

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:

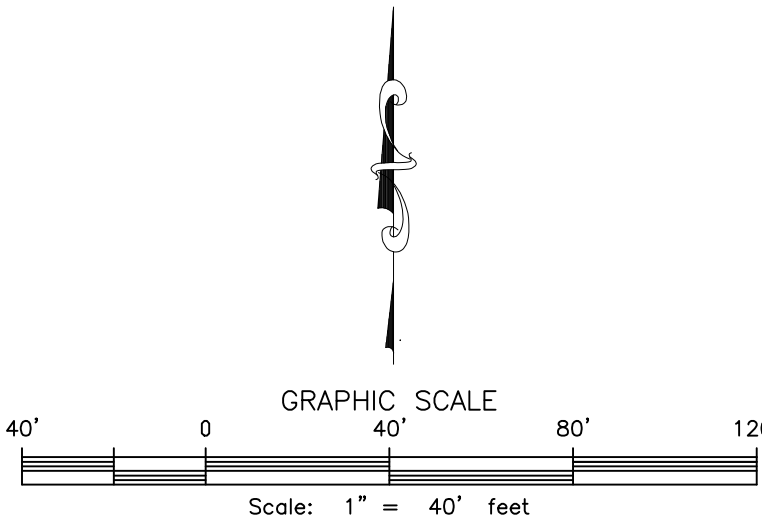
1. TOTAL PLATTED AREA CONTAINS 1.76 ACRES OF LAND.
2. BY GRAPHIC PLOTTING ONLY, THE SUBJECT SITE IS IN ZONE "X", ACCORDING TO FEMA MAP AREAS OF MINIMUM FLOOD HAZARD, COMMUNITY PANEL No. 48355C0520G, NUECES COUNTY, TEXAS. WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
3. BASIS OF BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
4. FOUND 5/8" IRON RODS AT ALL LOT CORNERS.
5. MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE CROWN OF THE FRONTING STREET.
6. THE YARD REQUIREMENT, AS DEPICTED IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. 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.
8. 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