

STATE OF TEXAS  
COUNTY OF NUECES

I HEREBY CERTIFY THAT THE FOREGOING MAP OF ROYAL ESTATES, UNIT 2 COMPLIES WITH ALL REGULATIONS AND REQUIREMENTS OF THE COMMISSIONERS COURT OF NUECES COUNTY, TEXAS, EFFECTIVE THIS DATE, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

\_\_\_\_\_  
GLEN R. SULLIVAN, P.E.  
COUNTY ENGINEER

STATE OF TEXAS  
COUNTY OF NUECES

\_\_\_\_\_  
CLERK OF THE COMMISSIONERS COURT OF NUECES COUNTY, TEXAS;  
HEREBY CERTIFY THAT THE FOREGOING MAP WAS APPROVED AND ACCEPTED BY SAID COURT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018, AS SHOWN BY ORDER OF RECORD IN THE MINUTES OF SAID COURT IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

STATE OF TEXAS  
COUNTY OF NUECES

\_\_\_\_\_  
KARA SANDS, CLERK OF THE COUNTY COURT, IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP OF ROYAL ESTATES, UNIT 2, DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, AND DULY RECORDED IN VOLUME \_\_\_\_\_ PAGE(S) \_\_\_\_\_ MAP RECORDS OF NUECES COUNTY, TEXAS, WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

DOCUMENT NO. \_\_\_\_\_

\_\_\_\_\_  
KARA SANDS  
NUECES COUNTY CLERK

STATE OF TEXAS  
COUNTY OF NUECES

\_\_\_\_\_  
I, DAVID L. HESBITT, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, TO THE BEST OF MY KNOWLEDGE AND ABILITY, AND THAT IT WAS PREPARED FROM A SURVEY MADE ON THE GROUND, IN \_\_\_\_\_ 2018.



\_\_\_\_\_  
DAVID L. HESBITT, R.P.L.S. #8302

STATE OF TEXAS  
COUNTY OF NUECES

I, GABE LOPEZ, HEREBY CERTIFY THAT I AM THE OWNER OF ALL LANDS EMBRACED WITH THE BOUNDS OF ROYAL ESTATES, UNIT 2, NUECES COUNTY, TEXAS; THAT I HAVE HAD SAID LAND SURVEYED AND SUBDIVIDED AS HERE SHOWN, THAT ALL STREETS AND ALLEYS SHOWN ARE DEDICATED TO THE USE OF PUBLIC; THAT ALL UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF THE PUBLIC UTILITIES; THAT THIS MAP IS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

\_\_\_\_\_  
GABE LOPEZ

STATE OF TEXAS  
COUNTY OF NUECES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.



\_\_\_\_\_  
PAMELA J. KIRKLAND  
NOTARY PUBLIC

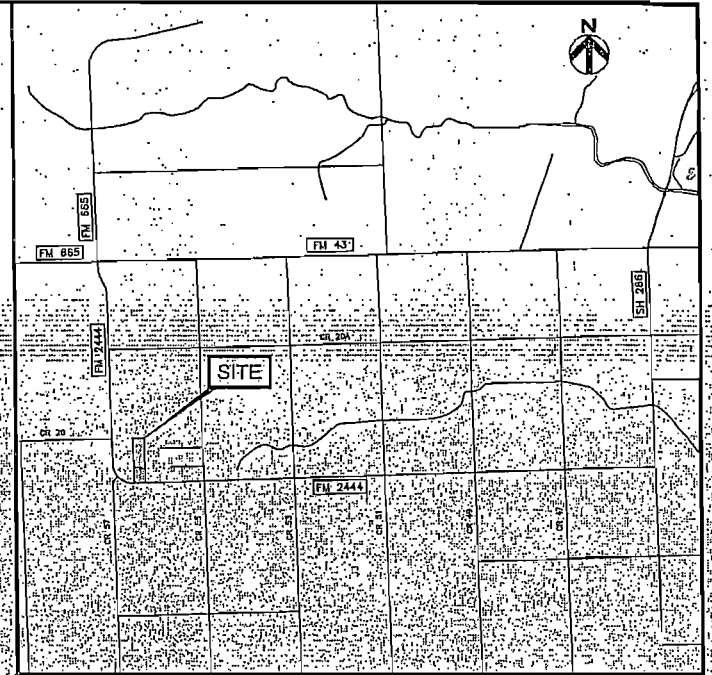
STATE OF TEXAS  
COUNTY OF NUECES

APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT: ANY PRIVATE WATER SUPPLY AND/OR SEWAGE SYSTEM SHALL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2018.

\_\_\_\_\_  
PUBLIC HEALTH OFFICER

**NOTES:**

1. THE TOTAL PLATTED AREA CONTAINS 26.795 ACRES OF LAND, MORE OR LESS, INCLUDING STREET DEDICATION.
2. THE ENTIRE PROPERTY IS LOCATED WITHIN FEMA ZONE "C" - THE FLOODED BOUNDARY AS SHOWN ON THIS PLAT WAS INTERPOLATED FROM THE FEDERAL EMERGENCY MANAGEMENT MAP COMMUNITY PANEL NUMBERS 485494, 6500 D, NUECES COUNTY, TEXAS, DATED MARCH 18, 1985, AND IS SUBJECT TO CHANGE.
3. THE BASIS OF BEARINGS IS THE NORTH BOUNDARY LINE ROYAL ESTATES, AS RECORDED IN VOLUME 61, PAGE 104-105, MAP RECORDS OF NUECES COUNTY, TEXAS.
4. NO MORE THAN ONE SINGLE FAMILY DWELLING ALLOWED PER LOT.
5. LOTS SHALL NOT BE SUBDIVIDED.
6. MINIMUM FINISHED FLOOR ELEVATION SHALL BE TWELVE INCHES (12") ABOVE THE STREET CENTERLINE THAT THE LOT FACES.
7. ALL LOT CORNERS WERE SET WITH 3/8" IRON RODS WITH CAP (LJA, INC.).
8. PRIVATE DRIVEWAYS AND CULVERTS SHALL BE INSTALLED BY THE SUBDIVISION DEVELOPER. NUECES COUNTY PUBLIC WORKS DEPARTMENT WILL REVIEW AND APPROVE THE DRIVEWAYS IN ACCORDANCE TO THE CONSTRUCTION PLANS OF ROYAL ESTATES, UNIT 2.
9. SEPTIC SYSTEMS SHALL BE INSTALLED BY THE SUBDIVISION DEVELOPER.
10. WATER SERVICE CONNECTIONS SHALL BE PROVIDED BY THE SUBDIVISION DEVELOPER.
11. WATER SERVICE IS PROVIDED BY VIOLET WATER SUPPLY.



VICINITY MAP  
SCALE: 1" = 5000'



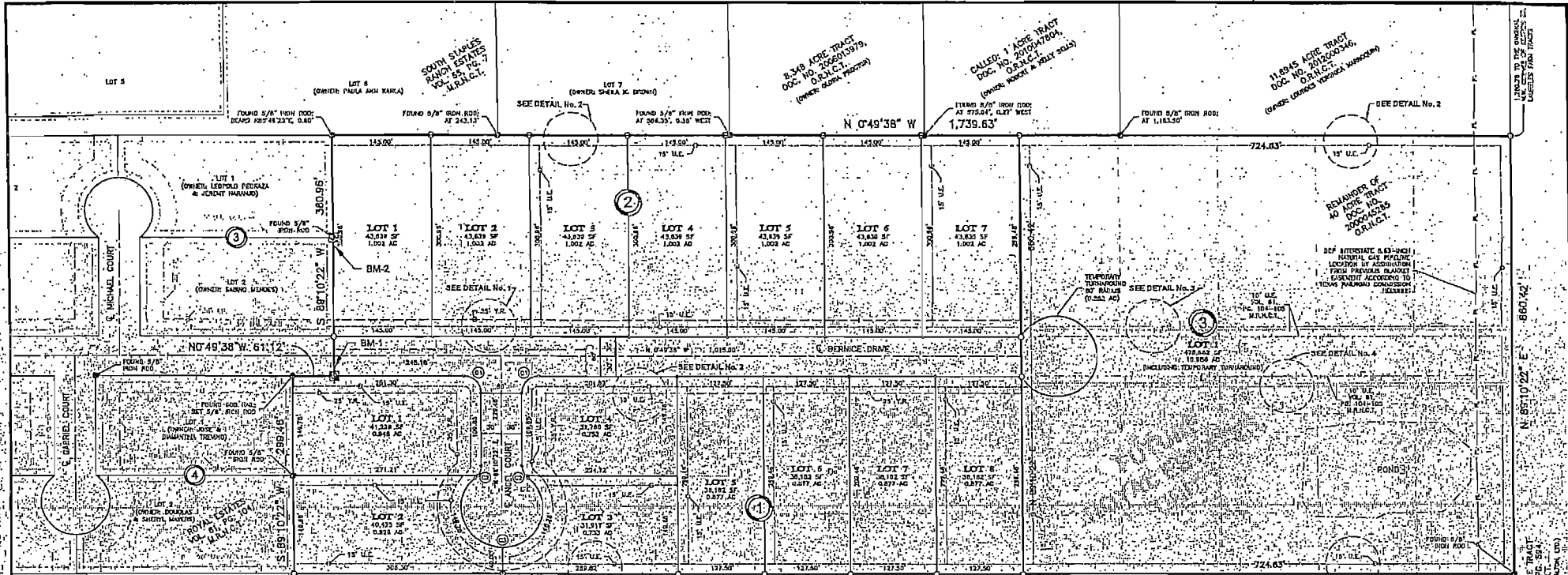
ROYAL ESTATES  
SUBDIVISION MAP  
SCALE: 1" = 500'

# PLAT OF ROYAL ESTATES, UNIT 2

BEING PLAT OF 26.795 ACRES OUT OF LOT 1, BLOCK 5, ROYAL ESTATES, RECORDED IN VOLUME 61, PAGES 104-105 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS; SAID PLAT BEING A PORTION OUT OF SECTION 23 OF THE LAURELES FARM TRACTS, RECORDED IN VOLUME 3, PAGE 15 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS; SAID PORTION BEING FURTHER DESCRIBED IN WARRANTY DEED TO GABE LOPEZ, AS RECORDED IN DOCUMENT NO. 2000045285 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.

**LJA Engineering, Inc.**  
820 Buffalo Street  
Corpus Christi, Texas 78401  
TBPE Firm Reg. # F-1386  
Phone 361.887.8851  
Fax 361.887.8855  
TBPLS Firm Reg. #10016600





**PROJECT BENCHMARK:**

**BENCHMARK No. 1 (BM-1):**  
 N: 17127683.47  
 E: 1292746.49  
 ELEV: 51.18

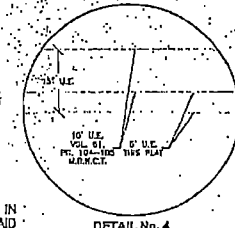
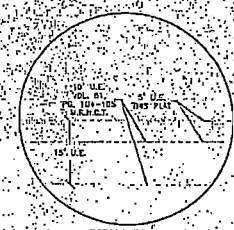
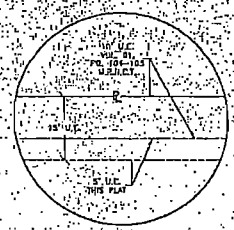
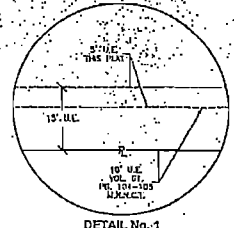
CHISELED SQUARE IN A CONCRETE FENCE CORNER POST APPROXIMATELY 52' NORTH OF THE NORTHWEST CORNER OF LOT 1, BLOCK 4, ROYAL ESTATES SUBDIVISION, VOLUME 61, PAGE 104, MAP RECORDS, NUECES COUNTY, TEXAS.

**BENCHMARK No. 2 (BM-2):**  
 N: 17127679.54  
 E: 1292538.71  
 ELEV: 50.90

5/8" STEEL ROD FOUND AT THE NORTHWEST CORNER OF LOT 2, BLOCK 3, ROYAL ESTATES SUBDIVISION, VOLUME 61, PAGE 104, MAP RECORDS, NUECES COUNTY, TEXAS.

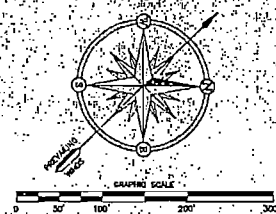
**LEGEND AND ABBREVIATIONS:**

- PROPERTY LINE
- FOUND 5/8" IRON ROD
- SET 5/8" IRON ROD
- YARD RESTRICTION
- - - EASEMENT
- INTERIOR LOT LINE
- ADJACENT LOT LINE
- CENTERLINE ROADWAY
- D.R.N.C.T. DEED RECORDS OF NUECES COUNTY, TEXAS
- M.R.N.C.T. MAP RECORDS OF NUECES COUNTY, TEXAS
- O.R.N.C.T. OFFICIAL RECORDS OF NUECES COUNTY, TEXAS
- AA ALL AROUND
- U.E. UTILITY EASEMENT
- Y.R. YARD RESTRICTION



# PLAT OF ROYAL ESTATES, UNIT 2

BEING PLAT OF 26.785 ACRES OUT OF LOT 1, BLOCK 5, ROYAL ESTATES, RECORDED IN VOLUME 61, PAGES 104-105 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS; SAID PLAT BEING A PORTION OUT OF SECTION 23 OF THE LAURELES FARM TRACTS, RECORDED IN VOLUME 3, PAGE 15 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS; SAID PORTION BEING FURTHER DESCRIBED IN WARRANTY DEED TO GABE LOPZ, AS RECORDED IN DOCUMENT NO. 2000045285 OF THE OFFICIAL RECORDS OF NUECES COUNTY, TEXAS.



PROPERTY CURVE TABLE			
CURVE	RADIUS (R)	LENGTH (L)	DELTA ANGLE (Δ)
C1	25.00'	39.27'	90°00'00"
C2	25.00'	21.67'	49°40'31"
C3	60.00'	282.96'	278°22'28"

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