

STATE OF TEXAS
COUNTY OF NUECES

WE, TEXAS LONE STAR ABSTRACT & TITLE INVESTMENTS GROUP, LLC., HEREBY CERTIFIES THAT WE ARE THE OWNERS OF THE FOREGOING PLAT AND THAT I HAD SAID LAND SURVEYED AND SUBDIVIDED AS SHOWN; THAT ALL EASEMENTS ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND USE OF PUBLIC UTILITIES; THAT THIS MAP WAS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS THE _____ DAY OF _____ 2025.

MICHAEL NEUMAN, OWNER

STATE OF TEXAS
COUNTY OF NUECES

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
MICHAEL NEUMAN

THIS THE _____ DAY OF _____ 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS
APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY
OF CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____ 2025.

MICHAEL YORK, CHAIRMAN

MICHAEL DICE, SECRETARY

STATE OF TEXAS
COUNTY OF NUECES

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED
BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS
CHRISTI, TEXAS.

THIS THE _____ DAY OF _____ 2025.

BRIA WHITMIRE, P.E. CFM, CPM
DEVELOPMENT SERVICES ENGINEER

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES
COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING
INSTRUMENT DATED THE _____ DAY OF _____, 2025,
WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN
MY OFFICE THE _____ DAY OF _____, 2025, AT _____
O'CLOCK _____ M. AND DULY RECORDED THE _____ DAY OF _____
2025, AT _____ O'CLOCK _____ M. IN VOLUME
_____, PAGE _____, MAP RECORDS NUECES COUNTY, TEXAS.

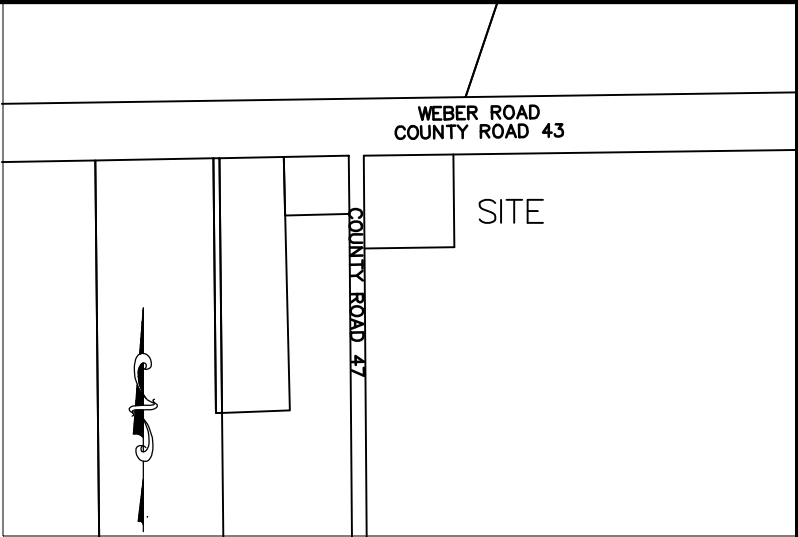
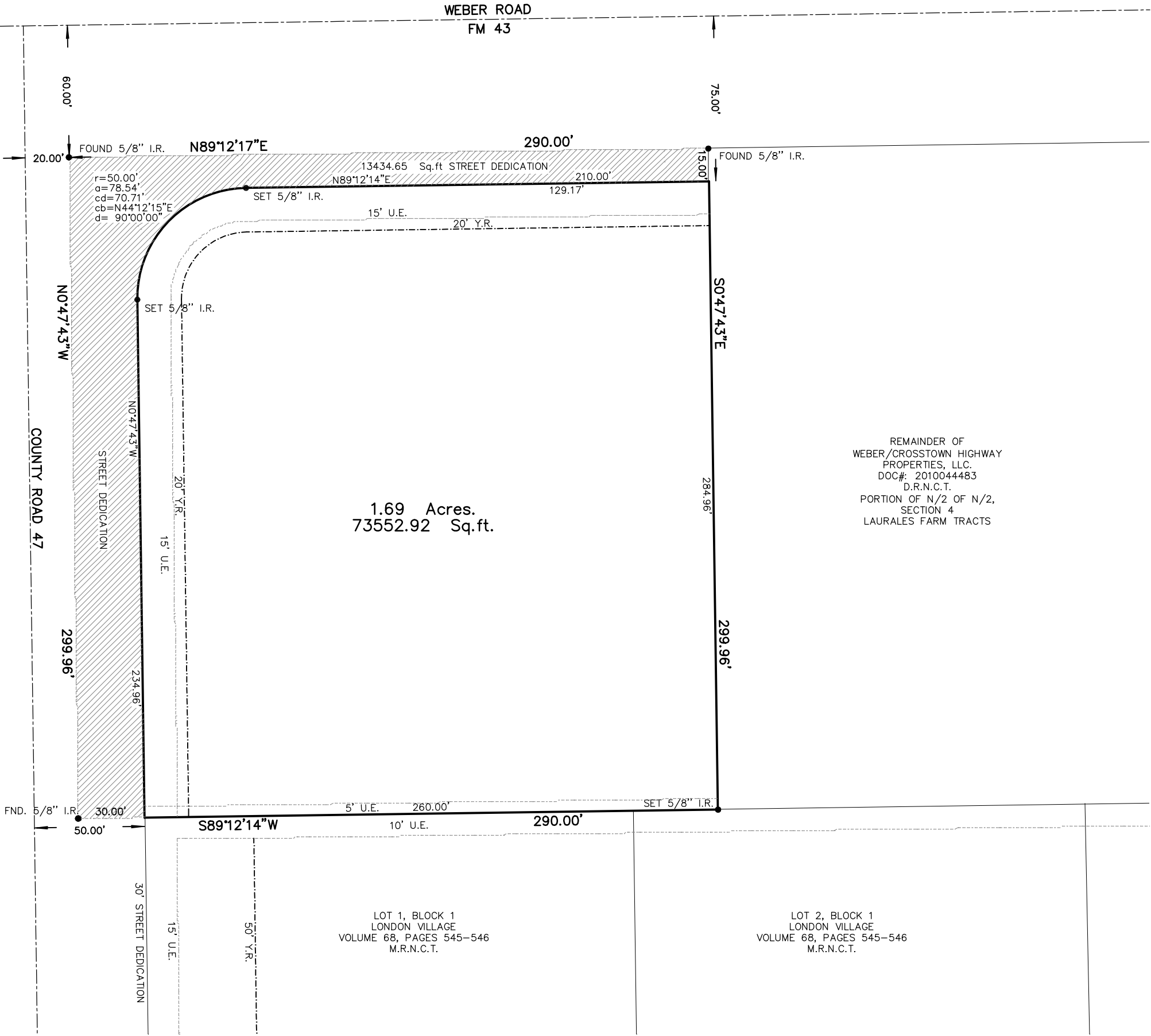
KARA SANDS, COUNTY CLERK
NUECES COUNTY, TEXAS

AT _____ O'CLOCK _____ M.
_____, 2025

BY: _____
DEPUTY

FINAL PLAT OF:
LONDON VILLAGE SECTION 1
LOT 1 - BLOCK 1

BEING A PLAT A 2.00 ACRE TRACT OF LAND, OUT OF A CALLED 59.276 ACRES OF LAND, SAME BEING A PORTION OF THE NORTH HALF (N-1/2)



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

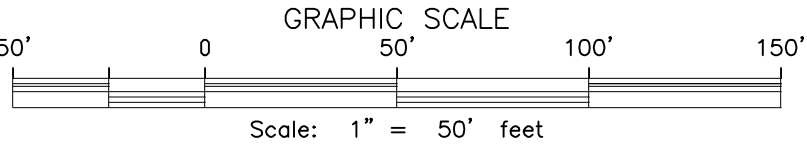
- 1) THE TOTAL PLATTED AREA CONTAINS 2.00 ACRES OF LAND. (INCLUDES 0.15 ACRES OF STREET DEDICATION)
- 2) A 5/8" DIAMETER STEEL REBAR WAS SET AT EVERY CORNER, EXCEPT OTHERWISE SPECIFIED.
- 3) PUBLIC WATER WILL BE PROVIDED BY THE CITY OF CORPUS CHRISTI.
- 4) ALL BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- 5) 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."
- 6) THE SUBJECT SITE IS IN ZONE "X" ACCORDING TO FEMA MAP, COMMUNITY PANEL 48355C0505 G, REVISED OCTOBER 13, 2022.
- 7) PRIVATE DRIVEWAYS AND CULVERTS MUST BE REVIEWED AND APPROVED BY NUECES COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO INSTALLATION.
- 8) FINISHED FLOOR ELEVATION FOR STRUCTURES THIS PROPERTY SHALL BE A MINIMUM OF 18" ABOVE THE HIGHEST CENTER LINE STREET ELEVATION OF ANY FRONTING.
- 9) NO MORE THAN ONE SINGLE FAMILY DWELLING ALLOWED ON THIS PROPERTY.
- 10) SEPTIC SYSTEM SHALL BE APPROVED BY THE CITY/COUNTY HEALTH DEPARTMENT.

STATE OF TEXAS
COUNTY OF NUECES

I, JARREL L. MOORE, A REGISTERED PROFESSIONAL LAND SURVEYOR
HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A
SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND
CORRECT; THAT I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL
LOT AND BLOCK CORNERS AND COMPLETE SUCH OPERATIONS WITHOUT
DELAY.

THIS THE _____ DAY OF _____, 2025.

JARREL L. MOORE
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4854



TEXAS GEO TECH
LAND SURVEYING, INC
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(361) 993-0808 Fax (361) 993-2955
JOB # 240422-2
JUNE '00, 2025