

V 69 P 223

STATE OF TEXAS §  
COUNTY OF NUECES §

WE, VALIOLLAH AND SAEIDEH OMMANI, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN HAVE BEEN HERETOFORE DEDICATED, OR IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC USE FOREVER, AND THAT THIS PLAT WAS MADE FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS THE 12 DAY OF May, 2019

Vali Ommani  
VALIOLLAH OMMANI, OWNER  
Saeideh Ommani  
SAEIDEH OMMANI, OWNER

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY VALIOLLAH AND SAEIDEH OMMANI.

THIS THE 12 DAY OF May, 2019



Belinda Margaret Martinez  
NOTARY PUBLIC, IN AND FOR  
THE STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF NUECES §

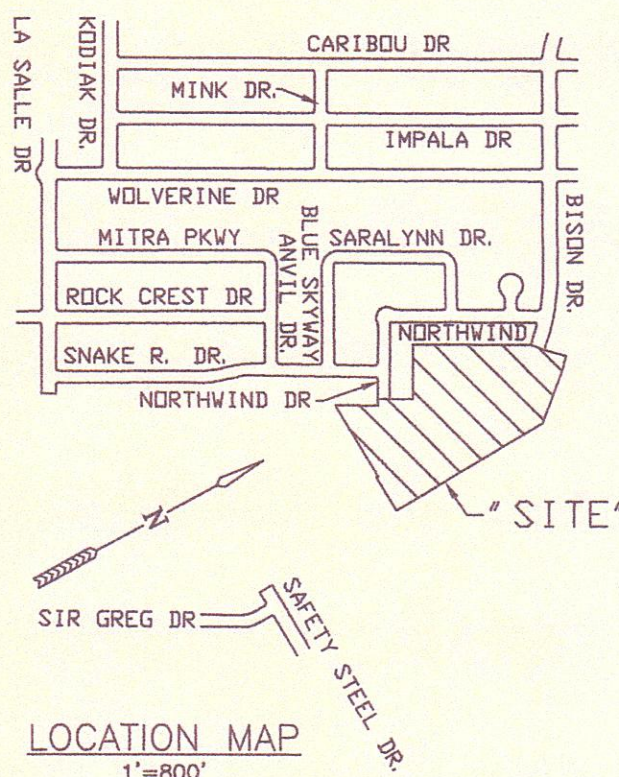
I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT.

THIS THE 8th DAY OF MAY, 2019



Nixon M. Welsh  
NIXON M. WELSH, R. P. L. S.

0 400' 800' 1600'  
SCALE: 1" = 800'



NOTES:

1. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
2. THE SUBJECT SITE IS SHOWN IN FEMA MAP, 48355C0520G (10/23/15), ZONE X (0.2 PCT ANNUAL CHANCE FLOOD HAZARD)
3. THE SUBJECT SITE CONTAINS 8.508 ACRES INCLUDING STREET DEDICATIONS.
4. THE RECEIVING WATER FOR STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
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. SET 5/8" IRON RODS AT ALL LOT CORNERS UNLESS OTHERWISE NOTED. ALL SET IRON RODS CONTAIN PLASTIC CAPS LABELED BASS AND WELSH ENGINEERING.
7. THE MINIMUM FINISHED FLOOR ELEVATION FOR STRUCTURES ON LOTS THIS SUBDIVISION SHALL BE 22" ABOVE THE HIGHEST CENTER OF FRONTING STREET PAVING ELEVATION.
8. PRIVATE DRIVEWAY ACCESS FROM BISON DRIVE IS PROHIBITED TO BLOCK 1, LOTS, 3, 11 & 16, BLOCK 4, LOT 1, BLOCK 2, LOT 2 AND BLOCK 3, LOT 1.

PLAT OF  
OLIVER'S ESTATE UNIT 1

AN 8.508 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 28 & 29, SECTION 21 AND LOTS 4 & 5, SECTION 22, FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, A MAP OF WHICH IS RECORDED IN V. "A", P. 41 - 43, MAP RECORDS, NUECES COUNTY, TX

CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING  
FIRM NO. F-52, 3054 S. ALAMEDA ST.  
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 5/8/19  
COMP. NO.: PLAT-SHT1  
JOB NO.: 16025  
SCALE: 1" = 50'  
PLAT SCALE: SAME  
SHEET 1 OF 2

STATE OF TEXAS §  
COUNTY OF NUECES §

WE, \_\_\_\_\_ (NAME), HEREBY CERTIFY THAT WE ARE THE HOLDERS OF A LIEN ON THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING MAP AND THAT WE APPROVE THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF TEXAS §  
COUNTY OF NUECES §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY \_\_\_\_\_ (NAME),

\_\_\_\_\_, (TITLE), OF \_\_\_\_\_

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC, IN AND FOR THE  
STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEPARTMENT OF DEVELOPMENT SERVICES OF THE CITY OF CORPUS CHRISTI, TEXAS

William J. Green  
WILLIAM J. GREEN, P.E.  
DEVELOPMENT SERVICES ENGINEER

5/16/2019  
DATE

STATE OF TEXAS §  
COUNTY OF NUECES §

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.

THIS THE 18th DAY OF October, 2017

Eric Villarreal  
ERIC VILLARREAL, P.E.  
CHAIRMAN

Nina Nixon-Mendez  
NINA NIXON-MENDEZ, FAICP  
SECRETARY

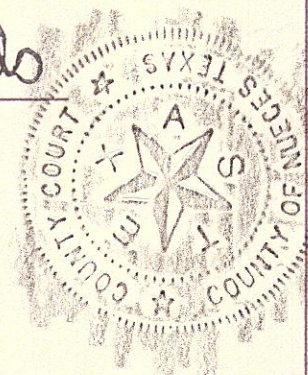
17P21097

STATE OF TEXAS §  
COUNTY OF NUECES §

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE 12th DAY OF May, 2019 WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE 20th DAY OF May, 2019 AT 9:20 O'CLOCK A.M., AND DULY RECORDED THE 20th DAY OF May, 2019 AT 9:20 O'CLOCK A.M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME 69, PAGE 223-224, INSTRUMENT NUMBER 2019019318. WITNESS MY HAND AND SEAL OF THE COUNTY COURT IN AND FOR SAID COUNTY AT OFFICE IN CORPUS CHRISTI, NUECES COUNTY, TEXAS, THE DAY AND YEAR LAST WRITTEN.

BY: Travis Hatcher  
DEPUTY

Kara Sands  
KARA SANDS, CLERK  
COUNTY COURT  
NUECES COUNTY, TEXAS

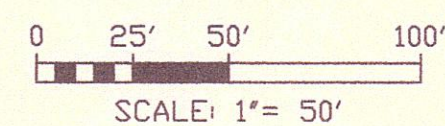
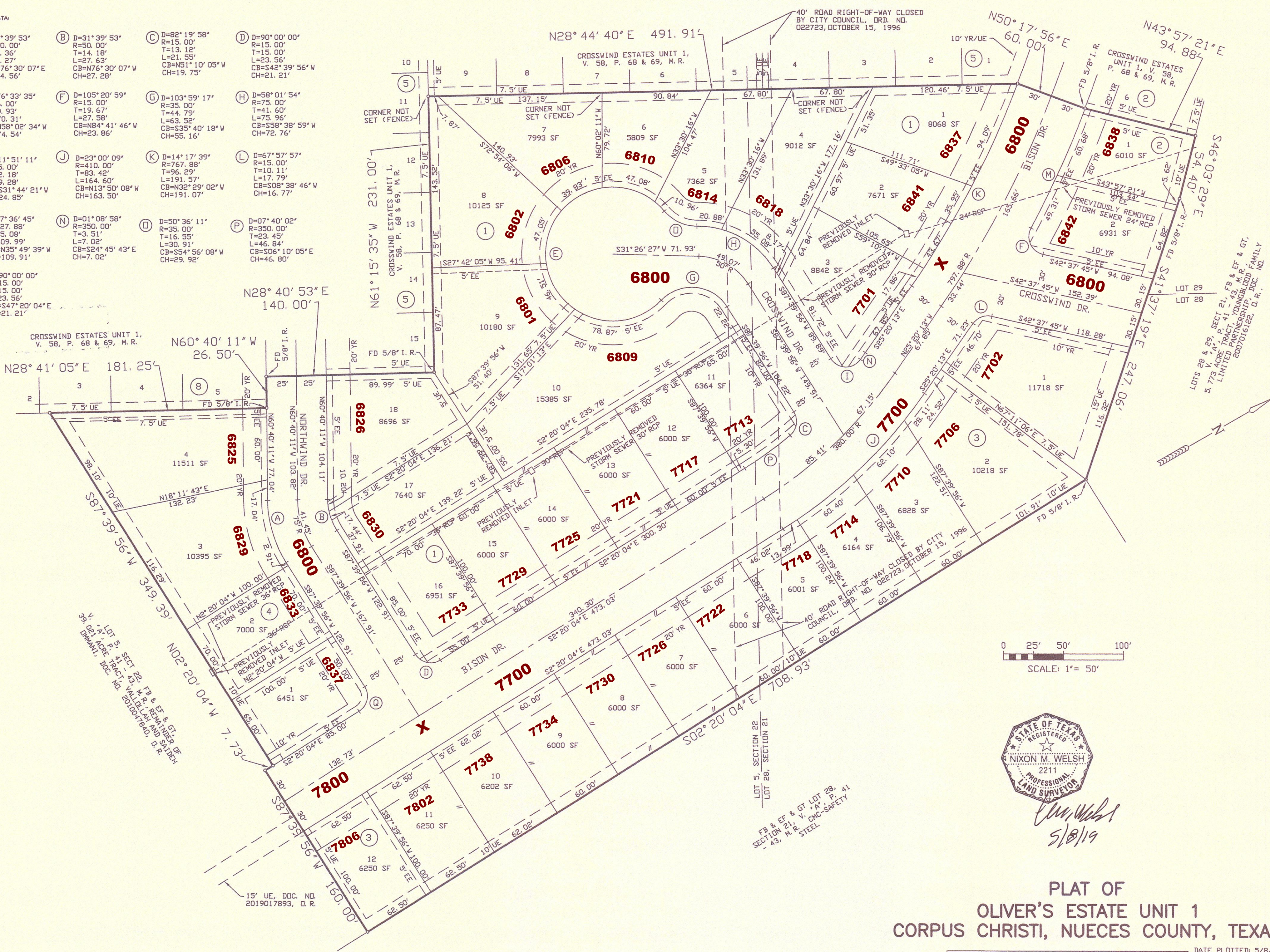




V 69 P224

CURVE DATA:

- (A) D=31'39" 53' R=100.00' T=28.36' L=55.27' CB=S76°30' 07" E CH=54.56'
- (B) D=31'39" 53' R=50.00' T=14.18' L=27.63' CB=N76°30' 07" W CH=27.28'
- (C) D=82'19" 58' R=15.00' T=13.12' L=21.55' CB=N51°10' 05" W CH=19.75'
- (D) D=90°00' 00' R=15.00' T=15.00' L=23.56' CB=S42°39' 56" W CH=21.21'
- (E) D=276°33' 35' R=56.00' T=49.93' L=270.31' CB=N58°02' 34" W CH=74.54'
- (F) D=105°20' 59' R=15.00' T=19.67' L=27.58' CB=N84°41' 46" W CH=23.86'
- (G) D=103°59' 17' R=35.00' T=44.79' L=63.52' CB=S35°40' 18" W CH=55.16'
- (H) D=58°01' 54' R=75.00' T=41.60' L=75.96' CB=S58°38' 59" W CH=72.76'
- (I) D=111°51' 11' R=15.00' T=22.18' L=29.28' CB=S31°44' 21" W CH=24.85'
- (J) D=23°00' 09' R=410.00' T=83.42' L=164.60' CB=N13°50' 08" W CH=163.50'
- (K) D=14°17' 39' R=767.88' T=96.29' L=191.57' CB=N32°29' 02" W CH=191.07'
- (L) D=67°57' 57' R=15.00' T=10.11' L=17.79' CB=S08°38' 46" W CH=16.77'
- (M) D=07°36' 45' R=827.88' T=55.08' L=109.99' CB=N35°49' 39" W CH=109.91'
- (N) D=01°08' 58' R=350.00' T=3.51' L=7.02' CB=S24°45' 43" E CH=7.02'
- (O) D=50°36' 11' R=35.00' T=16.55' L=30.91' CB=S54°56' 08" W CH=29.92'
- (P) D=07°40' 02' R=350.00' T=23.45' L=46.84' CB=S06°10' 05" E CH=46.80'
- (Q) D=90°00' 00' R=15.00' T=15.00' L=23.56' CB=S47°20' 04" E CH=21.21'



*Nixon M. Welsh*  
5/8/19

PLAT OF  
OLIVER'S ESTATE UNIT 1  
CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING  
FIRM NO. F-52, 3054 S. ALAMEDA ST.  
CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 5/8/19  
FILE: PLAT SH 2 AS PLAT  
JOB NO: 16025  
SCALE: 1" = 50'  
PLOT SCALE: SAME  
SHEET 2 OF 2

V 69 P224