

**TECHNICAL REVIEW PLAT REQUIREMENTS
REGULAR PLANNING COMMISSION MEETING
October 18, 2017**

Project: 17PL1097

OLIVER'S ESTATE UNIT 1 (FINAL – 8.508 ACRES)

Located south of Yorktown Boulevard and east of Northwind Drive.

Applicant: Valiollah and Saeideh Ommani

Engineer: Bass & Welsh Engineering

The applicant proposes to plat the property in order to construct 36 lots for a single-family subdivision. The submitted plat satisfies the requirements of the Unified Development Code and State Law and the Technical Review Committee recommends approval.

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 ____ DAY OF _____, 20____.

VALIOLLAH OMMANI, OWNER

SAEIDEH OMMANI, OWNER

STATE OF TEXAS §
COUNTY OF NUECES §

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

THIS THE ____ DAY OF _____, 20____.

NOTARY PUBLIC, IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF NUECES §

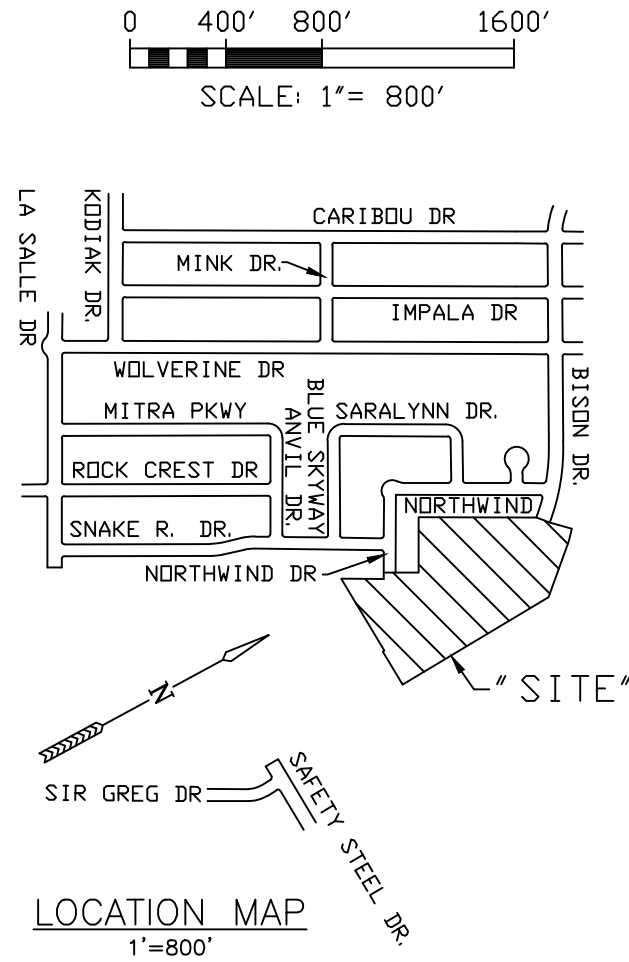
I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT.

THIS THE ____ DAY OF _____, 20____.

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

NOTES:

- THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
- FEMA ZONES AS SHOWN (FLOOD HAZARD ZONES) ARE FROM FLOOD HAZARD INSURANCE RATE MAP, COMMUNITY PANEL 485494 0520 D, REVISED JUNE 4, 1987. ALL OF THE SUBJECT SITE IS IN FEMA ZONES "C" AND "B" AS INDICATED.
- THE SUBJECT SITE CONTAINS 8.508 ACRES INCLUDING STREET DEDICATIONS.
- 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.
- THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- SET 5/8" IRON RODS AT ALL LOT CORNERS UNLESS OTHERWISE NOTED. ALL SET IRON RODS CONTAIN PLASTIC CAPS LABELED BASS AND WELSH ENGINEERING.
- THE MINIMUM FINISHED FLOOR ELEVATION FOR STRUCTURES ON LOTS THIS SUBDIVISION SHALL BE 21" ABOVE THE HIGHEST CENTER OF FRONTING STREET PAVING ELEVATION.
- 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: 9/9/17
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

RATNA POTTUMUTHU, P.E., LEED, AP
DEVELOPMENT SERVICES ENGINEER

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 ____ DAY OF _____, 20____.

CHAIRMAN
ERIC VILLARREAL, P.E.

INTERIM SECRETARY
WILLIAM J. GREEN, P.E.

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 _____, 20____ WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, 20____ AT ____ O'CLOCK _____,M., AND DULY RECORDED THE ____ DAY OF _____, 20____ AT ____ O'CLOCK _____,M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME ____, PAGE ____, INSTRUMENT NUMBER ____.

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: _____

DEPUTY

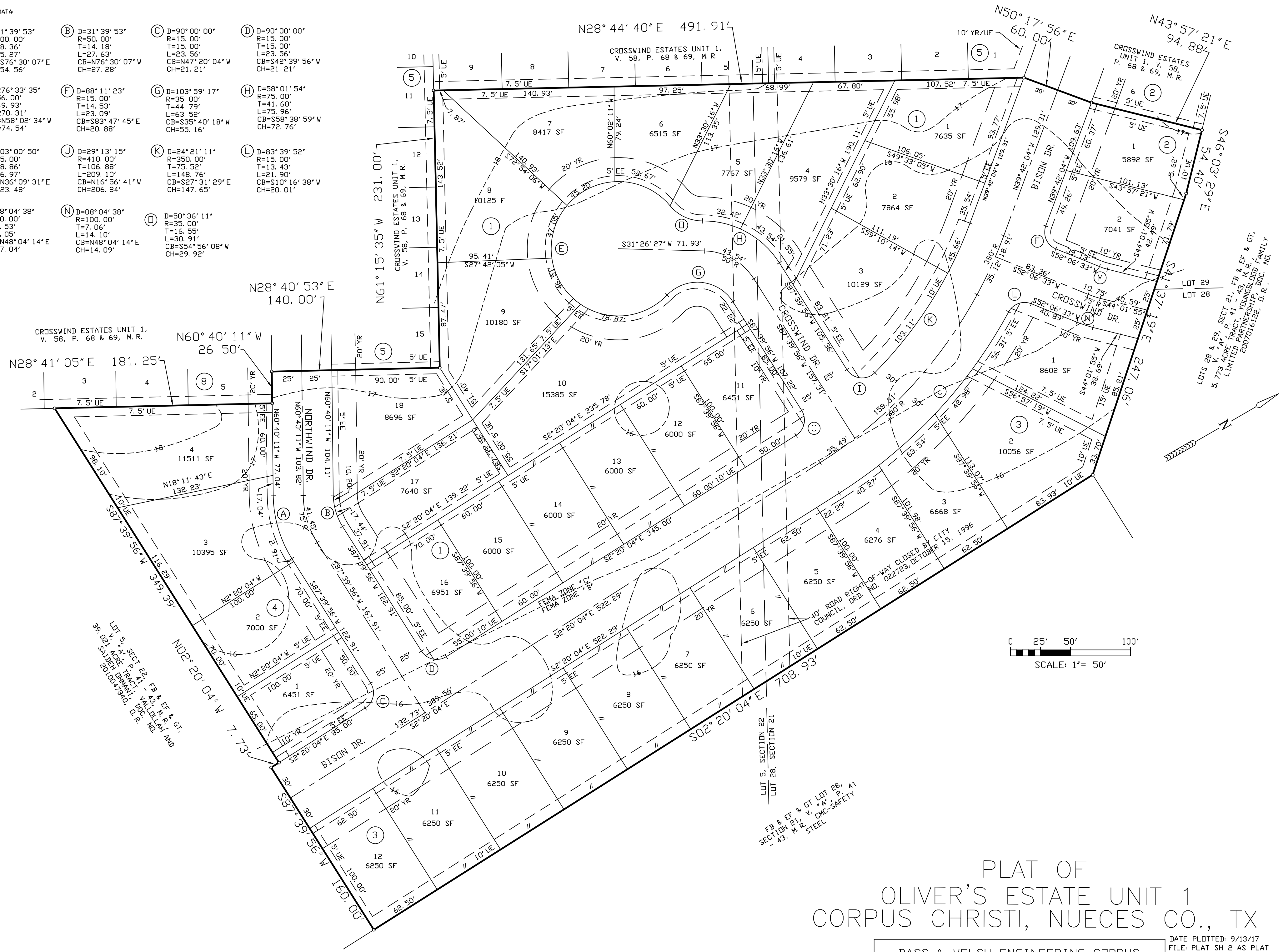
KARA SANDS, CLERK

COUNTY COURT

NUECES COUNTY, TEXAS

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=90°00'00" R=15.00' T=15.00' L=23.56' CB=N47°20'04"W CH=21.21'	(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=88°11'23" R=35.00' T=14.53' L=23.09' CB=S83°47'45"E CH=20.88'	(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=103°00'50" R=15.00' T=18.86' L=26.97' CB=N36°09'31"E CH=23.48'	(J) D=29°13'15" R=410.00' T=106.88' L=209.10' CB=N16°56'41"W CH=206.84'	(K) D=24°21'11" R=35.00' T=75.52' L=148.76' CB=S27°31'29"E CH=147.65'	(L) D=83°39'52" R=15.00' T=13.43' L=21.90' CB=S10°16'38"W CH=20.01'
(M) D=08°04'38" R=50.00' T=3.53' L=7.05' CB=N48°04'14"E CH=7.04'	(N) D=08°04'38" R=100.00' T=7.06' L=14.10' CB=N48°04'14"E CH=14.09'	(O) D=50°36'11" R=35.00' T=16.55' L=30.91' CB=S54°56'08"W CH=29.92'	



PLAT OF
OLIVER'S ESTATE UNIT 1
CORPUS CHRISTI, NUECES CO., TX

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

DATE PLOTTED: 9/13/17
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