

**FLOOD NOTE**

SUBJECT PROPERTY APPEARS TO BE SITUATED WITHIN THE FLOOD ZONE AREA "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AND "A" (1% ANNUAL FLOOD CHANCE - NO BASE FLOOD ELEVATIONS DETERMINED) AS INDICATED ON THE FOLLOWING FLOOD INSURANCE RATE MAPS: 4835503300, EFFECTIVE DATE, OCTOBER 13, 2022, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS. (SURVEYOR DOES NOT GUARANTEE OR WARRANT THE ACCURACY OR CORRECTNESS OF THE F.E.M.A. MAPS.)

**SCHEDULE B EXCEPTIONS**

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, GENERAL FILE NUMBER 230248655, WITH AN EFFECTIVE DATE OF OCTOBER 26, 2023 AN ISSUE DATE OF DECEMBER 21, 2023.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR AND THE INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND OTHER RESTRICTIONS TO THE SUBJECT PROPERTY WERE PROVIDED BY SAID TITLE COMMITMENT.
- THE FOLLOWING SURVEY-RELATED ITEMS ARE LISTED ON SCHEDULE B OF SAID TITLE COMMITMENT:
- FIRST TRACT: STREETS, EASEMENTS, DEDICATIONS AND OTHER MATTERS SET FORTH ON THE PLAT OF SECOND REVISED PLAT OF BLOCK 1 OF THE ECKERD ADDITION, RECORDED IN VOLUME 4, PAGE 49, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS. (AFFECTS-AS SHOWN).
  - FIRST TRACT: TERMS AND PROVISIONS CONTAINED IN OIL, GAS AND MINERAL LEASE, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, LESSOR: CORPUS CHRISTI INDEPENDENT SCHOOL DISTRICT LESSEE: COASTAL STATES GAS PRODUCING CO. DATED: JULY 11, 1986 RECORDING NO.: 718745, VOLUME 240, PAGE 266, OIL AND GAS RECORDS OF NUECES COUNTY, TEXAS. SAID MINERAL INTEREST NOT TRACED SUBSEQUENT TO THE DATE OF THE ABOVE-CITED INSTRUMENT. (AFFECTS-NOT PLOTTABLE).
  - FIRST TRACT: TERMS AND PROVISIONS CONTAINED IN OIL, GAS AND MINERAL LEASE, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, LESSOR: CORPUS CHRISTI INDEPENDENT SCHOOL DISTRICT LESSEE: KELLY BELL DATED: JULY 6, 1970 RECORDING NO.: 826112, VOLUME 288, PAGE 977, OIL AND GAS RECORDS OF NUECES COUNTY, TEXAS. SAID MINERAL INTEREST NOT TRACED SUBSEQUENT TO THE DATE OF THE ABOVE-CITED INSTRUMENT. (AFFECTS-NOT PLOTTABLE).
  - SECOND TRACT: TERMS AND PROVISIONS CONTAINED IN OIL, GAS AND MINERAL LEASE, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, LESSOR: QUINNO S. ADAME AND JOSEFINA R. ADAME LESSEE: KELLY BELL DATED: MAY 1, 1967 RECORDING NO.: 815719, VOLUME 285, PAGE 867, OIL AND GAS RECORDS OF NUECES COUNTY, TEXAS. SAID MINERAL INTEREST NOT TRACED SUBSEQUENT TO THE DATE OF THE ABOVE-CITED INSTRUMENT. (LOTS 3 AND 4, BLOCK 2 - ECKERD ADDITION) (AFFECTS-NOT PLOTTABLE).
  - SECOND TRACT: TERMS AND PROVISIONS CONTAINED IN OIL, GAS AND MINERAL LEASE, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, LESSOR: YSABEL BARRERA AND JULIA ADAMS BARRERA LESSEE: KELLY BELL DATED: MAY 1, 1967 RECORDING NO.: 815754, VOLUME 285, PAGE 940, OIL AND GAS RECORDS OF NUECES COUNTY, TEXAS. SAID MINERAL INTEREST NOT TRACED SUBSEQUENT TO THE DATE OF THE ABOVE-CITED INSTRUMENT. (LOTS 10 AND 11, BLOCK 2 - ECKERD ADDITION) (AFFECTS-NOT PLOTTABLE).
  - SECOND TRACT: TERMS AND PROVISIONS CONTAINED IN OIL, GAS AND MINERAL LEASE, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, LESSOR: YSABEL BARRERA AND JULIA ADAMS BARRERA LESSEE: KELLY BELL DATED: MAY 1, 1967 RECORDING NO.: 815754, VOLUME 285, PAGE 940, OIL AND GAS RECORDS OF NUECES COUNTY, TEXAS. SAID MINERAL INTEREST NOT TRACED SUBSEQUENT TO THE DATE OF THE ABOVE-CITED INSTRUMENT. (LOT 12, BLOCK 2, ECKERD ADDITION) (AFFECTS-NOT PLOTTABLE).
  - ALL TRACTS: TERMS AND PROVISIONS CONTAINED IN UNIT DESIGNATION AGREEMENT BY KELLY BELL AND PAN AMERICAN PETROLEUM CORPORATION, DESIGNATING THE "KELLY BELL-TEXAS MEXICAN RAILWAY COMPANY GAS UNIT A, CITY OF CORPUS CHRISTI," FILED NOV. 19, 1970, RECORDED AT FILE NO. 827460, VOLUME 289, PAGE 188, OIL AND GAS RECORDS OF NUECES COUNTY, TEXAS. TITLE TO SAID INTEREST NOT RESEARCHED SUBSEQUENT TO THE DATE OF AFORESAID INSTRUMENT. (AFFECTS-NOT PLOTTABLE).
  - THIRD TRACT: YARD REQUIREMENTS, DEDICATION AND OTHER MATTERS SET FORTH ON THE PLAT OF AMENDING REPLAT OF ECKERD ADDITION, RECORDED IN VOLUME 67, PAGE 746, MAP AND PLAT RECORDS OF NUECES COUNTY, TEXAS. (AFFECTS-AS SHOWN).
  - SECOND AND THIRD TRACT: TERMS AND PROVISIONS CONTAINED IN OIL, GAS AND MINERAL LEASE, TOGETHER WITH ALL RIGHTS INCIDENT THERETO, LESSOR: LUCIANO GARZA LESSEE: KELLY BELL DATED: MAY 1, 1967 RECORDING NO.: 815921, VOLUME 286, PAGE 240, OIL AND GAS RECORDS OF NUECES COUNTY, TEXAS. SAID MINERAL INTEREST NOT TRACED SUBSEQUENT TO THE DATE OF THE ABOVE-CITED INSTRUMENT. (AFFECTS-NOT PLOTTABLE).
  - FOURTH TRACT: TO BE DETERMINED. SUBJECT TO ALL INSTRUMENTS OF RECORD IN NUECES COUNTY, TEXAS, AFFECTING TITLE TO THIS TRACT. (NOT YET CORVEYED).

**ZONING NOTES**

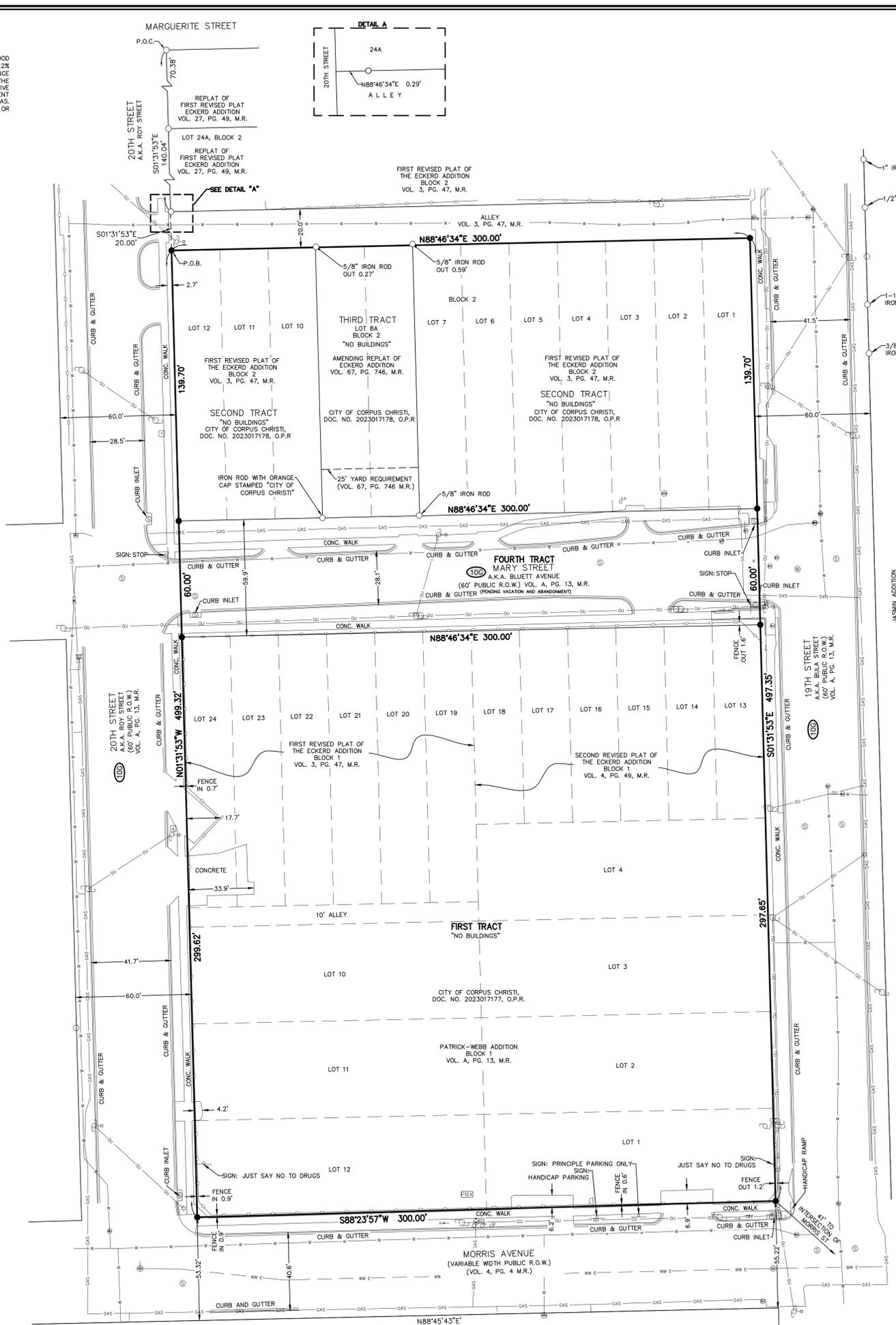
- THE FOLLOWING ZONING INFORMATION IS LIMITED TO THE REQUIREMENTS LISTED IN TABLE A, ITEM 6 OF THE 2021 ALTA/NPS LAND TITLE STANDARDS. OTHER ZONING INFORMATION MAY APPLY TO THIS PROPERTY.
- ZONING INFORMATION SHOWN HEREON IS BASED ON DATA RETRIEVED FROM "HTTPS://WWW.CCTEXAS.COM" ON JANUARY 10, 2024.
- THE SURVEYOR DOES NOT GUARANTEE OR WARRANT THAT THIS ZONING INFORMATION IS COMPREHENSIVE OR COMPLETE. THE CITY OF CORPUS CHRISTI ZONING DEPARTMENT MUST BE CONTACTED TO DETERMINE ALL ZONING REGULATIONS THAT APPLY TO THE PROPERTY.

ZONING DISTRICT	FRONT SETBACK (MIN)	FRONT SETBACK (MAX)	SIDE SETBACK (MIN)	REAR SETBACK (MIN)
RS-6	25'	-	5'	5'
	HEIGHT (MAX)	DENSITY (MAX) (UNITS/ACRE)	STREET FRONTAGE (MIN)	LOT WIDTH (MIN)
	35'	- (1)	-	50'

ZONING DISTRICT	FRONT SETBACK (MIN)	FRONT SETBACK (MAX)	SIDE SETBACK (MIN)	REAR SETBACK (MIN)
O	-	-	0'(2)	0'(2)
	HEIGHT (MAX)	DENSITY (MAX) (UNITS/ACRE)	STREET FRONTAGE (MIN)	LOT WIDTH (MIN)
	-	-	0'	-

1. RS-6 REQUIRES A MINIMUM LOT SIZE OF 8,000 SQUARE FEET  
2. 10' IF ADJACENT TO ANY RESIDENTIAL USE



**GENERAL NOTES**

- BEARING REFERENCE FOR THIS SURVEY IS BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
- THE SITE HAS MULTIPLE ADDRESSES: 2212 MORRIS STREET (ALL OF BLOCK 1) & 2228, 2218, 2214, 2212, 2210, 2208 & 2206 MARY STREET & 521 19TH STREET (PORTIONS OF BLOCK 2), ALL IN THE CITY OF CORPUS CHRISTI TEXAS, 78405.
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- ONLY IMPROVEMENTS WHICH WERE VISIBLE AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OF IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND SURVEY AT THE TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC) ARE BASED SOLELY ON THE "STAMPED" MARKINGS ON THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF UNDERGROUND UTILITIES.
- A ONE CALL UTILITY LOCATE (TICKET # 2354859541) WAS REQUESTED ON 12/14/2023 FOR THE PUBLIC RIGHT-OF-WAY ADJACENT TO SUBJECT PROPERTY. ALL UTILITIES SHOWN SHOULD BE REVIEWED AND VERIFIED BY CLIENT. UNDERGROUND UTILITY LINES SHOWN HEREON ARE BASED ON A COMBINATION OF FIELD OBSERVATIONS OF ONE-CALL MARKINGS AND GEOGRAPHIC INFORMATION SYSTEMS DATA RETRIEVED FROM HTTPS://GIS-CORPUS.OPERDATA.ARGOS.COM, DECEMBER 2023, AND THE LOCATION IS APPROXIMATE.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE, CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "ONECALL" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT TEXAS ONECALL AT 811.
- THERE ARE A TOTAL OF 0 STRIPED PARKING SPACES. (TABLE A, ITEM 9).
- OWNERSHIP INFORMATION SHOWN HEREON IS BASED ON A PUBLIC RECORDS SEARCH BY THE SURVEYOR, PERFORMED DECEMBER 2023 (TABLE A, ITEM 13)

**PROPERTY DESCRIPTION**

BEING A 3.432 ACRE (149,501 SQUARE FEET) TRACT OF LAND IN THE CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS, BEING ALL OF LOTS 20, 21, 22, 23 & 24 AND A 10-FOOT ALLEY, BLOCK 1; AND ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 10, 11 & 12, BLOCK 2, AND PORTION OF MARY STREET, ALSO KNOWN AS BLUETT AVENUE, A 60-FOOT PUBLIC RIGHT-OF-WAY OF THE FIRST REVISED PLAT OF THE ECKERD ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 47 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS (M.R.); ALL OF LOT 8A, BLOCK 2 OF THE AMENDING REPLAT OF THE ECKERD ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 67, PAGE 746, M.R.; ALL OF LOTS 13, 14, 15, 16, 17 & 18, BLOCK 1 OF THE SECOND REVISED PLAT OF THE ECKERD ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4, PAGE 49, M.R.; AND ALL OF LOTS 1, 2, 3, 4, 10, 11 & 12, BLOCK 2 OF THE PATRICK-WEBB ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME A, PAGE 13, M.R.; SAID 3.432 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS WITH ALL BEARINGS BEING REFERENCED TO NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, (2011 ADJUSTMENT, EPOCH 2010.00) SOUTH CENTRAL ZONE:

COMMENCING AT A FOUND 5/8-INCH IRON ROD AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF MARGUERITE STREET AND THE EAST RIGHT-OF-WAY LINE OF 20TH STREET, BEING THE NORTHWEST CORNER OF LOT 23, BLOCK 2 OF THE REPLAT OF THE FIRST REVISED PLAT OF THE ECKERD ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 27, PAGE 49, M.R.;

THENCE, SOUTH 01°31'53" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 20TH STREET, AT A DISTANCE OF 70.38 FEET PASSING A FOUND 5/8-INCH IRON ROD FOR THE SOUTHWEST CORNER OF SAID LOT 23A AND FOR THE NORTHWEST CORNER OF LOT 24A OF SAID REPLAT OF THE FIRST REVISED PLAT OF THE ECKERD ADDITION, AT A DISTANCE OF 140.04 FEET PASSING A POINT FOR THE INTERSECTION OF THE NORTH LINE OF A 20-FOOT ALLEY AND THE EAST RIGHT-OF-WAY LINE OF SAID 20TH STREET, FROM WHICH A FOUND 5/8-INCH IRON ROD BEARS NORTH 88°46'34" EAST, A DISTANCE OF 0.29 FEET, AND CONTINUING FOR A TOTAL DISTANCE OF 160.04 FEET TO A SET 1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "VICKREY PROP. COR." FOR THE NORTHWEST CORNER OF SAID LOT 12, BLOCK 2 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 88°46'34" EAST, DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID 20TH STREET AND ALONG THE SOUTH LINE OF SAID 20-FOOT ALLEY, A DISTANCE OF 300.00 FEET TO A SET 5/8-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "VICKREY PROP. COR." AT THE INTERSECTION OF THE SOUTH LINE OF SAID 20-FOOT ALLEY AND THE WEST RIGHT-OF-WAY LINE OF 19TH STREET, FOR THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, AND THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 01°31'53" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID 19TH STREET, AT A DISTANCE OF 139.70 FEET, PASSING A SET 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "VICKREY PROP. COR." AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID MARY STREET AND THE WEST RIGHT-OF-WAY LINE OF SAID 19TH STREET, FOR THE SOUTHWEST CORNER OF SAID LOT 1, AT A DISTANCE OF 199.70 FEET PASSING A SET 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "VICKREY PROP. COR." AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID MARY STREET AND THE WEST RIGHT-OF-WAY LINE OF SAID 19TH STREET, FOR THE NORTHEAST CORNER OF SAID LOT 13, BLOCK 2, AND CONTINUING FOR A TOTAL DISTANCE OF 487.35 FEET TO A SET 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "VICKREY PROP. COR." AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID MARY STREET AND THE EAST RIGHT-OF-WAY LINE OF SAID 20TH STREET, FOR THE SOUTHWEST CORNER OF SAID LOT 12, BLOCK 1 AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 01°31'53" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID 20TH STREET, AT A DISTANCE OF 299.62 FEET, PASSING A SET 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "VICKREY PROP. COR." AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID MARY STREET AND THE EAST RIGHT-OF-WAY LINE OF SAID 20TH STREET, FOR THE NORTHWEST CORNER OF SAID LOT 24, BLOCK 1, AT A DISTANCE OF 359.62 FEET PASSING A SET 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "VICKREY PROP. COR." AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF SAID MARY STREET AND THE EAST RIGHT-OF-WAY LINE OF SAID 20TH STREET, FOR THE NORTHEAST CORNER OF SAID LOT 12, BLOCK 1, AND CONTINUING FOR A TOTAL DISTANCE OF 499.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.432 ACRES (149,501 SQUARE FEET).

**LEGEND**

- FOUND 5/8" IRON ROD (UNLESS OTHERWISE NOTED)
- SET IRON ROD WITH RED PLASTIC CAP STAMPED "VICKREY PROP. COR."
- UTILITY POLE
- ⊕ SIGN
- ⊕ WATER VALVE
- ⊕ GAS METER
- ⊕ WATER VALVE COVER
- ⊕ FIRE HYDRANT
- ⊕ TELEPHONE PEDESTAL
- ⊕ BOLLARD
- ⊕ WASTEWATER MANHOLE
- ⊕ TELEPHONE MANHOLE
- ⊕ STORM MANHOLE
- R.O.W. RIGHT-OF-WAY
- SQ.FT. SQUARE FEET
- D.T.R. DEED OF TRUST RECORDS OF NUECES COUNTY, TEXAS
- M.R. MAP RECORDS OF NUECES COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS
- N.T.S. NOT TO SCALE
- ( ) RECORD INFORMATION
- CONC. CONCRETE
- W — WATER LINE
- WW — WASTEWATER LINE
- OU — OVERHEAD UTILITY
- GAS — GAS LINE
- — BREAK-LINE
- — WOOD RAIL FENCE
- — WATER METER

**ALTA/NPS LAND TITLE SURVEY**

2212 MORRIS ST.  
&  
2228, 2218, 2214, 2212, 2210,  
&  
2208 & 2206 MARY ST.  
521 19TH ST.  
CORPUS CHRISTI TX, 78405

- TO: SAN JACINTO TITLE SERVICES OF TEXAS, LLC
- FIDELITY NATIONAL TITLE INSURANCE COMPANY
- 15 110, INC.
- THE CITY OF CORPUS CHRISTI, TEXAS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, AND INCLUDES ITEMS 1-4, 6, 7, 8, 9, 13, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 19, 2023.



Michael J. VanDerStappen DATED 1/23/2024  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6594  
VICKREY AND ASSOCIATES, LLC  
MVANDERSTAPPEN@VICKREY-LLC.COM

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TBPELS #: 10004100

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

PROJ. NO. 23-01798  
DATE: 1/23/2024  
SCALE: 1" = 30'  
SHEET 1 OF 1