

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.)

20.00 Acre Tract out of Tract 2
Assessors Map 154
(Owner: London Independent School District)
(Doc. No. 2005027406, O.P.R.N.C.T.)

Called 89.888 Acres
being a portion of Section "D"
Laureles Farm Tracts
Records of Nueces County, Texas
(Owner: Bill J. Brown, Reagan Travis
Brown and Alyssa Ann Brown McCoy)
(Doc. No. 2015011189, O.P.R.N.C.T.)

56.54 Acres
being a portion of Section "D"
Laureles Farm Tracts
Vol. 3, Pg. 15, Map
Records of Nueces County, Texas
(Owner: Elizabeth Anne Meaney, Trustee of the Lucy A. Haynes Trust)
(Doc. No. 2014032038, O.P.R.N.C.T.)
(Owner: Joseph J. Meaney, Trustee of the Laura Marie Haynes Trust)
(Owner: Joseph J. Meaney, Trustee of the Luke Ian Haynes Trust)
(Doc. No. 2019022574, O.P.R.N.C.T.)

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)

293.041 Acre Tract
out of the Cuadrilla Irrigation Company Survey No. 135, Abstract 577
and Cuadrilla Irrigation Company Survey No. 137, Abstract 579
(Owner: MPM Development, LP)
(Doc. No. 2019035726, O.P.R.N.C.T.)

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

Zone "X"
(Area outside
0.2% annual chance)
Approximate Location
of Flood Zone
Zone "X"
(Area of 0.2%
annual chance)

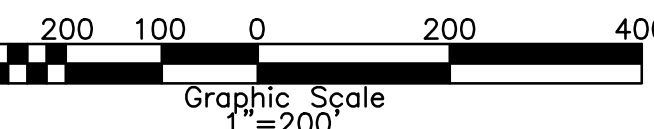
8.00 Acres
out of Section "D"
Laureles Farm Tracts
Vol. 3, Pg. 15, Map
Records of Nueces County, Texas
(Doc. No. 2016053230,
O.P.R.N.C.T.)
(Owner: Agape Ranch)

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

Portion of 3.119 Acre Tract out of Section "D", Laureles Farm Tracts
Vol. 3, Pg. 15, Map
(Owner: Elizabeth Anne Meaney, Trustee of the Lucy A. Haynes Trust)
(Doc. No. 2014032038, O.P.R.N.C.T.)
(Owner: Joseph J. Meaney, Trustee of the Laura Marie Haynes Trust)
(Doc. No. 2019022574, O.P.R.N.C.T.)

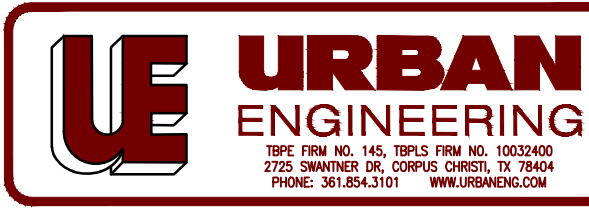
308.99 Acres
out of Shores 1, 2, 3 and 4 of the Partition of
the Paul E. Morgan Estates
and out of the North 100 Acres of the Bertha
Morgan Homestead Tract, all out of Section "D"
Laureles Farm Tracts
Vol. 3, Pg. 15, Map
Records of Nueces County, Texas
(Doc. No. 941343, O.P.R.N.C.T.)
(Owner: City of Corpus Christi)

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)



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



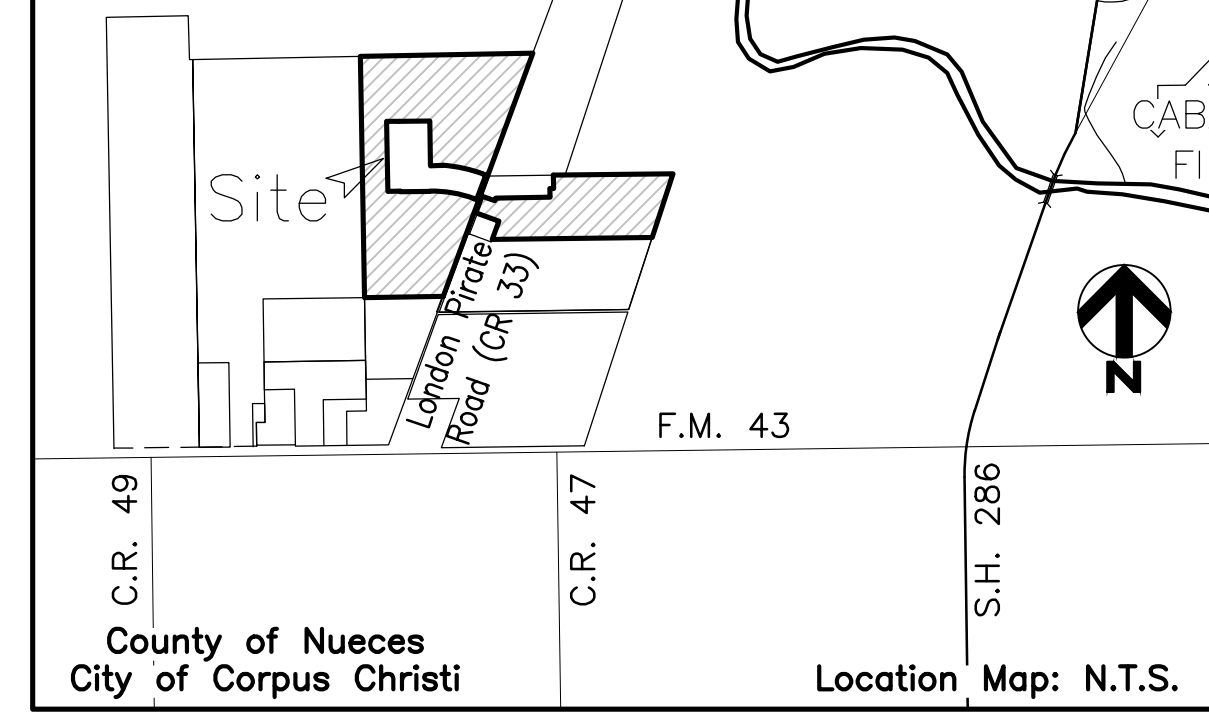
Revised: 9/27/21
Submitted: 6/16/21
SCALE: 1"=200'
JOB NO.: 42900.CO.00
SHEET: 1 of 4
DRAWN BY: XG
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urbansurvey1@urbaneng.com

Notes:

- Total platted area contains 138.30 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 2A and 31A, Block 1, Lot 1, Block 18 are non-buildable lots, and Utility Easements that will be maintained by the Home Owners Association.
- Lot 21, Block A is a non-buildable lot that will be deeded to the City of Corpus Christi.
- 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 is zoned RS-4.5.
- Some street names shown are preliminary and will be revised for approval at the final plat stage.
- Lot 24, Block 2: Lots 3, 8, 14 and 19, Block 3; Lot 80, Block 7; Lots 11 and 16, Block 10; Lots 20, 25, 30 and 35, Block 12; Lots 14, 20 and 25, Block 16; and Lots 47 and 53, Block 17, 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.

Preliminary Plat of London Towne Subdivision

138.30 Acres, comprising of a portion of a 117.95 Acre Tract of Land, 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, said 117.95 Acre Tract of Land, 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, together with a 37.46 Acre Tract, situated in Section D, said Laureles Farm Tracts; said 37.46 Acre Tract comprising of a portion of a 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, all of an 8.68 Acre Tract of Land described in a General Warranty Deed from Joseph John Meaney, Trustee of the Claire Elizabeth Haynes Trust, the Isabelle Marie Haynes Trust, the Emily P. Haynes Trust, the Laura Marie Haynes Trust and the Luke Ian Haynes Trust, and Elizabeth Anne Meaney, Trustee of the Lucy A. Haynes Trust, to Braselton Development Company, Ltd., a Texas limited partnership, recorded in Document No. 2019028160, Official Public Records of Nueces County, Texas and a all of a 12.88 Acre Tract of Land described in a Warranty Deed with Vendor's Lien from Joseph John Meaney, Trustee of the Claire Elizabeth Haynes Trust, the Isabelle Marie Haynes Trust, the Emily P. Haynes Trust, the Laura Marie Haynes Trust and the Luke Ian Haynes Trust, and Elizabeth Anne Meaney, Trustee of the Lucy A. Haynes Trust, to Braselton Development Company, Ltd., a Texas limited partnership, recorded in Document No. 2021004229, Official Public Records of Nueces County, Texas.



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	16'05.05"	1918.42	537.71	N17°45'50"W	535.95'
C2	21°17'01"	1571.42	583.73	S80°21'49"E	580.38'

LINE	BEARING	DISTANCE
L1	N62°43'18"W	137.77'
L2	S01°00'19"E	2.56'
L3	N85°59'41"E	161.00'
L4	N01°00'19"W	3.44'
L5	S85°59'41"W	161.00'
L6	N85°59'41"E	161.00'
L7	S01°00'19"E	10.00'
L8	S69°43'18"E	38.09'
L9	N20°10'52"E	251.64'
L10	N69°43'18"W	130.48'
L11	N20°19'58"E	243.77'
L12	S69°43'18"E	201.53'
L13	N20°16'42"E	37.91'
L14	N04°47'01"W	114.00'
L15	N89°12'59"E	47.72'
L16	N00°47'01"W	171.00'

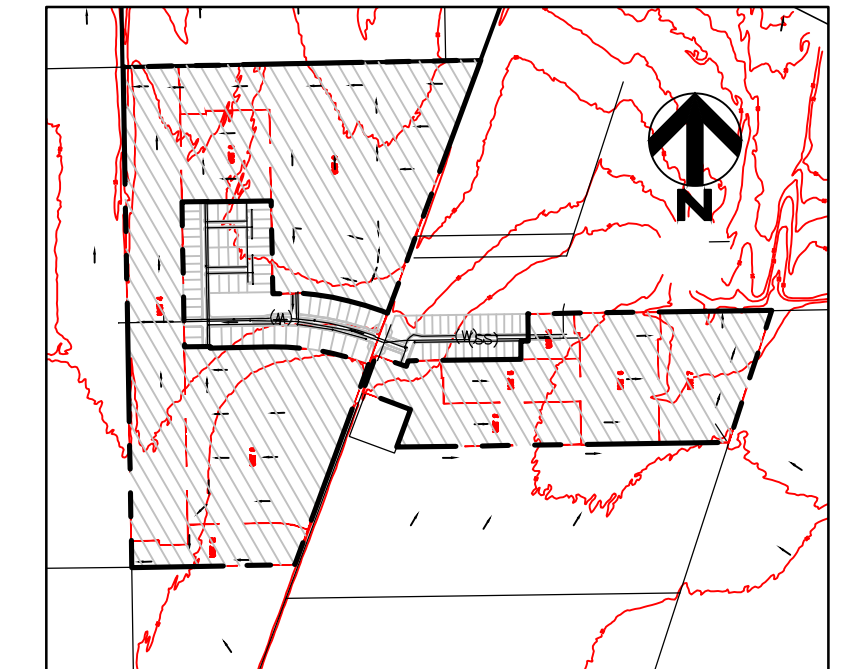


LEGEND

UNIT (PHASE) BOUNDARY

PHASING NOTE:
ALL UNITS SHOWN WITH EXCEPTION OF THE INITIAL UNIT (UNIT 1) ARE APPROXIMATE. THE LOCATION, SIZE, AND LAYOUT OF FUTURE PHASES WILL FLUCTUATE WITH THE MARKET. APPROXIMATE PHASES ARE SHOWN ON THIS PLAN FOR THE PURPOSES OF GENERAL PLANNING.

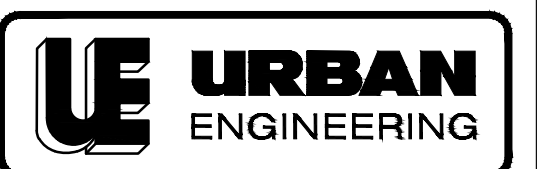
SCHEDULING NOTE:
IT IS ANTICIPATED THAT THE SUBDIVISION WILL DEVELOP AT A RATE OF APPROXIMATELY 100 UNITS PER YEAR. THIS RATE WILL FLUCTUATE WITH THE MARKET.



AREA INCLUDED IN PRELIMINARY PLAT

PHASING PLAN FOR LONDON TOWNE SUBDIVISION

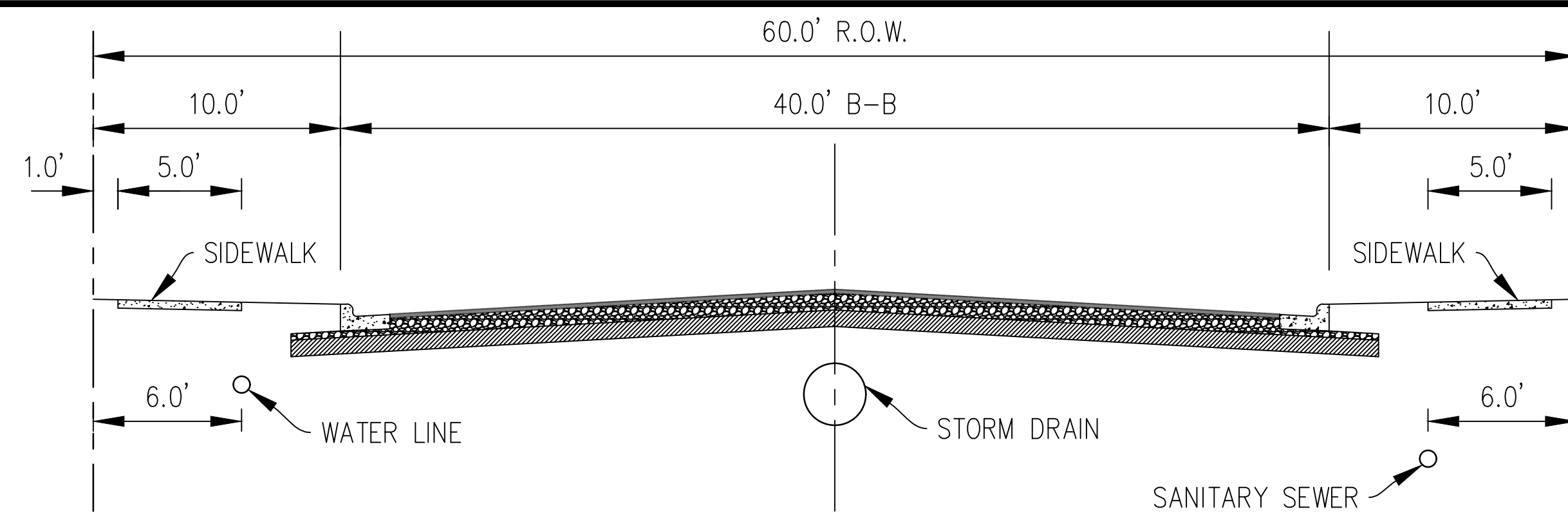
Revised: 7/15/2020
Submitted: 6/17/2020



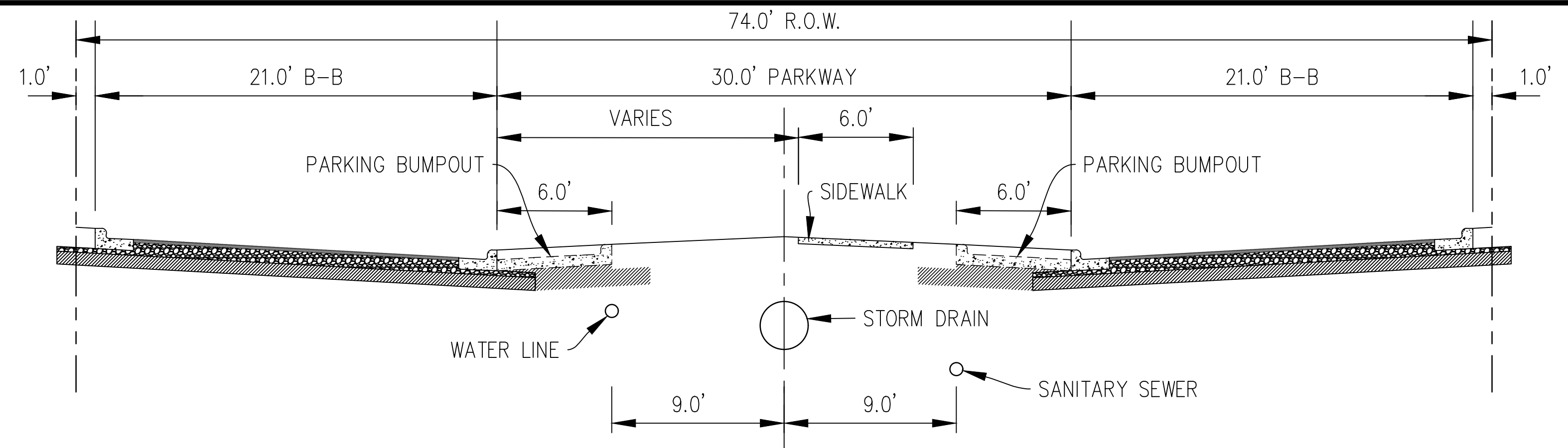
0 100 200 400
GRAPHIC SCALE
1"=200'

TYPE FIRM NO. 145, TYPE S FIRM NO. 10035400
2725 SWANWATER DR., CORPUS CHRISTI, TX 78404
PHONE: 361-854-3101 WWW.URBANENGINEERING.COM

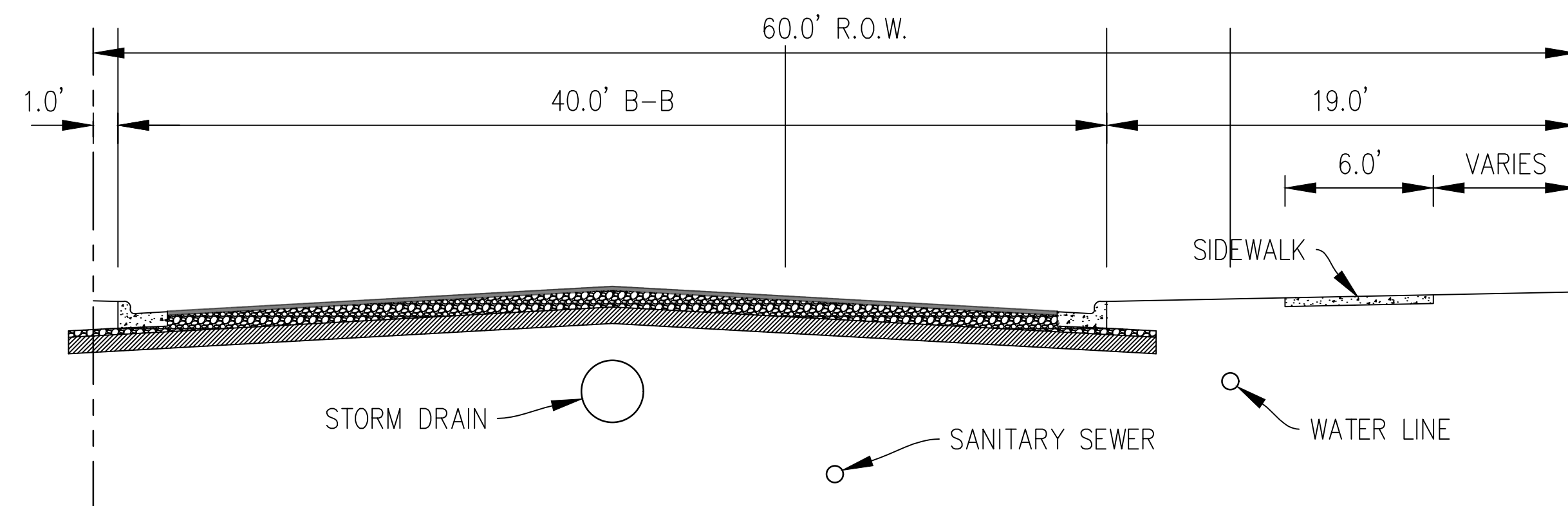
JOB NO. 42900.CO.00



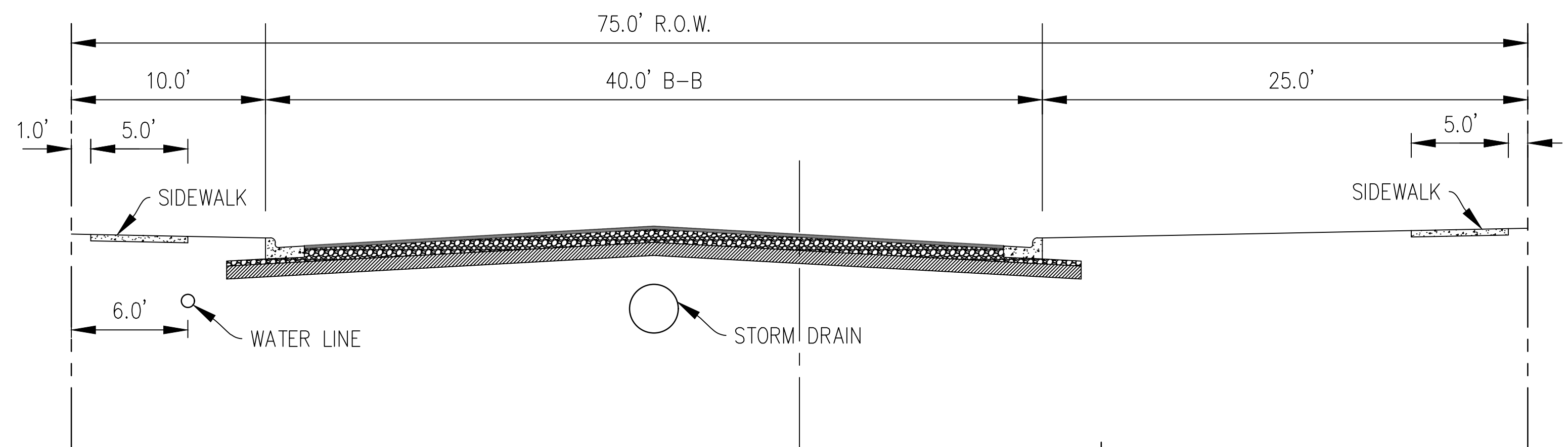
60' R.O.W.
EXCELSIOR BOULEVARD



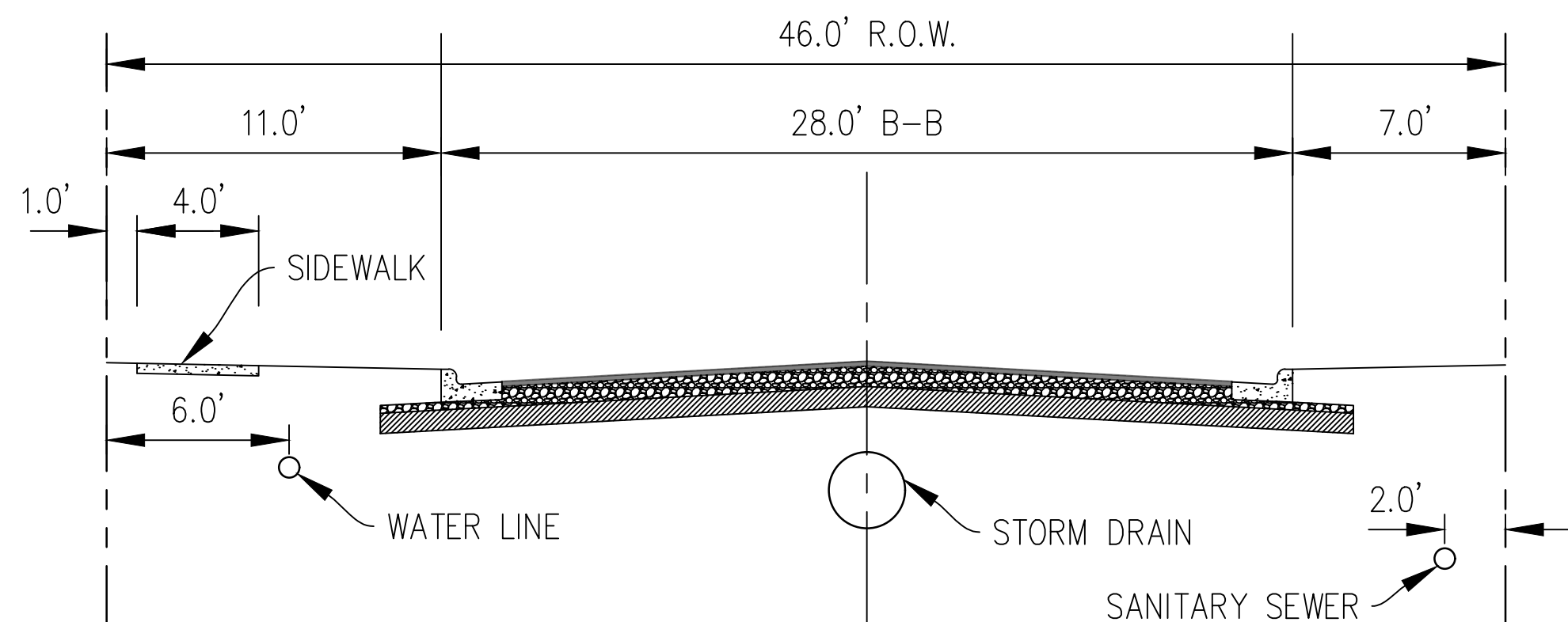
74' R.O.W.
LONDON TOWNE BOULEVARD



60' R.O.W.
LONDON TOWNE BOULEVARD

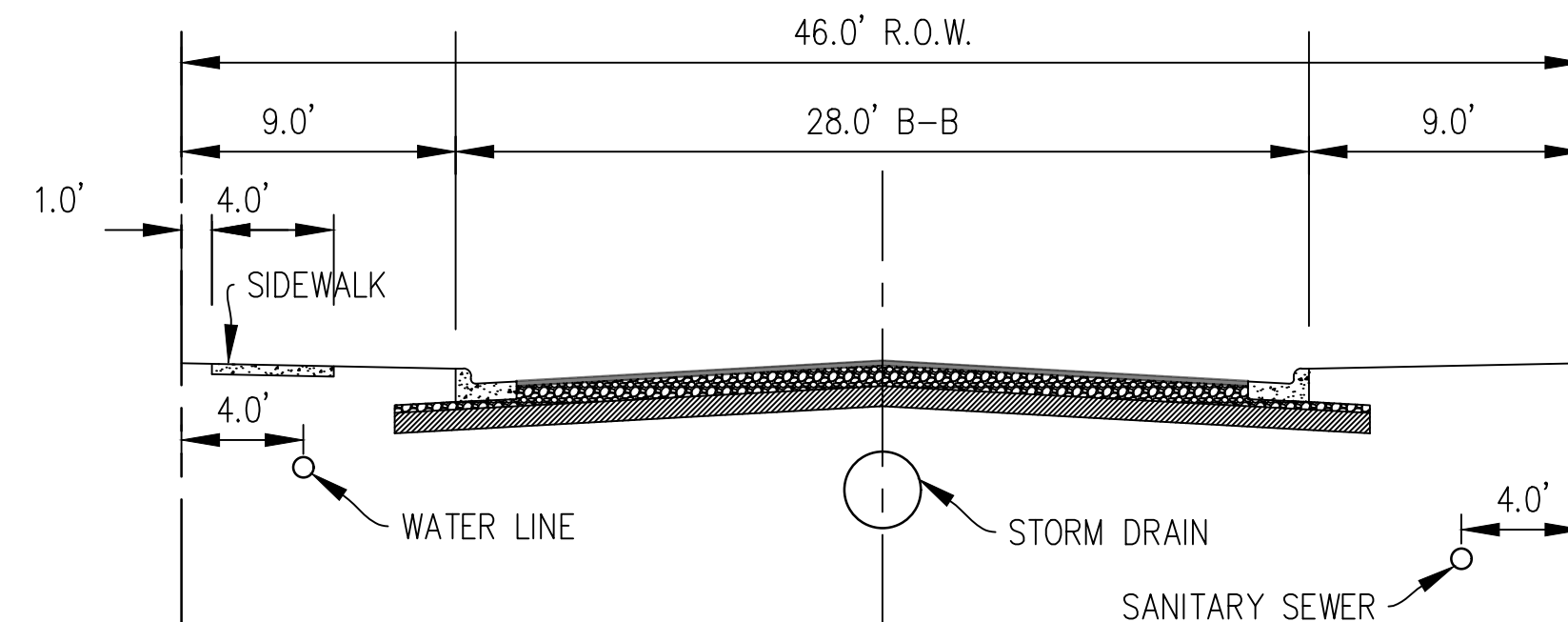


75' R.O.W.
STREET A



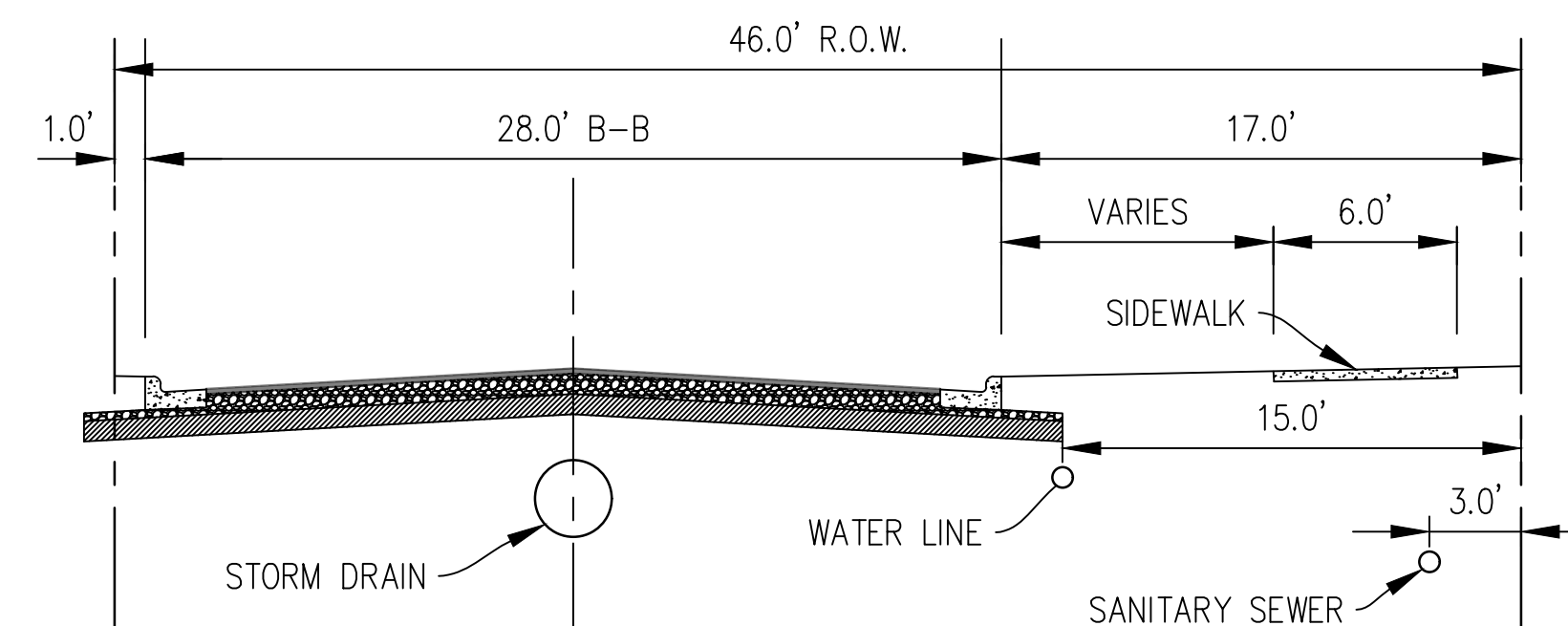
46' R.O.W.

THAMES CHASE DRIVE, CARNABY STREET, BREEBRY DRIVE,
ABBEY ROAD, EVERLY LANE, FITCH PRICE WAY, STREETS 5, C, D, E, F,
G, H, I, J, K, AND L



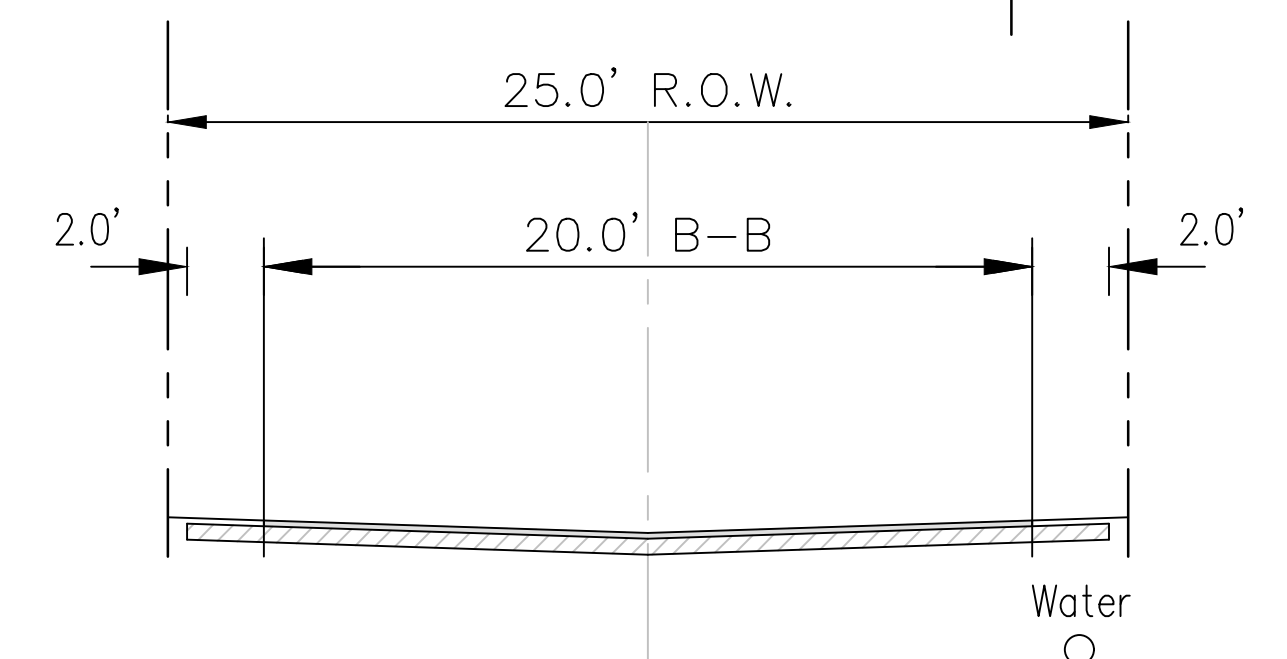
46' R.O.W.

REGENTS PARK LANE, TRENT PARK LANE, GREENWICH PARK LANE, ALEXANDRA PARK LANE

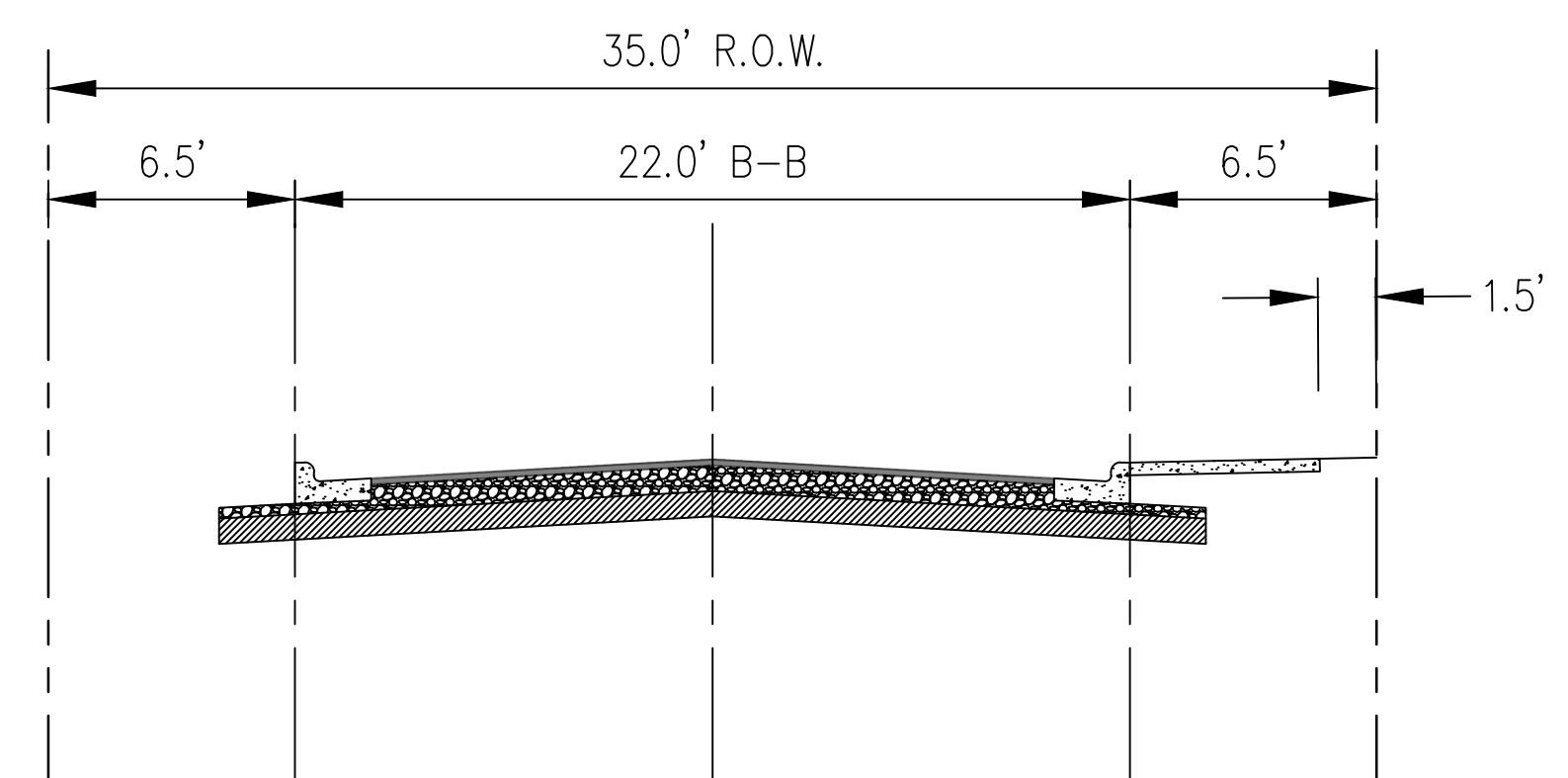


46' R.O.W.

ELTONNE GARDENS DRIVE, BRASEL COMMONS DRIVE, ABBEY ROAD, KINGS ROAD, AND STREET 6

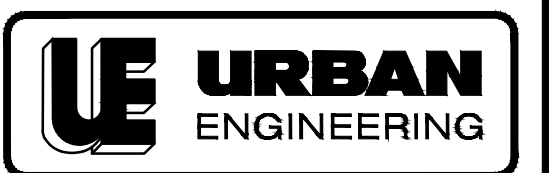


25' Alley
LANE 1, LANE 2

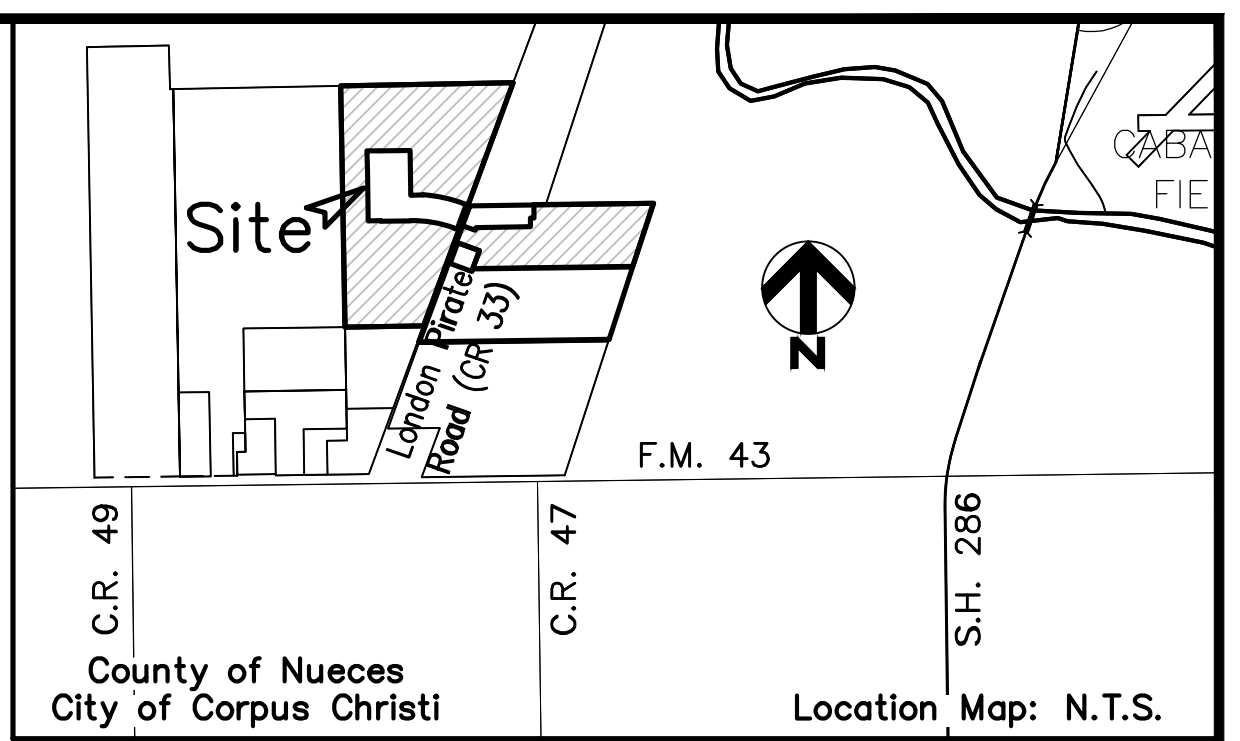
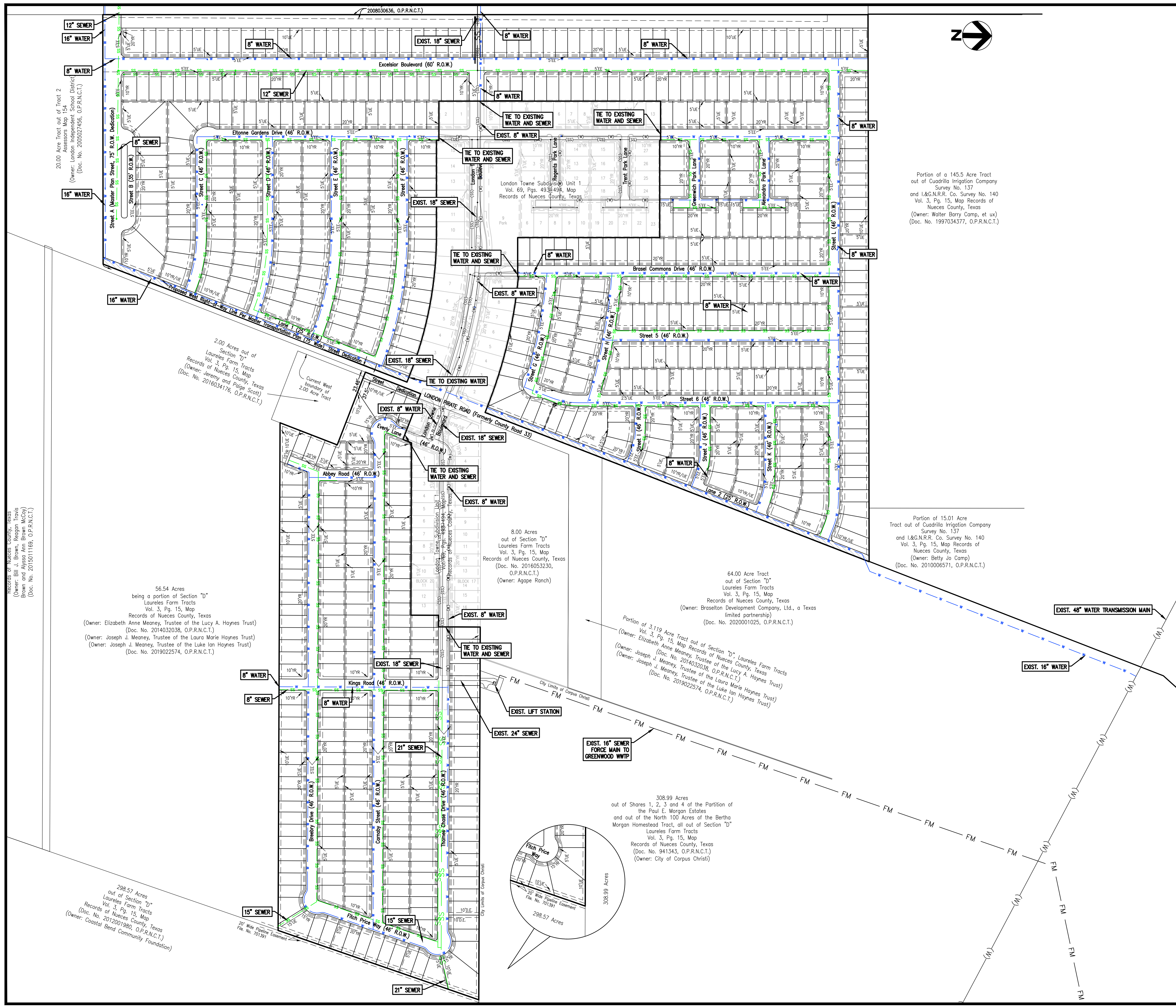


35' R.O.W.
STREET B

STREET SECTIONS FOR LONDON TOWNE SUBDIVISION



TYPE FIRM NO. 145, TYPE S FIRM NO. 10035400
2725 SWANWATER DR., CORPUS CHRISTI, TX 78404
PHONE: 361-664-3101 WWW.URBANGEN.COM
JOB NO. 42900.CO.00
Submitted: 6/16/2021
Rev. 8/6/2021 SHEET 3 OF 4



- Notes:
- 1.) Total platted area contains 138.30 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.) 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.
 - 4.) 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.

LEGEND	
— (W) —	EXISTING WATER LINE (CITY RECORDS)
— W —	PROPOSED WATER LINE
— SS —	PROPOSED SANITARY SEWER COLLECTION LINE
— FM —	PROPOSED SANITARY SEWER FORCE MAIN

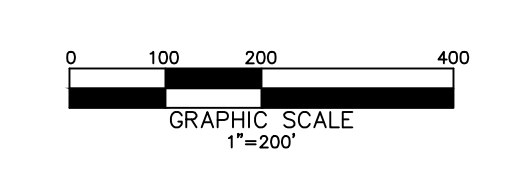
NOTE:

1. ALL PROPOSED WATER LINES SHALL BE 6" DIAMETER UNLESS OTHERWISE NOTED ON THIS SHEET.
2. ALL SANITARY SEWER LINES SHALL BE 8" DIAMETER UNLESS OTHERWISE NOTED ON THIS SHEET.

Preliminary Utility Plan Water & Sanitary Sewer London Towne Subdivision

LEGAL DESCRIPTION

138.30 Acres, comprising of a portion of a 117.95 Acre Tract of Land, 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, said 117.95 Acre Tract of Land, being a portion of Tract II, described as a 118.126 Acre Tract in a Correction Warranty Deed from Sheikh 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, together with a 37.46 Acre Tract, situated in Section D, said Laureles Farm Tracts; said 37.46 Acre Tract comprising of a portion of a 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, all of an 8.68 Acre Tract of Land described in a General Warranty Deed from Joseph John Meaney, Trustee of the Claire Elizabeth Haynes Trust, the Isabelle Marie Haynes Trust, the Emily P. Haynes Trust, the Laura Marie Haynes Trust, and the Luke Ian Haynes Trust, to Braselton Development Company, Ltd., a Texas limited partnership, recorded in Document No. 2019028160, Official Public Records of Nueces County, Texas, and a 12.88 Acre Tract of Land described in a Warranty Deed with Vendor's Lien from Joseph John Meaney, Trustee of the Claire Elizabeth Haynes Trust, the Isabelle Marie Haynes Trust, the Emily P. Haynes Trust, the Laura Marie Haynes Trust, and the Luke Ian Haynes Trust, to Braselton Development Company, Ltd., a Texas limited partnership, recorded in Document No. 2021004229, Official Public Records of Nueces County, Texas.



Submitted: 6/16/2021

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

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



JOB NO. 42900.CO.00
SHEET 4 OF 4
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