

LINE CALLS

LINE NO.	BEARING	DISTANCE
L-1	N49°15'11"E	5.07'
L-2	S40°44'49"E	8.88'
L-3	S40°44'49"E	2.00'
L-4	N49°15'11"E	6.33'
L-5	N40°44'49"W	2.00'
L-6	S40°44'49"E	8.71'
L-7	S49°15'11"W	13.17'
L-8	S40°44'49"E	11.67'
L-9	N11°20'49"E	5.06'
L-10	S78°39'11"E	8.88'
L-11	S78°39'11"E	2.00'
L-12	N11°20'49"E	6.33'
L-13	N78°39'11"W	2.00'
L-14	N78°39'11"W	2.00'
L-15	S11°20'49"W	6.33'
L-16	S78°39'11"E	2.00'
L-17	S78°39'11"W	8.88'
L-18	S11°20'49"W	5.06'
L-19	N30°59'37"E	5.06'
L-20	S59°00'23"E	8.88'
L-21	S59°00'23"E	2.00'
L-22	N30°59'37"E	6.33'
L-23	N59°00'23"W	2.00'
L-24	N59°00'23"W	2.00'
L-25	S30°59'37"W	6.33'
L-26	S59°00'23"E	2.00'
L-27	S59°00'23"E	8.88'
L-28	S30°59'37"W	5.06'
L-29	N23°33'19"E	5.06'
L-30	S66°26'41"E	8.88'
L-31	N66°26'41"W	2.00'
L-32	N23°33'19"E	6.33'
L-33	N66°26'41"W	2.00'
L-34	N66°26'41"W	2.00'
L-35	S23°33'19"W	6.33'
L-36	S66°26'41"E	2.00'
L-37	S66°26'41"E	8.88'
L-38	S23°33'19"W	5.06'

Surveyor Certification

State of Texas
County of Aransas

I, J. L. Brundrett, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing plat was prepared from surveys made on the ground under my direction and supervision and is true and correct, and that I have been engaged to set all lot and block corners and reference points and complete such operations without delay.

This the _____ day of _____, A.D. 2015.

J. L. Brundrett, Jr., R.P.L.S. Reg. No. 2133

Owner Certification

State of _____
County of _____

PATCHIN REAL ESTATE/
ROYAL OAKS PARTNERS AT FULTON BEACH, L.P.

This instrument was acknowledged before me by:

STEPHEN R. PATCHIN, AS VICE PRESIDENT OF PATCHIN REAL ESTATE/ROYAL OAKS PARTNERS AT FULTON BEACH, L.P., on behalf of said limited partnership.

This the _____ day of _____, A.D. 2015.

BY: STEPHEN R. PATCHIN, VICE PRESIDENT

Notary Public, State of _____

Lender Certification

State of Texas
County of Aransas

AMERICAN BANK

This instrument was acknowledged before me by:

PHILLIP J. RITLEY, SENIOR LENDING OFFICER, AMERICAN BANK

This the _____ day of _____, A.D. 2015.

AMERICAN BANK

BY: PHILLIP J. RITLEY
SENIOR LENDING OFFICER

Notary Public, State of _____

Fulton City Building Inspector

State of Texas
County of Aransas

This plat of the herein described property is approved on behalf of the Town of Fulton by the Town Building Inspector.

This the _____ day of _____, A.D. 2015.

City Building Inspector

Fulton City Council

State of Texas
County of Aransas

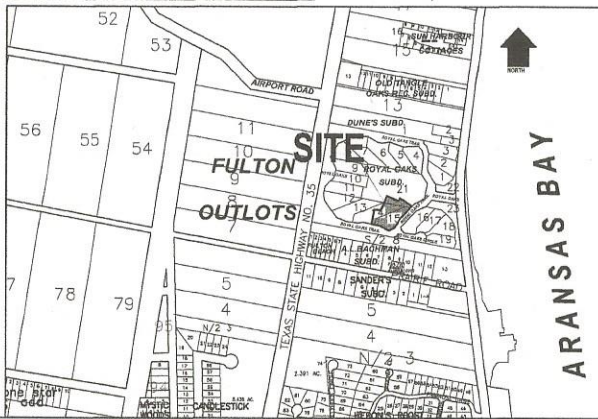
This plat of the herein described property is approved on behalf of the Town of Fulton by the Town Council.

This the _____ day of _____, A.D. 2015.

Mayor

City Secretary

Locator Map



Plat of:
**LOTS 1401 THRU 1404 & 1501 THRU 1504, BLOCK 1
VILLAS AT ROYAL OAKS PHASE 1
TOWN OF FULTON
ARANSAS COUNTY, TEXAS**

BEING A REPLAT OF A PORTION OF LOT 14, ALL OF LOT 15, AND A PORTION OF LOT 21, BLOCK 1, ROYAL OAKS SUBDIVISION, ARANSAS COUNTY, TEXAS, ACCORDING TO THE AMENDED MAP FILED IN VOLUME 5, PAGE 218, MAP RECORDS OF ARANSAS COUNTY, TEXAS

FEBRUARY 24, 2015
SCALE 1" = 30'
30 0 30 60 90 FEET
GRAPHIC SCALE

FILE NAME: REPLATS/FULTONVILLAS AT ROYAL OAKS_PHASE1

Firm Name & Address

Driffitch C Brundrett
Surveying & Engineering, Inc.
4115 Pearl St., P.O. Box 2322
Rockport, Texas 78281
Phone: 361-729-6419
Fax: 361-729-7933
jerry@dcbrundrett.com
www.dcbrundrett.com

Flood Data

This is to certify that I have consulted the Federal Flood Hazard Map dated 3-4-1982, and find that the property described herein is () not () located in a "Special Flood Hazard Area."

Flood Zone: C, Base Elevation: N/A
Panel No.: 0158C, Community No.: 485452

This information is based on stating the location of the survey on the above referenced map and is to be used to determine flood zone only and does not identify specific flooding conditions.

Notes

- 5" Steel Rebars found or set at all property corners unless otherwise shown.
- Replat of Royal Oaks Subdivision, Vol. 5, Pg. 218, M.R.A.C.T. and for Electrical Control.
- Total Platted Area: 0.306 ACRES/13,457 SQ. FT.
Total Lot Area: 0.439 ACRES/19,089 SQ. FT.
Total Platted Area: 0.447 ACRES/19,469 SQ. FT.
- Property located within the City Limits of Fulton and must comply with all City Ordinances, Regulations and local laws.

County Clerk's Certification

State of Texas
County of Aransas

I, Valerie K. Amason, Clerk of the County Court, in and for Aransas County, Texas, do hereby certify that the foregoing instrument of writing dated the _____ day of _____, A.D. 2015, with its certificate of authentication was filed for record in my office the _____ day of _____, A.D. 2015, at _____ o'clock _____ M. and duly recorded the _____ day of _____, A.D. 2015 at _____ o'clock _____ M. in the Plat Records of Aransas County, Texas, in Volume _____ Page _____.

Witness my hand and seal of the County Clerk, in and for Aransas County, Texas, at office in Rockport, Texas, the day and year last written above.

Valerie K. Amason By: _____ Deputy Clerk's File No. _____