

General Notes:

1. Total platted area contains 24.34 Acres of Land. (Includes street dedication)
2. 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.
3. The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
4. All driveways to public streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC.
5. Direct access to London Towne Boulevard is prohibited from Block 2, Lot 53 and Block 3, Lot 72.
6. Lots 2A and 31A, Block 1, are non-buildable lots that will be maintained by the Homeowners Association.
7. If any lot is developed with a residential use, compliance with the Public Open Space Regulations will be required during the building permit phase
8. This property has been identified as being located within 2.9 miles of the navigable airspace of the Cabaniss ALF. The property owner shall be responsible for ensuring that any proposed constructions or alterations occurring on said property will comply with 14 CFR, §77 (Title 14, Part 77), Federal Regulations. The property owner shall ensure all development is within all Land Compatibility Use (Title 14, Part 150) Federal Regulations

Surveyor's Notes:

1. 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.
2. Existing Flood Map, by graphic plotting only, this property is currently in Zones "B" and "C" of the Flood Insurance Rate Map (FIRM), Community Panel Number 485494 0505 D, Corpus Christi, Texas, which bears a revised date of June 4, 1987 and is not in a Special Flood Hazard Area. The existing FIRM Panel 485494 0505 D is based on the National Geodetic Vertical Datum of 1929 (NGVD).
3. Proposed Flood Map, this property is proposed to lie within Zones "AE" and "X" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0505G, Nueces County, Texas, Community Panel Number 48355C0505G bears a revised preliminary date of May 30, 2018. The Proposed FIRM Panel 48355C0505G is based on the North American Vertical Datum of 1988 (NAVD88).
4. 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set at all lot corners, unless otherwise noted.

State of Texas
County of Nueces

Braselton Development Company, Ltd., a Texas limited partnership, hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that streets shown are dedicated, to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the ____ day of _____, 20____.

By: Braselton Development Company, Ltd., a Texas limited partnership

By: Braselton Management Company, LLC, its general partner

By: _____
Fred Braselton, President

State of Texas
County of Nueces

This instrument was acknowledged before me by Fred Braselton, as President of Braselton Management Company, LLC, general partner of Braselton Development Company, Ltd., a Texas limited partnership, on behalf of said entity in said capacity.

This the ____ day of _____, 20____.

Notary Public in and for the State of Texas

State of Texas
County of Nueces

AMERICAN BANK, hereby certifies that it holds a lien on the property owned by Braselton Development Company, Ltd., a Texas limited partnership, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

This the ____ day of _____, 20____.

By: AMERICAN BANK

By: _____
PHILLIP J. RITLEY, Senior Lending Officer

State of Texas
County of Nueces

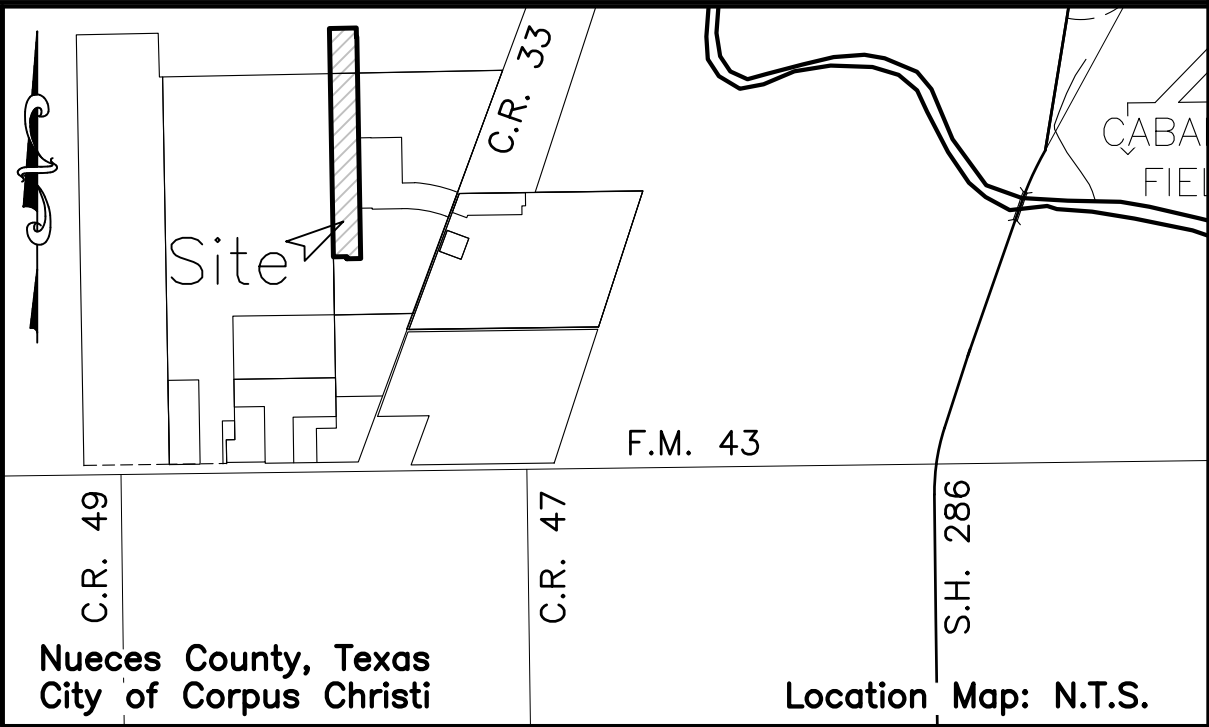
This instrument was acknowledged before me by PHILLIP J. RITLEY., as Senior Lending Officer of AMERICAN BANK, on behalf of said bank.

This the ____ day of _____, 20____.

Notary Public in and for the State of Texas

Plat of
London Towne Subdivision
Unit 4

being a 24.34 Acre Tract, situated in the Cuadrilla Irrigation Company Survey No. 139, Abstract 577, and the Cuadrilla Irrigation Company Survey No. 135, Abstract 181, as shown on the map of Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas; said 24.34 Acre Tract being a portion of Tract II, described as a 118.126 Acre Tract in a Correction Warranty Deed from Sheilah London to Bill J. Brown, Reagan Travis Brown and Alyssa Ann Brown McCoy, recorded in Document No. 2015011169, Official Public Records of Nueces County, Texas.



State of Texas
County of Nueces

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas.

This the ____ day of _____, 20____.

Brett Flint, P.E.
Development Services Engineer

State of Texas
County of Nueces

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission.

This the ____ day of _____, 20____.

Al Raymond, III, AIA
Secretary

Jeremy Baugh
Chairman

State of Texas
County of Nueces

I, Kara Sands, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the ____ day of _____, 20____, with its certificate of authentication was filed for record in my office the ____ day of _____, 20____. At ____ O'clock ____M., and duly recorded the ____ day of _____, 20____, at ____ O'clock ____M., in said County in Volume _____, Page _____, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Corpus Christi, Texas, the day and year last written.

No. _____
Filed for Record

Kara Sands, County Clerk
Nueces County, Texas

at _____ O'clock ____M.
_____, 20____

By: _____
Deputy

State of Texas
County of Nueces

I, James D. Carr, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the ____ day of _____, 20____.

James D. Carr, R.P.L.S.
Texas License No. 6458

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

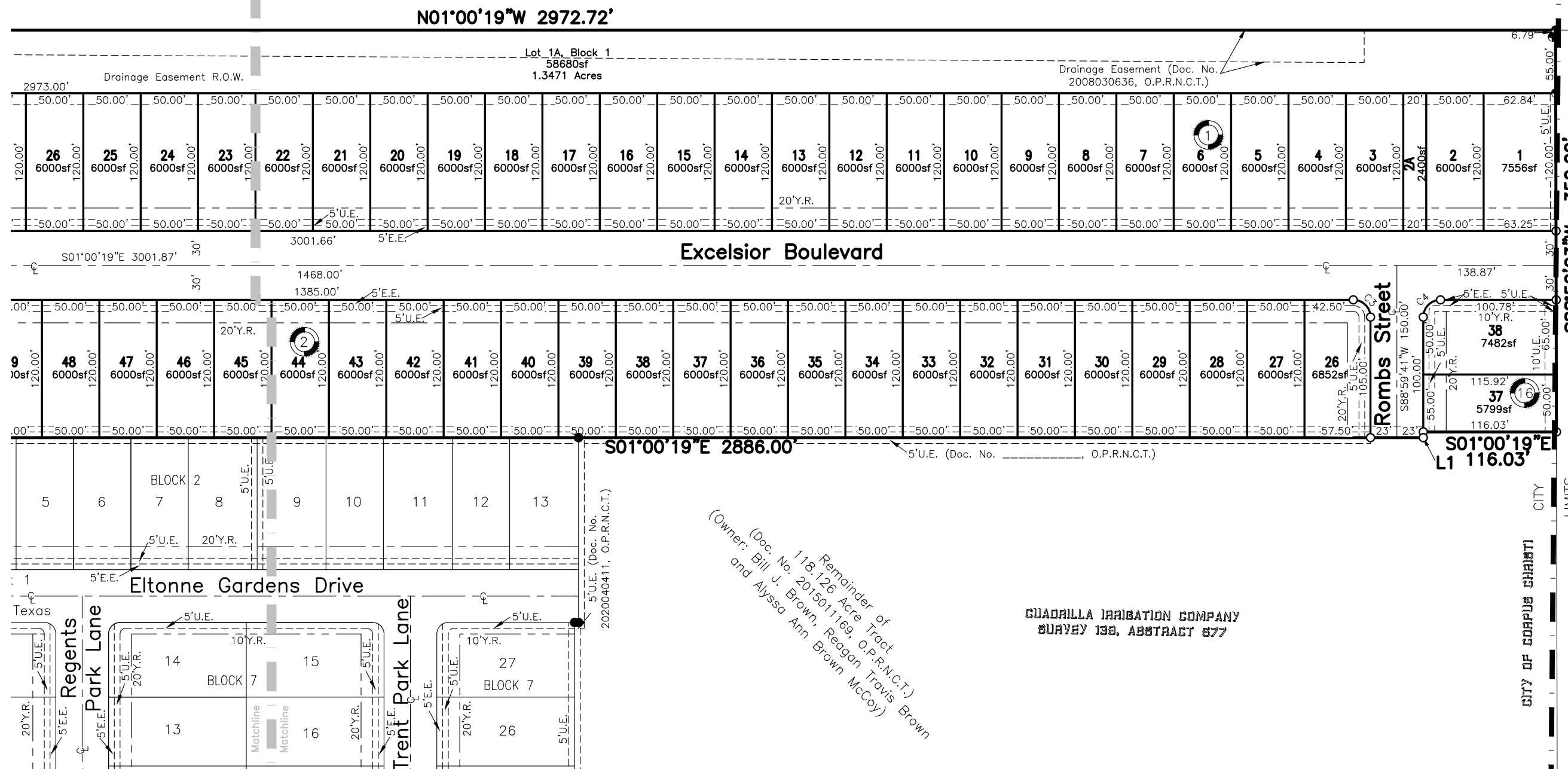
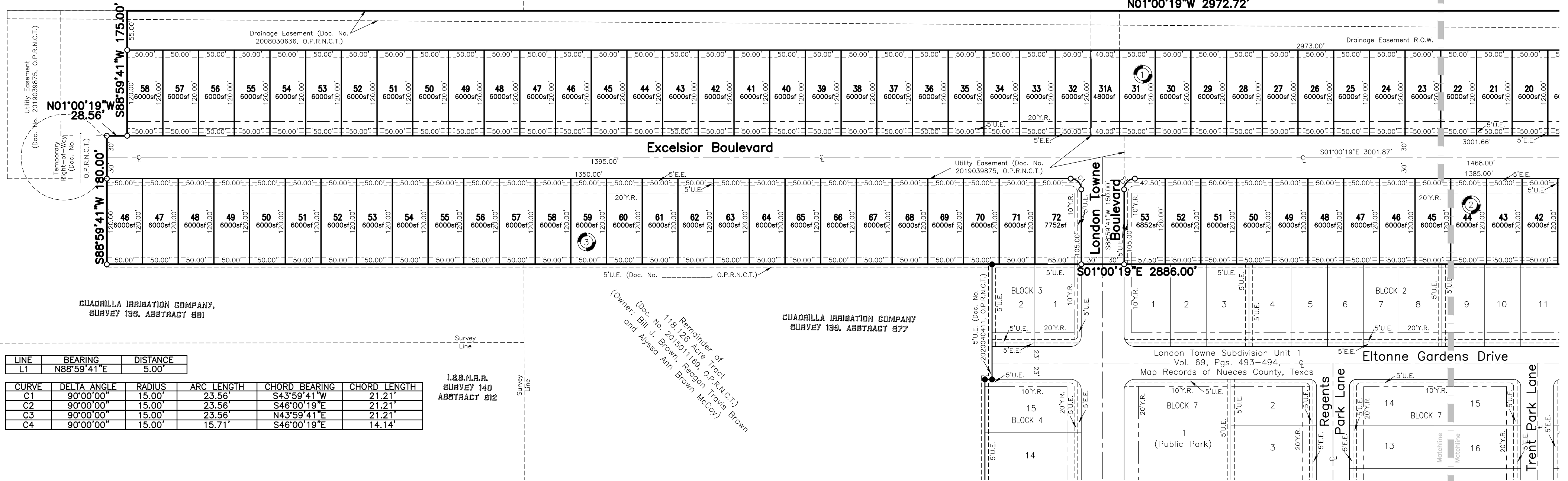


Submitted: 09/22/21
SCALE: None
JOB NO.: 42900.C1.05
SHEET: 1 of 2
DRAWN BY: JAB
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urbansurvey1@urbaneng.com

GUADRILLA IRRIGATION COMPANY,
SURVEY 139, ABSTRACT 581

GUADRILLA IRRIGATION COMPANY
SURVEY 139, ABSTRACT 577

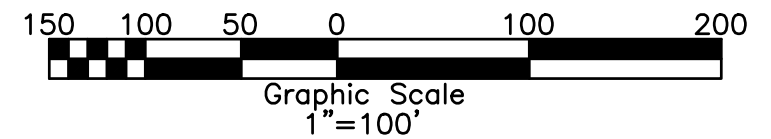
293.041 Acre Tract
out of the Cuadrilla Irrigation Company Survey No. 135, Abstract 581
Cuadrilla Irrigation Company Survey No. 139, Abstract 577
and Cuadrilla Irrigation Company Survey No. 137, Abstract 579
(Owner: MPM Development, LP)
(Doc. No. 2019035726, O.P.R.N.C.T.)



CITY OF CORPUS CHRISTI
NUECES COUNTY, TEXAS

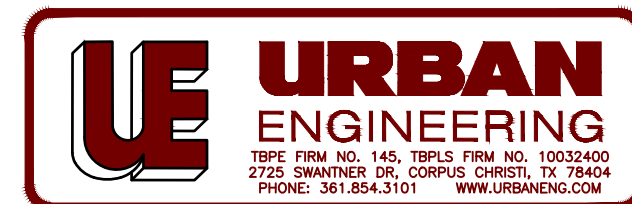
Legend:

- 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Set
- 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Found
- ✦ 5/8 Inch Iron Rod with cap stamped "BASS AND WELSH ENGINEERING" Found
- Centerline
- City Limits
- Utility Easement
- Yard Requirement



Plat of
London Towne Subdivision
Unit 4

being a 24.34 Acre Tract, situated in the Cuadrilla Irrigation Company Survey No. 139, Abstract 577, and the Cuadrilla Irrigation Company Survey No. 135, Abstract 181, as shown on the map of Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas; said 24.34 Acre Tract being a portion of Tract II, described as a 118.126 Acre Tract in a Correction Warranty Deed from Sheila London to Bill J. Brown, Reagan Travis Brown and Alyssa Ann Brown McCoy, recorded in Document No. 2015011169, Official Public Records of Nueces County, Texas.



Submitted: 9/22/21
SCALE: 1"=100'
JOB NO.: 42900.C1.05
SHEET: 2 of 2
DRAWN BY: XG
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urbansurvey1@urbaneng.com