

**CITY OF EL CAMPO
ORDINANCE NO. 2026-06**

AN ORDINANCE ABANDONING PORTIONS OF PUBLIC UTILITY EASEMENTS, BEING A PORTION OF A 10-FOOT WIDE DRAINAGE AND UTILITY EASEMENT SITUATED ALONG THE SOUTH LINE OF LOT 2, MEISEL INDUSTRIAL COMPLEX UNIT I & A PORTION OF A 10-FOOT WIDE DRAINAGE AND UTILITY EASEMENT SITUATED ALONG THE NORTH LINE OF LOT 3-A OF THE RE-PLAT OF LOT THREE (3) & FOUR (4), MEISEL INDUSTRIAL COMPLEX UNIT II, BOTH SUBDIVISIONS IN THE CITY OF EL CAMPO, WHARTON COUNTY, TEXAS, AS PER PLAT THEREOF RECORDED IN SLIDE NO. 135-A IN THE PLAT CABINET RECORDS OF WHARTON COUNTY, TEXAS.

WHEREAS, the City of El Campo is an incorporated home rule municipality operating under the laws of this State; and

WHEREAS, JR’S Texas Best, LLC (the “Abutting Owner”) is the sole owner of the property on both sides of that certain portion of the utility easements being 10-foot wide drainage and utility easements situated along the South line of Lot 2, Meisel Industrial Complex Unit I, and the North line of Lot 3A, Meisel Industrial Complex Unit II of the City of El Campo Meisel Industrial Complex Subdivision to the City of El Campo; and

WHEREAS, the said Abutting Owner has petitioned the City Council to vacate, abandon and close-a portion of said easements so that the Abutting Owner can proceed with replatting Lot 2 with the adjoining Lot 3A for the purpose of development; and

WHEREAS, the City Council of the City of El Campo called a public hearing on the proposed closing of said Public Utility Easements, which public hearing was held in the Council chambers at the City Hall on the 10th day of March, 2026, of which due notice was given by publication one (1) time in the El Campo Leader News, a newspaper of general circulation in the City on the 21st day of February, 2026, and said public hearing was held on the day stated in said notice; and

WHEREAS, the said City Council finds there were no stated objections to the proposed easement abandonment described herein and has declared that it is in the best interest of all of the citizens of the City of El Campo that said easement be vacated and abandoned; and

WHEREAS, the City Council of the City of El Campo determined that the planned improvements of the proposed plat and development of the property that will include the abandoned easement will provide benefits to the citizens of El Campo and the surrounding area to such an extent that value of such planned construction will far exceed the fair market value of said easement so that the City of El Campo shall not require monetary compensation for said easement; and

WHEREAS, the Abutting Owner has agreed that it will maintain any necessary easements for public utility right of way around the perimeter of the proposed single lot combining Lot 2 and Lot 3A to service any improvements located within the industrial district in an exchange for the proposed abandoned portion of the public utility easement described above; and

WHEREAS, as an additional condition to the proposed abandonment, Abutting Owner shall take all necessary steps to cause the Plats for Lot 2 and Lot 3A of said City of El Campo Meisel Industrial Complex subdivision of the City of El Campo, Texas.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL CAMPO, TEXAS:

Section 1. That certain portion of the utility easement lying and being a a portion of a 10-foot wide Drainage and Utility Easement situated along the South line of Lot 2, Meisel Industrial Complex Unit I, and the North line of Lot 3A, Meisel Industrial Complex Unit II of the City of El Campo Meisel Industrial Complex; City of El Campo, is hereby abandoned and vacated. A description of the property to be abandoned is attached as Exhibits "A and B."

Section 2. A review has been made by the following City departments which have approved the City's abandonment and closure of the portion of the utility easement. Those departments include: Department of Public Works, Planning and Zoning Commission, the City Manager and any other City department deemed necessary by the City Council.

Section 3. Said portions of public utility easement to be abandoned by this Ordinance will not needed for public purposes upon the proposed replat of the lots by JR'S Texas Best, LLC and it is in the public interest of the City of El Campo to abandon said described portion of the easements. The abandonment provided for herein shall extend only to the portion of said public utility easements described in this ordinance and shall be construed only to that interest the governing body of the City of El Campo may legally and lawfully abandon.

Section 4. The Mayor of the City of El Campo is hereby authorized and directed to Quit Claim the interest of the City of El Campo in and to the portions of the easements described in Section 1 of this ordinance to JR'S Texas Best, LLC.

PASSED, APPROVED AND ADOPTED by the City Council of the City of El Campo, Texas, on this this 10th day of March 2026.




CITY OF EL CAMPO, TEXAS

By: 
Eugene Bustamante, Mayor

ATTEST:


Kaylee Koudela, City Secretary

APPROVED AS TO FORM:


Ronald Collins, City Attorney

2004 N. Wharton St. - Physical
P.O. Box 511 - Mailing
El Campo, TX 77437

(979) 543-7974 - Office
(979) 541-7974 - Cell
Firm Registration No. 10193819

**STATE OF TEXAS
COUNTY OF WHARTON**

Field Note Description of a portion of a 10-foot wide Drainage and Utility Easement situated along the South line of Lot 2, Meisel Industrial Complex Unit II, a subdivision in the City of El Campo, Wharton County, Texas, as per plat thereof recorded in Slide No. 135-A in the Plat Cabinet Records of Wharton County, Texas.

COMMENCING at a 5/8" Iron Rod set for the Southeast corner of said Lot 2, common with the Northeast corner of Lot 3-A of the Re-plat of Lot Three (3) & Four (4), Meisel Industrial Complex Unit II, as per plat thereof recorded in Slide No. 2083 in the Plat Cabinet Records of Wharton County, Texas, said Iron Rod being in the West line of the remainder of a called 68.001 acre tract of land conveyed to James A. Bouligny, recorded in Volume 831, Page 354 in Deed Records of Wharton County, Texas;

THENCE: S 87°31'57" W – along the South line of Lot 2, same being the North line of Lot 3-A, a distance of **20.00 feet** to a point for the Southeast corner and **POINT OF BEGINNING** of this herein described tract;

THENCE: S 87°31'57" W – continuing along the South line of Lot 2, same being the North line of Lot 3-A, a distance of **392.72 feet** to a point for the Southwest corner of this herein described tract, from which, a 5/8" Iron Rod set for the Northwest corner of Lot 3-A, bears: S 87°31'57" W – a distance of **10.00 feet**;

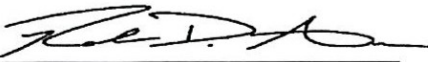
THENCE: N 02°24'59" W – across Lot 2, a distance of **10.00 feet** to a point in the North line of said easement, for the Northwest corner of this herein described tract;

THENCE: N 87°31'57" E – across Lot 2, along the North line of said easement, a distance of **392.70 feet** to a point for the Northeast corner of this herein described tract;

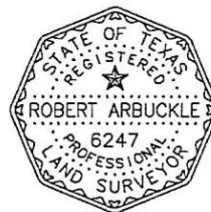
THENCE: S 02°31'44" E – across Lot 2, a distance of **10.00 feet** to the **POINT OF BEGINNING**.

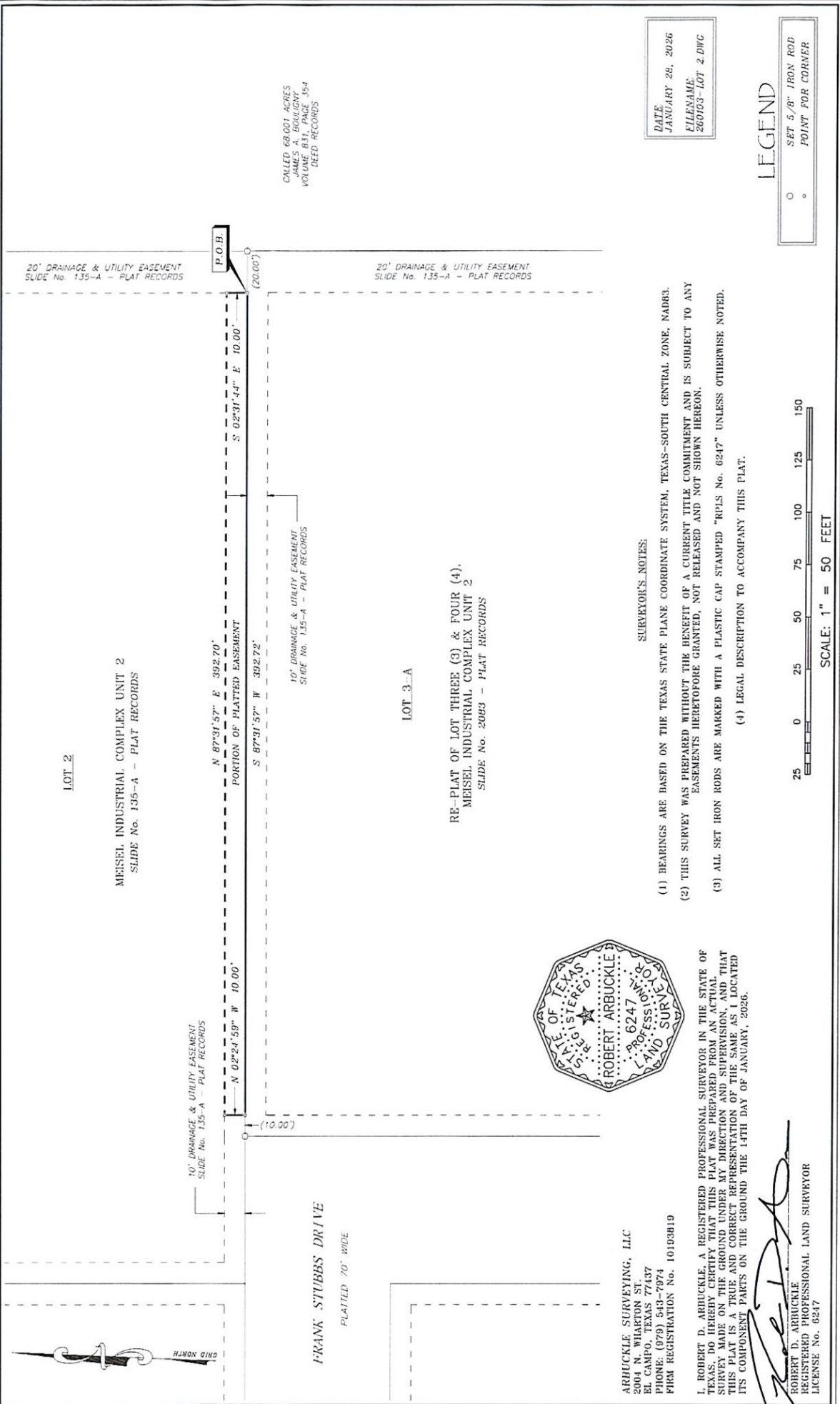
Unless this Field Notes Description, including preamble, seal and signature, appears in its entirety, and in its original form, surveyor assumes no responsibility or liability for its accuracy. All bearings are based on the Texas State Plane Coordinate System, Texas South-Central Zone, and North American Datum of 1983.

This Field Note Description is true and correct to the best of my knowledge and belief based on data obtained from the Wharton County Clerk, the Wharton County Central Appraisal District and a Survey made On-The-Ground under my direct supervision on January 14, 2026.



ROBERT D. ARBUCKLE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE No. 6247
JANUARY 28, 2026





DATE
JANUARY 29, 2026
FILENAME
260153-LOT 2 DWG

LEGEND
○ SET 5/8" IRON ROD
◦ POINT FOR CORNER

- SURVEYOR'S NOTES:
- (1) BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS-SOUTH CENTRAL ZONE, NAD83.
 - (2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT AND IS SUBJECT TO ANY EASEMENTS HERETOFORE GRANTED, NOT RELEASED AND NOT SHOWN HEREON.
 - (3) ALL SET IRON RODS ARE MARKED WITH A PLASTIC CAP STAMPED "RPLS No. 6247" UNLESS OTHERWISE NOTED.
 - (4) LEGAL DESCRIPTION TO ACCOMPANY THIS PLAT.



ARBUCKLE SURVEYING, LLC
2004 N. WHARTON ST.
EL CAMPO, TEXAS 77437
PHONE: (979) 543-7874
FIRM REGISTRATION No. 10193819

I, ROBERT D. ARBUCKLE, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS THE ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION. THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE SAME AS I LOCATED ITS COMPONENT PARTS ON THE GROUND THE 14TH DAY OF JANUARY, 2026.

Robert D. Arbuckle
ROBERT D. ARBUCKLE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE No. 6247

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COMMENCING at a 5/8" Iron Rod set for the Northeast corner of said Lot 3-A, common with the Southeast corner of Lot 2, Meisel Industrial Complex Unit II, a subdivision in the City of El Campo, Wharton County, Texas, as per plat thereof recorded in Slide No. 135-A in the Plat Cabinet Records of Wharton County, Texas, said Iron Rod being in the West line of the remainder of a called 68.001 acre tract of land conveyed to James A. Bouligny, recorded in Volume 831, Page 354 in Deed Records of Wharton County, Texas;

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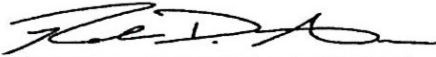
THENCE: S 87°31'57" W – across Lot 3-A, along the South line of said easement, a distance of **392.74 feet** to a point for the Southwest corner of this herein described tract,

THENCE: N 02°24'59" W – across Lot 3-A, a distance of **10.00 feet** to a point in the North line of Lot 3-A, same being the South line of Lot 2, and for the Northwest corner of this herein described tract, from which, a 5/8" Iron Rod set for the Northwest corner of Lot 3-A, bears: S 87°31'57" W – a distance of **10.00 feet**;

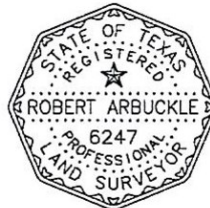
THENCE: N 87°31'57" E – along the North line of Lot 3-A, same being the South line of Lot 2, a distance of **392.72 feet** to the **POINT OF BEGINNING**.

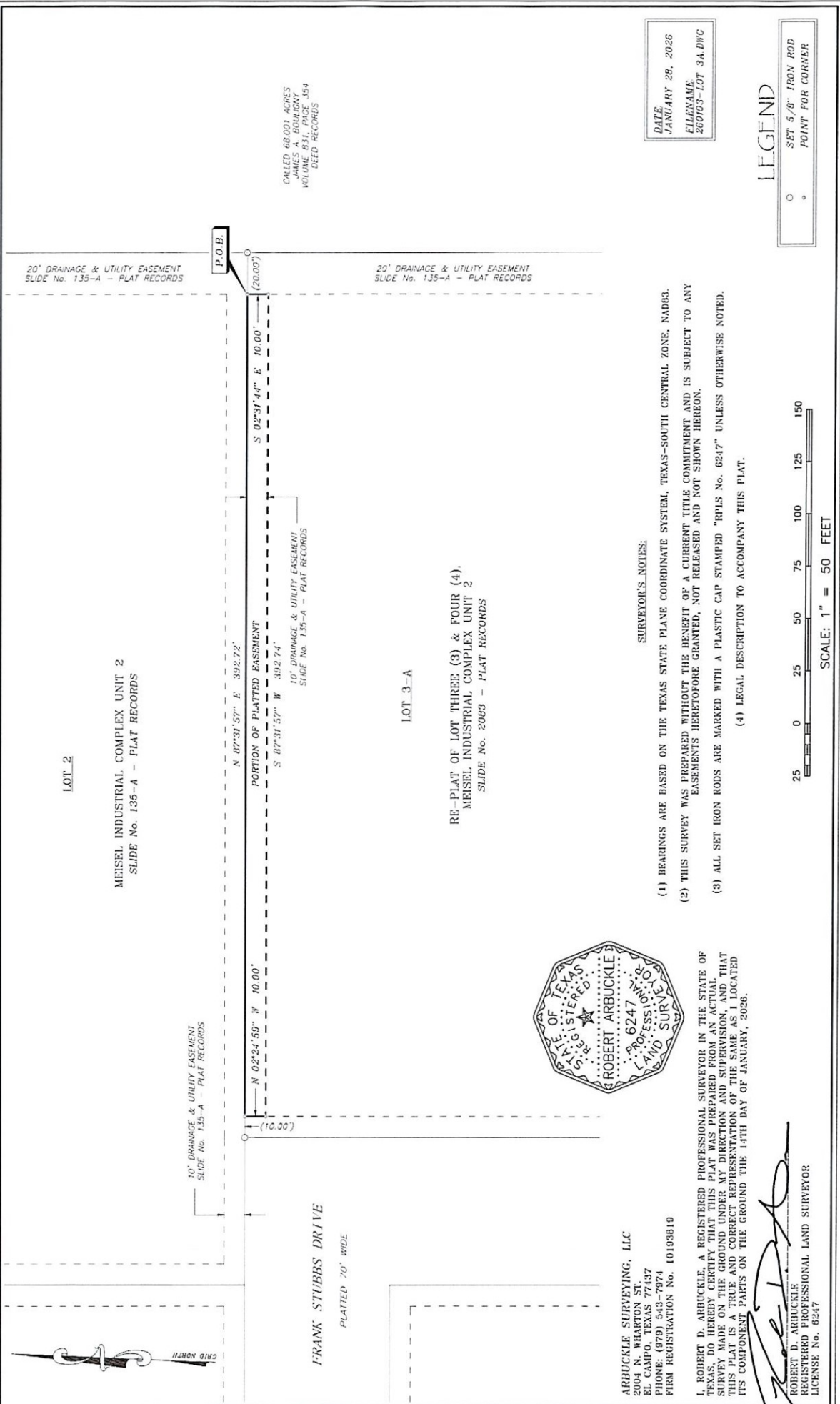
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This Field Note Description is true and correct to the best of my knowledge and belief based on data obtained from the Wharton County Clerk, the Wharton County Central Appraisal District and a Survey made On-The-Ground under my direct supervision on January 14, 2026.



ROBERT D. ARBUCKLE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE No. 6247
JANUARY 28, 2026





DATE
JANUARY 28, 2026

SURVEYOR'S NAME
260103 - LOT 3A.DWG

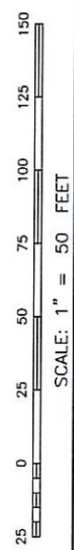
LEGEND

○ SET 5/8" IRON ROD

◦ POINT FOR CORNER

SURVEYOR'S NOTES:

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