

Notes:

1. Total platted area contains 7.272 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). The more stricter of the two designations shall be considered.
7. The yard requirement, as depicted, is a requirement of the Unified Development Code and is subject to change as the zoning may change.
8. All driveways to public Streets within the subdivision shall conform to access management standards outlined in Article 7 of the UDC.
9. No driveways allowed onto Eltonne Garden Drive from Lots 28, 40, 41 and 53, Block 7.

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

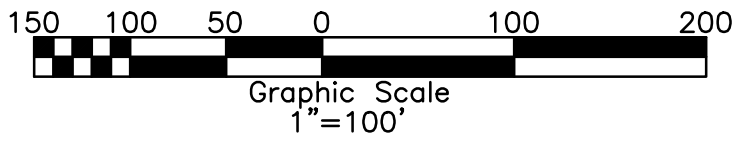
By: \_\_\_\_\_  
PHILLIP J. RITLEY, Senior Lending Officer

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

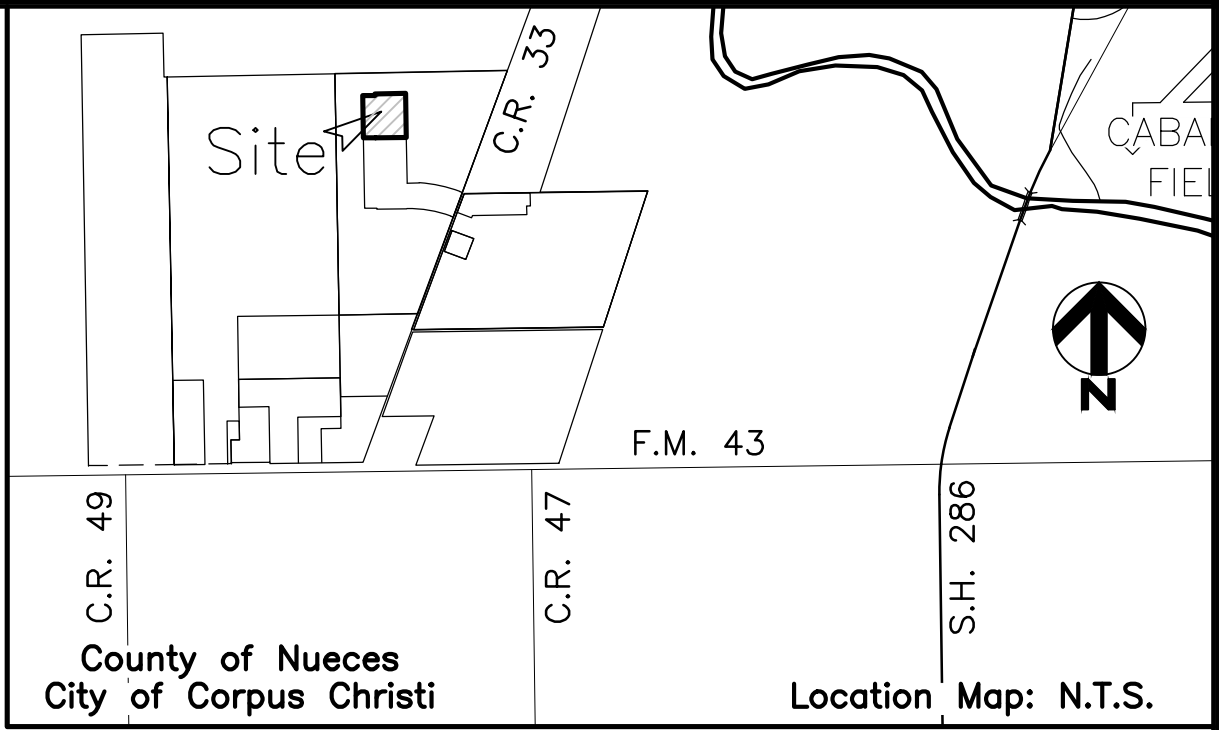


| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N88°59'41"E | 161.00'  |
| L2   | N01°00'19"W | 18.56'   |
| L3   | N01°00'19"W | 3.44'    |
| L4   | S88°59'41"W | 161.00'  |

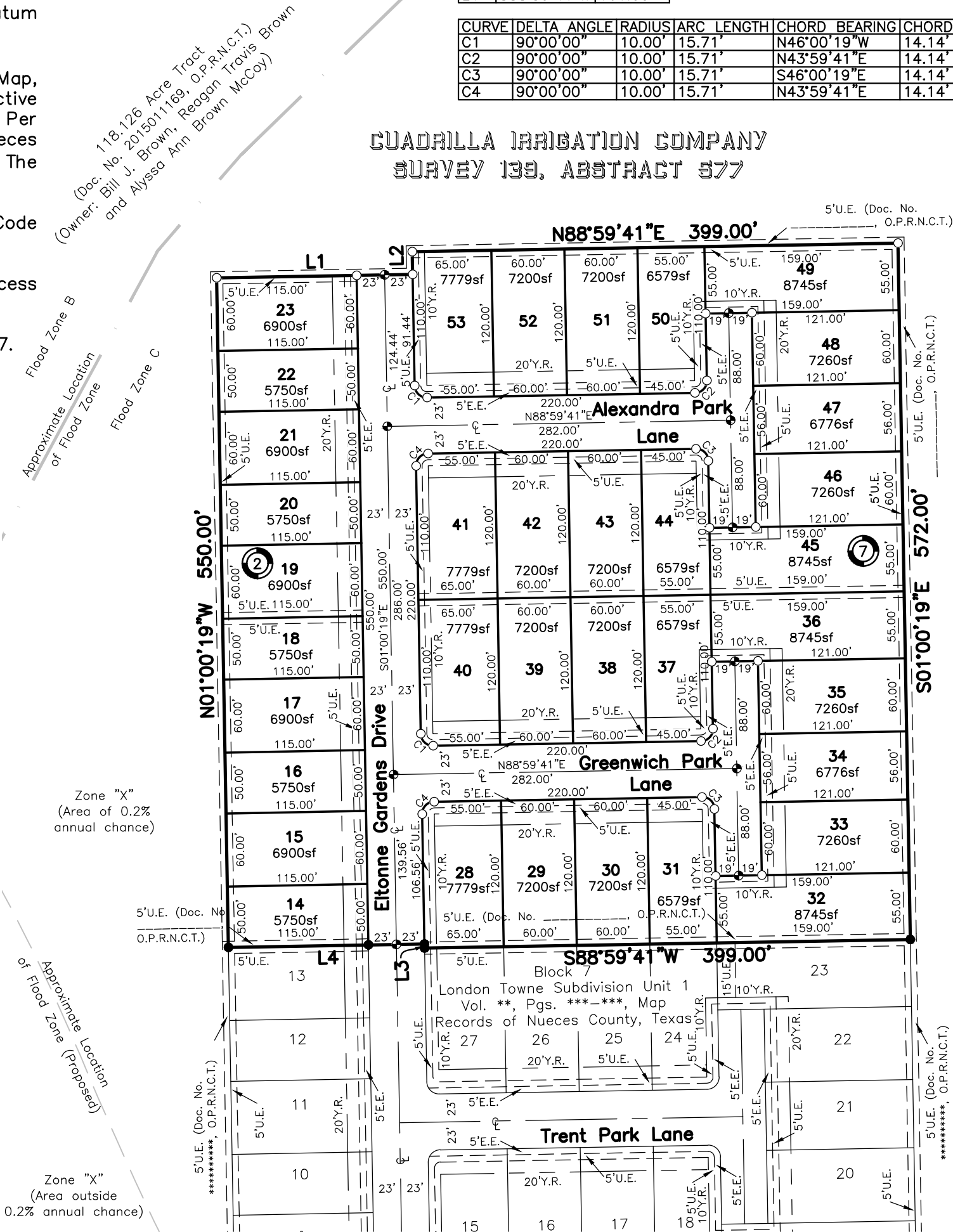
| CURVE | DELTA     | ANGLE  | RADIUS | ARC LENGTH  | CHORD  | BEARING | CHORD LENGTH |
|-------|-----------|--------|--------|-------------|--------|---------|--------------|
| C1    | 90°00'00" | 10.00' | 15.71' | N46°00'19"W | 14.14' |         |              |
| C2    | 90°00'00" | 10.00' | 15.71' | N43°59'41"E | 14.14' |         |              |
| C3    | 90°00'00" | 10.00' | 15.71' | S46°00'19"E | 14.14' |         |              |
| C4    | 90°00'00" | 10.00' | 15.71' | N43°59'41"E | 14.14' |         |              |

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



CUADRILLA IRRIGATION COMPANY  
SURVEY 139, ABSTRACT 577



Plat of  
**London Towne Subdivision**  
**Unit 3**

being a 7.272 Acre Tract, being 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 7.272 Acre Tract 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. 201501169, 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\_\_\_\_\_.

Jalal Saleh, 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\_\_\_\_\_.

Al Raymond, III, AIA  
Secretary

Carl Crull, 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

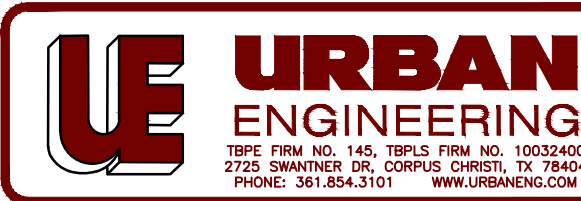
State of Texas  
County of Nueces

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: 8/11/20  
Submitted: 6/17/20  
SCALE: 1"=100'  
JOB NO.: 42900.C0.02  
SHEET: 1 of 1  
DRAWN BY: XG

©2020 by Urban Engineering  
urbansurvey1@urbaneng.com