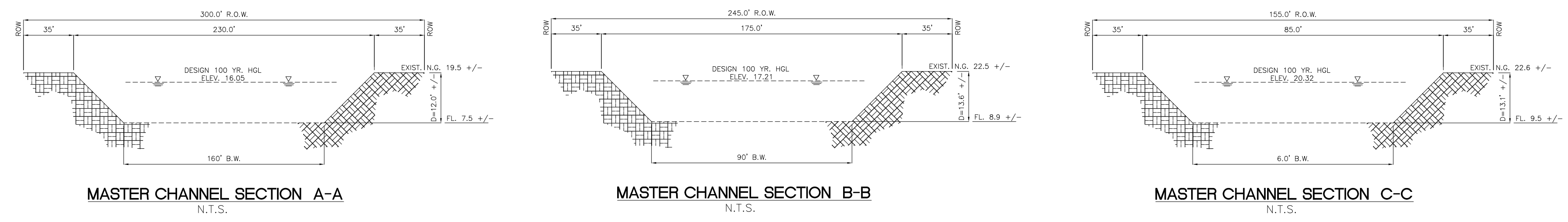


GENERAL NOTES:

- TOTAL PLATTED PROPERTY WITH STREET DEDICATION CONTAINS 136.019 ACRES.
- THE BASIS OF BEARINGS IS TEXAS STATE PLANE COORDINATES, SOUTH ZONE, LAMBERT PROJECTION, NAD '83.
- THE SUBJECT SITE IS IN ZONE "C", ZONE A-1 AND ZONE "B" ACCORDING TO FEMA MAP, COMMUNITY PANEL 485494 0520 D, REVISED JUNE 04, 1987.
- 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 "OYSTERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
- ALL STREETS SHALL BE PRIVATE AND MAINTAINED BY THE H.O.A.
- PRIOR TO CONNECTING TO PUBLIC WATER, EACH LOT MUST HAVE AN APPROVED AND RECORDED O.C.L. WATER CONTRACT.
- C3 COLLECTOR STREETS (ARASH DR.) AS PER URBAN TRANSPORTATION PLAN WILL BE DEDICATED AS A PRIVATE R.O.W. DEDICATION AND WILL BECOMING PUBLIC R.O.W. UPON ANNEXATION OF PROPERTY.
- LOT 1, BLOCK 1 AND LOT 27, BLOCK 2 ARE PROHIBITED ACCESS TO FM 2444.
- LOTS 4-11, BLOCK 2 ARE PROHIBITED ACCESS TO ARASH DR.
- LOT 17, BLOCK 3, SHALL BE A PRIVATE DETENTION BASIN TO BE MAINTAINED BY H.O.A.
- LOTS SHALL BE SERVICED BY SEPTIC SYSTEM APPROVED BY THE CITY COUNTY HEALTH DEPARTMENT.



CURB DATA:

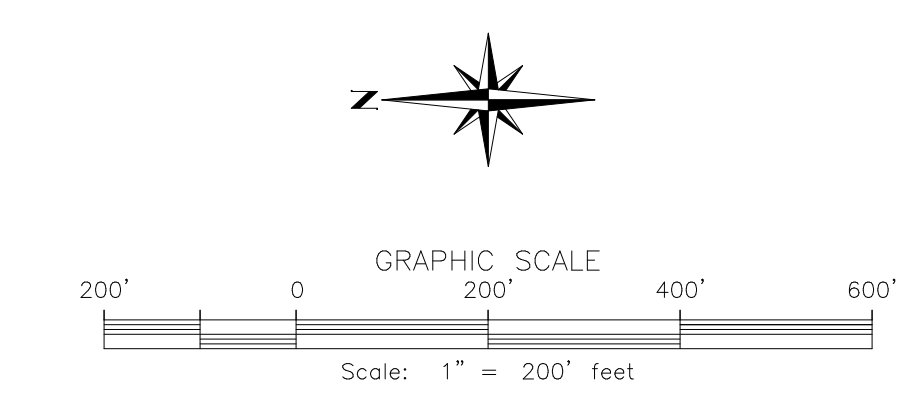
① r=20.00' 31.47' cd=28.32' cb=N45°53'03"W d=90°08'56"	⑤ r=34.50' 40.65' cd=38.34' cb=N32°55'58"E d=67°30'23"	⑨ r=34.50' 20.72' cd=20.41' cb=N73°22'20"W d=34°24'46"	⑬ r=55.00' 152.19' cd=98.25' cb=N45°38'06"W d=158°32'16"
② r=20.00' 31.36' cd=28.25' cb=N44°07'00"E d=89°51'09"	⑥ r=20.00' 31.46' cd=28.32' cb=N45°53'19"W d=90°08'12"	⑩ r=20.00' 31.50' cd=28.34' cb=N73°22'20"W d=34°24'46"	⑭ r=34.50' 20.74' cd=20.43' cb=N16°24'43"E d=34°26'36"
③ r=34.50' 20.56' cd=20.26' cb=N71°58'14"E d=34°08'41"	⑦ r=34.50' 20.53' cd=20.23' cb=N175°2'03"W d=34°05'39"	⑪ r=20.00' 31.42' cd=28.28' cb=N44°25'15"E d=90°00'03"	⑯ r=20.00' 31.34' cd=28.23' cb=N45°41'39"W d=89°46'09"
④ r=55.00' 184.10' cd=99.47' cb=N29°12'28"W d=191°47'16"	⑧ r=55.00' 152.39' cd=98.29' cb=N44°27'35"E d=158°44'55"	⑫ r=20.00' 31.42' cd=28.28' cb=N45°34'45"W d=89°59'57"	⑰ r=20.00' 31.33' cd=28.23' cb=N44°04'28"E d=89°46'05"

OWNERS:
GTH DEVELOPMENT LLC.
5350 S. STAPLES ST. STE 406
CORPUS CHRISTI, TEXAS

ENGINEER COMPANY:
TEXASGEO TECH ENGINEERING &
LAND SURVEYING INC.
5525 S. STAPLES ST.
CORPUS CHRISTI, TX. 78411

**PHASE I
PRELIMINARY PLAT
SWAN VILLAGE**

BEING 136.019 ACRES TRACT OF LAND, A PORTION OF A 479.363 ACRE TRACT DESCRIBED BY DEED RECORDED AT DOCUMENT NO. 2016025037, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS AND BEING A PORTION OF THE SOUTH HALF OF SECTION 30 AND THE NORTH HALF OF SECTION 33, LAURELES FARM TRACTS, A MAP OF WHICH IS RECORDED IN VOLUME 3, PAGE 15, MAP RECORDS OF NUECES COUNTY, TEXAS.



**TEXAS GEO TECH
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