

**Ordinance abandoning and vacating portions of two existing utility easements, 0.237-acre portion of an existing utility easement and 0.390-acre portion of an existing utility easement out of a part of Del Mar College East Campus, Block 1, Lot 1, located at 101 Baldwin Blvd. and requiring the owner, Del Mar College, to comply with the specified conditions.**

**WHEREAS**, Del Mar College (Owner) is requesting the abandonment and vacation of portions of two existing utility easements, 0.237-acre portion of an existing utility easement and 0.390-acre portion of an existing utility easement out of a part of Del Mar College East Campus, Block 1, Lot 1, located at 101 Baldwin Blvd;

**WHEREAS**, it has been determined that it is feasible and advantageous to the City of Corpus Christi to abandon and vacate portions of two existing utility easements, 0.237-acre portion of an existing utility easement and 0.390-acre 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 Del Mar College ("Owner"), two existing utility easements, 0.237-acre portion of an existing utility easement and 0.390-acre portion of an existing utility easement out of a part of Del Mar College East Campus, Block 1, Lot 1, located at 101 Baldwin Blvd., as recorded in Volume 53, Page 103 of the Map Records of Nueces County, Texas, are 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" and "C", which are the metes and bounds description and field notes, "Exhibit B" & "D", which are the graphical representation of the legal and location maps 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 abandonment and vacation of the utility easements described in Section 1 of this ordinance is expressly conditioned upon the Owners' compliance with the following requirements:

- a. Owner must dedicate new utility easements of equal or greater value than the property being released by the City in this easement closure action within 180 days of Council approval.
- b. 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.
- c. Owner must relocate the water lines to the newly dedicated utility easements at owner's expense.

- d. Failure to comply with all the conditions outlined in this Ordinance within the specified time frame 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:

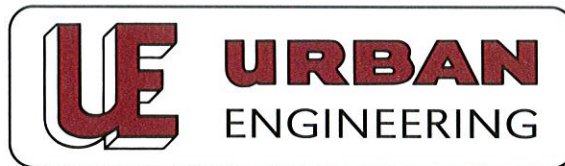
Mayor	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Joe McComb	_____		

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

ATTEST:

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

\_\_\_\_\_  
Mayor



**Exhibit A**  
**0.237 Acre**  
**Easement Closure**

STATE OF TEXAS  
COUNTY OF NUECES

**Fieldnotes**, for a 0.237 Acre, Easement Closure, over and across Lot 1, Block 1, Del Mar College East Campus, a map of which is recorded in Volume 53, Page 103, Map Records of Nueces County, Texas; said 0.237 Acre Tract, being more fully described by metes and bounds as follows:

**Commencing**, at a 5/8 Inch Iron Rod Found, on the East Right-of-Way of Ayers Street, a public roadway, for a North corner of the said Lot 1, Block 1;

**Thence**, South 07°53'29" East, 715.58 Feet, to the North Right-of-Way of a portion of Kosar Street, closed and retained as a utility easement by Ordinance No. 20038, and as shown on said plat of Del Mar College East Campus, for the **Point of Beginning** and North corner of this Tract;

**Thence**, South 62°00'26" East, 206.13 Feet, for the East corner of this Tract;

**Thence**, South 28°02'09" West, 50.00 Feet, for the South corner of this Tract, from **Whence**, a 5/8 Inch Iron Rod (Bent) Found, for a South corner of the said Lot 1, Block 1, bears South 02°35'55" West 1394.58 Feet;

**Thence**, North 62°00'26" West, 206.13 Feet, for the West corner of this Tract;

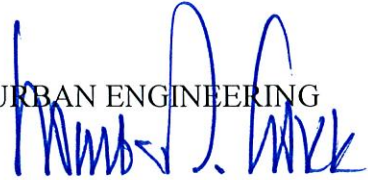
**Thence**, North 28°02'09" East, 50.00 Feet, to the Point of Beginning, containing 0.237 Acres (10,306 Square Feet) of Land, more or less.

Bearings are based on GPS, NAD83, State Plane Coordinates, Texas South Zone 4205. This description was prepared from record information and does not represent a current on the ground Survey.

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

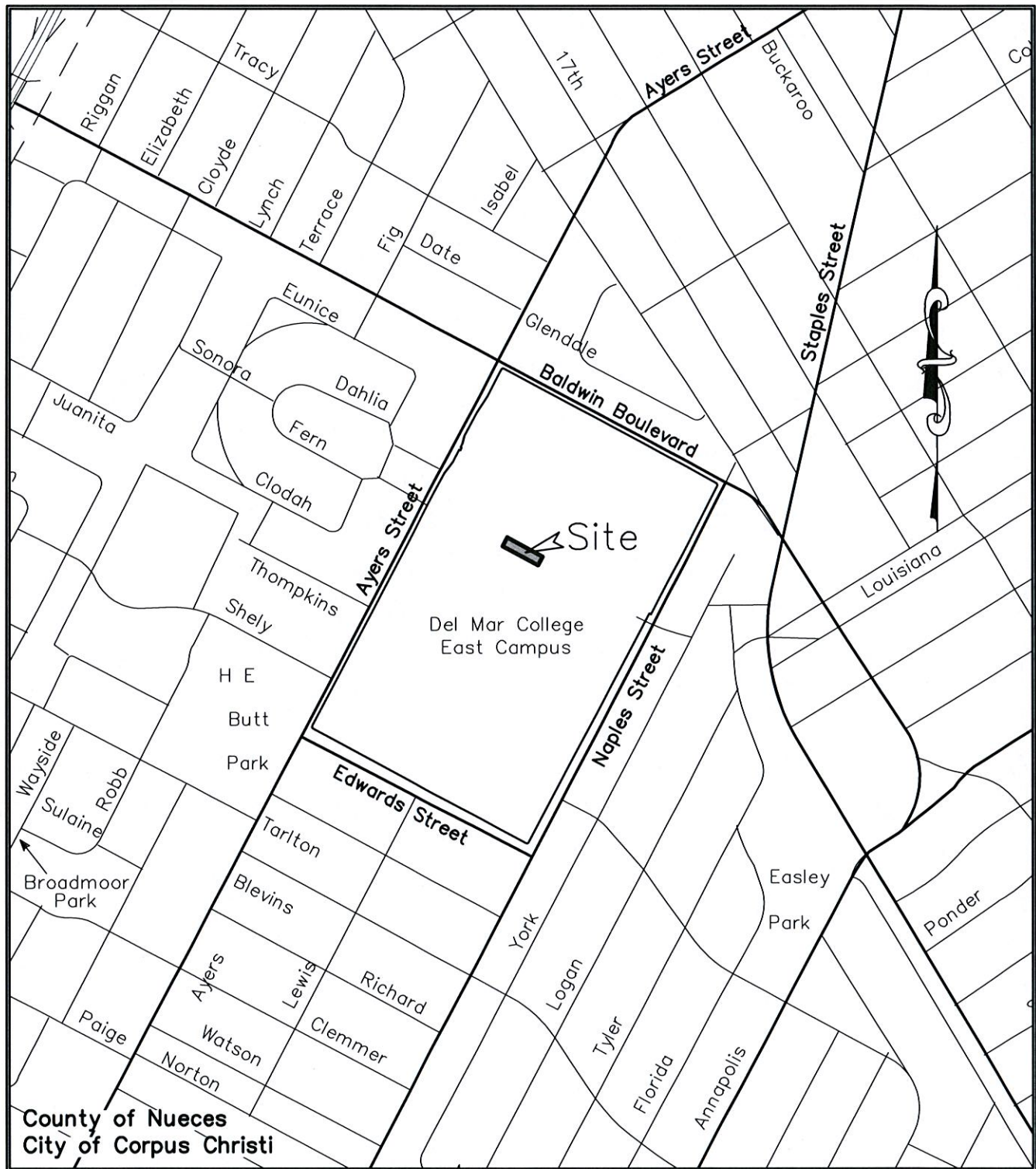
*Also reference accompanying sketch of tract described herein*



URBAN ENGINEERING  
  
James D. Carr, R.P.L.S.  
License No. 6458





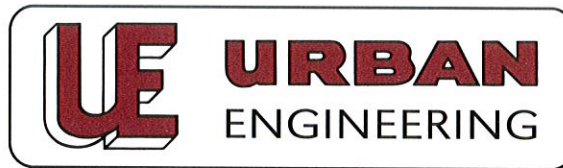


Location Map

Exhibit B



DATE: January 21, 2017  
 SCALE: None  
 JOB NO.: 25800.B7.00  
 SHEET: 2 of 2  
 DRAWN BY: XG  
 urbansurvey1@urbaneng.com



January 21, 2017

**Exhibit C**  
**0.390 Acre**  
**Easement Closure**

STATE OF TEXAS  
COUNTY OF NUECES

**Fieldnotes**, for a 0.390 Acre, Easement Closure, over and across Lot 1, Block 1, Del Mar College East Campus, a map of which is recorded in Volume 53, Page 103, Map Records of Nueces County, Texas; said 0.390 Acre Tract, being more fully described by metes and bounds as follows:

**Commencing**, at a 5/8 Inch Iron Rod Found, on the East Right-of-Way of Ayers Street, a public roadway, for a North corner of the said Lot 1, Block 1;

**Thence**, South 03°15'08" East, 1001.62 Feet, to the North Right-of-Way of a portion of Carter Street, closed and retained as a utility easement by Ordinance No. 20038, and as shown on said plat of Del Mar College East Campus, for the **Point of Beginning** and North corner of this Tract;

**Thence**, South 62°00'16" East, 245.91 Feet, for a corner of this Tract;

**Thence**, South 16°57'51" East, 30.30 Feet for a corner of this Tract;

**Thence**, South 62°00'16" East, 120.73 Feet, for a corner of this Tract;

**Thence**, South 16°57'51" East, 36.76 Feet for the East corner of this Tract;

**Thence**, South 28°02'09" West, 2.55 Feet, for the South corner of this Tract, from **Whence**, a 5/8 Inch Iron Rod (Bent) Found, for a South corner of the said Lot 1, Block 1, bears South 05°13'10" West 1008.52 Feet;

**Thence**, North 62°00'16" West, 414.06 Feet, for the West corner of this Tract;

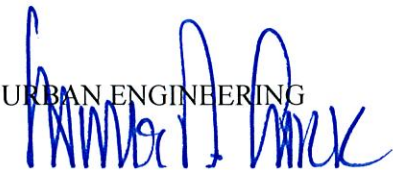
**Thence**, North 28°02'09" East, 50.00 Feet, to the Point of Beginning, containing 0.390 Acres (16,990 Square Feet) of Land, more or less.

Bearings are based on GPS, NAD83, State Plane Coordinates, Texas South Zone 4205. This description was prepared from record information and does not represent a current on the ground Survey.

Unless this fieldnote 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  
James D. Carr, R.P.L.S.  
License No. 6458



450 300 150 0 300 600



Graphic Scale  
1"=300'

"Point of Commencement"

Baldwin Boulevard

Del Mar College East Campus  
Vol. 53, Pg. 103,  
Map Records of  
Nueces County, Texas

Ayers Street

"Point of Beginning"

Utility Easement Closure  
0.390 Acres  
16,990sf

Utility Easement (Doc. No. 2007055155, O.P.R.N.C.T.)

Shely Street (Closed)  
Utility Easement (File No. 702427, Vol. 2195, Pg. 442, D.R.N.C.T.)

Edwards Street

Bent

Naples Street

LINE	BEARING	DISTANCE
L1	S62°00'16"E	245.91'
L2	S16°57'51"E	30.30'
L3	S62°00'16"E	120.73'
L4	S16°57'51"E	36.76'
L5	S28°02'09"W	2.55'
L6	N62°00'16"W	414.06'
L7	N28°02'09"E	50.00'

Legend:

- 5/8 Inch Iron Rod Found

## Sketch to Accompany

FIELDNOTES, for a 0.390 Acre, Easement Closure, over and across Lot 1, Block 1, Del Mar College East Campus, a map of which is recorded in Volume 53, Page 103, Map Records of Nueces County, Texas.

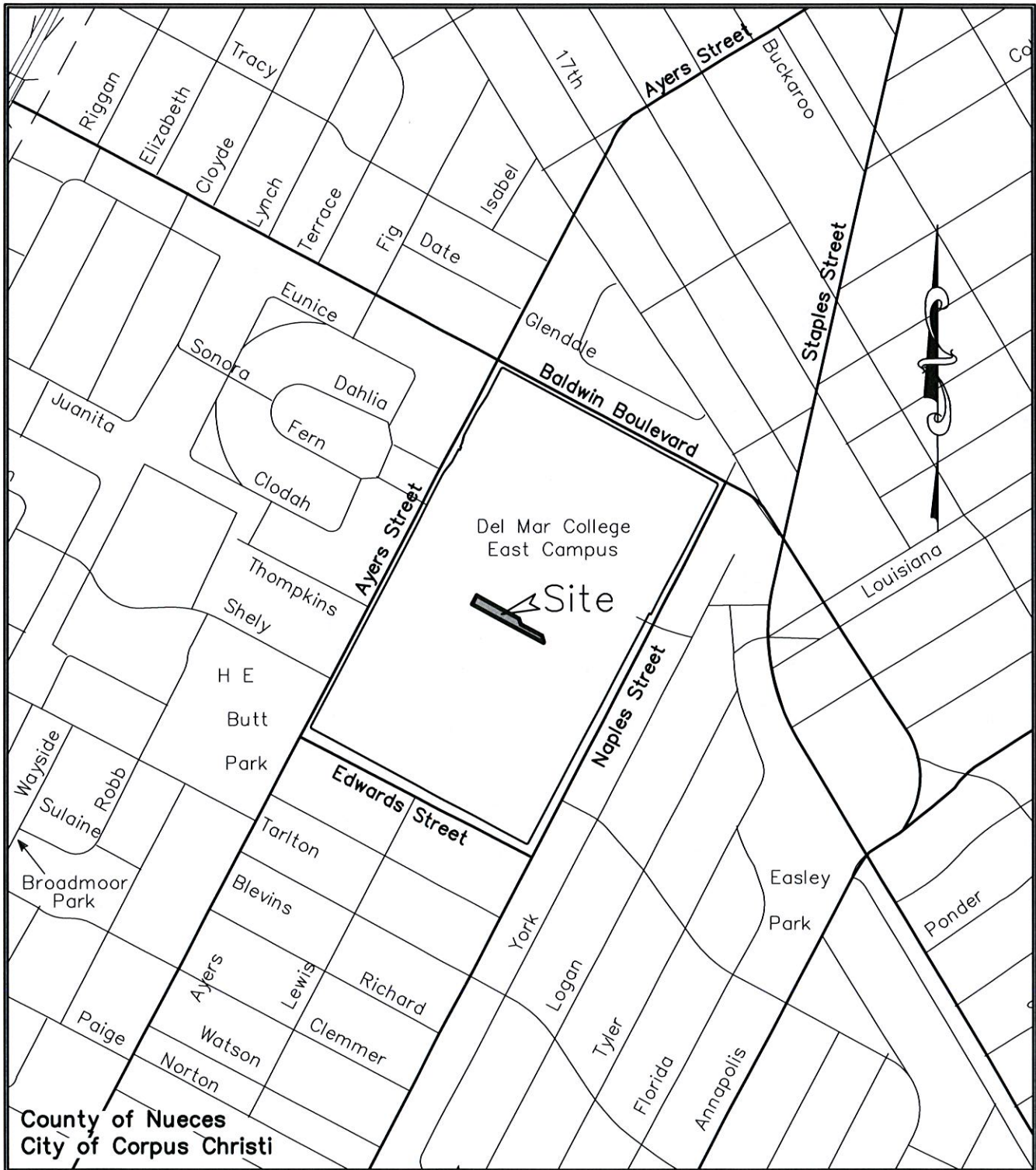


**URBAN  
ENGINEERING**

TBPE FIRM NO. 145, TBPLS FIRM NO. 10032400  
2725 SWANTNER DR., CORPUS CHRISTI, TX 78404  
PHONE: 361.854.3101 WWW.URBANENG.COM

## Exhibit D

DATE: January 21, 2017  
SCALE: 1"=300'  
JOB NO.: 25800.B7.00  
SHEET: 1 of 2  
DRAWN BY: XG  
urbansurvey1@urbaneng.com



Location Map

Exhibit D



DATE: January 21, 2017  
 SCALE: None  
 JOB NO.: 25800.B7.00  
 SHEET: 2 of 2  
 DRAWN BY: XG  
 urbansurvey1@urbaneng.com