

**Ordinance closing, abandoning and vacating a 12,632 square foot portion of public street, Broadway Court lying between Water Street and Shoreline Boulevard, conditioned upon payment of \$240,000.00 for fair market value of the improved street**

**WHEREAS**, Frost Bank (Owner of adjacent lot) is requesting the closure, abandonment and vacation of a portion of Public Improved Street, Broadway Court, located between Water Street and Shoreline Boulevard;

**WHEREAS**, with proper notice to the public, a public hearing was held on Tuesday, July 23, 2019, 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, abandon and vacate a 12,632 square foot portion of public street, Broadway Court, lying between Water Street and Shoreline Boulevard; subject to compliance with specified condition, 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 Frost Bank, (Owner of adjacent property), the 12,632 square foot portion of public street, Broadway Court, lying between Water Street and Shoreline Boulevard, as recorded in Volume 9, Page 38-41, Volume 21, Pages 50 and Volume 68, Page 959-960 Map Records of Nueces County, Texas, more particularly described by Exhibit "A," which is a metes and bounds description and field notes, and Exhibit "B", which is the graphical representation of the legal description, 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," which is a metes and bounds description and field notes, "Exhibit B", which is the graphical representation of the legal description, 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 closing, abandonment and vacation of a section of the improved street described in Section 1 of this ordinance is expressly conditioned upon the Owners' compliance with the following requirements:

- a. Payment to the City of \$240,000 for the fair market value of the improved street pursuant to Corpus Christi Code 49-12.
- b. A 60' Utility Easement is retained in favor of the City.
- c. 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.
- d. Failure to comply with all the conditions outlined in this Ordinance 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"**

### **LEGAL DESCRIPTION BEING A 0.29 ACRE TRACT NUECES COUNTY, TEXAS**

A 0.29 acre tract, out of Broadway Court as shown in Block 4, South Water Beach Addition, as recorded in Volume 21, Page 50, Map Records, Nueces County, Texas and Lot 6, Block 5, South Water Beach Addition, as recorded in Volume 68, Pages 959-960, Map Records, Nueces County, Texas. Said 0.29 acre tract being more particularly described as follows:

**BEGINNING** at a found mag nail with a washer stamped "Urban Eng." on the east right-of-way of South Water Street and the north right-of-way of Broadway Court, said point also being the southwest corner of Block 4, South Water Beach Addition, which is recorded in Volume 21, Page 50, Map Records, Nueces County, Texas;

**THENCE** North  $83^{\circ}09'20''$  East, with the north right-of-way of Broadway Court, same being the south boundary of said Block 4, a distance of 22.34 feet to a calculated point and being the beginning of a tangent curve to the right having a radius of 849.02 feet and a chord bearing and distance of North  $89^{\circ}20'20''$  East, 182.97 feet;

**THENCE** in an easterly direction with said curve to the right with the north right-of-way of Broadway Court, same being the north line of the herein described tract, an arc distance of 183.33 feet to a found drill hole in concrete on the west right-of-way of South Shoreline Boulevard, same being the southeast corner of said Block 4 and the northeast corner of herein described tract;

**THENCE** South  $11^{\circ}27'39''$  West, with the west right-of-way of South Shoreline Boulevard, a distance of 77.28 feet, to a found iron rod on the south right-of-way line of Broadway Court, same being the northeast corner of said Lot 6, and the southeast corner of the herein described tract and being the beginning of a non-tangent curve to the left having a radius of 15.00 feet and a chord bearing and distance of North  $37^{\circ}23'36''$  West, 22.54 feet;

**THENCE** in an westerly direction with said curve to the left with the south right-of-way of Broadway Court, same being the south line of the herein described tract, an arc distance of 25.50 feet a found drill hole in concrete on the north boundary of said Lot 6 and being the beginning of a tangent curve to the left having a radius of 789.02 feet and a chord bearing and distance of South  $88^{\circ}31'44''$  West, 146.62 feet;

**THENCE** in an westerly direction with said curve to the left with the south right-of-way of Broadway Court, same being the south line of the herein described tract, an arc distance of 146.83 feet to a found iron rod on the north boundary of said Lot 6;

**THENCE** South  $82^{\circ}54'38''$  West, with the south right-of-way of Broadway Court, same being the south line of the herein described tract, a distance of 31.54 feet to a calculated point and being the beginning of a tangent curve to the left having a radius of 15.00 feet and a chord bearing and distance of South  $47^{\circ}13'34''$  West, 17.50 feet;

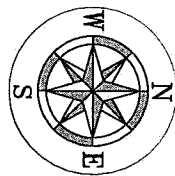
**THENCE** in a westerly direction with said curve to the left with the south right-of-way of Broadway Court, same being the south line of the herein described tract, an arc distance of 18.68 feet to a calculated point for the southwest corner of herein described tract.

**THENCE** North 11°22'49" East, with the east right-of-way of South Water Street , a distance of 74.06 feet to the **POINT OF BEGINNING** and containing 0.29 acre of land, or 12,441 square feet.

NOTE: ALL BEARINGS ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM FOR THE LAMBERT SOUTH ZONE (NAD 1983).

Stacey King Mora  
Stacey King Mora, RPLS  
Registered Professional Land Surveyor  
Texas Registration No. 6166  
Hanson Professional Services Inc.  
TBPE F#417 TBPLS F# 100395-00  
Date: May 14, 2019





S CARANCAHUA STREET

S CHAPARRAL STREET

S WATER STREET

BORN STREET

BROADWAY COURT

STREET CLOSURE

S SHORELINE BOULEVARD

S SHORELINE BOULEVARD

PARK AVENUE



Hanson Professional Services Inc.

TYPE F-417 / TBRPS F-10039500  
TBAE F-BR 2458 / TBRPG F-50556

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## LOCATION MAP

### BROADWAY COURT CLOSURE

0.29 ACRE TRACT OUT OF BROADWAY COURT, AS RECORDED  
IN VOLUME 21, PAGE 50 & VOLUME 68, PAGES 959-960,  
MAP RECORDS, NUECES COUNTY, TEXAS.

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