Utility Map of

London School Tracts

Lot 4

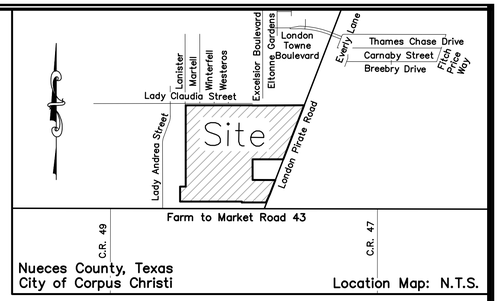
82.40 ACRES OF LAND, SITUATED IN THE CUADRILLA IRRIGATION COMPANY SURVEY NO. 135, ABSTRACT 581, AND THE I.&G.N.R.R. SURVEY NO. 140, ABSTRACT 612, AS SHOWN ON THE MAP OF THE LAURELES FARM TRACT, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 15, MAP RECORDS OF NUECES COUNTY, TEXAS, AND COMPRISING ALL OF LOT 1, LONDON SCHOOL TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 67, PAGE 179, SAID MAP RECORDS, ALL OF LOT 2, LONDON SCHOOL TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 67, PAGE 180, SAID MAP RECORDS, ALL OF LOT 3, LONDON SCHOOL TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 67, PAGE 578, SAID MAP RECORDS; ALL OF A 20.00 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY GIFT DEED FROM SHEILAH RUTH LONDON TO LONDON INDEPENDENT SCHOOL DISTRICT, RECORDED IN DOCUMENT NO. 2005027456, SAID OFFICIAL PUBLIC RECORDS; ALL OF A 25.00 ACRE TRACT DESCRIBED IN A WARRANTY DEED FROM THE SOUTH TEXAS CHILDREN'S HOME TO LONDON INDEPENDENT SCHOOL DISTRICT, RECORDED IN DOCUMENT NO. 2008018783, SAID OFFICIAL PUBLIC RECORDS; THE REMAINDER OF A 27.50 ACRE TRACT DESCRIBED IN A WARRANTY DEED FROM THE SOUTH TEXAS CHILDREN'S HOME TO LONDON INDEPENDENT SCHOOL DISTRICT, RECORDED IN DOCUMENT NO. 2003067159, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS; THE REMAINDER OF A 5.00 ACRE TRACT DESCRIBED IN A WARRANTY DEED FROM THE SOUTH TEXAS CHILDREN'S HOME TO LONDON INDEPENDENT SCHOOL DISTRICT, RECORDED IN DOCUMENT NO. 2003067159, SAID OFFICIAL PUBLIC RECORDS; THE REMAINDER OF A 4.00 ACRE TRACT DESCRIBED IN A DEED FROM W.T. PETTY TO THE COUNTY SCHOOL TRUSTEES OF NUECES COUNTY, STATE OF TEXAS, RECORDED IN VOLUME 112, PAGE 392, DEED RECORDS OF NUECES COUNTY, TEXAS; THE REMAINDER OF A 1.994 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM BETTY JEAN LONDON, BILLY RAY LONDON, JR., THOMAS LESLIE LONDON, LAUREEN M. LONDON, DELLANA MORRINE LONDON COOK, LARRY B. COOK, NORA LONDON COVINGTON AND JOSEPH COVINGTON TO LONDON INDEPENDENT SCHOOL DISTRICT, RECORDED IN VOLUME 2170, PAGE 841, SAID DEED RECORDS; AND THE REMAINDER OF A 1.00 ACRE DESCRIBED IN A DEED FROM J.A. HILL AND W.T. PETTY TO W.F. TIMON, COUNTY JUDGE OF NUECES COUNTY, TEXAS, FOR USE AND BENEFIT OF COMMON SCHOOL DISTRICT NP. 35, IN NUECES COUNTY, RECORDED IN VOLUME 71, PAGE 550, SAID DEED RECORDS.

WATER AND WASTEWATER DEMAND CALCULATIONS:

Elementary School: Water demand = 70 GPM, Wastewater demand = 41 GPM

High School: Water demand = 68 GPM, Wastewater demand = 43 GPM

Consessions: Water demand = 92 GPM, Wastewater demand = 62 GPM

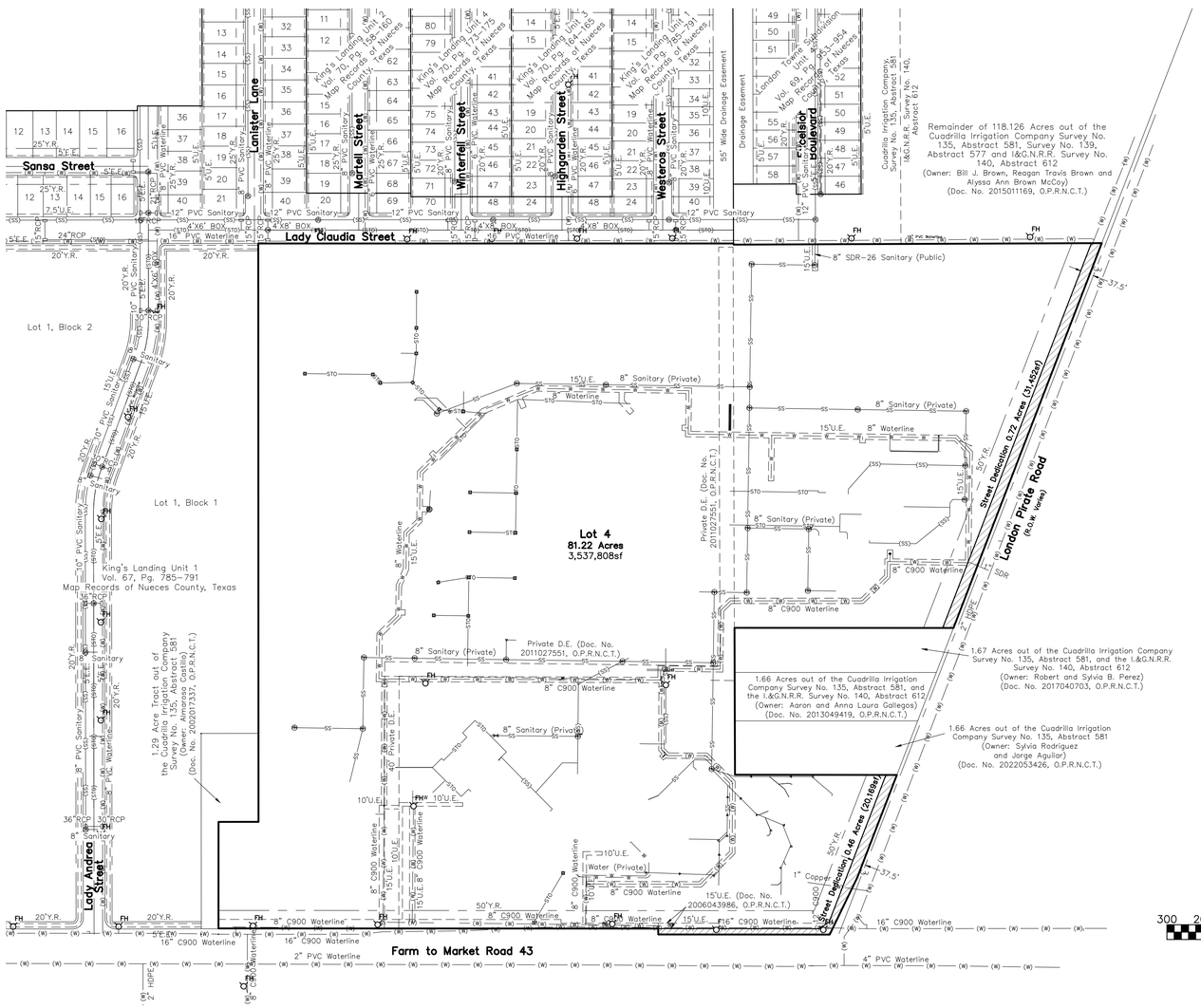


URBAN ENGINEERING | DCCM

TBPELS FIRM NUMBERS: ENGINEERING 145 | SURVEYING 10032400
2725 SWANTNER DR, CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM

OWNER/DEVELOPER:
2413 Memorial Parkway, LLC
5917 Crosstown Expressway
State Highway 286
Corpus Christi, Texas 78417
361.561.0601

ENGINEER:
Urban Engineering
2725 Swantner
Corpus Christi, Texas 78404
361.854.3101



LEGEND:

	PLAT BOUNDARY	M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS
	ROAD CENTERLINE	D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS
	ADJACENT LOT LINE	Y.R.	YARD REQUIREMENT
	YARD REQUIREMENT	B.L.	BUILDING LINE
	EASEMENT (EXISTING)	U.E.	UTILITY EASEMENT
	EASEMENT (PROPOSED)	VOL.	VOLUME
	EXISTING STORM SEWER LINE	PG.	PAGE
	PROPOSED STORM SEWER LINE		EXISTING STORM SEWER MANHOLE
	EXISTING WATERLINE		PROPOSED STORM SEWER MANHOLE
	PROPOSED WATERLINE		EXISTING SLOT INLET
	EXISTING SANITARY SEWER LINE		PROPOSED SLOT INLET
	PROPOSED SANITARY SEWER LINE		EXISTING GRATE INLET
			EXISTING FIRE HYDRANT
			EXISTING SANITARY SEWER MANHOLE
			PROPOSED SANITARY SEWER MANHOLE

NOTES:

1. THE PROPERTY IS CURRENTLY OUTSIDE OF THE CITY LIMITS. AN ANNEXATION APPLICATION IS IN THE PROCESS OF BEING REVIEWED. EXISTING USE IS EDUCATIONAL FACILITIES.
2. 82.40 ACRES OF LAND INCLUDING ANY DEDICATION.
3. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
4. 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN ENGR CCTX" SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
5. GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983(2011) EPOCH 2010.00.
6. THE RECEIVING WATER FOR THE 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.
7. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS CURRENTLY IN ZONE "X" (UNSHADED) OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NUMBER 48355C0505G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. THE FIRM PANEL 48355C0505G IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

Revised: 3/19/2024
Submitted: 11/8/2023
SCALE: 1"=200'
JOB NO.: 42900.C3.02
SHEET: 1 of 1
DRAWN BY: XG

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