

Ordinance abandoning and vacating a 4.385 acre drainage easement and right-of-way out of a portion of Artemus Roberts Subdivision, Lots 3, 6, and 11, located east of Rand Morgan Road, between Leopard Street and Oregon Trail and requiring the owner, MPM Development, LP, to comply with the specified conditions.

WHEREAS, MPM Development, LP (Owner) is requesting the abandonment and vacation of a 4.385 acre drainage easement and right-of-way out of a portion of Artemus Roberts Subdivision, Lots 3, 6, and 11, located east of Rand Morgan Road, between Leopard Street and Oregon Trail;

WHEREAS, it has been determined that it is feasible and advantageous to the City of Corpus Christi to abandon and vacate a 4.385 acre drainage easement and right-of-way, subject to compliance by the Owner 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 MPM Development, LP (Owner), a 4.385 acre drainage easement and right-of-way out of a portion of Artemus Roberts Subdivision, Lots 3, 6, and 11, located east of Rand Morgan Road, between Leopard Street and Oregon Trail, as recorded in Volume 3, Page 41 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 entireties.

SECTION 2. The abandonment and vacation of the utility easement and right of way 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. Failure to comply with all the conditions outlined in this Ordinance within 180 days will hereby make the Ordinance null and void.

SECTION 3. The Maintenance responsibilities for the vacated easement reverts to MPM Development, LP (Owner).

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:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Debbie Lindsey-Opel	_____		

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____, 2018, by the following vote:

Joe McComb	_____	Ben Molina	_____
Rudy Garza	_____	Lucy Rubio	_____
Paulette Guajardo	_____	Greg Smith	_____
Michael Hunter	_____	Carolyn Vaughn	_____
Debbie Lindsey-Opel	_____		

PASSED AND APPROVED on this the _____ day of _____, 2018.

ATTEST:

Rebecca Huerta
City Secretary

Joe McComb
Mayor

BASS & WELSH ENGINEERING
Engineering Firm Reg. No. F-52
Surveying Firm Reg. No. 100027-00
P.O. Box 6397
Corpus Christi, TX 78466-6397

September 20, 2017
16047-M&B-DE Closure

DE/ROW CLOSURE

STATE OF TEXAS §

COUNTY OF NUECES §

Description of a 4.385 acre tract of land, more or less, a portion of Lots 3, 6 and 11, Artemus Roberts Subdivision, a map of which is recorded in Volume 3, Page 41, Map Records, Nueces County, Texas, and being a portion of a drainage easement and right-of-way described by deed recorded at Document No. 2003045766, Official Records of said county, said 4.385 acre tract of land for drainage easement and right-of-way closure as further described by metes and bounds as follows:

BEGINNING at a west right-of-way corner of Rand Morgan Road which bears N89°12'33"E 20.00' from the northeast corner of Lot 11, Block 1, Northwest Crossing Unit 1, a map of which is recorded in Volume 62, Pages 1 and 2, said map records, said beginning point for the southeast corner of the tract herein described;

THENCE S89°12'33"W 1910.00' along a westerly right-of-way line of said Rand Morgan Road and along a northerly boundary line of said drainage easement and right-of-way and along the north boundary line of said Northwest Crossing Unit 1 and along the north boundary lines of Northwest Crossing Units 3, 5, 6 and 7 to the northwest corner of Lot 49, Block 6, said Northwest Crossing Unit 7, a map of which is recorded in Volume 68, Pages 282 and 283, said map records, for the southwest corner of the tract herein described;

THENCE N00°47'27"W a distance of 100.00' to a point for the northwest corner of the tract herein described in the north boundary line of said drainage easement and right-of-way;

THENCE N89°12'33"E a distance of 1909.95' along the north boundary line of said drainage easement and right-of-way to a point in the west right-of-way line of Rand Morgan Road for the northeast corner of the tract herein described;

THENCE S00°49'15"E along said west right-of-way line of Rand Morgan Road, being along a line 40' west of and parallel to the center line of said Rand Morgan Road, a distance of 100.00' to the **POINT OF BEGINNING**, a sketch showing said 4.385 acre tract of land for drainage easement and right-of-way closure being attached hereto as Exhibit "B".

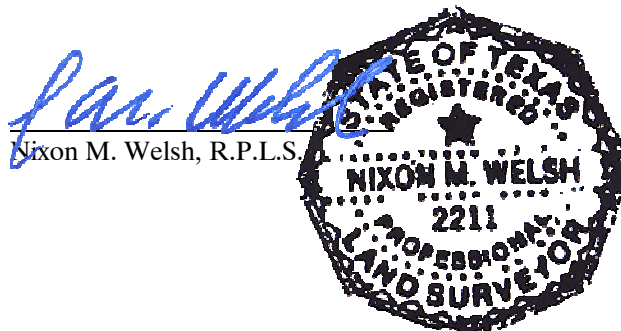


EXHIBIT "A"

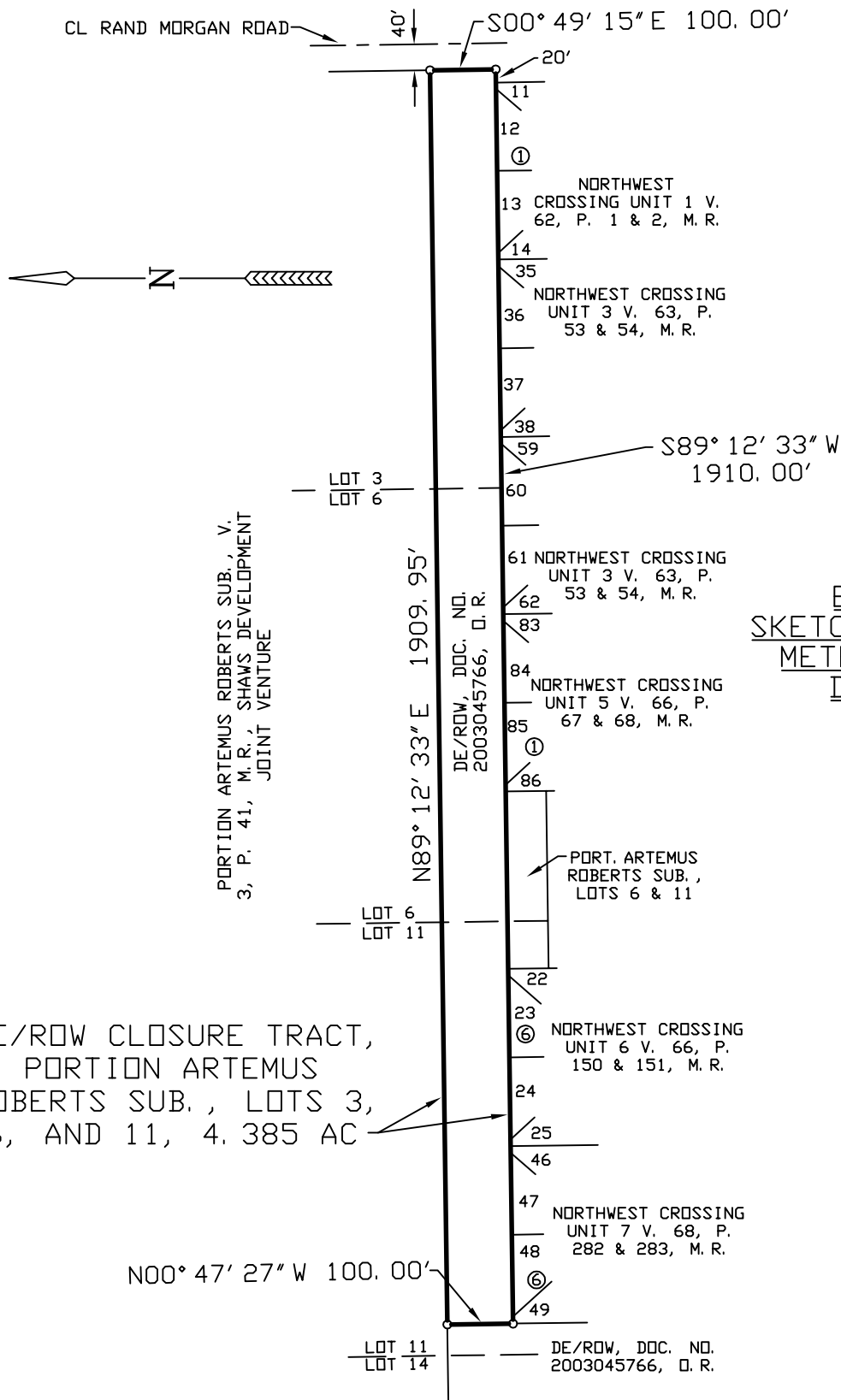


EXHIBIT "B"
 SKETCH TO ACCOMPANY
 METES AND BOUNDS
 DESCRIPTION
 1" = 250'



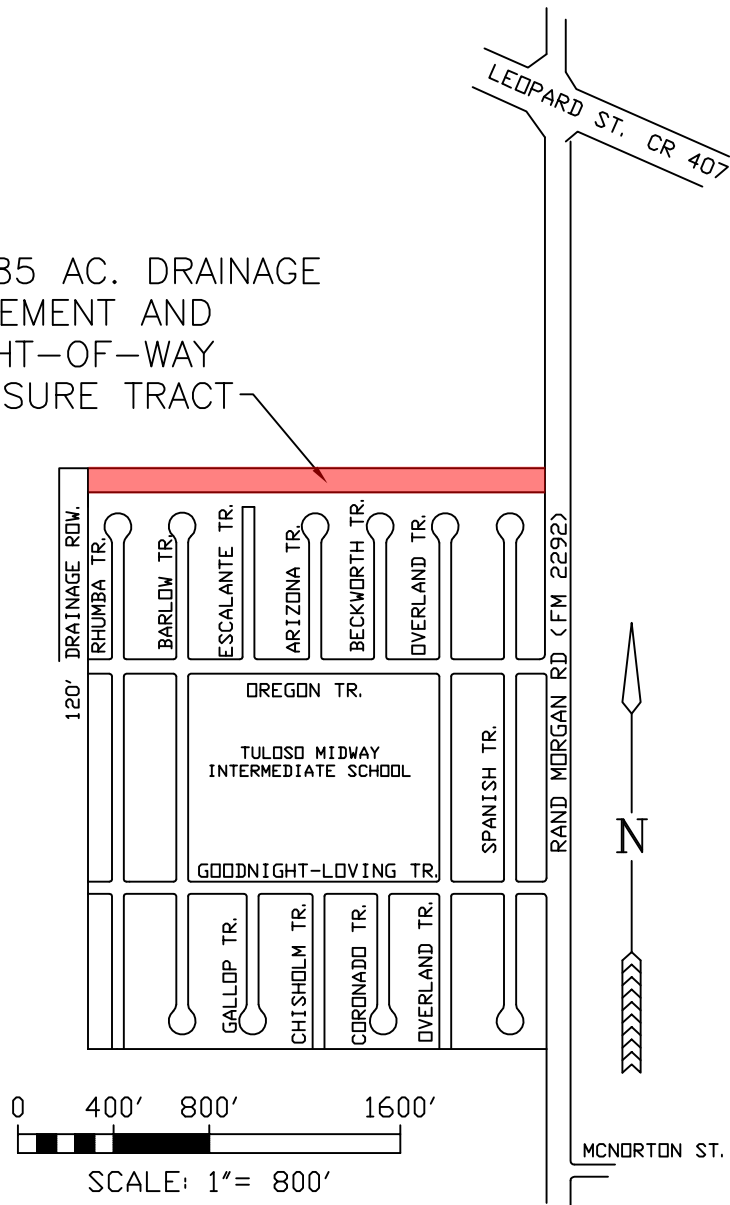
Nixon M. Welsh
 9/20/17

DE/ROW CLOSURE TRACT,
 PORTION ARTEMUS
 ROBERTS SUB., LOTS 3,
 6, AND 11, 4.385 AC

PORTION ARTEMUS ROBERTS SUB., V. 3,
 P. 41, M. R., BRAMAN RANCHES LLC,

BASS AND WELSH ENGINEERING
 CORPUS CHRISTI, TX
 SURVEY REG. NO. 100027-00,
 TX ENGINEERING REG. NO. F-52,
 FILE: EXB-DE CLOSURE, JOB NO.
 16047, SCALE: 1" = 250'
 PLOT SCALE: SAME, PLOT DATE:
 9/20/17, SHEET 1 OF 1

4.385 AC. DRAINAGE
EASEMENT AND
RIGHT-OF-WAY
CLOSURE TRACT



LOCATION MAP FOR DRAINAGE
EASEMENT AND RIGHT-OF-WAY CLOSURE
1" = 800' (APPROX.)

BASS AND WELSH ENGINEERING
CORPUS CHRISTI, TX
SURVEY REG. NO. 100027-00, TX
ENGINEERING REG. NO. F-52,
FILE: EXB-DE CLOSURE1, JOB
NO. 16047, SCALE: 1" = 50'
PLOT SCALE: SAME, PLOT DATE:
9/25/17, SHEET 1 OF 1