

Ordinance abandoning and vacating a 15-foot wide by approximately 483 feet in length (7,239.7 sq. ft.) existing utility easement out of Lot 3, Block 1, South Texas Bone and Joint Medical Plaza Unit 1, located South of Holly Road and West of Crosstown Expressway (TX 286).

WHEREAS, 2413 Memorial Parkway, LLC (Owner) is requesting the closure, abandonment, and vacating of the 15-Foot-wide by approximately 483-feet in length (7,239.7 sq. ft.) of an existing utility easement located South of Holly Road and West of Crosstown Expressway (TX 286).

WHEREAS, it has been determined that it is advantageous to the City of Corpus Christi to abandon and vacate the 15-foot utility easement, subject to 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 the request of 2413 Memorial Parkway, LLC (Owner), an existing 15-foot-wide by approximately 483-feet in length (7,239.7 sq. ft.) utility easement out of Lot 3, Block 1, South Texas Bone and Joint Medical Plaza Unit 1, located South of Holly Road and West of Cross-Town Expressway (TX 286), as recorded in volume 69, page 397, 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 description, 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 closing, 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 easement closure and specified conditions must be recorded at the Owner's 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. Owner will dedicate to the City of Corpus Christi a new public utility easement to accommodate public improvements on said property and record such easement at the Owner's expense in the Official Deed and Map Records of Nueces County, Texas.
- 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 _____, 2021, by the following vote:

Paulette M. Guajardo	_____	John Martinez	_____
Roland Barrera	_____	Ben Molina	_____
Gil Hernandez	_____	Mike Pusley	_____
Michael Hunter	_____	Greg Smith	_____
Billy Lerma	_____		

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 2021, by the following vote:

Paulette M. Guajardo	_____	John Martinez	_____
Roland Barrera	_____	Ben Molina	_____
Gil Hernandez	_____	Mike Pusley	_____
Michael Hunter	_____	Greg Smith	_____
Billy Lerma	_____		

PASSED AND APPROVED on this the _____ day of _____, 2021

ATTEST

Rebecca Huerta
City Secretary

Paulette M. Guajardo
Mayor



Job No. 4916.B9.03
November 23, 2020

Exhibit A
0.1662 Acre
Utility Easement Closure

STATE OF TEXAS
COUNTY OF NUECES

Fieldnotes for a 0.1662 Acre, Utility Easement Closure, being a portion of an existing Utility Easement, over and across Lots 2-3, Block 1, as shown on the plat of South Texas Bone and Joint Medical Plaza Unit 1, a map of which is recorded in Volume 69, Pages 397-399, Map Records of Nueces County, Texas; said 0.1662 Acre, Utility Easement Closure being more fully described by metes and bounds as follows:

Commencing, at a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found, on the Southwest boundary line of Lot 3, Block 2, Cabaniss Acres, a map of which is recorded in Volume 10, Page 20, of the said Map Records, for a common corner of Lots 1-2, of the said Block 1;

Thence, South 31°30'27" West, over and across the said Lot 2, 169.76 Feet, to the **Point of Beginning** at the inner ell corner of the said existing Utility Easement, for the East corner of this Tract;

Thence, South 28°07'50" West, over and across the said existing Utility Easement, 15.00 Feet, to the South corner of this Tract;

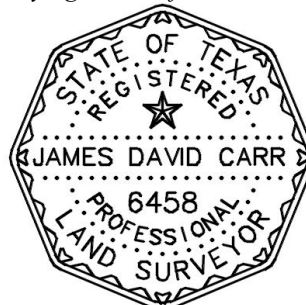
Thence, with the said existing Utility Easement, over and across the said Lots 2-3, with the boundary of this Tract as follows;

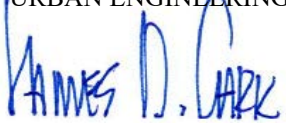
- North 61°52'10" West, at 444.05 Feet pass the common boundary line of the said Lots 2-3, in all 490.15 Feet, to the West corner of this Tract, from **Whence** a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found, for a common corner of the said Lots 2-3, bears South 10°18'36" West, 150.61 Feet;
- North 73°07'50" East, over and across the said existing Utility Easement, 21.21 Feet, to the North corner of this Tract, from **Whence** a 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found, on the Southwest boundary line of Lot 7, of the said Block 2, for a common corner of the said Lots 2-3, bears North 38°31'38" East, 172.29 Feet;

Thence, South 61°52'10" East, with the said existing Utility Easement, at 31.09 Feet pass the said common boundary line, in all 475.15 Feet, to the **Point of Beginning** and containing 0.1662 Acres (7,239 Sq. Ft.) 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 fieldnotes 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

