

**Ordinance abandoning and vacating an 80.00-foot-wide by approximately 1761.00 feet long (140,880 sq. ft.) portion of an existing 80.00-foot-wide drainage easement out of Bohemian Colony Lands, Section 7, Lot 6, located at 1802 Lands Road, conditioned on the dedication of a replacement easement.**

**WHEREAS**, MVR Construction Company, (Owner) is requesting the closure, abandonment and vacating of an 80.00 foot wide by approximately 1761.00 feet long (140,880 sq. ft.) portion of an existing 80.00-foot-wide drainage easement out of Bohemian Colony Lands, Section 7, Lot 6.

**WHEREAS**, MVR Construction Company, (Owner) will deed a new drainage easement of equivalent design and construction in accordance with standard details of the City of Corpus Christi specified as an 80.00 foot wide by approximately 1560.40 feet long (123,998 sq. ft.) drainage easement consisting of 2.84966 acres for Saratoga Downs Unit 4.

**WHEREAS**, it has been determined that it is advantageous to the City of Corpus Christi to abandon and vacate the 80.00 foot by approximately 1761.00 feet long easement portion, 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 Corpus Christi Code Sec. 49.13, an existing an 80.00 foot wide by approximately 1761.00 feet long (140,880 sq. ft.) portion of an existing 80.00 foot wide drainage easement as recorded in Volume 2024, Page 979 and Volume 2024, Page 984, and being out of Bohemian Colony Lands, Section 7, Lot 6, located at 1802 Lands Road, as recorded in Volume A, Page 48, 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 entirety. 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. The owner will record a final plat dedicating a new 80-foot by 1560.40 feet long drainage easement with equivalent design and construction required by the city as shown in “Exhibit C”, which is a metes and bounds description and field

notes, "Exhibit D", which is a graphical representation of the legal, which are attached to and incorporated in this ordinance by reference.

- c. Failure to comply with all the conditions outlined in this Ordinance within 365 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 \_\_\_\_\_, 2022, 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 \_\_\_\_\_ 2022, 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 \_\_\_\_\_, 2022.

ATTEST:

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

\_\_\_\_\_  
Paulette M. Guajardo  
Mayor



Job No.: 4916.C1.02  
January 5, 2022

Exhibit A  
3.0633 Acre  
Drainage Easement Closure

STATE OF TEXAS  
COUNTY OF NUECES

**FIELDNOTES**, for a 3.0633 Acres, Drainage Right-of-Way Closure, out of Lot 6, Section 7, Bohemian Colony Lands, a map of which is recorded in Volume A, Page 48, Map Records of Nueces County, Texas, being over and across a portion of a 34.96 Acre Tract, as described in a Correction Affidavit as to General Warranty Deed from Zeba, LLC to MVR Construction Company, recorded in Document No. 2021014902, Official Public Records of Nueces County, Texas; Drainage Right-of-Way Closure being all of an 80 Foot Wide Drainage Right-of-Way, in Volume 2024, Page 979, Deed Records of Nueces County, Texas and all of an 2.266 Acres of a 80 Foot Wide Drainage Right-of-Way, recorded in Volume 2024, Page 984, of said Deed Records; said 3.0633 Acre, Drainage Right-of-Way Closure being described by metes and bounds as follows:

**Commencing**, at a 5/8 Inch Iron Rod with a plastic red cap stamped "URBAN ENGR CCTX" Found, being the South corner of Martin Street, a public roadway, and the East corner of the said 34.96 Acre Tract;

**Thence**, South 28°38'32" West, with the Southeast boundary line of the said 34.96 Acres, a distance of 97.71 Feet, to a 5/8 Inch Iron Rod with a cap stamped "BASS & WELSH" Found, for the North corner of a 75 Foot Drainage Right-of-Way, out of Lot 3, of the said Section 7, as described in a General Warranty Deed from Zeba, LLC and Sea Builders, LLC to MVR Construction Company, recorded in Volume 2171, Page 144, said Deed Records, East corner of this Closure and for the **Point of Beginning**;

**Thence**, South 28°38'32" West, with the common boundary line of the said 34.96 Acres Tract and the said 75 Foot Drainage Right-of-Way, a distance of 80.00 Feet, for a corner of this Closure;

**Thence**, North 61°18'50" West, over and across the said 34.96 Acres, a distance of 260.46 Feet, for a corner of this Closure and the beginning of a circular curve to the Left, having a Delta of 33°22'12", with a Radius of 592.60 Feet, with an Arc Length of 345.14 Feet, and a Chord which bears North 77°59'56" West, 340.28 Feet;

**Thence**, with the said circular curve to the Left, a distance of 345.14 Feet, for a corner of this Closure;

**Thence**, South 85°18'58" West, continuing across the said 34.96 Acres, a distance of 502.99 Feet, for a corner of this Closure;

**Thence**, South 80°14'19" West, continuing across the said 34.96 Acres, 100.07 Feet, for corner of this Closure and the beginning of a non-tangent curve to the Right, having a Delta of 48°19'43", with a Radius of 592.17 Feet, with an Arc Length of 499.49 Feet, and a Chord which bears North 44°02'04" West, 484.81 Feet;

**Thence**, with the said non-tangent curve to the Right, a distance of 499.49 Feet, for a corner of this Closure, to the common boundary line of a 0.876 Acres Tract out of the said Lot 6, and the said 34.96 Acres, for the West corner of this Closure, from **Whence**, a 5/8 Inch Iron Rod with a cap stamped "BASS & WELSH" Found, for a common corner of the said 0.876 and 34.96 Acres Tracts, bears, South 89°50'07" East, 14.04 Feet;

**Thence**, South 89°50'07" East, with the said common boundary line, 86.06 Feet, for corner of this Closure and the beginning of a non-tangent curve to the Left, having a Delta of 40°59'02", with a Radius of 512.17 Feet, with an Arc Length of 366.36 Feet, and a Chord which bears South 43°39'43" East, 358.60 Feet;

**Thence**, with the said non-tangent curve to the Left, a distance of 366.36 Feet, for a corner of this Closure;

**Thence**, North 85°18'58" East, continuing over and across the said 34.96 Acres, 598.75 Feet, for corner of this Closure and the beginning of a circular curve to the Right, having a Delta of 33°22'12", with a Radius of 672.60 Feet, with an Arc Length of 391.73 Feet, and a Chord which bears South 77°59'56" East, 386.22 Feet;

**Thence**, with the said circular curve to the Right, a distance of 391.73 Feet, for a corner of this Closure;

**Thence**, South 61°18'50" East, continuing over and across the said 34.96 Acre Tract, 260.40 Feet, to the **Point of Beginning**, containing 3.0633 Acres (133,438 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.

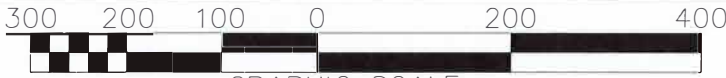
Unless this fieldnotes description, including preamble, seal and signature, appears in its entirety, in its original form, surveyor assumes no responsibility for its accuracy.

*Also reference accompanying sketch of tract described herein.*

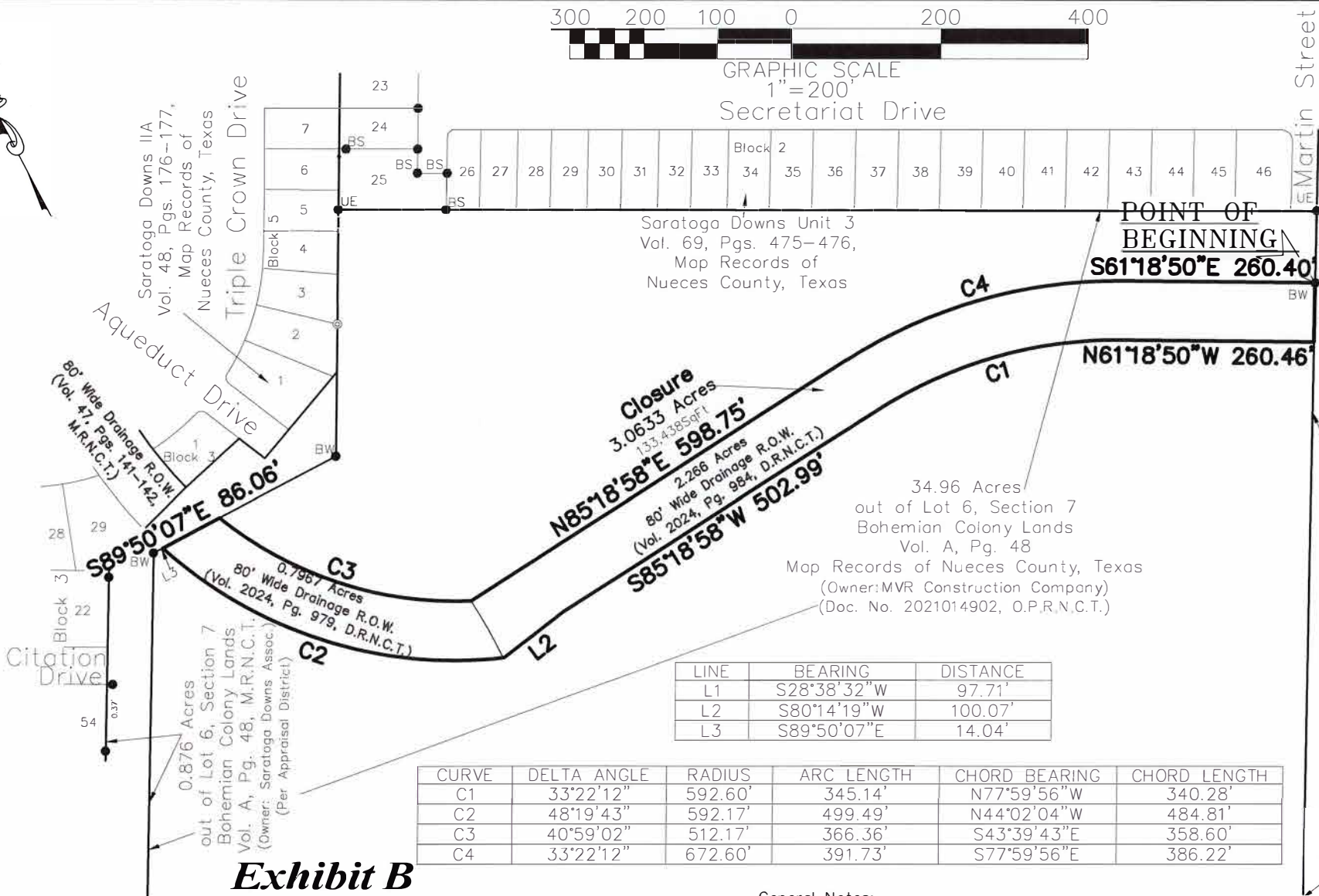
URBAN ENGINEERING



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



GRAPHIC SCALE  
1"=200'



**POINT OF COMMENCEMENT**

**POINT OF BEGINNING**

68.317 Acres  
out of Lots 3 and 4,  
Section 7  
Bohemian Colony Lands  
Vol. A, Pg. 48  
Map Records of Nueces  
County, Texas  
(Owner: Cardco, Inc.  
Per Appraisal District)

34.96 Acres  
out of Lot 6, Section 7  
Bohemian Colony Lands  
Vol. A, Pg. 48  
Map Records of Nueces County, Texas  
(Owner: MVR Construction Company)  
(Doc. No. 2021014902, O.P.R.N.C.T.)

LINE	BEARING	DISTANCE
L1	S28°38'32"W	97.71'
L2	S80°14'19"W	100.07'
L3	S89°50'07"E	14.04'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	33°22'12"	592.60'	345.14'	N77°59'56"W	340.28'
C2	48°19'43"	592.17'	499.49'	N44°02'04"W	484.81'
C3	40°59'02"	512.17'	366.36'	S43°39'43"E	358.60'
C4	33°22'12"	672.60'	391.73'	S77°59'56"E	386.22'

Legend:

- 5/8" I.R. Found
- ◎ 1" I.P. Found
- UE ● 5/8" Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Found
- VE ● 5/8" Iron Rod with yellow plastic cap stamped "VOSS ENG. RPLS 2293" Found
- BW ● 5/8" Iron Rod with plastic cap stamped "BASS AND WELSH ENGINEERING" Found

**Exhibit B**  
**Sketch to Accompany**

FIELDNOTES for a 3.0633 Acres, Drainage Right-of-Way Closure, out of Lot 6, Section 7, Bohemian Colony Lands, a map of which is recorded in Volume A, Page 48, Map Records of Nueces County, Texas, being over and across a portion of a 34.96 Acre Tract, as described in a Correction Affidavit as to General Warranty Deed from Zeba, LLC to MVR Construction Company, recorded in Document No. 2021014902, Official Public Records of Nueces County, Texas; Drainage Right-of-Way Closure being all of an 80 Foot Wide Drainage Right-of-Way, in Volume 2024, Page 979, Deed Records of Nueces County, Texas and all of an 2.266 Acres of a 80 Foot Wide Drainage Right-of-Way, recorded in Volume 2024, Page 984, of said Deed Records.

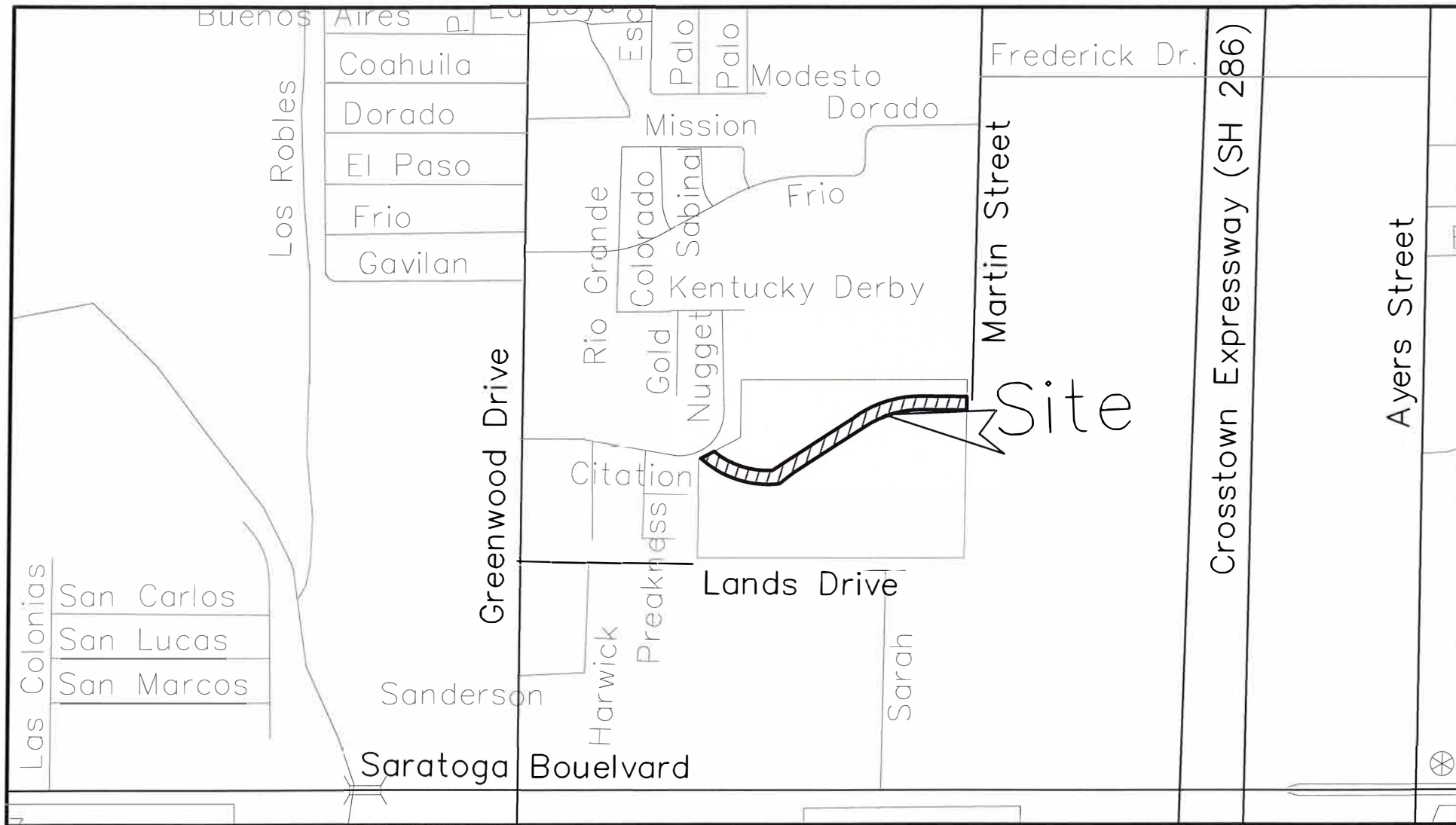
General Notes:

1. 3.0633 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.
2. Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and is based on the North American Datum of 1983(2011) Epoch 2010.00.

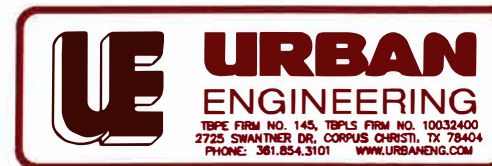


DATE: Jan 5, 2022  
SCALE: 1"=200'  
JOB NO.: 4916.C1.02  
SHEET: 1 OF 2  
DRAWN BY: JAB  
urbansurvey1@urbaneng.com  
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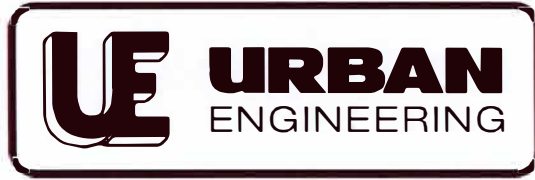




Location Map: Not To Scale



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 urbansurvey1@urbaneng.com  
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Job No.: 4916.C1.02  
January 5, 2022

**Exhibit C**  
**2.8466 Acre**  
**Drainage Right-of-Way**

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

**FIELDNOTES**, for a 2.8466 Acres, Drainage Right-of-Way, over and across Lot 6, Section 7, Bohemian Colony Lands, a map of which is recorded in Volume A, Page 48, Map Records of Nueces County, Texas, being over and across a portion of a 34.96 Acre Tract, as described in a Correction Affidavit as to General Warranty Deed from Zeba, LLC to MVR Construction Company, recorded in Document No. 2021014902, Official Public Records of Nueces County, Texas; said 2.8466 Acres, Drainage Right-of-Way being described by metes and bounds as follows:

**Commencing**, at a 5/8 Inch Iron Rod with a plastic red cap stamped "URBAN ENGR CCTX" Found, being the South corner of Martin Street, a public roadway and, for the East corner of the said 34.96 Acre Tract;

**Thence**, South 28°38'32" West, with the Southeast boundary line of the said 34.96 Acres, a distance of 97.71 Feet, pass a 5/8 Inch Iron Rod with a cap stamped "BASS & WELSH" Found, for the North corner of a 75 Foot Drainage Right-of-Way, out of Lot 3, of the said Section 7, as described in a General Warranty Deed from Zeba, LLC and Sea Builders, LLC to MVR Construction Company, recorded in Volume 2171, Page 144, said Deed Records, in all a distance of 410.02 Feet, for the East corner of this Drainage Right-of-Way and for the **Point of Beginning**;

**Thence**, South 28°38'32" West, with the common boundary line of the said 34.96 Acres Tract and the said 75 Foot Drainage Right-of-Way, a distance of 78.42 Feet, for the South corner of this Drainage Right-of-Way;

**Thence**, North 61°48'07" West, over and across the said 34.96 Acres, a distance of 1560.40 Feet, to the common boundary line of a 0.876 Acres Tract out of the said Lot 6, and the said 34.96 Acres, for the West corner of this Drainage Right-of-Way;

**Thence**, North 28°37'41" East, with the said common boundary line, a distance of 24.73 Feet, to a 5/8 Inch Iron Rod with a cap stamped "BASS & WELSH" Found, for a common corner of the said 0.876 Acre Tract and the said 34.96 Acre Tracts and for a corner of this Drainage Right-of-Way;

**Thence**, South 89°50'07" East, continuing with the said common boundary line, a distance of 276.10 Feet, to a 5/8 Inch Iron Rod with a cap stamped "BASS & WELSH" Found, for a common corner of the said 0.876 Acre Tract and the said 34.96 Acre Tracts and for a corner of this Drainage Right-of-Way;

**Thence**, South 28°03'57" West, leaving the said common boundary line, a distance of 77.76 Feet, for a East corner of this Drainage Right-of-Way;

**Thence**, South 61°52'32" East, over and across the said 34.96 Acre Tract, a distance of 1316.94 Feet, to the **Point of Beginning**, containing 2.8466 Acres (123,998 Sq. Ft) of Land, more or less.

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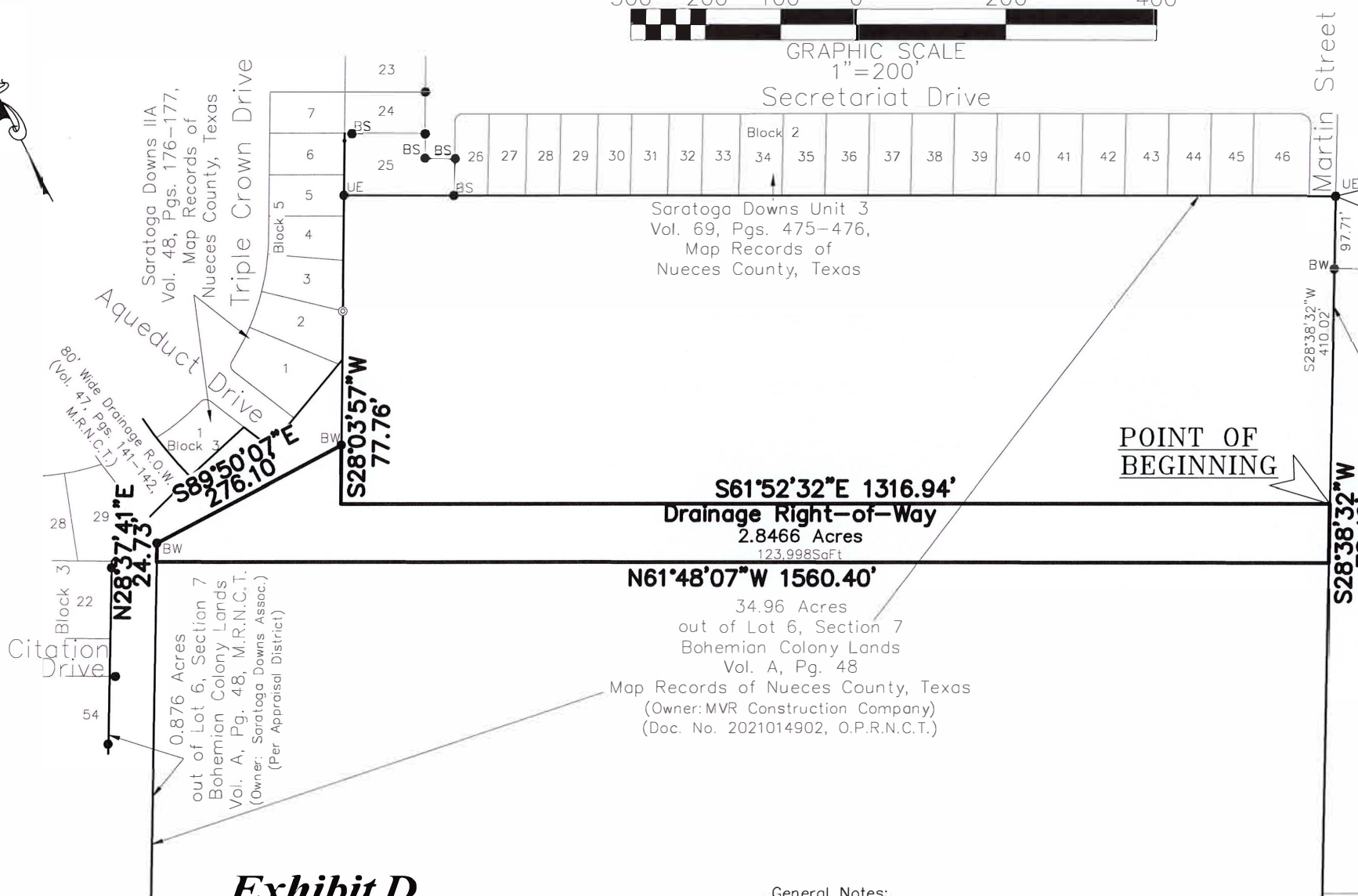


URBAN ENGINEERING

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

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





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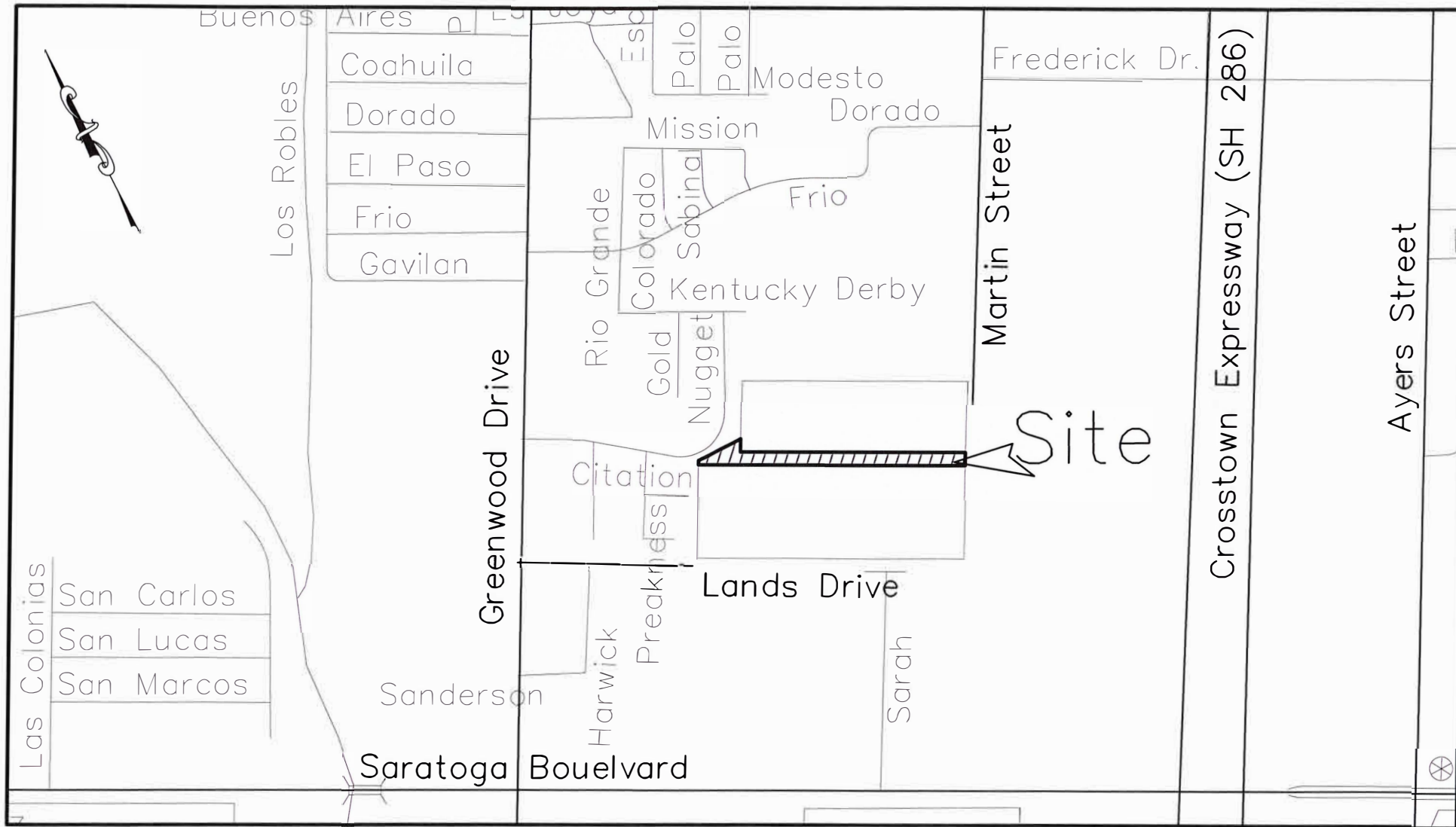
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