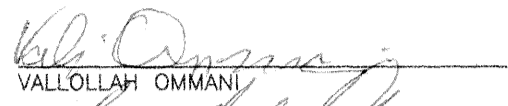


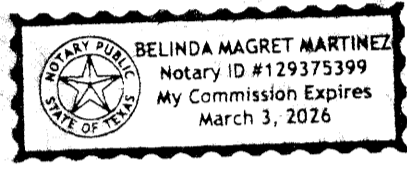


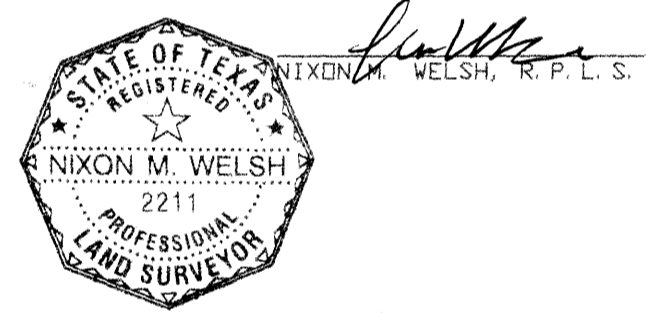
STATE OF TEXAS §  
 COUNTY OF NUECES §  
 WE, VALLOLLAH AND SAIDEH OMMANI, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE LAND EMBRACED WITHIN THE BOUNDARIES OF THE FOREGOING PLAT, SUBJECT TO A LIEN IN FAVOR OF THAT WE HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN, THAT STREETS AND EASEMENTS AS SHOWN 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 15 DAY OF November, 2022  
  
 VALLOLLAH OMMANI  
  
 SAIDEH OMMANI


STATE OF TEXAS §  
 COUNTY OF NUECES §  
 THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY VALLOLLAH AND SAIDEH OMMANI.  
 THIS THE 15 DAY OF November, 2022  
  
 NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS



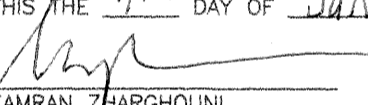
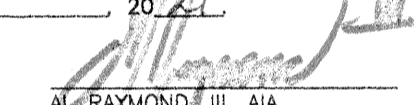
STATE OF TEXAS §  
 COUNTY OF NUECES §  
 I, NIXON M. WELSH, REGISTERED PROFESSIONAL LAND SURVEYOR OF BASS & WELSH ENGINEERING, HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT.  
 THIS THE 14<sup>th</sup> DAY OF NOVEMBER, 2022



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

  
 BRIAN A. WHITMIRE, P.E., CFM, CPM  
 DEVELOPMENT SERVICES ENGINEER  
 11/28/2022  
 DATE

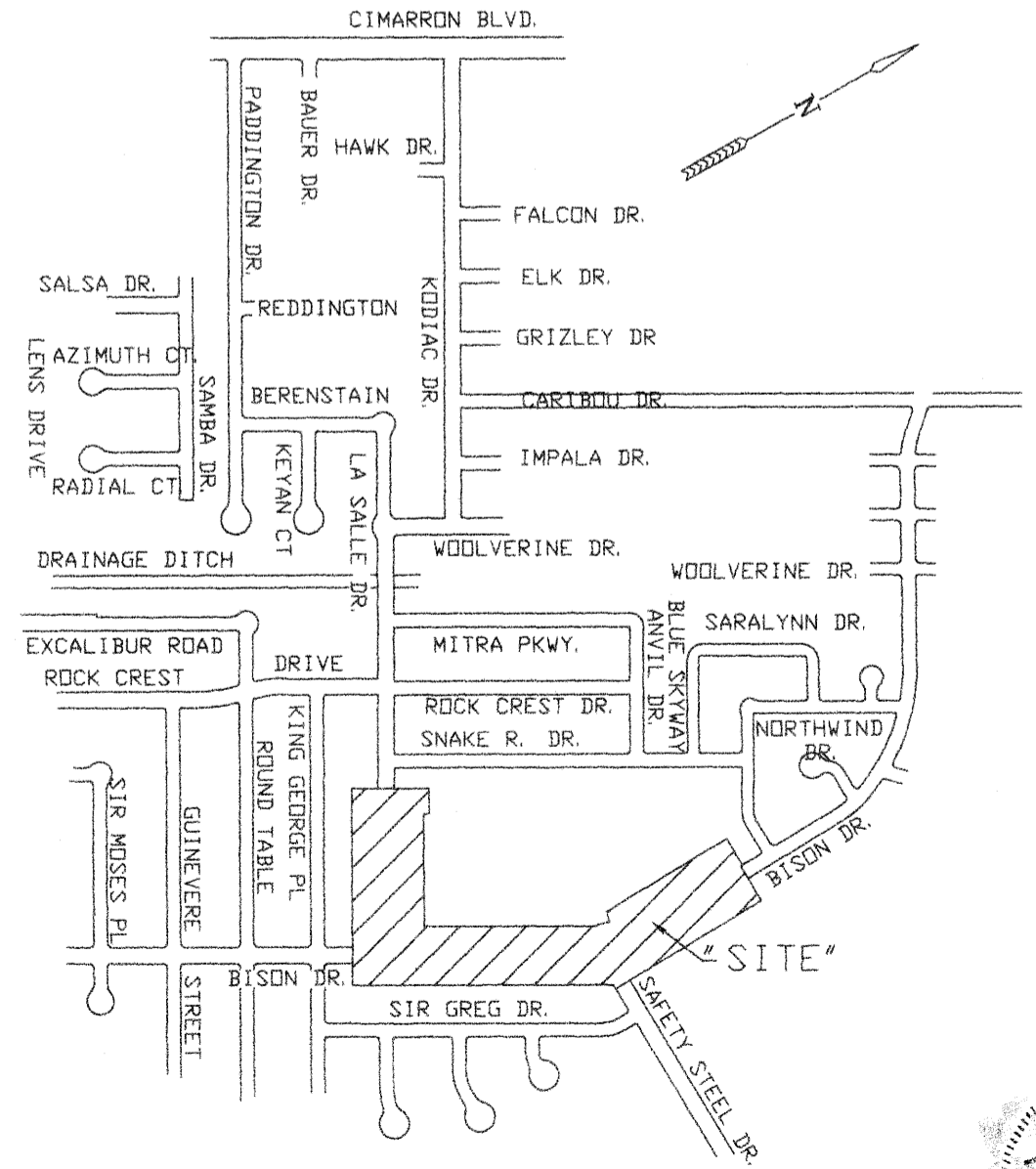
STATE OF TEXAS §  
 COUNTY OF NUECES §  
 THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS BY THE PLANNING COMMISSION.

THIS THE 9<sup>th</sup> DAY OF JULY, 2021  
  
 KAMRAN ZARGHOONI  
 CHAIRMAN  
  
 AL RAYMOND III, AIA  
 SECRETARY  
 21PL1063

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 15<sup>th</sup> DAY OF November, 2022 WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THE 1<sup>st</sup> DAY OF December, 2022 AT 1:59 O'CLOCK P.M., AND DULY RECORDED THE 1<sup>st</sup> DAY OF December, 2022 AT 1:59 O'CLOCK P.M. IN THE MAP RECORDS OF SAID COUNTY IN VOLUME 70, PAGES 42+43 INSTRUMENT NUMBER 2022053792.  
 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 SYLVIA CASTILLO  
  
 KARA SANDS, CLERK  
 COUNTY COURT  
 NUECES COUNTY, TEXAS

- CURVE DATA
- (A) D=89° 47' 56"  
R=15.00'  
T=14.95'  
L=23.51'  
CB=S73° 35' 06" W  
CH=21.18'
  - (B) D=90° 00' 00"  
R=15.00'  
T=15.00'  
L=23.56'  
CB=N16° 18' 52" W  
CH=21.21'
  - (C) D=95° 07' 27"  
R=15.00'  
T=16.41'  
L=24.90'  
CB=S13° 45' 08" E  
CH=22.14'
  - (D) D=05° 08' 42"  
R=407.20'  
T=18.29'  
L=36.57'  
CB=N31° 14' 14" E  
CH=36.55'
  - (E) D=90° 01' 15"  
R=15.00'  
T=15.01'  
L=23.57'  
CB=S73° 40' 31" W  
CH=21.22'
  - (F) D=89° 58' 45"  
R=15.00'  
T=14.99'  
L=23.56'  
CB=S16° 19' 29" E  
CH=21.21'
  - (R) D=05° 07' 27"  
R=160.00'  
T=7.16'  
L=14.31'  
CB=S31° 14' 52" W  
CH=14.30'
  - (S) D=05° 07' 27"  
R=100.00'  
T=4.47'  
L=8.94'  
CB=N31° 14' 52" E  
CH=8.94'



LOCATION MAP  
 1" = 800'

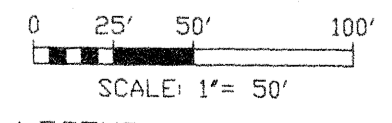
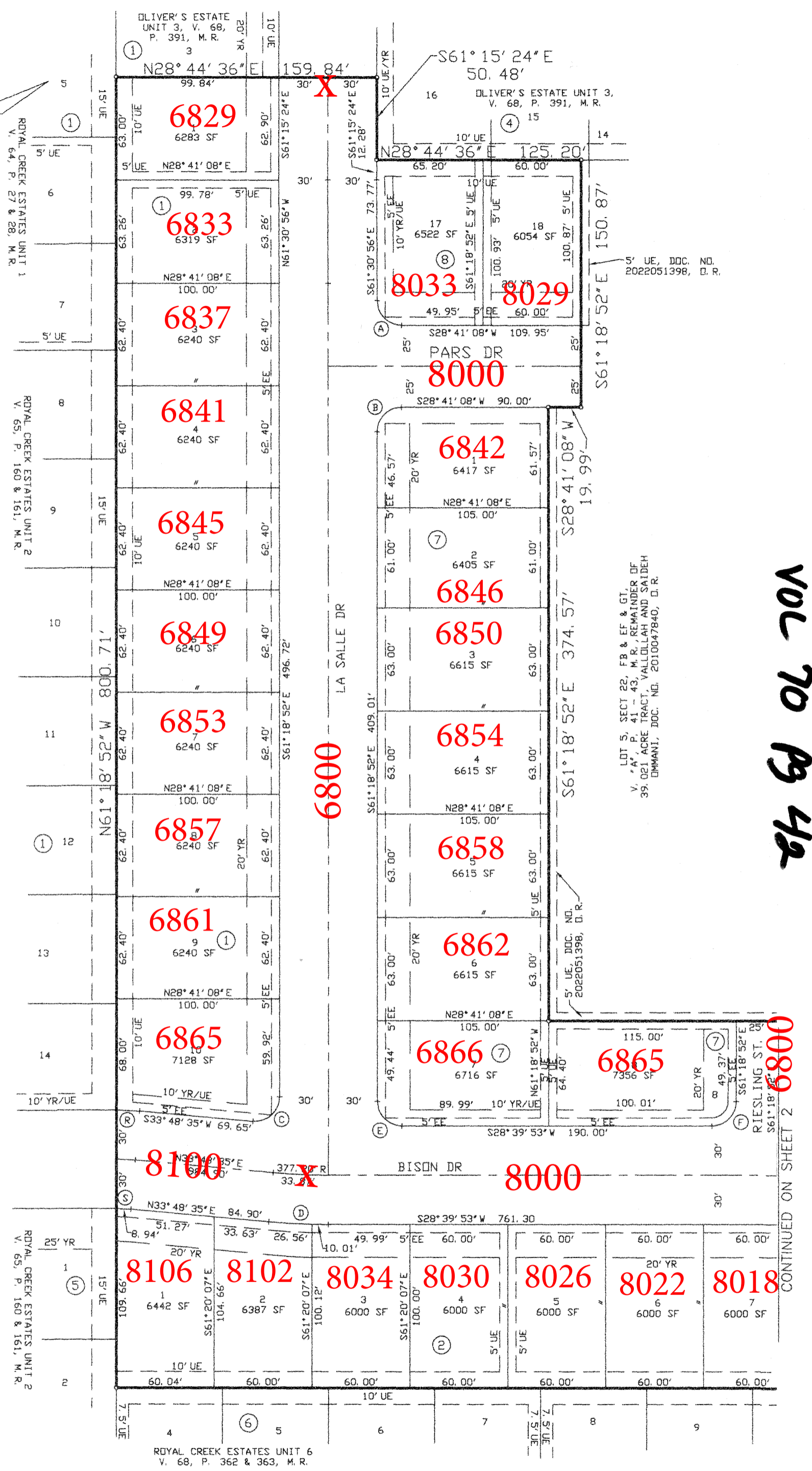
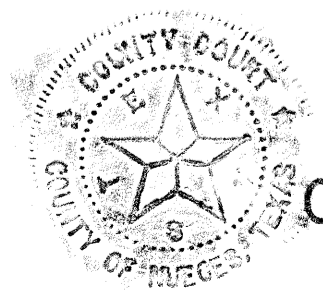
PLAT OF  
 OLIVER'S ESTATE UNIT 2

AN 12.303 ACRE TRACT OF LAND, MORE OR LESS, A PORTION OF LOTS 5, 6, 11 & 12, 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: 11/14/22  
 COMP. NO.: PLAT-SHT1  
 JOB NO.: 17037  
 SCALE: 1" = 50'  
 PLAT SCALE: SAME  
 SHEET 1 OF 2



LEGEND

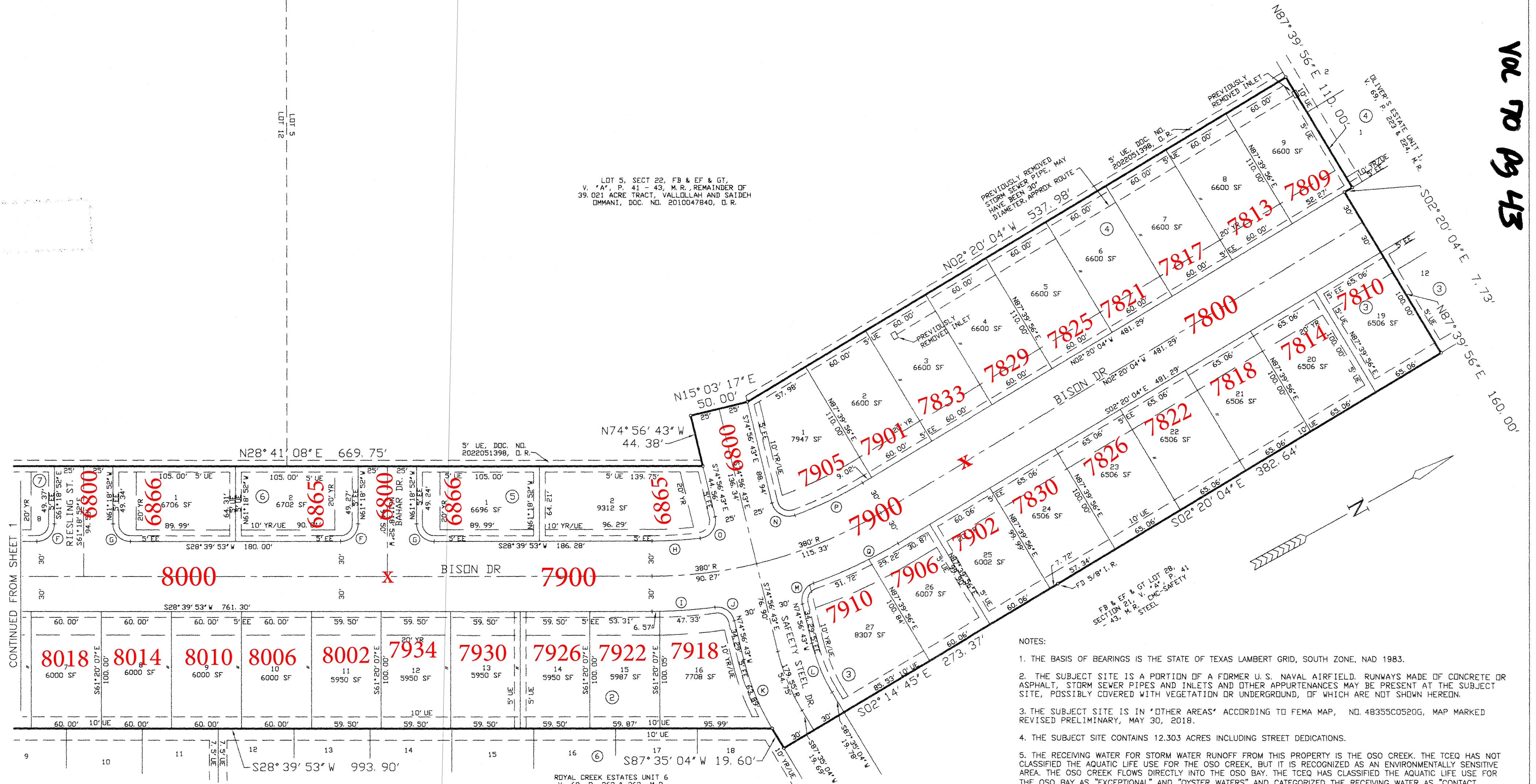
- D. R. DEED RECORDS, NUECES CO., TX
- O. R. OFFICIAL RECORDS, NUECES CO., TX
- M. R. MAP RECORDS, NUECES CO., TX

(F) D=89° 58' 45"  
R=15.00'  
T=14.99'  
L=23.56'  
CB=S16° 19' 29" E  
CH=21.21'

VOL 70 PG 42

CONTINUED ON SHEET 2

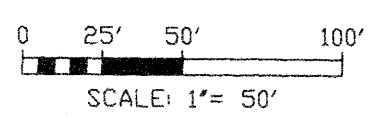
LOT 5, SECT 22, FB & EF & GT, V. 4, P. 41-43, M.R., REMAINDER OF 39.021 ACRE TRACT, VALLOLLAH AND SAIDEH DHMANI, DOC. NO. 2010047840, D.R.



CONTINUED FROM SHEET 1

CURVE DATA

F) D=89°58'45" R=15.00' T=14.99' L=23.56' CB=S16°19'29"E CH=21.21'	G) D=90°01'15" R=15.00' T=15.01' L=23.57' CB=S73°40'31"W CH=21.22'	K) D=17°28'11" R=209.55' T=32.20' L=63.89' CB=S83°40'49"E CH=63.65'	O) D=96°51'28" R=15.00' T=16.91' L=25.36' CB=S26°31'00"E CH=22.44'
H) D=06°45'09" R=350.00' T=20.65' L=41.25' CB=S25°17'19"W CH=41.23'	L) D=17°28'13" R=149.55' T=22.98' L=45.60' CB=N83°40'50"W CH=45.42'	P) D=10°31'53" R=350.00' T=32.26' L=64.33' CB=S02°55'53"W CH=64.24'	
I) D=07°31'56" R=410.00' T=26.99' L=53.90' CB=N24°53'55"E CH=53.86'	M) D=83°55'19" R=15.00' T=13.49' L=21.97' CB=N32°59'04"W CH=20.06'	Q) D=11°18'39" R=410.00' T=40.60' L=80.94' CB=N03°19'16"E CH=80.81'	
J) D=83°55'19" R=15.00' T=13.49' L=21.97' CB=N63°05'37"E CH=20.06'	N) D=96°51'28" R=15.00' T=16.91' L=25.36' CB=S56°37'33"W CH=22.44'		



Signature of Nixon M. Welsh and date 11/4/22.

- NOTES:
1. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
  2. THE SUBJECT SITE IS A PORTION OF A FORMER U.S. NAVAL AIRFIELD. RUNWAYS MADE OF CONCRETE OR ASPHALT, STORM SEWER PIPES AND INLETS AND OTHER APPURTENANCES MAY BE PRESENT AT THE SUBJECT SITE, POSSIBLY COVERED WITH VEGETATION OR UNDERGROUND, OF WHICH ARE NOT SHOWN HEREIN.
  3. THE SUBJECT SITE IS IN 'OTHER AREAS' ACCORDING TO FEMA MAP, NO. 48355C0520G, MAP MARKED REVISED PRELIMINARY, MAY 30, 2018.
  4. THE SUBJECT SITE CONTAINS 12.303 ACRES INCLUDING STREET DEDICATIONS.
  5. 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.
  6. SET 5/8" I.R.'S AT LOT ALL CORNERS UNLESS OTHERWISE NOTED.
  7. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
  8. ALL SET IRON RODS CONTAIN PLASTIC CAPS LABELED BASS AND WELSH ENGINEERING.
  9. THE MINIMUM FINISHED FLOOR ELEVATION FOR STRUCTURES ON LOTS THIS SUBDIVISION SHALL BE 21" ABOVE THE HIGHEST CENTER OF FRONTING STREET PAVING ELEVATION FOR EACH PARTICULAR LOT.

PLAT OF OLIVER'S ESTATE UNIT 2 CORPUS CHRISTI, NUECES COUNTY, TEXAS

BASS & WELSH ENGINEERING  
 TX SURVEY REG. NO 100027-00, TX ENGINEERING  
 REG. NO. F-52, 3054 S. ALAMEDA STREET,  
 CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 11/14/22  
 COMP. NO.: PLAT-SHT2  
 JOB NO.: 17037  
 SCALE: 1" = 50'  
 PLAT SCALE: SAME  
 SHEET 2 OF 2