

**Ordinance abandoning and vacating a 5-foot wide by approximately 78-feet long (391 sq. ft.) portion of a 20-foot wide easement in Lot 10, Section 12, Flour Bluff and Encinal Farm and Garden Tracts.**

**WHEREAS**, The Mostaghasi Investment Trust (Owner) is requesting the closure, abandonment and vacating of a 5-foot wide by approximately 78-feet long (391 sq. ft.) portion of a 20-foot wide easement in Lot 10, Section 12, Flour Bluff and Encinal Farm and Garden Tracts. and

**WHEREAS**, it has been determined that it is advantageous to the City of Corpus Christi to abandon and vacate the 5-foot utility easement portion, subject compliance by the Owner with the conditions specified in the ordinance.

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

**SECTION 1.** Pursuant to Corpus Christi Code Sec. 49.13, an existing a 5-foot wide by approximately 78-feet long (391 sq. ft.) portion of a 20-foot wide easement in Lot 10, Section 12, Flour Bluff and Encinal Farm and Garden Tracts., located at 6122 Wooldridge Road, as recorded in volume A, page 41-43, of the Map Records of Nueces County, Texas, is abandoned and vacated by the City of Corpus Christi ("City"), subject to the Owner's 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. The maintenance responsibilities for the vacated easement reverts to the Owner of the property.

**SECTION 2.** The abandonment and vacating of the utility easement described in Section 1 of this ordinance is expressly conditioned upon the Owner's compliance with the following requirements:

- a. Upon approval by the City Council and issuance of the ordinance, all grants of public easement closures must be recorded at the Owner's 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.
- b. 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 \_\_\_\_\_, 2020, 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 \_\_\_\_\_ 2020, 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 \_\_\_\_\_, 2020.

ATTEST:

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

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



Job No. 7550.C0.00  
January 27, 2020

Exhibit A

0.0090 Acre  
Utility Easement Closure

**STATE OF TEXAS**  
**COUNTY OF NUECES**

**Fieldnotes**, for a 0.0090 Acre, Utility Easement Closure, out of Lot 10, Section 12, 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 0.0090 Acre, Utility Easement Closure, being a portion of an existing Utility Easement, as described in a Deed, recorded in Volume 1970, Pages 951 through 955, Deed Records of Nueces County, Texas; said 0.0090 Acre, Shared Access Easement being more fully described by metes and bounds as follows:

**Commencing**, at a point, on the Southwest Right-of-Way line of Misty Meadow Road, a public roadway, for the Northeast corner of the said Lot 10, from said point a Drill Hole Found, bears South  $84^{\circ}57'27''$  East, 0.23 Feet;

**Thence**, South  $22^{\circ}08'39''$  East, 187.19 Feet, to a point on the Northwest boundary of a Utility Easement, recorded in Volume 1970, Page 951, Deed Records of Nueces County, Texas, for the **Point of Beginning**;

**Thence**, North  $28^{\circ}37'37''$  East, with the said Northwest boundary of Utility Easement, 19.44 Feet, for the beginning of a non-tangent curve to the Right, having a delta of  $21^{\circ}28'05''$ , a radius of 161.52 Feet, an arc length of 60.52 Feet, and a chord which bears North  $39^{\circ}21'40''$  East, 60.17 Feet, for the North corner of this Easement;

**Thence**, continuing with the said Northwest boundary of the existing Utility Easement and with the said circular curve to the Right, 60.52 Feet, for the beginning of a non-tangent curve to the Right, having a delta of  $03^{\circ}23'57''$ , a radius of 89.39 Feet, an arc length of 5.30 Feet, and a chord which bears South  $20^{\circ}46'24''$  East, 5.30 Feet, for the Southeast corner of this Easement;

**Thence**, departing said boundary of a Utility Easement, with the said circular curve to the Left, 5.30 Feet, for the beginning of a non-tangent curve to the Left, having a delta of  $20^{\circ}49'48''$ , a radius of 156.52 Feet, an arc length of 56.90 Feet, and a chord which bears South  $39^{\circ}02'35''$  West, 56.59 Feet, for a corner of this Easement;

**Thence**, with said circular curve to the Left, 56.09 Feet, for a corner of this Easement;

**Thence**, South  $28^{\circ}37'37''$  West, 19.44 Feet, for the Southeast corner of this Easement;

**Thence**, North 61°22'23" West, 5.00 Feet, to the **Point of Beginning**, containing 0.0090 Acres (391 Square Feet) 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.

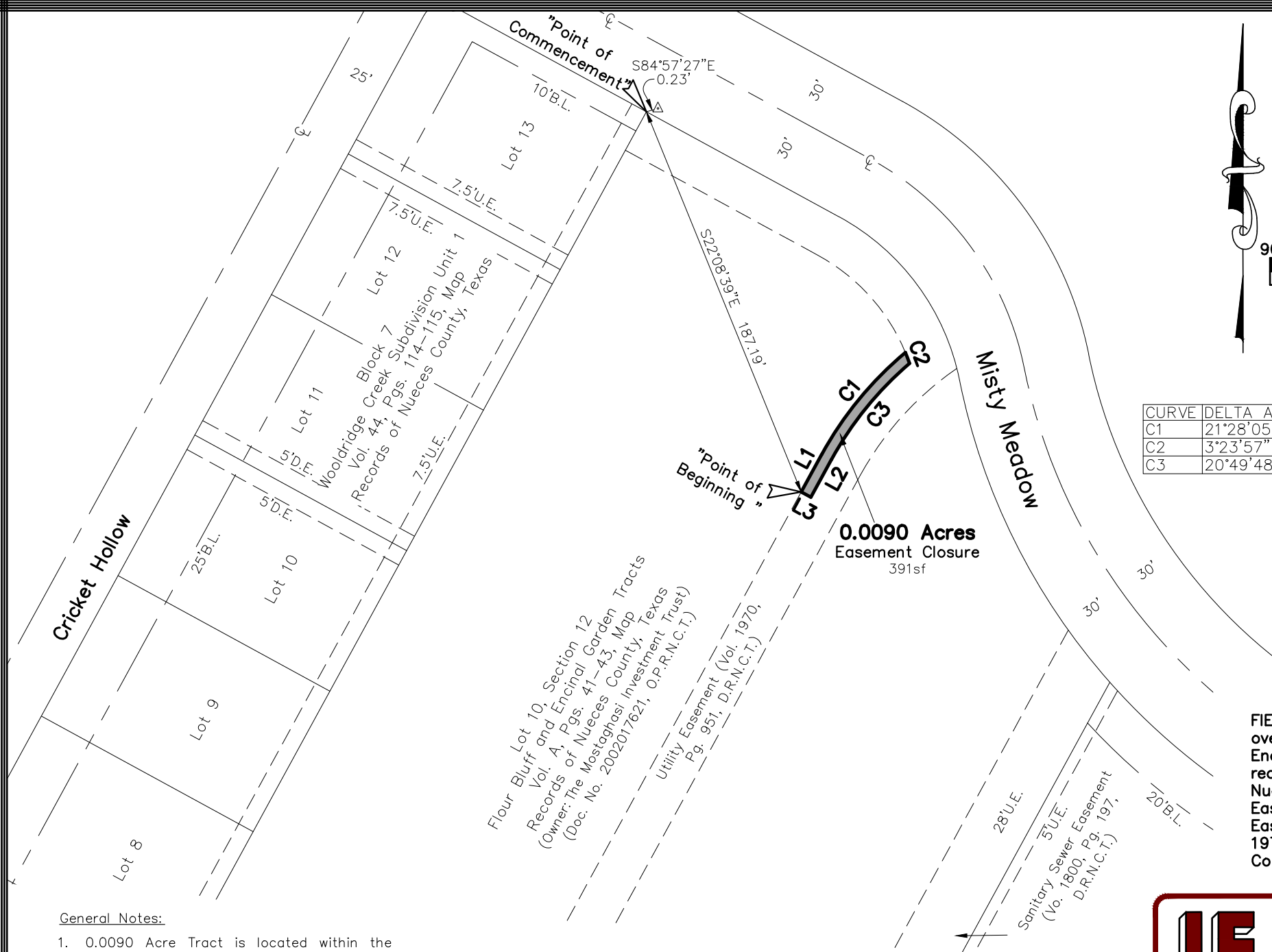
*Also reference accompanying sketch of Tract described herein.*



URBAN ENGINEERING

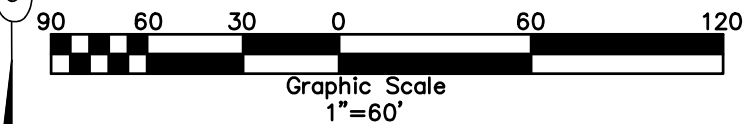
A handwritten signature in black ink that reads "Dan L. Urban".

Dan L. Urban, R.P.L.S.  
License No. 4710



Legend:

- 1/2 Inch Iron Rod
- 5/8 Inch Iron Rod Found
- Drill Hole Found



LINE	BEARING	DISTANCE
L1	N28°37'37"E	19.44'
L2	S28°37'37"W	19.44'
L3	N61°22'23"W	5.00'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	21°28'05"	161.52'	60.52'	N39°21'40"E	60.17'
C2	3°23'57"	89.39'	5.30'	S20°46'24"E	5.30'
C3	20°49'48"	156.52'	56.90'	S39°02'35"W	56.59'

Exhibit B  
Sketch to Accompany

FIELDNOTES for a 0.0090 Acre, Utility Easement Closure, over and across Lot 10, Section 12, 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 0.0090 Acre, Utility Easement Closure, being a portion of an existing Utility Easement, as described in a Deed, recorded in Volume 1970, Pages 951 through 955, Deed Records of Nueces County, Texas.

General Notes:

- 0.0090 Acre Tract is located within the City limits of Corpus Christi, Texas and a subdivision based on this sketch/description may be in violation of the current City of Corpus Christi subdivision ordinance.

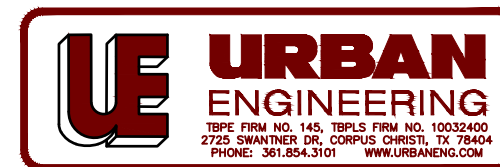
**UE**

**URBAN  
ENGINEERING**  
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PHONE: 361.854.3101 WWW.URBANENG.COM

DATE: Jan 27, 2020  
SCALE: 1"=60'  
JOB NO.: 7550.C0.00  
SHEET: 1 OF 2  
DRAWN BY: JAB  
urbansurvey1@urbaneng.com  
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Location Map: NTS



DATE: Jan. 15, 2020  
 SCALE: NTS  
 JOB NO.: 7550.C0.00  
 SHEET: 2 OF 2  
 DRAWN BY: JAB  
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