

STATE OF TEXAS
COUNTY OF NUECES

I, BRASELTON DEVELOPMENT COMPANY, LTD., DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREIN; THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND I ADOPT THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS _____ DAY OF _____, _____.

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 _____, _____.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF NUECES

I, BRIAN D. LORENTSON, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THE FOREGOING MAP FROM 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 HEREON AND TO COMPLETE SUCH OPERATIONS WITH DUE AND REASONABLE DILIGENCE CONSISTENT WITH SOUND PROFESSIONAL PRACTICE.

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

STATE OF TEXAS
COUNTY OF NUECES

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE DEVELOPMENT SERVICES ENGINEER OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS _____ DAY OF _____, _____.

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

STATE OF TEXAS
COUNTY OF NUECES

THE FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY WAS APPROVED BY THE PLANNING COMMISSION ON BEHALF OF THE CITY OF CORPUS CHRISTI, TEXAS.

THIS _____ DAY OF _____, _____.

MICHAEL YORK, P.E.
CHAIRMAN

MICHAEL DICE, MBA
SECRETARY

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 _____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THIS _____ DAY OF _____ AT _____ O'CLOCK _____ M. AND DULY RECORDED IN VOLUME _____, PAGE _____, MAP RECORDS OF NUECES COUNTY, TEXAS. WITNESS MY HAND AND SEAL OF SAID COURT AT OFFICE IN CORPUS CHRISTI, TEXAS.

THIS THE _____ DAY OF _____, _____.

KARA SANDS
COUNTY CLERK

DEPUTY

FINAL PLAT OF LONDON TOWNE SUBDIVISION UNIT 8B

BEING A PORTION OF LAND, SITUATED IN THE CUADRILLA IRRIGATION COMPANY SURVEY, NO. 139, ABSTRACT 577 AND OUT OF THE CUADRILLA IRRIGATION COMPANY SURVEY, NO. 135, ABSTRACT 581 AND OUT OF THE I&G.N.R.R. 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; SAID 11.621 ACRE TRACT BEING OF A PORTION OF A 15.635 ACRE TRACT OF LAND AS DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN FROM REAGAN TRAVIS BROWN AND ALYSSA ANN BROWN MCCOY, TRUSTEE OF THE ALYSSA A. BROWN MCCOY TRUST, DATED THE 30TH DAY OF OCTOBER, 2017, TO BRASELTON DEVELOPMENT COMPANY, LTD., RECORDED IN DOCUMENT NO. 2024024583, 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 DESCRIBED HEREIN; THAT ALL EASEMENTS AND RIGHT-OF-WAYS AS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF PUBLIC STREETS AND UTILITIES, AND IT APPROVES THIS PLAT FOR THE PURPOSES OF DESCRIPTION AND DEDICATION.

THIS _____ DAY OF _____, _____.

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 _____, _____.

NOTARY PUBLIC

FLOODPLAIN NOTE:

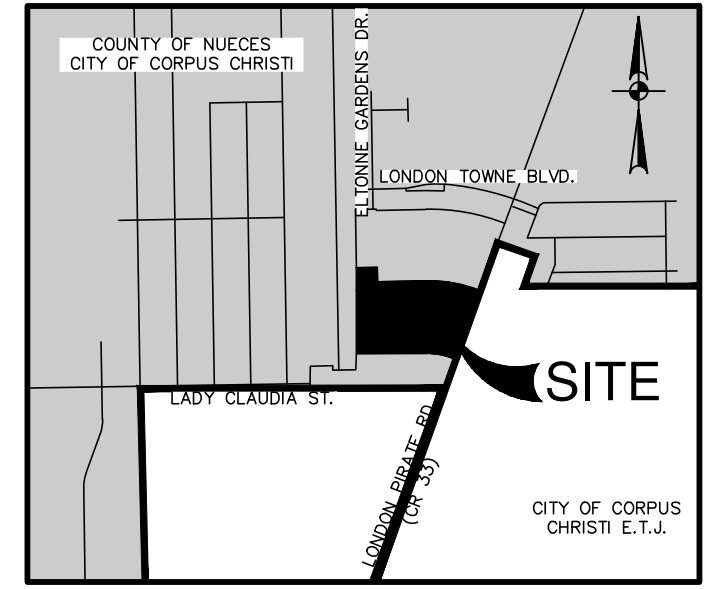
ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48355C0505G DATED 10/13/2022 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR NUECES COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.

RECEIVING WATER NOTE:

- THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE OF TEXAS SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
- 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 CATERGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.

SURVEYOR'S NOTES

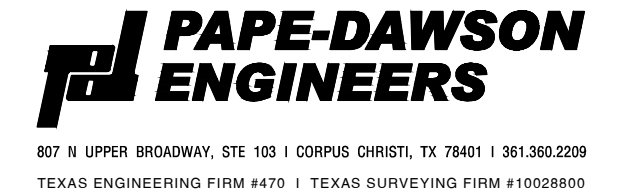
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 5/8" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE, US SURVEY FEET, DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE. SURFACE DISTANCES ARE EQUAL TO GRID DISTANCES.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH ZONE.
- THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
- THE TOTAL AREA TO BE PLATTED CONTAINS 11.621 ACRES OF LAND INCLUDING ANY DEDICATION.
- THE YARD REQUIREMENTS, AS DEPICTED ON THE PLAT, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
- AN ACCESSIBLE ROAD AND A SUITABLE WATER SUPPLY IS REQUIRED BEFORE GOING VERTICAL WITH ANY STRUCTURE.
- LOT 15 BLOCK 6, LOT 1 BLOCK 8, AND LOTS 13 AND 14 OF BLOCK 7 SHALL NOT HAVE DIRECT VEHICULAR ACCESS TO LONDON PIRATE ROAD.



LOCATION MAP
NOT-TO-SCALE

OWNER/DEVELOPER:
BRASELTON DEVELOPMENT COMPANY, LTD.
5337 YORKTOWN BLVD., STE. 10-D
CORPUS, CHRISTI, TX 78413
PH: (361) 991-4710
CONTACT: FRED BRASELTON, PRESIDENT

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
TEL: (361) 360-2209
CONTACT: BO WISEHART, P.E.

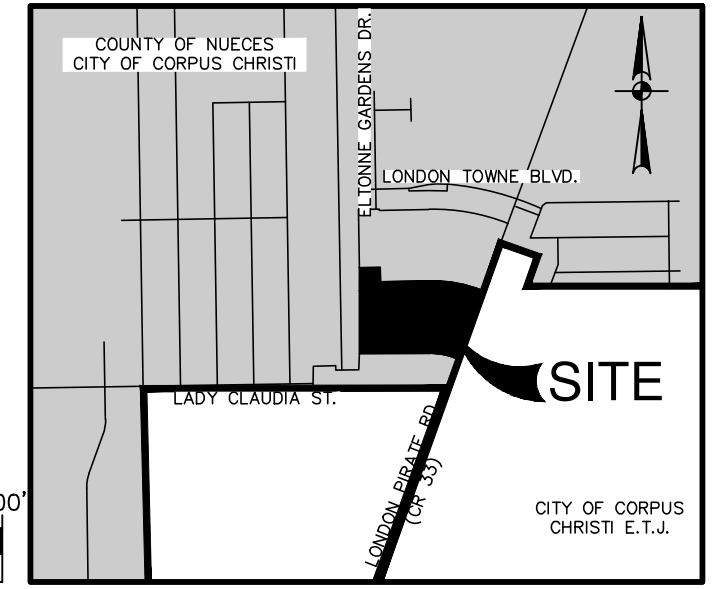
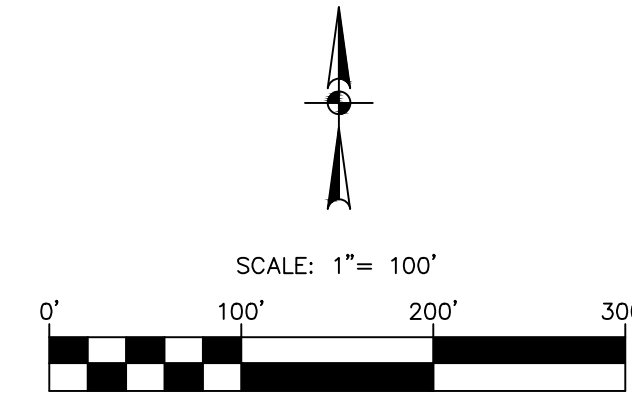


LEGEND

- PLAT BOUNDARY
- CENTERLINE
- EASEMENT
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" (UNLESS OTHERWISE NOTED)
- SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "PAPE-DAWSON" UNLESS NOTED OTHERWISE
- EASEMENT POINT OF INTERSECTION
- O.P.R. OFFICIAL PUBLIC RECORDS, NUECES COUNTY, TEXAS
- M.R. MAP RECORDS, NUECES COUNTY, TEXAS
- DOC. NO. DOCUMENT NUMBER
- VOL./PG. VOLUME/PAGE
- AC ACRE(S)
- I.R./I.P. IRON ROD/IRON PIPE (PD) PAPE-DAWSON CAP
- ROW RIGHT-OF-WAY
- Y.R. YARD REQUIREMENT

FINAL PLAT OF LONDON TOWNE SUBDIVISION UNIT 8B

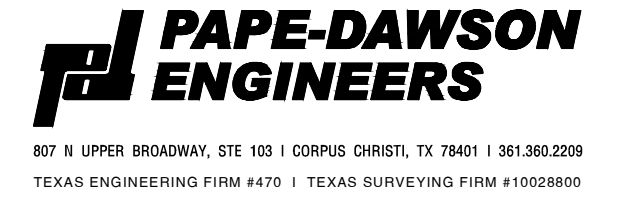
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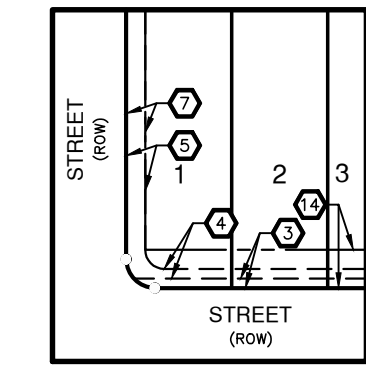
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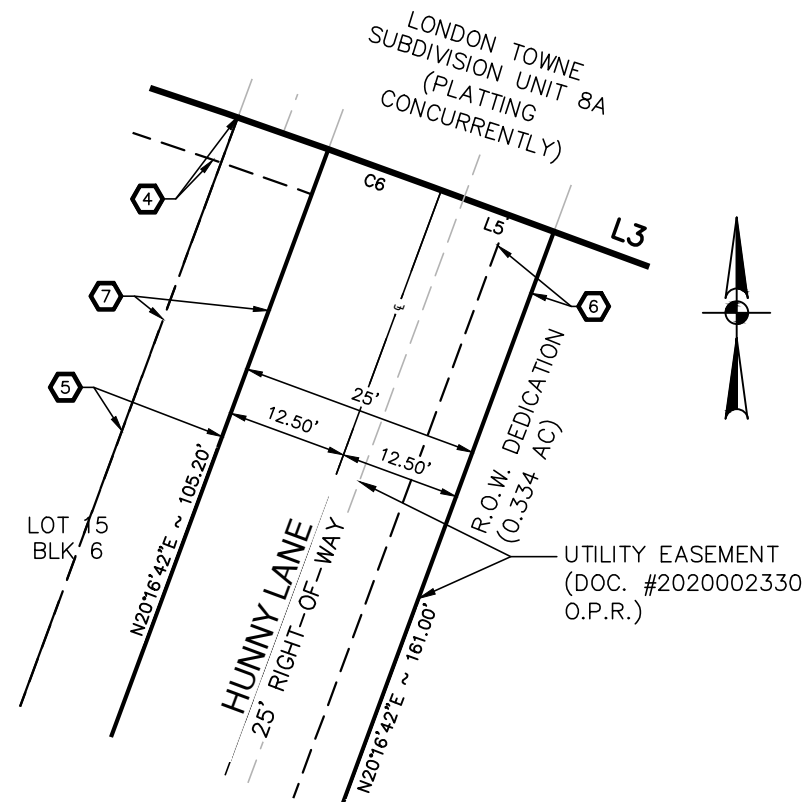
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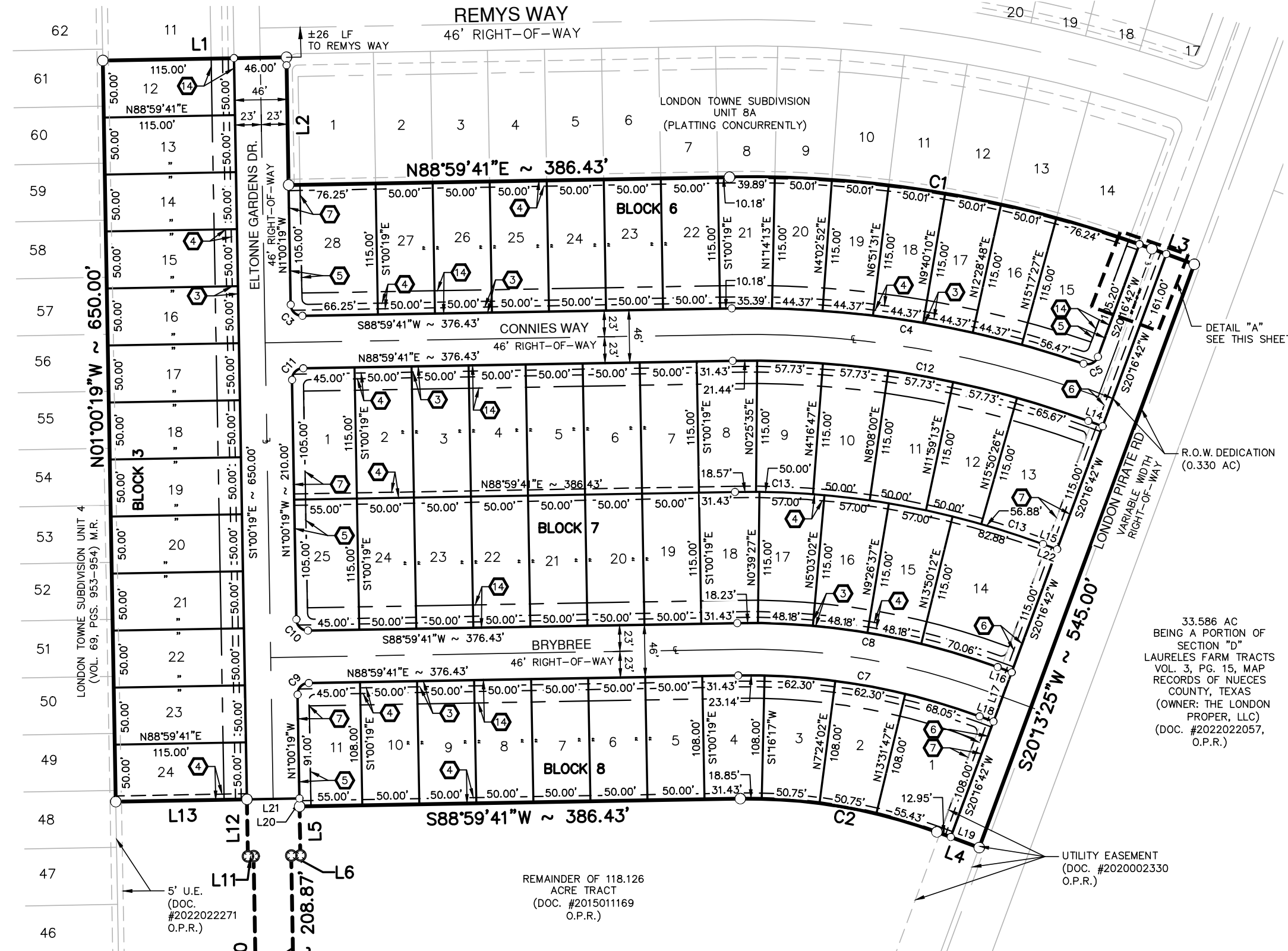


**TYPICAL LOT
EASEMENTS & SETBACKS
EXCEPT AS NOTED**
NOT-TO-SCALE

- ③ 5' ELECTRIC EASEMENT
- ④ 5' UTILITY EASEMENT
- ⑤ 10' UTILITY EASEMENT
- ⑥ 5' PEDESTRIAN ACCESS EASEMENT
- ⑦ 10' YARD REQUIREMENT
- ⑮ VARIABLE WIDTH DRAINAGE & UTILITY EASEMENT (0.424 AC OFF-LOT) (TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED R.O.W.)
- ⑭ 20' YARD REQUIREMENT



DETAIL "A"
SCALE: 1" = 20'



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N88°59'41"E	161.00'
L2	S1°00'19"E	112.00'
L3	S69°46'35"E	39.59'
L4	N69°46'34"W	39.59'
L5	N69°46'35"W	13.47'
L6	S1°00'19"E	43.00'
L7	N69°46'35"W	26.12'
L8	S88°59'41"W	8.00'
L9	S88°54'56"W	10.00'
L10	N1°00'19"W	13.49'
L11	N1°23'05"W	20.00'
L12	N1°00'20"W	175.59'
L13	S88°59'40"W	5.00'
L14	N1°00'19"W	50.00'
L15	S88°59'41"W	115.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L14	S69°46'34"E	13.32'
L16	N69°46'34"W	13.10'
L17	N20°16'42"E	46.00'
L18	S69°46'34"E	13.06'
L19	N69°46'34"W	26.64'
L20	N1°00'19"W	7.00'
L21	S88°59'41"W	46.00'
L22	S69°46'34"E	13.21'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	1019.42'	21°13'44"	S80°23'27"E	375.55'
C2	474.41'	21°13'44"	N80°23'25"W	174.77'
C3	10.00'	90°00'00"	N46°00'19"W	14.14'
C4	904.42'	19°52'24"	N81°04'06"W	312.13'
C5	10.00'	88°35'25"	S64°34'24"W	13.97'
C6	1019.42'	0°38'52"	N70°06'01"W	11.53'
C7	582.41'	21°13'44"	S80°23'26"E	214.56'
C8	628.41'	21°13'44"	N80°23'26"W	231.51'
C9	10.00'	90°00'00"	N43°59'41"E	14.14'
C10	10.00'	90°00'00"	N46°00'19"W	14.14'
C11	10.00'	90°00'00"	N43°59'41"E	14.14'
C12	858.42'	21°13'44"	N80°23'26"W	316.24'
C13	743.41'	21°13'45"	S80°23'26"E	273.87'