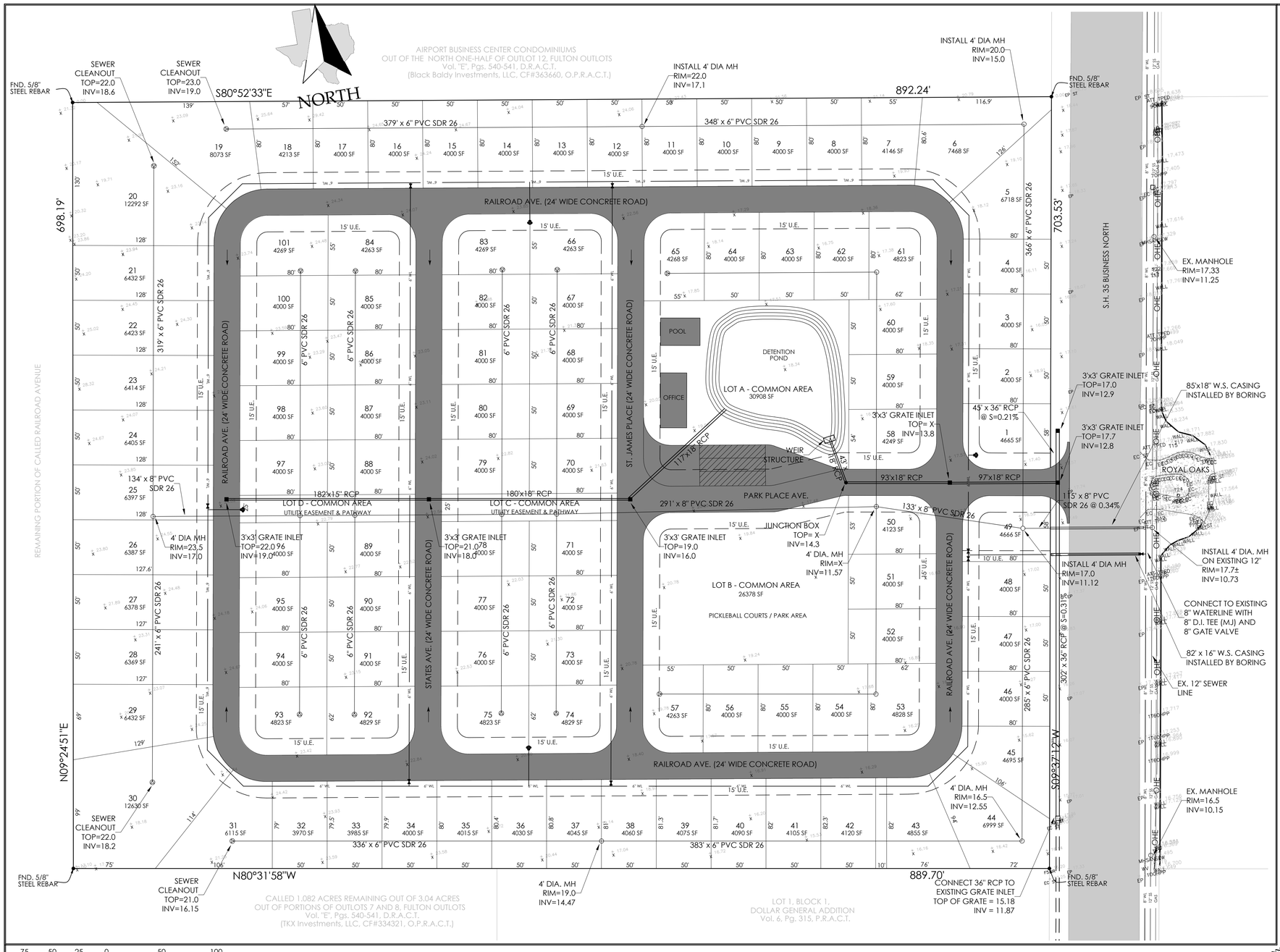
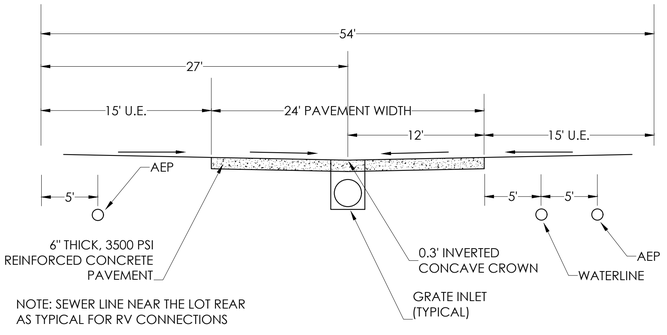


LOCATION MAP
N.T.S.



TYPICAL 24' PRIVATE CONCRETE ROAD
N.T.S.

FLOOD DATA:
This is to certify that I have consulted the Federal Flood Hazard Map dated 2-17-16 , and found that the property described herein is ___ (or) is not X located in a "Special Flood Hazard Area."
Flood Zone " X ", Base Elevation N/A .
Panel No. 48007/C0235G, Community No. 480012 .

PROPERTY ADDRESS
4131-4159 HWY 35 N. FULTON, TX

ZONING
PROPERTY IS IN THE TOWN OF FULTON AND IS ZONED C-1 AND R2 - R3

CONCEPTUAL PLAN IS FOR PRELIMINARY REVIEW AND APPROVAL ONLY. PLAN IS NOT AUTHORIZED TO BE RECORDED IN THE PLAT RECORDS OF ARANSAS COUNTY.

NOTES:
1. DEVELOPER IS PROPOSING 101 RV FEE SIMPLE LOTS AND 4 COMMON AREA AMENITIES LOTS.
2. EACH LOT WILL HAVE AN 18' WIDE BY 65' LONG CONCRETE PAD FOR RV AND TOW VEHICLE PARKING.
3. NEW STREET WILL BE PRIVATE.
4. EACH LOT WILL HAVE AN INDIVIDUAL PUBLIC WATER METER.

CONCEPTUAL PLAN
PARK PLACE

LEGAL DESCRIPTION

14.335 ACRES OF LAND EMBRACING THE THREE FOLLOWING TRACTS:

FIRST TRACT: 13.569 ACRES COMPRISING OF THE NORTH ONE-HALF OF OUTLOT 8, ALL OF OUTLOTS 9, 10 AND 11, AND THE SOUTH ONE-HALF OF OUTLOT 12, FULTON OUTLOTS, ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME "E", PAGES 540-541, DEED RECORDS OF ARANSAS COUNTY, TEXAS;
SECOND TRACT: 0.516 ACRES OUT OF THE OLD RAILROAD R.O.W. WEST OF AND ADJACENT TO SAID 13.569 ACRE TRACT; AND
THIRD TRACT: 0.249 ACRES OUT OF THE OLD RAILROAD R.O.W. WEST OF AND ADJACENT TO SAID 13.569 ACRE TRACT AND SAID TRACTS BEING DESCRIBED IN A DOCUMENT OF RECORD UNDER CLERKS FILE NUMBER 402904, OFFICIAL PUBLIC RECORDS OF ARANSAS COUNTY, TEXAS.

STATE OF TEXAS
BRANDI B. KARL
87646
LICENSED PROFESSIONAL ENGINEER

Digitally signed by Brandi B. Karl, P.E.
Date: August 16, 2024

REVISION	DATE

OWNER:
OCB DEVELOPMENT, LLC
4570 HIGHWAY 35N
ROCKPORT, TX 78382
ATTN: DARRIN SHANDLEY
(979) 417-8021

ENGINEER:
J. SCHWARZ & ASSOC., INC.
BRANDI B. KARL, P.E.
P.O. BOX 60733
CORPUS CHRISTI, TX 78466
(361) 774-4534

SURVEYOR:
GRIFFITH & BRUNDRETT
SURVEYING & ENGINEERING
411 S. PEARL ST
ROCKPORT, TX 78382
(361) 729-6479

J. SCHWARZ & ASSOCIATES, INC.
Professional Engineering Solutions

PRELIMINARY PLAT / CONCEPT

PARK PLACE
TOWN OF FULTON, TEXAS

DATE	FILE NAME	REVISION NUMBER	SHEET NUMBER
08/16/24	shandley basefile2.dwg	XX	001
JOB NUMBER	ENGINEER	SCALE	OF 001
20240424B	F-8138	1"=50'	