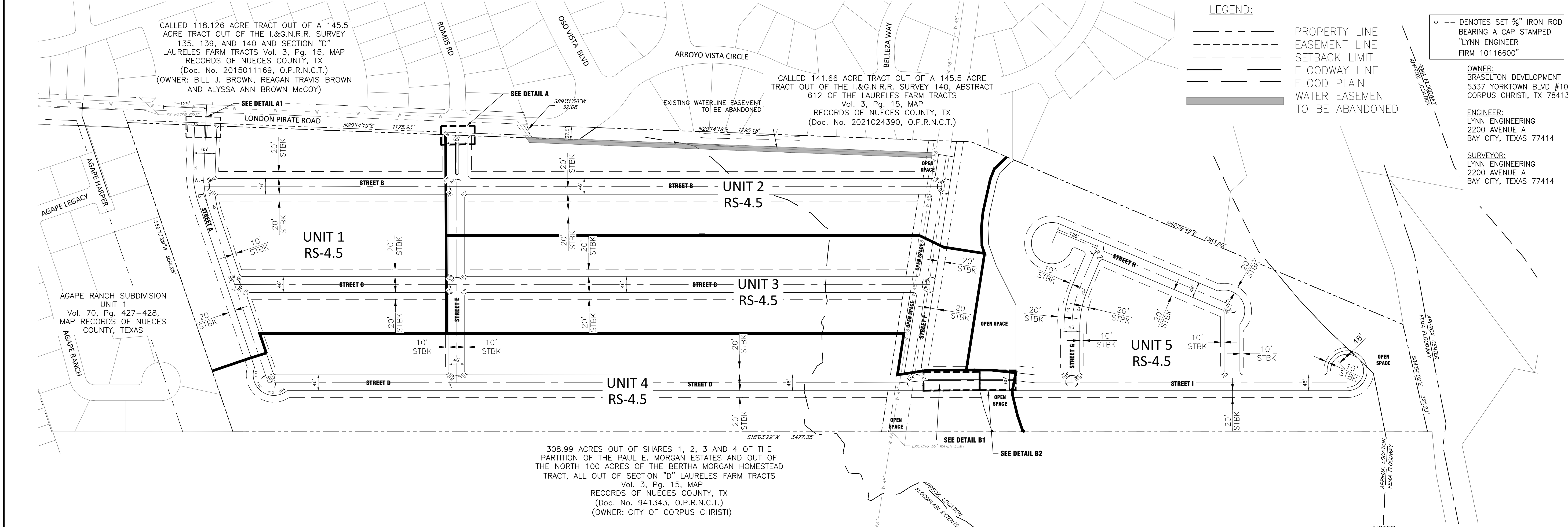
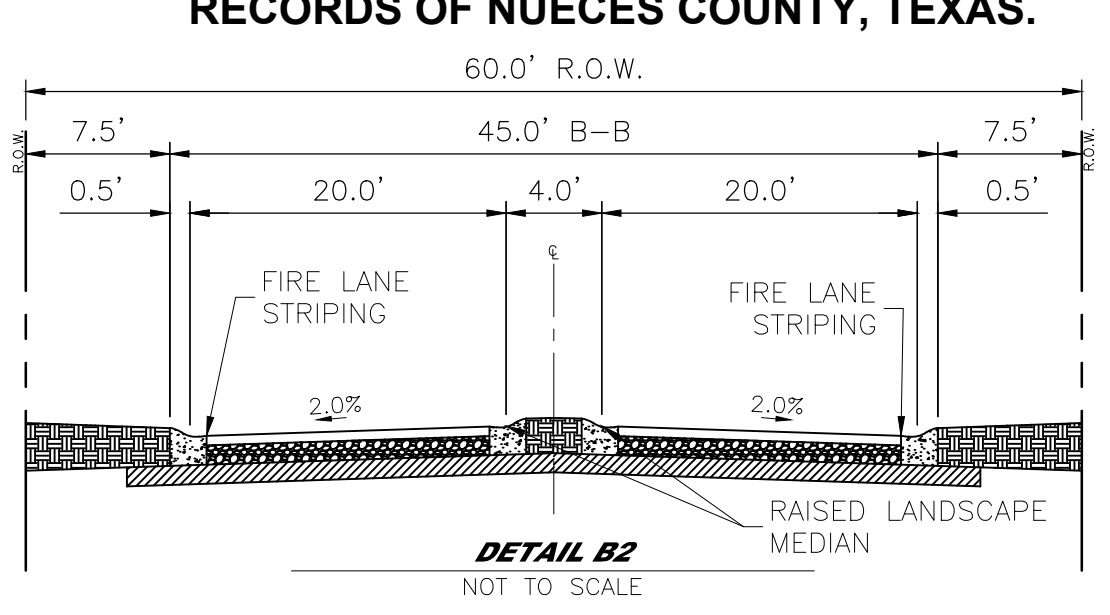
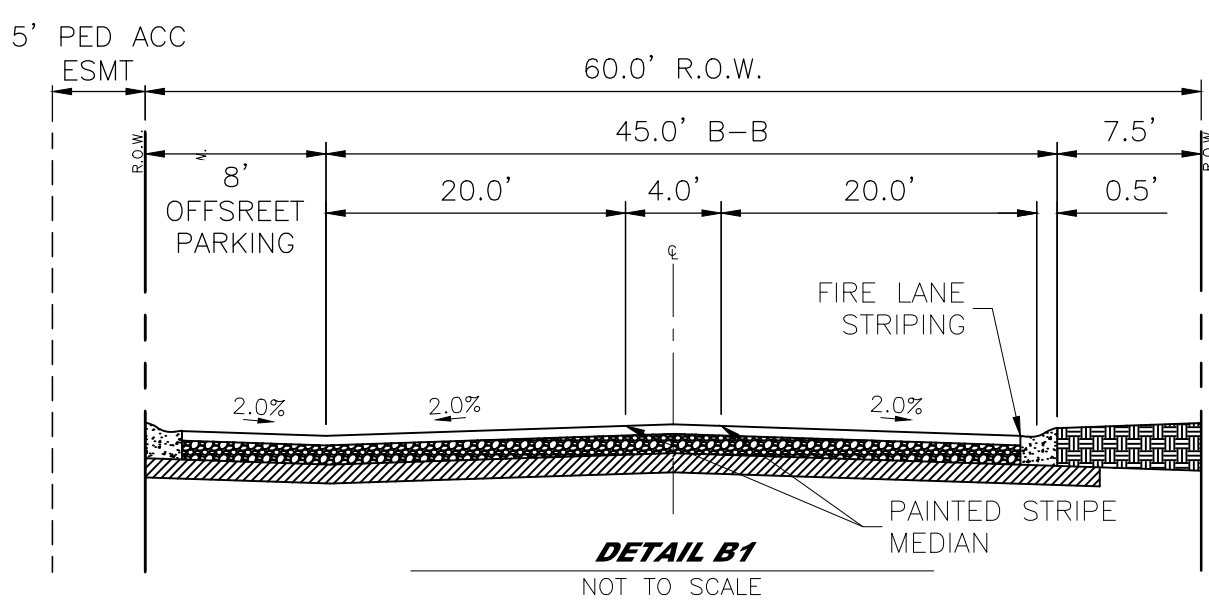
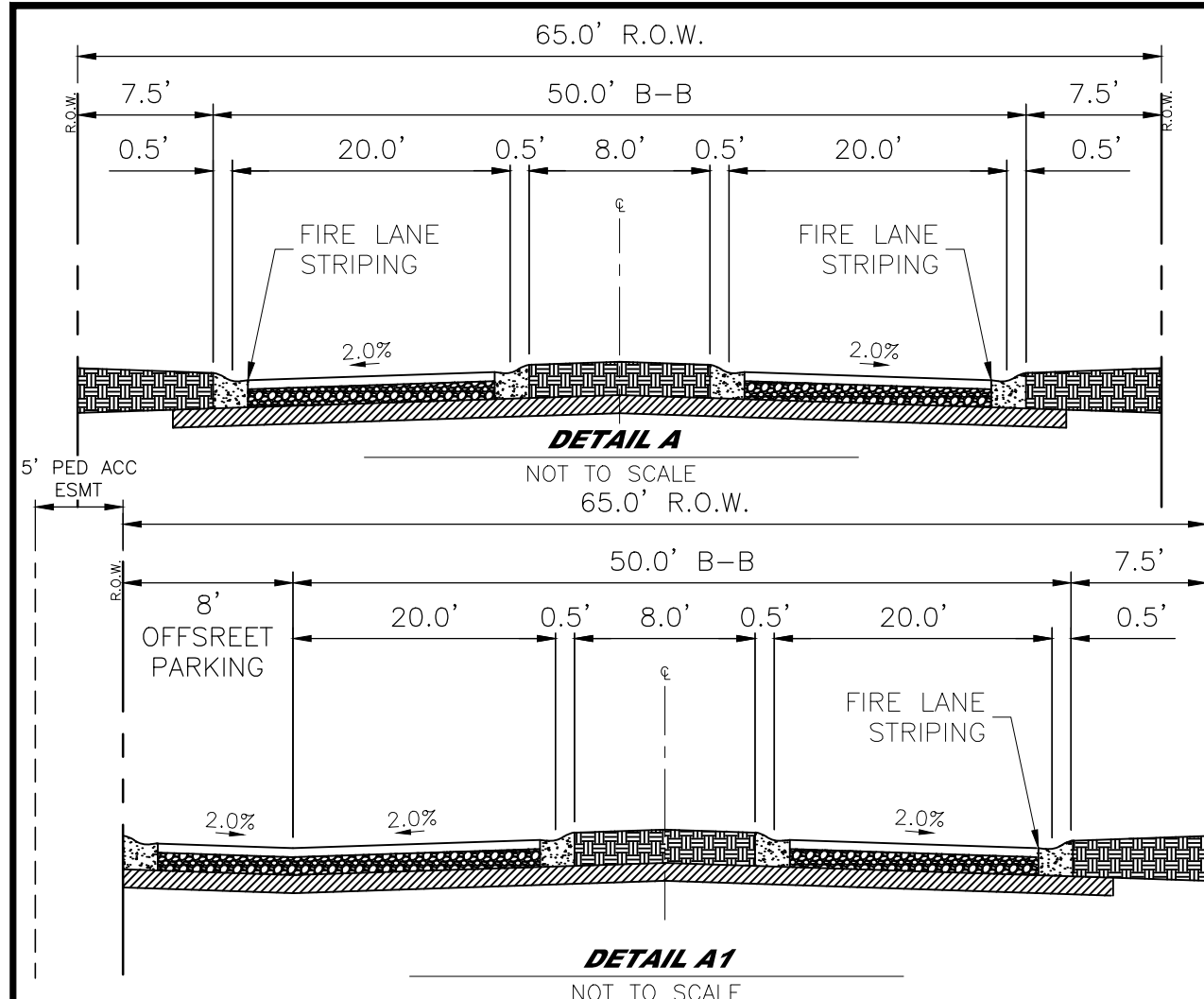
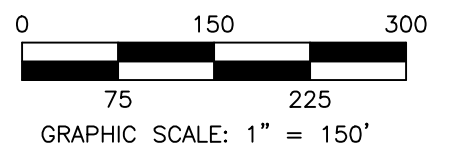
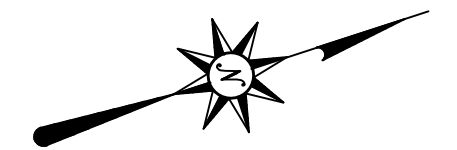


LONDON TOWNE 10 PRELIMINARY MASTER PLAT

CITY OF CORPUS CHRISTI, NUECES COUNTY, TEXAS
BEING A 64.0497 ACRE ANNEXATION TRACT AND BEING A PART OF THE REMAINING PORTION OF A 173.21 ACRE TRACT OUT OF SECTION "D", LAURELES FARM TRACTS ACCORDING TO THE MAP RECORDED IN VOLUME 3, PAGE 15 OF THE MAP RECORDS OF NUECES COUNTY, TEXAS.



LEGEND:
 - - - - - PROPERTY LINE
 - - - - - EASEMENT LINE
 - - - - - SETBACK LIMIT
 - - - - - FLOODWAY LINE
 - - - - - FLOOD PLAIN
 - - - - - WATER EASEMENT
 - - - - - TO BE ABANDONED

○ --- DENOTES SET 3/8" IRON ROD BEARING A CAP STAMPED "LYNN ENGINEER FIRM 10116600"

OWNER:
 BRASELTON DEVELOPMENT
 5337 YORKTOWN BLVD #10d
 CORPUS CHRISTI, TX 78413

ENGINEER:
 LYNN ENGINEERING
 2200 AVENUE A
 BAY CITY, TEXAS 77414

SURVEYOR:
 LYNN ENGINEERING
 2200 AVENUE A
 BAY CITY, TEXAS 77414

LYNN ENGINEERING
 TEXAS REGISTERED ENGINEERING FIRM F.324
 TEXAS REGISTERED SURVEYING FIRM 10116600

2200 AVENUE A
 BAY CITY, TX 77414
 PH: (979) 245-8900
 FAX: (979) 245-8345

LONDON TOWNE

PROJECT NAME:

BRASELTON DEVELOPMENT COMPANY

CUSTOMER NAME:

PRINTED

DATE	REMARKS

REVISIONS

NO.	REMARKS

PAGE NO: 30.101601

Date: Jan 13, 2025, 3:06pm User ID: Cameron.Sides File: N:\Land Development\ENG 2023\30.101601 - Bart Braselton_DR Horton - London Site (62.3 AC)\3 - Survey\30.101601 Preliminary Master Plat Dwg

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	10.00'	15.92'	91°11'24"	14.29'	N65°46'42"E
C2	10.00'	15.71'	90°00'00"	14.14'	N24°45'35"W
C3	302.00'	14.87'	2°49'16"	14.87'	S71°10'04"E
C4	302.00'	55.77'	10°34'49"	55.69'	S77°52'06"E
C5	302.00'	40.17'	7°37'17"	40.14'	S86°58'09"E
C6	10.00'	16.09'	92°11'05"	14.41'	S64°09'02"W
C7	10.00'	16.99'	97°22'00"	15.02'	N30°37'36"W
C8	282.00'	48.07'	9°45'59"	48.01'	N84°02'25"W
C9	10.00'	12.42'	71°09'59"	11.64'	S53°38'29"W
C10	10.00'	19.00'	108°50'01"	16.27'	N36°21'31"W
C11	60.00'	38.78'	37°01'39"	38.10'	S69°20'31"E
C12	60.00'	39.58'	37°47'44"	38.87'	N73°14'48"E
C13	60.00'	52.20'	49°51'06"	50.57'	N29°25'23"E
C14	60.00'	27.62'	26°22'41"	27.38'	N8°41'31"W
C15	10.00'	12.42'	71°09'59"	11.64'	S53°38'29"W
C16	10.00'	15.71'	90°00'02"	14.14'	S26°56'32"E
C17	10.00'	15.71'	89°59'58"	14.14'	N63°03'28"E
C18	10.00'	15.71'	89°59'58"	14.14'	N63°03'28"E
C19	10.00'	15.71'	90°00'02"	14.14'	S26°56'32"E
C20	10.02'	15.70'	89°48'06"	14.14'	S26°56'32"E

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C21	10.00'	15.71'	89°59'23"	14.14'	S63°03'28"W
C22	10.00'	15.71'	89°59'57"	14.14'	N63°03'28"E
C23	10.00'	15.71'	90°00'02"	14.14'	S26°56'32"E
C24	10.00'	15.71'	90°00'02"	14.14'	S26°56'32"E
C25	10.00'	15.71'	89°59'58"	14.14'	S63°03'28"W
C26	10.00'	15.33'	87°49'08"	13.87'	N64°08'53"E
C27	10.00'	15.53'	88°57'17"	14.01'	N25°51'07"W
C28	10.00'	14.15'	81°05'47"	13.00'	S22°29'32"E
C29	10.00'	17.26'	98°54'13"	15.20'	N67°30'28"E
C30	10.00'	14.15'	81°05'47"	13.00'	S22°29'32"E
C31	10.00'	17.26'	98°54'04"	15.20'	N67°30'28"E
C32	10.00'	14.15'	81°06'03"	13.00'	S22°29'31"E
C33	10.00'	17.26'	98°53'58"	15.20'	S67°30'28"W
C34	9.96'	15.72'	90°25'03"	14.14'	N26°56'33"W
C35	10.00'	15.78'	90°25'44"	14.19'	S63°16'09"W
C36	313.00'	65.27'	11°56'54"	65.15'	N66°09'18"W
C37	287.00'	83.78'	16°43'31"	83.48'	N61°37'43"W
C38	320.76'	64.01'	11°25'59"	63.90'	N54°41'23"W
C39	287.00'	19.44'	3°52'55"	19.44'	S81°01'26"E
C40	10.00'	15.71'	90°00'00"	14.14'	S4°00'46"E

CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C41	10.00'	15.71'	90°00'00"	14.14'	S85°59'14"W
C42	10.00'	16.28'	93°16'31"	14.54'	S5°39'01"E
C43	60.00'	41.65'	39°46'33"	40.82'	S32°24'00"E
C44	60.00'	58.88'	56°13'31"	56.54'	S15°36'02"W
C45	60.00'	45.24'	43°12'01"	44.17'	S65°18'47"W
C46	60.00'	50.33'	48°03'28"	48.86'	N69°03'29"W
C47	60.00'	50.37'	48°05'48"	48.90'	N20°58'51"W
C48	60.00'	39.72'	37°55'48"	39.00'	N22°01'57"E
C49	60.00'	62.47'	59°38'59"	59.68'	N31°05'22"E
C50	60.00'	46.90'	44°47'03"	45.71'	N83°18'23"E
C51	60.00'	44.30'	42°18'09"	43.30'	S53°09'01"E
C52	10.00'	11.71'	67°04'09"	11.05'	S74°31'19"W
C53	10.00'	15.71'	90°00'00"	14.14'	S26°56'37"E
C54	10.00'	15.71'	89°59'44"	14.14'	N63°03'31"E
C55	10.00'	16.50'	94°31'19"	14.69'	N26°26'00"W
C56	58.00'	101.64'	100°24'26"	89.13'	N23°25'25"W
C57	58.00'	79.94'	78°58'03"	73.76'	S44°18'51"E
C58	58.00'	23.12'	22°50'13"	22.96'	S6°35'17"W

LINE	BEARING	LENGTH
L1	N88°45'49"W	18.35'
L2	N85°39'18"W	53.90'
L3	N88°43'18"E	23.86'
L4	N73°25'45"W	53.92'
L5	N66°09'43"W	43.89'
L6	S59°24'26"E	22.14'
L7	N59°24'20"W	99.73'
L8	N50°12'56"W	31.48'
L9	N12°39'48"W	13.21'
L10	N25°30'45"W	50.03'
L11	S40°59'23"W	24.51'
L12	N12°39'48"W	13.21'
L13	N25°37'57"W	26.00'
L14	N50°53'12"W	25.58'
L15	N59°28'03"W	61.76'
L16	N65°53'05"W	13.02'
L17	N65°53'05"W	29.86'
L18	N73°52'42"W	48.06'
L19	S81°23'55"W	12.12'

LINE	BEARING	LENGTH
L20	S81°23'55"W	115.75'
L21	N71°56'37"W	4.23'
L22	S88°46'46"E	12.26'
L23	N52°16'26"E	6.87'
L24	N89°08'38"E	45.47'
L25	S85°39'13"E	62.77'
L26	S75°36'50"E	12.16'
L27	S77°04'50"W	3.63'
L28	S89°08'38"W	68.21'
L30	S61°41'46"W	27.71'

- TOTAL PLATTED AREA CONTAINS 64.0497 ACRES OF LAND. (INCLUDES STREET DEDICATION)
- 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 OS CREEK FLOWS DIRECTLY INTO THE OS 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.
- GRID BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE 4205, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00, CORRECTED TO HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
- THE ENTIRE PROPERTY LIES WITHIN THE ANNEXATION LIMITS OF THE CITY OF CORPUS CHRISTI, TEXAS.
- BY GRAPHIC PLOTTING ONLY, PORTIONS OF THIS PROPERTY ARE IN ZONE "A" AND "AE" AND THE SPECIAL FLOODWAY ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 485494 0505 G, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
- THERE ARE 8 TOTAL NON-BUILDABLE/OPEN SPACES THAT WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- WATER, WASTEWATER LOT/ACREAGE AND PARK FEES SHALL BE PAID PRIOR TO RECORDATION OF THE FINAL PLOT.
- EACH LOT MUST COMPLY WITH THE PROPOSED ZONING DESIGNATION.
- EACH LOT WIDTH SHALL CONFORM TO ZONING STANDARDS.
- PROPERTY CURRENTLY NOT ZONED. TO BE ZONED RS-4.5 AFTER ANNEXATION.
- SOME STREET NAMES SHOWN ARE PRELIMINARY AND WILL BE REVISED FOR APPROVAL AT THE FINAL PLAT STAGE.
- INTERNAL ROW AND STREETS TO FOLLOW L-1C STANDAR FROM UDC TABLE 8.2.1 LOCAL STREET STANDARDS
- EACH UNIT PROJECTED AS 1 UNIT EVERY 2 YEARS.