

ORDINANCE NO. 25-03

AN ORDINANCE ABANDONING AND VACATING THE SOUTH 18 FEET OF THE EXISTING 65-FOOT SHARED PARKING AND ACCESS EASEMENT, DESCRIBED AS A 0.12 ACRE (5,384 SQ. FT.) OUT OF LOT 3, COASTAL SUBDIVISION, LOCATED AT 6102 W. EXPRESSWAY 83.

WHEREAS, the South 18 feet of an existing 65-foot shared parking and access easement being a 0.12 acre (5,384 sq. ft.) 0.167 acre tract of land out of the said 65-foot shared parking and access easement in Lot 3, Coastal Subdivision, Cameron County, Texas; and

WHEREAS, a request has been made by Trimani Harlingen, LLC, which is the landowner for the subject lot which contains the shared parking and access easement to be abandoned;

WHEREAS, the said shared parking and access easement interferes with the future development of the subject property; and

WHEREAS, the City Commission finds and determines that it is in the interest of economic development to abandon the shared parking and access easement: Now therefore

BE IT ORDAINED BY THE CITY OF HARLINGEN

SECTION I: That the South 18 feet of the existing 65-foot shared parking and access easement, being a 0.12 acre (5,384 sq. ft.) out of Lot 3, Coastal Subdivision Harlingen, Cameron County, Texas, according to the map recorded in Document 14093 of the Map Records of Cameron County, Texas is hereby abandoned and vacated, as described in Exhibit "A".

FINALLY ENACTED this 15th day of January, 2025 at a regular meeting of the Commission of the City of Harlingen, Texas at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF HARLINGEN



Norma Sepulveda, Mayor

ATTEST:



Hermelinda Gonzales, Interim City Secretary

Mejia & Rose, Incorporated

Engineering

Surveying

T.B.P.E. No. F-002670

T.B.P.L.S. No. 10023900

TRIMANI HARLINEN LLC
0.12 ACRES

NOVEMBER 17, 2024
JOB NO. 22718

METES AND BOUNDS DESCRIPTION

0.12 ACRE (5,384 SQ. FT.) OUT OF A 65 FT. SHARED PARKING AND ACCESS EASEMENT IN LOT NUMBER THREE (3), COASTAL SUBDIVISION, CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT 14093, MAP RECORDS OF CAMERON COUNTY, TEXAS; SAID 0.12 ACRE BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS;

COMMENCING, AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF U.S. EXPRESWAY 83 (300 FT. R.O.W.) AND THE WEST RIGHT-OF-WAY LINE OF DILWORTH ROAD (60 FT. R.O.W.), AND BEING THE SOUTH BOUNDARY LINE OF SAID LOT 3, **THENCE**, LEAVING THE NORTH RIGHT-OF-WAY LINE OF SAID U.S. EXPRESSWAY 83, ALONG THE WEST RIGHT-OF-WAY LINE OF DILWORTH ROAD AND THE EAST BOUNDARY LINE OF SAID LOT 3, NORTH 44 DEG. 18 MIN. 54 SEC. EAST, A DISTANCE OF 70.27 FEET, FOR A CORNER OF SAID LOT 3, **THENCE**, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF SAID DILWORTH ROAD AND THE EAST BOUNDARY LINE OF SAID LOT 3, NORTH 01 DEG. 01 MIN. 26 SEC. WEST, A DISTANCE OF 235.0 FEET TO A POINT IN THE WEST RIGHT-OF-WAY LINE OF SAID WILWORTH ROAD AND THE EAST BOUNDARY LINE OF SAID LOT 3, **THENCE**, LEAVING THE WEST RIGHT-OF-WAY LINE OF SAID DILWORTH ROAD AND THE EAST BOUNDARY LINE OF SAID LOT 3, SOUTH 89 DEG. 41 MIN. 14 SEC. WEST, A DISTANCE OF 10.00 FEET TO THE INTERSECTION OF A 10 FT. UTILITY EASEMENT AND THE SOUTH BOUNDARY LINE OF SAID 65 FT. SHARED PARKING AND ACCESS EASEMENT, FOR THE SOUTHEAST CORNER AND **POINT OF BEGINNING** OF THIS TRACT;

THENCE, ALONG THE SOUTH BOUNDARY LINE OF SAID 65 FT. SHARE PARKING AND ACCESS EASEMENT, SOUTH 89 DEG. 41 MIN. 14 SEC. WEST, A DISTANCE OF 299.26 FEET TO THE WEST BOUNDARY LINE OF SAID LOT 3, FOR THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID LOT 3, NORTH 00 DEG. 19 MIN. 54 SEC. WEST, A DISTANCE OF 18.00 FEET, FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE, LEAVING THE WEST BOUNDARY LINE OF SAID LOT 3, NORTH 89 DEG. 41 MIN. 14 SEC. EAST, A DISTANCE OF 299.04 FEET TO THE WEST BOUNDARY LINE OF SAID 10 FT. UTILITY EASEMENT, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE WEST BOUNDARY LINE OF SAID 10 FT. UTILITY EASEMENT, SOUTH 01 DEG. 01 MIN. 26 SEC. EAST, A DISTANCE OF 18.00 FEET TO THE **POINT OF BEGINNING** OF THIS TRACT;

CONTAINING, 0.12 ACRES (5,384 SQ. FT.) OF LAND, MORE OR LESS.

NOT A BOUNDARY SURVEY.

E.H. Mejia
EDUARDO H. MEJIA,
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3900
STATE OF TEXAS

