

**Ordinance closing, abandoning, and vacating a 0.071-Acre portion of an existing utility easement out of a part of Lot 1A, Block 1 of Saratoga Heights Subdivision, located at 5921 Saratoga Blvd. and requiring the owner, PlainsCapital Bank, to comply with the specified conditions.**

**WHEREAS**, PlainsCapital Bank (Owner) is requesting the abandonment and vacation of a 0.071-Acre portion of an existing utility easement out of a part of Lot 1A, Block 1 of Saratoga Heights Subdivision, located at 5921 Saratoga Blvd;

**WHEREAS**, it has been determined that it is feasible and advantageous to the City of Corpus Christi to abandon and vacate a 0.071-Acre portion of an existing utility easement, subject to compliance by the Owner with the conditions specified in this ordinance; and

**WHEREAS**, Owner has dedicated a new utility easement of equal or greater value than the property being released by the City in this easement closure action.

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

**SECTION 1.** Pursuant to the request of PlainsCapital Bank (“Owner”), a 0.071-Acre portion of an existing utility easement out of a part of Lot 1A, Block 1 of Saratoga Heights Subdivision, located at 5921 Saratoga Blvd, as recorded in volume 68, page 634 Map Records of Nueces County, Texas, is closed, 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, and “Exhibit C,” which is the location map which are attached to and incorporated in this ordinance by reference as if it was fully set out herein in their entireties.

**SECTION 2.** The closing, abandonment ,and vacation 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 Owners’ 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. The maintenance responsibilities for the vacated easement reverts to PlainsCapital Bank (Owner).
- 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 \_\_\_\_\_, 2017, by the following vote:

Mayor	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Joe McComb	_____		

That the foregoing ordinance was read for the second time and passed finally on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017, by the following vote:

Mayor	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Joe McComb	_____		

PASSED AND APPROVED on this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

ATTEST:

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

\_\_\_\_\_  
Mayor

**EASEMENT ABANDONMENT  
LOT 1A, BLOCK 1  
SARATOGA HEIGHTS SUBDIVISION  
ENRIQUEZ VILLAREAL SURVEY, ABSTRACT NO. 1  
CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS**

Being a tract or parcel of land situated in the Enriquez Villareal Survey, Abstract No. 1, City of Corpus Christi, Nueces County, Texas, being a part of Lot 1A, Block 1, Saratoga Heights Subdivision, an addition to the City of Corpus Christi according to the plat recorded in Volume 68, Page 634, Map Records, Nueces County, Texas, and being more particularly described as follows:

**COMMENCING** at a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set on the southwest line of Saratoga Boulevard (State Highway 357, a 120 foot right-of-way) for the east corner of said Lot 1A and the north corner of Lot 2, Block 1, Saratoga Heights Subdivision, an addition to the City of Corpus Christi according to the plat thereof recorded in Volume 63, Page 35, Map Records, Nueces County, Texas;

**THENCE** North 61° 19' 59" West, along the southwest line of said Saratoga Boulevard, a distance of 100.00 feet to the **POINT OF BEGINNING**;

**THENCE** over and across said Lot 1A, the following courses and distances:

South 28° 40' 01" West, a distance of 237.83 feet to a 5/8" iron rod found for corner;

North 61° 19' 59" West, a distance of 183.25 feet to a 5/8" iron rod found on the southeast line of Patti Drive (a 60 foot right-of-way), from which a 1/2" iron rod with a yellow plastic cap stamped "RLG INC" set bears South 28° 40' 01" West, a distance of 100.00 for the west corner of said Lot 1A;

**THENCE** North 28° 40' 01" East, along the southeast line of said Patti Drive, a distance of 7.50 feet to a point;

**THENCE** over and across said Lot 1A, the following courses and distances:

South 61° 19' 59" East, a distance of 175.75 feet to a point;

North 28° 40' 01" East, a distance of 230.33 feet to a point on the southwest line of said Saratoga Boulevard;

**THENCE** South 61° 19' 59" East, along the southwest line of said Saratoga Boulevard, a distance of 7.50 feet to the **POINT OF BEGINNING** and containing 3,102 square feet or 0.071 acres, more or less.

Basis of Bearings: The southwest line of Saratoga Boulevard (S61°19'59"E) being a Grid Bearing per Texas Coordinate System of 1983, South Zone, NAD 83 (2011) EPOCH 2010.00, based on Real-Time Kinematic Observations utilizing Western Data Systems Virtual Reference Network.



  
Brian R. Wade      R.P.L.S. NO. 6098      2/1/17

Exhibit "A"

**SARATOGA BOULEVARD**

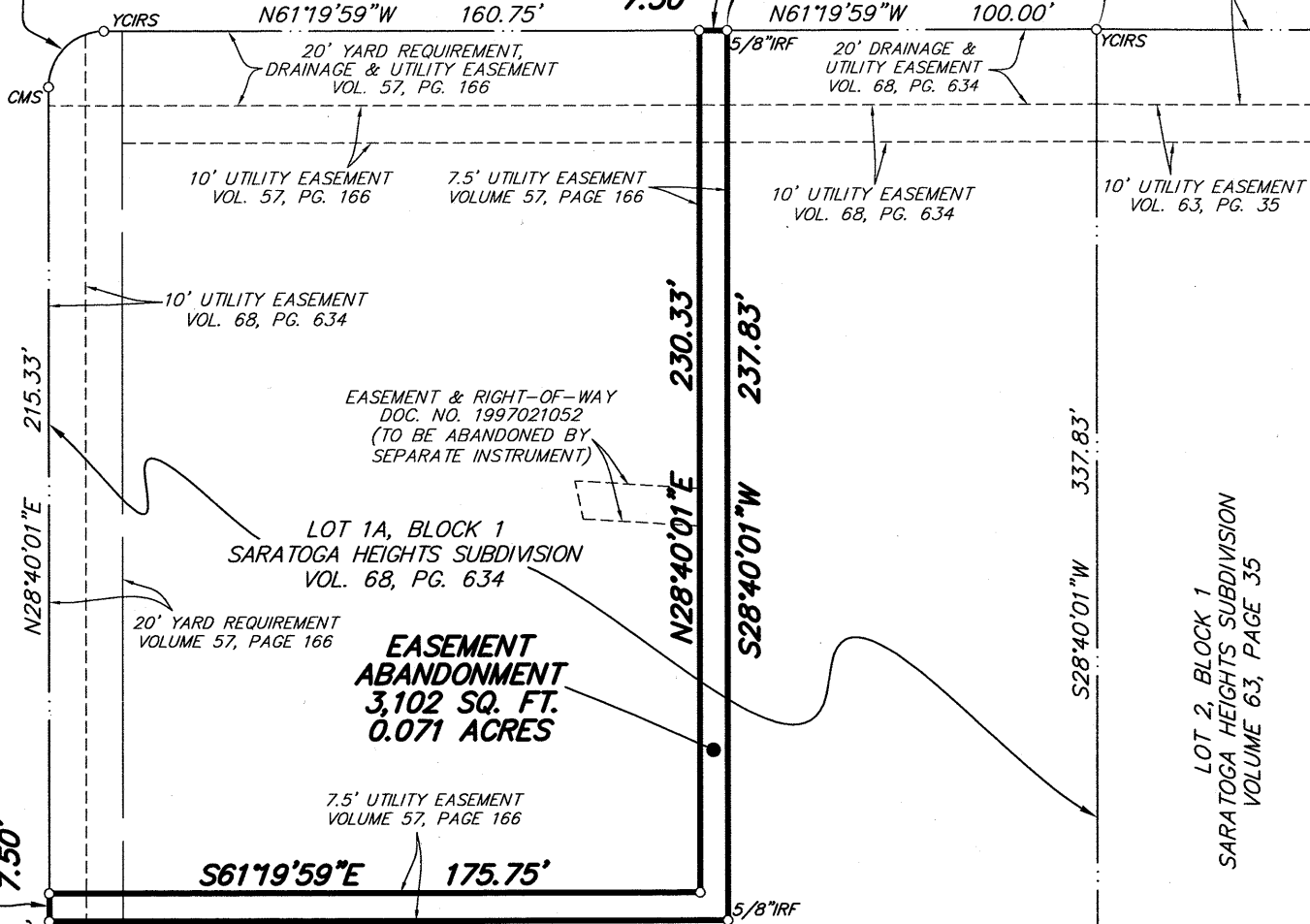
(STATE HIGHWAY 357)  
(120' RIGHT-OF-WAY)

$\Delta=90^{\circ}00'00''$   
 $R=15.00'$   
 $L=23.56'$   
 $CB=S73^{\circ}40'01''W$   
 $CD=21.21'$

**POINT OF COMMENCING**

**POINT OF BEGINNING**

20' YARD REQUIREMENT, DRAINAGE & UTILITY EASEMENT VOL. 63, PG. 35



EASEMENT & RIGHT-OF-WAY  
DOC. NO. 1997021052  
(TO BE ABANDONED BY SEPARATE INSTRUMENT)

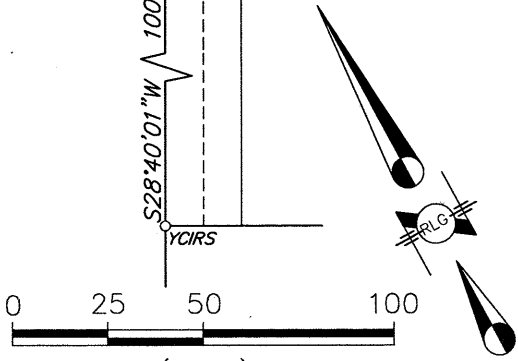
LOT 1A, BLOCK 1  
SARATOGA HEIGHTS SUBDIVISION  
VOL. 68, PG. 634

**EASEMENT ABANDONMENT**  
**3,102 SQ. FT.**  
**0.071 ACRES**

LOT 2, BLOCK 1  
SARATOGA HEIGHTS SUBDIVISION  
VOLUME 63, PAGE 35

**LEGEND**

- ..... PROPERTY LINE
- ..... EASEMENT ABANDONMENT LINE
- YCIRS ..... 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RLG INC" SET
- IRF ..... IRON ROD FOUND
- CMS / CMF ..... CHISELED "X" SET / FOUND
- (C.M.) ..... CONTROLLING MONUMENT



*[Signature]* 2/1/17  
BRIAN R. WADE R.P.L.S. NO. 6098

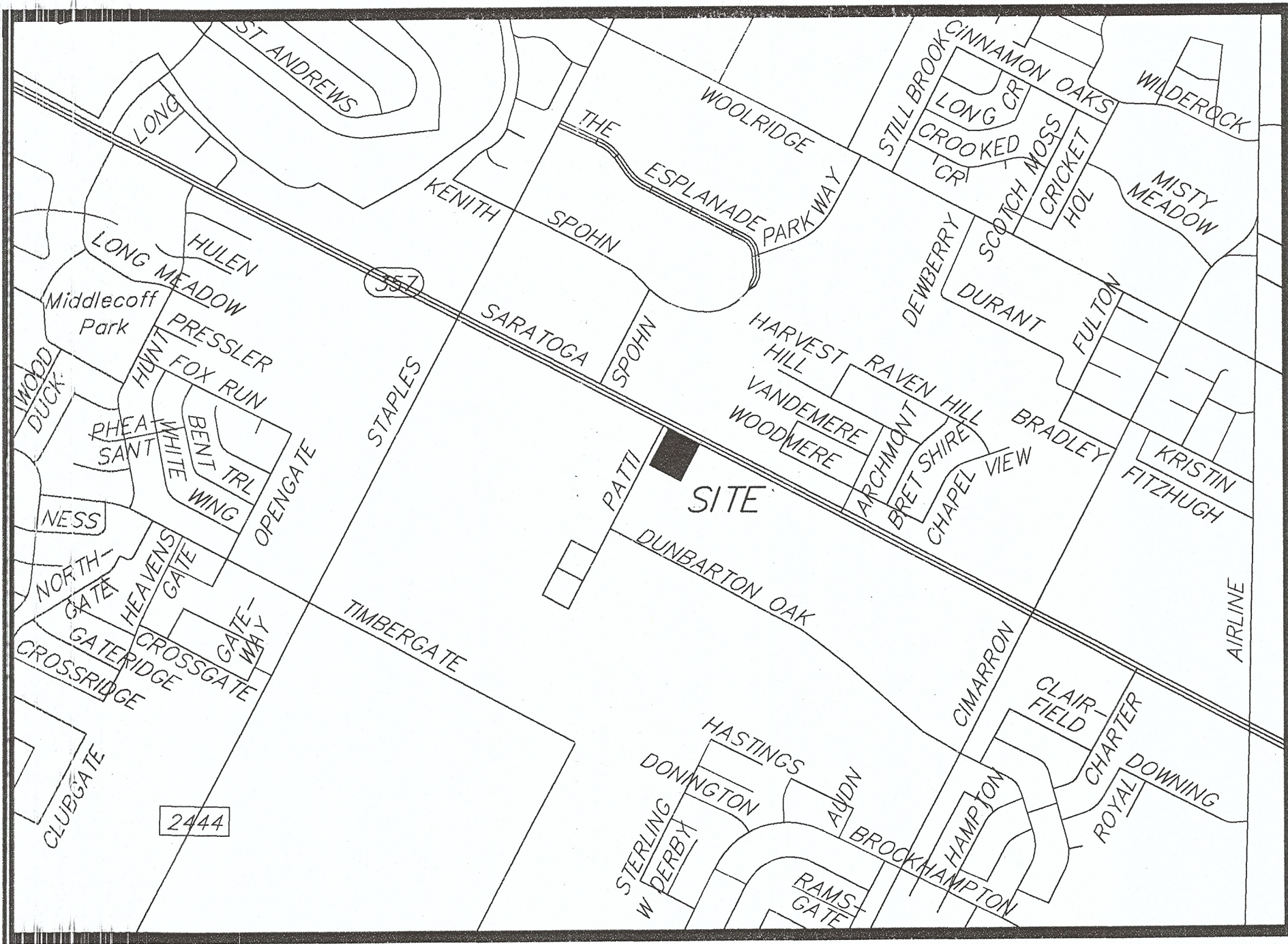
**EASEMENT ABANDONMENT**  
**LOT 1A, BLOCK 1**  
**SARATOGA HEIGHTS SUBDIVISION**  
**ENRIQUEZ VILLAREAL SURVEY, ABSTRACT NO. 1**  
**CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS**

Basis of Bearings: The southwest line of Saratoga Boulevard (S61°19'59"E) being a Grid Bearing per Texas Coordinate System of 1983, South Zone, NAD 83 (2011) EPOCH 2010.00, based on Real-Time Kinematic Observations utilizing Western Data Systems Virtual Reference Network.

Controlling Monuments: As shown.

RAYMOND L. GOODSON JR., INC.  
5445 LA SIERRA, STE 300, LB 17  
DALLAS, TX. 75231-4138  
214-739-8100  
rlg@rlginc.com  
TEXAS PE REG #F-493  
TBPLS REG #100341-00

SCALE	1" = 50'	DATE	8/25/2016	SHEET	2 OF 2
JOB NO.	15379	E-FILE	15379ea	DWG NO.	26,432X



VICINITY MAP  
NOT TO SCALE

Exhibit "C"