

Development Services

2406 Leopard Street, Corpus Christi, TX 78408

Date: 07-28-2025**15:38:20****Final Report - Approved****Application No. PL8772****Description :****Address :****Record Type : PLAT****Document Filename : 250603 - RE-PLAT-2- 6004 YORKTOWN.R1.pdf****Comment Author Contact Information:**

Author Name	Author Email	Author Phone No.:
Mark Zans	markz2@cctexas.com	361-826-3553
Alex Harmon	alexh2@cctexas.com	361-826-1102

General Comments

Comment ID	Author : Department	Status	Review Comments
15	Alex Harmon : DS	Closed	Improvements Required for Recordation, per UDC 8.1.4. A. Streets: No Sidewalks: No B. Water: No Fire hydrants: Depending on site development C. Wastewater: No D. Stormwater: No E. Public open space: No F. Permanent monument markers: No Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.

Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments
12	P001	Note	Alex Harmon : DS	Closed	
3	P001	Note	Mark Zans : LD	Closed	

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments
4	P001	Note	Mark Zans : LD	Closed	Please depict and label all easements on the property . Per City GIS system, a 15' wide easement runs N-S down the middle of the property. There is a 15' wide easement along the Yorktown road frontage.
5	P001	Note	Mark Zans : LD	Closed	Remove general #8 Duplicated genrel note no. 2
6	P001	Note	Mark Zans : LD	Closed	Plat is a final plat
7	P001	Note	Mark Zans : LD	Closed	This plat is on the 30-day tract for approval, approval with Conditions, or disapproval by 7/23/2025. The deadline for revisions to be submitted is 7/14/2025
8	P001	Note	Mark Zans : LD	Closed	: The plat will be recommended as Conditional Approval for Resolution comments received and that have remained Open and unmet.
9	P001	Note	Mark Zans : LD	Closed	A request or response may be made for an additional 30 days for Public Notice plat with a Waiver or to resolve Open comments. This request must be made directly to Development Services within the 30-day initial period.
11	P001	Note	Mark Zans : LD	Closed	Please change the picture to a different picture. Road names and property lines should be readable, and the proposed site should be clearly marked and identified

STATE OF TEXAS
COUNTY OF NUECES

I, Oliver Ommani hereby certify that I am (50%) owner of the Land embraced within the boundaries of the foregoing plat, that I have had said land surveyed and subdivided as shown; that streets and easements as shown have been heretofore dedicated, or if not previously dedicated, streets are hereby dedicated and easements are hereby dedicated to the public use forever; and that this plat was made for the purposes of description and dedication.

This the_____ day of _____ 2025.

OLIVER OMMANI, OWNER

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by OLIVER OMMANI.

This the_____ day of _____ 2025.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF NUECES

We, Vallollah and Saeideh Ommani hereby certify that together we are (50%) owner's of the Land embraced within the boundaries of the foregoing plat, 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, streets are hereby dedicated and easements are hereby dedicated to the public use forever; and that this plat was made for the purposes of description and dedication.

This the_____ day of _____ 2025.

VALLOLLAH OMMANI, OWNER

SAEIDEH OMMANI, OWNER

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by VALLOLLAH and SAEIDEH OMMANI.

This the_____ day of _____ 2025.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE_____ DAY OF _____ 2025.

MICHAEL YORK, CHAIRMAN

MICHAEL DICE, SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE_____ DAY OF _____ 2025.

BRIA WHITMIRE, P.E. CFM. CPM
DEVELOPMENT SERVICES ENGINEER

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 _____ day of _____, 2025, with its certificate of authentication was filed for record in my office the _____ day of _____ 2025, at _____ o'clock _____ M. in said County in Volume _____, Page _____, Map Records.

No. _____

Filed for Record
At _____ o'clock ____ M.
_____ 2025

By: _____
Deputy
Kara Sands,
County Clerk
Nueces County, Texas

KING'S POINT UNIT 2 BLOCK 2, LOT 3

BENG A TOTAL OF 1.8 ACRE TRACT OF LAND, OUT OF FLOUR BLUFF & ENCINAL FARM GARDEN TRACTS, SECTION 10 LOT 11. AS RECORDED IN VOLUME A PAGE 41-43 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS, ALSO BEING SAME BY SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NUMBER 2024012048 OF THE DEED RECORDS OF NUECES COUNTY, TEXAS.

JBMA YORKTOWN LTD
FLOUR BLUFF & ENCINAL FARM
AND GARDEN TRACTS
CALLED : 4.686 ACRES
FROM LOT 12, BLOCK 10
O.P.R.N.C.T.

LOT 12- BLOCK 4
KING'S POINT UNIT 5
VOLUME 64 PAGE 7-8
M.R.N.C.T.

LOT 11- BLOCK 4
KING'S POINT UNIT 5
VOLUME 64 PAGE 7-8
M.R.N.C.T.

LOT 10- BLOCK 4
KING'S POINT UNIT 5
VOLUME 64 PAGE 7-8
M.R.N.C.T.

LOT 9- BLOCK 4
KING'S POINT UNIT 5
VOLUME 64 PAGE 7-8
M.R.N.C.T.

LOT 3
1.76 Acres.
76861.29 Sq.ft.

LOT 2- BLOCK 2
KING'S POINT UNIT 2
VOLUME 69 PAGE 374-375
M.R.N.C.T.



VICINITY MAP
SCALE: N.T.S.

GENERAL NOTES:

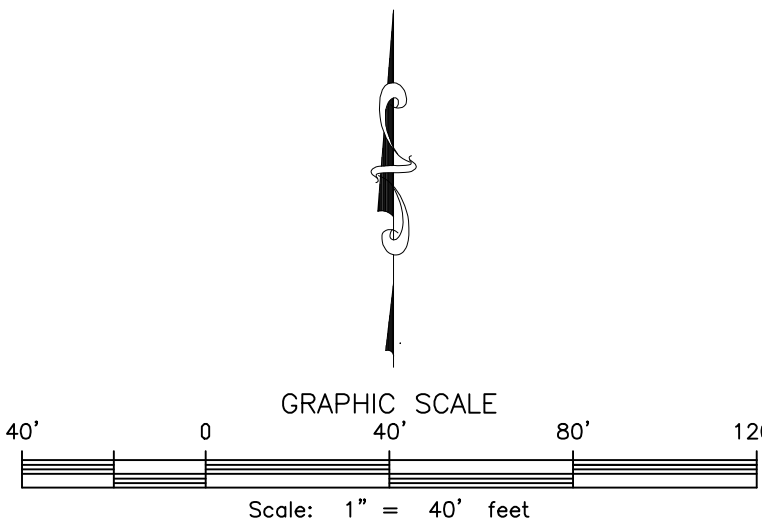
- TOTAL PLATTED AREA CONTAINS 1.76 ACRES OF LAND.
- BY GRAPHIC PLOTTING ONLY, THE SUBJECT SITE IS IN ZONE "X", ACCORDING TO FEMA MAP AREAS OF MINIMUM FLOOD HAZARD, COMMUNITY PANEL No. 48355C0520G, NUECES COUNTY, TEXAS. WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
- BASIS OF BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- FOUND 5/8" IRON RODS AT ALL LOT CORNERS.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE CROWN OF THE FRONTING STREET.
- THE YARD REQUIREMENT, AS DEPICTED IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THE PROPERTY IS THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS". TCEQ ALSO CATEGORIZED THE OSO BAY AS "CONTACT RECREATION" USE.
- DURING THE DEVELOPMENT OF THE SITE, ANY INCREASE IN STORMWATER RUNOFF FLOW RATES MUST BE MITIGATED IN ACCORDANCE WITH UDC 8.2.8A, 8.2.B, AND IDM 3.05 RESULTING IN NO ADVERSE IMPACT BETWEEN EXISTING CONDITIONS AND PROPOSED CONDITIONS.

STATE OF TEXAS
COUNTY OF NUECES

I, Jarrel L. Moore, a registered professional land surveyor for Texas Geo Tech Land Surveying, Inc. hereby certify that the foregoing plat was prepared from a survey made on the ground under my direct supervision and is true and correct to the best of my knowledge and belief; That Texas Geo Tech Engineering & Land Surveying Inc. has been engaged under contract to set all Lot and Block corners and complete such operation without delay.

This the _____ day of _____ 2025.

JARREL L. MOORE
Registered Professional Land Surveyor No. 4854



TEXAS GEO TECH
LAND SURVEYING, INC
5525 SOUTH STAPLES - SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955
250603
JUNE 12, 2025