

25.00 Acre Tract
out of the Cuadrilla Irrigation Company Survey No. 135,
Abstract 581
(Owner: London Independent School District)
(Doc. No. 2008018783, O.P.R.N.C.T.)

195.21 Acre Tract
out of the Cuadrilla Irrigation Company Survey No. 135, Abstract
581, Cuadrilla Irrigation Company Survey No. 139, Abstract 577
and Cuadrilla Irrigation Company Survey No. 137, Abstract 579
(Owner: South Texas Children's Home Land Management)
(Doc. No. 2009010903, O.P.R.N.C.T.)

Drainage Easement (Doc. No.
2008030636, O.P.R.N.C.T.)

N01°00'19"W 3143.05'

20.00 Acre Tract out of Tract 2
Assessors Map 154
(Owner: London Independent School District)
(Doc. No. 2005027456, O.P.R.N.C.T.)

2.00 Acres out of Section "D"
Laureles Farm Tracts
Vol. 3, Pg. 15, Map
Records of Nueces County, Texas
(Owner: Jeremy and Paige Scott)
(Doc. No. 2016034176, O.P.R.N.C.T.)

Called 89.868 Acres
being a portion of Section "D"
Laureles Farm Tracts
Vol. 3, Pg. 15, Map
Records of Nueces County, Texas
(Owner: Bill J. Brown, Reagan Travis
Brown and Alyssa Ann Brown McCoy)
(Doc. No. 2015011169,
O.P.R.N.C.T.)

MASTER PLAN C-3 COLLECTOR
75' R.O.W., 50' B-B PAVEMENT

S88°12'59"W 2470.46'

298.57 Acres
out of Section "D"
Laureles Farm Tracts
Vol. 3, Pg. 15, Map
Records of Nueces County, Texas
(Owner: Coastal Bend Community Foundation)

308.99 Acres
out of Shores 1, 2, 3 and 4 of the Partition of
the Paul E. Morgan Estates
and out of the North 100 Acres of the Bertha
Morgan Homestead Tract, all out of Section "D"
Laureles Farm Tracts
Vol. 3, Pg. 15, Map
Records of Nueces County, Texas
(Owner: City of Corpus Christi)

Portion of a 145.5 Acre Tract
out of Cuadrilla Irrigation Company
Survey No. 137
and I.&G.N.R.R. Co. Survey No. 140
Vol. 3, Pg. 15, Map Records of
Nueces County, Texas
(Owner: Walter Barry Camp, et ux)
(Doc. No. 1997034377, O.P.R.N.C.T.)

Portion of 15.01 Acre
Tract out of Cuadrilla Irrigation Company
Survey No. 137
and I.&G.N.R.R. Co. Survey No. 140
Vol. 3, Pg. 15, Map Records of
Nueces County, Texas
(Owner: Betty Jo Camp)
(Doc. No. 2010006571, O.P.R.N.C.T.)

Portion of 173.21 Acre Tract
out of Section "D"
Laureles Farm Tracts
Vol. 3, Pg. 15, Map
Records of Nueces County, Texas
(Owner: Mary Cecile Meaney)
(Doc. No. 2016050730,
O.P.R.N.C.T.)

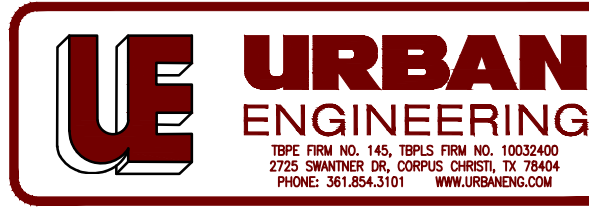
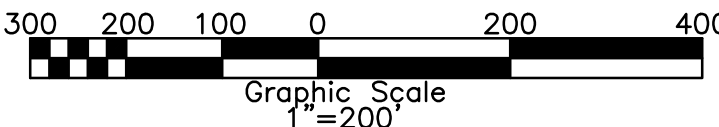
Notes:

- Total platted area contains 214.34 Acres of Land. (Includes street dedication)
- 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.
- 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.
- By graphic plotting only, this property is in Zones "B" and "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.
- Lots 3 and 27, Block 1; Lot 13, Block 4; Lot 1, Block 9; Lot 115, Block 4; Lot 32, Block 16; Lot 1, Block 17; Lot 12, Block 14; Lot 1 Block 18; Lot 1, Block 21 and Lot 1, Block 22 are non-buildable lots that will be maintained by the Home Owners Association.
- Lot 1, Block 7 and Lot 1, Block 13 are Park Areas to be maintained by the Home Owners Association.
- Water, Wastewater lot/acreage and Park fees shall be paid prior to recordation of the final plat.
- Each lot area must comply with the proposed zoning designation.
- Each lot width shall conform to zoning standards.
- Direct access onto County Road 33 and Street A is prohibited.
- Property to be zoned at annexation as RS-4.5 and RS-TH (see Master Site Plan)
- Location of Street A and Right-of-Way designation of Street 1 and County Road 33 as shown on this map are contingent upon approval of a UTP amendment.
- Street names shown are preliminary and will be revised for approval at the final plat stage.

Preliminary Plat of London Towne Subdivision

LEGAL DESCRIPTION

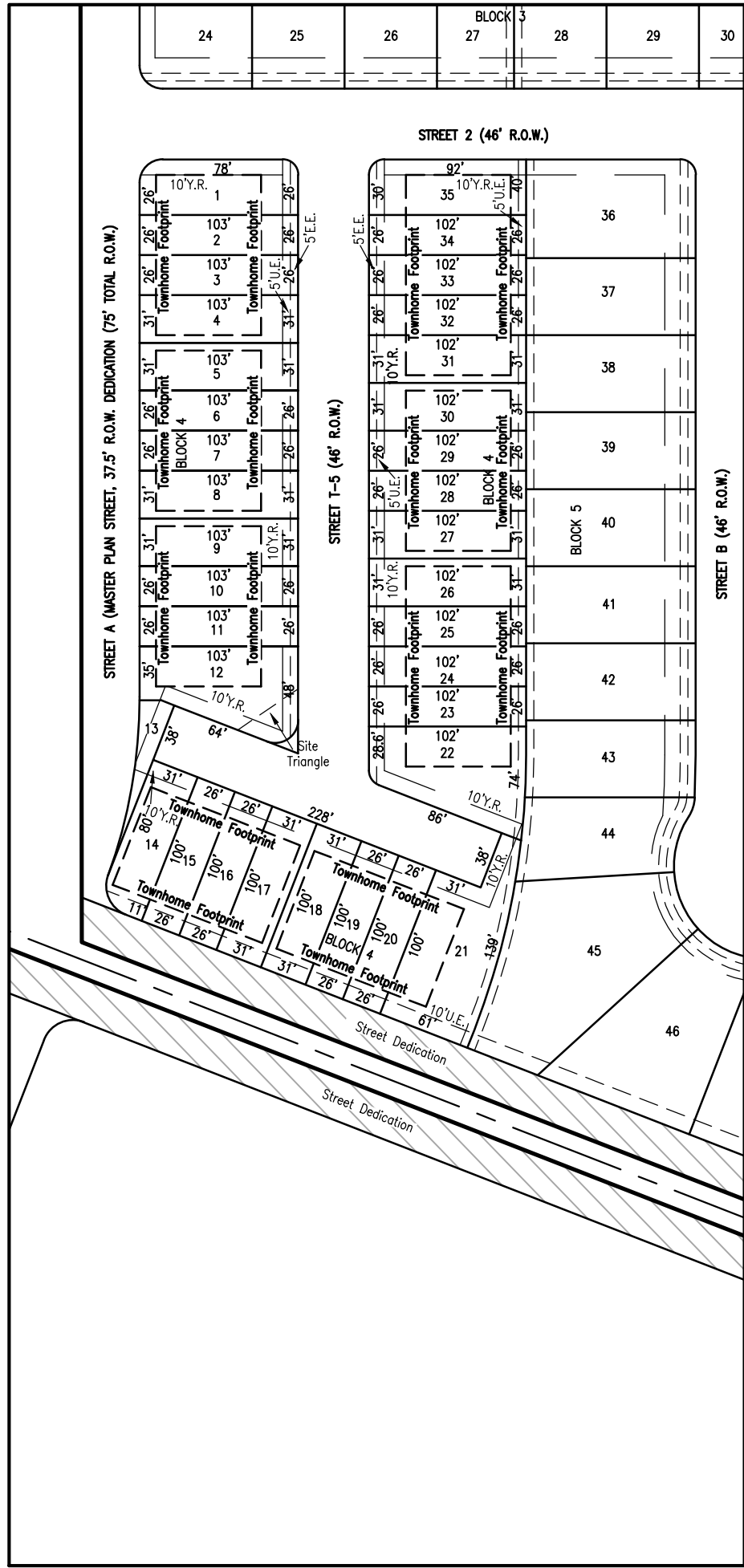
214.34 Acres, comprising a 117.95 Acre Tract, situated in the Cuadrilla Irrigation Co. Survey No. 135, Abstract 581, the Cuadrilla Irrigation Co. Survey No. 139, Abstract 577, the I.&G.N.R.R. Co. Survey No. 140, Abstract 612, as shown on the map of Laureles Farm Tracts, a map of which is recorded in Volume 3, Page 15, Map Records of Nueces County, Texas and a 96.39 Acre Tract, situated in Section D, said Laureles Farm Tracts; said 117.95 Acre Tract being a portion of Tract II, described as a 118.126 Acre Tract in a Correction Warranty Deed from Sheila London to Bill J. Brown, Reagan Travis Brown and Alyssa Ann Brown McCoy, recorded in Document No. 201501169, Official Public Records of Nueces County, Texas and said 96.39 Acre Tract being a portion of a called 173.21 Acre Tract of Land described in a Gift Deed from Mary Cecile Meaney to Elizabeth Anne Meaney Trustee of the Lucy A. Haynes Trust, recorded in Document No. 2014032038, Official Public Records of Nueces County, Texas.



Submitted: 7/25/18
SCALE: 1"=200'
JOB NO.: 42900.B7.03
SHEET: 1 of 5
DRAWN BY: XG
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urbansurvey1@urbaneng.com

Developer:
Braselton Custom Homes, Ltd.
5337 Yorktown Boulevard, Suite 10-D
Corpus Christi, Texas 78413
(361)991-4950

Engineer/Surveyor:
Urban Engineering
2725 Swannier Drive
Corpus Christi, Texas 78404
(361)854-3101



Enlarged View of Proposed Townhomes (Unit 8)



Enlarged View of Proposed Townhomes (Units 4 and 5)

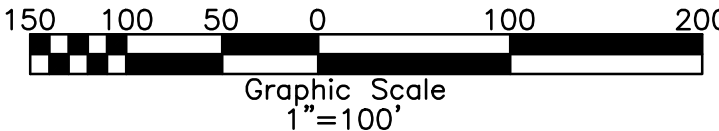
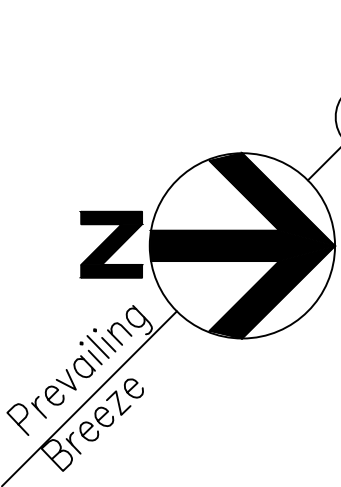
Notes:

1. Driveway access for corner lots within townhome area will be reviewed at time of final platting.
2. Site triangles shown at Lot 12, Block 4 and Lot 1, Block 13 are shown on the preliminary plat for visual representation purposes only. These visibility restrictions exist per the current Unified Development Code (UDC) section 4.2.9.

Preliminary Plat of London Towne Subdivision

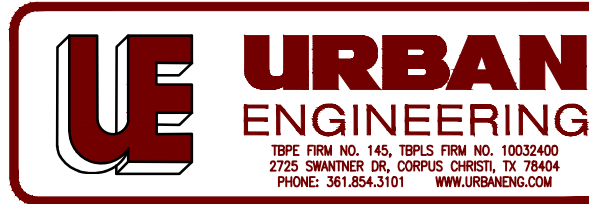
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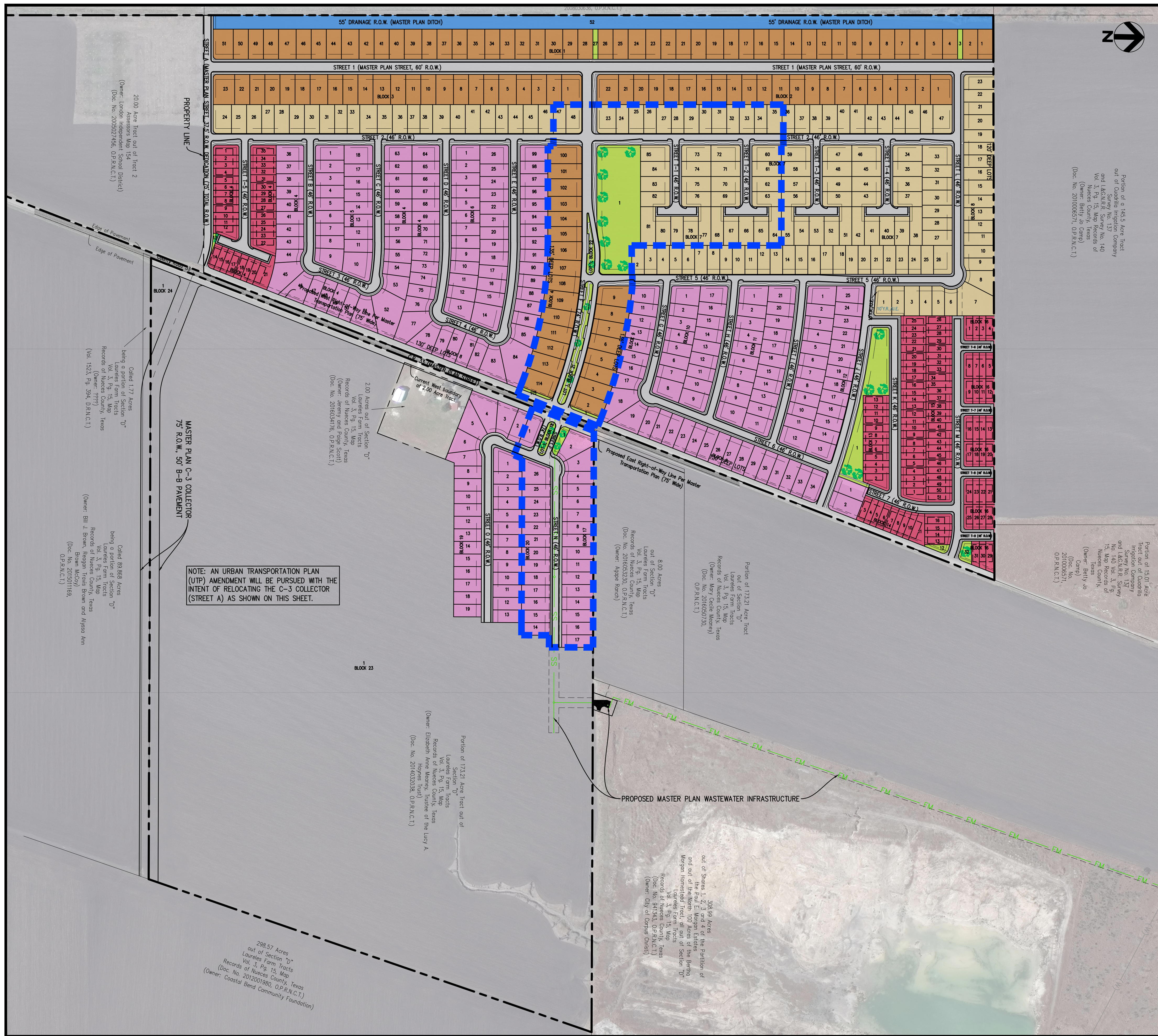


Developer:
Braselton Custom Homes, Ltd.
5337 Yorktown Boulevard, Suite 10-D
Corpus Christi, Texas 78413
(361)991-4950

Engineer/Surveyor:
Urban Engineering
2725 Swannier Drive
Corpus Christi, Texas 78404
(361)854-3101



Submitted: 7/25/18
SCALE: 1"=100'
JOB NO.: 42900.B7.03
SHEET: 2 of 5
DRAWN BY: XG
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LEGEND

DITCH ROW

PARK

PROPOSED ZONING: RS-4.5 (SINGLE FAMILY RESIDENTIAL)

TRADITION SERIES LOTS (60'-70' x 120')
31.53 ACRES x 117 LOTS = 3.71 LOTS/ACRE
27.61 ACRES, 4.24 LOTS/ACRE WITHOUT DITCH R.O.W.

VINTAGE SERIES LOTS (50'-60' x 115')
32.81 ACRES x 157 LOTS = 4.79 LOTS/ACRE
31.03 ACRES, 5.06 LOTS/ACRE WITHOUT PARK AREA

EXECUTIVE SERIES LOTS (50' x 110')
OUT OF BROWN TRACT
37.68 ACRES x 199 LOTS = 5.28 LOTS/ACRE
OUT OF MEANEY TRACT
11.38 ACRES x 61 LOTS = 5.36 LOTS/ACRE

PROPOSED ZONING: RS-TH (TOWN HOUSE)

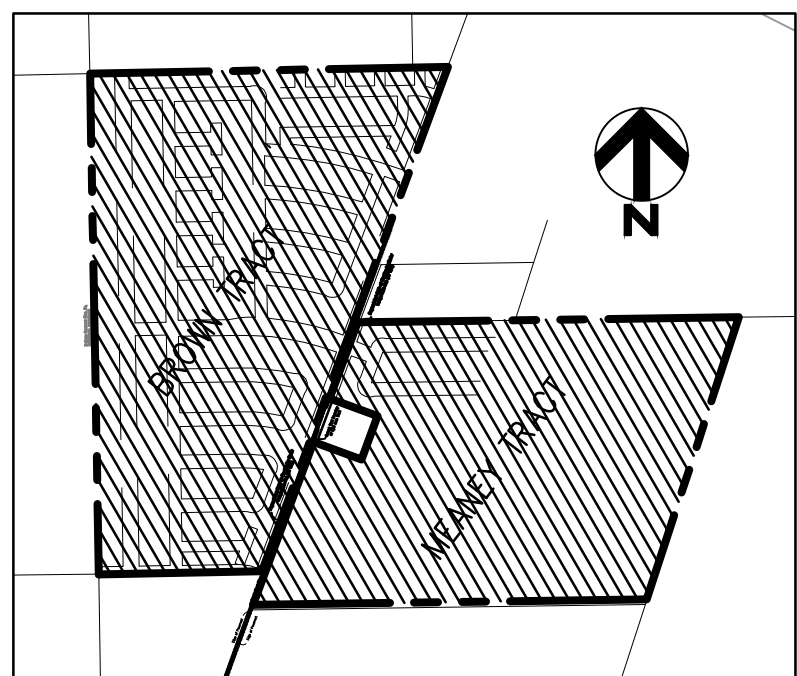
TOWN HOMES
15.92 ACRES x 141 UNITS = 8.86 UNITS/ACRE
14.90 ACRES, 9.46 LOTS/ACRE WITHOUT PARK AREA

NOTE:
LOT DENSITIES ARE BASED ON OVERALL LAND
AREA INCLUDING STREET ROW, DITCH ROW,
PARKS, AND NON-BUILDABLE LOTS.

UNIT ONE BOUNDARY - 23.02 ACRES

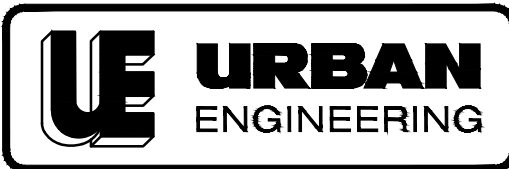
OUT OF BROWN TRACT
UNIT 1 BOUNDARY - 17.17 ACRES
41 VINTAGE LOTS
23 TRADITIONAL LOTS

OUT OF MEANEY TRACT
UNIT 1 BOUNDARY - 5.85 ACRES
30 EXECUTIVE LOTS

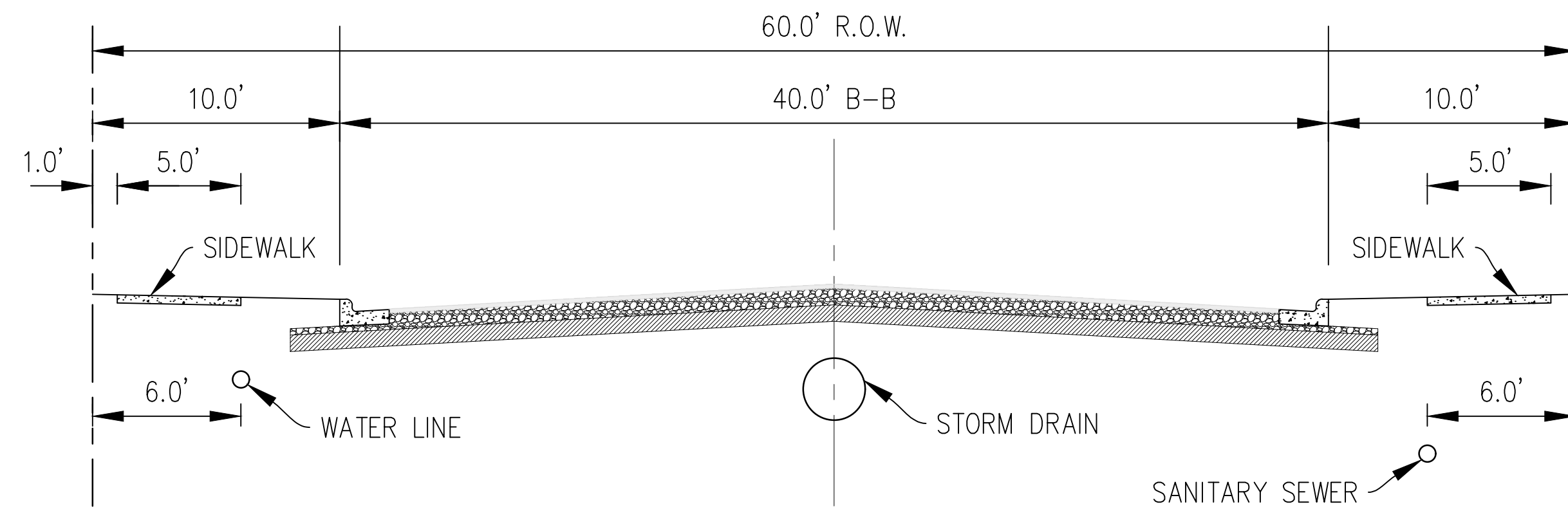


AREA INCLUDED IN PRELIMINARY PLAT

MASTER SITE PLAN FOR LONDON TOWNE SUBDIVISION

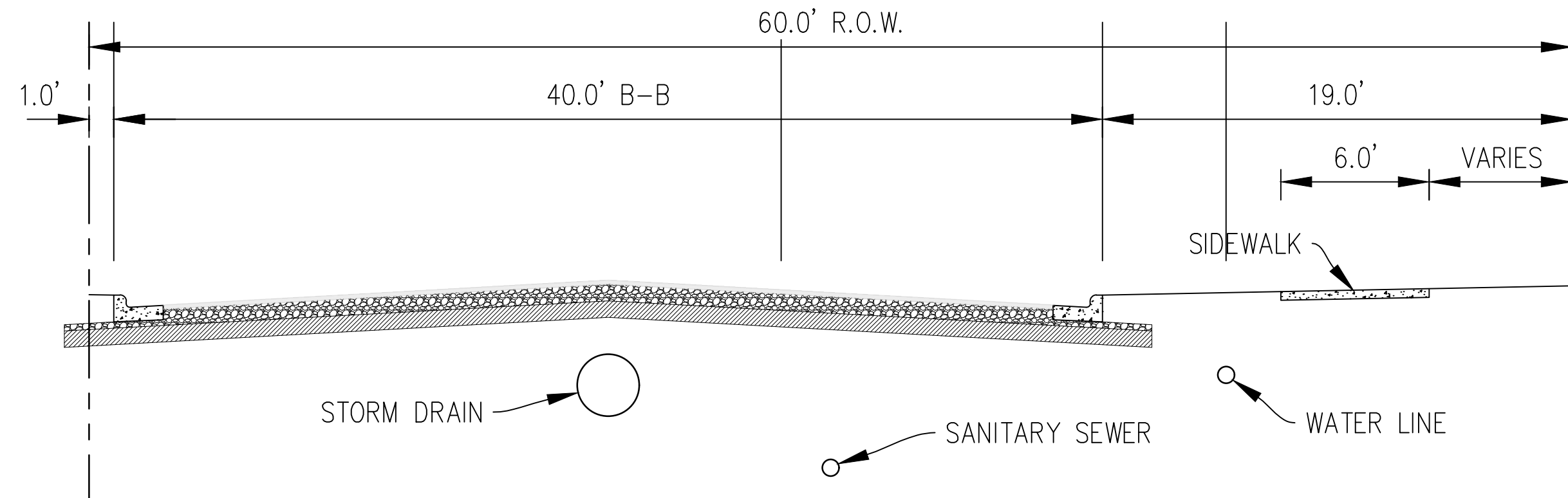


JOB NO. 42900.B7.03
JULY 25, 2018
SHEET 3 OF 5



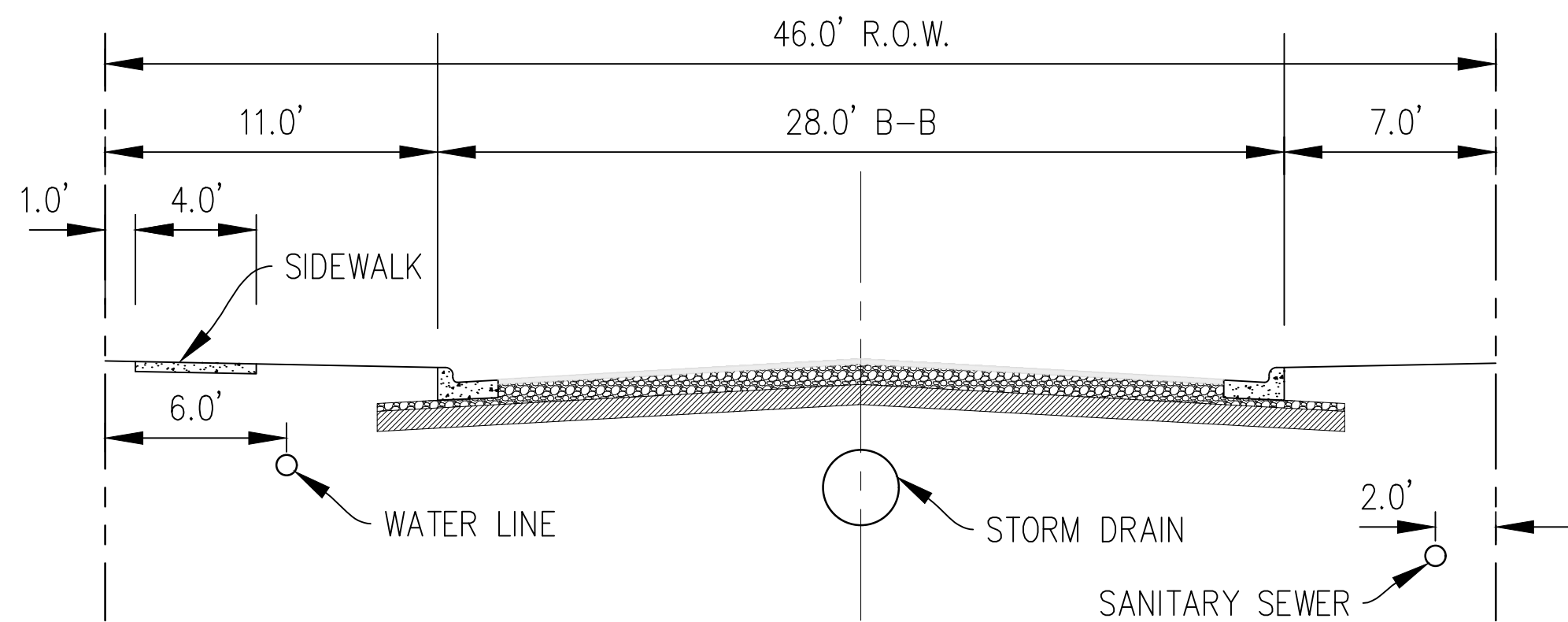
60' R.O.W.

STREET 1



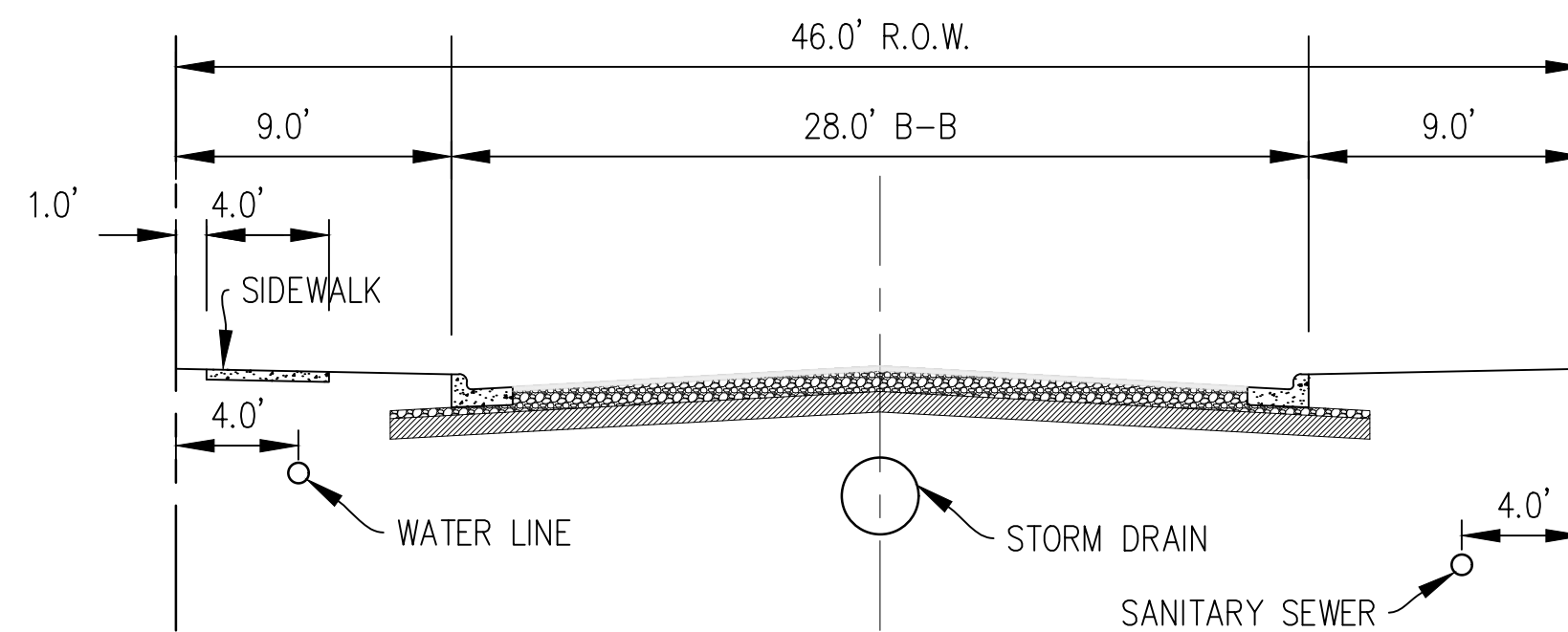
60' R.O.W.

STREET F



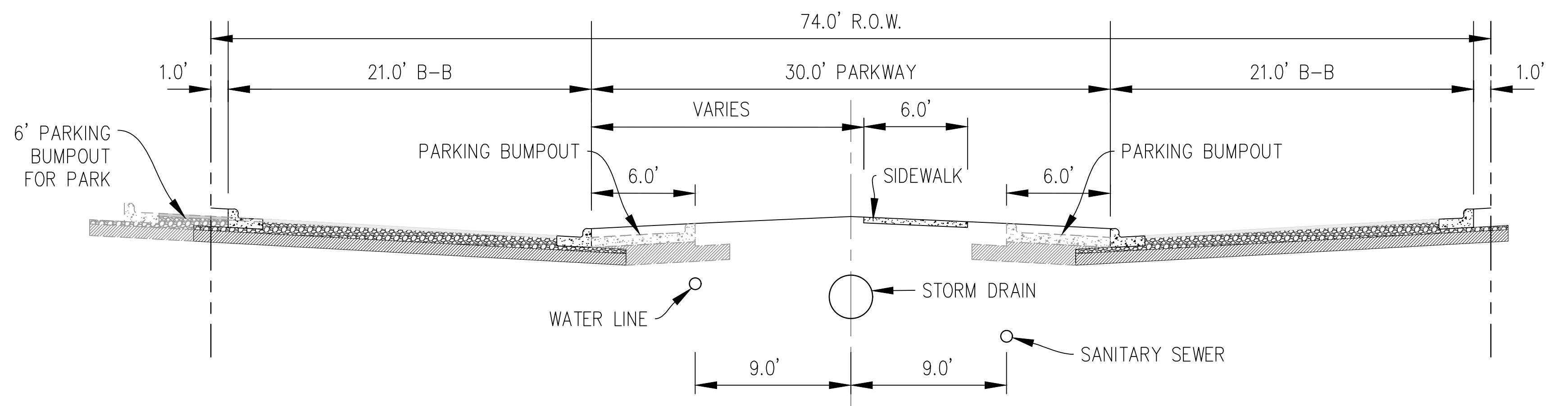
46' R.O.W.

STREET 3 STREET B
STREET 4 STREET C
STREET 5 STREET D
STREET 6 STREET E
STREET 7 STREET G
STREET T-6 STREET H
STREET T-7 STREET I
STREET T-8 STREET K
STREET T-9 STREET L
STREET M
STREET N
STREET O



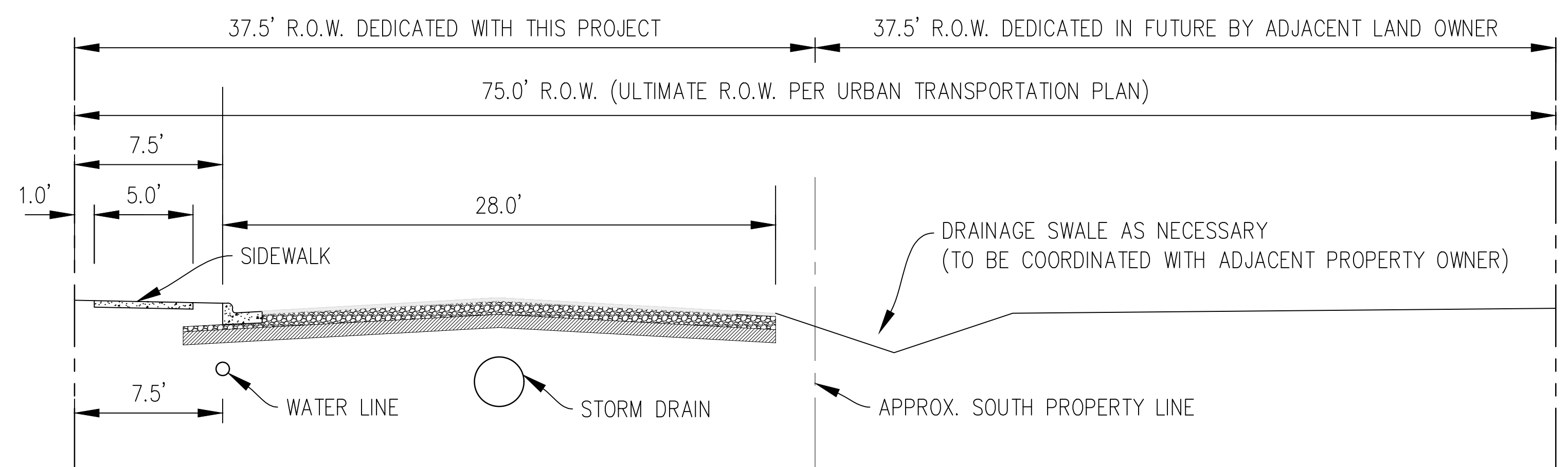
46' R.O.W.

STREET T-1
STREET T-2
STREET T-3
STREET T-4
STREET T-5



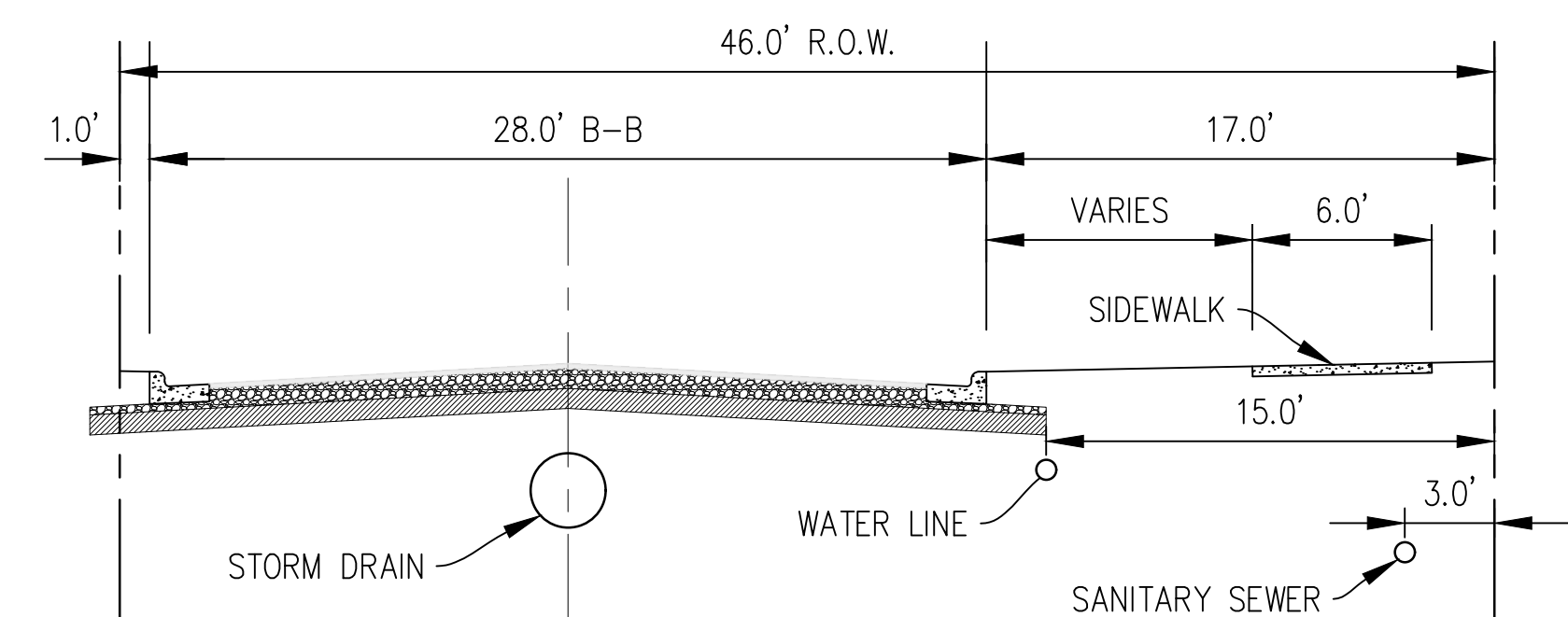
74' R.O.W.

STREET F



75' R.O.W.

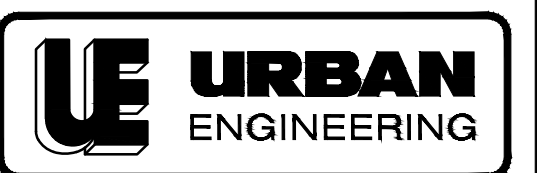
STREET A



46' R.O.W.

STREET 2
STREET 5
STREET J

STREET SECTIONS FOR LONDON TOWNE SUBDIVISION



100% FIRM NO. 145, 100% FIRM NO. 1003400
2725 SWANNICK DR., CORPUS CHRISTI, TX 78404
PHONE: 361-654-3101 WWW.URBANENGINEERING.COM
JOB NO. 42900.B7.03
JULY 25, 2018
SHEET 5 OF 5