

**Ordinance closing, abandoning and vacating an unimproved 1.8-acre portion of Starry Road out of Flour Bluff and Encinal Farm and Garden Tracts for development of a new subdivision.**

**WHEREAS**, MPM Development, LP (Owner) is requesting the closure, abandonment and vacation of the Starry Road as shown on the recorded plat of Lots 25, 26 and 27, Section 25 and Lots 6, 7 and 8, Section 24 all out of Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, page 41-43, of the Map Records of Nueces County, Texas.

**WHEREAS**, with proper notice to the public, a public hearing was held on Tuesday, June 9, 2020 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 40-foot-wide unimproved street as shown on the recorded plat of Lots 25, 26 and 27, Section 25 and Lots 6, 7 and 8, Section 24 all out of Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, page 41-43, of the said map Records, 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 MPM Development LP, the 1.800 acre, 40-foot-wide unimproved street as shown on the recorded plat of Lots 25, 26 and 27, Section 25 and Lots 6, 7 and 8, Section 24 all out of Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume A, page 41-43, of the Map Records of Nueces County, Texas, of the said map, 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 unimproved street 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 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.
- 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

MURRAY BASS, JR., P.E., R.P.L.S.  
NIXON M. WELSH, P.E., R.P.L.S.  
www.bass-welsh.com

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**BASS & WELSH ENGINEERING**  
Engineering Firm Reg. No. F-52  
Surveying Firm Reg. No. 100027-00  
P.O. Box 6397  
Corpus Christi, TX 78466-6397

March 28, 2020  
17002-M&B-ROAD-CLO.doc

**ROAD CLOSURE**

STATE OF TEXAS                   §

COUNTY OF NUECES           §

Description of a 1.800 acre tract of land, more or less, a portion of Lots 25, 26 and 27, Section 25 and Lots 6, 7, and 8, Section 24, all out of Flour Bluff and Encinal Farm and Garden Tracts, a map of which is recorded in Volume "A", Pages 41 – 43, Map Records, Nueces County, Texas, said 1.800 acre tract of land for road closure as further described by metes and bounds as follows:

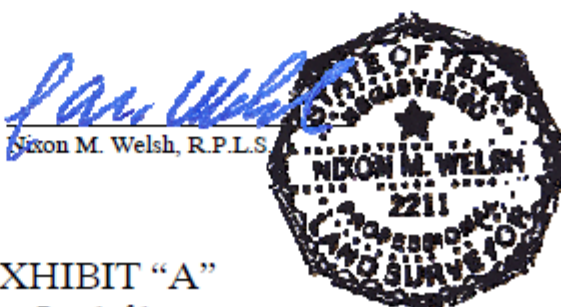
BEGINNING at a point in the common boundary line between said Lot 27 and Lot 28, said Section 25, which bears N29°00'00"E 20.00' from the common westernmost corner of said Lot 27 and northernmost corner of said Lot 6, Section 24, said beginning point P for the northernmost corner of the tract herein described;

THENCE along a line 20' northeast of and parallel to the southwest boundary line of said Lots 27, 26 and 25, Section 25, being along the northeast right-of-way line of a 40' wide public road, to a point in the northwest right-of-way line of a public road for the easternmost or southeasterly corner of the tract herein described, said easternmost corner of the tract herein described bears N61°00'00"W 20.00' and N29°00'00"E 20.00' from the common southernmost corner of said Lot 25, Section 25 and easternmost corner of said Lot 8, Section 24;

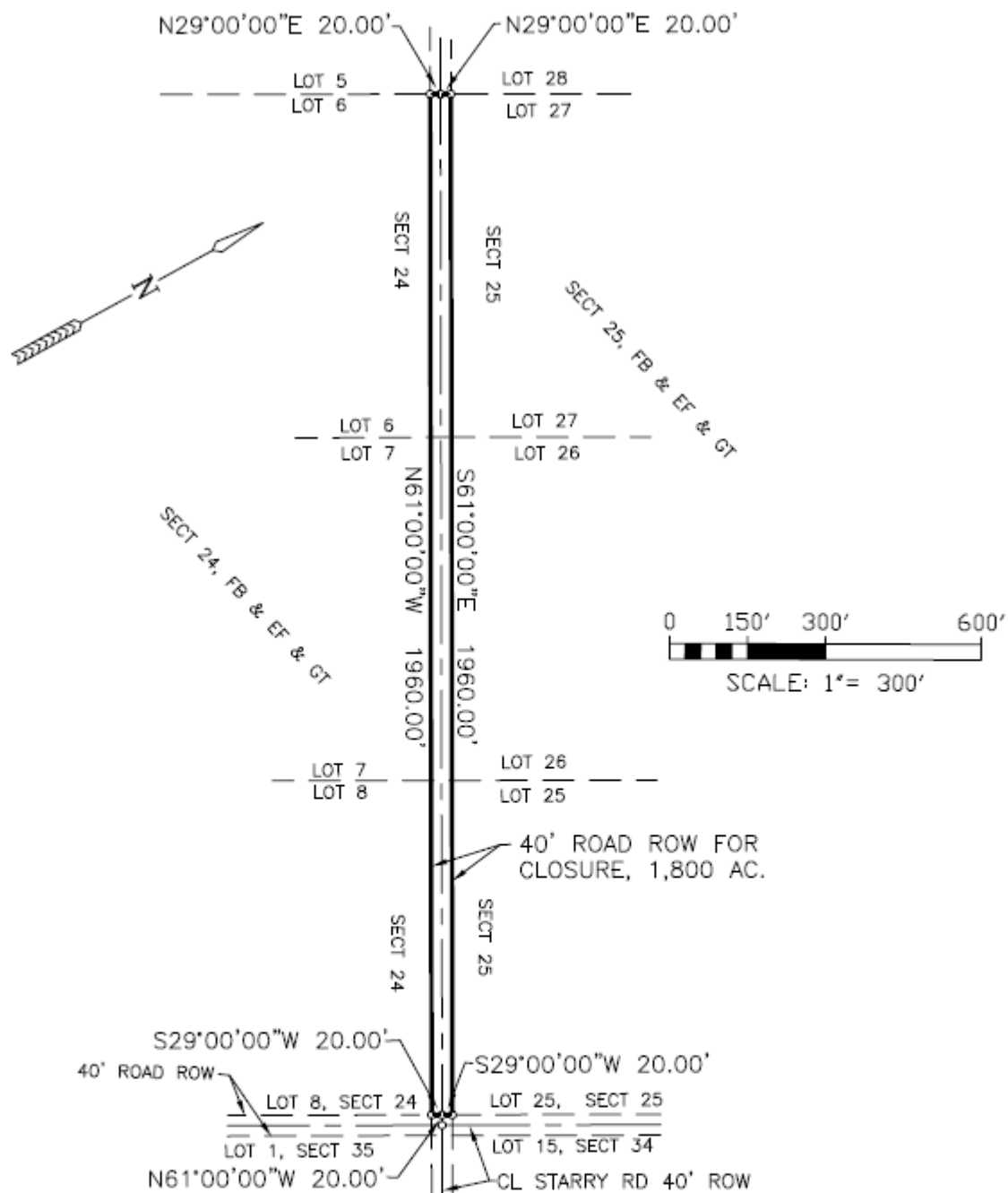
THENCE S29°00'00"W 40.00' to a point in the northwest boundary line of public road for the southernmost corner of the tract herein described in said Lot 8, Section 24;

THENCE N61°00'00"W 1960.00' along a line 20' southwest of and parallel to the southwest boundary line of said Lots 25, 26 and 27, said Section 25, being along the southwest boundary line of 40' wide public road, to a point in the northwest boundary line of said Lot 6, Section 24, for the westernmost corner of the tract herein described;

THENCE N29°00'00"E along the northwest boundary line of said Lot 6, Section 24, at 20.00' pass said northernmost corner of Lot 6, Section 24, and along the northwest boundary line of said Lot 27, Section 25, in all 40.00' to the POINT OF BEGINNING, a sketch showing said 1.800 acre tract of land for road closure being attached hereto as Exhibit "B".



**EXHIBIT "A"**



**EXHIBIT "B"**  
**SKETCH TO ACCOMPANY METES**  
**AND BOUNDS DESCRIPTION**  
 1"=300'

BASS AND WELSH ENGINEERING  
 CORPUS CHRISTI, TX  
 SURVEY REG. NO. 100027-00,  
 TX ENGINEERING REG. NO. F-52,  
 FILE: EXB-ROAD-CLO, JOB NO.  
 19032, SCALE: 1" = 300'  
 PLOT SCALE: SAME, PLOT DATE:  
 3/28/20, SHEET 1 OF 1