

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 _____, 2018, at _____ o'clock _____ M. and duly recorded the _____ day of _____, 2018, at _____ o'clock _____ M. in said County in Volume _____, Page _____, Map Records.
At _____ o'clock _____ M. _____, 2018

No. _____
Filed for Record By: _____
At _____ o'clock _____ M. _____, 2018
Deputy Kara Sands,
Clerk County Court
Nueces County, Texas

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 _____, 2018.

Eric Villarreal, P.E.
Chairman

Nina Nixon-Mendez, FAICP
Secretary

STATE OF TEXAS
COUNTY OF NUECES

This final plat of the herein described property was approved by the department of Development Services Engineer of the City of Corpus Christi, Texas.

This the _____ day of _____, 2018.

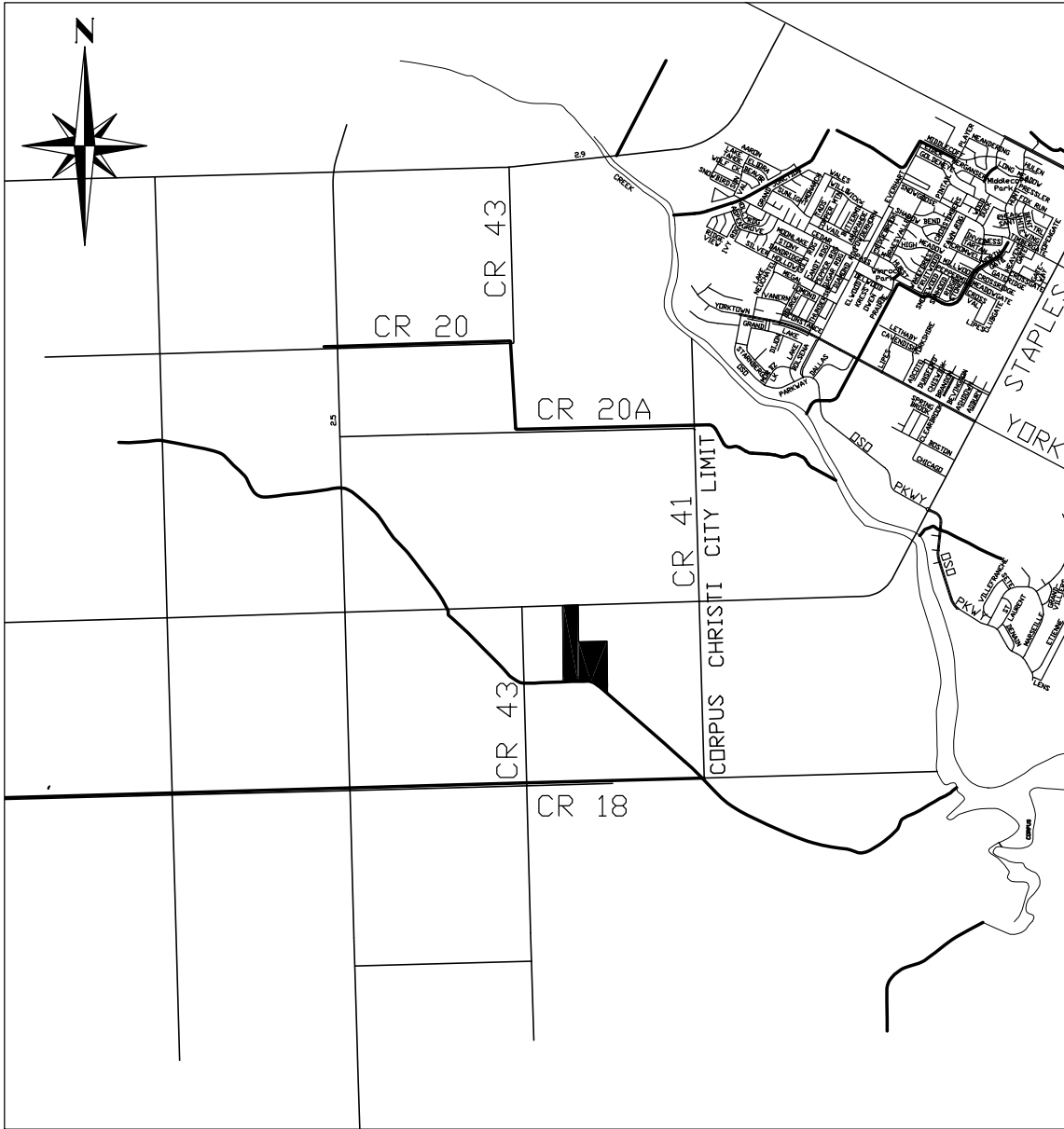
William J. Green, P.E.
Development Services Engineer

STATE OF TEXAS
COUNTY OF NUECES

I, Jarrel L. Moore, a registered professional land surveyor for Texas Geo Tech Land Surveying, Inc. hereby certify that the foregoing plat was prepared from a survey made on the ground under my direct supervision and is true and correct to the best of my knowledge and belief; That Texas Geo Tech Engineering & Land Surveying Inc. has been engaged under contract to set all Lot and Block corners and complete such operation without delay.

This the _____ day of _____, 2018.

JARREL L. MOORE
Registered Professional Land Surveyor No. 4854



STATE OF TEXAS
COUNTY OF NUECES

WE, GTHH Development, LLC. hereby certify that we are the owner's of the Land embraced within the boundaries of the foregoing plat; Subject to a lien in favor of First Community Bank; that we have had said land surveyed and subdivided as shown; that streets and easements as shown have been heretofore dedicated, or if not previously dedicated, are hereby dedicated to the public use forever; and that this plat was made for the purposes of description and dedication.

This the _____ day of _____, 2018.

SAGHAR MOSTAGHASI, Manager

HADI MOSTAGHASI, Manager

HAMED MOSTAGHASI, Manager

HOSSEIN MOSTAGHASI, Manager

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by SAGHAR MOSTAGHASI, HADI MOSTAGHASI, HAMED MOSTAGHASI and HOSSEIN MOSTAGHASI, as managers of GTHH Development, LLC

This the _____ day of _____, 2018.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF NUECES

We, First Community Bank, hereby certify that we are the holders of a Lien on the land embraced within the boundaries of the foregoing map and that we approve the subdivision and dedication for the purposes and considerations therein expressed.

BY: Rene Cantu

TITLE: Loan Officer

STATE OF TEXAS
COUNTY OF NUECES

This instrument was acknowledged before me by Mr. Rene Cantu

(title) of

This the _____ day of _____, 2018.

Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF NUECES

Approved by the Corpus Christi – Nueces County Health Department. This the _____ day of _____, 20____, Any private sewage system shall be approved by the Corpus Christi – Nueces County Health Department prior to installation.

Lauren Rabe, MPA
Nueces County Health Department

GENERAL NOTES:

- 5/8" IRON RODS SET AT ALL LOT CORNERS.
- SANITARY SEWER AND GAS SERVICES WILL NOT BE PROVIDED FOR THIS SUBDIVISION.
- ON SITE WASTEWATER SYSTEMS WILL BE APPROVED BY THE CORPUS CHRISTI-NUECES COUNTY HEALTH DEPARTMENT.
- TOTAL PLATTED AREA CONTAINS 44.896 ACRES OF LAND INCLUDING STREET DEDICATION, MORE OR LESS, (STREET DEDICATION 71,507.81 SQ. FT.)
- BY GRAPHIC PLOTTING ONLY, THE SUBJECT SITE IS PRIMARILY IN ZONE "C", ACCORDING TO FEMA MAP, COMMUNITY PANEL No. 485494 0520 D, NUECES COUNTY, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF JUNE 4, 1987 SOUTHERNMOST PORTIONS OF THE PROPERTY FALL WITHIN ZONES B AND A-1. THESE AREAS ARE IDENTIFIED ON THE PLAT.
- 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.
- BASIS OF BEARINGS REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, TEXAS SOUTH ZONE.
- PRIOR TO CONNECTING TO PUBLIC WATER, EACH LOT MUST HAVE AN APPROVED AND RECORDED O.C.L. WATER CONTRACT.
- THE PRIVATE STREET, LOT 1, BLOCK 4 ASSOCIATED WITH THIS PLAT SHALL BE PRIVATELY MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- MINIMUM FINISHED FLOOR ELEVATION SHALL BE 18 INCHES ABOVE THE CROWN OF THE FRONTING STREET.
- BLOCK 3, LOT 17, IS DESIGNATED AS A STORM WATER DETENTION AREA TO BE OWNED & MAINTAINED BY THE H.O.A. (NOT BY NUECES COUNTY)
- ALL BUILDING SETBACKS WILL BE IN ACCORDANCE WITH THE NUECES COUNTY SUBDIVISION REGULATIONS AND PLATTING REQUIREMENTS.
- THE HOME OWNERS ASSOCIATION SHALL BE ESTABLISHED IN ACCORDANCE WITH THE STATE OF TEXAS REQUIREMENTS UNDER THE NAME " SWAN VILLAGE – PHASE ONE ASSOCIATION ".
- HOME OWNER'S ASSOCIATION AGREES TO RELEASE, INDEMNIFY, DEFEND, AND HOLD HARMLESS ANY GOVERNMENTAL ENTITY FOR DAMAGE TO PRIVATE STREETS REASONABLY USED BY GOVERNMENT VEHICLES, AND/OR FOR INJURES OR DAMAGES TO OTHER PERSONS, PROPERTIES, OR VEHICLES CLAIMED AS A RESULT OF STREET DESIGN OR CONSTRUCTION.
- SCHEMATIC PLANS AND PRELIMINARY DRAINAGE CALCULATIONS WERE SUBMITTED WITH THE PRELIMINARY PLAT FOR SWAN VILLAGE, AND NO CHANGES HAVE OCCURRED.
- SUBDIVISION DEVELOPER SHALL PROVIDE WATER SERVICE CONNECTION WITH WATER METER TO ALL LOTS.
- SUBDIVISION DEVELOPER SHALL PROVIDE ON SITE SEWAGE SYSTEM TO ALL LOTS.
- LOTS SHALL NOT BE SUBDIVIDED.
- NO MORE THAN ONE SINGLE FAMILY DWELLING SHALL BE ALLOWED PER LOT.
- LOTS WITHIN THE FLOOD ZONE WILL REQUIRE A FLOOD PLAIN DEVELOPMENT PERMIT AND ELEVATION CERTIFICATE PRIOR TO BUILDING CONSTRUCTION.
- MINIMUM FINISHED FLOOR ELEVATION FOR LOTS 17 THRU 21, BLOCK 1 AND LOTS 1 THRU 4 BLOCK 2 IS 22 FEET.
- DRIVEWAY ACCESS ONTO F.M. 2444 IS PROHIBITED.
- SEE THE RESTRICTIVE COVENANTS OF THE SWAN VILLAGE – PHASE ONE ASSOCIATION FOR ALL EXISTING AND PROPOSED RESTRICTIONS.

PLAT OF SWAN VILLAGE – PHASE ONE

BEING 44.896 ACRES TRACT OF LAND, 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.

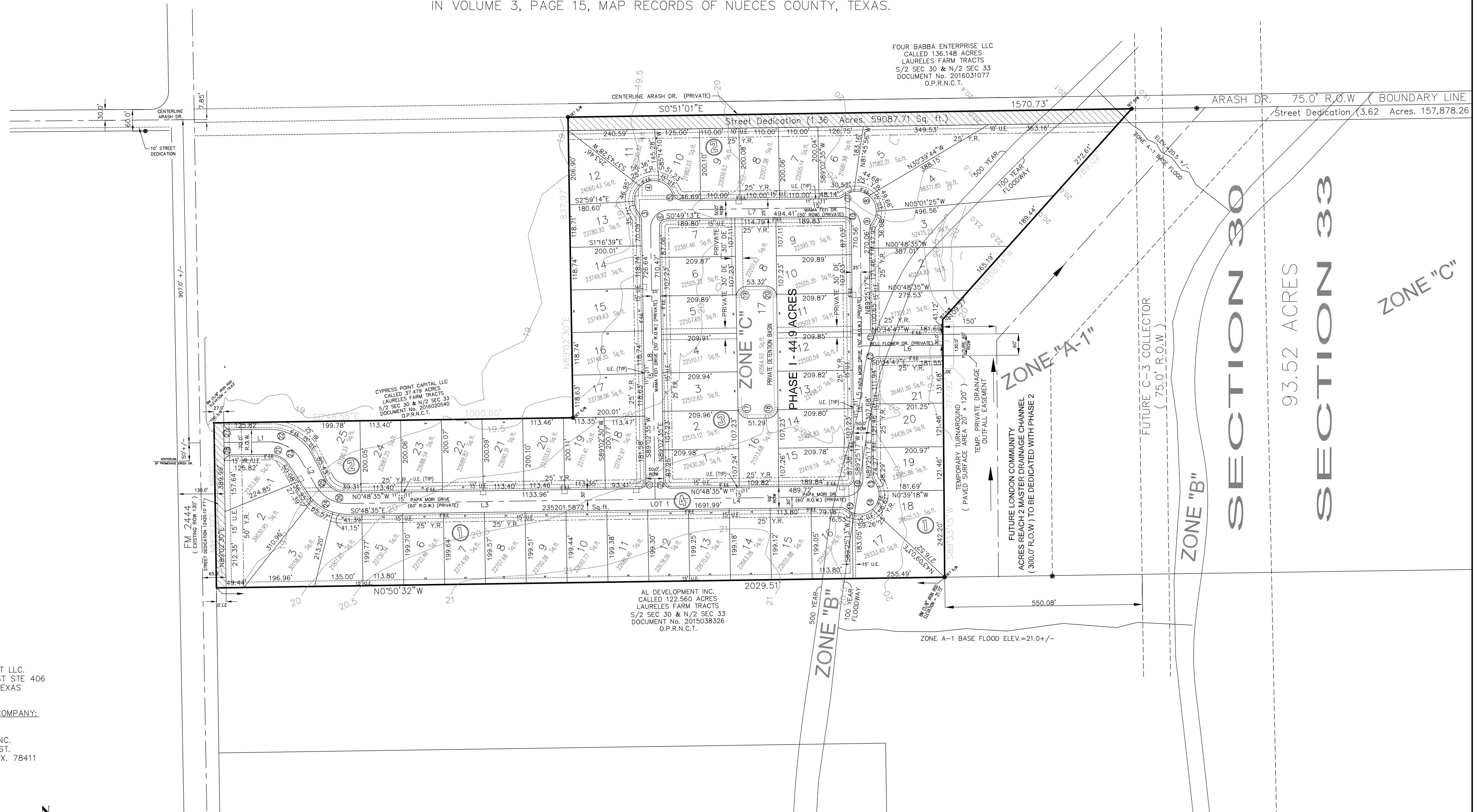
TEXAS GEO TECH
ENGINEERING & LAND SURVEYING, INC

5525 SOUTH STAPLES – SUITE B2
Corpus Christi, TX 78411
(361) 993-0808 Fax (361) 993-2955

JOB #: 161110
DATE: 11/27/2018

PLAT OF SWAN VILLAGE - PHASE ONE

BEING 44.896 ACRES TRACT OF LAND, BEING A PORTION OF THE SOUTH HALF OF SECTION 30
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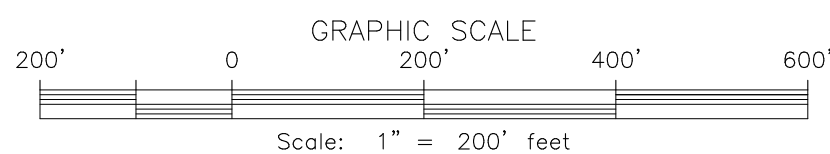
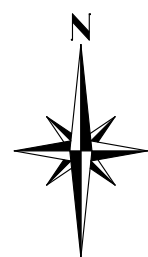


OWNERS:

GTHH DEVELOPMENT LLC,
5350 S STAPLES ST STE 406
CORPUS CHRISTI, TEXAS

LAND SURVEYING COMPANY:

TEXASGEOTECH
LAND SURVEYING INC.
5525 S. STAPLES ST.
CORPUS CHRISTI, TX. 78411



NUM	BEARING	DISTANCE
L1	S0°47'12"E	125.82'
L2	S60°00'00"W	83.04'
L3	S0°48'35"E	858.27'
L4	S0°48'35"E	529.58'
L5	N89°25'17"E	705.56'
L6	S0°34'47"E	226.62'
L7	N0°49'13"W	484.37'
L8	S89°02'35"W	755.34'

① r=20.00'
31.47'
cd=28.32'
cb=N45°53'03"W
d=90°08'56"

② r=20.00'
31.36'
cd=28.25'
cb=N44°07'00"E
d=89°51'09"

③ r=34.50'
20.56'
cd=20.26'
cb=N71°58'14"E
d=34°08'41"

④ r=55.00'
184.10'
cd=99.47'
cb=N29°12'28"W
d=191°47'16"

⑤ r=34.50'
40.65'
cd=38.34'
cb=N32°55'58"E
d=67°30'23"

⑥ r=20.00'
31.46'
cd=28.32'
cb=N45°53'19"W
d=90°08'12"

⑦ r=34.50'
20.53'
cd=20.23'
cb=N17°52'03"W
d=34°05'39"

⑧ r=55.00'
152.39'
cd=98.29'
cb=N44°27'35"E
d=158°44'55"

⑨ r=34.50'
20.72'
cd=20.41'
cb=N73°22'20"W
d=34°24'46"

⑩ r=20.00'
31.50'
cd=28.34'
cb=N44°18'02"E
d=90°14'30"

⑪ r=20.00'
31.42'
cd=28.28'
cb=N44°25'15"E
d=90°00'03"

⑫ r=20.00'
31.42'
cd=28.28'
cb=N45°34'45"W
d=89°59'57"

⑬ r=34.50'
20.67'
cd=20.36'
cb=N72°15'31"E
d=34°19'31"

⑭ r=55.00'
152.19'
cd=98.25'
cb=N45°38'06"W
d=158°32'16"

⑮ r=34.50'
20.74'
cd=20.43'
cb=N16°24'43"E
d=34°26'36"

⑯ r=20.00'
31.34'
cd=28.23'
cb=N45°41'39"W
d=89°46'09"

⑰ r=30.00'
47.05'
cd=42.37'
cb=N44°06'18"E
d=89°51'04"

⑱ r=30.00'
47.00'
cd=42.34'
cb=N45°42'20"W
d=89°46'12"

⑲ r=30.00'
47.20'
cd=42.48'
cb=N45°53'42"W
d=90°08'56"

⑳ r=30.00'
47.24'
cd=42.51'
cb=N44°17'40"E
d=90°13'48"

㉑ r=65.00'
68.96'
cd=65.77'
cb=N29°36'20"E
d= 60°47'10"

㉒ r=135.00'
143.23'
cd=136.60'
cb=N29°36'20"E
d= 60°47'10"

㉓ r=100.00'
106.09'
cd=101.19'
cb=N29°36'20"E
d= 60°47'10"

㉔ r=130.00'
65.58'
cd=64.89'
cb=N31°46'40"E
d= 28°54'10"

㉕ r=70.00'
72.04'
cd=68.91'
cb=N28°40'30"E
d= 58°58'10"

㉖ r=100.00'
106.13'
cd=101.22'
cb=N29°35'40"E
d= 60°48'30"

㉗ r=20.00'
31.38'
cd=28.26'
cb=N44°09'50"E
d= 89°54'10"

㉘ r=20.00'
31.45'
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