

Ordinance abandoning and vacating 62.9 square feet of an existing utility easement on Lot 1, Block 712, Padre Island-Corpus Christi, Barataria Bay Unit 3, located at 13982 Binnacle Street

WHEREAS, Newcastle Construction, LLC (Owner) is requesting the abandonment and vacating of 62.9 SQ. Ft. of an existing utility easement out of Lot 1, Block 712, Padre Island-Corpus Christi, Barataria Bay Unit 3. Located at 13912 Binnacle Street.

WHEREAS, it has been determined that it is feasible and advantageous to the City of Corpus Christi to abandon and vacate 62.9 SQ. Ft. 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 Newcastle Construction, LLC (Owner), a 62.9 SQ. Ft. of an existing utility easement out of Lot 1, Block 712, Padre Island-Corpus Christi, Barataria Bay Unit 3, 13982 Binnacle Street, as recorded in Volume 34, Page 86-87 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, 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 Newcastle Construction, LLC (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 _____, 2019, by the following vote:

Joe McComb _____

Michael Hunter _____

Roland Barrera _____

Ben Molina _____

Rudy Garza _____

Everett Roy _____

Paulette M. Guajardo _____

Greg Smith _____

Gil Hernandez _____

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____ 2019, by the following vote:

Joe McComb _____

Michael Hunter _____

Roland Barrera _____

Ben Molina _____

Rudy Garza _____

Everett Roy _____

Paulette M. Guajardo _____

Greg Smith _____

Gil Hernandez _____

PASSED AND APPROVED on this the _____ day of _____, 2019.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor

Exhibit A

STATE OF TEXAS

JOB NO. 18-1260

COUNTY OF NUECES

62.9 SQUARE FEET
EASEMENT CLOSURE

ALL that certain tract or parcel of land situated in Nueces County, Texas, same lying within the Corporate City Limits of Corpus Christi, Texas, same being out of Lot 1, Block 712, Jandre Island- Corpus Christi, Barataria Bay Unit 3 as recorded in Volume 34, Pages 86 to 87 of the Map Records of Nueces County, Texas, and being more particularly described by metes and bounds as follows, to wit:

COMMENCING at a 5/8 inch iron rod found for the Northwest corner of said Lot 1, Block 712, same being the Northeast corner of Lot 2 of said Block 712;

THENCE, along the common boundary line of said Lots 1 and 2, Block 712, SOUTH 09 degrees 55 minutes 08 seconds WEST 7.50 feet to a point, same lying in the Southwest boundary line of an existing 7.5 foot utility easement, same lying in a curve to the right with a radius of 835.40 feet;

THENCE, along said Southwest bounda11' line of the 7.5 foot utility easement and with said curve to the right, a length of arc of 9.0 feet to a point for the West corner and point of beginning of this tract;

THENCE, continuing along said Southwest boundary line of the 7.5 foot utility casement and said curve to the right, a central angle of 03 degrees 58 minutes 43 seconds, a radius of 835.40 feet, a tangent of 29.02 feet, a length of arc of 58.01 feet and a chord bearing and length of SOUTH 77 degrees 03 minutes 49 seconds EAST 58.00 feet to a point for the Southeast corner of this tract;

THENCE, NORTH 14 degrees 55 minutes 33 seconds EAST 1.50 feet to a point for the Northeast corner of this tract;

THENCE, NORTH 78 degrees 32 minutes 34 seconds WEST 58.07 feet to the point of beginning and containing 62.9 square feet of land.

I hereby certify that this survey as reflected in the above Field Notes and attached plat conforms to the current Texas Surveyors Association Standards and Specifications for a Category IA, Condition H Land Survey.

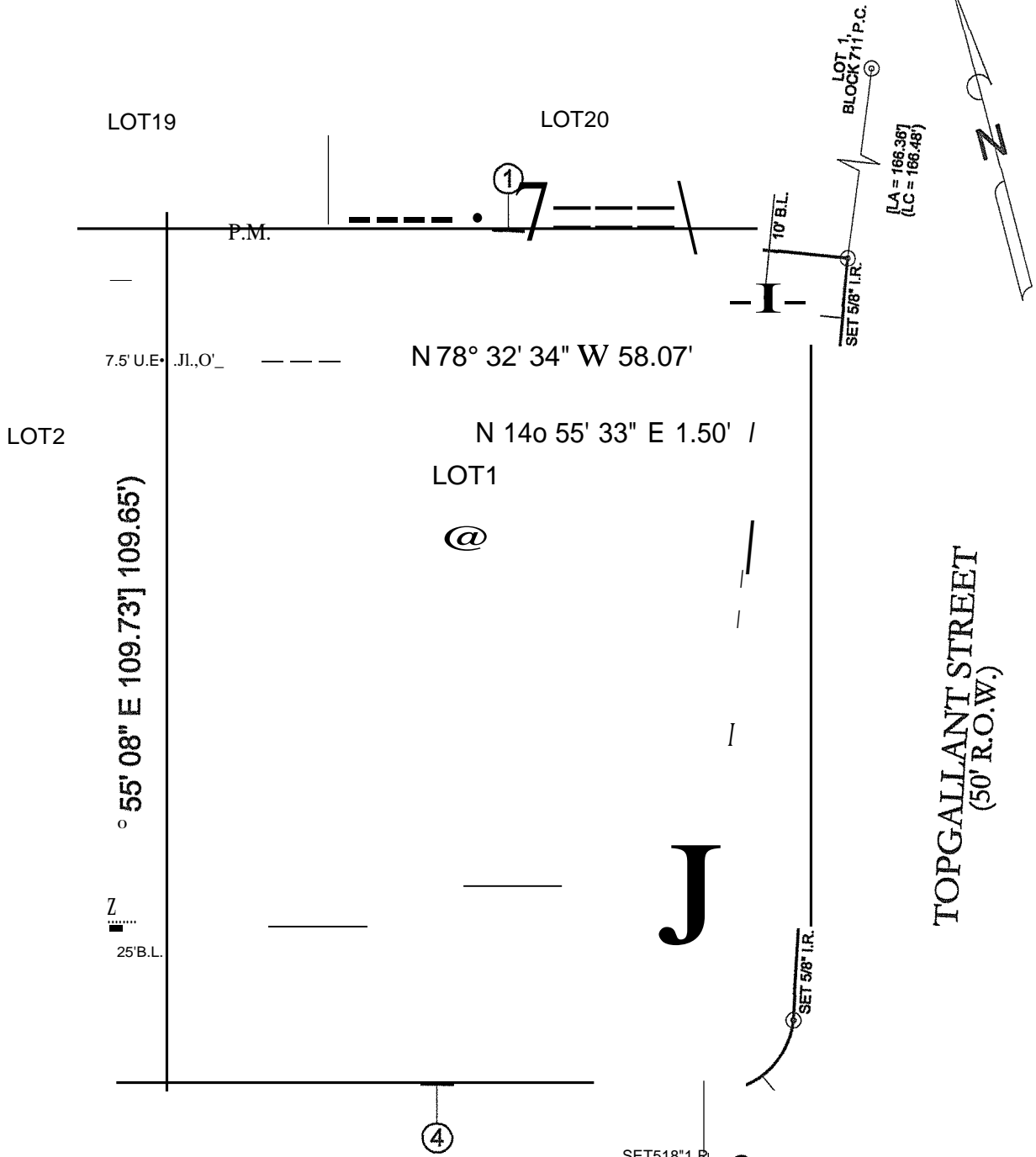
Dated this the 21st day of December, 2018.




Ronald A. Voss,
Registered Professional Land Surveyor No.2293

Exhibit B

SCALE: 1" = 20'



CURVE TABLE

- CD
- [R= 835.40', LA= 85.74']
LC=(S 76° 43' 31" E 86.72')
- Ⓡ
- [R= 2162.47', LA= 96.68']
LC=(S 14° 15' 31" W 96.67')
- Ⓡ
- [R= 10.00', LA= 16.54']
LC=(S 59° 31' 25" W 13.80')
- @
- [R= 950.76', LA= 67.88']
LC=(N 79° 26' 43" W 68.75')
- Ⓡ
- // = 03° 58' 43"
R= 835.40', LA= 58.01'
T = 29.02'
LC = S 77° 03' 49" E 58.00'

13982 BINNACLE STREET
(50' R.O.W.)



This property lies within Zone A-13 (10'), according to FIRM 92 which is within the 100 year Flood Plain.

NOT VALID WITHOUT ORIGINAL SIGNATURE AND ORIGINAL SEAL
Registered Professional Land Surveyor State of Texas No. 2293

DATE: 12/26/2018
 REVISION: -----
 CREW: RS&DL
 OFFICE: RV & RP
 GF#: -----
 JOB#: 18-1260
 KEY: WOOD FENCE
 [RECORDED] WIRE FENCE
 (MEASURED) VINYL FENCE

Lot 1, Block 712, Padre Island - Corpus Christi, Barataria Bay Unit 3
 Volume 34, Pages 86- 87 (M,R,N,C.T.)
 Corpus Christi, Nueces County, Texas
VOSS ENGINEERING, INC.
 ENGINEERING & LAND SURVEYING
 6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415

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FIRMNO.F-166