

**Ordinance abandoning and vacating an 87.3-square foot portion of an existing utility easement out of a part of Lake Placid Estates, Block 2, Lot 1, located at 7185 Lake Placid and requiring the owner, George A. Segundo and Estefany Segundo, to comply with the specified conditions. Collecting a on-time fee for fair market value of \$102.14.**

**WHEREAS**, George A. Segundo and Estefany Segundo (Owners) are requesting the abandonment and vacation of an 87.3-square foot portion of an existing utility easement out of a part of Lake Placid Estates, Block 2, Lot 1, located at 7185 Lake Placid;

**WHEREAS**, it has been determined that it is feasible and advantageous to the City of Corpus Christi to abandon and vacate an 87.3-square foot portion of an existing utility easement, 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 A. Segundo and Estefany Segundo (“Owner”), an 87.3-square foot portion of an existing utility easement out of a part of Lake Placid Estates, Block 2, Lot 1, located at 7185 Lake Placid, as recorded in Volume 50, Pages 143-144 of the Map 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 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 entirety.

**SECTION 2.** The abandonment and vacation of the utility easement described in Section 1 of this ordinance is expressly conditioned upon the Owners’ 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. In exchange for the City’s grant of the easement closure the Owner agrees to provide the City with a one-time payment of \$102.14
- 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:

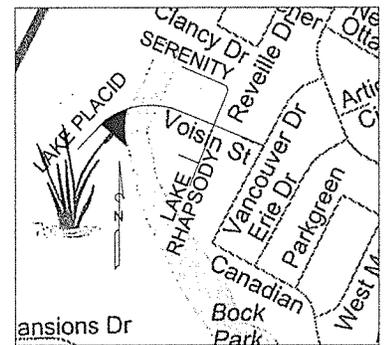
\_\_\_\_\_  
Rebecca Huerta  
City Secretary

\_\_\_\_\_  
Mayor

**CURVE DATA**

- ① R=527.04'  
 $\Delta = 03^\circ 48' 20''$   
 L=35.01'  
 T=17.51'  
 Lc=N15° 34' 53" E 35.00'
- ② R=527.04'  
 $\Delta = 03^\circ 48' 20''$   
 L=35.01'  
 T=17.51'  
 Lc=N19° 23' 13" E 35.00'
- ③ R=524.54'  
 $\Delta = 03^\circ 48' 20''$   
 L=34.84'  
 T=17.43'  
 Lc=S19° 23' 13" W 34.83'

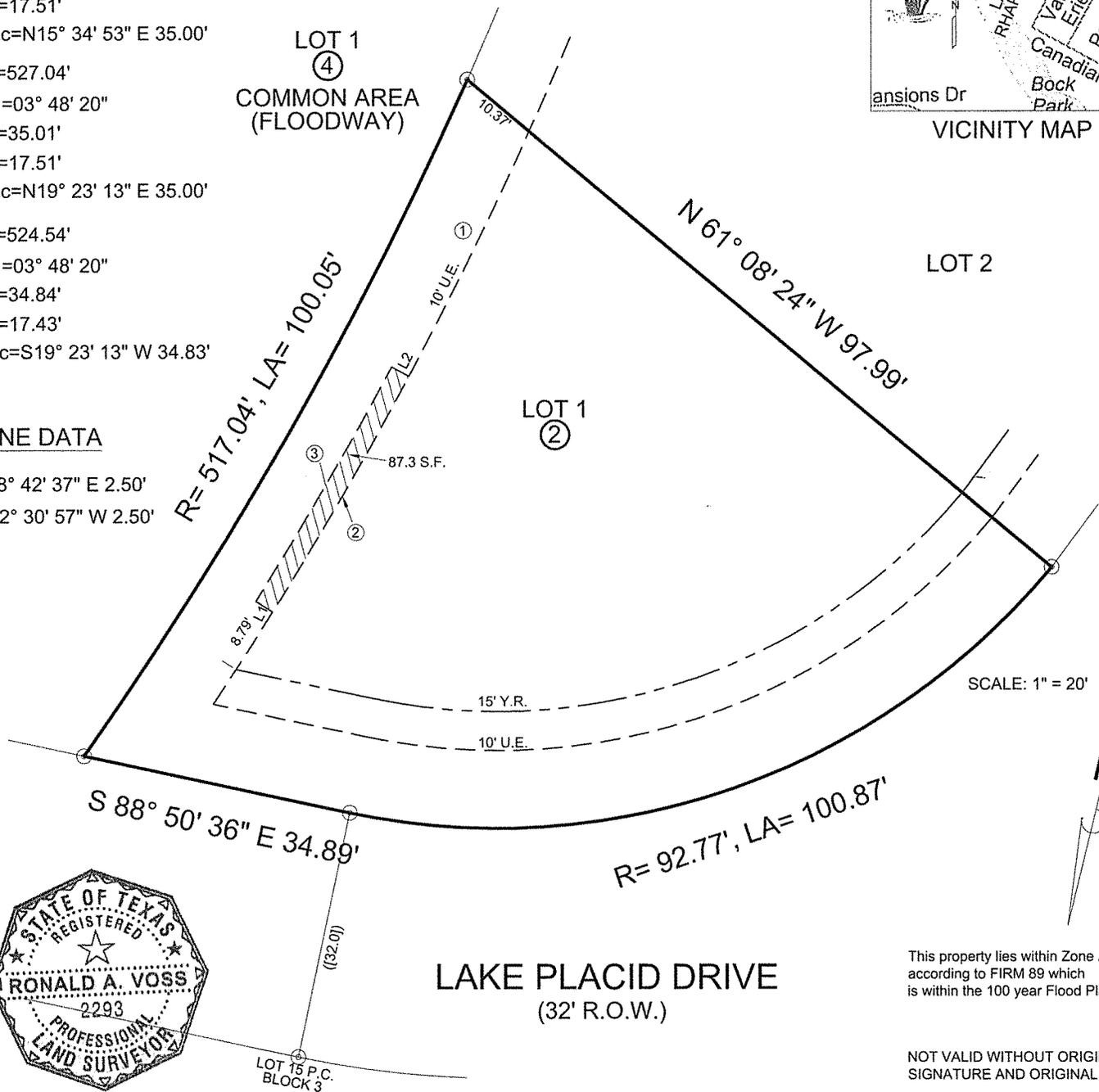
**EXHIBIT A**



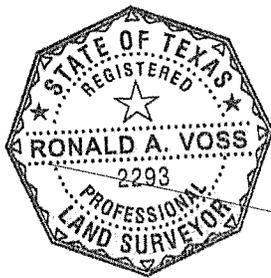
VICINITY MAP

**LINE DATA**

- L1=S 68° 42' 37" E 2.50'
- L2=N 72° 30' 57" W 2.50'



SCALE: 1" = 20'



This property lies within Zone A-13(10'), according to FIRM 89 which is within the 100 year Flood Plain.

NOT VALID WITHOUT ORIGINAL SIGNATURE AND ORIGINAL SEAL.

*[Signature]*  
 Registered Professional Land Surveyor State of Texas No. 2293

DATE:	02/15/2017
REVISION:	
CREW:	RS & DL
OFFICE:	RV & RG
GF#:	
JOB#:	16-6827

<b>KEY:</b>	WOOD FENCE
[RECORDED]	WIRE FENCE
(MEASURED)	

87.3 S.F. Of Lot 1, Block 2, Lake Placid Estates  
 Volume 50, Page 143-144, (M.R.N.C.T.)  
 Corpus Christi, Nueces County, Texas

**VOSS ENGINEERING, INC.**

ENGINEERING & LAND SURVEYING  
 6838 GREENWOOD DRIVE, CORPUS CHRISTI, TEXAS 78415  
 PHONE: 361.954.6202 FAX: 361.952.1606

## Exhibit B

STATE OF TEXAS  
COUNTY OF NUECES

JOB NO. 16-6827

### 87.3 S.F. EASEMENT CLOSURE

ALL that certain tract or parcel of land situated in Nueces County, Texas, same lying within the Corporate City Limits of Corpus Christi, Texas, same being out of Lot 1, Block 2, Lake Placid Estates as recorded in Volume 50, Pages 143-144 of the Map Records of Nueces County, Texas, and being more particularly described by metes and bounds as follows, to wit:

COMMENCING at a 5/8 inch iron rod found for the South corner of said Lot 1, Block 2, same being the East corner of Lot 2 of said Block 2;

THENCE, along the common boundary line of said Lots 1 and 2, NORTH 61 degrees 08 minutes 24 seconds WEST 10.37 to a point, same lying in the West boundary line of a ten foot utility easement lying within said Lot 1, same West boundary line being a curve to the right;

THENCE, along said West boundary line of the ten foot utility easement and with said curve to the right, a central angle of 03 degrees 48 minutes 20 seconds, a radius of 527.04 feet, a tangent of 17.51 feet, a length of arc of 35.01 feet and a chord bearing and length of NORTH 15 degrees 34 minutes 53 seconds EAST 35.00 feet to a point for the point of beginning and the Southwest corner of this tract;

THENCE, continuing along said West boundary line of the ten foot utility easement and with said curve to the right, a central angle of 03 degrees 48 minutes 20 seconds, a radius of 527.04 feet, a tangent of 17.51 feet, a length of arc of 35.01 feet and a chord bearing and length of NORTH 19 degrees 23 minutes 13 seconds EAST 35.00 feet to a point for the Northwest corner of this tract;

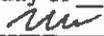
THENCE, SOUTH 68 degrees 42 minutes 37 seconds EAST 2.50 feet to a point for the Northeast corner of this tract;

THENCE, along the East boundary line of this tract and with a curve to the left, a central angle of 03 degrees 48 minutes 20 seconds, a radius of 524.54 feet, a tangent of 17.43 feet, a length of arc of 34.84 feet and a chord bearing and length of SOUTH 19 degrees 23 minutes 13 seconds WEST 34.83 feet to a point for the Southeast corner of this tract;

THENCE, NORTH 72 degrees 30 minutes 57 seconds WEST 2.50 feet to the point of beginning and containing 87.3 square feet of land.

I hereby certify that this survey as reflected in the above Field Notes and attached plat conforms to the current Texas Surveyors Association Standards and Specifications for a Category IA, Condition II Land Survey.

Dated this the 6th day of December, 2016..

  
\_\_\_\_\_  
Ronald A. Voss,  
Registered Professional Land Surveyor No.2293

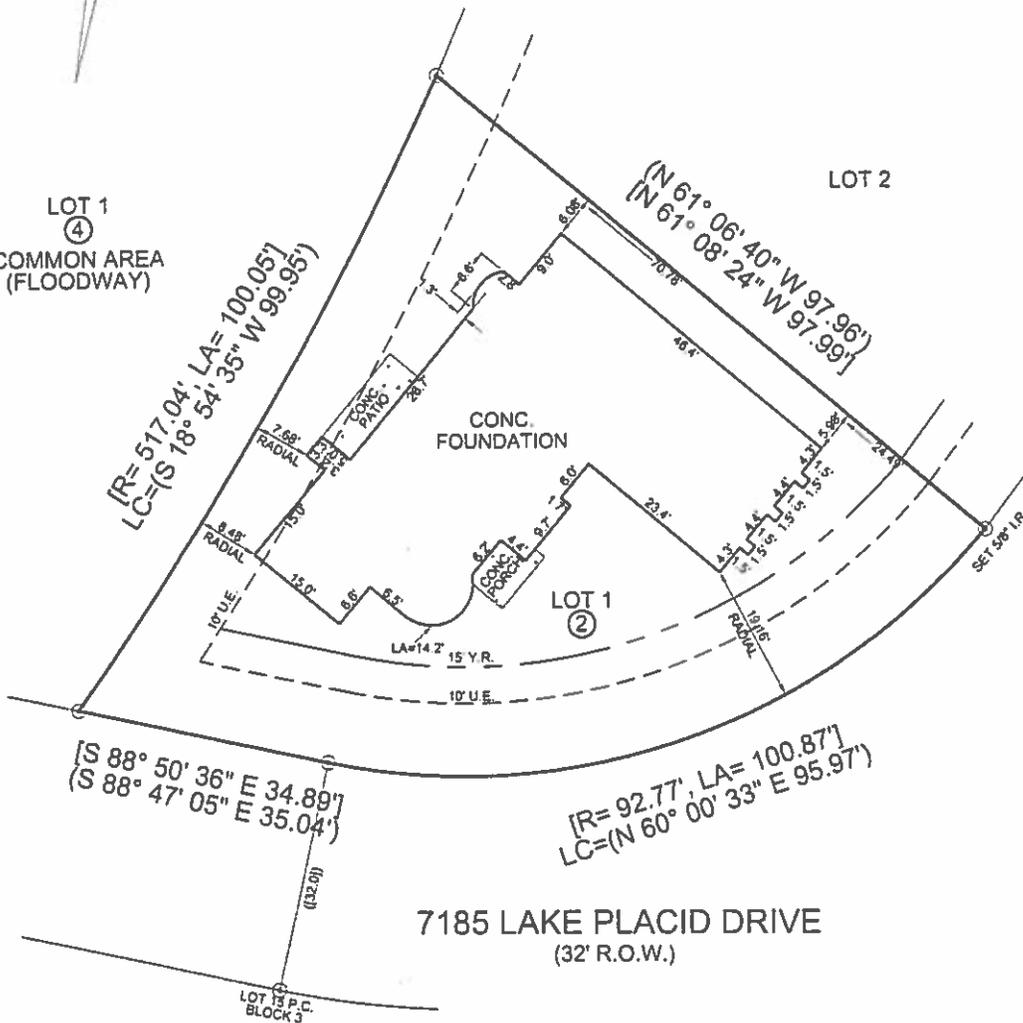


# Exhibit C

SCALE: 1" = 20'



LOT 1  
④  
COMMON AREA  
(FLOODWAY)



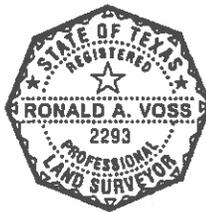
7185 LAKE PLACID DRIVE  
(32' R.O.W.)

**NOTES:**

- (1.) Found 5/8" I.R. @ all lot corners unless noted otherwise.
- (2.) House Ties are to the foundation.

I, Ronald A. Voss, a Registered Professional Land Surveyor, do hereby certify that this survey was made on the ground of the property shown hereon under my direction and supervision; that it is my knowledge and belief; that there are no apparent encroachments or overlapping of improvements with the deed lines except as shown hereon. This Survey was performed without the benefit of a Title Policy or Title Opinion.

NOTE: THIS SURVEY IS FOR THE SOLE USE OF THE BUYER, TITLE COMPANY, OR MORTGAGE COMPANY IN THIS TRANSACTION ONLY. NO LICENSE HAS BEEN CREATED, EXPRESSED OR IMPLIED, TO COPY THE SURVEY WHICH IS VOID AFTER SIX MONTHS FROM THE DATE OF THIS SURVEY.



This property lies within Zone A-13(107), according to FIRM 89 which is within the 100 year Flood Plain.

NOT VALID WITHOUT ORIGINAL SIGNATURE AND ORIGINAL SEAL

Registered Professional Land Surveyor State of Texas No. 2293

**BUYER:**

DATE: 09/23/2016  
 REVISION: \_\_\_\_\_  
 CREW: RS & DL  
 OFFICE: RV & RG  
 GF#: \_\_\_\_\_  
 JOB#: 16-6827

Lot 1, Block 2, Lake Placid Estates  
 Volume 50, Page 143-144, (M.R.N.C.T.)  
 Corpus Christi, Nueces County, Texas

**KEY:**  
 WOOD FENCE  
 [RECORDED] WIRE FENCE  
 (MEASURED) VINYL FENCE

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