

Notes:

1. Total platted area contains 22.91 Acres of Land. (Includes street dedication)
2. 5/8 Inch Iron Rod with red plastic cap stamped "URBAN ENGR CCTX" Set at all lot corners, unless otherwise noted.
3. 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.
4. 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.
5. By graphic plotting only, this property is in Zone "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. Per preliminary Flood Insurance Rate Map, Community Panel No. 48355C0505G, Nueces County, Texas, the property is in Zone "X" (Area of 0.2% annual chance flood) and Zone "X" (Area outside of 0.2% annual chance floodplain). The more stricter of the two designations shall be considered.
6. Lot 1, Block 4; Lot 1, Block 9; Lot 1, Block 17; Lot 1 Block 18; Lot 1, Block 19; Lot 1, Block 21 and Lot 1, Block 22 are non-buildable lots that will be maintained by the Home Owners Association.
7. Lot 1, Block 7 is a Park Area to be maintained by the Home Owners Association.
8. Direct access onto County Road 33 is prohibited.
9. Property to be re-zoned to RS-4.5 concurrent with annexation.
10. Direct access to London Towne Boulevard is prohibited from Block 17, Lot 2 and Block 19, Lot 2.
11. Block 18, Lot 1 (Park); Block 21, Lot 1 (Park) and Block 22, Lot 1 (Park) are designated as a utility easement and drainage easement. Park related structures shall be allowed within these lots.

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

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

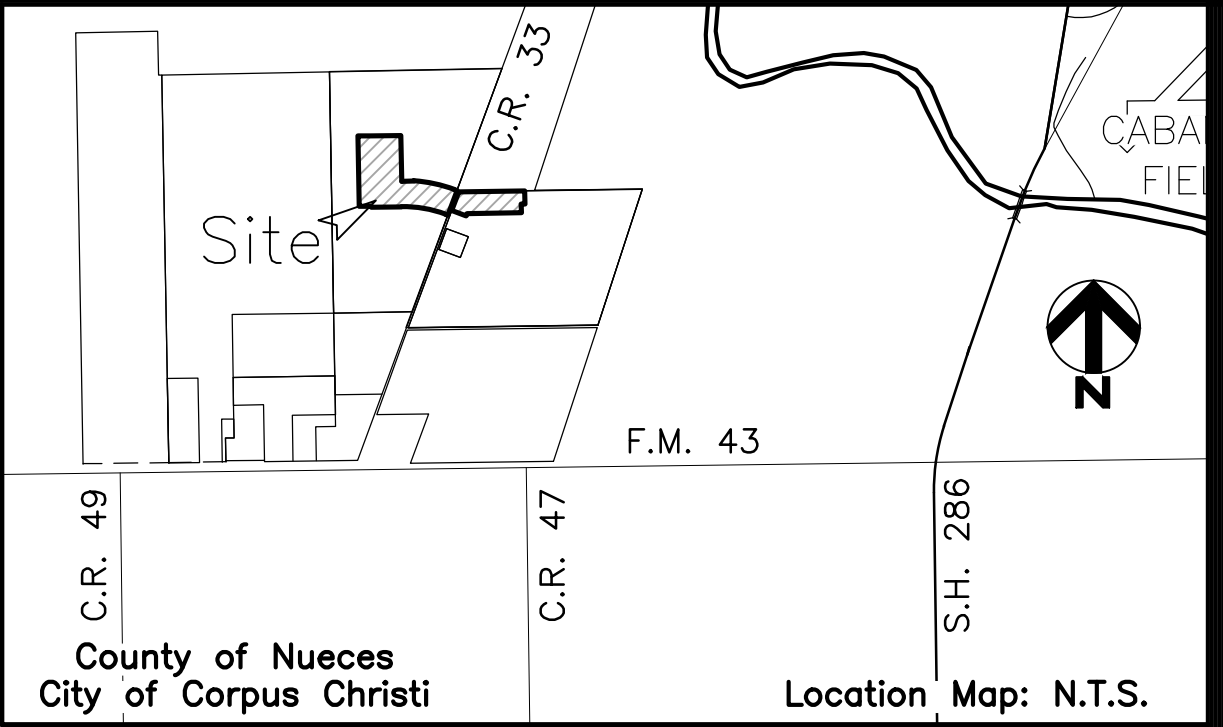
This instrument was acknowledged before me by PHILLIP J. RITLEY., as Senior Lending Officer of AMERICAN BANK, on behalf of said bank.

This the _____ day of _____, 20_____.

Notary Public in and for the State of Texas

Plat of
London Towne Subdivision
Unit 1

being a 22.91 Acre Tract, comprising of a 17.05 Acre Tract and a 5.86 Acre Tract of which the said 17.05 Acre Tract is situated in the Cuadrilla Irrigation Co. Survey No. 139, Abstract 577 and 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 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; said 5.86 Acre Tract, being situated in Section D, as shown on the said map of Laureles Farm Tracts and being a portion of a called 21.76 Acre Tract of Land described in a Warranty Deed with Vendor's Lien from Joseph John Meaney, as Trustee of the Claire Elizabeth Haynes Trust, the Isabelle Marie Haynes Trust, and the Emily P. Haynes Trust, by and through his Attorney-in-Fact, David Walsh; and Elizabeth Anne Meaney, Trustee of the Lucy A. Haynes Trust, to Braselton Development Company, Ltd., a Texas limited partnership, recorded in Document No. 2019002524, Official Public Records of Nueces County, 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_____.

William J. Green, P.E.
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_____.

Nina Nixon-Mendez, FAICP
Secretary

Eric Villarreal, P.E.
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

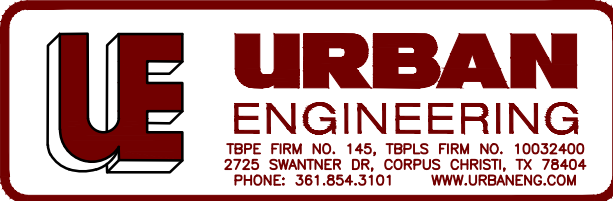
State of Texas
County of Nueces

I, James D. Carr, 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.

James D. Carr, R.P.L.S.
Texas License No. 6458



Revised: 5/3/19
Revised: 4/10/19
Submitted: 2/6/19
SCALE: None
JOB NO.: 42900.B9.02
SHEET: 1 of 2
DRAWN BY: XG

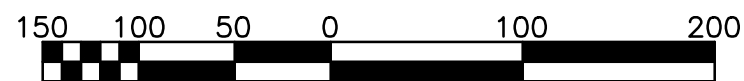
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urbansurvey1@urbaneng.com

- 5/8 Inch Iron Rod
with cap stamped
"URBAN ENGR CCTX" Found

- 5/8 Inch Iron Rod with cap stamped "URBAN ENGR CCTX" Set

- MAG Nail with Washer stamped "URBAN ENGR CCTX" Set

☐ Nail, Found



Graphic Scale
1"=100'

46' Wide Temp. D.E. (Doc. No. _____, O.P.R.N.C.T.)

5'U.E. (Doc. No. _____, O.P.R.N.C.T.)

118.126 Acre Tract
(Doc. No. 2015011169, O.P.R.N.C.T.)
(Owner: Bill J. Brown, Reagan Travis Brown
and Alyssa Ann Brown McCoy)

LINE	BEARING	DISTANCE
L1	S01°00'19"E	3.44'
L2	N88°59'41"E	161.00'
L3	N10°00'19"W	2.56'
L4	S69°43'18"E	37.77'
L5	N69°43'18"W	38.09'
L6	N10°00'19"W	10.00'
L7	S88°59'41"W	161.00'
L8	S00°47'01"E	171.00'
L9	S89°12'59"W	47.72'
L10	S00°47'01"E	114.00'
L11	S20°16'42"E	37.91'
L12	N78°54'21"E	20.44'
L13	N78°54'21"E	117.54'
L14	S02°17'14"W	6.00'
L15	S00°37'47"W	6.00'
L16	S01°00'19"E	6.00'
L17	N88°59'41"E	50.00'
L18	S01°00'19"W	6.00'
L19	S88°59'41"W	25.43'
L20	N09°57'55"E	6.00'
L21	S12°27'57"W	6.00'
L22	S14°05'42"W	6.00'
L23	S16°55'17"W	6.00'
L24	S18°33'02"W	6.00'
L25	N17°36'08"E	6.00'
L26	S15°56'41"W	6.00'
L27	S12°29'33"W	6.00'
L28	S10°50'06"W	6.00'
L29	S07°23'32"W	6.00'
L30	N05°44'05"E	6.00'
L31	S20°16'42"W	34.84'
L32	S65°16'42"E	24.59'
L33	S24°43'18"E	24.59'
L34	S69°43'18"E	80.02'
L35	S69°43'18"E	153.00'
L36	S69°43'18"E	109.00'
L37	N69°43'18"W	109.00'
L38	N69°43'18"W	153.00'
L39	N69°43'18"W	90.00'
L40	N20°16'42"E	45.00'
L41	N20°16'42"E	34.84'
L42	S69°43'18"E	12.50'
L43	S03°41'09"W	52.00'
L44	S01°00'19"E	19.00'
L45	N08°20'10"E	6.00'
L46	S78°54'21"W	156.35'
L47	N88°59'41"E	153.35'
L48	N69°43'18"W	12.50'
L49	N07°05'09"E	6.00'
L50	N20°16'42"E	34.74'
L51	N88°59'41"E	37.43'
L52	N05°27'24"E	6.00'
L53	N89°12'59"E	63.60'
L54	N65°16'42"E	24.75'
L55	S24°43'18"E	24.75'
L56	N20°16'42"E	34.74'

CUADRILLA IRRIGATION COMPANY
SURVEY 139, ABSTRACT 577

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	16'05.05"	1915.42	537.71'	S77'45.50"E	535.95'
C2	21'17.01"	1571.42	583.73'	N80'21.49"W	580.38'
C3	169°54'40"	2.00'	5.93'	N06°02'59"W	3.98'
C4	12'09.55"	289.50'	61.47'	S84°59.19"W	61.35'
C5	1'39.30"	1758.42'	50.90'	N88°05.59"W	50.89'
C6	180°00'00"	15.00'	47.12'	N02°43'47"E	30.00'
C7	2'26.33"	1728.42'	13.35'	S87°29.30"E	13.35'
C8	1'39.27"	1734.42'	50.17'	S88°32.29"E	50.17'
C9	1'38.06"	1728.42'	49.33'	N89°48.44"E	49.32'
C10	4'48.52"	1758.42'	24.99'	N84°57'02"W	24.99'
C11	1'37.45"	1752.42'	49.83'	N83°43'44"W	49.83'
C12	1'15.01"	1758.42'	38.37'	N82°17'21"W	38.37'
C13	1'37.45"	1752.42'	49.83'	N80°50.58"W	49.83'
C14	2'30.02"	1758.42'	76.74'	N78°47'04"W	76.74'
C15	1'37.45"	1752.42'	49.83'	N76°43'11"W	49.83'
C16	2'49.35"	1758.42'	86.74'	N74°29.31"W	86.73'
C17	1'37.45"	1752.42'	49.83'	N72°55.51"W	49.83'
C18	1'34.47"	1758.42'	48.49'	S70°33.34"E	48.48'
C19	180°00'00"	15.00'	47.12'	S20°07'49"W	30.00'
C20	2'31.42"	1728.42'	76.27'	S71°08'01"E	76.26'
C21	1'39.27"	1734.42'	50.17'	S73°13'36"E	50.17'
C22	3'27.08"	1728.42'	104.14'	S75°46'53"E	104.12'
C23	1'39.27"	1734.42'	50.17'	S78°20'10"E	50.17'
C24	3'26.34"	1728.42'	103.86'	S80°53'11"E	103.84'
C25	1'39.27"	1734.42'	50.17'	S83°26'11"E	50.17'
C26	1'05.33"	1728.42'	32.96'	N84°48'41"W	32.96'
C27	180°00'00"	15.00'	47.12'	S04°38'32"W	30.00'
C28	5'58.01"	1706.42'	28.80'	N70°27'36"W	28.80'
C29	180°00'00"	15.00'	47.12'	S20°16'42"W	30.00'
C30	180°00'00"	15.00'	47.12'	S20°16'42"W	30.00'
C31	28°04.21'	25.00'	12.25'	S76°44.51"E	12.13'
C32	95°48.48'	60.00'	100.34'	N69°22.56"E	89.05'
C33	88°48.10'	20.00'	31.00'	N65°52.37"E	27.99'
C34	90°00'00"	20.00'	31.42'	S24°43'18"E	28.28'
C35	90°00'00"	20.00'	31.42'	N65°16'42"E	28.28'
C36	90°00'00"	20.00'	31.42'	N24°43'18"W	28.28'
C37	68°56.17'	10.00'	12.03'	N54°44.50"E	11.32'
C38	90°00'00"	10.00'	15.71'	S46°00'19"E	14.14'
C39	90°00'00"	10.00'	15.71'	N43°59.41"E	14.14'
C40	90°00'00"	10.00'	15.71'	S46°00'19"E	14.14'
C41	90°00'00"	10.00'	15.71'	S43°59.41"W	14.14'
C42	90°00'00"	15.00'	23.56'	N43°59.41"E	21.21'
C43	90°00'00"	15.00'	23.56'	N46°00.19"W	21.21'
C44	90°00'00"	15.00'	23.56'	N43°59.41"E	21.21'
C45	90°00'00"	15.00'	23.56'	S46°00.19"E	21.21'
C46	1'00'5.20"	300.00'	52.82'	N83°57'01"E	52.76'
C47	12'09.55"	311.50'	66.14'	N84°59.19"E	66.02'
C48	1'31'05"	1780.42'	67.17'	S88°10'11"E	47.17'
C49	93°35.41'	15.00'	24.50'	N45°47'31"E	21.87'
C50	83°58.16"	15.00'	21.98'	S42°59'28"E	20.07'
C51	15'00.58"	1780.42'	466.62'	N77°28'07"W	465.28'
C52	89°45.41'	20.00'	31.33'	N65°09.32"E	28.23'
C53	90°15.17"	20.00'	31.50'	S24°50.57"E	28.35'
C54	21'01.44"	1706.42'	626.29'	N80°29.27"W	622.78'
C55	12'09.55"	300.50'	63.80'	S84°59.19"W	63.68'
C56	11'12.5"	1769.41'	5.87'	N86°13'08"W	5.87'
C57	16'24.08"	1769.42'	506.53'	N77°55'22"W	504.81'
C58	16'35.33"	1717.42'	497.35'	S78°01'04"E	495.61'
C59	4'41.29"	1717.42'	140.62'	S88°39.35"E	140.58'
C60	7'15.32"	20.00'	2.53'	N73°35.23"W	2.53'
C61	02'36.53"	20.00'	28.80'	S61°31'46"W	26.37'
C62	02'36.53"	1769.42'	80.75'	N87°37'17"W	80.74'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C63	7°45'08"	20.00'	2.71'	S66°06'01"E	2.70'
C64	82°30'09"	20.00'	28.80'	N20°58'23"W	26.37'
C65	82°49'09"	20.00'	28.91'	N61°41'17"E	26.46'
C66	7°10'51"	20.00'	2.51'	S73°18'43"E	2.50'
C67	7°10'51"	20.00'	2.51'	S66°07'53"E	2.50'
C68	82°49'09"	20.00'	28.91'	S21°07'53"E	26.46'

being a 22.91 Acre Tract, comprising of a 17.05 Acre Tract and a 5.86 Acre Tract of which the said 17.05 Acre Tract is situated in the Cuadrilla Irrigation Co. Survey No. 139, Abstract 577 and 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 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. 2015011169, Official Public Records of Nueces County, Texas; said 5.86 Acre Tract, being situated in Section D, as shown on the said map of Laureles Farm Tracts and being a portion of a called 21.76 Acre Tract of Land described in a Warranty Deed with Vendor's Lien from Joseph John Meaney, as Trustee of the Claire Elizabeth Haynes Trust, the Isabelle Marie Haynes Trust, and the Emily P. Haynes Trust, by and through his Attorney-in-Fact, David Walsh; and Elizabeth Anne Meaney, Trustee of the Lucy A. Haynes Trust, to Braselton Development Company, Ltd., a Texas limited partnership, recorded in Document No. 2019002524, Official Public Records of Nueces County, Texas.

8.00 Acres
out of Section "D"
Laureles Farm Tracts
Vol. 3, Pg. 15, Map
Records of Nueces County, Texas
(Doc. No. 2016053230, O.P.R.N.C.T.)
(Owner: Agape Ranch)

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.

Northeast
corner of 21.76
Acres \

Temporary Right-of-Way
Easement (Doc. No.
_____, O.P.R.N.C.T.)

30' Remainder of 21.76 Acres
out of Section "D"
Laureles Farm Tracts
Vol. 3, Pg. 15, Map
Records of Nueces County, Texas
(Owner: Braselton Development Company, Ltd.)
(Doc. No. 2019002524, 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.)

Revised: 5/3/19
Revised: 4/10/19
Submitted: 2/6/19
SCALE: 1"=100'
JOB NO.: 42900.B9.02
SHEET: 2 of 2
DRAWN BY: XG

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