

VICINITY MAP
SCALE: 1" = 1/2 MILE (2,640')

STATE OF TEXAS
COUNTY OF NUECES

WE, VALLOLLAH OMMANI AND SAIDEH OMMANI, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LANDS EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT; THAT WE HAVE HAD SAID LANDS SURVEYED AND SUBDIVIDED AS SHOWN; THAT THE STREETS SHOWN ARE DEDICATED TO THE PUBLIC USE FOREVER, IN FEE SIMPLE; THAT THE EASEMENTS AS SHOWN ARE DEDICATED TO THE PUBLIC USE FOR INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES; AND THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____, 2016

VALLOLLAH OMMANI SAIDEH OMMANI

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VALLOLLAH OMMANI AND SAIDEH OMMANI, PROVEN TO ME TO BE THE PERSONS WHOSE SIGNATURES WERE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND WHO ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 2016

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

STATE OF TEXAS
COUNTY OF NUECES

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

THIS THE _____ DAY OF _____, 2016

RATNA POTTUMUTHU, P.E., LEED AP
DIRECTOR OF DEVELOPMENT SERVICES

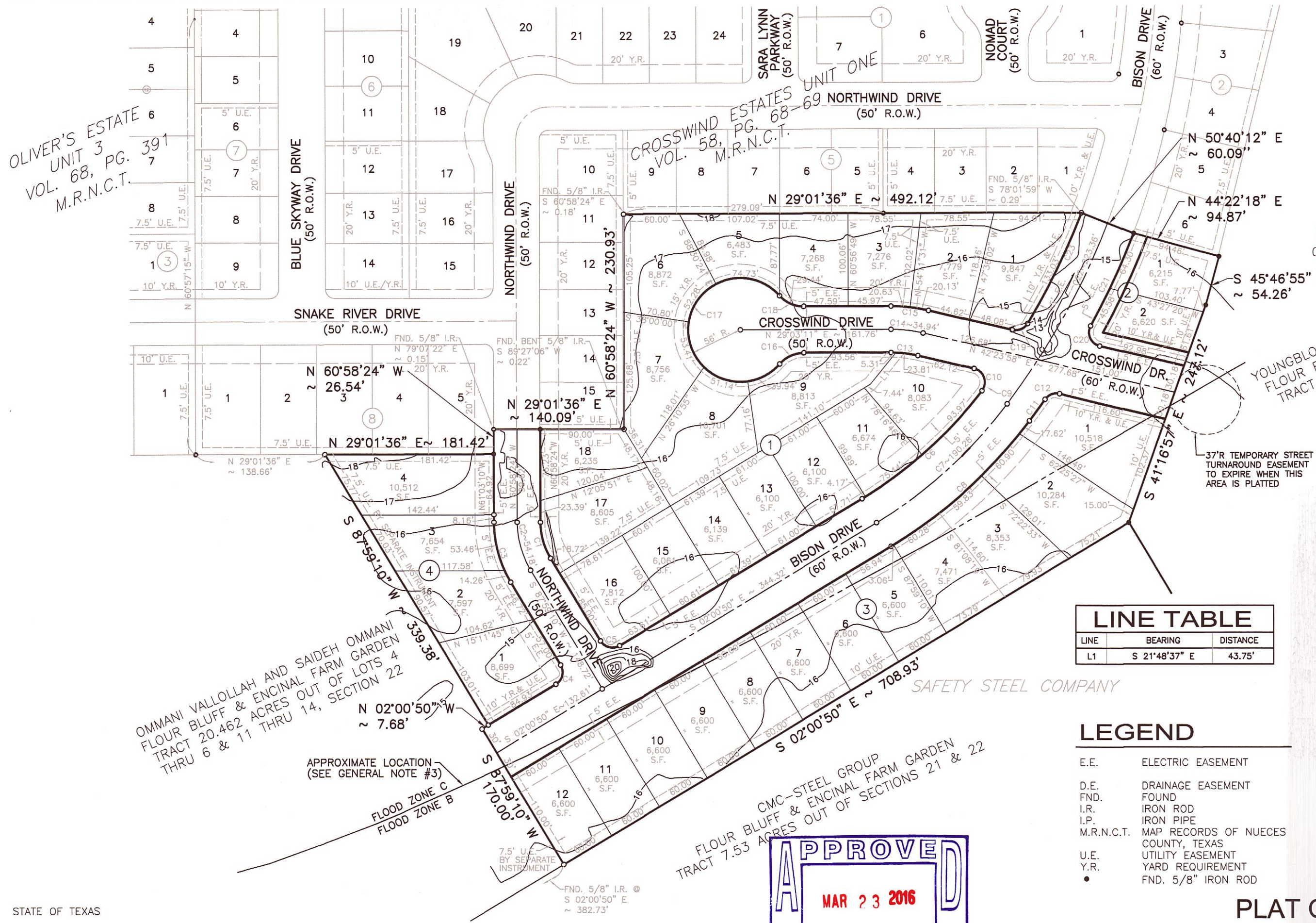
STATE OF TEXAS
COUNTY OF NUECES

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 _____ DAY OF _____, 2016

DANIEL MCGINN, A.I.C.P., SECRETARY

PHILIP J. RAMIREZ, A.I.A., LEED AP, CHAIRMAN



STATE OF TEXAS
COUNTY OF HARRIS

I, STEVEN L. GUY, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR MARTINEZ, GUY & MAYBIK, INC., HAVE PREPARED 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 HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

STEVEN L. GUY, R.P.L.S.
TEXAS REGISTRATION NO. 4743

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 _____, 2016, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2016, AT _____ O'CLOCK _____ M., AND DULY RECORDED THE _____ DAY OF _____, 2016, AT _____ O'CLOCK _____ M., IN SAID COUNTY IN VOLUME _____, PAGE _____ OF THE NUECES COUNTY MAP RECORDS.

WITNESS MY HAND AND SEAL OF THE COUNTY CLERK, IN AND FOR SAID COUNTY, AT THE OFFICE IN CORPUS CHRISTI, TEXAS, THE DAY AND YEAR LAST WRITTEN.

KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

BY: _____
DEPUTY



GENERAL NOTES

1. THE TOTAL PLATTED AREA CONTAINS 8.510 ACRES OF LAND INCLUDING STREET DEDICATION.
2. SET 5/8" IRON ROD WITH PLASTIC CAP MARKED MGM, INC. RPLS #4743 AT ALL LOT CORNERS EXCEPT WHERE INDICATED OTHERWISE
3. THE SUBJECT PROPERTY APPEARS TO BE LOCATED WITHIN FEMA ZONES "B" AND "C". THE FLOOD ZONE DELINEATION BOUNDARY AS SHOWN ON THIS PLAT WAS ESTABLISHED BY SCALING OFF THE FEDERAL EMERGENCY MANAGEMENT MAP COMMUNITY-PANEL NUMBER 485494 0520 D DATED JUNE 4, 1987, AND IS SUBJECT TO CHANGE.
4. EASEMENTS SHOWN HEREON ARE FOR DEDICATION TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES.
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 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 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 WATER" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
8. GROUND CONTOURS SHOWN HEREON ARE REFERENCED TO THE ELEVATION OF 17.72' (5.4 METERS - NAVD 88) FOR NGS MONUMENT AH1749, SAID MONUMENT BEING A BRASS DISK ON TOP OF A STEEL ROD STAMPED SR090 LOCATED IN BILL WITT PARK.
9. NO PRIVATE DRIVEWAY ACCESS ONTO BISON DRIVE FOR BLOCK 1, LOTS 1, 10, & 16 AND BLOCK 4, LOT 1.



SCALE: 1"=100'
GRAPHIC SCALE



CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH
C1	31°02'24"	75.00'	20.83'	40.63'
C2	31°02'24"	100.00'	27.77'	54.18'
C3	31°02'24"	125.00'	34.71'	67.72'
C4	90°00'00"	15.00'	15.00'	23.56'
C5	90°00'00"	15.00'	15.00'	23.56'
C6	21°09'42"	470.00'	87.85'	173.69'
C7	21°48'17"	500.00'	96.31'	190.28'
C8	21°48'17"	530.00'	102.08'	201.70'
C9	OMITTED			
C10	114°28'56"	15.00'	23.30'	29.96'
C11	01°57'51"	827.88'	14.19'	28.38'
C12	68°10'56"	15.00'	10.15'	17.85'
C13	13°20'47"	125.00'	14.62'	29.12'
C14	13°20'47"	150.00'	17.55'	34.94'
C15	13°20'47"	175.00'	20.47'	40.76'
C16	48°53'37"	34.50'	15.68'	29.44'
C17	27°47'14"	56.00'	-	271.50'
C18	48°53'37"	34.50'	15.68'	29.44'
C19	72°23'21"	15.00'	10.97'	18.95'
C20	105°00'41"	15.00'	19.55'	27.49'
C21	07°36'15"	827.88'	55.02'	109.87'
C22	16°02'22"	797.88'	112.42'	223.36'
C23	9°55'35"	767.88'	66.68'	133.03'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 21°48'17" E	43.75'

- LEGEND**
- E.E. ELECTRIC EASEMENT
 - D.E. DRAINAGE EASEMENT
 - FND. FOUND
 - I.R. IRON ROD
 - I.P. IRON PIPE
 - M.R.N.C.T. MAP RECORDS OF NUECES COUNTY, TEXAS
 - U.E. UTILITY EASEMENT
 - Y.R. YARD REQUIREMENT
 - FND. 5/8" IRON ROD

PLAT OF
**OLIVER'S ESTATE
UNIT 1**

A SUBDIVISION OF 8.510 ACRES OF LAND OUT OF A CALLED 39.021 ACRE TRACT, AS RECORDED IN DOCUMENT NO. 2010047840, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, AND BEING ALSO OUT OF LOTS 28 AND 29, SECTION 21 AND LOTS 4 THRU 6 AND 11 THRU 13, SECTION 22, OF THE FLOUR BLUFF AND ENCINAL FARM AND GARDEN TRACTS, AS RECORDED IN VOLUME A, PAGES 41 THRU 43, MAP RECORDS OF NUECES COUNTY, TEXAS.

4 BLOCKS 36 LOTS

DATE: OCTOBER, 2014 SCALE: 1" = 100'
OWNER: VALLOLLAH OMMANI AND SAIDEH OMMANI



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