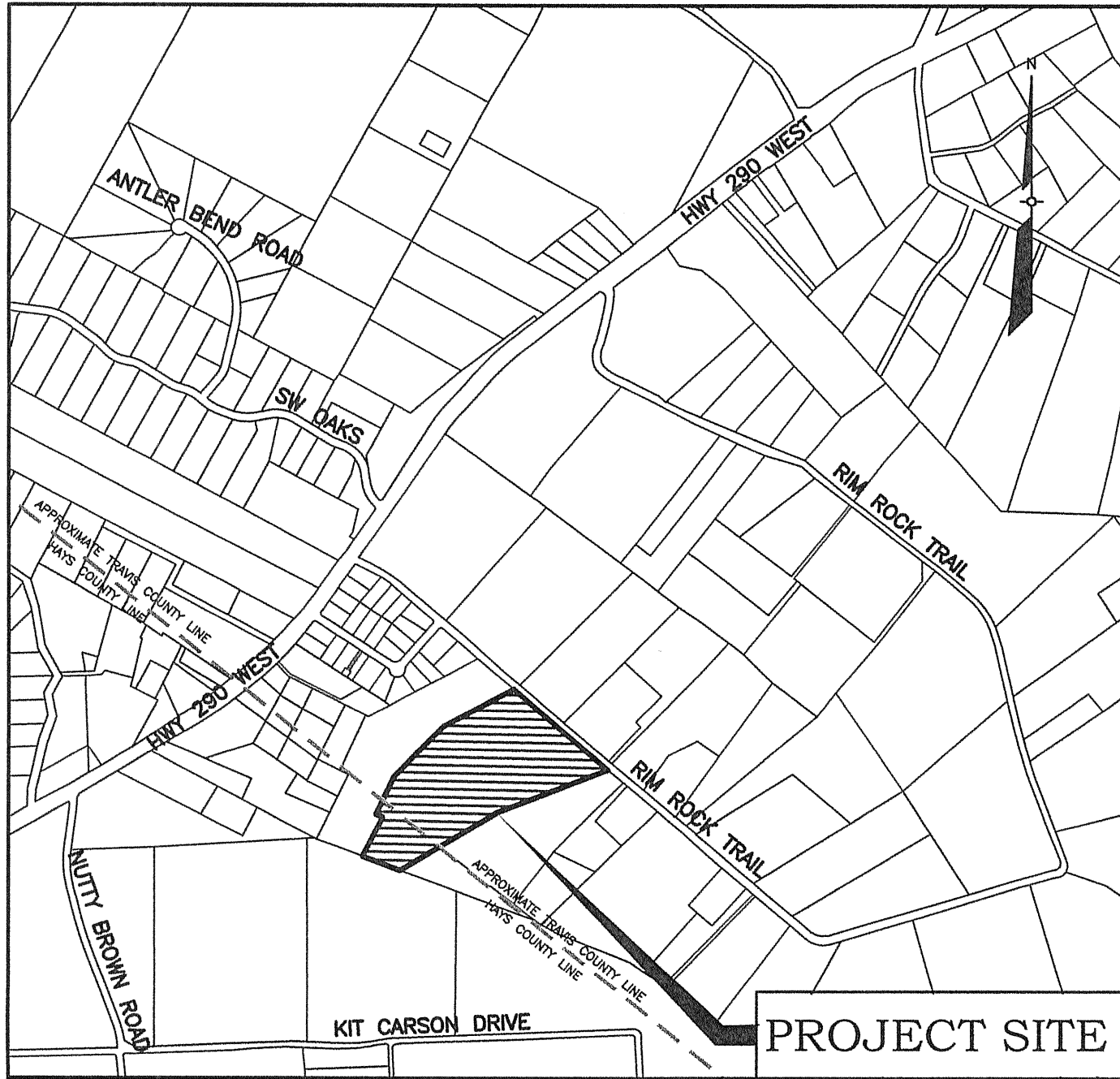


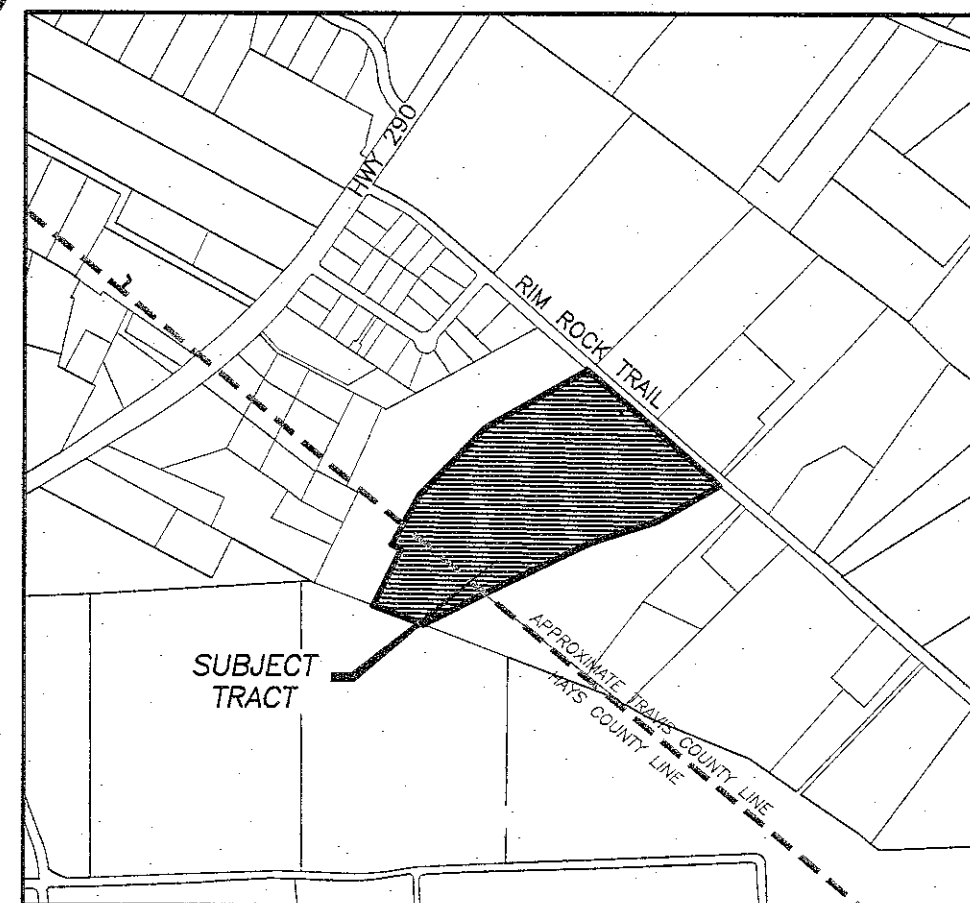
SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2015-0110.2A**ZAP DATE:** July 17, 2018**SUBDIVISION NAME:** Breakwater final plat**AREA:** 26.75 acres**LOTS:** 23**APPLICANT:** Jonathon Cheng**AGENT:** Cuatro Consultants
(Hugo Elizondo, Jr.)**ADDRESS OF SUBDIVISION:** 11825 Rim Rock Trail**GRIDS:** WX17**COUNTIES:** Travis & Hays**WATERSHED:** Bear Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** n/a**DISTRICT:** n/a**LAND USE:** Residential**SIDEWALKS:** Sidewalks will be constructed along Rim Rock Trail, Seawall Drive and Pier Court.**DEPARTMENT COMMENTS:** The request is for the approval of the Breakwater final plat, comprised of 21 residential lots and 2 drainage lots on 26.75 acres. The site is in the 5-mile ETJ in Travis and Hays Counties. The proposed lots comply with the requirements of Title 25 and Title 30 of the Austin Land Development Code.**STAFF RECOMMENDATION:** The staff recommends approval of the final plat. The plat meets all applicable State and City of Austin Land Development Code requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov



GRID WX-17

LOCATION MAP

1" = 1000'



LOCATION MAP
SCALE: 1"=1,000'

BREAKWATER SUBDIVISION

CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

4 CUATRO
Consultants, LTD.

Registration No. F-5224
3601 Kyle Crossing, Suite A Phone: (512) 312-5040 Fax: (512) 312-5399
Kyle, Texas 75640 e-mail: cuatro@cuatroconsultants.com

BREAKWATER SUBDIVISION

BENCHMARK INFORMATION:

BM #1: WEST CORNER OF PROPERTY COORDINATES:

NORTHING=10047388.90
EASTING = 3044199.15
ELEVATION= 1135.23
DATUM=NVGD 1988

BEARING BASIS: TEXAS LAMBERT GRID,
SOUTH CENTRAL ZONE, NAD 83

BM #2: SOUTHEAST CORNER OF PROPERTY COORDINATES:

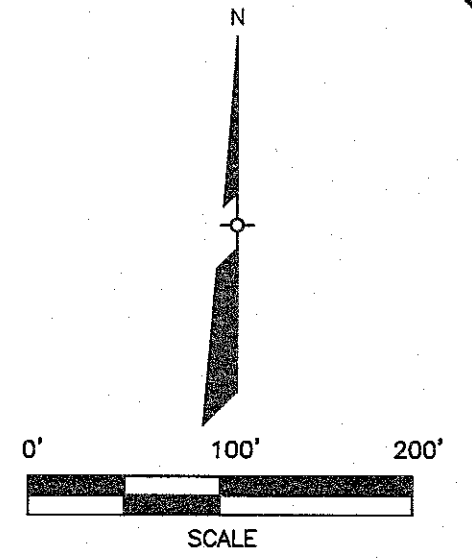
NORTHING=10047736.35
EASTING = 3045943.31
ELEVATION= 1109.49
DATUM=NVGD 1988

BEARING BASIS: TEXAS LAMBERT GRID,
SOUTH CENTRAL ZONE, NAD 83

TBM #1: 60D NAIL IN POWER POLE COORDINATES:

NORTHING=10048327.44
EASTING = 3045276.29
ELEVATION= 1110.21
DATUM=NVGD 1988

BEARING BASIS: TEXAS LAMBERT GRID,
SOUTH CENTRAL ZONE, NAD 83



KATHLEEN L. KIATTA
11814 RIM ROCK TRAIL
DOC. # 2014135735
O.P.R.T.C.T.

GLENN A SCOTT
11840 RIM ROCK TRAIL
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O.P.R.T.C.T.

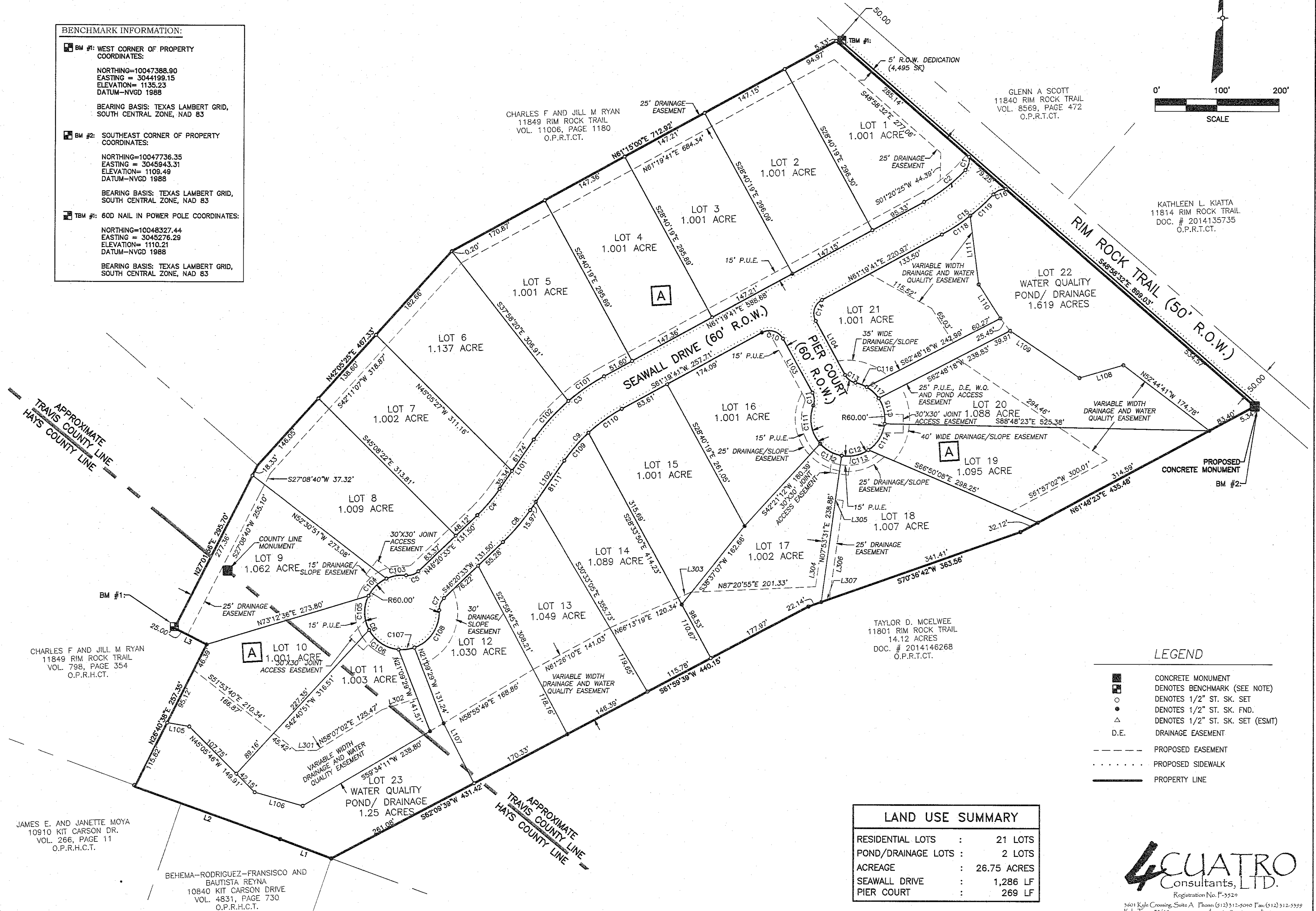
CHARLES F AND JILL M RYAN
11849 RIM ROCK TRAIL
VOL. 11006, PAGE 1180
O.P.R.T.C.T.

TAYLOR D. MCELWEE
11801 RIM ROCK TRAIL
14.12 ACRES
DOC. # 2014146268
O.P.R.T.C.T.

CHARLES F AND JILL M RYAN
11849 RIM ROCK TRAIL
VOL. 798, PAGE 354
O.P.R.H.C.T.

JAMES E. AND JANETTE MOYA
10910 KIT CARSON DR.
VOL. 266, PAGE 11
O.P.R.H.C.T.

BEHEMA-RODRIGUEZ-FRANCISCO AND
BAUTISTA REYNA
10840 KIT CARSON DRIVE
VOL. 4831, PAGE 730
O.P.R.H.C.T.



LEGEND

- CONCRETE MONUMENT
- DENOTES BENCHMARK (SEE NOTE)
- DENOTES 1/2" ST. SK. SET
- DENOTES 1/2" ST. SK. FND.
- DENOTES 1/2" ST. SK. SET (ESMT)
- D.E. DRAINAGE EASEMENT
- PROPOSED EASEMENT
- PROPOSED SIDEWALK
- PROPERTY LINE

LAND USE SUMMARY

RESIDENTIAL LOTS	:	21 LOTS
POND/DRAINAGE LOTS	:	2 LOTS
ACREAGE	:	26.75 ACRES
SEAWALL DRIVE	:	1,286 LF
PIER COURT	:	269 LF

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3601 Kyle Crossing, Suite A Phone: (512) 312-5040 Fax: (512) 312-5359
Kyle, Texas 78640 e-mail: cuatro@cuatroconsultants.com

C8J-2015-0110.2A

BREAKWATER SUBDIVISION

CURVE TABLE						
Curve #	Arc Length	Radius	Tangent	Chord Length	Chord Bearing	Delta
C1	22.68'	24.40'	12.23'	21.87'	N15°00'52"E	053°15'10"
C2	84.86'	272.11'	42.78'	84.51'	N52°21'19"E	017°52'02"
C3	154.21'	330.00'	78.54'	152.82'	N47°56'25"E	026°46'31"
C4	55.56'	270.00'	27.88'	55.46'	N40°26'51"E	011°47'24"
C5	21.73'	25.00'	11.60'	21.05'	N71°14'28"E	049°47'49"
C6	293.79'	60.21'	50.88'	77.73'	N43°39'27"W	279°35'39"
C7	21.73'	25.00'	11.60'	21.05'	S21°26'39"W	049°47'49"
C8	67.90'	330.00'	34.07'	67.79'	S40°26'51"W	011°47'24"
C9	126.18'	270.00'	64.26'	125.03'	S47°56'25"W	026°46'31"
C10	39.27'	25.00'	25.00'	35.36'	N73°40'19"W	090°00'00"
C11	21.68'	25.00'	11.57'	21.00'	N03°49'56"W	049°40'47"
C12	46.58'	60.00'	24.54'	45.42'	N66°01'53"E	044°29'04"
C13	21.68'	25.00'	11.57'	21.00'	S53°30'43"E	049°40'47"
C14	39.27'	25.00'	25.00'	35.36'	S16°19'41"W	090°00'00"
C15	106.08'	330.32'	53.50'	105.63'	N52°07'22"E	018°24'02"
C16	22.74'	24.50'	12.26'	21.93'	S67°09'43"W	053°10'24"

CURVE TABLE						
Curve #	Arc Length	Radius	Tangent	Chord Length	Chord Bearing	Delta
C101	70.40'	330.00'	35.33'	70.26'	S55°13'00"W	012°13'22"
C102	83.82'	330.00'	42.13'	83.59'	S41°49'44"W	014°33'09"
C103	32.55'	60.21'	16.68'	32.15'	S80°39'09"W	030°58'27"
C104	40.83'	60.21'	21.24'	40.05'	S45°44'11"W	038°51'29"
C105	57.33'	60.21'	31.05'	55.19'	S00°58'21"E	054°33'34"
C106	59.41'	60.76'	32.32'	57.07'	S56°29'04"E	056°01'02"
C107	25.95'	61.30'	13.17'	25.75'	N82°44'20"E	024°15'08"
C108	77.71'	60.21'	45.33'	72.43'	N33°31'30"E	073°57'31"
C109	59.67'	270.00'	29.96'	59.55'	N40°53'02"E	012°39'45"
C110	66.50'	270.00'	33.42'	66.34'	N54°16'18"E	014°06'46"
C111	65.42'	60.10'	36.37'	62.24'	N10°14'02"W	062°21'59"
C112	40.70'	60.00'	21.17'	39.93'	S60°54'34"E	038°52'04"
C113	45.41'	60.00'	23.86'	44.34'	N77°58'24"E	043°22'00"
C114	51.27'	60.00'	27.32'	49.72'	N31°48'40"E	048°57'28"
C115	43.33'	59.94'	22.66'	42.40'	N13°21'59"W	041°25'32"
C116	19.63'	59.93'	9.90'	19.54'	N68°58'48"W	018°46'03"
C117	26.76'	60.01'	13.61'	26.54'	S46°48'51"E	025°33'01"
C118	54.99'	330.32'	27.56'	54.93'	N56°33'13"E	009°32'20"
C119	51.09'	330.32'	25.60'	51.04'	N47°21'12"E	008°51'42"

CURVE TABLE						
Curve #	Arc Length	Radius	Tangent	Chord Length	Chord Bearing	Delta
C201	105.13'	300.00'	53.11'	104.59'	N51°17'21"E	020°04'39"
C202	140.20'	300.00'	71.40'	138.92'	N47°56'25"E	026°46'31"
C203	61.73'	300.00'	30.98'	61.62'	N40°26'51"E	011°47'24"

LINE TABLE		
Line #	Length	Direction
L1	88.46'	N69° 13' 14"W
L2	249.57'	N70° 18' 47"W
L3	58.16'	N63° 15' 31"W

Line Table		
Line #	Length	Direction
L101	97.09'	N34°33'10"E
L102	97.09'	S34°33'10"W
L103	99.30'	N28°40'20"W
L104	99.30'	S28°40'20"E
L105	36.26'	N80°04'10"W
L106	80.52'	S74°09'10"E
L107	108.65'	S27°04'20"E
L108	73.90'	S73°46'40"W
L109	135.92'	S55°54'30"E
L110	64.99'	N32°39'20"W
L111	111.98'	N07°16'30"W

Line Table		
Line #	Length	Direction
L202	588.68'	N61°19'40"E
L204	196.58'	N46°20'30"E
L205	55.00'	N28°40'20"W
L206	97.09'	N34°33'10"E

LINE TABLE		
Line #	Length	Direction
L301	33.51'	N89° 35' 58"E
L302	59.31'	N71° 50' 36"E
L303	22.54'	N66° 13' 19"E
L304	143.90'	N07° 53' 31"E
L305	25.00'	S82° 06' 29"E
L306	160.64'	S07° 53' 31"W
L307	14.06'	S70° 36' 42"W

BREAKWATER SUBDIVISION

STATE OF TEXAS, *Washoe*
COUNTY OF TRAVIS, *Washoe*

KNOW ALL MEN BY THESE PRESENTS: THAT 11825 BREAKWATER, L.P., A TEXAS LIMITED PARTNERSHIP, WHICH ADDRESS IS 106 FOX GLEN CIRCLE IRVING, TX. 75062, ACTING THROUGH ITS AUTHORIZED AGENT, JONATHAN W. CHENG, BEING OWNERS OF 26.75 ACRES OF LAND OUT OF THE WILLIAM S. HOLTON, SURVEY NO. 57, ABSTRACT NO. 378 IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN DOCUMENT NO. 2015036965, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 26.88 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS:

"BREAKWATER SUBDIVISION"

IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

11825 BREAKWATER, L.P.,
106 FOX GLEN CIRCLE
IRVING, TX 75062

BY: *Jonathan W. Cheng*
JONATHAN W. CHENG, PRESIDENT

BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED JONATHAN W. CHENG KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20 DAY OF June, 2018

(SEAL)

[Signature]
NOTARY PUBLIC'S SIGNATURE

PLAT NOTES:

1. THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
2. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS. AREAS OWNED BY HOMEOWNERS ASSOCIATION WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. ALL LOTS SHALL HAVE DIRECT ACCESS TO PROPOSED SEAWALL DRIVE OR PIER COURT. NO ACCESS FROM LOTS WILL BE ALLOWED TO RIM ROCK TRAIL.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
6. NO DEVELOPMENT WILL BE PERMITTED WITHIN THE CONSERVATION EASEMENT. NO DEVELOPMENT WILL BE PERMITTED WITHIN THE DRAINAGE, AND PUBLIC UTILITY EASEMENTS, EXCEPT FOR DRAINAGE FACILITIES, AND UTILITIES, PROVIDED THAT EVEN THESE CANNOT BE CONSTRUCTED WITHIN CEF SETBACKS.
7. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 150 FEET (150') TO THE EDGE OF PAVEMENT OF ANY INTERSECTING ARTERIAL STREET. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET (50') TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.
8. ALL DRIVEWAYS, SIDEWALKS, AND EROSION CONTROLS IN THE SUBDIVISION WILL BE CONSTRUCTED USING CITY OF AUSTIN DESIGN STANDARDS. ALL DRIVEWAYS WILL BE PAVED WITH ASPHALT CONCRETE PAVEMENT WITH CONCRETE CURB AND GUTTER.
9. PRIOR TO CONSTRUCTION, EXCEPT SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM TRAVIS COUNTY OR HAYS COUNTY. A TRAVIS COUNTY OR HAYS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
10. SLOPES IN EXCESS OF 15% EXIST ON LOT NUMBERS 1-4, 11-18, AND 21 CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.
11. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE WEST TRAVIS COUNTY PUBLIC UTILITY AUTHORITY WATER SYSTEM AND AN ON-SITE SEWAGE FACILITY APPROVED BY TRAVIS COUNTY OR HAYS COUNTY.

12. A 15' ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL EXISTING STREET RIGHT-OF-WAYS.

13. LOTS 22 AND 23 SHALL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THESE LOTS.

14. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT THE LANDOWNER'S/DEVELOPER'S EXPENSE.

15. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED 20, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC# , IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

16. THE LANDOWNER IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING THE WATER UTILITY IMPROVEMENTS, AND WATER QUALITY / DETENTION IMPROVEMENTS.

17. THE MAXIMUM PORTION OF AN COMMERCIAL, MULTI-FAMILY, OR SINGLE FAMILY/DUPLEX LOT THAT MAY BE ESTABLISHED AS TURF OR LANDSCAPED IS 15 PERCENT. HOWEVER, NO LOT SHALL BE RESTRICTED TO LESS THAN 2000 SQUARE FEET OF TURF OR LANDSCAPED AREA. UNDISTURBED NATURAL AREAS OR AREAS RESTORED TO NATURAL CONDITIONS SHALL NOT BE CONSIDERED LANDSCAPING OR TURF.

18. PEDERNALES ELECTRIC COOPERATIVE IS THE ELECTRIC PROVIDER FOR THIS SUBDIVISION. PEDERNALES ELECTRIC COOPERATIVE (P.E.C.) HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. P.E.C. WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH ACCEPTED STANDARDS.

19. THE OWNER/DEVELOPMENT OF THIS SUBDIVISION/LOT SHALL PROVIDE P.E.C. WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING.

20. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE P.E.C. WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

21. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLAN TO CONSTRUCT THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

22. IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR ANY BRIDGES OR CULVERTS NECESSARY TO BE PLACED ON SUCH ROADS, STREETS OR OTHER PUBLIC THOROUGHFARES SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, AND SAID COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR ANY BRIDGES OR CULVERTS IN CONNECTION HEREWITH. THE ACCEPTANCE FOR MAINTAINING BY TRAVIS COUNTY, TEXAS, OF THE ROADS OR STREETS IN REAL ESTATE SUBDIVISIONS DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET MARKING SIGNS, AS THIS IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION; BUT THAT ERRECTING SIGNS FOR TRAFFIC CONTROL SUCH AS FOR SPEED LIMITS AND STOP AND YIELD SIGNS SHALL REMAIN THE RESPONSIBILITY OF THE COUNTY.

23. WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY, THIS IS A SURFACE WATER SYSTEM.

24. THE LOTS IN HAYS COUNTY ARE RESTRICTED TO ADVANCED ON-SITE SEWAGE FACILITIES.

25. PARKLAND DEDICATION WAS PAID PER TITLE 30 TO THE CITY OF AUSTIN FOR 21 DWELLING UNITS.

26. FUTURE CONSTRUCTION OF A SIDEWALK WILL BE REQUIRED ON RIM ROCK TRAIL AT THE TIME WHEN THE ROADWAY IS IMPROVED WITH CURB AND GUTTER.

27. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: SEAWALL DRIVE AND PIER COURT. THE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

28. FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.

29. LOT ACCESS FROM SEAWALL DRIVE SHALL BE RESTRICTED FOR LOTS 16 AND 21. LOT ACCESS FROM RIM ROCK TRAIL SHALL BE RESTRICTED FOR LOT 1.

30. TRAVIS COUNTY EMERGENCY SERVICE DISTRICT NO. 3 SERVES THE BREAKWATER SUBDIVISION, INCLUDING THE BACK 4 LOTS.

31. LOTS 8 AND 9 BLOCK A, LOTS 10 AND 11 BLOCK A, LOTS 17 AND 18 BLOCK A, AND LOTS 19 AND 20 BLOCK A, HAVE DRIVEWAY ACCESS PER THE JOINT ACCESS EASEMENT SHOWN ON THE PLAT. THE MAINTENANCE AND COST OF CONSTRUCTION OF EACH RESPECTIVE JOINT USE DRIVEWAY SHALL BE EQUAL RESPONSIBILITY OF EACH OF THE TWO LOT OWNER.

32. DRAINAGE AND LATERAL SUPPORT EASEMENTS TO THE LIMITS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR THE CONSTRUCTION, MAINTENANCE, AND THE RIGHT TO PLACE EARTHEN FILL FOR DRAINAGE AND LATERAL SUPPORT FOR PUBLIC ROADWAYS ON THIS PLAT. PROPERTY OWNERS MAY USE THEIR PROPERTY WITHIN THESE EASEMENTS ONLY IN THOSE WAYS THAT ARE CONSISTENT WITH THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF THE DRAINAGE AND LATERAL SUPPORT EASEMENTS DEDICATED HEREIN. PROPERTY OWNERS MAY DO NOTHING THAT WOULD IMPAIR, DAMAGE, OR DESTROY THE DRAINAGE AND LATERAL SUPPORT EASEMENT. TRAVIS COUNTY AND ITS SUCCESSORS AND ASSIGNS HAVE THE RIGHT TO USE SO MUCH OF THE SURFACE OF THE PROPERTY WITHIN THE EASEMENTS AS MAY BE REASONABLY NECESSARY TO CONSTRUCT, INSTALL AND MAINTAIN DRAINAGE AND LATERAL SUPPORT FACILITIES WITHIN EASEMENTS.

33. THIS SUBDIVISION IS SUBJECT TO A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AS RECORDED IN DOC. , OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

34. THIS SUBDIVISION IS SUBJECT TO AN INTEGRATED PEST MANAGEMENT RESTRICTIVE COVENANT AS RECORDED IN DOCUMENT , OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRAVIS COUNTY WATER QUALITY PLAT NOTES.

1. THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO CHAPTER 30-8 OF THE CITY LAND DEVELOPMENT CODE. THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY SECTIONS 30-8-211 AND 30-8-213 THEREOF.
2. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO CITY OF AUSTIN STANDARDS.
3. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.

FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NO. 48453C0555H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES.

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
2. THIS SUBDIVISION IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF CHAPTER 48, TRAVIS COUNTY CODE, RULES OF TRAVIS COUNTY, TEXAS FOR ON-SITE SEWAGE FACILITIES. THESE RULES REQUIRE, AMONG OTHER THINGS, THAT A CONSTRUCTION PERMIT BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE CONSTRUCTED, ALTERED, MODIFIED, OR REPAIRED IN THE SUBDIVISION AND THAT A LICENSE TO OPERATE BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE OPERATED IN THE SUBDIVISION.
3. EACH RESIDENTIAL LOT IN THIS SUBDIVISION IS RESTRICTED TO NO MORE THAN ONE SINGLE FAMILY DWELLING PER ACRE.
4. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
5. THE OSSF PERMITTING AUTHORITY FOR LOTS 9 - 11, BLOCK A, THAT FALL WITHIN BOTH TRAVIS AND HAYS COUNTIES, WILL BE DETERMINED BY WHERE THE MAJORITY OF THE LIVING AREA OF THE HOUSE IS LOCATED.

STACEY SCHEFFEL D.R. #0S0011143
PROGRAM MANAGER,
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

DATE

4 CUATRO
Consultants, LTD.

Registration No. F-5924

5601 Kyle Crossing, Suite A Phone: (512) 312-9040 Fax: (512) 312-9999
Kyle, Texas 78640 e-mail: c4t@cuatroconsultants.com

APPLICATION SUBMITTAL DATE: JANUARY 20, 2016

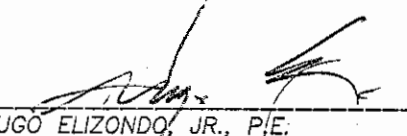
C8J-2015-0110.2A

SHEET 4 OF 5

BREAKWATER SUBDIVISION

ENGINEERS CERTIFICATION:

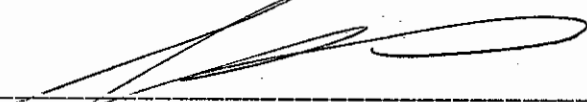
I HEREBY CERTIFY THAT THE INFORMATION AND CALCULATIONS SUBMITTED ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND ARE IN COMPLIANCE WITH THE TERMS AND REQUIREMENTS OF TITLES 25 AND 30 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND TITLE 25 FOR HAYS COUNTY.


HUGO ELIZONDO, JR., P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 69781
CUATRO CONSULTANTS, LTD.
3601 KYLE CROSSING, SUITE A
KYLE, TEXAS 78640



SURVEYORS CERTIFICATION:

I GEORGE E. LUCAS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLES 25 AND 30 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND TITLE 25 FOR HAYS COUNTY, AS AMENDED, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.


GEORGE E. LUCAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4160,
CELCO SURVEYING, FIRM REGISTRATION NO. 10193975
2205 STONECREST PATH
NEW BRAUNFELS, TEXAS 78130

STATE OF TEXAS:
CITY OF AUSTIN:

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 5-MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF ____, 20____, A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF ____, 20____, A.D.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE ____ DAY OF ____, 20____.

JOLENE KIOLBASSA, CHAIR

ANA AGUIRRE, SECRETARY

STACEY SCHEFFEL D.R. #OS0011143
PROGRAM MANAGER,
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

DATE

STATE OF TEXAS:
COUNTY OF TRAVIS:

IN APPROVING THIS PLAT, THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS, UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS' COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY CLERK, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE ____ DAY OF ____, 20____, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY, THE ____ DAY OF ____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

DEPUTY

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY CLERK, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE ____ DAY OF ____, 20____, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY, THE ____ DAY OF ____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

DEPUTY

STATE OF TEXAS
COUNTY OF HAYS

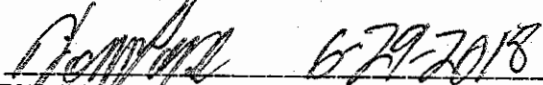
SEWAGE DISPOSAL/INDIVIDUAL WATER SUPPLY CERTIFICATION, TO WIT:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE-APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUNDWATER AVAILABILITY. RAINWATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES.

NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.


JAMES "CLINT" GARZA, DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

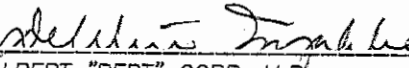

TOM POPE, P.S., C.F.M.
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

STATE OF TEXAS
COUNTY OF HAYS

I, LIZ GONZALEZ, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE ____ DAY OF ____, A.D. 20____, THE COMMISSIONERS COURT OF HAYS COUNTY, TEXAS, PASSED AND ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND SAID ORDER HAS BEEN DULY ENTERED IN THE MINUTES OF THE SAID COURT BOOK ____, PAGE ____.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF

____, A.D., 20____.


ALBERT "BERT" COBB, M.B.
COUNTY JUDGE
HAYS COUNTY, TEXAS

LIZ GONZALEZ
COUNTY CLERK
HAYS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS, TEXAS, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____, 20____, A.D. AT ____ O'CLOCK ____ M., AND DULY RECORDED ON THE ____ DAY OF ____, 20____, A.D., AT ____ O'CLOCK ____ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # ____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF ____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

DEPUTY


CUATRO
Consultants, LTD.
Registration No. F-3524

3601 Kyle Crossing, Suite A Phone: (512) 512-5040 Fax: (512) 512-5599
Kyle, Texas 78640 e-mail: cuatro@cuatroconsultants.com