

**Ordinance abandoning and vacating an undeveloped and unsurfaced 21,690 square-foot portion of the Bockholt Road public street right-of-way, out of GC&SF RR CO Survey, Abstract No. 1005, Nueces County, Texas, being a portion of those certain tracts of land described as Tract Two and Tract Three, located between the Old State Highway 44 right-of-way and the New State Highway 44 right-of-way; and requiring the owner, George Picha, to comply with specified conditions.**

**WHEREAS**, George Picha (“Owner”) has requested the abandonment and vacation of an undeveloped and unsurfaced 21,690-square-foot portion of the Bockholt Road public street right-of-way out of GC&SF RR CO Survey, Abstract No. 1005, Nueces County, Texas, being a portion of those certain tracts of land described as Tract Two and Tract Three;

**WHEREAS**, with proper notice to the public, a public hearing was held on Tuesday, November 11, 2014, during a meeting of the City Council, during which all interested parties and citizens were allowed to appear and be heard; and

**WHEREAS**, it has been determined that it is feasible and advantageous to the City of Corpus Christi to abandon and vacate the subject portion of the undeveloped and unsurfaced public street right-of-way out of Bockholt Road, subject to compliance by the Owners 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 George Picha (“Owner”), an undeveloped and unsurfaced 21,690-square-foot portion of the Bockholt Road public street right-of-way out of GC&SF RR CO Survey, Abstract No. 1005, Nueces County, Texas, being a portion of those certain tracts of land described as Tract Two and Tract Three, located between the Old State Highway 44 right-of-way and the New State Highway 44 right-of-way, as recorded in Volume 1838, Page 151, of the Official Deed 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 of the subject portion, and Exhibit “B,” which is a field notes map, are attached to and incorporated in this ordinance by reference as if each were fully set out herein in their entireties.

**SECTION 2.** The abandonment and vacation of the public street right-of-way described in Section 1 of this ordinance is expressly conditioned upon the Owners’ compliance with the following requirements:

- a. City staff recommends that payment of the fair market value be waived because City Code, Sec. 49-12, (c)(4) of the City Code of Ordinances eliminates payment of the fair market value when an abandoned street is unimproved, as it is in this case.
- b. AT&T has an existing underground fiber cable along the north side and the west side of the Bockholt Road public right-of-way, and is requiring that a utility easement be retained for their underground fiber optic cable.
- c. Owner is to dedicate a 15-foot wide utility easement along the north side and the west side of the Bockholt Road public right-of-way to be abandoned and vacated.
- d. Owner must replat the portion of Bockholt Road to be abandoned and vacated, and comply with all specified conditions of the ordinance within 180 days of City Council approval, to avoid amendment of the Ordinance by City Council.

- e. Failure to comply with all the conditions outlined in this Ordinance within the specified time frame will hereby make the Ordinance null and void.
- f. Upon approval by the City Council and issuance of the ordinance, all grants of streets closures must be recorded at the Owners' expense in the real property Official Deed and Map Records of Nueces County, Texas, in which the subject portion of the property is located, with a copy of the recording provided to the City. Prior to the issuance of any permits for construction on the land, an up-to-date survey, abstracted for all streets, alleys or public rights-of-way, and items of record must be submitted by the Owners to the Director of Development Services.

The foregoing ordinance was read for the first time and passed to its second reading on this the day of \_\_\_\_\_, 20\_\_\_\_, by the following vote:

Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

The foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the following vote:

Nelda Martinez	_____	Chad Magill	_____
Kelley Allen	_____	Colleen McIntyre	_____
Rudy Garza	_____	Lillian Riojas	_____
Priscilla Leal	_____	Mark Scott	_____
David Loeb	_____		

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

ATTEST:

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

\_\_\_\_\_  
 Nelda Martinez  
 Mayor

## Bockholt Street Closure

FIELD NOTES for the closure of a portion of a 60 foot wide right-of-way (R.O.W.) known as Bockholt Road;

BEING a 0.498 acre tract of land situated in the GC&SF RR CO Survey, Abstract No. 1005, Nueces County, Texas, being a portion of those certain tracts of land described as Tract Two and Tract Three in deed recorded in Volume 1838, Page 151, Deed Records, said Nueces County, and being more particularly described by metes and bounds as follows:

BEGINNING at a Texas Highway Department R.O.W. monument found at the south corner of that certain tract of land described as Tract 1 in deed recorded in Document Number 2003057437, Official Public Records, said Nueces County, and being in the north R.O.W. line of State Highway 44 (a variable width R.O.W.);

THENCE North 01°08'44" West, passing at 90.37 feet the north corner of said Tract 1, at 110.20 feet a southeast corner of aforesaid Tract Three, and continuing a total distance of 368.85 feet to a point in the south line of a 20 foot wide State Highway 44 R.O.W. Easement, as recorded in Volume 265, Page 27, aforesaid Deed Records;

THENCE North 88°35'19" East, 60.00 feet along said south line;

THENCE South 01°08'44" East, passing at 278.61 feet a southwest corner of aforesaid Tract Two and the north corner of Tract 2 of aforesaid Document Number 2003057437, and continuing a total distance of 354.17 feet to the south corner of said Tract 2 and being in aforesaid north R.O.W. line of State Highway 44;

THENCE South 74°51'10" West, 61.84 feet along said north R.O.W. line to the POINT OF BEGINNING and containing 0.498 acres or 21,690 square feet based on the bearings and distances described herein.

NOTE:  
1. BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH ZONE.

I HEREBY CERTIFY THAT THIS PLAT SHOWS THE SUBJECT LOCATION AS SURVEYED ON THE GROUND.

*Rodric R. Reese*

RODRIC R. REESE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 5883



**PLAT OF:**  
BOCKHOLT ROAD CLOSURE  
(PAGE 2 OF 2)

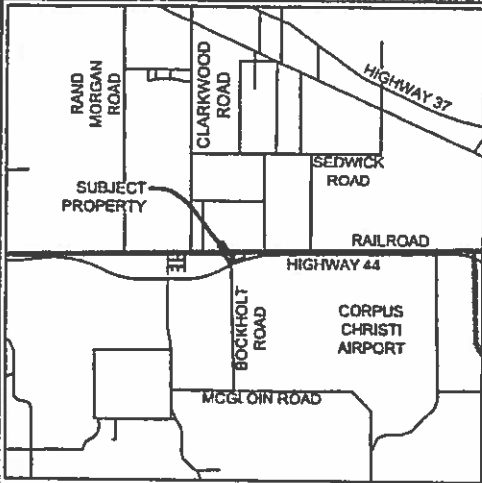
A 0.498 ACRE TRACT OF LAND  
SITUATED IN THE GC&SF RR CO  
SURVEY, ABSTRACT NO. 1005,  
IN THE CITY OF CORPUS CHRISTI,  
NUECES COUNTY, TEXAS

**FRONTIER**  
SURVEYING COMPANY

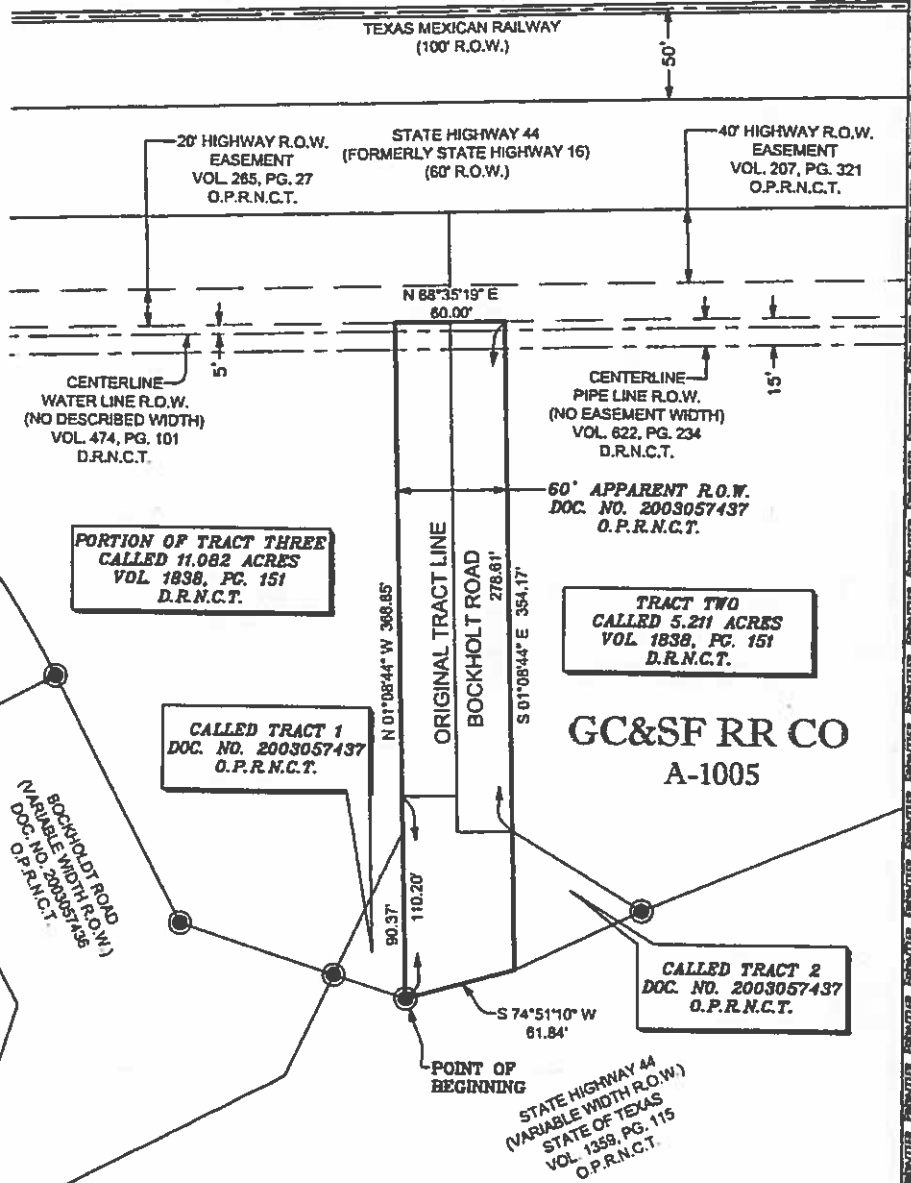
EXHIBIT A

SERVICES: LAND SURVEYING/LOCATIONS/PIPELINES/MAPPING/GPS/DIG  
710 BUFFALO STREET, SUITE 700, CORPUS CHRISTI, TEXAS, 78401  
PHONE: (361) 881 - 8044 FAX: (361) 881 - 8340  
www.frontiersurveying.com

Job Number:	1406012	Scale:	1" = 100'
Field Date:	6/19/2014	Checked by:	RR
Field Tech(s):	MW/CW/CE	Office Tech(s):	CMB
Drawing Date:	7/2/2014	Revised Date:	9/24/2014



VICINITY MAP  
(NOT TO SCALE)



PORTION OF TRACT THREE  
CALLED 11.082 ACRES  
VOL. 1838, PG. 151  
D.R.N.C.T.

CALLED TRACT 1  
DOC. NO. 2003057437  
O.P.R.N.C.T.

TRACT TWO  
CALLED 5.211 ACRES  
VOL. 1838, PG. 151  
D.R.N.C.T.

GC&SF RR CO  
A-1005

CALLED TRACT 2  
DOC. NO. 2003057437  
O.P.R.N.C.T.

PORTION OF TRACT THREE  
CALLED 11.082 ACRES  
VOL. 1838, PG. 151  
D.R.N.C.T.

FOUND TEXAS HIGHWAY  
DEPT. R.O.W. MONUMENT

STATE HIGHWAY 44  
(VARIABLE WIDTH R.O.W.)  
STATE OF TEXAS  
VOL. 1259, PG. 115  
O.P.R.N.C.T.



SCALE: 1" = 100 FEET

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PLAT OF:

BOCKHOLT ROAD CLOSURE  
(PAGE 1 OF 2)

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SITUATED IN THE GC&SF RR CO  
SURVEY, ABSTRACT NO. 1005,  
IN THE CITY OF CORPUS CHRISTI,  
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EXHIBIT B  
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