

**Ordinance abandoning and vacating a 3,357.08-square-foot portion of a 5-foot-wide utility easement out of Lot 1A, Block 6, Airport Industrial Subdivision, and a 6,721.94-square-foot portion of a 10-foot-wide utility easement out of Lot 3, Block 4, Airport Industrial Subdivision; and requiring the owner, Weatherford U.S., L.P., to comply with the specified conditions.**

**WHEREAS**, Urban Engineering, acting as agent on behalf of Weatherford U.S., L.P., (“Owner”) is requesting the abandonment and vacation of a 3,357.08-square-foot portion of a 5-foot-wide utility easement out of Lot 1A, Block 6, Airport Industrial Subdivision, and a 6,721.94-square-foot portion of a 10-foot-wide utility easement out of Lot 3, Block 4, Airport Industrial Subdivision, located north of State Highway 44 and west of North Padre Island Drive (State Highway 358), to accommodate future development of the property;

**WHEREAS**, with proper notice to the public, a public hearing was held on Tuesday, August 21, 2012, during a meeting of the City Council, in the Council Chambers, at City Hall, in the City of Corpus Christi, during which all interested persons 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 a 3,357.08-square-foot portion of a 5-foot-wide utility easement out of Lot 1A, Block 6, Airport Industrial Subdivision, and a 6,721.94-square-foot portion of a 10-foot-wide utility easement out of Lot 3, Block 4, Airport Industrial Subdivision, subject to the provisions in this ordinance included below.

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CORPUS CHRISTI, TEXAS:**

**Section 1.** Pursuant to the request of Urban Engineering, acting as agent on behalf of Weatherford U.S., L.P. (“Owner”), a 3,357.08-square-foot portion of a 5-foot-wide utility easement out of Lot 1A, Block 6, Airport Industrial Subdivision, and a 6,721.94-square-foot portion of a 10-foot-wide utility easement out of Lot 3, Block 4, Airport Industrial Subdivision, located north of State Highway 44 and west of North Padre Island Drive (State Highway 358), as recorded in Volume 67, Page 208, and Volume 42, Page 143, respectively, of the Official Deed and Map Records of Nueces County, Texas, are abandoned and vacated by the City of Corpus Christi (“City”), subject to Owner’s compliance with the conditions specified in Section 2 of this ordinance. Exhibit “A,” which is a site map, Exhibit “B,” which is a metes and bounds description, and Exhibit “C,” 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 its entirety.

**Section 2.** The abandonment and vacation of the utility easements described in Section 1 of this ordinance is expressly conditioned upon Owner’s compliance with the following requirements:

- a. Owner must dedicate to the City new utility easements of equal or greater value than the utility easements being released by the City in this easement closure action, in accordance with the Corpus Christi Code of Ordinances, Section 49-12, within 180 days of City Council approval of this ordinance so that the requirement of paying fair market value for the properties can be waived.
- b. Upon approval by the City Council and issuance of the ordinance, all grants of easement closure and specified conditions must be recorded at Owner's expense in the Official Deed and Map Records of Nueces County, Texas, in which the affected properties are located.
- c. Prior to the permitting of any construction on the affected properties, the Owner must submit up-to-date surveys, abstracted for all easements and items of record, to the Director of Development Services, or his designee.
- d. Owner must comply with all specified conditions of the ordinance within 180 days of City Council approval.

The foregoing ordinance was read for the first time and passed to its second reading on this the \_\_\_\_\_ day of \_\_\_\_\_, 2012, by the following votes:

|                     |       |                |       |
|---------------------|-------|----------------|-------|
| Joe Adame           | _____ | David Loeb     | _____ |
| Chris Adler         | _____ | John E. Marez  | _____ |
| Kelley Allen        | _____ | Nelda Martinez | _____ |
| Larry Elizondo, Sr. | _____ | Mark Scott     | _____ |
| Priscilla Leal      | _____ |                |       |

The foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_, 2012, by the following votes:

|                     |       |                |       |
|---------------------|-------|----------------|-------|
| Joe Adame           | _____ | David Loeb     | _____ |
| Chris Adler         | _____ | John E. Marez  | _____ |
| Kelley Allen        | _____ | Nelda Martinez | _____ |
| Larry Elizondo, Sr. | _____ | Mark Scott     | _____ |
| Priscilla Leal      | _____ |                |       |

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 2012.

ATTEST:

\_\_\_\_\_  
Armando Chapa  
City Secretary

\_\_\_\_\_  
Joe Adame  
Mayor

SITE MAP N.T.S.

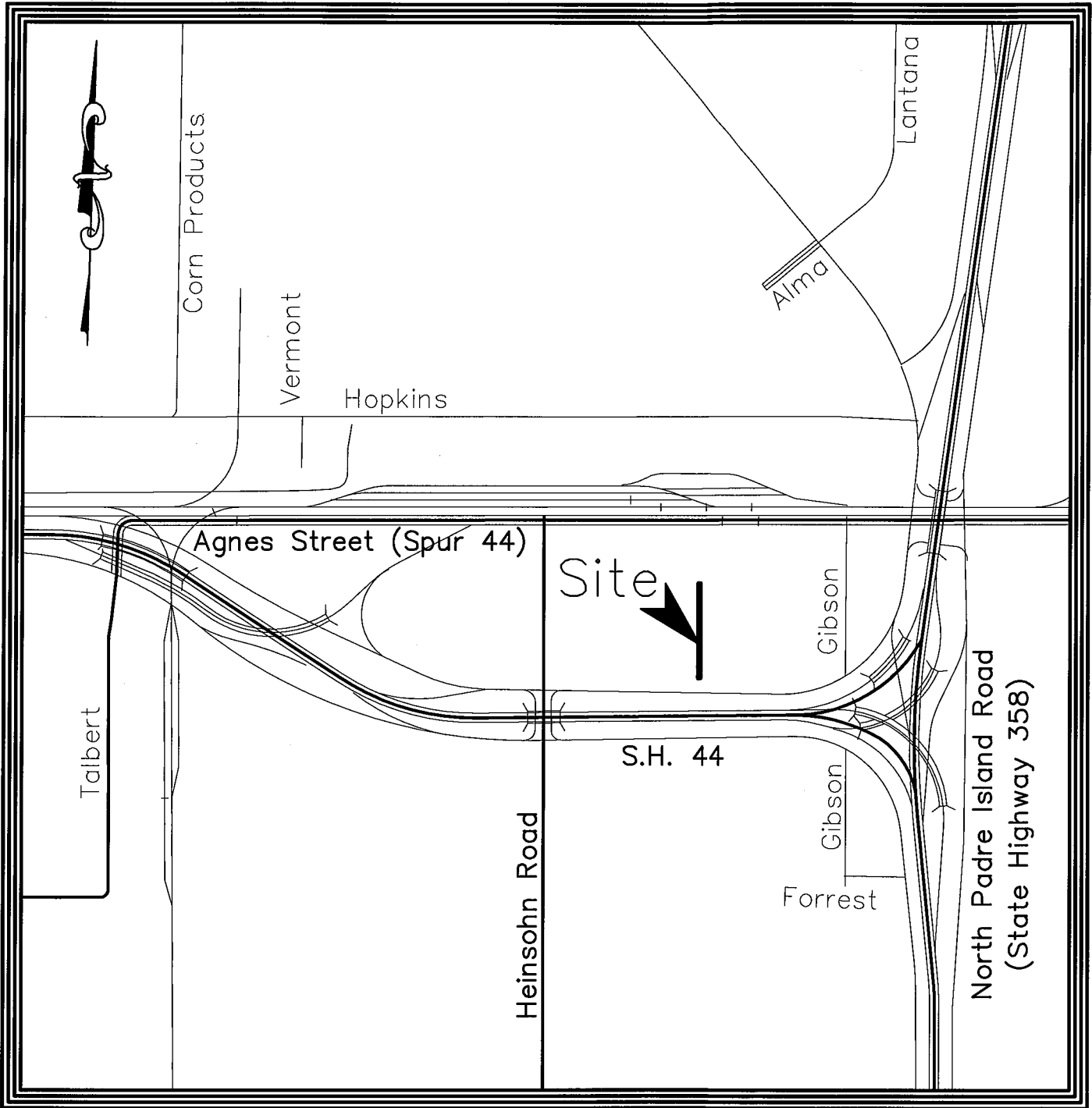
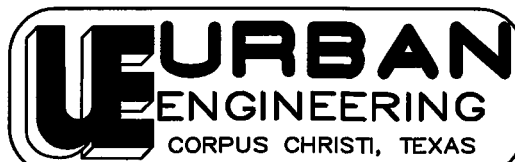
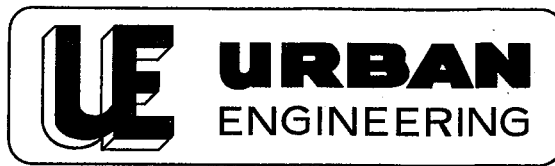


EXHIBIT A



Firm No. 145: 2725 Swantner St., Corpus Christi, TX 78404  
PHONE: (361) 854-3101 FAX: (361) 854-6001

REV: APR. 5, 2012  
DATE: FEB. 15, 2012  
SCALE: N.T.S.  
JOB NO.: 33363.B2.01  
SHEET: 2 OF 2  
DRAWN BY: DL  
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Revised: April 5, 2012  
February 16, 2012  
Job No. 33363.B2.01

State of Texas  
County of Nueces

FIELDNOTES for the closing of a 10.00 foot wide utility easement out of Lot 3, Block 4, Airport Industrial Subdivision, a map of which is recorded in Volume 67, Page 208, Map Records of Nueces County, Texas and a 5.00 foot wide utility easement out of Lot 1A, Block 6, Airport Industrial Subdivision, a map of which is recorded in Volume 42, Page 143, Map Records of Nueces County, Texas; said closure being more fully described by metes and bounds as follows:

Commencing at a 5/8 inch iron rod found on the north boundary of State Highway No. 44, a public roadway, for the southwest corner of said Lot 1A, same being the southeast corner of said Lot 3;

Thence, South 78°09'44" West (Record= South 80°07'19" West), along the north boundary of said State Highway No. 44, same being the south boundary of said Lot 3, a distance of 10.17 feet;

Thence, North 01°28'44" West (Record= North 00°02'20" West), along the west boundary of an existing 10 foot utility easement, a distance of 15.25 feet to the southwest corner of this closure;

Thence, North 01°28'44" West (Record= North 00°02'20" West), along the west boundary of this closure, a distance of 673.09 feet for the northwest corner of this closure;

Thence, North 88°33'58" East, along the north boundary of this closure, at 10.00 feet pass the common boundary of said Lot 1A and said Lot 3, in all a total distance of 15.00 feet for the northeast corner of this closure;

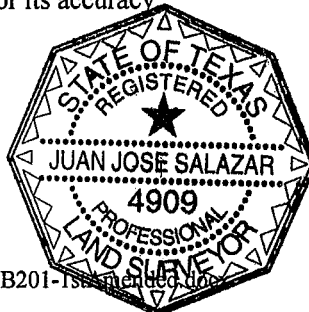
Thence, South 01°28'44" East (Record= South 01°29'06" East), along the east boundary of this closure, a distance of 671.33 feet for the southeast corner of this closure;

Thence, South 86°38'00" West (Record= South 86°10'13" West), along the south boundary of this easement closure, a distance of 6.61 feet for an interior corner of this easement closure;

Thence, South 78°09'44" West (Record= South 80°07'19" West), continuing along the south boundary of this easement closure, a distance of 8.53 feet to the Point of Beginning and containing 0.231 acres (10,079.02 square feet) of land.

Bearings based on GPS bearings, NAD83, Texas South Zone. National Geodetic Survey Monuments "SN-150" (North Coordinate = 17,175,917.840 East Coordinate = 1,317,744.166) and "SO-170" (North Coordinate = 17,175,176.393 East Coordinate = 1,306,952.3320) were used as control points for establishing basis of bearing.

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



URBAN ENGINEERING

Juan J. Salazar, R.P.L.S.  
License No. 4909

\\Urbanfs02\Data\Surveying\33363\B201\fn33363B201-15.mxd

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FAX (361)854-6001

www.urbaneng.com

EXHIBIT B

TBPE Firm #145

150 100 50 0 100 200



**GRAPHIC SCALE**  
1" = 100'

Lot 1, Block 4  
Airport Industrial Subdivision  
Vol. 67, Pg. 208, Map  
Records of Nueces County, Texas

Lot 2, Block 4  
Airport Industrial Subdivision  
Vol. 67, Pg. 208, Map  
Records of Nueces County, Texas

Lot 3, Block 4  
Airport Industrial Subdivision  
Vol. 67, Pg. 208, Map  
Records of Nueces County, Texas

N88°33'58"E 15.00'

**Easement Closure**  
0.231 Acres, 10,079.02 Sq.Ft.

10'U.E. (Vol. 67, Pg. 208, M.R.N.C.T.)

5'U.E. (Vol. 42, Pg. 143, M.R.N.C.T.)

673.09'

671.33'

Lot 1A, Block 6  
Airport Industrial Subdivision  
Vol. 42, Pg. 143, Map  
Records of Nueces County, Texas

(Record=N00'02'20"W)  
N01°28'44"W

(Record=S01°29'06"E)  
S01°28'44"E

*Point of Beginning*

(Record=S80°07'19"W)  
S78°09'44"W 8.53'

(Record=S86°10'13"W)  
S86°38'00"W 6.61'

*Point of Commencement*

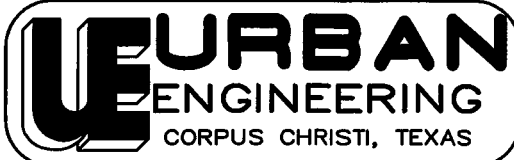
Fd. 5/8" I.R.

State Highway No. 44  
EXHIBIT C

Note: No monumentation found or set unless otherwise noted.

**Map to Accompany**

FIELDNOTES for the closing of a 10.00 foot wide utility easement out of Lot 3, Block 4, Airport Industrial Subdivision, a map of which is recorded in Volume 67, Page 208, Map Records of Nueces County, Texas and a 5.00 foot wide utility easement out of Lot 1A, Block 6, Airport Industrial Subdivision, a map of which is recorded in Volume 42, Page 143, Map Records of Nueces County, Texas.



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15.545 Acres out of the West Half of the East Half of Tract 6 of the Russell Farm Tracts

Farming Agreement (Vol. 2036, Pg. 81, D.R.N.C.T.)

5'U.E.

60'

