the said Map Records, for the Northwest corner of the said 15 Foot Wide Alley and this Tract;

**Thence**, North  $85^{\circ}46'14''$  East, with the said South Right-of-Way, and the North line of the said 15 Foot Wide Alley, 15.52 Feet, to the Northwest corner of Lot 1, Block I, of the said Ocean View, for the Northeast corner of the said 15 Foot Wide Alley and this Tract;

**Thence**, South  $19^{\circ}06'22''$  East, with the West line of Lots 1-3, of the said Block I, and the East line of the said 15 Foot Wide Alley, 150.00 Feet, to the North line of a Public Alley, dedicated and shown by the said Ocean View Addition, being the Southwest corner of the said Lot 3, for the Southeast corner of this Tract;

**Thence**, South  $70^{\circ}36'42''$  West, with the said North line of the Public Alley, 15.00 Feet, to an East line of the said Lot 4, the West line of the said 15 Foot Wide Alley, for the Southwest corner of this Tract;

**Thence**, North  $19^{\circ}06'16''$  West, with the said 15 Foot Wide Alley and the said East line, 154.06 Feet, to the Point of Beginning, containing 0.052 Acres (2,280 SqFt) of Land, more or less.

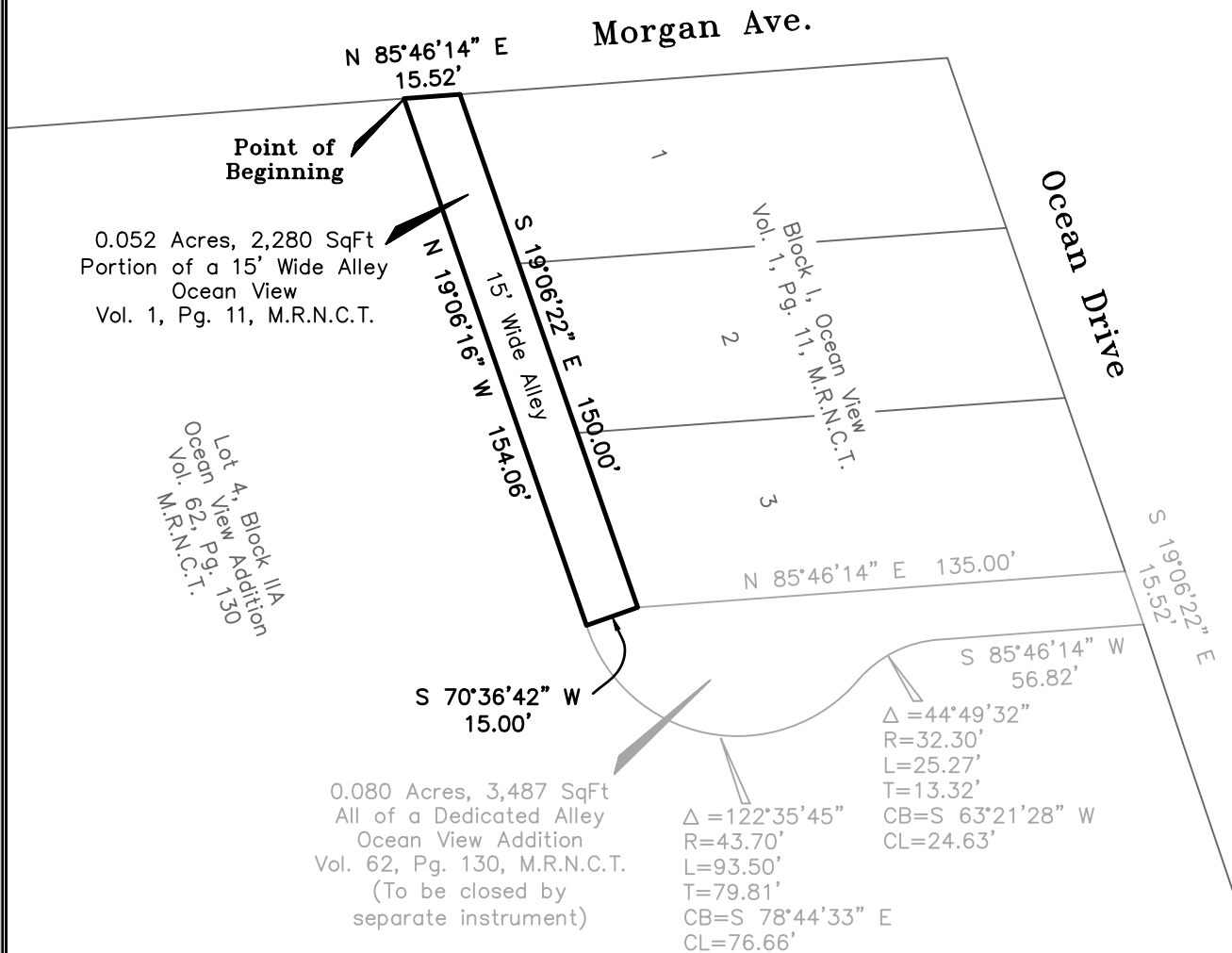
Bearings based on GPS, NAD83, State Plane Coordinates, Texas South Zone 4205.

*Unless this Fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy. Also reference accompanying map of Tract described herein.*



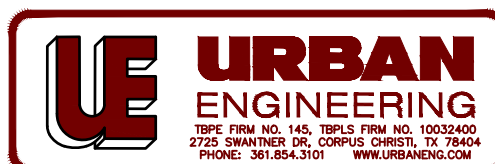
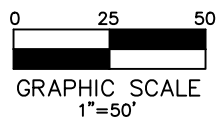
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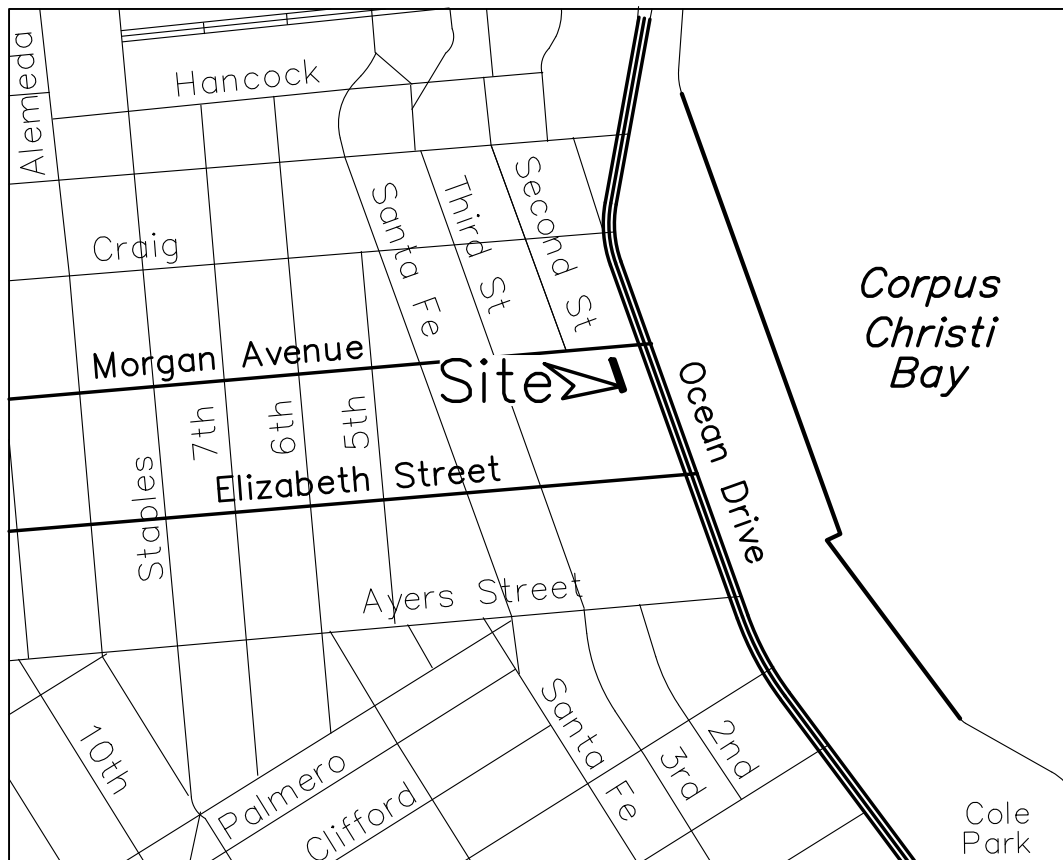


Lot 4, Block IIA  
Ocean View Addition  
Vol. 62, Pg. 130  
M.R.N.C.T.

**Fieldnotes**, for a 0.052 Acre Alley Closure, being a portion of a 15 Foot Wide Alley, dedicated and shown by Plat of Ocean View, a map of which is recorded in Volume 1, Page 11, of the Map Records of Nueces County, Texas.



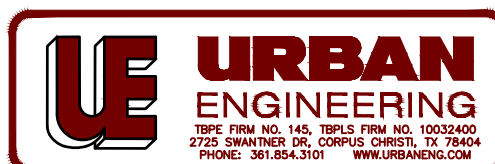
DATE: 04/06/2016  
SCALE: 1"=50'  
JOB NO.: 42711.B508  
SHEET: 1 of 2  
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COUNTY OF NUECES  
CITY OF CORPUS CHRISTI

LOCATION MAP N.T.S.

## EXHIBIT C



DATE: 04/06/2016  
SCALE: 1"=50'  
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Job No. 42711.B508

April 6, 2016

Revised: October 10, 2018

## Exhibit D

### 0.080 Acre Alley Closure

STATE OF TEXAS  
COUNTY OF NUECES

**Fieldnotes**, for a 0.080 Acre Alley Closure, being all of a Public Alley, dedicated and shown by Plat of Ocean View Addition, a map of which is recorded in Volume 62, Page 130, of the Map Records of Nueces County, Texas; the said 0.080 Acre Alley Closure being more fully described as follows:

**Beginning**, on the West Right-of-Way of Ocean Drive, the Southeast corner of Lot 3, Block I, Ocean View, a map of which is recorded in Volume 1, Page 11, of the said Map Records, for the Northeast corner of the said Public Alley and this Tract;

**Thence**, South  $19^{\circ}06'22''$  East, with the said West Right-of-Way, and the East line of the said Public Alley, 15.52 Feet, to the Northeast corner of Lot 4, of the said Ocean View Addition, for the Southeast corner of the said Public Alley and this Tract;

**Thence**, South  $85^{\circ}46'14''$  West, with the common line of a North line of the said Lot 4 and a South line of the said a Public Alley, 56.82 Feet, to the beginning of a circular curve to the left, having a delta of  $44^{\circ}49'32''$ , a radius of 32.30 Feet, an arc length of 25.27 Feet, and a chord which bears South  $63^{\circ}21'28''$  West, 24.63 Feet;

**Thence**, with the said common line, and the said curve to the left, 25.27 Feet, to the beginning of a curve to the right, having a delta of  $122^{\circ}35'45''$ , a radius of 43.70 Feet, an arc length of 93.50 Feet, and a chord which bears North  $78^{\circ}44'33''$  West, 76.66 Feet;

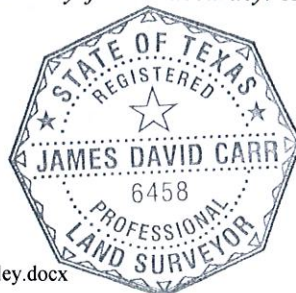
**Thence**, with the said common line and the said reverse curve to the right, 93.50 Feet, to the Southwest corner of a portion of a 15 Foot Wide Alley, dedicated and shown by the Plat of Ocean View, a map of which is recorded in Volume 1, Page 11, of the said Map Records, for the West corner of the said Public Alley and this Tract;

**Thence**, North  $70^{\circ}36'42''$  East, with the South line of the said 15 Foot Wide Alley, 15.00 Feet, to the Southeast corner of the said 15 Foot Wide Alley, for the Southwest corner of the said Lot 3;

**Thence**, North  $85^{\circ}46'14''$  East, with the South line of the said Lot 3, and the North line of the said Public Alley, 135.00 Feet, to the Point of Beginning, containing 0.080 Acres (3,487 SqFt) of Land, more or less.

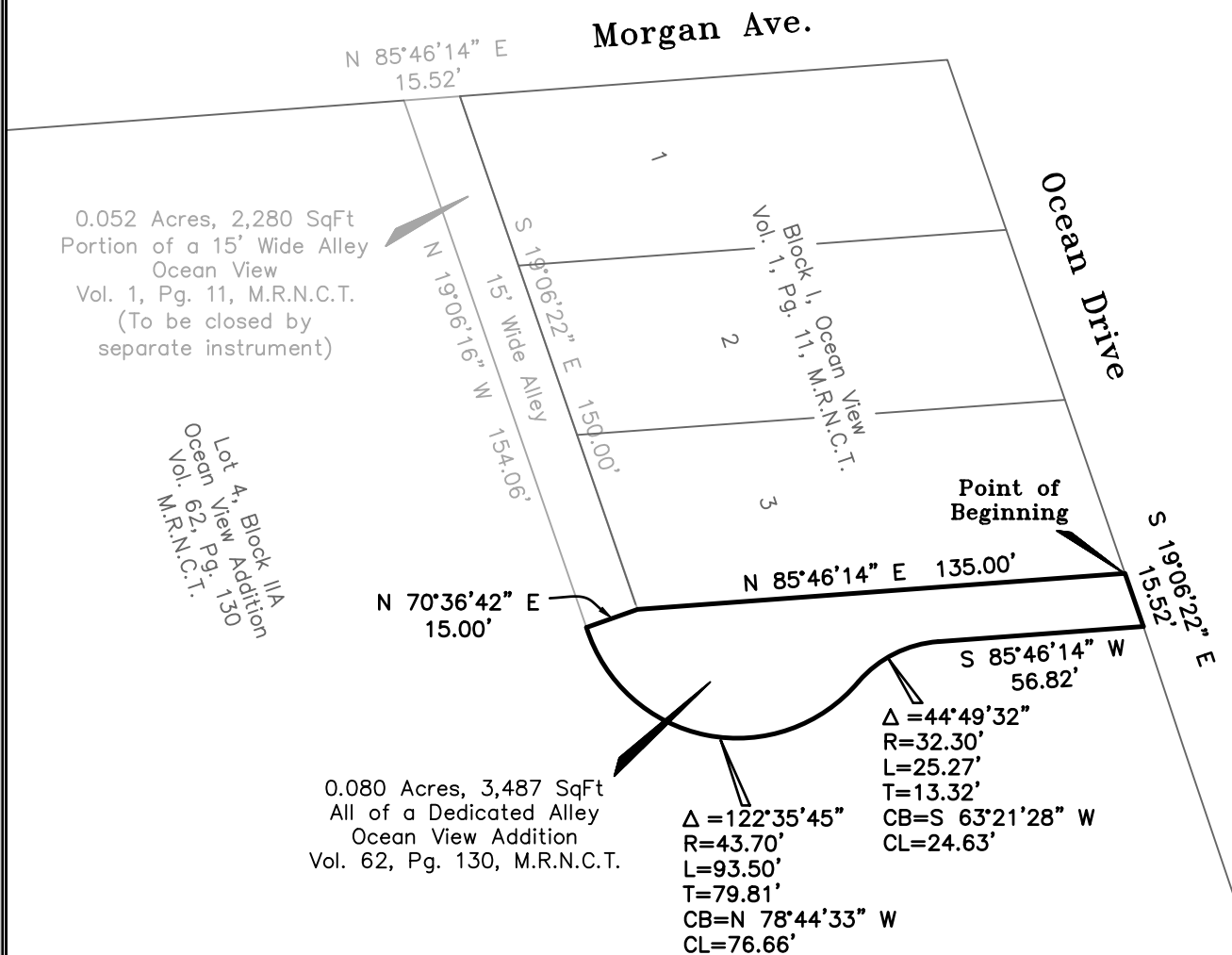
Bearings based on GPS, NAD83, State Plane Coordinates, Texas South Zone 4205.

*Unless this Fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy. Also reference accompanying map of Tract described herein.*



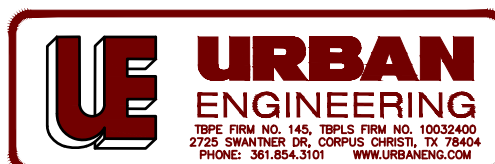
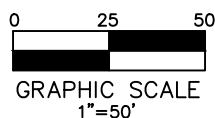
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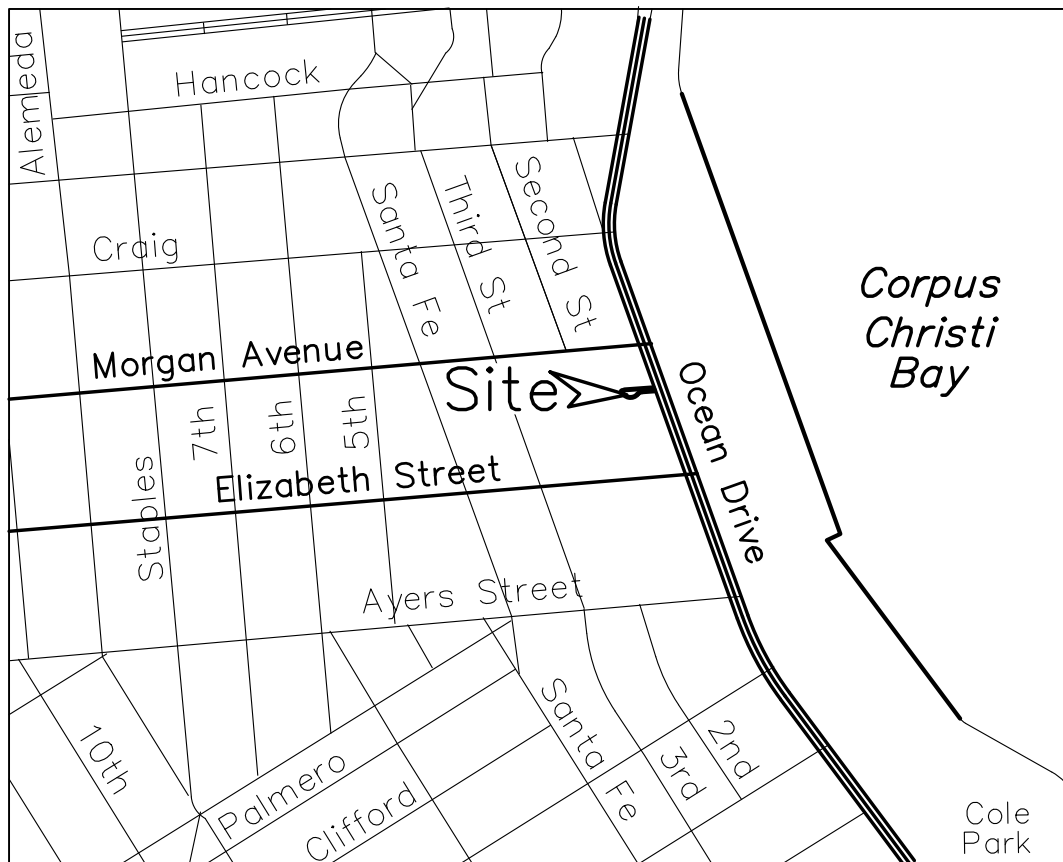
**Exhibit E**  
**Sketch to Accompany**

**Fieldnotes**, for a 0.080 Acre Alley Closure, being all of a Public Alley, dedicated and shown by Plat of Ocean View Addition, a map of which is recorded in Volume 62, Page 130, of the Map Records of Nueces County, Texas



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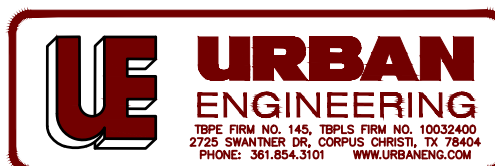




COUNTY OF NUECES  
CITY OF CORPUS CHRISTI

LOCATION MAP N.T.S.

## EXHIBIT F



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February 25, 2016  
Rev: May 27, 2016

## EXHIBIT AA

### 0.038 Acres Drainage Easement Closure

STATE OF TEXAS  
COUNTY OF NUECES

**Fieldnotes**, for a 0.038 Acre Tract, being a portion of a 5.0 Foot Wide Drainage Easement, of Lot 4, Block IIA, Ocean View Addition, a map of which is recorded in Volume 62, Pages 130 - 131, of the Map Records of Nueces County Texas; said 0.038 Acres being a portion of the same 5.0 Foot Wide Drainage Easement described in Volume 1993, Pages 298 - 302, Deed Records of Nueces County, Texas and being more fully described by metes and bounds as follows:

**Commencing**, at the Southeast corner of Lot 2, Block IIA, Ocean View Addition, a map of which is recorded in Volume 49, Pages 9 through 10, of the said Map Records, for an inner ell corner of the said Lot 4, Block IIA;

**Thence**, South 19°02'44" East, with the common line of the said 5.0 Foot Wide Drainage Easement and a 30 Foot Wide Utility and Drainage Easement of the said Lot 4, 23.00 Feet, to the Northwest corner and **Point of Beginning** of this Tract;

**Thence**, North 85°45'12" East, 5.17 Feet, to the East boundary of the said 5.0 Foot Wide Drainage Easement, for the Northeast corner of this Tract;

**Thence**, South 19°02'44" East, with the said East boundary, 330.92 Feet, for the Southeast corner of this Tract;

**Thence**, South 85°45'12" West, with the South line of the said 5.0 Foot Wide Drainage Easement, 5.17 Feet, to the said common line, being the Southeast corner of the said 30 Foot Wide Utility and Drainage Easement, for the Southwest corner of the said 5.0 Foot Wide Drainage Easement and this Tract;

**Thence**, North 19°02'44" West, with the said common line, 330.92 Feet, to the Point of Beginning and containing 0.038 Acres (1,654 SqFt) of Land, more or less;

Bearings based on the recorded plat of Lot 4, Block IIA, Ocean View Addition, a map of which is recorded in Volume 62, Pages 130 - 131, of the Map Records of Nueces County Texas.

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

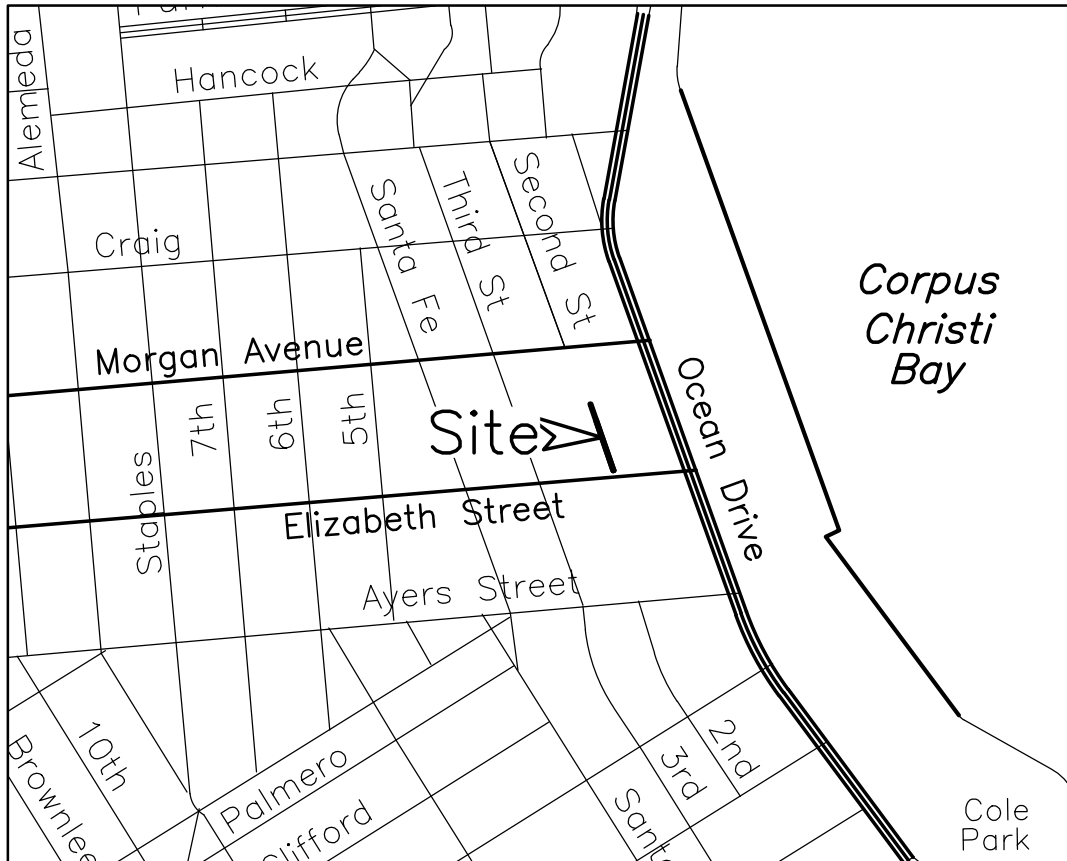
*Also reference accompanying sketch of Tract described herein.*



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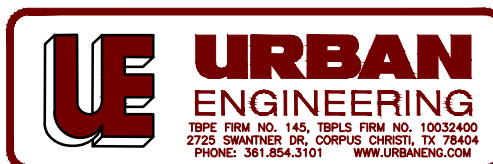




COUNTY OF NUECES  
CITY OF CORPUS CHRISTI

LOCATION MAP N.T.S.

## EXHIBIT CC



REV: May 27, 2016  
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Job No. 42711.B5.08  
February 25, 2016

## EXHIBIT DD

0.244 Acres

### Utility and Drainage Easement Closure

STATE OF TEXAS  
COUNTY OF NUECES

**Fieldnotes**, for a 0.244 Acre Tract, being a portion of a 30 Foot Wide Utility and Drainage Easement, of Lot 4, Block IIA, Ocean View Addition, a map of which is recorded in Volume 62, Pages 130 - 131, of the Map Records of Nueces County, Texas; said 0.244 Acres being more fully described by metes and bounds as follows:

**Beginning**, at the Southeast corner of Lot 2, Block IIA, Ocean View Addition, a map of which is recorded in Volume 49, Pages 9 - 10, of the said Map Records, for an inner ell corner of the said Lot 4, Block IIA;

**Thence**, South 19°02'44" East, with the common line of the said 30 Foot Wide Utility and Drainage Easement, a 5.0 Foot Wide Drainage Easement described in Volume 1993, Pages 298 - 302, Deed Records of Nueces County, Texas, 353.92 Feet, being the Southwest corner of the said 5.0 Foot Wide Drainage Easement, for the Southeast corner of the said 30 Foot Wide Utility and Drainage Easement and this Tract;

**Thence**, South 85°45'12" West, with the South line of the said 30 Foot Wide Utility and Drainage Easement, 31.03 Feet, for the Southwest corner of the said 30 Foot Wide Utility and Drainage Easement and this Tract;

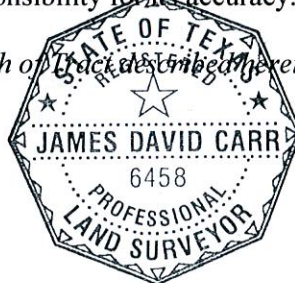
**Thence**, North 19°02'44" West, with the West boundary of the said 30 Foot Wide Utility and Drainage Easement, 353.92 Feet, to the common boundary of the said Lot 2 and Lot 4, for the Northwest corner of this Tract;

**Thence**, North 85°45'12" East, with the said common line of Lots 2 and 4, 31.03 Feet, to the Point of Beginning and containing 0.244 Acres (10618 SqFt) of Land, more or less;

Bearings based on the recorded plat of Lot 4, Block IIA, Ocean View Addition, a map of which is recorded in Volume 62, Pages 130 and 131, of the Map Records of Nueces County Texas.

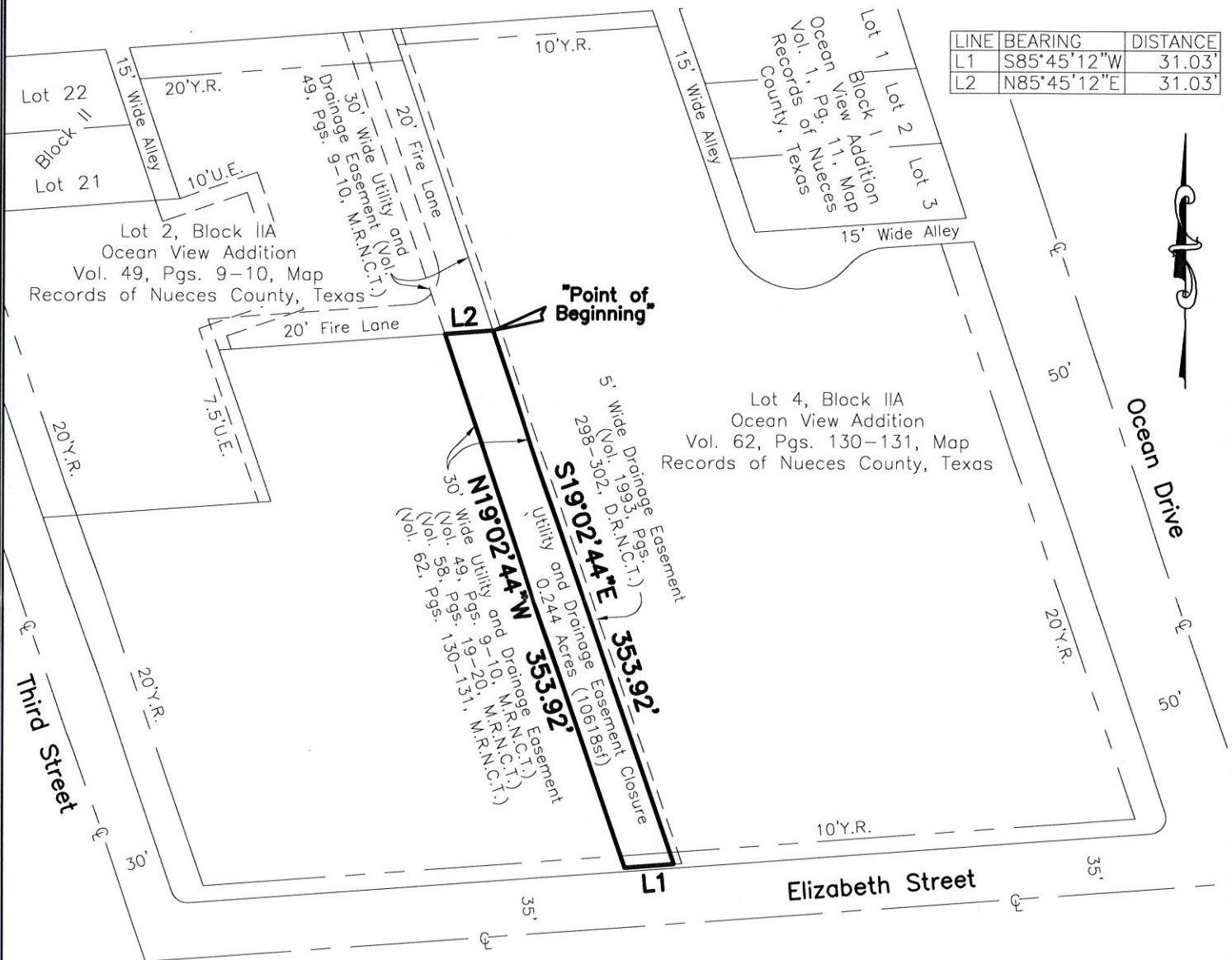
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*Also reference accompanying sketch of Tract described herein.*



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*James D. Carr*

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150 100 50 0 100 200



Graphic Scale  
1"=100'

### Sketch to Accompany

Fieldnotes, for a 0.244 Acre Tract, being a portion of a 30 Foot Wide Utility and Drainage Easement, of Lot 4, Block IIA, Ocean View Addition, a map of which is recorded in Volume 62, Pages 130 - 131, of the Map Records of Nueces County, Texas.

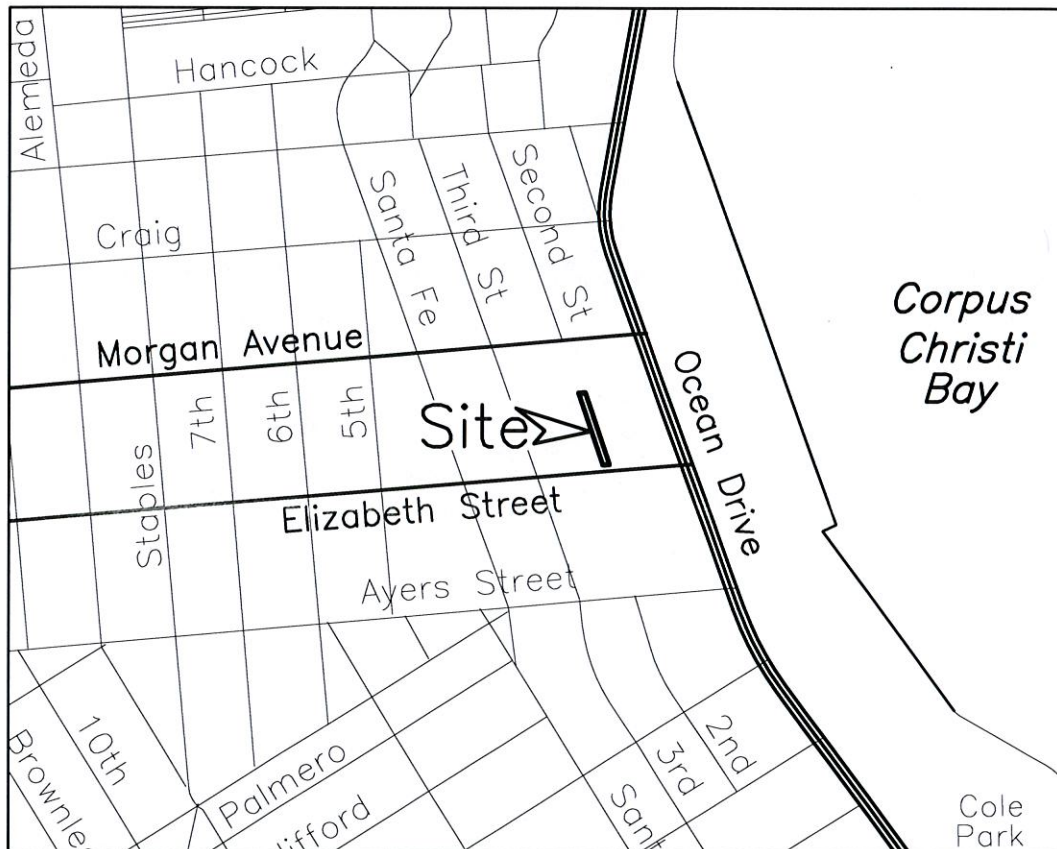
### EXHIBIT EE



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COUNTY OF NUECES  
CITY OF CORPUS CHRISTI

LOCATION MAP N.T.S.

## EXHIBIT FF



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