

VICINITY MAP  
(NOT TO SCALE)

NOTES

- 1) Bearings and distances are based on the NAD83 (2011), Texas South Zone.
- 2) The subject property DOES NOT appear to lie within the limits of a 100-Year Flood Hazard Zone according to the Map published by the Federal Emergency Management Agency, and has a Zone "C" Rating as shown by Map No. 485464 0165 C, dated July 18, 1985.
- 3) Total platted area contains 0.1540 acres (6,707 square feet.) of land.
- 4) This survey was performed without the benefit of a Title Commitment and may not show all easements and matters that may affect the subject property.
- 5) The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
- 6) The receiving water for the storm water runoff from this property is the Corpus Christi Inner Harbor. The TCEQ has classified the aquatic life use for the Corpus Christi Inner Harbor as "intermediate".
- 7) Open Space Regulations are met for one unit as per platting requirements and any additional dwelling units will be subject to the fee requirements of the Open Space Regulations at time of Building Permits.

State of Texas  
County of Nueces

I, Allen W. Kerley, a Registered Professional Land Surveyor for Frontier Surveying Company, have prepare the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the \_\_\_\_ day of \_\_\_\_\_, 2017.

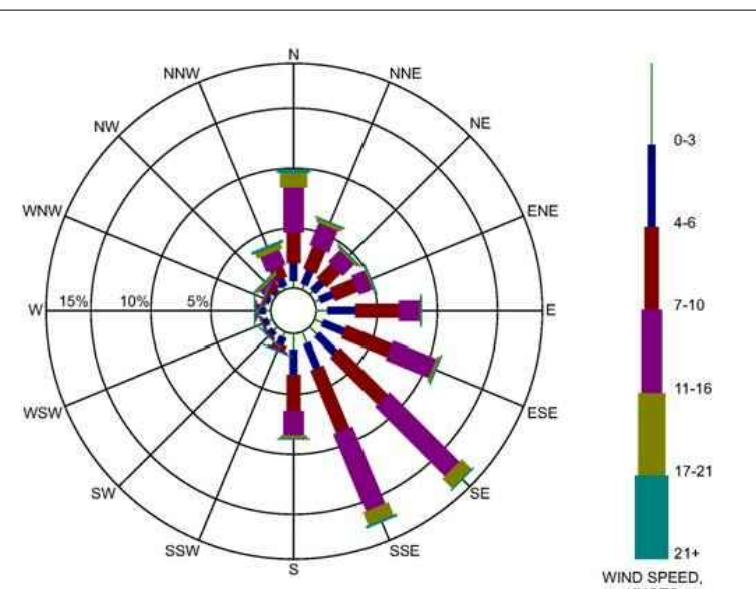


Figure 1  
Wind Rose for Corpus Christi, TX

- LEGEND**
- SET 5/8" IRON ROD WITH CAP  
STAMPED "FRONTIER 10082900"
  - FOUND 5/8" IRON ROD

LOT 3B  
COUNTRY CLUB PLACE  
VOL. 36, PG. 65  
M.R.N.C.T.

LOT 2B  
COUNTRY CLUB PLACE  
VOL. 39, PG. 98  
M.R.N.C.T.

LOT 1A  
COUNTRY CLUB PLACE  
VOL. 24, PG. 80  
M.R.N.C.T.

LOT 4  
COUNTRY CLUB PLACE  
VOL. 4, PG. 3  
M.R.N.C.T.

PORTION OF LOT 1  
BANCROFT - DODGE FARM LOTS  
PATSY LEE DAVIS  
DOC. NO. 2003033461  
O.P.R.N.C.T.

PORTION OF LOT 1  
BANCROFT - DODGE FARM LOTS  
JORGE PEREZ  
DOC. NO. 2004052184  
O.P.R.N.C.T.

TRACT I  
JORGE PEREZ  
DOC. NO. 2007026857  
O.P.R.N.C.T.

PORTION OF LOT 1  
BANCROFT - DODGE FARM LOTS  
THERESA C. PERRY  
DOC. NO. 2014002537  
O.P.R.N.C.T.

MANUEL HERNANDEZ AND  
NORMA HERNANDEZ  
DOC. NO. 1997029618  
O.P.R.N.C.T.

LOT 1  
VOL. A, PG. 46  
M.R.N.C.T.

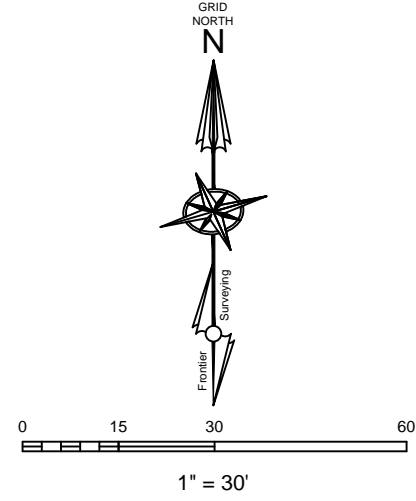
LOT 2  
BANCROFT - DODGE FARM LOTS  
VOL. A, PG. 46  
M.R.N.C.T.

LOT 1R  
0.1483 ACRES  
(6,458 SQ. FT.)

LOT A  
BANCROFT-DODGE ANNEX  
VOL. 27, PG. 19  
M.R.N.C.T.

## Plat of BANCROFT - DODGE FARM LOTS LOT 1R

Being a re-plat of a portion of Lot 1, Bancroft - Dodge Farm Lots,  
as recorded in Volume A, Page 46, Map Records, Nueces County, Texas,  
Being that certain tract of land as described in deed to Raul Delgado, Jr.,  
as recorded in DOC. No.2015042668, Official Public Records Nueces County.



State of Texas  
County of Nueces

Raul Delgado, Jr., hereby certifies that he is the owner of the lands within the boundaries of the foregoing plat, that he has had said lands surveyed and subdivided as shown; that the streets as shown are dedicated to the public use forever; that the easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: Raul Delgado, Jr.  
Owner

State of Texas  
County of Nueces

Before me, the undersigned authority, a Notary Public in and for said County and State on this date personally appeared Raul Delgado, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public

State of Texas  
County of Nueces

This plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Eric Villarreal, PE  
Chairman

Julio Dimas, CFM  
Interim Secretary

State of Texas  
County of Nueces

This plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Department of Development Services.

This the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Ratna Pottumuthu, PE  
Development Services Engineer

State of Texas  
County of Nueces

I, Kara Sands, County Clerk in and for Nueces County, do hereby certify that the foregoing instrument dated the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_M. and duly recorded the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_M. in said County in Volume \_\_\_\_\_, Page \_\_\_\_\_, Map Records.

No. \_\_\_\_\_  
Filed for Record

At \_\_\_\_\_ o'clock \_\_\_\_M.  
\_\_\_\_\_, 20\_\_\_\_

Kara Sands  
County Clerk  
Nueces County Texas

Surveyor  
Frontier Surveying Company  
710 Buffalo St., Suite 700  
Corpus Christi, TX 78401  
Ph: (361) 881-8044