

STATE OF TEXAS
COUNTY OF EL PASO

LONDON INDEPENDENT SCHOOL DISTRICT, 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: LONDON INDEPENDENT SCHOOL DISTRICT

BY: _____
JUDI WHITIS, SUPERINTENDENT

STATE OF TEXAS
COUNTY OF EL PASO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUDI WHITIS, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE SHE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE. THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF NUECES

I, BRIAN D. LORENTSON, 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 _____ DAY OF _____, 2024

BRIAN D. LORENTSON, R.P.L.S.
TEXAS LICENSE NO.
6839

STATE OF TEXAS
COUNTY OF NUECES

THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS _____ DAY OF _____, 2024.

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

STATE OF TEXAS
COUNTY OF NUECES

THIS PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS. THIS _____ DAY OF _____, 2024.

AL RAYMOND III, AIA
SECRETARY

MICHAEL MILLER
CHAIRMAN

STATE OF TEXAS
COUNTY OF NUECES

I, KARA SANDS, CLERK OF THE COUNTY COURT IN AND FOR NUECES COUNTY, TEXAS, HEREBY CERTIFY THAT THE FOREGOING MAP DATED THE _____ DAY OF _____, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS _____ DAY OF _____, 2024. AT _____ O'CLOCK _____M., AND DULY RECORDED IN VOLUME _____, PAGE(S) _____, MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS. THIS THE _____ DAY _____, 2024.

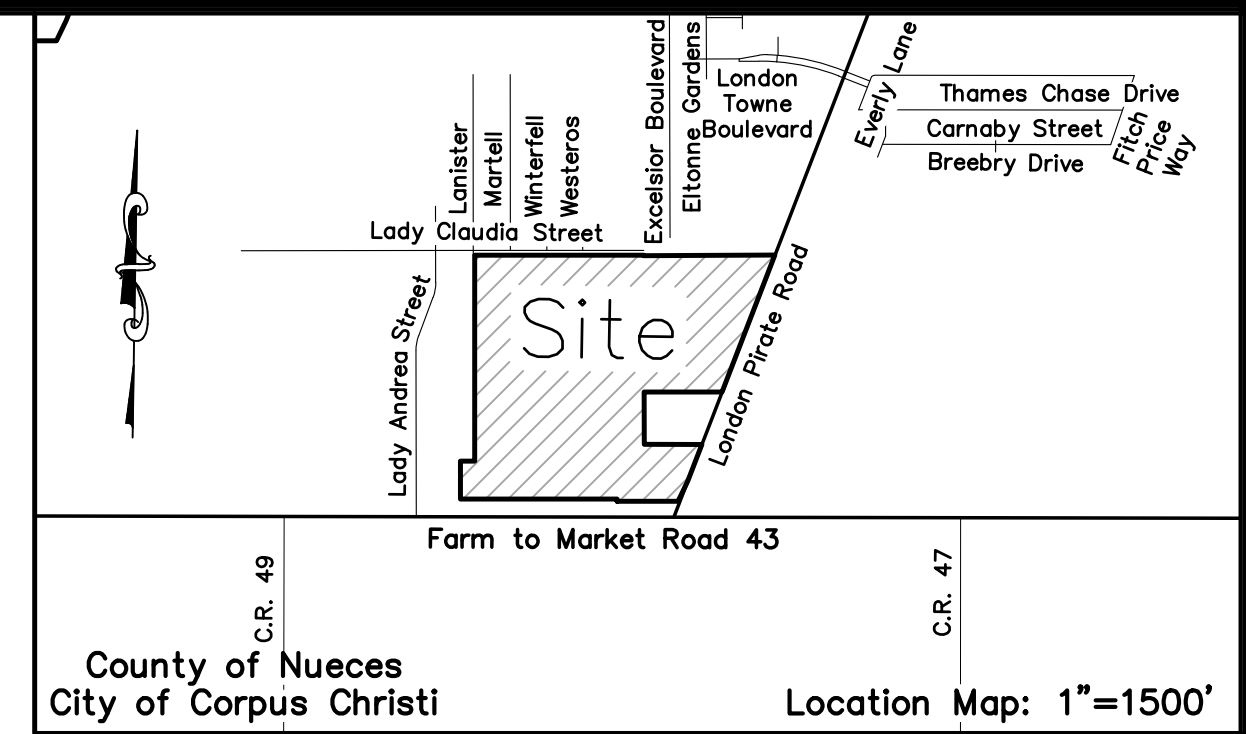
DOCUMENT NO: _____

KARA SANDS
COUNTY CLERK

DEPUTY

Plat 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.



URBAN | **DCCM**
ENGINEERING

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

LEGEND:

_____	PLAT BOUNDARY	U.E.	UTILITY EASEMENT
— — — —	ROAD CENTERLINE	VOL.	VOLUME
_____	ADJACENT LOT LINE	PG.	PAGE
— — — —	YARD REQUIREMENT	M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS
-----	EASEMENT	D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS
Y.R.	YARD REQUIREMENT		
B.L.	BUILDING LINE		

NOTES:

- PROPERTY IS ZONED FR (FARM RURAL). EXISTING USE IS EDUCATIONAL FACILITIES.
- 82.40 ACRES OF LAND INCLUDING ANY DEDICATION.
- 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.
- 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN ENGR CCTX" SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
- 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.
- 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.
- 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).
- VARIANCE FOR EXISTING STRUCTURES APPROVED PURSUANT TO THIS PLAT. IF EXISTING STRUCTURES ARE REMOVED OR RECONSTRUCTED MORE THAN 51%, THEN THE NEW CONSTRUCTION MUST COMPLY WITH PLATTED EASEMENTS AND YARD REQUIREMENTS.
- NO INCREASE IN STORM WATER DISCHARGE TO STATE RIGHT-OF-WAY SHALL BE ACCEPTED BY TXDOT.
- TXDOT PERMITS WILL BE ISSUED IN ACCORDANCE WITH THE ACCESS MANAGEMENT STANDARDS AND ALL APPLICABLE STATE AND FEDERAL LAWS, INCLUDING RULES AND REGULATIONS. ACCESS CONNECTION SPACING, MATERIALS, GEOMETRICS, ACCESSIBILITY, AND OTHER DESIGN SPECIFICATIONS WILL BE CONSIDERED, AS WELL AS THE IMPACT ON DRAINAGE AND HYDRAULICS, UTILITY LOCATION OR RELOCATION, AND THE ENVIRONMENT THAT WILL RESULT FROM THE REQUESTED CONSTRUCTION OF AN ACCESS CONNECTION. 43 TEX. ADMIN. CODE 11.52 (2020).
- DRAINAGE IMPROVEMENTS SHALL ACCOMMODATE RUNOFF FROM THE UPSTREAM DRAINAGE AREA IN ITS EXISTING CONDITION. STORMWATER MANAGEMENT, IF REQUIRED OF UPSTREAM PROPERTIES, IS THE RESPONSIBILITY OF THE UPSTREAM PROPERTY OWNER. DRAINAGE IMPROVEMENTS SHALL BE DESIGNED TO PREVENT OVERLOADING THE CAPACITY OF THE DOWNSTREAM DRAINAGE SYSTEM - SUBJECT TO THE PREVIOUS STATEMENT.
- IF THE OWNER RESPONSIBLE FOR MAINTENANCE OF THE PERMANENT STORMWATER OR WATER QUALITY CONTROL FAILS TO MAINTAIN THE CONTROL TO TXDOT ROW, THE OWNER SHALL CORRECT THE PROBLEM.

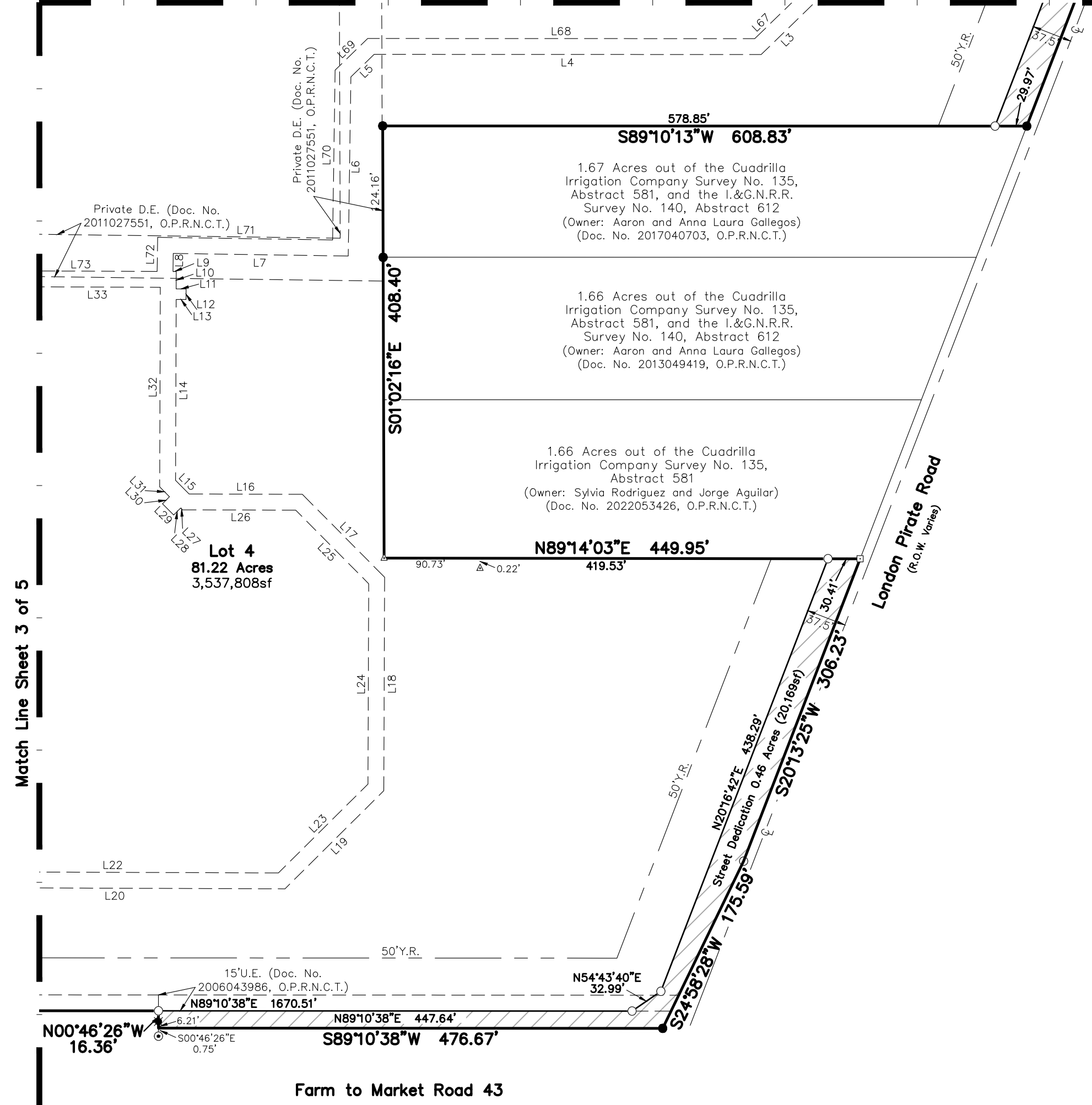
Revised: 2/22/2024
Submitted: 1/24/2024
SCALE: None
JOB NO.: 42900.C3.02
SHEET: 1 of 5
DRAWN BY: XG
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usurveying@urbaneng.com

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE			
L1	N90°00'00"W	213.23'	L17	S45°38'08"E	110.39'	L33	S89°21'52"W	644.20'	L49	N45°00'00"E	56.67'	L65	S90°00'00"W	6.56'	L81	N22°30'00"E	50.00'	L97	S43°14'10"E	44.41'	L113	N90°00'00"E	15.00'
L2	S00°00'00"E	37.05'	L18	S00°38'08"E	201.78'	L34	S00°38'08"E	9.35'	L50	N45°00'01"W	11.09'	L66	S00°00'00"E	45.84'	L82	N00°00'00"E	98.39'	L98	N46°45'50"E	15.00'	L114	N00°00'00"W	10.00'
L3	S45°00'00"W	103.86'	L19	S44°21'52"W	131.64'	L35	S89°21'52"W	10.00'	L51	N44°59'58"E	15.00'	L67	S45°00'00"W	91.56'	L83	N45°00'00"E	50.00'	L99	N43°14'10"W	38.46'	L115	S90°00'00"E	247.85'
L4	S89°10'29"W	365.84'	L20	S89°21'52"W	319.24'	L36	N00°38'08"W	9.35'	L52	S45°00'01"E	11.09'	L68	S89°10'29"W	365.84'	L84	N00°00'00"W	27.72'	L100	N00°00'00"E	23.12'	L116	S45°00'00"E	38.78'
L5	S45°00'00"W	30.65'	L21	N00°48'39"W	15.00'	L37	S89°21'52"W	101.35'	L53	N45°00'00"E	177.01'	L69	S45°00'00"W	42.95'	L85	N90°00'00"W	14.95'	L101	S90°00'00"E	171.21'	L117	S00°43'00"E	18.89'
L6	S00°00'00"E	169.26'	L22	N89°21'52"E	313.08'	L38	S00°38'08"E	343.84'	L54	N66°14'59"E	165.48'	L70	S00°00'00"E	160.48'	L86	N00°10'25"W	15.00'	L102	S00°00'00"E	88.60'	L118	N89°17'00"E	7.77'
L7	S90°00'00"W	165.40'	L23	N44°21'52"E	119.21'	L39	S89°10'51"W	15.00'	L55	N90°00'00"W	431.29'	L71	S90°00'00"W	165.40'	L87	N90°00'00"W	14.91'	L103	N90°00'00"W	10.00'	L119	S00°02'03"E	284.90'
L8	S00°00'00"E	17.04'	L24	N00°38'08"W	189.35'	L40	N00°38'08"W	343.88'	L56	S00°00'00"E	120.61'	L72	S00°00'00"E	32.21'	L88	N00°00'00"W	91.52'	L104	S00°00'00"E	15.00'			
L9	N89°21'52"E	3.06'	L25	N45°38'08"W	97.96'	L41	S89°21'52"W	15.59'	L57	S90°00'00"E	739.04'	L73	S89°21'52"W	767.90'	L89	N45°00'00"E	239.65'	L105	N90°00'00"E	10.00'			
L10	S00°39'49"E	16.43'	L26	S89°18'40"W	107.00'	L42	N00°00'00"E	134.71'	L58	S45°00'00"E	62.78'	L74	N00°00'00"E	113.33'	L90	N66°14'59"E	98.64'	L106	S00°00'00"E	17.02'			
L11	N89°20'11"E	9.35'	L27	N45°41'20"W	2.47'	L43	N45°00'00"E	73.07'	L59	S00°00'00"W	287.54'	L75	N45°00'00"E	73.07'	L91	S23°45'01"E	27.66'	L107	S90°00'00"E	232.25'			
L12	S00°39'49"E	10.00'	L28	S44°06'06"W	9.33'	L44	N00°00'00"E	83.05'	L60	S20°16'42"W	31.11'	L76	N00°00'00"E	5.87'	L92	N66°14'59"E	15.00'	L108	S00°00'00"E	119.36'			
L13	S89°20'11"W	9.35'	L29	N45°53'54"W	15.00'	L45	N22°30'00"E	50.00'	L61	N90°00'00"W	202.44'	L77	N89°20'20"W	11.00'	L93	N23°45'01"W	27.66'	L109	S90°00'00"E	15.00'			
L14	S00°39'49"E	170.96'	L30	N44°06'06"E	9.38'	L46	N00°00'00"E	101.61'	L62	N00°00'00"W	24.76'	L78	N00°39'40"E	15.00'	L94	N66°14'59"E	45.87'	L110	N00°00'00"W	119.36'			
L15	N45°41'20"W	18.18'	L31	N45°41'20"W	13.14'	L47	N45°00'00"E	50.00'	L63	S90°00'00"W	15.00'	L79	N89°20'20"W	11.17'	L95	S90°00'00"E	226.92'	L111	S90°00'00"E	237.72'			
L16	S89°18'40"W	107.00'	L32	N00°39'49"W	188.62'	L48	N00°00'00"W	134.24'	L64	S00°00'00"E	24.76'	L80	N00°00'00"E	65.41'	L96	S00°00'00"W	29.06'	L112	S00°00'00"E	10.00'			

- Legend:**
- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set
 - BW ● 5/8 Inch Iron Rod with plastic cap stamped "BASS AND WELSH" Found
 - 5435 ● 5/8 Inch Iron Rod with plastic cap stamped "5435" Found
 - 5/8 Inch Iron Rod Found
 - 3/4 Inch Iron Pipe Found
 - ▲ 1 Inch Iron Pipe Found
 - TxDOT Monument Found
 - Drill Hole Found

Plat 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.

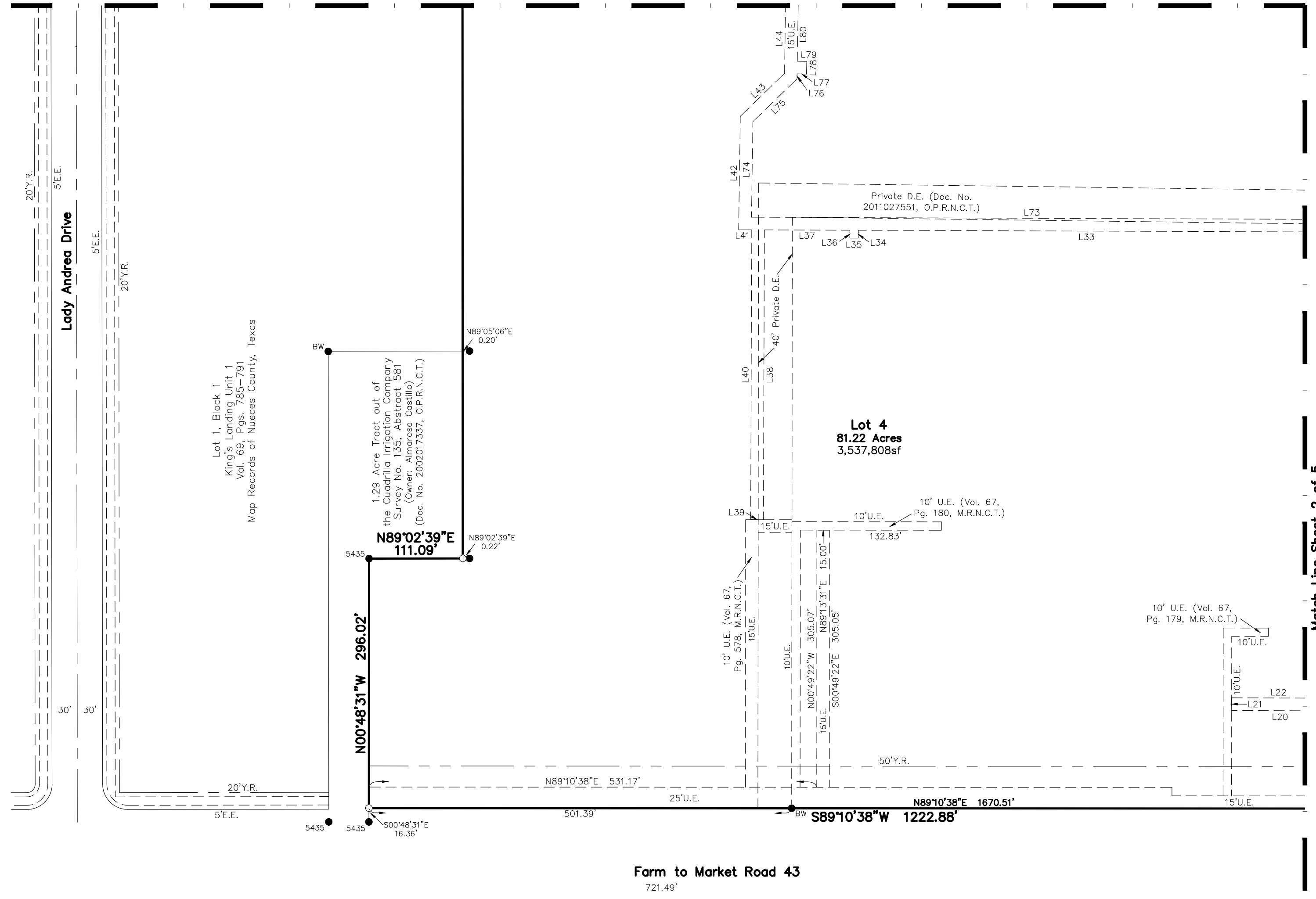


LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE			
L1	N90°00'00"W	213.23'	L17	S45°38'08"E	110.39'	L33	S89°21'52"W	644.20'	L49	N45°00'00"E	56.67'	L65	S90°00'00"W	6.56'	L81	N22°30'00"E	50.00'	L97	S43°14'10"E	44.41'	L113	N90°00'00"E	15.00'
L2	S00°00'00"E	37.05'	L18	S00°38'08"E	201.78'	L34	S00°38'08"E	9.35'	L50	N45°00'01"W	11.09'	L66	S00°00'00"E	45.84'	L82	N00°00'00"E	98.39'	L98	N46°45'50"E	15.00'	L114	N00°00'00"W	10.00'
L3	S45°00'00"W	103.86'	L19	S44°21'52"W	131.64'	L35	S89°21'52"W	10.00'	L51	N44°59'58"E	15.00'	L67	S45°00'00"W	91.56'	L83	N45°00'00"E	50.00'	L99	N43°14'10"W	38.46'	L115	S90°00'00"E	247.85'
L4	S89°10'29"W	365.84'	L20	S89°21'52"W	319.24'	L36	N00°38'08"W	9.35'	L52	S45°00'01"E	11.09'	L68	S89°10'29"W	365.84'	L84	N00°00'00"W	27.72'	L100	N00°00'00"E	23.12'	L116	S45°00'00"E	38.78'
L5	S45°00'00"W	30.65'	L21	N00°48'39"W	15.00'	L37	S89°21'52"W	101.35'	L53	N45°00'00"E	177.01'	L69	S45°00'00"W	42.95'	L85	N90°00'00"W	14.95'	L101	S90°00'00"E	171.21'	L117	S00°43'00"E	18.89'
L6	S00°00'00"E	169.26'	L22	N89°21'52"E	313.08'	L38	S00°38'08"E	343.84'	L54	N66°14'59"E	165.48'	L70	S00°00'00"E	160.48'	L86	N00°10'25"W	15.00'	L102	S00°00'00"E	88.60'	L118	N89°17'00"E	7.77'
L7	S90°00'00"W	165.40'	L23	N44°21'52"E	119.21'	L39	S89°10'51"W	15.00'	L55	N90°00'00"W	431.29'	L71	S90°00'00"W	165.40'	L87	N90°00'00"W	14.91'	L103	N90°00'00"W	10.00'	L119	S00°02'03"E	284.90'
L8	S00°00'00"E	17.04'	L24	N00°38'08"W	189.35'	L40	N00°38'08"W	343.88'	L56	S00°00'00"E	120.61'	L72	S00°00'00"E	32.21'	L88	N00°00'00"W	91.52'	L104	S00°00'00"E	15.00'			
L9	N89°21'52"E	3.06'	L25	N45°38'08"W	97.96'	L41	S89°21'52"W	15.59'	L57	S90°00'00"E	739.04'	L73	S89°21'52"W	767.90'	L89	N45°00'00"E	239.65'	L105	N90°00'00"E	10.00'			
L10	S00°39'49"E	16.43'	L26	S89°18'40"W	107.00'	L42	N00°00'00"E	134.71'	L58	S45°00'00"E	62.78'	L74	N00°00'00"E	113.33'	L90	N66°14'59"E	98.64'	L106	S00°00'00"E	17.02'			
L11	N89°20'11"E	9.35'	L27	N45°41'20"W	2.47'	L43	N45°00'00"E	73.07'	L59	S00°00'00"W	287.54'	L75	N45°00'00"E	73.07'	L91	S23°45'01"E	27.66'	L107	S90°00'00"E	232.25'			
L12	S00°39'49"E	10.00'	L28	S44°06'06"W	9.33'	L44	N00°00'00"E	83.05'	L60	S20°16'42"W	31.11'	L76	N00°00'00"E	5.87'	L92	N66°14'59"E	15.00'	L108	S00°00'00"E	119.36'			
L13	S89°20'11"W	9.35'	L29	N45°53'54"W	15.00'	L45	N22°30'00"E	50.00'	L61	N90°00'00"W	202.44'	L77	N89°20'20"W	11.00'	L93	N23°45'01"W	27.66'	L109	S90°00'00"E	15.00'			
L14	S00°39'49"E	170.96'	L30	N44°06'06"E	9.38'	L46	N00°00'00"E	101.61'	L62	N00°00'00"W	24.76'	L78	N00°39'40"E	15.00'	L94	N66°14'59"E	45.87'	L110	N00°00'00"W	119.36'			
L15	N45°41'20"W	18.18'	L31	N45°41'20"W	13.14'	L47	N45°00'00"E	50.00'	L63	S90°00'00"W	15.00'	L79	N89°20'20"W	11.17'	L95	S90°00'00"E	226.92'	L111	S90°00'00"E	237.72'			
L16	S89°18'40"W	107.00'	L32	N00°39'49"W	188.62'	L48	N00°00'00"W	134.24'	L64	S00°00'00"E	24.76'	L80	N00°00'00"E	65.41'	L96	S00°00'00"W	29.06'	L112	S00°00'00"E	10.00'			

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- 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set
 - 5/8 Inch Iron Rod with plastic cap stamped "BASS AND WELSH" Found
 - 5435 ● 5/8 Inch Iron Rod with plastic cap stamped "5435" Found
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 - 3/4 Inch Iron Pipe Found
 - ▲ 1 Inch Iron Pipe Found
 - TxDOT Monument Found
 - Drill Hole Found

Plat 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 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.



Match Line Sheet 2 of 5



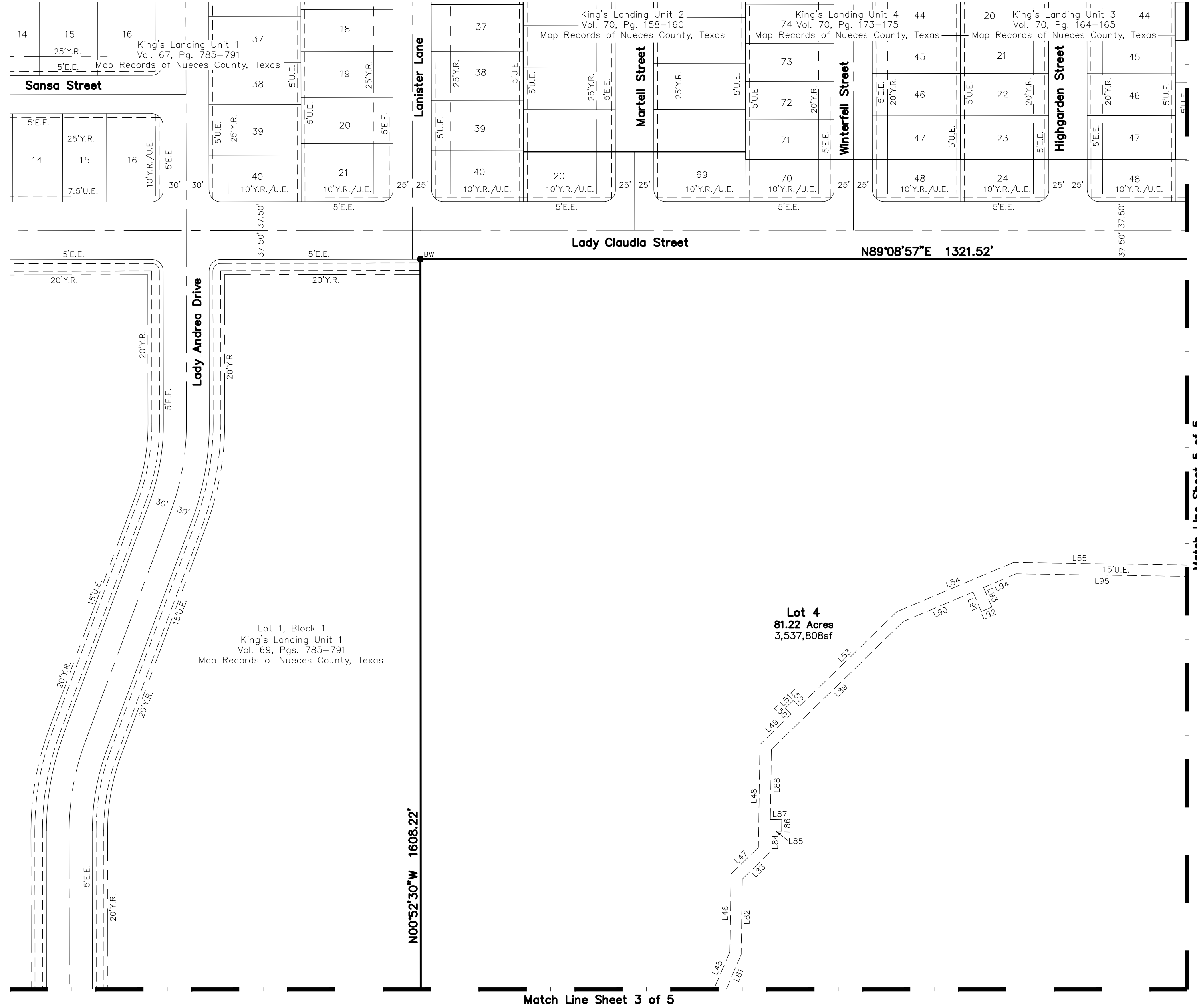
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 2725 SWANKNER DR. CORPUS CHRISTI, TX 78404
 PHONE: 361.854.3101 WWW.URBANENG.COM

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE			
L1	N90°00'00"W	213.23'	L17	S45°38'08"E	110.39'	L33	S89°21'52"W	644.20'	L49	N45°00'00"E	56.67'	L65	S90°00'00"W	6.56'	L81	N22°30'00"E	50.00'	L97	S43°14'10"E	44.41'	L113	N90°00'00"E	15.00'
L2	S00°00'00"E	37.05'	L18	S00°38'08"E	201.78'	L34	S00°38'08"E	9.35'	L50	N45°00'01"W	11.09'	L66	S00°00'00"E	45.84'	L82	N00°00'00"E	98.39'	L98	N46°45'50"E	15.00'	L114	N00°00'00"W	10.00'
L3	S45°00'00"W	103.86'	L19	S44°21'52"W	131.64'	L35	S89°21'52"W	10.00'	L51	N44°59'58"E	15.00'	L67	S45°00'00"W	91.56'	L83	N45°00'00"E	50.00'	L99	N43°14'10"W	38.46'	L115	S90°00'00"E	247.85'
L4	S89°10'29"W	365.84'	L20	S89°21'52"W	319.24'	L36	N00°38'08"W	9.35'	L52	S45°00'01"E	11.09'	L68	S89°10'29"W	365.84'	L84	N00°00'00"W	27.72'	L100	N00°00'00"E	23.12'	L116	S45°00'00"E	38.78'
L5	S45°00'00"W	30.65'	L21	N00°48'39"W	15.00'	L37	S89°21'52"W	101.35'	L53	N45°00'00"E	177.01'	L69	S45°00'00"W	42.95'	L85	N90°00'00"W	14.95'	L101	S90°00'00"E	171.21'	L117	S00°43'00"E	18.89'
L6	S00°00'00"E	169.26'	L22	N89°21'52"E	313.08'	L38	S00°38'08"E	343.84'	L54	N66°14'59"E	165.48'	L70	S00°00'00"E	160.48'	L86	N00°10'25"W	15.00'	L102	S00°00'00"E	88.60'	L118	N89°17'00"E	7.77'
L7	S90°00'00"W	165.40'	L23	N44°21'52"E	119.21'	L39	S89°10'51"W	15.00'	L55	N90°00'00"W	431.29'	L71	S90°00'00"W	165.40'	L87	N90°00'00"W	14.91'	L103	N90°00'00"W	10.00'	L119	S00°02'03"E	284.90'
L8	S00°00'00"E	17.04'	L24	N00°38'08"W	189.35'	L40	N00°38'08"W	343.88'	L56	S00°00'00"E	120.61'	L72	S00°00'00"E	32.21'	L88	N00°00'00"W	91.52'	L104	S00°00'00"E	15.00'			
L9	N89°21'52"E	3.06'	L25	N45°38'08"W	97.96'	L41	S89°21'52"W	15.59'	L57	S90°00'00"E	739.04'	L73	S89°21'52"W	767.90'	L89	N45°00'00"E	239.65'	L105	N90°00'00"E	10.00'			
L10	S00°39'49"E	16.43'	L26	S89°18'40"W	107.00'	L42	N00°00'00"E	134.71'	L58	S45°00'00"E	62.78'	L74	N00°00'00"E	113.33'	L90	N66°14'59"E	98.64'	L106	S00°00'00"E	17.02'			
L11	N89°20'11"E	9.35'	L27	N45°41'20"W	2.47'	L43	N45°00'00"E	73.07'	L59	S00°00'00"W	287.54'	L75	N45°00'00"E	73.07'	L91	S23°45'01"E	27.66'	L107	S90°00'00"E	232.25'			
L12	S00°39'49"E	10.00'	L28	S44°06'06"W	9.33'	L44	N00°00'00"E	83.05'	L60	S20°16'42"W	31.11'	L76	N00°00'00"E	5.87'	L92	N66°14'59"E	15.00'	L108	S00°00'00"E	119.36'			
L13	S89°20'11"W	9.35'	L29	N45°53'54"W	15.00'	L45	N22°30'00"E	50.00'	L61	N90°00'00"W	202.44'	L77	N89°20'20"W	11.00'	L93	N23°45'01"W	27.66'	L109	S90°00'00"E	15.00'			
L14	S00°39'49"E	170.96'	L30	N44°06'06"E	9.38'	L46	N00°00'00"E	101.61'	L62	N00°00'00"W	24.76'	L78	N00°39'40"E	15.00'	L94	N66°14'59"E	45.87'	L110	N00°00'00"W	119.36'			
L15	N45°41'20"W	18.18'	L31	N45°41'20"W	13.14'	L47	N45°00'00"E	50.00'	L63	S90°00'00"W	15.00'	L79	N89°20'20"W	11.17'	L95	S90°00'00"E	226.92'	L111	S90°00'00"E	237.72'			
L16	S89°18'40"W	107.00'	L32	N00°39'49"W	188.62'	L48	N00°00'00"W	134.24'	L64	S00°00'00"E	24.76'	L80	N00°00'00"E	65.41'	L96	S00°00'00"W	29.06'	L112	S00°00'00"E	10.00'			

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 - ⊙ TxDOT Monument Found
 - Drill Hole Found

**Plat 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 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.



Match Line Sheet 5 of 5

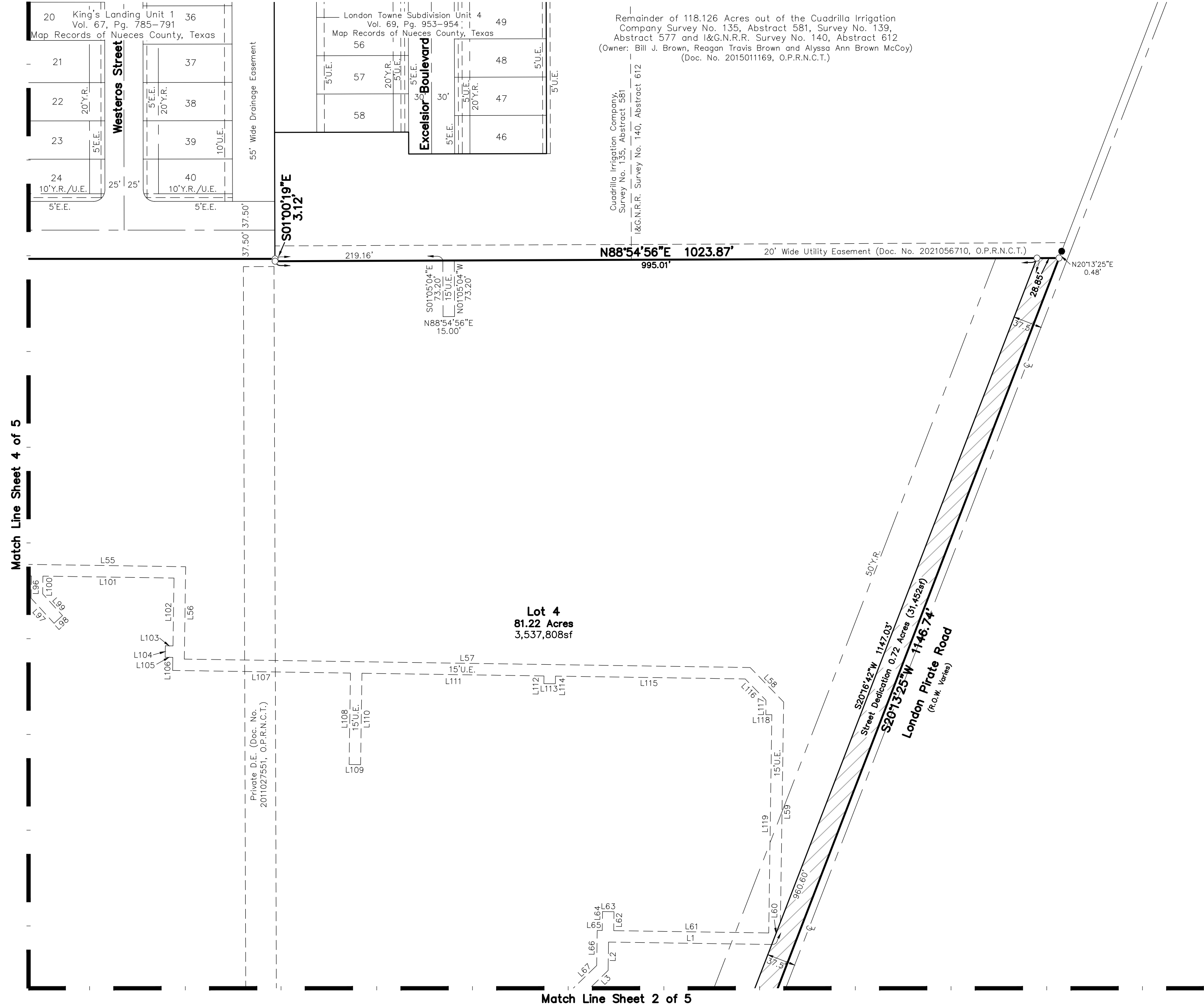
Match Line Sheet 3 of 5

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE			
L1	N90°00'00"W	213.23'	L17	S45°38'08"E	110.39'	L33	S89°21'52"W	644.20'	L49	N45°00'00"E	56.67'	L65	S90°00'00"W	6.56'	L81	N22°30'00"E	50.00'	L97	S43°14'10"E	44.41'	L113	N90°00'00"E	15.00'
L2	S00°00'00"E	37.05'	L18	S00°38'08"E	201.78'	L34	S00°38'08"E	9.35'	L50	N45°00'01"W	11.09'	L66	S00°00'00"E	45.84'	L82	N00°00'00"E	98.39'	L98	N46°45'50"E	15.00'	L114	N00°00'00"W	10.00'
L3	S45°00'00"W	103.86'	L19	S44°21'52"W	131.64'	L35	S89°21'52"W	10.00'	L51	N44°59'58"E	15.00'	L67	S45°00'00"W	91.56'	L83	N45°00'00"E	50.00'	L99	N43°14'10"W	38.46'	L115	S90°00'00"E	247.85'
L4	S89°10'29"W	365.84'	L20	S89°21'52"W	319.24'	L36	N00°38'08"W	9.35'	L52	S45°00'01"E	11.09'	L68	S89°10'29"W	365.84'	L84	N00°00'00"W	27.72'	L100	N00°00'00"E	23.12'	L116	S45°00'00"E	38.78'
L5	S45°00'00"W	30.65'	L21	N00°48'39"W	15.00'	L37	S89°21'52"W	101.35'	L53	N45°00'00"E	177.01'	L69	S45°00'00"W	42.95'	L85	N90°00'00"W	14.95'	L101	S90°00'00"E	171.21'	L117	S00°43'00"E	18.89'
L6	S00°00'00"E	169.26'	L22	N89°21'52"E	313.08'	L38	S00°38'08"E	343.84'	L54	N66°14'59"E	165.48'	L70	S00°00'00"E	160.48'	L86	N00°10'25"W	15.00'	L102	S00°00'00"E	88.60'	L118	N89°17'00"E	7.77'
L7	S90°00'00"W	165.40'	L23	N44°21'52"E	119.21'	L39	S89°10'51"W	15.00'	L55	N90°00'00"W	431.29'	L71	S90°00'00"W	165.40'	L87	N90°00'00"W	14.91'	L103	N90°00'00"W	10.00'	L119	S00°02'03"E	284.90'
L8	S00°00'00"E	17.04'	L24	N00°38'08"W	189.35'	L40	N00°38'08"W	343.88'	L56	S00°00'00"E	120.61'	L72	S00°00'00"E	32.21'	L88	N00°00'00"W	91.52'	L104	S00°00'00"E	15.00'			
L9	N89°21'52"E	3.06'	L25	N45°38'08"W	97.96'	L41	S89°21'52"W	15.59'	L57	S90°00'00"E	739.04'	L73	S89°21'52"W	767.90'	L89	N45°00'00"E	239.65'	L105	N90°00'00"E	10.00'			
L10	S00°39'49"E	16.43'	L26	S89°18'40"W	107.00'	L42	N00°00'00"E	134.71'	L58	S45°00'00"E	62.78'	L74	N00°00'00"E	113.33'	L90	N66°14'59"E	98.64'	L106	S00°00'00"E	17.02'			
L11	N89°20'11"E	9.35'	L27	N45°41'20"W	2.47'	L43	N45°00'00"E	73.07'	L59	S00°00'00"W	287.54'	L75	N45°00'00"E	73.07'	L91	S23°45'01"E	27.66'	L107	S90°00'00"E	232.25'			
L12	S00°39'49"E	10.00'	L28	S44°06'06"W	9.33'	L44	N00°00'00"E	83.05'	L60	S20°16'42"W	31.11'	L76	N00°00'00"E	5.87'	L92	N66°14'59"E	15.00'	L108	S00°00'00"E	119.36'			
L13	S89°20'11"W	9.35'	L29	N45°53'54"W	15.00'	L45	N22°30'00"E	50.00'	L61	N90°00'00"W	202.44'	L77	N89°20'20"W	11.00'	L93	N23°45'01"W	27.66'	L109	S90°00'00"E	15.00'			
L14	S00°39'49"E	170.96'	L30	N44°06'06"E	9.38'	L46	N00°00'00"E	101.61'	L62	N00°00'00"W	24.76'	L78	N00°39'40"E	15.00'	L94	N66°14'59"E	45.87'	L110	N00°00'00"W	119.36'			
L15	N45°41'20"W	18.18'	L31	N45°41'20"W	13.14'	L47	N45°00'00"E	50.00'	L63	S90°00'00"W	15.00'	L79	N89°20'20"W	11.17'	L95	S90°00'00"E	226.92'	L111	S90°00'00"E	237.72'			
L16	S89°18'40"W	107.00'	L32	N00°39'49"W	188.62'	L48	N00°00'00"W	134.24'	L64	S00°00'00"E	24.76'	L80	N00°00'00"E	65.41'	L96	S00°00'00"W	29.06'	L112	S00°00'00"E	10.00'			

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Match Line Sheet 4 of 5

Match Line Sheet 2 of 5