

Ordinance abandoning and vacating a utility easement (5,469 square feet), with dimensions of 10-foot wide for approximately 108-feet and a 20-foot wide for approximately 220-feet, out of Block B-2E, in Cullen Place, located at 542 Airline Road for the construction of a new carwash business on the property.

WHEREAS, BAR Property Management, LLC. (Owner) is requesting the closure, abandonment and vacating of a 10-foot wide by approximately 108-feet long utility easement and a 20-foot wide by approximately 220-feet long utility easement (5,469 square feet), and

WHEREAS, it has been determined that it is advantageous to the City of Corpus Christi to abandon and vacate both the 10-foot and the 20-foot utility easements, 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 0.126-acre (5,469 sq.ft.) utility easement with dimensions of 10-foot wide for approximately 108-feet and 20-foot wide for approximately 220-feet, as shown in Exhibit A & B, being out of Block B-2E, Cullen Place, located at 542 Airline Road, as recorded in volume 68, pages 366-367, 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. Relocation of the wastewater line in easement.
- 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 _____, 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. 42929.B8.00

September 30, 2018

Exhibit A
0.126 Acre
Utility Easement Closure

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes, for a 0.126 Acre, Utility Easement Closure, over and across, Block B-2E, Cullen Place, a map of which is recorded in Volume 68, Pages 366-367, Map Records of Nueces County, Texas, also being a portion of an existing Utility Easement, recorded in Volume 1012, Page 265, Deed Records of Nueces County, Texas, said 0.126 Acre, Utility Easement Closure being more fully described by metes and bounds as follows:

Beginning, at a 5/8 Inch Iron Rod Found, on the East Right-of-Way line of Airline Road, a 80 Foot wide public roadway, for a Southwest corner of the said Block B-2E and of this Easement, from **Whence** a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR C.C. TX" Found, on the said East Right-of-Way line, the Southwest corner of Block B-2D, of the said Cullen Place, for the Northwest corner of the said Block B-2E, bears North 02°01'24" East, 196.14 Feet;

Thence, over and across the said Block B-2E, and with the boundary of the said Utility Easement as follows;

- North 35°42'48" East, 108.16 Feet;
- North 87°05'24" East, 220.40 Feet, to the West boundary line of Block B-2B, Cullen Place, a map of which is recorded in Volume 64, Page 294, of the said Map Records, the East boundary line of the said Block B-2E, for the Northeast corner of this Easement, from **Whence** a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR C.C. TX" Found, on the West boundary line of the said Block B-2B, for a common corner of the said Block B-2E and Block B-2D, bears North 02°01'24" East, 87.20 Feet;
- South 02°01'24" West, with the common boundary line of the said Block B-2B and Block B-2E, over and across the said Utility Easement, 20.07 Feet, for the Southeast corner of this Easement, from **Whence** a 5/8 Inch Iron Rod with cap stamped "RPLS 4533" Found, on the North Right-of-Way line of Belmeade Street, a 60 Foot wide public roadway, for the common corner of the said Block B-2B and Block B-2E, bears South 02°01'24" West, 127.92 Feet;

Thence, continuing with the said Utility Easement as follows;

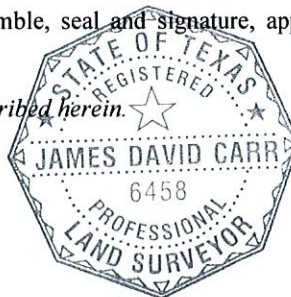
- South 87°05'24" West, 221.85 Feet;
- South 35°42'48" West, 99.91 Feet, to the East Right-of-Way line of the said Airline Road, the Southwest boundary line of the said Block B-2E, for the South corner of the said Utility Easement, for the beginning of a circular curve to the Right, having a delta of 26°23'41", a radius of 30.00 Feet, an arc length of 13.82 Feet, and a chord which bears North 11°10'26" East, 13.70 Feet;

Thence, with the said East Right-of-Way line, the Southwest boundary line of the said Block B-2E and the said circular curve to the Right, 13.82 Feet, to the **Point of Beginning**, containing 0.126 Acres (5,469 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

James D. Carr, R.P.L.S.
License No. 6458

(Vol. 68, Pgs. 366-367, M.R.N.C.T.)
Airline Road
 (80'R.O.W.)

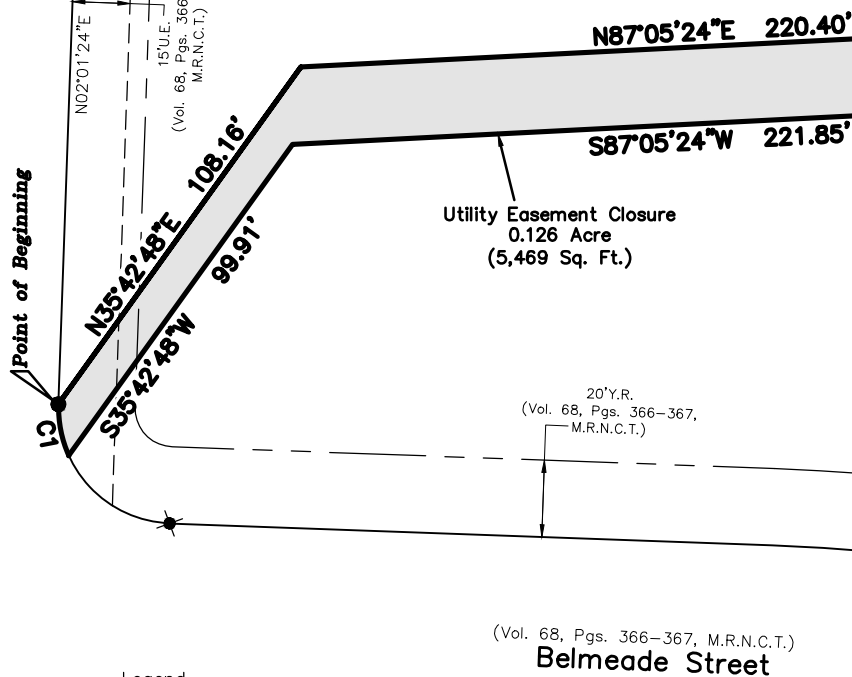
Block B-2D
 Cullen Place
 Vol. 68, Pgs. 366-367, Map
 Records of Nueces County, Texas
 (Owner: Navy Army Federal Credit Union)
 (Doc. No. 2006002201, O.P.R.N.C.T.)

Block B-3
 Cullen Place
 Vol. 61, Pg. 168,
 M.R.N.C.T.

Block B-2E
 Cullen Place
 Vol. 68, Pgs. 366-367, Map
 Records of Nueces County, Texas
 (Owner: Bar Property Management, LLC)
 (Doc. No. 2018036851, O.P.R.N.C.T.)

Block B-2B
 Cullen Place
 Vol. 64, Pg. 294, Map
 Records of Nueces County, Texas
 (Owner: Ronald R. Kuffel, Jr., M.D.)
 (Doc. No. 2004025911, O.P.R.N.C.T.)

URBAN



Legend

- 5/8" I.R. Found
- ✱ Drill Hole Found
- RPLS 4533 ● 5/8" I.R. with cap stamped "RPLS 4533" Found
- UE ● 5/8" I.R. with red plastic cap stamped "URBAN ENGR. C.C. TX" Found

LINE	BEARING	DISTANCE
L1	S02°01'24"W	20.07'

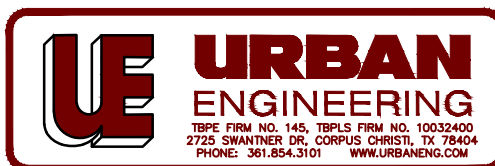
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	26°23'41"	30.00'	13.82'	N11°10'26"W	13.70'

General Notes:

- 1.) 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.

Exhibit B Sketch to Accompany

FIELDNOTES for a 0.126 Acre, Utility Easement Closure, over and across, Block B-2E, Cullen Place, a map of which is recorded in Volume 68, Pages 366-367, Map Records of Nueces County, Texas, also being a portion of an existing Utility Easement, recorded in Volume 1012, Page 265, Deed Records of Nueces County, Texas.



DATE: Sept. 30, 2018
 SCALE: 1"=40'
 JOB NO.: 42929.B8.00
 SHEET: 1 of 2
 DRAWN BY: RLG
 urbansurvey1@urbaneng.com
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