

General Notes:

1. Total platted area contains 18.42 Acres of Land. (Includes street dedication)
2. 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.
3. The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
4. All driveways to public streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC.
5. Direct access to Rombs Street is prohibited from Block 2, Lot 25; Block 7, Lot 61; Block 11, Lots 16 and 17; and Block 12, Lots 17 and 18.
6. Direct access to Jermyn Street is prohibited from Block 15, Lot 18.
7. Direct access to Maldonado Street is prohibited from Block 11, Lot 1
8. Direct access to Brasel Commons Drive is prohibited from Block 9, Lot 10; and Block 10, Lots 1 and 17.
9. Direct access to Eltonne Gardens Drive is prohibited from Block 7, Lot 54.
10. Direct access to London Pirate Road is prohibited from Block 15, Lot 10 and Block 16, Lot 1.
11. Lot 24, Block 2; Lots 60, 80 and 85, Block 7; Lots 1 and 17, Block 10; and Lots 1, 14, 20, 25 and 36, Block 16, will be allowed to encroach eaves/overhangs into utility easements located along the side lot lines. If damages are caused by repair of utilities in said easements, responsibility will be assumed by the property owners.

Surveyor's Notes:

1. 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.
2. Existing Flood Map: By graphic plotting only, this property is currently in Zones "B" and "C" of the Flood Insurance Rate Map (FIRM), Community Panel Number 485494 0505 D, Corpus Christi, Texas, which bears a revised date of June 4, 1987 and it is not in a Special Flood Hazard Area. The existing FIRM Panel 485494 0505 D is based on the National Geodetic Vertical Datum of 1929 (NGVD).
3. Proposed Flood Map: This property is proposed to lie within Zone "X" of the Flood Insurance Rate Map (FIRM), Community Panel Number 48355C0505G, Nueces County, Texas, Community Panel Number 48355C0505G bears a revised preliminary date of May 30, 2018. The Proposed FIRM Panel 48355C0505G is based on the North American Vertical Datum of 1988 (NAVD88).
4. 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set at all lot corners, unless otherwise noted.

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

APPROVED
SEPTEMBER 21, 2022
PLANNING COMMISSION

Plat of
London Towne Subdivision
Unit 9A

being an 18.42 Acre Tract, comprising of a 17.05 Acre Tract and a 5.86 Acre Tract; of which the said 18.42 Acre Tract, being situated in the Cuadrilla Irrigation Company Survey No. 139, Abstract 577, and 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; 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.

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

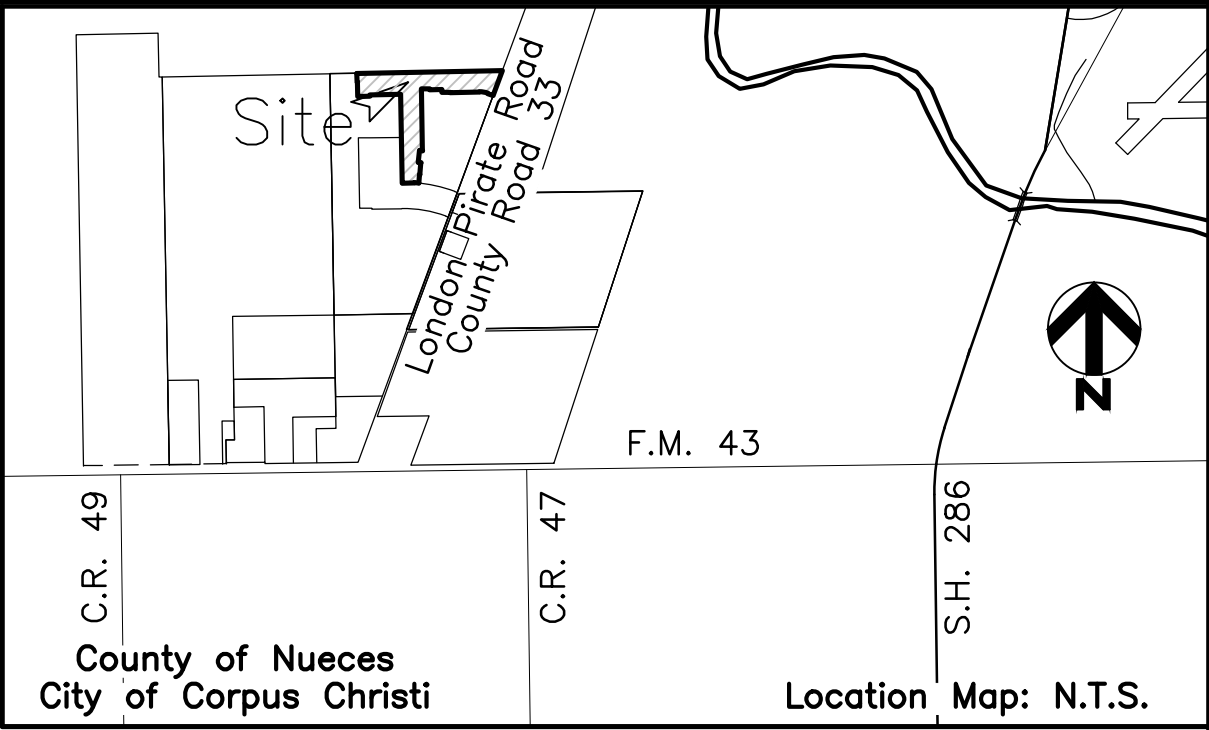
By: _____
Phillip J. Ritley, Senior Lending Officer

State of Texas
County of Nueces

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



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_____.

Bria A. Whitmire, P.E., CFM, CPM
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_____.

Al Raymond, III, AIA
Secretary

Dan Dibble
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

Kara Sands, County Clerk
Nueces County, Texas

at _____ O'clock ____M.
_____, 20_____

By: _____
Deputy

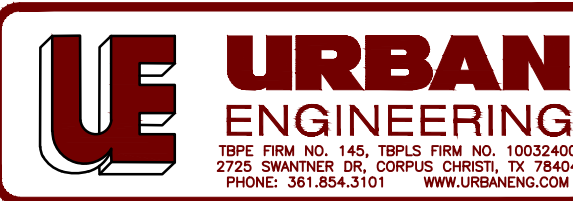
State of Texas
County of Nueces

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 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.

Brian D. Lorentson, R.P.L.S.
Texas License No. 6839

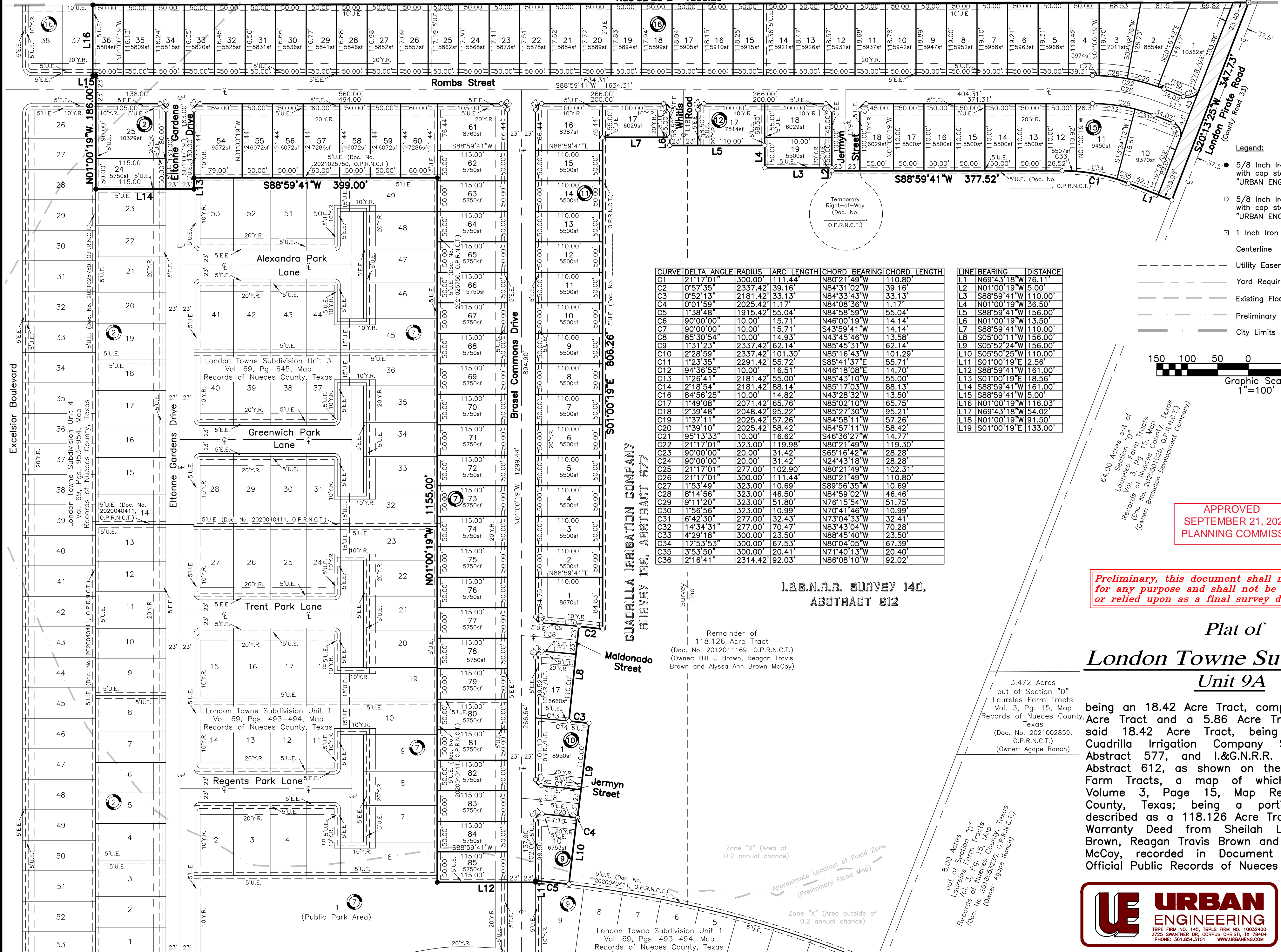


Revised: 8/8/22
Submitted: 6/22/22
SCALE: None
JOB NO.: 42900.C2.01
SHEET: 1 of 2
DRAWN BY: XG

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urbansurvey1@urbaneng.com

141.66 Acre Tract out of
the Cuadrilla Irrigation Company Survey No. 137, Abstract 579,
and the I.&G.N.R.R. Survey No. 140, Abstract 612
Vol. 3, Pg. 15, Map
Records of Nueces County, Texas
(Doc. No. 2021024390, O.P.R.N.C.T.)
(Owner: V2 Ventures, LLC)

N88°52'23"E 1895.25'



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

□ 1 Inch Iron Pipe Found

Centerline

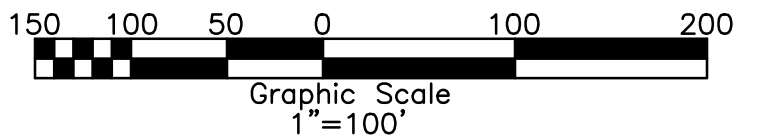
Utility Easement

Yard Requirement

Existing Flood Zone Line (Approximate)

Preliminary Flood Zone Line (Approximate)

City Limits



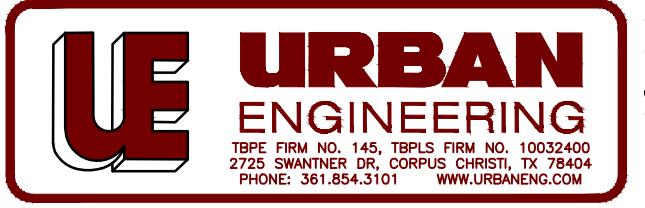
64.00 Acres out of
Section "D"
Laureles Farm Tracts
Vol. 3, Pg. 15, Map
Records of Nueces County, Texas
(Doc. No. 2020001025, O.P.R.N.C.T.)
(Owner: Braselton Development Company)

APPROVED
SEPTEMBER 21, 2022
PLANNING COMMISSION

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.

Plat of
London Towne Subdivision
Unit 9A

being an 18.42 Acre Tract, comprising of a 17.05
Acre Tract and a 5.86 Acre Tract; of which the
said 18.42 Acre Tract, being situated in the
Cuadrilla Irrigation Company Survey No. 139,
Abstract 577, and 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; 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.



Revised: 8/8/22
Submitted: 6/22/22
SCALE: 1"=100'
JOB NO.: 42900.C2.01
SHEET: 2 of 2
DRAWN BY: XG
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urbansurvey1@urbaneng.com

CURVE	DELTA	ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	21°17'01"		300.00'	111.44'	N80°21'49"W	110.80'
C2	0°57'35"		2337.42'	39.16'	N84°31'02"W	39.16'
C3	0°52'13"		2181.42'	33.13'	N84°33'43"W	33.13'
C4	0°01'59"		2025.42'	1.17'	N84°08'36"W	1.17'
C5	1°38'48"		1915.42'	55.04'	N84°58'59"W	55.04'
C6	90°00'00"		10.00'	15.71'	N46°00'19"W	14.14'
C7	90°00'00"		10.00'	15.71'	S43°59'41"W	14.14'
C8	85°30'54"		10.00'	14.93'	N43°45'46"W	13.58'
C9	1°31'23"		2337.42'	62.14'	N85°45'31"W	62.14'
C10	2°28'59"		2337.42'	101.30'	N85°16'43"W	101.29'
C11	1°23'35"		2291.42'	55.72'	S85°41'37"E	55.71'
C12	94°36'55"		10.00'	16.51'	N46°18'08"E	14.70'
C13	1°26'41"		2181.42'	55.00'	N85°43'10"W	55.00'
C14	2°18'54"		2181.42'	88.14'	N85°17'03"W	88.13'
C15	84°56'25"		10.00'	14.82'	N43°28'32"W	13.50'
C16	1°49'08"		2071.42'	65.76'	N85°02'10"W	65.75'
C17	2°39'48"		2048.42'	95.22'	N85°27'30"W	95.21'
C18	1°37'11"		2025.42'	57.26'	N84°58'11"W	57.26'
C19	1°39'10"		2025.42'	58.42'	N84°57'11"W	58.42'
C20	95°13'33"		10.00'	16.62'	S46°36'27"W	14.77'
C21	21°17'01"		325.00'	119.98'	N80°21'49"W	119.30'
C22	90°00'00"		20.00'	31.42'	S65°16'42"W	28.28'
C23	90°00'00"		20.00'	31.42'	N24°43'18"W	28.28'
C24	90°00'00"		20.00'	31.42'	N80°21'49"W	102.31'
C25	21°17'01"		277.00'	102.90'	N80°21'49"W	110.80'
C26	21°17'01"		300.00'	111.44'	N80°21'49"W	110.80'
C27	1°53'49"		323.00'	10.69'	S89°56'35"W	10.69'
C28	8°14'56"		323.00'	46.50'	N84°59'02"W	46.46'
C29	9°11'20"		323.00'	51.80'	N76°15'54"W	51.75'
C30	1°56'56"		323.00'	10.99'	N70°41'46"W	10.99'
C31	6°42'30"		277.00'	32.43'	N73°04'33"W	32.41'
C32	14°34'31"		277.00'	70.47'	N83°43'04"W	70.28'
C33	4°29'18"		300.00'	23.50'	N88°45'40"W	23.50'
C34	12°53'53"		300.00'	67.53'	N80°04'05"W	67.39'
C35	3°53'50"		300.00'	20.41'	N71°40'13"W	20.40'
C36	2°16'41"		2314.42'	92.03'	N86°08'10"W	92.02'

126.N.R.R. SURVEY 140,
ABSTRACT 612

Remainder of
118.126 Acre Tract
(Doc. No. 2012011169, O.P.R.N.C.T.)
(Owner: Bill J. Brown, Reagan Travis
Brown and Alyssa Ann Brown McCoy)

3.472 Acres
out of Section "D"
Laureles Farm Tracts
Vol. 3, Pg. 15, Map
Records of Nueces County,
Texas
(Doc. No. 2021002859,
O.P.R.N.C.T.)
(Owner: Agape Ranch)

8.00 Acres
out of Section "D"
Laureles Farm Tracts
Vol. 3, Pg. 15, Map
Records of Nueces County,
Texas
(Doc. No. 2010032320, O.P.R.N.C.T.)
(Owner: Agape Ranch)

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