

Ordinance abandoning and vacating a 1-foot wide by approximately 42-feet in length (42 sq. ft.) portion of an existing utility easement out of Lot 22, Block 4, Maple Hills Unit 7, Phase 1, located at 10329 Creek Bottom Drive.

WHEREAS, Brister Surveying, on behalf of South Texas Home Builders. Inc. (Owner) is requesting to abandon and vacate a 1-foot wide by approximately 42-feet in length (42 sq. ft.) portion of an existing utility easement out of Lot 22 Block 4, Maple Hills Unit 7 Phase One, located at 10329 Creek Bottom Drive.

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

SECTION 1. Pursuant to the request of Brister Surveying, acting as agent on behalf of South Texas Home Builders, Inc. ("Owner"), a 1-foot wide by approximately 42-feet in length (42 sq. ft.) portion of an existing utility easement out of Lot 22, Block 4, Maple Hills Unit 7 Phase One, located at 10329 Creek Bottom Drive, as recorded in volume 68, page 691, of the Map Records of Nueces County, Texas, is 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 description, 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 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 South Texas Home Builders, Inc. (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 _____, 2019, by the following vote:

Joe McComb _____

Michael Hunter _____

Roland Barrera _____

Ben Molina _____

Rudy Garza _____

Everett Roy _____

Paulette M. Guajardo _____

Greg Smith _____

Gil Hernandez _____

That the foregoing ordinance was read for the second time and passed finally on this the _____ day of _____ 2019, by the following vote:

Joe McComb _____

Michael Hunter _____

Roland Barrera _____

Ben Molina _____

Rudy Garza _____

Everett Roy _____

Paulette M. Guajardo _____

Greg Smith _____

Gil Hernandez _____

PASSED AND APPROVED on this the _____ day of _____, 2019.

ATTEST:

Rebecca Huerta

City Secretary

Joe McComb

Mayor

EXHIBIT A

**STATE OF TEXAS
COUNTY OF NUECES**

Field notes of a 0.001 acre tract being out of a 10' utility easement out of Lot 22, Block 4, Maple Hills Unit 7, Phase One, as shown on a map recorded in Volume 68, Page 691, Map Records of Nueces County, Texas. Said 0.001 acre tract being more particularly described as follows:

COMMENCING at a 5/8" re-bar found previously set in the south line of an existing 10' utility easement and for the common south corner of Lot 22 and Lot 23 of said Maple Hills Unit 7, Phase One, **THENCE** with common line of Lots 22 and 23, North 09°14'25" East, a distance of 9.00 feet to a point in the common line of Lots 22 and 23, for the southeast corner of this survey, and for the **POINT of BEGINNING**.

THENCE North 80°49'04" West, a distance of 42.00 feet to a point for the southwest corner of this survey.

THENCE North 09°14'25" East, a distance of 1.00 foot to a point in the north line of said 10' existing utility easement and for the northwest corner of this survey.

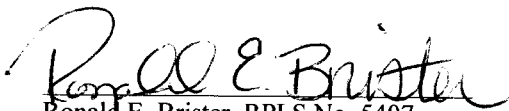
THENCE with the common north line of said 10' existing utility easement and this survey, South 80°49'04" East, a distance of 42.00 feet to a point in the common line of Lots 22 and 23, from **WHENCE** the common north corner of Lots 22 and 23 bears, North 09°14'25" East, a distance of 87.75 feet.

THENCE with the common line of Lots 22, 23 and this survey, South 09°14'25" West, a distance of 1.00 foot to the **POINT of BEGINNING**, and containing 0.001 acres of land, more or less.

Notes:

- 1.) Bearings are based on Global Positioning System NAD 83 (93) 4205 Datum.
- 2.) A Map of equal date accompanies this Metes and Bounds description.
- 3.) Set 5/8" re-bar = steel re-bar set with yellow plastic cap labeled Brister Surveying.

I, Ronald E. Brister do hereby certify that this survey of the property legally described herein was made on the ground this day March 19, 2019 and is correct to the best of my knowledge and belief.



Ronald E. Brister, RPLS No. 5407

Date: March 21, 2019.



Job No. 190354E

UTILITY SKETCH OF

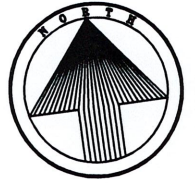
LOT 22 BLOCK 4MAPLE HILLS UNIT 7 PHASE ONE
CORPUS CHRISTI, NUECES COUNTY, TEXAS

SCALE 1" = 20'

MAP RECORDS OF NUECES COUNTY, TEXAS

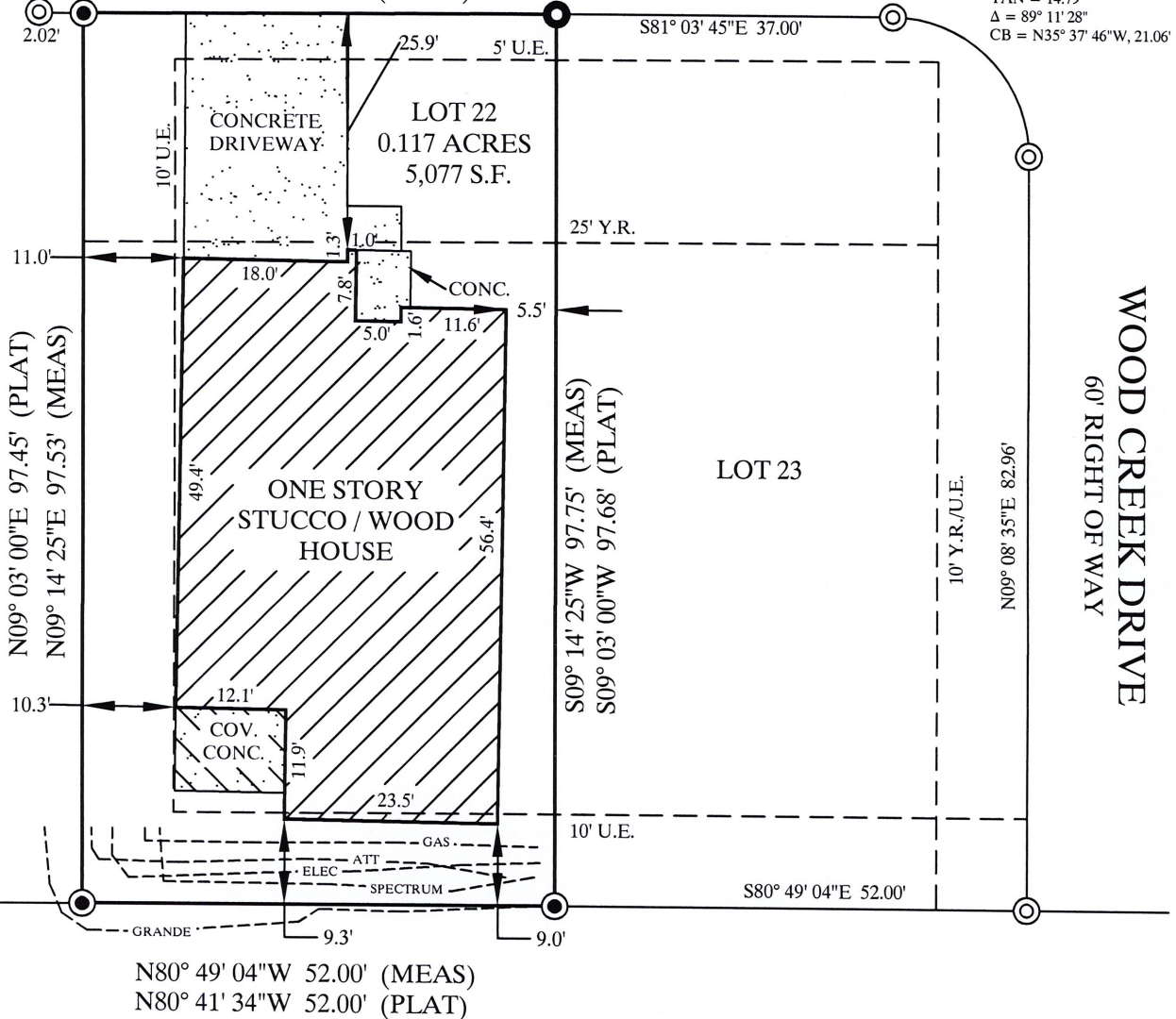
VOLUME: 68

PAGE: 691



10329 CREEK BOTTOM DRIVE

50' RIGHT OF WAY

S80° 57' 00"E 52.00' (PLAT)
S81° 03' 45"E 52.00' (MEAS)R = 15.00'
L = 23.35'
TAN = 14.79°
Δ = 89° 11' 28"
CB = N35° 37' 46"W, 21.06'REMAINDER OF 17.74 ACRES OUT OF MCKINZIE
PARTITION TRACT 1-B RECORDED IN
DOC. NO. 2007014711 AND TRACT 1-C
DOC. NO. 2007014515, O.P.R.N.C.T.ELAINE MCKINZIE
4.40 ACRES - TRACT 2
DOC NO. 1997041508
O.P.R.N.C.T.⊙ = FOUND 5/8" RE-BAR
● = SET 5/8" RE-BAR
● = PROPERTY CORNER

Brister Surveying

4455 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
Off 361-850-1800
Fax 361-850-1802
Bristersurveying@corpus.twcba.com
Firm Registration No. 10072800BY GRAPHIC PLOTTING ONLY, THIS PROPERTY
IS LOCATED WITHIN ZONE C AS DEFINED
BY THE FEDERAL EMERGENCY MANAGEMENT
MAPS. COMMUNITY PANEL 485464 0130 C
DATED JULY 18, 1985
AND ☐ IS ☒ IS NOT LOCATED IN A DESIGNATED
100 YEAR FLOOD ZONE.

NOTES:

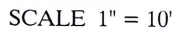
- 1.) TOTAL AREA IS 0.117 ACRES.
- 2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
- 3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.

THIS SKETCH DOES NOT INCLUDE THE RESEARCH,
INVESTIGATION, OR LOCATIONS OF ALL SERVITUDES,
EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS
PROPERTY.I, RONALD E. BRISTER DO HEREBY CERTIFY THAT
THIS SKETCH OF THE PROPERTY LEGALLY DESCRIBED
HEREIN WAS MADE ON THE GROUND THIS DAY
MARCH 19, 2019 AND IS CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF.SURVEY DATE MARCH 22, 2019

JOB NO. 190354A

RONALD E. BRISTER R.P.L.S. NO. 5407

A 0.001 ACRE TRACT BEING OUT OF A 10' UTILITY EASEMENT OUT OF LOT 22, BLOCK 4, MAPLE HILLS UNIT 7, PHASE ONE, AS SHOWN ON A MAP RECORDED IN VOLUME 68, PAGE 691, MAP RECORDS OF NUECES COUNTY, TEXAS.

[illegible]

CREEK BOTTOM DRIVE
50' RIGHT OF WAY

L1 = N09° 14' 25"E 1.00' (MEAS)
L2 = S09° 14' 25"W 1.00' (MEAS)

○ = POINT
 ◎ = FOUND 5/8" RE-BAR
 PREVIOUSLY SET



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Corpus Christi, Texas 78411
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Fax 361-850-1802
Bristersurveying@corpus.twcbc.com
Firm Registration No. 10072800



- 1.) TOTAL SURVEYED AREA IS 0.001 ACRE.
- 2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
- 3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
- 4.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS SURVEY.

THIS SURVEY DOES NOT INCLUDE THE RESEARCH,
INVESTIGATION, OR LOCATIONS OF ALL SERVITUDES,
EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS
PROPERTY.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY MARCH 19, 2019 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEY DATE MARCH 21, 2019

JOB NO. 190354E

RONALD E. BRISTER R.P.L.S. NO. 5407