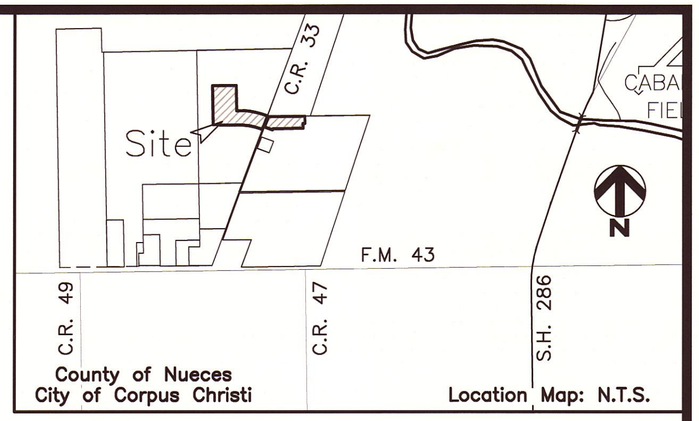
Notes:

1. Total platted area contains 22.91 Acres of Land. (Includes street dedication)
2. 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set at all lot corners, unless otherwise noted.
3. 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.
4. 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.
5. By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 485494 0505 D, Corpus Christi, Texas, which bears an effective date of June 4, 1987, and it is not located in a Special Flood Hazard Area. Per preliminary Flood Insurance Rate Map, Community Panel No. 48355C0505G, Nueces County, Texas, the property is in Zone "X" (Area of 0.2% annual chance flood) and Zone "X" (Area outside of 0.2% annual chance floodplain). The more stricter of the two designations shall be considered.
6. Lot 1, Block 4; Lot 1, Block 9; Lot 1, Block 17; Lot 1 Block 18; Lot 1, Block 19; Lot 1, Block 21 and Lot 1, Block 22 are non-buildable lots that will be maintained by the Home Owners Association.
7. Lot 1, Block 7 is a Park Area to be maintained by the Home Owners Association.
8. Direct access onto County Road 33 is prohibited.
9. Property to be re-zoned to RS-4.5 concurrent with annexation.
10. Direct access to London Towne Boulevard is prohibited from Block 17, Lot 2 and Block 19, Lot 2.
11. Block 18, Lot 1 (Park); Block 21, Lot 1 (Park) and Block 22, Lot 1 (Park) are designated as a utility easement and drainage easement. Park related structures shall be allowed within these lots.

# *Plat of*
# *London Towne Subdivision*
## *Unit 1*

being a 22.91 Acre Tract, comprising of a 17.05 Acre Tract and a 5.86 Acre Tract of which the said 17.05 Acre Tract is situated in the Cuadrilla Irrigation Co. Survey No. 139, Abstract 577 and the I.&G.N.R.R. Co. Survey No. 140, Abstract 612, 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 and 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; said 5.86 Acre Tract, being situated in Section D, as shown on the said map of Laureles Farm Tracts and being a portion of a called 21.76 Acre Tract of Land described in a Warranty Deed with Vendor's Lien from Joseph John Meaney, as Trustee of the Claire Elizabeth Haynes Trust, the Isabelle Marie Haynes Trust, and the Emily P. Haynes Trust, by and through his Attorney-in-Fact, David Walsh; and Elizabeth Anne Meaney, Trustee of the Lucy A. Haynes Trust, to Braselton Development Company, Ltd., a Texas limited partnership, recorded in Document No. 2019002524, Official Public Records of Nueces County, Texas.




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_____.

Conditionally APPROVED
MAY 15 2019
PLANNING COMMISSION

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

RECEIVED
14 MAY 2019
City of Corpus Christi
Development Services

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_____

_____
William J. Green, 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_____

_____ _____
Nina Nixon-Mendez, FAICP
Secretary

_____
Eric Villarreal, P.E.
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

at _____ O'clock _____M.
_____ _____, 20_____

_____
Kara Sands, County Clerk
Nueces County, Texas

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_____

*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.*

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

Revised: 5/3/19
Revised: 4/10/19
Submitted: 2/6/19
SCALE: None
JOB NO.: 42900.B9.02
SHEET: 1 of 2
DRAWN BY: XG

URBAN ENGINEERING
TBPE FIRM NO. 145, TBPLS FIRM NO. 10032400
2725 SWANTNER DR, CORPUS CHRISTI, TX 78404
PHONE: 361.854.3101 WWW.URBANENG.COM

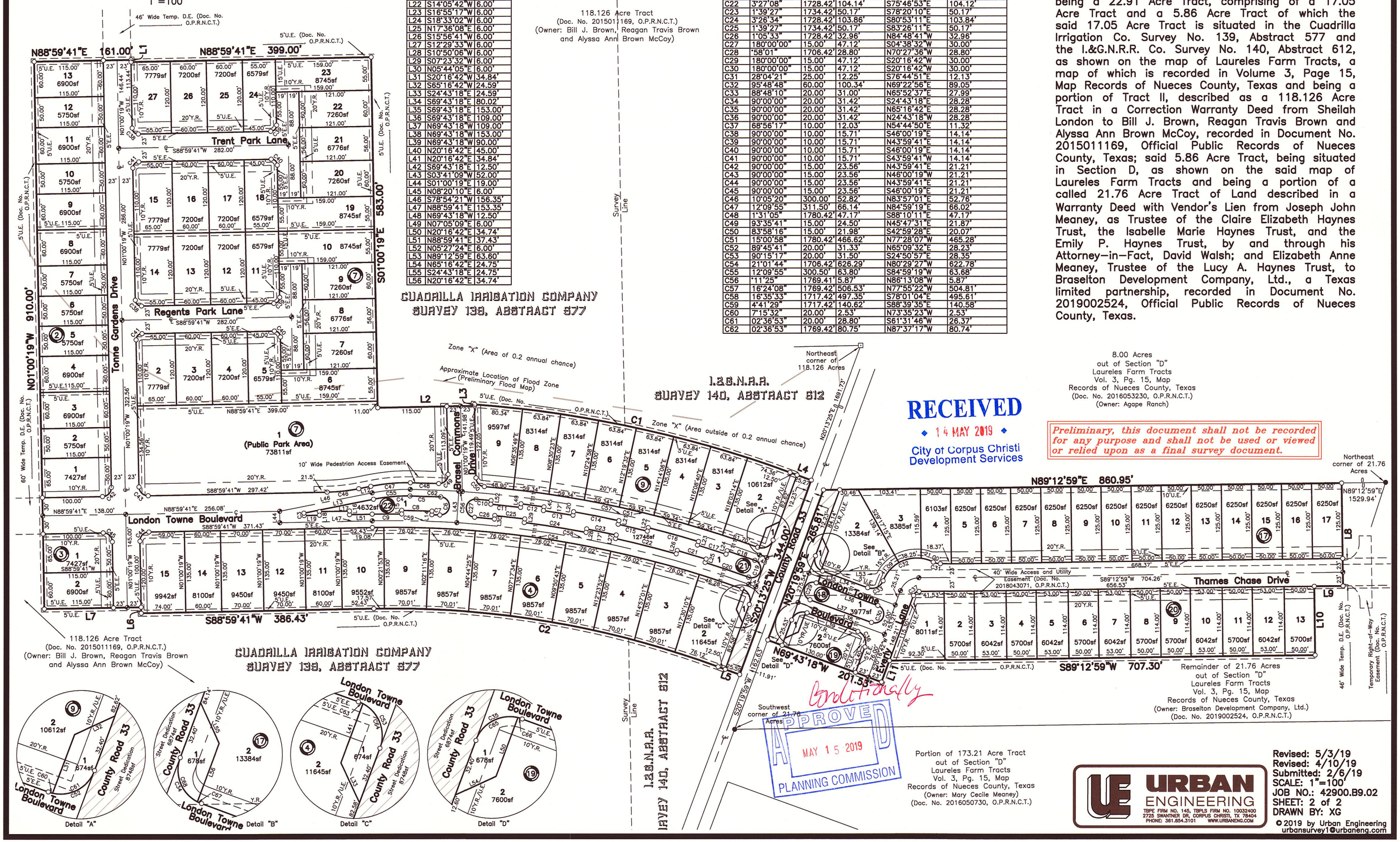
© 2019 by Urban Engineering
urbansurvey1@urbaneng.com

Legend:

- ● 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Found
- ○ 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Set
- ⊛ MAG Nail with Washer stamped "URBAN ENGR CCTX" Set
- ⊡ Nail, Found

150 100 50 0 100 200

Graphic Scale 1"=100'




| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S01°00'19"E | 3.44' |
| L2 | N88°59'41"E | 161.00' |
| L3 | N01°00'19"W | 2.56' |
| L4 | S69°43'18"E | 37.77' |
| L5 | N69°43'18"W | 38.09' |
| L6 | N01°00'19"W | 10.00' |
| L7 | S88°59'41"W | 161.00' |
| L8 | S00°47'01"E | 171.00' |
| L9 | S89°12'59"W | 47.72' |
| L10 | S00°47'01"E | 114.00' |
| L11 | S20°16'42"W | 37.91' |
| L12 | N78°54'21"E | 20.44' |
| L13 | N78°54'21"E | 117.54' |
| L14 | S02°17'14"W | 6.00' |
| L15 | S00°37'47"W | 6.00' |
| L16 | S01°00'19"E | 6.00' |
| L17 | N88°59'41"E | 50.00' |
| L18 | S01°00'19"E | 6.00' |
| L19 | S88°59'41"W | 25.43' |
| L20 | N09°57'55"E | 6.00' |
| L21 | S12°27'57"W | 6.00' |
| L22 | S14°05'42"W | 6.00' |
| L23 | S16°55'17"W | 6.00' |
| L24 | S18°33'02"W | 6.00' |
| L25 | N17°36'08"E | 6.00' |
| L26 | S15°56'41"W | 6.00' |
| L27 | S12°29'33"W | 6.00' |
| L28 | S10°50'06"W | 6.00' |
| L29 | S07°23'32"W | 6.00' |
| L30 | N05°44'05"E | 6.00' |
| L31 | S20°16'42"W | 34.84' |
| L32 | S65°16'42"W | 24.59' |
| L33 | S24°43'18"E | 24.59' |
| L34 | S69°43'18"E | 80.02' |
| L35 | S69°43'18"E | 153.00' |
| L36 | S69°43'18"E | 109.00' |
| L37 | N69°43'18"W | 109.00' |
| L38 | N69°43'18"W | 153.00' |
| L39 | N69°43'18"W | 90.00' |
| L40 | N20°16'42"E | 45.00' |
| L41 | N20°16'42"E | 34.84' |
| L42 | S69°43'18"E | 12.50' |
| L43 | S03°41'09"W | 52.00' |
| L44 | S01°00'19"E | 19.00' |
| L45 | N08°20'10"E | 6.00' |
| L46 | S78°54'21"W | 156.35' |
| L47 | N88°59'41"E | 153.35' |
| L48 | N69°43'18"W | 12.50' |
| L49 | N07°05'09"E | 6.00' |
| L50 | N20°16'42"E | 34.74' |
| L51 | N88°59'41"E | 37.43' |
| L52 | N05°27'24"E | 6.00' |
| L53 | N89°12'59"E | 63.60' |
| L54 | N65°16'42"E | 24.75' |
| L55 | S24°43'18"E | 24.75' |
| L56 | N20°16'42"E | 34.74' |

| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C1 | 16°05'05" | 1915.42' | 537.71' | S77°45'50"E | 535.95' |
| C2 | 21°17'01" | 1571.42' | 583.73' | N80°21'49"W | 580.38' |
| C3 | 169°54'40" | 2.00' | 5.93' | N06°02'59"W | 3.98' |
| C4 | 12°09'55" | 289.50' | 61.47' | S84°59'19"W | 61.35' |
| C5 | 1°39'30" | 1758.42' | 50.90' | N88°05'59"W | 50.89' |
| C6 | 180°00'00" | 15.00' | 47.12' | N02°43'47"E | 30.00' |
| C7 | °26'33" | 1728.42' | 13.35' | S87°29'30"E | 13.35' |
| C8 | 1°39'27" | 1734.42' | 50.17' | S88°32'29"E | 50.17' |
| C9 | 1°38'06" | 1728.42' | 49.33' | N89°48'44"E | 49.32' |
| C10 | °48'52" | 1758.42' | 24.99' | N84°57'02"W | 24.99' |
| C11 | 1°37'45" | 1752.42' | 49.83' | N83°43'44"W | 49.83' |
| C12 | 1°15'01" | 1758.42' | 38.37' | N82°17'21"W | 38.37' |
| C13 | 1°37'45" | 1752.42' | 49.83' | N80°50'58"W | 49.83' |
| C14 | 2°30'02" | 1758.42' | 76.74' | N78°47'04"W | 76.74' |
| C15 | 1°37'45" | 1752.42' | 49.83' | N76°43'11"W | 49.83' |
| C16 | 2°49'35" | 1758.42' | 86.74' | N74°29'31"W | 86.73' |
| C17 | 1°37'45" | 1752.42' | 49.83' | N72°15'51"W | 49.83' |
| C18 | 1°34'47" | 1758.42' | 48.49' | S70°39'34"E | 48.48' |
| C19 | 180°00'00" | 15.00' | 47.12' | S20°07'49"W | 30.00' |
| C20 | 2°31'42" | 1728.42' | 76.27' | S71°08'01"E | 76.26' |
| C21 | 1°39'27" | 1734.42' | 50.17' | S73°13'36"E | 50.17' |
| C22 | 3°27'08" | 1728.42' | 104.14' | S75°46'53"E | 104.12' |
| C23 | 1°39'27" | 1734.42' | 50.17' | S78°20'10"E | 50.17' |
| C24 | 3°26'34" | 1728.42' | 103.86' | S80°53'11"E | 103.84' |
| C25 | 1°39'27" | 1734.42' | 50.17' | S83°26'11"E | 50.17' |
| C26 | 1°05'33" | 1728.42' | 32.96' | N84°48'41"W | 32.96' |
| C27 | 180°00'00" | 15.00' | 47.12' | S04°38'32"W | 30.00' |
| C28 | °58'01" | 1706.42' | 28.80' | N70°27'36"W | 28.80' |
| C29 | 180°00'00" | 15.00' | 47.12' | S20°16'42"W | 30.00' |
| C30 | 180°00'00" | 15.00' | 47.12' | S20°16'42"W | 30.00' |
| C31 | 28°04'21" | 25.00' | 12.25' | S76°44'51"E | 12.13' |
| C32 | 95°48'48" | 60.00' | 100.34' | N69°22'56"E | 89.05' |
| C33 | 88°48'10" | 20.00' | 31.00' | N65°52'37"E | 27.99' |
| C34 | 90°00'00" | 20.00' | 31.42' | S24°43'18"E | 28.28' |
| C35 | 90°00'00" | 20.00' | 31.42' | N65°16'42"E | 28.28' |
| C36 | 90°00'00" | 20.00' | 31.42' | N24°43'18"W | 28.28' |
| C37 | 68°56'17" | 10.00' | 12.03' | N54°44'50"E | 11.32' |
| C38 | 90°00'00" | 10.00' | 15.71' | S46°00'19"E | 14.14' |
| C39 | 90°00'00" | 10.00' | 15.71' | N43°59'41"E | 14.14' |
| C40 | 90°00'00" | 10.00' | 15.71' | S46°00'19"E | 14.14' |
| C41 | 90°00'00" | 10.00' | 15.71' | S43°59'41"W | 14.14' |
| C42 | 90°00'00" | 15.00' | 23.56' | N43°59'41"E | 21.21' |
| C43 | 90°00'00" | 15.00' | 23.56' | N46°00'19"W | 21.21' |
| C44 | 90°00'00" | 15.00' | 23.56' | N43°59'41"E | 21.21' |
| C45 | 90°00'00" | 15.00' | 23.56' | S46°00'19"E | 21.21' |
| C46 | 10°05'20" | 300.00' | 52.82' | N83°57'01"E | 52.76' |
| C47 | 12°09'55" | 311.50' | 66.14' | N84°59'19"E | 66.02' |
| C48 | 1°31'05" | 1780.42' | 47.17' | S88°10'11"E | 47.17' |
| C49 | 93°35'41" | 15.00' | 24.50' | N45°47'31"E | 21.87' |
| C50 | 83°58'16" | 15.00' | 21.98' | S42°59'28"E | 20.07' |
| C51 | 15°00'58" | 1780.42' | 466.62' | N77°28'07"W | 465.28' |
| C52 | 89°45'41" | 20.00' | 31.33' | N65°09'32"E | 28.23' |
| C53 | 90°15'17" | 20.00' | 31.50' | S24°50'57"E | 28.35' |
| C54 | 21°01'44" | 1706.42' | 626.29' | N80°29'27"W | 622.78' |
| C55 | 12°09'55" | 300.50' | 63.80' | S84°59'19"W | 63.68' |
| C56 | °11'25" | 1769.41' | 5.87' | N86°13'08"W | 5.87' |
| C57 | 16°24'08" | 1769.42' | 506.53' | N77°55'22"W | 504.81' |
| C58 | 16°35'33" | 1717.42' | 497.35' | S78°01'04"E | 495.61' |
| C59 | 4°41'29" | 1717.42' | 140.62' | S88°39'35"E | 140.58' |
| C60 | 7°15'32" | 20.00' | 2.53' | N73°35'23"W | 2.53' |
| C61 | 02°36'53" | 20.00' | 28.80' | S61°31'46"W | 26.37' |
| C62 | 02°36'53" | 1769.42' | 80.75' | N87°37'17"W | 80.74' |

| CURVE | DELTA ANGLE | RADIUS | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C63 | 7°45'08" | 20.00' | 2.71' | S66°06'01"E | 2.70' |
| C64 | 82°30'09" | 20.00' | 28.80' | N20°58'23"W | 26.37' |
| C65 | 82°49'09" | 20.00' | 28.91' | N61°41'17"E | 26.46' |
| C66 | 7°10'51" | 20.00' | 2.51' | S73°18'43"E | 2.50' |
| C67 | 7°10'51" | 20.00' | 2.51' | S66°07'53"E | 2.50' |
| C68 | 82°49'09" | 20.00' | 28.91' | S21°07'53"E | 26.46' |

# *Plat of*
# *London Towne Subdivision*
## *Unit 1*

being a 22.91 Acre Tract, comprising of a 17.05 Acre Tract and a 5.86 Acre Tract of which the said 17.05 Acre Tract is situated in the Cuadrilla Irrigation Co. Survey No. 139, Abstract 577 and the I.&G.N.R.R. Co. Survey No. 140, Abstract 612, 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 and 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; said 5.86 Acre Tract, being situated in Section D, as shown on the said map of Laureles Farm Tracts and being a portion of a called 21.76 Acre Tract of Land described in a Warranty Deed with Vendor's Lien from Joseph John Meaney, as Trustee of the Claire Elizabeth Haynes Trust, the Isabelle Marie Haynes Trust, and the Emily P. Haynes Trust, by and through his Attorney-in-Fact, David Walsh; and Elizabeth Anne Meaney, Trustee of the Lucy A. Haynes Trust, to Braselton Development Company, Ltd., a Texas limited partnership, recorded in Document No. 2019002524, Official Public Records of Nueces County, Texas.

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14 MAY 2019
City of Corpus Christi Development Services

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Conditionally APPROVED
MAY 15 2019
PLANNING COMMISSION

Revised: 5/3/19
Revised: 4/10/19
Submitted: 2/6/19
SCALE: 1"=100'
JOB NO.: 42900.B9.02
SHEET: 2 of 2
DRAWN BY: XG

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