

STATE OF TEXAS
COUNTY OF NUECES

BRASELTON DEVELOPMENT COMPANY, LTD., 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 UTILITY 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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRED BRASELTON, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE HE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE 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

Plat of London Towne Subdivision Unit 8A

being a 13.144 Acre Tract of Land, situated in the Cuadrilla Irrigation Company Survey, No. 139, Abstract 577, 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 13.144 Acre Tract being a portion of a 118.126 Acre Tract of Land, described as Tract II, 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

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

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PHILLIP J. RITLEY, PROVEN TO ME TO BE THE PERSON WHOSE SIGNATURE HE MADE ON THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE 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

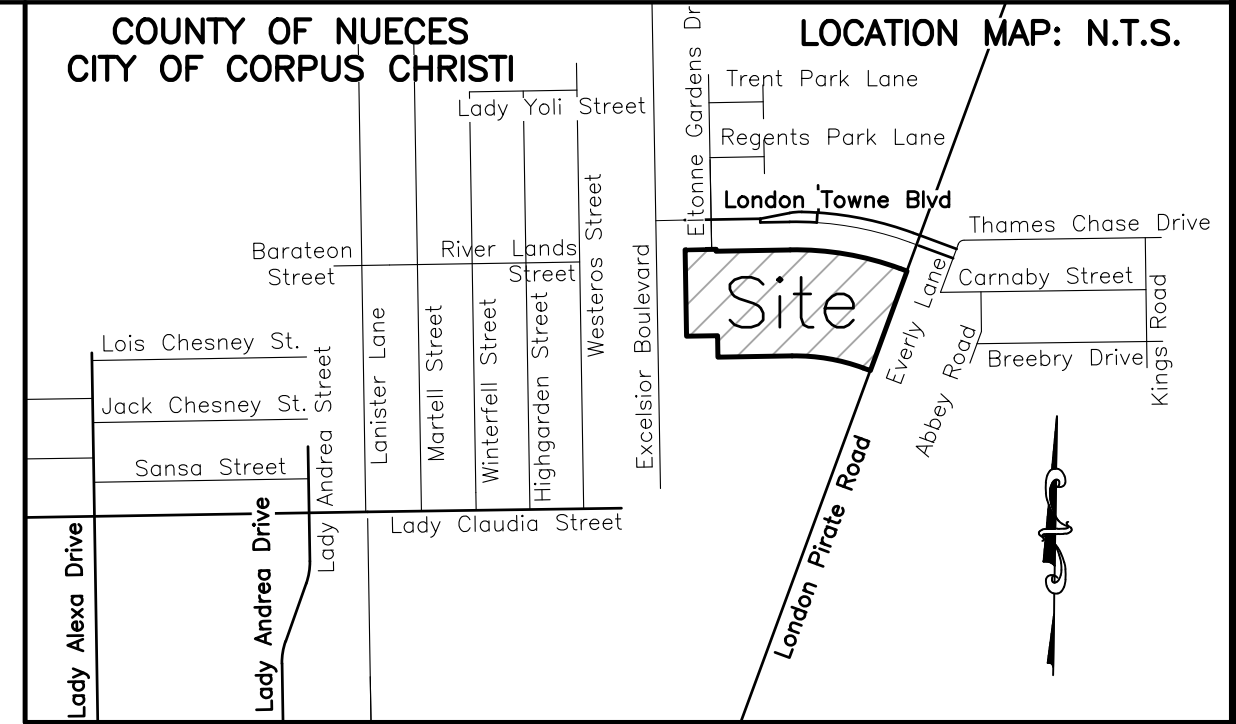
STATE OF TEXAS
COUNTY OF NUECES

I, 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



LEGEND:

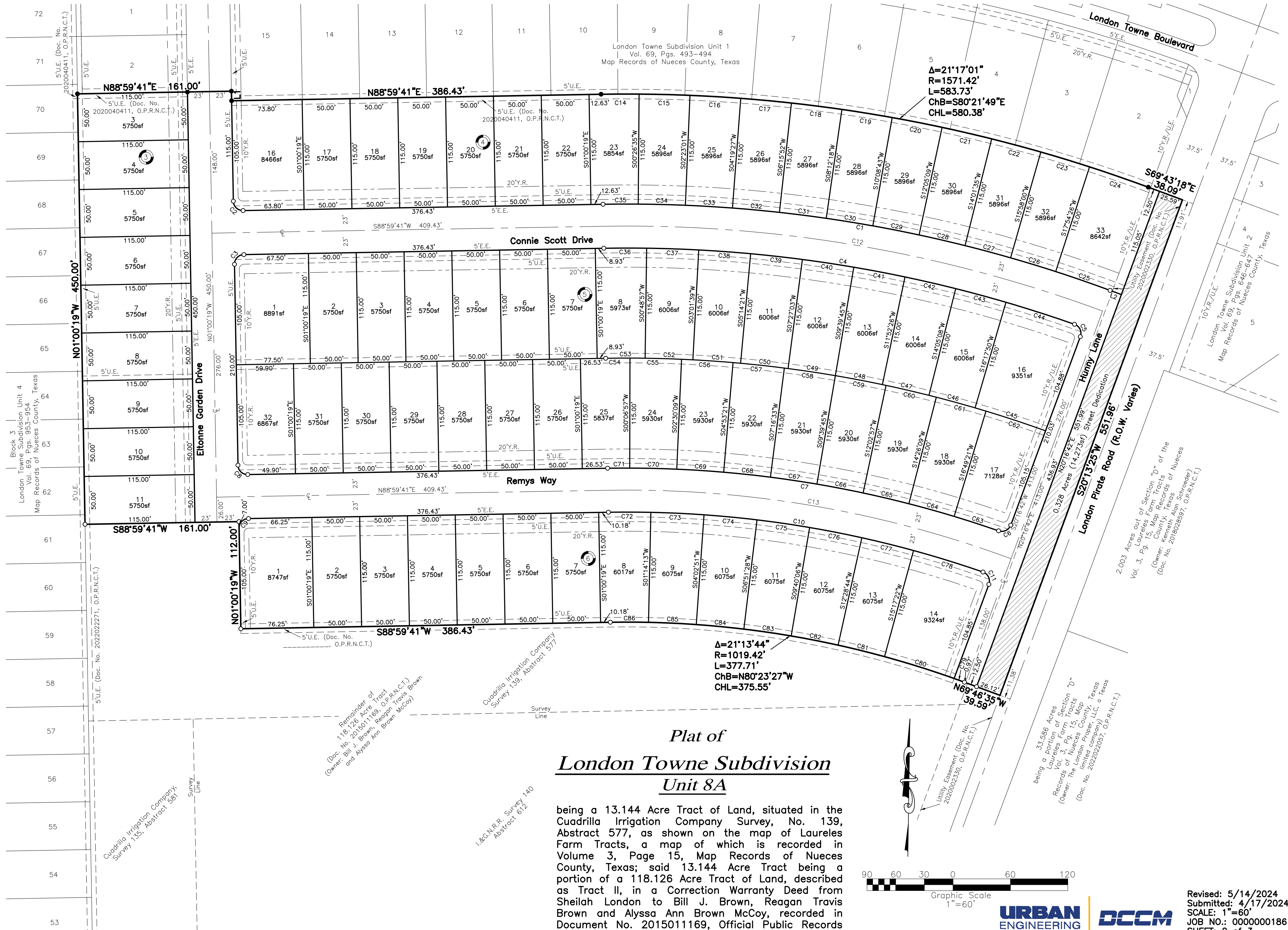
_____	PLAT BOUNDARY	Y.R.	YARD REQUIREMENT
_____	ROAD CENTERLINE	U.E.	UTILITY EASEMENT
_____	ADJACENT LOT LINE	D.E.	DRAINAGE EASEMENT
_____	YARD REQUIREMENT	VOL.	VOLUME
_____	EASEMENT	PG.	PAGE
●	5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN ENGR CCTX" FOUND	M.R.N.C.T.	MAP RECORDS OF NUECES COUNTY, TEXAS
○	5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN ENGR CCTX" SET	D.R.N.C.T.	DEED RECORDS OF NUECES COUNTY, TEXAS

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

NOTES:

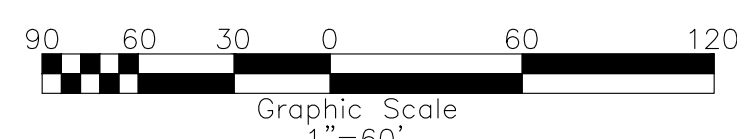
1. THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE THE CITY OF CORPUS CHRISTI.
2. PROPERTY IS CURRENTLY ZONED "RS-4.5".
3. THE TOTAL AREA TO BE PLATTED CONTAINS 13.144 ACRES.
4. THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
5. 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "URBAN ENGR CCTX" SET AT ALL LOT CORNERS, UNLESS OTHERWISE NOTED.
6. 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.
7. 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.
8. 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).
9. SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLE INFORMATION.
10. ACCESS TO LONDON PIRATE ROAD IS PROHIBITED EXCEPT FOR EMERGENCY VEHICLES VIA EMERGENCY ACCESS GATE.

Revised: 5/14/2024
Submitted: 4/17/2024
SCALE: None
JOB NO.: 000000186
SHEET: 1 of 3
DRAWN BY: XG
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urbansurvey1@urbaneng.com



**Plat of
London Towne Subdivision
Unit 8A**

being a 13.144 Acre Tract of Land, situated in the Cuadrilla Irrigation Company Survey, No. 139, Abstract 577, 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 13.144 Acre Tract being a portion of a 118.126 Acre Tract of Land, described as Tract II, 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.



URBAN ENGINEERING | **DCCM**

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

Revised: 5/14/2024
Submitted: 4/17/2024
SCALE: 1"=60'
JOB NO.: 000000186
SHEET: 2 of 3
DRAWN BY: XG
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urbansurvey1@urbaneng.com

Remainder of
118.126 Acre Tract
(Owner: Bill J. Brown, Reagan Travis Brown
and Alyssa Ann Brown McCoy)

Cuadrilla Irrigation Company
Survey 139, Abstract 577

33.566 Acres
Laureles Farm Tracts
Vol. 3, Pg. 15, Map Records of Nueces County, Texas
(Owner: the London Proper, a limited company, LLC, a Texas
limited company) (Doc. No. 2022022057, O.P.R.N.C.T.)

2.003 Acres out of Section "D" of the
Laureles Farm Tracts of the
County, Texas
(Owner: Kenneth Alan Schrader)
(Doc. No. 2018028597, O.P.R.N.C.T.)

London Towne Subdivision Unit 2
Map Records of Nueces County, Texas

London Towne Subdivision Unit 1
Vol. 69, Pgs. 493-494
Map Records of Nueces County, Texas

Block 3
London Towne Subdivision Unit 4
Vol. 69, Pgs. 953-954
Map Records of Nueces County, Texas

Block 4
London Towne Subdivision Unit 4
Vol. 69, Pgs. 953-954
Map Records of Nueces County, Texas

Block 5
London Towne Subdivision Unit 4
Vol. 69, Pgs. 953-954
Map Records of Nueces County, Texas

Block 6
London Towne Subdivision Unit 4
Vol. 69, Pgs. 953-954
Map Records of Nueces County, Texas

Block 7
London Towne Subdivision Unit 4
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Block 8
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Block 9
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Block 10
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Block 11
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Block 12
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Block 13
London Towne Subdivision Unit 4
Vol. 69, Pgs. 953-954
Map Records of Nueces County, Texas

Block 14
London Towne Subdivision Unit 4
Vol. 69, Pgs. 953-954
Map Records of Nueces County, Texas

Block 15
London Towne Subdivision Unit 4
Vol. 69, Pgs. 953-954
Map Records of Nueces County, Texas

LINE	BEARING	DISTANCE
L1	S01°00'19"E	10.00'
L2	S69°43'18"E	12.50'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	21°17'01"	1456.42'	541.02'	S80°21'49"E	537.91'
C2	90°00'00"	10.00'	15.71'	S46°00'19"E	14.14'
C3	90°00'00"	10.00'	15.71'	N43°59'41"E	14.14'
C4	20°21'47"	1410.42'	501.27'	N80°49'26"W	498.63'
C5	90°55'14"	10.00'	15.87'	N25°10'55"W	14.28'
C6	88°55'01"	10.00'	15.52'	S64°44'12"W	14.01'
C7	20°12'02"	1180.42'	416.18'	S90°54'18"E	414.02'
C8	90°00'00"	10.00'	15.71'	S46°00'19"E	14.14'
C9	90°00'00"	10.00'	15.71'	N43°59'41"E	14.14'
C10	20°08'14"	1134.42'	398.70'	N80°56'13"W	396.65'
C11	91°08'48"	10.00'	15.91'	N25°17'42"W	14.28'
C12	21°17'01"	1432.42'	532.10'	S80°21'49"E	529.05'
C13	21°17'01"	1157.42'	429.95'	S80°21'49"E	427.48'
C14	1°26'55"	1571.42'	39.73'	N89°43'08"E	39.73'
C15	1°56'26"	1571.42'	53.22'	S88°35'12"E	53.22'
C16	1°56'26"	1571.42'	53.22'	S86°38'46"E	53.22'
C17	1°56'26"	1571.42'	53.22'	S84°42'21"E	53.22'
C18	1°56'26"	1571.42'	53.22'	S82°45'55"E	53.22'
C19	1°56'26"	1571.42'	53.22'	S80°49'29"E	53.22'
C20	1°56'26"	1571.42'	53.22'	S78°53'04"E	53.22'
C21	1°56'26"	1571.42'	53.22'	S76°56'38"E	53.22'
C22	1°56'26"	1571.42'	53.22'	N75°00'12"W	53.22'
C23	1°56'26"	1571.42'	53.22'	S73°03'47"E	53.22'
C24	2°22'16"	1571.42'	65.02'	N70°54'26"W	65.02'
C25	2°22'16"	1456.42'	60.27'	N70°54'26"W	60.27'
C26	1°56'26"	1456.42'	49.33'	S73°03'47"E	49.32'
C27	1°56'26"	1456.42'	49.33'	S75°00'12"E	49.32'
C28	1°56'26"	1456.42'	49.33'	N76°56'38"W	49.32'
C29	1°56'26"	1456.42'	49.33'	N78°53'04"W	49.32'
C30	1°56'26"	1456.42'	49.33'	N80°49'29"W	49.32'
C31	1°56'26"	1456.42'	49.33'	N82°45'55"W	49.32'
C32	1°56'26"	1456.42'	49.33'	N84°42'21"W	49.32'
C33	1°56'26"	1456.42'	49.33'	S86°38'46"E	49.32'
C34	1°56'26"	1456.42'	49.33'	S88°35'12"E	49.32'
C35	1°26'55"	1456.42'	36.82'	S89°43'08"W	36.82'
C36	1°49'17"	1410.42'	44.83'	S89°54'19"W	44.83'
C37	2°12'42"	1410.42'	54.44'	S88°04'42"E	54.44'
C38	2°12'42"	1410.42'	54.44'	S85°52'00"E	54.44'
C39	2°12'42"	1410.42'	54.44'	N83°39'18"W	54.44'
C40	2°12'42"	1410.42'	54.44'	S81°26'36"E	54.44'
C41	2°12'42"	1410.42'	54.44'	S79°13'54"E	54.44'
C42	2°12'42"	1410.42'	54.44'	N77°01'13"W	54.44'
C43	2°12'42"	1410.42'	54.44'	S74°48'31"E	54.44'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C44	3°03'38"	1410.42'	75.34'	N72°10'21"W	75.33'
C45	3°25'41"	1295.42'	77.51'	N71°59'19"W	77.50'
C46	2°12'42"	1295.42'	50.00'	N74°48'31"W	50.00'
C47	2°12'42"	1295.42'	50.00'	N77°01'13"W	50.00'
C48	2°12'42"	1295.42'	50.00'	N79°13'54"W	50.00'
C49	2°12'42"	1295.42'	50.00'	N81°26'36"W	50.00'
C50	2°12'42"	1295.42'	50.00'	N83°39'18"W	50.00'
C51	2°12'42"	1295.42'	50.00'	N85°52'00"W	50.00'
C52	2°12'42"	1295.42'	50.00'	S88°04'42"E	50.00'
C53	1°49'17"	1295.42'	41.18'	S89°54'19"W	41.18'
C54	1°07'16"	1295.42'	25.35'	S89°33'19"W	25.35'
C55	2°23'12"	1295.42'	53.96'	S88°41'27"E	53.96'
C56	2°23'12"	1295.42'	53.96'	N86°18'15"W	53.96'
C57	2°23'12"	1295.42'	53.96'	N83°55'03"W	53.96'
C58	2°23'12"	1295.42'	53.96'	S81°31'51"E	53.96'
C59	2°23'12"	1295.42'	53.96'	N79°08'39"W	53.96'
C60	2°23'12"	1295.42'	53.96'	S76°45'27"E	53.96'
C61	2°23'12"	1295.42'	53.96'	S74°22'15"E	53.96'
C62	2°54'11"	1295.42'	65.63'	N71°43'34"W	65.63'
C63	2°22'22"	1180.42'	48.89'	N71°59'28"W	48.88'
C64	2°23'12"	1180.42'	49.17'	N74°22'15"W	49.17'
C65	2°23'12"	1180.42'	49.17'	S76°45'27"E	49.17'
C66	2°23'12"	1180.42'	49.17'	N79°08'39"W	49.17'
C67	2°23'12"	1180.42'	49.17'	N81°31'51"W	49.17'
C68	2°23'12"	1180.42'	49.17'	N83°55'03"W	49.17'
C69	2°23'12"	1180.42'	49.17'	N86°18'15"W	49.17'
C70	2°23'12"	1180.42'	49.17'	N88°41'27"W	49.17'
C71	1°07'16"	1180.42'	23.10'	N89°33'19"E	23.10'
C72	2°14'32"	1134.42'	44.39'	N89°53'03"W	44.39'
C73	2°48'38"	1134.42'	55.65'	S87°21'28"E	55.64'
C74	2°48'38"	1134.42'	55.65'	N84°32'51"W	55.64'
C75	2°48'38"	1134.42'	55.65'	S81°44'13"E	55.64'
C76	2°48'38"	1134.42'	55.65'	N78°55'35"W	55.64'
C77	2°48'38"	1134.42'	55.65'	N76°06'57"W	55.64'
C78	3°50'32"	1134.42'	76.08'	S72°47'22"E	76.06'
C79	0°38'52"	1019.42'	11.53'	S70°06'01"E	11.53'
C80	4°17'11"	1019.42'	76.26'	N72°34'03"W	76.25'
C81	2°48'38"	1019.42'	50.01'	S76°06'57"E	50.00'
C82	2°48'38"	1019.42'	50.01'	N78°55'35"W	50.00'
C83	2°48'38"	1019.42'	50.01'	N81°44'13"W	50.00'
C84	2°48'38"	1019.42'	50.01'	S84°32'51"E	50.00'
C85	2°48'38"	1019.42'	50.01'	S87°21'28"E	50.00'
C86	2°14'32"	1019.42'	39.89'	S89°53'03"E	39.89'

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being a 13.144 Acre Tract of Land, situated in the Cuadrilla Irrigation Company Survey, No. 139, Abstract 577, 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 13.144 Acre Tract being a portion of a 118.126 Acre Tract of Land, described as Tract II, 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.



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