OWNER CERTIFICATION

State of Texas
County of Aransas

MAGNOLIA MANAGEMENT, LLC
a Texas Limited Liability Company

does hereby certify that I(we) are the owner(s) of the lands embraced within the boundaries of the foregoing plat and that I(we) have had said land surveyed and platted as shown hereon and that I(we) do accept and approve said plat for all purposes and considerations.

This the ____ day of _____, A.D., 2012.

STEVEN ST. GERMAIN
Partner for Magnolia Management, LLC

State of Texas
County of Aransas

Before me, the undersigned authority, personally appeared STEVEN ST. GERMAIN
Partner for Magnolia Management, LLC

known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument of writing and acknowledged to me that (he)(she)(they) executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the ____ day of _____ A.D., 2012.

Notary Public, State of Texas

LIENHOLDER CERTIFICATION

State of _____
County of _____

JAN PURSLEY (as shown on deed of record)
JANET LEE PURSLEY (per Texas Driver's License)

does hereby certify that I(we) are the holder(s) of a lien on the lands embraced within the boundaries of the foregoing plat, and that I(we) do accept and approve said plat for all purposes and considerations.

This the ____ day of _____, A.D., 2012.

JAN PURSLEY a.k.a. JANET LEE PURSLEY

State of _____
County of _____

Before me, the undersigned authority, personally appeared JAN PURSLEY a.k.a. JANET LEE PURSLEY

known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument of writing and acknowledged to me that (he)(she)(they) executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the ____ day of _____ A.D., 2012.

Notary Public, State of _____

State of _____
County of _____

ARCHIE MATTHEWS, JR. (as shown on deed of record)
ARCHIE ALBERT MATTHEWS (per Texas Driver's License)

does hereby certify that I(we) are the holder(s) of a lien on the lands embraced within the boundaries of the foregoing plat, and that I(we) do accept and approve said plat for all purposes and considerations.

This the ____ day of _____, A.D., 2012.

ARCHIE MATTHEWS, JR., a.k.a.
ARCHIE ALBERT MATTHEWS

State of _____
County of _____

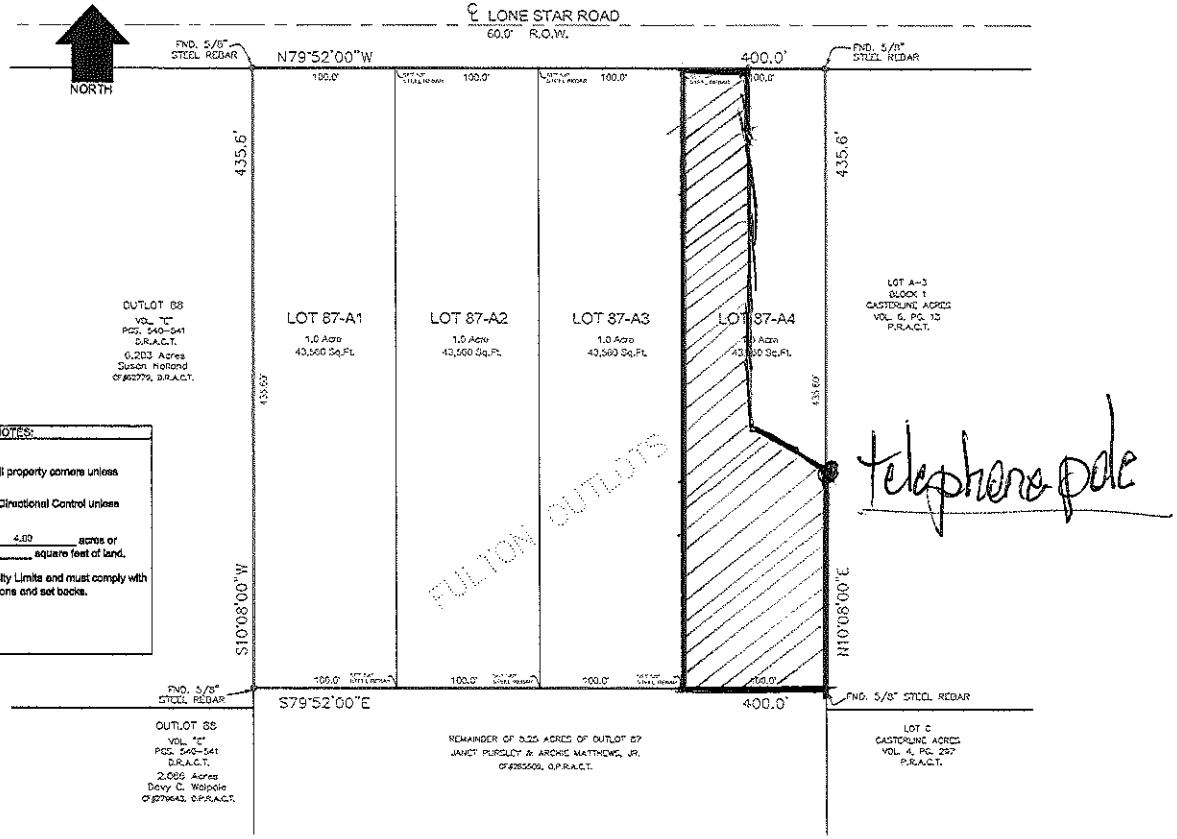
Before me, the undersigned authority, personally appeared ARCHIE MATTHEWS, JR., a.k.a.
ARCHIE ALBERT MATTHEWS

known to me to be the person(s) whose name(s) are subscribed to the foregoing instrument of writing and acknowledged to me that (he)(she)(they) executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this the ____ day of _____ A.D., 2012.

Notary Public, State of _____

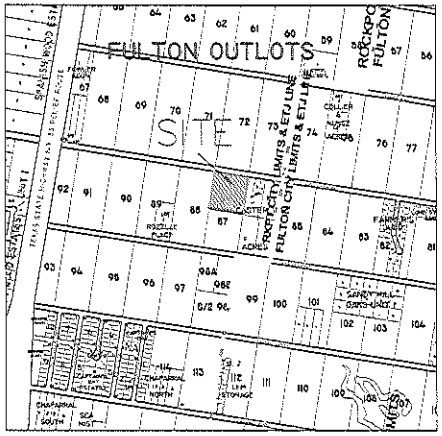
FILE NAME: ROCKPORT\FULTON OUTLOTS\87A1_A4



NOTES:

1. 5/8" Steel Rebars at all property corners unless otherwise shown.
2. Plat Bearing used for Directional Control unless otherwise shown.
3. Total area equals 4.00 acres or 174,240 square feet of land.
4. Property falls within City Limits and must comply with all city codes, regulations and set backs.

LOCATOR MAP



PLAT OF:
LOTS 87-A1, A2, A3 & A4

OUT OF OUTLOT 87-A, FULTON OUTLOTS

CITY OF ROCKPORT
ARANSAS COUNTY, TEXAS

BEING A REPLAT OF LOT 87-A, FULTON OUTLOTS, CITY OF ROCKPORT, ARANSAS COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 6, PAGE 22, PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

SCALE 1" = 60' FEBRUARY 7, 2012

60 0 60 120 180 FEET
GRAPHIC SCALE

State of Texas
County of Aransas

I, J. L. Brundrett, Jr., 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 corner and reference points and complete such operations without delay.

This the ____ day of _____

J. L. Brundrett
R.P.L.S.
Reg. No. 21

PRELIMINARY
NOT RECORDABLE
FOR ANY PURPO

State of Texas
County of Aransas

This plat of the herein described property is approv filing of record in Aransas County, Texas, by the Pla and Zoning Commission of Rockport, Texas, in acc with the Land Subdivision Ordinance of Rockport, T and Vernon's Ann Civ. Statute, Article 974A.

This the ____ day of _____, A.

Chairman

Secretary

This is to certify that I have consulted the Federal Flood Hazard Map dated 3-4-1985, and found t the property described herein is ____ (or) is not X located in a "Special Flood Hazard Area."

Flood Zone C, Base Elevation N/A

Panel No. 0110C, Community No. 405450

This information is based on scaling the location of this survey above referenced map and is intended to be used to determine rates only and not to identify specific flooding conditions.

Griffith & Brund
Surveying & Engineerin

411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
(361-729-0479
(361-729-7003
jerry@g2eng
www.g2eng

State of Texas
County of Aransas

I, Peggy L. Friebele, 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., 2 its certificate of authentication was filed for record in my office the ____ day of _____ A.D., 2012 at ____ o'clock ____m. and duly recorded the ____ day of _____ A.D., 2012, at ____ o'clock ____m. in the Plat Records of Aransas County, Texas, in Volume ____ Page ____.

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

By: _____
Peggy L. Friebele

Deputy

Clerk's File No. _____

MYERS-GALLAGHER

109 W. Wilson Avenue
Aransas Pass, TX 78336
Office 361-758-7534
Toll-Free 888-758-5263
Fax 361-758-5879
Myers-Gallagher Real Estate, LLC, Broker
www.texascoastproperty.com

NOTICE TO BUYERS AND SELLERS

THIS NOTICE IS TO ADVISE ALL PARTIES TO THE CONTRACT IN SEVERAL AREAS TO BETTER INFORM AND PROTECT ALL PARTIES

1. ALL AGREEMENTS MUST BE IN WRITING. The signed Listing Agreement, Sales Contract and any other documents determine what actions are to be taken by the parties to the transaction.

2. DO NOT SIGN ANY DOCUMENT UNTIL you have a satisfactory explanation, especially those areas which deal with: a) repairs; b) return of earnest money; and c) duties of the agent.

3. THE AGENT IS NOT AUTHORIZED TO CONTACT OR NEGOTIATE WITH ANY VENDOR ON YOUR BEHALF. Vendor is an inspector, appraiser, foundation contractor, roofer, paving contractor, carpenter, plumber, electrician, etc.

4. ANY AGREEMENT YOU MAKE WITH A VENDOR OR INDIVIDUAL IS SOLELY YOUR RESPONSIBILITY. Neither Agent nor Coldwell Banker Myers-Gallagher bears any responsibility to see that the work is performed to your satisfaction, on time or that the person or company providing the service is paid for their service.

5. Both Buyer and Seller should consider obtaining HOME WARRANTY COVERAGE to provide protection for both parties if problems with mechanical or other covered items occur prior to or after closing, pursuant to the terms of the home warranty contract.

6. EXERCISE YOUR OPTION FOR A FINAL WALK-THROUGH PRIOR TO CLOSING. Sellers are not necessarily required to make all repairs listed in an inspection report. After inspection report is completed, refer to your contract under Paragraph 7.

7. SELLERS SHOULD NOT EXPECT TO KEEP THE EARNEST MONEY IF A TRANSACTION FAILS TO CLOSE. There may be circumstances that prevent the Buyer from completing the purchase transaction and the Buyer may be legally due a refund of the earnest money.

8. The policy of this office is to represent Sellers and Buyers. The duty of the Agent to the Seller or Buyer may change during the process, depending upon the circumstances, such that this firm may serve as an Intermediary in the transaction. It is important to ask questions and understand the role and duty of your agent.

Company policy requires each Agent to present this form for signatures, and require the signatures of the Seller on all listing agreements and sales contracts, and Buyer on all sales contracts. This form is not promulgated or required by the Texas Real Estate Commission or the Texas Association of Realtors.

Joy Luccianni

Seller Date Buyer Date

Seller Date Buyer Date