

LINE	FILE NUMBER LOCATION	SUBDIVISION NAME	JURISDICTION/ GRID LOCATION STATUS	LAND USE/ ZONING RECOMMENDATION
***** *** TYPE: PRELIMINARIES *** *****				
2 .	C8-90-0040 BREAKAWAY RD OWNER(S) WALTER YATES VARIANCES: TO DELETE THE BALANCE OF THE TRACT - GRANT TO DELETE CUL-DE-SAC - GRANT TO EXCEED BLOCK LENGTH - GRANT	BREAKAWAY PARK SECTION 3	5-MILE ETJ	SF COMPLETE APPROVAL
***** *** TYPE: FINAL P.U.D.'S & SLS *** *****				
3 .	C814-82-010.3A AVENUE DE LA FONTAIN OWNER(S) : HUGH ROBERTSON	VINEYARD BAY PHASE TWO PUD	2-MILE ETJ WY32	SF COMPLETE APPROVAL
***** *** TYPE: FINALS NOT REQ. PRELIMINARIES *** *****				
4 .	C8-85-070.01.1C BOULDER LA AND CROSSLAND DR OWNER(S) : TEAM BANK	CANYON CREEK SECTION 18	FULL PURPOSE E36	SF-3 COMPLETE APPROVAL

Agenda Coordinator:

**DEPARTMENT OF PLANNING
AND DEVELOPMENT**

DATE: June 12, 1990

TITLE: BREAKAWAY PARK SECTION 3

FILE NO: C8-90-0040

OWNER: Breakaway Park, Inc.

ENGINEER: James T. Watson

LOCATION: Breakaway Road

ACREAGE: 39.21

NO. OF LOTS: 25

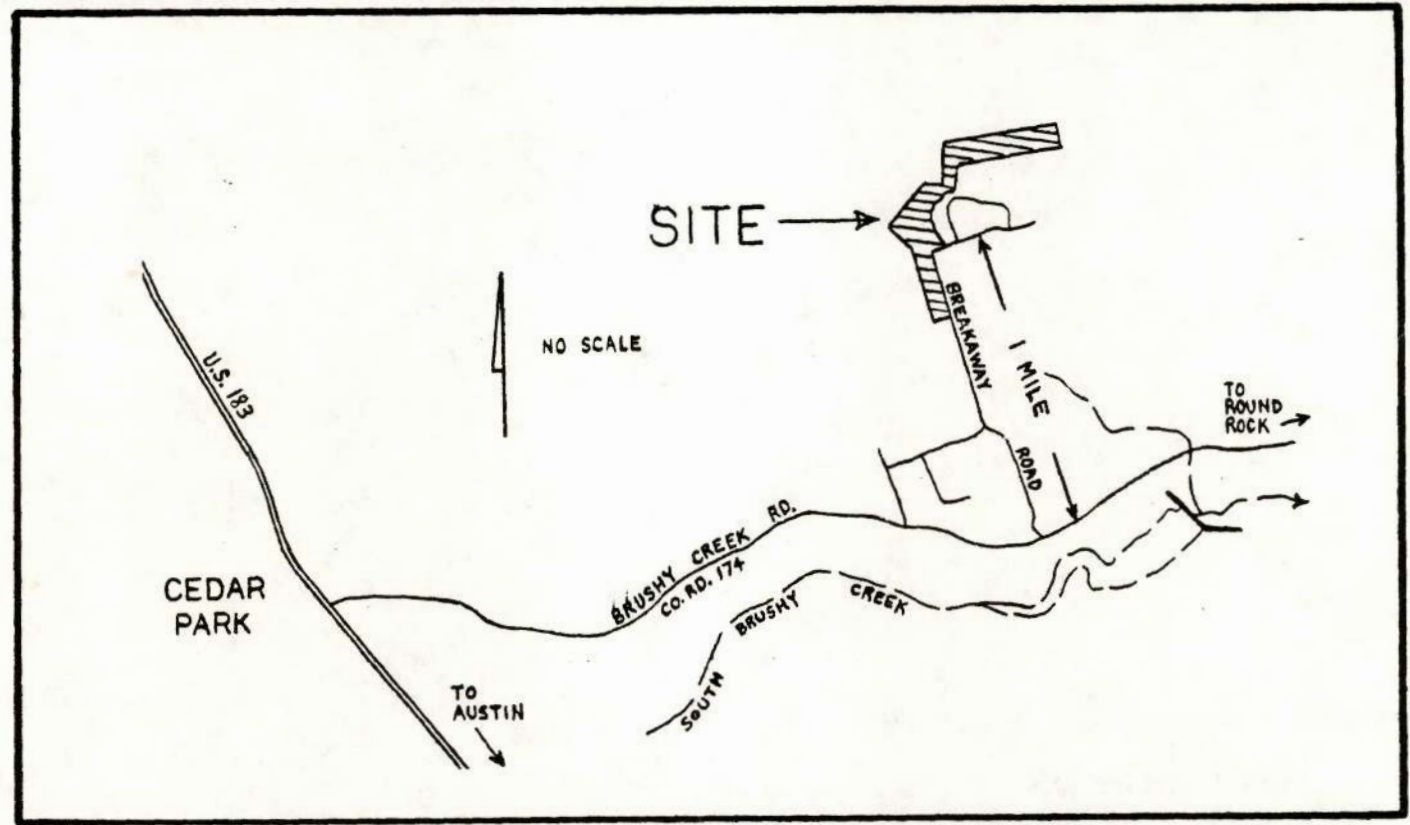
CLASSIFICATION: Suburban

PROPOSED USE: Single Family

SCHOOL DISTRICT: Leander

WATERSHED: Brushy Creek

LOCATION SKETCH:



This subdivision will be reviewed by the Planning Commission on June 12, 1990 at 6:00 P.M. in the City Council Chambers, 307 West Second Street.

EXHIBIT 1
APPLICATION FOR SUBDIVISION VARIANCE

Regular (\$110 ea.) _____ Watershed Related (\$289 ea.) _____

SUBDIVISION NAME: Breakaway Park Section 3

FILE NO.: C8-90-0040

PLANNER: Lauretta Dowd

REQUESTED BY: James T. Watson
Name

James T. Watson
Signature

FIRM: James T. Watson, Consulting Engineer

Are you the Owner _____ Engineer X Agent _____ Phone _____

List briefly your request and justification for variance approval.
Please be sure to include the Section No. of the ordinance you are
referring to. If more space is needed, attach separate sheet.

Section ILDC 13-2-430 Request variance from maximum block length (1200 ft),
for Lots 57-63 along Taku Rd. Proposed block length is only 1316 feet on
this plat, with an additional 174 feet from Breakaway Park Section 2.

Section ILDC 13-2-429 Request variance from requirement for cul-de-sac for
for Kobuk Drive. The preliminary plan for Brushy Creek Ranch has been revised
to include a through street to align with Kobuk Drive.

Regular (\$110 ea.)

✓

Watershed Related (\$289 ea.)

FILE NO.: CMS-89-0017

PLANNER: KATE FITZPATRICK

James T. Watson
Signature

FIRM: JAMES T. WATSON, CONSULTING ENGINEER

Are you the Owner _____ Engineer ☒ Agent _____ Phone 346-8566

List briefly your request and justification for variance approval. Please be sure to include the Section No. of the ordinance you are referring to. If more space is needed, attach separate sheet.

Section _____ REQUEST TO DELETE BALANCE OF TRACT
FROM THIS PLAT. OWNER DOES NOT WISH TO DEVELOP
ENTIRE TRACT AT THIS TIME.

Section

Section

FOR OFFICE USE ONLY:

Distribute to: _____

Please respond by: _____ Comments: _____

Submitted by: _____ Phone: _____

Date: Amount: Receipt # Rec'd. by:

Date Entered: _____ By: _____ Code: _____ Checked: _____



TO: Scott Roberts, Chair
and Members of the Planning Commission

FROM: Tracy H. Watson, Assistant Director for Research and Planning,
Department of Planning and Development

DATE: June 5, 1990

SUBJECT: Variance Request for Breakaway Park Section 3
(File # C8-90-0028.0A)

Sec. 13-2-430, variance to exceed the maximum permitted block length of 1,200 feet for residential uses. Recommend to grant.

The block length for Lots 51 through 63 is approximately 2,400 feet. A 100 year floodplain lies just west of the proposed development necessitating the proposed block design. Adequate circulation will be provided as a result of the single tiered lot design and the layout of Breakaway Park Section 2.

Sec. 13-2-429, variance to delete the requirement to provide a cul-de-sac for the termination of Kobuk Drive. Recommend to grant.

Kobuk Drive is a local residential street which extends from Taku Road to the northern boundary of the subdivision. Although the roadway is 331 feet in length, it abuts a lot on each side, and will be extended to the north of this development with the approval of the revised preliminary for Brushy Creek Ranch. Approval of the variance will not result in unsafe or inconvenient circulation for emergency vehicles or motorists.

Sec. 13-1-481, variance to delete the balance of the tract. Recommend to grant.

The balance of the tract is a large undeveloped tract which is not receiving utility services. The owner of this tract has contacted staff and does not wish to participate in this subdivision at this time. The owner of the balance of the tract is aware that he will be required to subdivide at a future date.

If there are any questions regarding the above requested variance please contact the case manager, Ms. Lauretta Dowd at 499-2708.

Tracy H. Watson, Assistant Director for Research and Planning,
Department of Planning and Development

#0021

VARIANCE REQUEST

DATE: May 2, 1990
TO: Subdivision Review & Transportation
FROM: Intake
RE: Breakaway Park Sec. 3
78-90-0040

The applicant for the above referenced subdivision has requested a variance to the subdivision ordinance. A copy of this request is attached.

The due date shown on the plat comment sheet.
✓ 2/9/90, five working days from today.

Thank you.

Lauritta David/TS
Subdivision Case Manager

cc: Notification

☒ Variance Fee Paid

☒ Notification Fee Paid

☐ Fee Not Paid

☐ Tax Maps submitted

EXHIBIT 1
APPLICATION FOR SUBDIVISION VARIANCE

Regular (\$110 ea.) _____

Watershed Related (\$289 ea.) _____

SUBDIVISION NAME: Breakaway Park Section 3FILE NO.: C8-90-0040PLANNER: Lauretta DowdREQUESTED BY: James T. Watson
NameJames T. Watson
SignatureFIRM: James T. Watson, Consulting EngineerAre you the Owner _____ Engineer X Agent _____ Phone _____

List briefly your request and justification for variance approval.
Please be sure to include the Section No. of the ordinance you are
referring to. If more space is needed, attach separate sheet.

Section ILDC 13-2-430 Request variance from maximum block length (1200 ft),
for Lots 57-63 along Taku Rd. Proposed block length is only 1316 feet on
this plat, with an additional 174 feet from Breakaway Park Section 2.

Section ILDC 13-2-429 Request variance from requirement for cul-de-sac for
for Kobuk Drive. The preliminary plan for Brushy Creek Ranch has been revised
to include a through street to align with Kobuk Drive.

Section TCM 1.3.2.E Request variance from maximum length of a single-
outlet street (2000 ft), for Breakaway Rd and Taku Rd. Breakaway Rd will con-
tinued to another outlet in the future, and Taku Rd is an existing road.

FOR OFFICE USE ONLY:

Distribute to: _____

Please respond by: _____ Comments: _____

Submitted by: _____ Phone: _____

Date: _____ Amount: _____ Receipt # _____ Rec'd. by: _____

Date Entered: _____ By: _____ Code: _____ Checked: _____

M E M O R A N D U M

TO: Laurretta Dowd
FROM: Carl McClendon
DATE: May 8, 1990
SUBJECT: Response to the Variance Requests for Breakaway Park
Case #: C8-90-0040

Variance to ILDC Sec. 13-2-430 to exceed the maximum permitted block length of 1,200 feet for residential uses:

Recommend to grant. The block length for Lots 51 through 63 is approximately 2,400 feet. A 100 year floodplain lies just west of the proposed development necessitating the proposed block design. Adequate circulation will be provided as a result of the single tiered lot design and the layout of Breakaway Park Section 2.

Variance to ILDC Sec. 13-2-429 requiring a cul-de-sac for the termination of Kobuk Drive:

Recommend to grant. Kobuk Drive is a local residential street which extends from Taku Road to the northern boundary of the subdivision. Although the roadway is 331 feet in length, it abuts a lot on each side, and will be extended to the north of this development with the approval of the revised preliminary for Brushy Creek Ranch. Approval of the variance will not result in unsafe or inconvenient circulation for emergency vehicles or motorists.

Waiver to TCM 1.3.2.E requiring that single outlet streets not exceed 2,000 feet without Planning Commission approval:

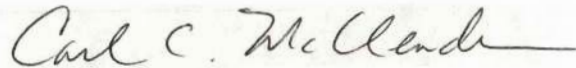
Recommend to grant. Taku Road is part of a single outlet street system which intersects Williamson County Road No. 174. The street segment which is defined as a single outlet street is approximately 6,700 feet from the intersection of Breakaway Road/Wildlife Run to the termination point of Taku Road. According to the Transportation Criteria Manual, single outlet street systems which exceed the standards may partially be mitigated by the provision of cross streets/loop streets. The justification for recommending a variance for single outlet streets for Breakaway Park Sec. 3 is provided below.

1). A cross-street and loop street system is provided through Breakaway Park Sec. 2. Cross streets are also provided along Breakaway Road.

2). The existing and proposed development in the area is composed of low-density, large, single family lots. Approximately 67 residential lots will access the single outlet street. The expected total trip generation for this amount of development would be less than 700 trips per day.

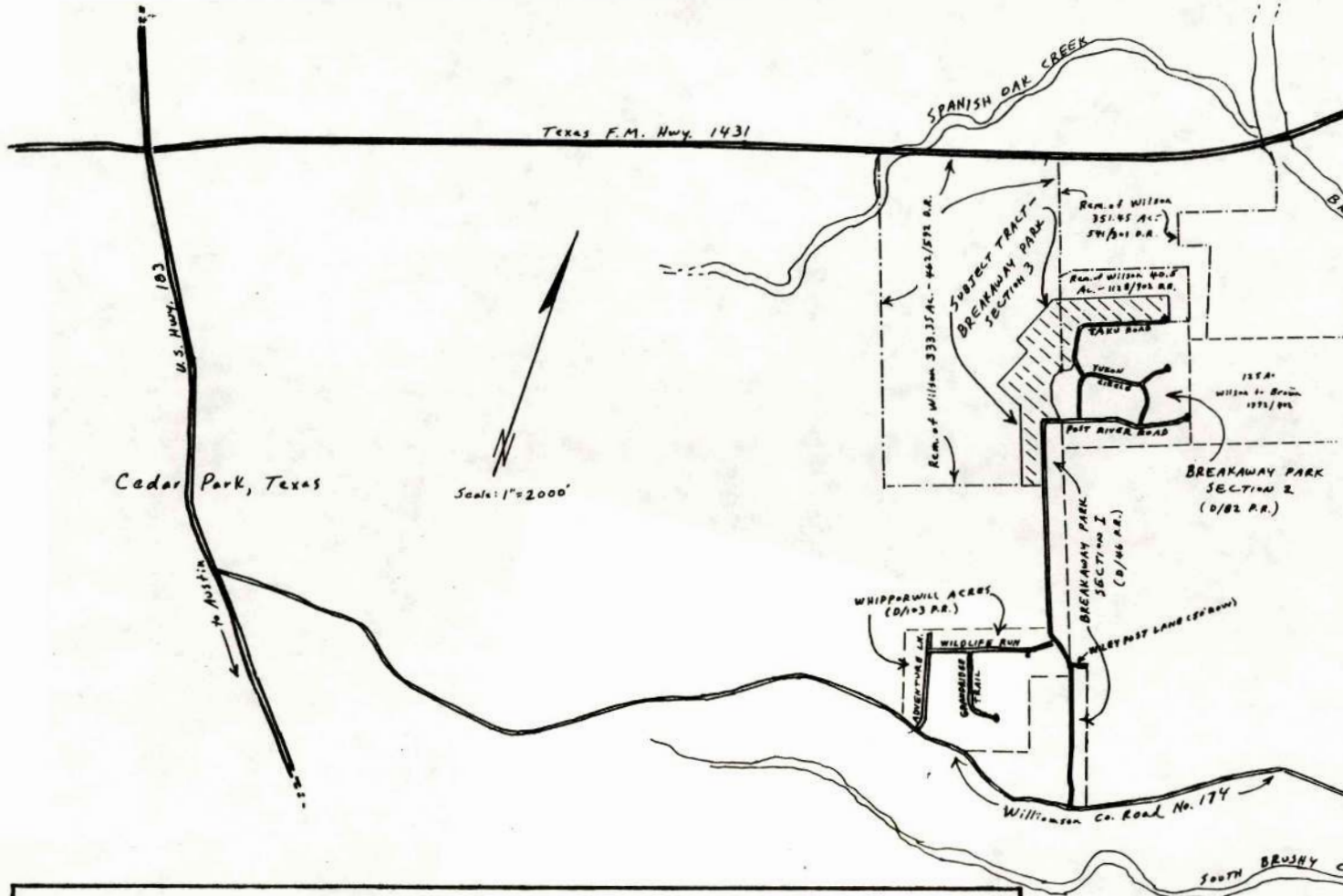
3). Provisions are included within the proposed subdivision for secondary access in the future when the adjacent tract to the north is developed. The future secondary points of access include Kobuk Court, Breakaway Road, and the extension of Post River Road.

Please contact me at 499-2727 if you have any questions or need additional information.

A handwritten signature in cursive script, reading "Carl C. McClendon".

Carl McClendon
Senior Planner

DEPARTMENT OF PLANNING AND DEVELOPMENT



LOCATION SKETCH FOR BREAKAWAY PARK SECTION 3, Williamson Co., Tx.,

and

SCHEMATIC LAYOUT OF THE REMAINDERS OF THE PARENT TRACTS OF
BREAKAWAY PARK SECTION 3 .

Lanetta

NOTE: The variance
approvals are
based upon approval
& staff support of
the revised prelim.
for Brushy Creek Ranch.
C.R.

SUBDIVISION APPLICATION

PROJECT INFORMATION: DEPARTMENTAL USE ONLY due 4/16/90FILING DATE 3/22/90

CONSTRUCTION PLAN CODE

FILE NUMBER C8-90-0040CASE MANAGER Lauretta HowardAPPLICATION TYPE 2

2 = Prelim.

3 = Rev. Prelim.

4 = Final not req. Prelim.

5 = Final req. Prelim.

6 = Concurrent final (req. Prelim.) & Const.

7 = Concurrent final (not req. Prelim.) & Const.

8 = Construction Plans Only

PROJECT TYPE 1

1 = Conventional

2 = PUD

3 = Small Lot

4 = Townhouse

5 = Single Fam. Attached

PROCESS TYPE 1

1 = Prev. Unplatted 2 = Amendment 3 = Vacation/Replat 4 = Resubdivision

APPLICATION ACCEPTED BY Terry

PROCESS ASSESSMENT: YES/WAIVER

FILE NUMBER

PROJECT ASSESSMENT: YES/NO

FILE NUMBER

CMS-89-0017

NAME AND LOCATION

SUBDIVISION NAME BREAKAWAY PARK SECTION 3

STREET LOCATION:

NO. (if Known) BREAKAWAY ROAD

FIRST STREET

AT

CROSS STREET

OR

DISTANCE IN

NORTH

DIRECTION FROM INTERSECTION

OF

BREAKAWAY ROAD

AND

BRUSHY CREEK RD. (Co. RD. 174)

PLAT ATTRIBUTES

SUBDIVISION CLASSIFICATION

BASED ON LOCATION AND DENSITY S

(U = Urban S = Suburban)

COUNTY WM

(TR = Travis WM = Williamson BL = Blanco HY Hayes BU = Burnet)

JURISDICTION 5

F = Full Purpose 2 = 2 mile ETJ

L = Limited Purpose 5 = 5 mile ETJ

IF WITHIN A M.U.D. GIVE NAME

WATERSHED(S) BRUSHY CREEKIN RECHARGE ZONE? YESWATERSHED CLASS III(U)rban, (S)uburban, (R)ural Water Supply
Suburban Water Supply (I), (II), (III)

CITY GRID MAP NO(S)

OFF THE MAP

TRAFFIC SERIAL ZONE(S)

N/R

TAX MAP NUMBER(S)

NOT REQUIRED

OTHER ATTRIBUTES

ELECTRIC PEC *WATER SOURCE PRIVATE
 *WASTEWATER/SEWAGE DISPOSAL PRIVATE
 * If service is provided by a MUD, please fill in the MUD name.
 PHONE DISTRICT NORTH SUB. SCHOOL DISTRICT(S) ROUND ROCK LEANDER
 NEIGHBORHOOD GROUP(S) BREAKAWAY PARK NEIGHBORHOOD ASSOC. (GLEN KIRBY)

OWNER INFORMATION

NAME BREAKAWAY PARK, INC CONTACT WALTER YATES
 STREET ADDRESS 2900 POST RIVER ROAD
 CITY AND STATE CEDAR PARK TX 78613
 ZIP CODE _____ TELEPHONE NUMBER (1259-1397

[Circle one or more] OWNER/ENG/SURV/CONTACT/OTHER*

FIRM NAME JAMES T. WATSON, ENGINEER CONTACT JAMES OR STUART WATSON
 STREET ADDRESS 9501 CAP OF TEX HWY, #303
 CITY/STATE/ZIP AUSTIN, TX 78759 PHONE (1346-8566

[Circle one or more] OWNER/ENG/SURV/CONTACT/OTHER*

FIRM NAME _____ CONTACT _____
 STREET ADDRESS _____
 CITY/STATE/ZIP _____ PHONE () -

[Circle one or more] OWNER/ENG/SURV/CONTACT/OTHER*

FIRM NAME _____ CONTACT _____
 STREET ADDRESS _____
 CITY/STATE/ZIP _____ PHONE () -

[Circle one or more] OWNER/ENG/SURV/CONTACT/OTHER*

FIRM NAME _____ CONTACT _____
 STREET ADDRESS _____
 CITY/STATE/ZIP _____ PHONE () -

* OWNER/ENGINEER/SURVEYOR/PRIMARY CONTACT/OTHER

RELATED CASES

EXISTING ZONING NONE PROPOSED ZONING NONE
 ZONING CASE NO(S) _____
 ZONING ORDINANCE NO(S) _____
 PRA/SITE PLAN CASE NO(S) _____

LAND USE CATEGORIES

Single Family	SF	Industrial	IND
Multi-Family	MF	Public/Quasi-Public	PUB
Duplex	DUP	Right-of-Way	ROW
Commercial - Office	OFC	Greenbelt	GRBLT
Commercial - Retail	RET	Planned Unit Development	PUD
Commercial - Other			

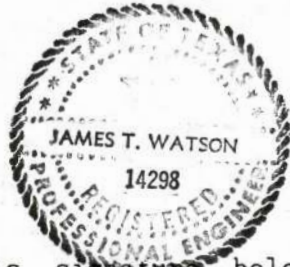
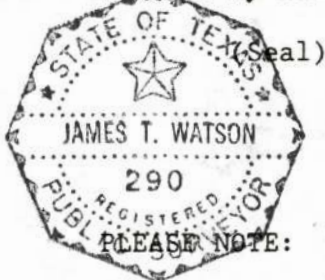
PROPOSED LAND USE SUMMARY (by category)

LAND USE (SEE TABLE)	NO. OF LOTS	NO. OF UNITS	ACREAGE
<u>SF</u>	<u>25</u>	<u>25</u>	<u>39.21</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
TOTALS:	LOTS <u>25</u>	UNITS <u>25</u>	ACRES <u>39.21</u>

ENGINEER'S/SURVEYOR'S CERTIFICATION

This is to certify that I am authorized to practice the profession of Engineering/Surveying in the State of Texas; that I prepared/reviewed the plan/plat submitted herewith, and that all information shown thereon is accurate and correct to the best of my knowledge as related to the engineering/surveying portions thereof, and that said plan/plat complies with Title 13 of the Austin City Code of 1981, as amended, and all other applicable codes and ordinances.

Witness my hand this 22 day of MARCH, A.D., 1990.



James T. Watson PE, RPS
(Signature)

The applicant's signature below, or his designate, authorizes City of Austin staff to visit and inspect the property for which this application is being submitted.

[Signature]
Applicant's signature

3-22-90
(Date)

OWNER'S ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS:

That WALTER YATES ; BREAKAWAY PARK, INC.
(Individual) (Corp., acting by & through)
PRESIDENT

(Partnership, acting by & through)

(Other)

owner's of the tract(s) of land described in warranty deed(s) recorded in Vol(s) CONTRACT OF SALE, Page(s) ATTACHED, attached hereto and made a part hereof for all pertinent purposes, do hereby make and/or hereby authorize WATSON ENGINEERS to make application for subdivision of such property in accordance with the accompanying plan/plat, and do hereby offer to dedicate to the public use all streets and easements shown thereon, or as may otherwise be required by applicable ordinances, pursuant to Chapter 13-3 of the Austin City Code and Article 974a, Texas Civil Statutes.

Witness my/our hand(s) this 22nd day of March, 1990.

Walter Yates, President
(owner's signature)

(owner's signature)

(owner's signature)

STATE OF Texas
COUNTY OF Travis

This instrument was acknowledged before me on the 22nd day of March, 1990, by Walter Yates

(seal)



Wm. D. Anderson

(Signature)

Notary Public

My Commission expires 02/22/92

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on the ____ day of _____, 19 __, by _____

(seal)

(Signature)

Notary Public

My Commission expires _____

VARIANCE REQUEST

DATE: 3/22/90
TO: Subdivision Review
FROM: Intake
RE: Breakaway Park Sec. 3
C8-90-0040

dest. a
copy to
subd. case mgr.

The applicant for the above referenced subdivision has requested a variance to the subdivision ordinance. A copy of this request is attached.

☒ The due date shown on the plat comment sheet.

☐ _____, five working days from today.

Thank you.

Lauretta Dowd/TS
Subdivision Case Manager

cc: Notification

☒ Variance Fee Paid

☐ Notification Fee Paid

☐ Fee Not Paid

☐ Tax Maps submitted

n/r

Watershed Related (\$289 ea.) _____

FILE NO.: CMS-89-0017 PLANNER: KATE FITZPATRICK

Are you the Owner _____ Engineer ✓ Agent _____ Phone 346-8566

Section _____ REQUEST TO DELETE BALANCE OF TRACT
FROM THIS PLAT. OWNER DOES NOT WISH TO DEVELOP
ENTIRE TRACT AT THIS TIME.

Section _____

Section _____

Distribute to: _____

Please respond by: _____ Comments: _____

Submitted by: _____ Phone: _____

Date: Amount: Receipt # Rec'd. by:

Date Entered: _____ By: _____ Code: _____ Checked: _____

ENGINEERING and ENVIRONMENTAL REPORT
for
BREAKAWAY PARK SECTION 3

The subject tract consists of 39.2112 acres divided into 25 large lots giving a density of 0.6375 lot per acre or 1.5645 acres per lot.

Each lot is proposed to have constructed on it, one single family home. For estimating purposes (according to sec. 13-2-590) the impervious cover for each lot will be 5000 square feet. No storm water ponding is being provided because with such large lots, after the yards around the home have grown into heavy turf, this coefficient of runoff will equal the coefficient of existing pastureland before construction.

Example:

impervious cover	0.1147 ac.	X .96 = 0.1101
lawn	1.000 ac.	X .36 = 0.3600
remains as is	0.4498 ac	X .44 = 0.1979
		0.6680 / 1.5645 = 0.42 C dev.
rocky pastureland undeveloped	C = 0.44	

There are no flood plains on this subject tract.

The roads will be rural type roads constructed to Williamson County specifications. Pipe culverts will be used where needed to move storm water from one side of the road to the other and adequate sized grass lined drainage swales to lead the water away from the roadway.

Due to the large lots with a small amount of impervious cover with good turfed lawns, there will be no impact on downstream property. There are no drainage facilities on the downstream property.

A variance is being requested for the deletion of the balance of the tract. The slope of the subject tract is below 15%.

There are no critical water quality zones or water quality buffer zones.

There are no canyon rimrocks, bluffs, wetlands, springs, sinkholes, or caves on the subject tract.

There will be no cuts or fills in excess of 4 feet. There are no plans to remove any large trees. Aerial photographs will be furnished of the subject tract.

The subject tract has a gentle slope with a rocky type soil and with tree and brush cover being medium to heavy.

Each lot will be serviced by an individual water well and individual

septic tank. The wells and septic tank permits will be obtained from the Williamson County Health Dept. There are many existing homes in Breakaway Park Sections 1 and 2 that are functioning satisfactorily on well and septic tanks.

Any areas that are disturbed will be reseeded and watered until revegetation has occurred.

The character of the land will not be changed except of the construction of 25 single family homes on 39.2112 acres with the necessary roadways to access these homes.

Erosion/sedimentation control will be implemented by placing rock berms at all low points located on the drainage plan.

In summary it is felt that this low density type of development over the recharge zone is the most desirable of all other types.

Prepared March 14, 1990 by: James T. Watson
James T. Watson, PE 14298

**NOTICE OF PLANNING COMMISSION PUBLIC HEARING
OF PROPOSED PRELIMINARY SUBDIVISION WITH VARIANCES**

DATE MAILED June 1, 1990

FILE NUMBER C8-90-0040

The Planning Commission will hold a public hearing on June 12th, 1990, at 6:00 P.M., in the City Council Chambers, 307 West 2nd Street, to consider the following described preliminary subdivision.

SUBDIVISION NAME: BREAKAWAY PARK SECTION 3

LOCATION: BREAKAWAY ROAD AND BRUSHY CREEK ROAD (CO. ROAD 174)

APPLICANT: MR. WALTER YATES

ACREAGE: 39.21

NUMBER OF LOTS: 25

PROPOSED USE(S): RESIDENTIAL

VARIANCE REQUEST: TO EXCEED THE MAXIMUM BLOCK LENGTH
TO DELETE THE REQUIREMENT TO PROVIDE A CUL-DE-SAC
TO EXCEED THE MAXIMUM LENGTH FOR A SINGLE OUTLET STREET

The public hearing is an important stage in the approval process and any concerns you have should be addressed at this hearing. After the preliminary subdivision is approved by the Planning Commission, street patterns, lot layouts and uses will remain basically the same for the final subdivision.

No general notice will be given when the Planning Commission hears the final subdivision. If you wish to be notified of the hearing on the final plat approval, you must register as an interested party. This may be done either in writing by mailing your request to the Department of Planning and Development, P.O. Box 1088, Austin, Texas 78767-8835 or by speaking for the record before a board or commission where this subdivision is the subject of that hearing. You may register by phone by calling the Case Manager Ms. Laurretta Dowd, at 499-2708, but you must confirm this phoned registration in writing.

If you register as an interested party, you will be notified of the time and date of the public hearing ten days prior to the hearing. If you have any questions concerning this application, please contact the Department of Planning and Development, 301 West 2nd Street, Third Floor, or call Ms. Laurretta Dowd at 499-2708.

BREAKAWAY PARK SECTION 3

PROJECT ASSESSMENT CMS-89-0017 Submitted - 9/06/1989

-staff comments stated that the adjacent preliminary (Brushy Creek Ranch) would need to be updated because a portion of this plan was included in the boundary of that other plan.

-staff comments stated that the adjacent preliminary would need to be updated because of the realignment of Breakaway Road.

-applicant being aware that if Breakaway Road were realigned it would require an update then agreed to withdraw and resubmit the portion of Brushy Creek Ranch that was to be affected. Applicant stated that the realignment of the roadway was necessary to accommodate trees.

-staff arborist comments stated "the vegetative element must demonstrate that the plan has been accomplished to preserve to the greatest extent reasonable any significant trees on the site".

PRELIMINARY PLAN C8-90-0040 Submitted - 3/22/1990

-staff comments echoed the need to update or withdraw the affected portion of the adjacent preliminary plan.

-after meeting with the applicant and assorted staff several times an acceptable realignment and modification process were agreed upon.

-next communication with applicant was that the applicant felt that the fees were excessive (area being modified is <50 acres WSR/WSS WATERSHED) -\$3,780.

-staff recalculated the fees to reflect only the property between the western boundary of the new alignment and the easterly boundary of the old alignment which estimated to be <10 acres with a fee of \$1254.

-applicant then stated that the modification should be without fee due the fact that the realignment was in anticipation of the arborists comments to save trees.

-case manager met with the staff arborist to gain support for this claim of the applicants. Arborist is of the opinion that the proposed alignment would actually remove more trees than the previously proposed alignment and is unable to support the applicants theory.

-arborists comments for the preliminary were "Plan complies with the City adopted requirements. No comments."

BREAKAWAY PARK SECTION 3

PROJECT ASSESSMENT CMS-89-0017 Submitted - 9/06/1989

-staff comments stated that the adjacent preliminary (Brushy Creek Ranch) would need to be updated because a portion of this plan was included in the boundary of that other plan.

-staff comments stated that the adjacent preliminary would need to be updated because of the realignment of Breakaway Road.

-applicant being aware that if Breakaway Road were realigned it would require an update then agreed to withdraw and resubmit the portion of Brushy Creek Ranch that was to be affected. Applicant stated that the realignment of the roadway was necessary to accommodate trees.

-staff arborist comments stated "the vegetative element must demonstrate that the plan has been accomplished to preserve to the greatest extent reasonable any significant trees on the site".

PRELIMINARY PLAN C8-90-0040 Submitted - 3/22/1990

-staff comments echoed the need to update or withdraw the affected portion of the adjacent preliminary plan.

-after meeting with the applicant and assorted staff several times an acceptable realignment and modification process were agreed upon.

-next communication with applicant was that the applicant felt that the fees were excessive (area being modified is <50 acres WSR/WSS WATERSHED) -\$3,780.

-staff recalculated the fees to reflect only the property between the western boundary of the new alignment and the easterly boundary of the old alignment which estimated to be <10 acres with a fee of \$1254.

-applicant then stated that the modification should be without fee due the fact that the realignment was in anticipation of the arborists comments to save trees.

-case manager met with the staff arborist to gain support for this claim of the applicants. Arborist is of the opinion that the proposed alignment would actually remove more trees than the previously proposed alignment and is unable to support the applicants theory.

-arborists comments for the preliminary were "Plan complies with the City adopted requirements. No comments."

REVIEW COMMENTS

TO: SUBDIVISION PROCESSING

CASE MANAGER: Dowd, Lauretta

FROM: PARKLAND REVIEW

FILE NUM: C8-90-0040

PROJECT NAME: BREAKAWAY PARK SECTION 3

LOCATION: BREAKAWAY RD

DUE DATE: 9-APR-1990

REVIEWER: SCHOENEMANN, BILL

DATE: 4-APR-1990

PK 1. Parkland requirements for this development are 0.35 acres. These parkland requirements are based on 25 Single-Family Units x 5 acres of required parkland per 1000 residents x 2.8 residents per Single-Family Unit. ✓

PK 2. The parkland dedication requirements for this development will be satisfied at final plat with the dedication of the 7.38 acre tract of land to Williamson County, Texas for park and recreational and drainage purposes. ✓

PK 3. Note Number 2, as per the preliminary plan, states that "the parkland requirement has been fulfilled with parkland adjacent to this subdivision dedicated to and accepted by Williamson County". Applicant shall provide proof of this conveyance to Williamson County, Texas. He/she shall provide a copy of the recorded General Warranty Deed and the required Field Notes and Exhibits. This copy shall be provided to this reviewer. If the conveyance of this parkland tract has not taken place, applicant shall immediately prepare the required Field Notes and Exhibits and General Warranty Deed, and submit them to the County Commissioner (Mike Heiligenstein) for Precinct 1, Williamson County, Texas, for approval and acceptance. The Grantor shall execute the General Warranty Deed prior to, and not a part of the Final Plat for this Subdivision. If the executed General Warranty Deed and required Field Notes and Exhibits have, or have not been recorded, applicant has the responsibility of proceeding with the recording of these documents, and providing proof of this transaction. ✓

PK 4. Applicant shall note, on Final Plat, that the parkland conveyance of the approved 7.38 acre tract has been deeded to Williamson County in order to satisfy the parkland requirements for this Subdivision. Applicant shall also place the Volume and Page Number of this recordation on the parkland tract previously deeded to Williamson County, Texas. The Final Plat of this Subdivision will not be approved by this reviewer unless the above information is provided on the Final Plat. ✓ @ F.P.

DATE: 4-APR-1990
FILE: C8-90-0040

PK 5. Applicant shall also provide a plat note on the Final Plat, or provide a Restrictive Covenant prior to Final Plat approval, specifying that "The City of Austin shall be released from any financial responsibility for the platting process or construction costs and maintenance because the approved parkland tract of 7.38 acres that is adjacent to this Subdivision was dedicated and deeded to Williamson County, Texas, prior to, and not a part of the Final Plat. The General Warranty Deed shall also reflect this agreement.

✓
@ F.P.

PK 6. Applicant shall also provide a "Letter of Acceptance" for the approved parkland tract (7.38 acres). This "Letter of Acceptance" shall be provided from Mike Heiligenstein, the County Commissioner for Precinct 1, Williamson County, Texas. This "Letter of Acceptance" shall provide Williamson County's acceptance of the 7.38 parkland tract for park, recreational and drainage purposes; and accepts the ownership and maintenance responsibility of said tract.

@ FP

PK 7. Prior to Final Plat approval, applicant to specify the ownership and maintenance responsibility for the proposed parkland tract that is deeded or to be deeded to Williamson County, Texas. The subdivider, or his/her assigns, shall own and maintain this proposed parkland tract until the parkland tract is deeded by separate instrument to Williamson County, Texas, and accepts the ownership and maintenance responsibility for said tract.

✓
@ FP

PK 8. Prior to Final Plat approval of this Subdivision, applicant shall provide an Owner's Title Policy and Tax Certificate to Mike Heiligenstein, County Commissioner for Precinct 1, Williamson County, Texas (see "Procedures to Ensure Clear Title to Land for Park Purposes"). These document will ensure clear title to the land dedicated to Williamson County, Texas, for park, recreational and drainage purposes. The "Owner's Title Policy" requirement assures that this land dedicated to Williamson County, Texas, will not be subject to any reservations of record, liens, encumbrances of any kind, easements, which, in the opinion of Williamson County, Texas, will interfere with the use of the land for park, recreational and drainage purposes.

@ FP

PK 9. Applicant to clear comments through reviewer at 499-2251. ✓

Bill Scheneman
Reviewer's Signature - Initial Comments

Bill Scheneman 5/25/90
Reviewer's Signature - Signoff

ADDITIONAL REVIEW COMMENTS

TO: LAURETTA DOWD, CASE MANAGER

FROM: BILL SCHOENEMANN, REVIEWER

DATE: 20-APRIL-1990

PROJECT NAME: BREAKAWAY PARK, SECTION 3, SUBDIVISION

FILE NUMBER: C8-90-0040

After review of the recorded documents of the Williamson County, Texas, Volume 41, Pages 342 and 343, Agenda Items from the Williamson County Commissioners Court, the following comments must also be included for the proposed development.

In order for PRELIMINARY PLAN APPROVAL:

- ✓ 1. Applicant to revise note number 2 to read as follows: "The parkland requirement for this development will be satisfied prior to, and not a part of the Final Plat".
- BS ✓ 2. Applicant to add the following note: "Williamson County, Texas, has agreed to consider the granting the approval of the Preliminary Plan for this development if Williamson County, Texas will not be responsible for any maintenance responsibilities of the approved parkland tract. These maintenance responsibilities shall remain with the owner of Breakaway Park, Section 3, Subdivision, or his/her assigns. Williamson County, Texas will not be responsible for any maintenance (financially, materially or physically), in regards to this parkland tract.
- ✓ 3. Applicant to clear comments through reviewer at 499-2251.

In order for FINAL PLAT APPROVAL, the following comments must be satisfied:

1. Applicant shall comply with comment numbers PK4 thru PK8 (Inclusive), as previously submitted to applicant.
2. Applicant shall prepare the required Field Notes and Exhibits for the approved parkland tract, prepare a General Warranty Deed for the approved parkland tract conveyance to Williamson County, Texas, have this General Warranty Deed executed, receive the acceptance of this General Warranty Deed from Williamson County, Texas, and have all of the required documents (General Warranty Deed, Field Notes and Exhibits) recorded in the Real Property Records of Williamson County, Texas.
3. Applicant to provide a certified copy of all of the above recorded documents to this reviewer prior to Final Plat approval.
4. Applicant to add the following plat note to the Final Plat: "The parkland requirements for this development were satisfied prior to, and not a part of this Final Plat. These parkland requirements were satisfied with the dedication of the approved and adjacent parkland tract as recorded in Volume _____, Page(s) _____,

of the Williamson County, Texas, Real Property Records."

5. Applicant shall also show this Volume and Page Number(s) on that parkland tract that was conveyed to Williamson County, Texas, for parkland purposes. Williamson County, Texas shall also be shown as the owner of this parkland tract.
6. Applicant shall add the following plat note: "The maintenance responsibility for the parkland tract, as recorded in Volume _____, Page(s) _____, of the Williamson County, Texas, Real Property Records, shall remain with the owner of Breakaway Park, Section 3 Subdivision, or his/her assigns. Williamson County, Texas, is the owner of this approved parkland tract, and is not responsible for any maintenance, either financially, materially or physically, in regards to this parkland tract."
7. Applicant shall ensure clear title to the land to be dedicated as parkland. In order to do this, applicant shall follow the attached "Procedures to Ensure Clear Title to Land for Park Purposes". These procedures were drafted by the City of Austin, and will be applicable to Williamson County, Texas.
8. Applicant to clear comments through reviewer at 499-2251.

BREAKAWAY PARK SECTION 3

PROJECT ASSESSMENT CMS-89-0017 Submitted - 9/06/1989

-staff comments stated that the adjacent preliminary (Brushy Creek Ranch) would need to be updated because a portion of this plan was included in the boundary of that other plan.

-staff comments stated that the adjacent preliminary would need to be updated because of the realignment of Breakaway Road.

-applicant being aware that if Breakaway Road were realigned it would require an update then agreed to withdraw and resubmit the portion of Brushy Creek Ranch that was to be affected. Applicant stated that the realignment of the roadway was necessary to accommodate trees.

-staff arborist comments stated "the vegetative element must demonstrate that the plan has been accomplished to preserve to the greatest extent reasonable any significant trees on the site".

PRELIMINARY PLAN C8-90-0040 Submitted - 3/22/1990

-staff comments echoed the need to update or withdraw the affected portion of the adjacent preliminary plan.

-after meeting with the applicant and assorted staff several times an acceptable realignment and modification process were agreed upon.

-next communication with applicant was that the applicant felt that the fees were excessive (area being modified is <50 acres WSR/WSS WATERSHED) -\$3,780.

-staff recalculated the fees to reflect only the property between the western boundary of the new alignment and the easterly boundary of the old alignment which estimated to be <10 acres with a fee of \$1254.

-applicant then stated that the modification should be without fee due the fact that the realignment was in anticipation of the arborists comments to save trees.

-case manager met with the staff arborist to gain support for this claim of the applicants. Arborist is of the opinion that the proposed alignment would actually remove more trees than the previously proposed alignment and is unable to support the applicants theory.

-arborists comments for the preliminary were "Plan complies with the City adopted requirements. No comments."

LINE	FILE NUMBER/ LOCATION	SUBDIVISION NAME	STATUS	RECOMMENDATION
***** *** 30 DAY STATUTORY - PRELIMINARIES *** *****				
	C8-86-107.01 FARMHAVEN RD AND LANSDOWNE RD OWNER(S) : PROVIDENT DEVELOPMENT CO.	HARRIS BRANCH PHASE ONE-A, SECTION IV, REVISION TO	INCOMPLETE	DISAP
	C8-90-0040 BREAKAWAY RD OWNER(S) VARIANCES: TO EXCLUDE BALANCE OF ORIGINAL TRACT - POSTPONED INDEFINITELY	BREAKAWAY PARK SECTION 3	INCOMPLETE	DISAP
***** *** 30 DAY STATUTORY - FINAL P.U.D.'S & SLS *** *****				
	C814-82-010.2A AND CERCIS COVE OWNER(S) : HUGH ROBERTSON	VINEYARD BAY PHASE TWO PUD	INCOMPLETE	DISAP

Agenda Coordinator: Fu

COMMENT RECEIPT

Breakaway Park Section 3

File No. C8-90-0040

Date: 4.12.90

The comments for the referenced file were picked up as indicated below.

Received by: *[Signature]*
(signature)

Name: _____
(please print)

Telephone Number: _____

Received on: 4.13.90
(date)

RETURN RECEIPT TO

Janetta Dowd
(Case Manager)



RELEASE FORM FOR PRELIMINARY PLAN
DEVELOPMENT SERVICES

Plat Name Breakaway Park, Section 3

File No. CB-90-0040 Acres 39.210

Drainage/Special Watershed Released: Joe Ramos Date: 5/14/90

Watershed Brushy Ordinance No. _____
Yes ✓ No _____

Drainage Study in File _____
Other: See File No. CB-86-20
See Construction Plans No. _____
Channelization of Existing Waterways is Proposed _____
Detention is Provided _____

Special Problems or Unresolved Issues Associated with this Project:

Engineering Released: _____ Date: _____

Special Problems or Unresolved Issues Associated with This Project:

Transportation Released: _____ Date: _____

Special Problems or Unresolved Issues Associated with this Project:

Green Space Released: _____ Date: _____

Special Problems or Unresolved Issues Associated with this Project:



RELEASE FORM FOR PRELIMINARY PLAN
DEVELOPMENT SERVICES

Plat Name Breakaway Park, Section 3

File No. CB-90-0040 Acres 39.210

Drainage/Special Watershed Released: Joe Ramos Date: 5/14/90

Watershed Brushy Ordinance No. _____
Yes No

✓ _____ Drainage Study in File

✓ Other: See File No. CB-86-20

See Construction Plans No. _____

✓ _____ Channelization of Existing Waterways is Proposed

✓ _____ Detention is Provided

Special Problems or Unresolved Issues Associated with this Project:

Engineering Released: _____ Date: _____

Special Problems or Unresolved Issues Associated with This Project:

Transportation Released: _____ Date: _____

Special Problems or Unresolved Issues Associated with this Project:

Green Space Released: _____ Date: _____

Special Problems or Unresolved Issues Associated with this Project:

LDRS: SUBDIVISION REVIEW CASE MANAGEMENT REPORT

23-MAR-1990

FILE NO.: C8-90-0040

CASE MANAGER: Dowd, Laretta
SECONDARY:

BREAKAWAY PARK SECTION 3

DATE FILED: 22-MAR-1990

DATE DIST: 27-MAR-1990

COMMENT DUE DATE: 9-APR-1990

DEPARTMENT	RETURN DATE	CLEARANCE DATE	COMMENTS
Planning - Address	[]	4.5	Dowd
DEP - Arborist	[4.5]	4.5	Dowd
County (WM)	[4.4]	4.4	Dowd
Planning - Drafting	[3.26]	4.14	Dowd
Planning - Engineering	[4.9]	5.14	Dowd
Electric Department (PEC) (note on plan)	[3.29]	5.2	Dowd
DEP - Environmental	[4.9]	5.2	Dowd
Gas Company	[—]	—	—
Planning - Hector	[—]	—	—
Planning - MUD Review	[4.6]	4.6	Dowd
Telephone Co. (NS)	[]	—	—
PARD	[4.4]	5.29	Dowd
T.P.S.D. - R.O.W.	[3.28]	3.28	Dowd
School Dist. (LE)	[]	—	—
Planning - Subdivision	[4.6]	5.25	Dowd
Planning - Transportation	[4.5]	5.29	Dowd
Water & Wastewater	[3.27]	5.9	Dowd

Comp. Planning

5.2 - Chitina & Holuk were switched (street names only)

SUBDIVISION REVIEW COMMENTS

SUBDIVISION NAME: BREAKAWAY PARK SECTION 3

FILE NUM: C8-90-0040

DUE DATE: 04/16/90

IF YOU HAVE ANY FURTHER QUESTIONS CONCERNING THE COMMENTS LISTED BELOW PLEASE CONTACT YOUR CASE MANAGER.

CASE MANAGER: Dowd, Laretta

PHONE: 499-2708

THE FOLLOWING COMMENTS MUST BE ADDRESSED PRIOR TO RECEIVING PLAN APPROVAL FROM THE DEPARTMENT OF PLANNING AND DEVELOPMENT. IT IS THE RESPONSIBILITY OF THE APPLICANT OR HIS/HER AGENT TO MODIFY THE SUBDIVISION PLAN SO THAT IT COMPLIES WITH THESE REQUIREMENTS.

INCORPORATED IN THE NUMBERING OF EACH COMMENT IS THE RELEVANT REVIEW SECTION. FOR THESE REFERENCES, THE FOLLOWING ABBREVIATIONS APPLY:

SP - SITE PLAN	CM - CAPITAL METRO
SR - SUBDIVISION	CO - COUNTY
TR - TRANSPORTATION	MD - MUD REVIEW
CN - CONSTRUCTION	AD - PLANNING - ADDRESS
DR - DRAINAGE	PK - PARD
EG - ENGINEERING	PO - POST OFFICE
LR - LANDSCAPE REVIEW	PW - PUBLIC WORKS
AR - ARBORIST	SD - SCHOOL DISTRICT
EV - ENVIRONMENTAL	HE - HEALTH DEPARTMENT
WW - WATER AND WASTEWATER	EL - ELECTRIC
FI - FIRE DEPARTMENT	PH - PHONE COMPANY
HD - HIGHWAY DEPARTMENT	DG - DRAFTING

REQUIREMENTS: Based on ordinances and written rules adopted by the City of Austin, Texas.

DG 1. The closure check on subdivision boundary for the above named plat is not in compliance with the city adopted requirements.

The closure error is 143.43 ft. in NW direction. Several distances and bearings appear to be wrong on this plat.

4.16.90 revised comment rec. - in compliance
WW 1. The subdivider intends to serve each lot with a well and septic tank. In such case, plat approval will be conditional upon the upon the Williamson County Health Department approving each lot for well and septic tank use.

WW 2. Fiscal will not be required but final plat approval will be conditional upon paying a \$50 Subdivision Engineering Review Fee.

WW 3. (No. 4103) For Water and Wastewater Utility use.

RW 1. The scope of this review is limited to right-of-way needs pertaining to approved C.I.P. and T.S.M. projects to be constructed by the City of Austin. All right-of-way needs for A.M.A.R.P., T.C.M., S.D.H.P.T., and County projects will be reviewed by the Transportation Section of the Planning Department.

RW 2. We have reviewed the proposed subdivision and anticipate no additional requirement for right-of-way dedication or reservation for approved C.I.P. projects or T.S.M. improvements in this area.

PK 1. Parkland requirements for this development are 0.35 acres. These parkland requirements are based on 25 Single-Family Units x 5 acres of required parkland per 1000 residents x 2.8 residents per Single-Family Unit.

PK 2. The parkland dedication requirements for this development will be satisfied at final plat with the dedication of the 7.38 acre tract of land to Williamson County, Texas for park and recreational and drainage purposes.

PK 3. Note Number 2, as per the preliminary plan, states that "the parkland requirement has been fulfilled with parkland adjacent to this subdivision dedicated to and accepted by Williamson County". Applicant shall provide proof of this conveyance to Williamson County, Texas. He/she shall provide a copy of the recorded General Warranty Deed and the required Field Notes and Exhibits. This copy shall be provided to this reviewer. If the conveyance of this parkland tract has not taken place, applicant shall immediately prepare the required Field Notes and Exhibits and General Warranty Deed, and submit them to the County Commissioner (Mike Heiligenstein) for Precinct 1, Williamson County, Texas, for approval and acceptance. The Grantor shall execute the General Warranty Deed prior to, and not a part of the Final Plat for this Subdivision. If the executed General Warranty Deed and required Field Notes and Exhibits have, or have not been recorded, applicant has the responsibility of proceeding with the recording of these documents, and providing proof of this transaction.

PK 4. Applicant shall note, on Final Plat, that the parkland conveyance of the approved 7.38 acre tract has been deeded to Williamson County in order to satisfy the parkland requirements for this Subdivision. Applicant shall also place the Volume and Page Number of this recordation on the parkland tract previously deeded to Williamson County, Texas. The Final Plat of this Subdivision will not be approved by this reviewer unless the above information is provided on the Final Plat.

PK 5. Applicant shall also provide a plat note on the Final Plat, or provide a Restrictive Covenant prior to Final Plat approval, specifying that

"The City of Austin shall be released from any financial responsibility for the platting process or construction costs and maintenance because the approved parkland tract of 7.38 acres that is adjacent to this Subdivision was dedicated and deeded to Williamson County, Texas, prior to, and not a part of the Final Plat. The General Warranty Deed shall also reflect this agreement.

PK 6. Applicant shall also provide a "Letter of Acceptance" for the approved parkland tract (7.38 acres). This "Letter of Acceptance" shall be provided from Mike Heiligenstein, the County Commissioner for Precinct 1, Williamson County, Texas. This "Letter of Acceptance" shall provide Williamson County's acceptance of the 7.38 parkland tract for park, recreational and drainage purposes; and accepts the ownership and maintenance responsibility of said tract.

PK 7. Prior to Final Plat approval, applicant to specify the ownership and maintenance responsibility for the proposed parkland tract that is deeded or to be deeded to Williamson County, Texas. The subdivider, or his/her assigns, shall own and maintain this proposed parkland tract until the parkland tract is deeded by separate instrument

to Williamson County, Texas, and accepts the ownership and maintenance responsibility for said tract.

PK 8. Prior to Final Plat approval of this Subdivision, applicant shall provide an Owner's Title Policy and Tax Certificate to Mike Heiligenstein, County Commission for Precinct 1, Williamson County, Texas (see "Procedures to Ensure Clear Title to Land for Park Purposes"). These document will ensure clear title to the land dedicated to Williamson County, Texas, for park, recreational and drainage purposes. The "Owner's Title Policy" requirement assures that this land dedicated to Williamson County, Texas, will not be subject to any reservations of record, liens, encumbrances of any kind, easements, which, in the opinion of Williamson County, Texas, will interfere with the use of the land for park, recreational and drainage purposes.

PK 9. Applicant to clear comments through reviewer at 499-2251.

AR 1. Plan complies with the City adopted requirements. No Comments.

TR 1. Local streets using alternative standards serving SF-1 or SF-2 densities must be designed with 60 ft. ROW, 24 ft. pavement with 1.5-ft. ribbon curbs or 2-ft. shoulders. Show the right-of-way width for Kobuk Court. A minimum of 60 feet of right-of-way is required for Kobuk Court. The existing/proposed rights-of-way width for Post River Road (between Breakaway Road and Yukon Circle), Chitina Drive, and Taku Road will be waived as agreed previously during the project assessment Cm-89-0017. Please submit a request for waiver from the right-of-way standards for Post River Road (between Breakaway Road and Yukon Circle), Taku Road and Chitina Drive. TCM, Fig. 1-47.

TR 2. Residential blocks shall not exceed 1200 feet in length unless such blocks are parallel to and adjacent to an arterial street, in which case they shall not exceed 1500 feet in length. Please submit a waiver request for waiver from the block length requirements for the lots adjacent to Taku Road, west of Chitina Drive. A variance will be supported as agreed during the project assessment. ILDC, 13-2-430.

TR 3. Dead-end streets shall terminate in a cul-de-sac designed in accordance with the Transportation Criteria Manual, unless topography, density, adequate circulation, or other unusual conditions necessitate, in the Commission's opinion, deviation from the design criteria in the Manual. Provide a full cul-de-sac with a 60 foot radius for the termination of Taku Road. Please submit a variance request to delete the cul-de-sac requirement for the termination of Chitina Drive. A variance for the deletion of the cul-de-sac for Chitina Drive will be supported as agreed during the project assessment. ILDC, 13-2-429. —TR2.

TR 4. Cul-de-sac and single-outlet streets with lengths exceeding 2,000 feet require approval by the Planning Commission. Please submit a variance request for the length of the single outlet streets (Taku Road and Breakaway Road). TCM, 1.3.2.E.

TR 5. Please include Breakaway Park Sec. 2 on the proposed plat as shown in the project assessment. The layout and proximity of Breakaway Park Sec. 2 is important in providing justification for the variances that will be requested.

TR 6. The preliminary plan submitted for Brushy Creek Ranch (C8-86-20) must be withdrawn as a condition for support of the variance requests related to Breakaway Road. The preliminary plan for Brushy Creek Ranch

conflicts with the land uses for Breakaway Park.

SR 1. INFORMATION: All streets, drainage, sidewalks, erosion control, and water and wastewater lines are required to be constructed and installed to City of Austin Standards. *Co. Wmson.*

SR 2. The following note shall be placed on a preliminary subdivision plan as a condition of its approval if the applicant for the preliminary plan approval intends to apply for final plat approval using the "City of Austin Policy: Fiscal Surety Requirements for Subdivisions" adopted by the City Council on March 31, 1988:

Prior to the recording of any final plat of all or a portion of this preliminary plan, fiscal security shall be provided in accordance with Sec. 13-1-32 (b) or the Austin City Code of 1981 for the following subdivision improvements:

Street construction and related infrastructure, including paving, drainage, sidewalks, water supply and wastewater collection, for the following streets: BREAKAWAY ROAD, KOBUK COURT, and POST RIVER ROAD. Fiscal security is not required for streets not listed in this subsection (A).

Environmental and safety controls, and other related items (e.g., erosion and sedimentation controls, restoration, channel work, pipe in easements, detention, water quality ponds, etc.) as determined prior to final plat approval. The restoration cost estimate will be based on disturbed areas including the following streets: BREAKAWAY ROAD, KOBUK COURT, and POST RIVER ROAD.

SR 3. Show owner's name and addresses for adjacent property.

SR 4. Show side yard building setback lines on lots 63 and 64.

SR 5. Tax plats are missing from the application packet. Submit current tax plats immediately.

SR 6. This plan/plat is subject to the Interim Land Development Code, effective June 1, 1988. Please amend references to the "Chapter 13-3" or "13-15" to "Title 13" in the surveyor's and engineer's certification.

SR 7. Chapter 13-1 imposes deadlines for the submittal of updates for preliminary plans and final plats. An update is defined as "additional information, a plan, or a final plat submitted by an applicant in response to comments by the review entity." It is the applicant's responsibility to inform the case manager of all updates submitted to reviewers in response to review comments. Preliminary plans expire 180 days after statutory disapproval, and final plats expire 180 days after submittal.

SR 8. Ink in the Case # in the bottom right hand corner of original mylar.

SR 9. Show block numbers or block letters.

SR10. Indicate the distance from the subdivision to the nearest intersection.

SR11. Provide the standard no occupancy note on this plat:

No lot in this subdivision shall be occupied until connected to approved water and wastewater systems.

Modifications to this note depending on your particular situation may be found in the Standard Final Plat Notes packet.

SR12. Show seals and date of signature of engineer and surveyor. Print company name with addresses under the signature.

SR13. For all comments see the land use review print for clarity.

SR14. All subdivision (SR) comments must be cleared by this reviewer prior to your chosen Planning Commission agenda deadline. Call for an appointment and bring the corrected mylar for clearance.

SR15. It is advisable to clear comments as soon as possible to ensure that last minute delays do not cause you to miss your chosen Planning Commission deadline. The deadline for any Planning Commission agenda is Wednesday at noon thirteen (13) days prior to the meeting.

SR16. A portion of this plan is within the boundaries of "Brushy Creek Ranch" preliminary plan. Prior to approval that portion of the plan that is within "Brushy Creek Ranch" must be withdrawn.

pending submitted 5.25
SR17. "Brushy Creek Ranch" preliminary plan must either be updated to reflect the new alignment being proposed with "Breakaway Park Section 3" or that portion of the plan effected by this realignment must also be withdrawn. *pending submitted 5.25*

SR18. The portion of Taku Road that intersects with Yukon Circle is not dedicated with the adjacent plat, Breakaway Park Section 3. Show how and when this ROW was dedicated. *See below comment*

SR19. Provide proof of dedication for all of Taku Road.

will do at final plat - as approved by Ken Blaker 4.30.90
SR20. Applicant must submit a letter requesting a waiver for submitting the plan with a scale of 1"=200' instead of the 1"=100' as requested in the subdivision preliminary plan packet.

MD 1. No comment. Tract to be served with private wells and septic tank.

EG 1. Insufficient information has been submitted with this final plat/preliminary plan to provide a comprehensive review at this time and current comments below reflect only a partial review. Further comprehensive comments will be generated upon receipt of the needed information reflected by the engineering comments below.

EG 2. The applicant should contact the Engineering Reviewer to clear the Engineering comments.

EG 3. Add the following Floodplain Note:

"The 100 year floodplain is contained within the drainage easement(s) shown hereon. 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 # _____, dated _____ for _____ (name of city of county)." This must be certified by registered professional engineer. [Section 13-6-7(b)ILDC].

EG 4. Add the following Detention Note:

"Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods." [Section 13-2-472].

EG 5. Provide calculations supporting delineation of 100 year floodplain. [Section 13-6-5(a)].

EG 6. Delineate the twenty five (25) and the one hundred (100) year floodplain on the preliminary plan and provide supporting information. [Section 13-6-5(b), 13-2-453].

EG 7. Provide topographic map showing locations of HEC-2 cross-sections [Section 13-6-3(a)]

EG 8. Provide documentation from the appropriate Williamson County official demonstration the adequacy of the proposed street geometrics.

EV 1. Provide impervious cover calculations in accordance with Sec. 13-2-590 of the Land Development Code. Impervious cover is restricted to 45% net site area.

EV 2. Provide an erosion/sedimentation control plan in accordance with the submittal packet and Sec. 1.4 of the Environmental Criteria Manual, including standard erosion and sedimentation control notes and details, and the locations of temporary controls.

EV 3. Provide standard notes on the plan that require the installation of erosion/sedimentation controls prior to construction.

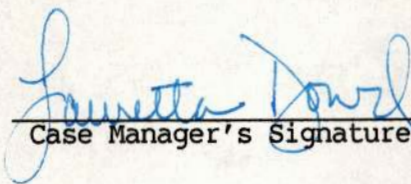
AD 1. Comments not available at the time of this report.

PH 1. Comments not available at the time of this report.

RECOMMENDATIONS: Staff Recommendations for improvements based on accepted planning, engineering, and design principles.

REVIEWERS:

T.P.S.D. - R.O.W.: GIUSTI, KEN
PLANNING - DRAFTING: HYLTON, DONNA
PLANNING - MUD REVIEW: DOWD, LAURETTA
SCHOOL DIST.:
COUNTY: HEILIGENSTEIN, COMMISSIONER MIKE
PLANNING - ADDRESS:
PARD: SCHOENEMANN, BILL
TELEPHONE CO.:
ELECTRIC DEPARTMENT:
WATER & WASTEWATER: URBANEK, PAUL
DEP - ARBORIST: RHOADES, JIM
DEP - ENVIRONMENTAL: MURPHY, PATRICK
PLANNING - ENGINEERING: RAMOS, JOE
PLANNING - TRANSPORTATION: MCCLENDON, CARL
PLANNING - SUBDIVISION: DOWD, LAURETTA



Case Manager's Signature - Initial Comments

Case Manager's Signature - Signoff

REVIEW COMMENTS

TO: SUBDIVISION PROCESSING

CASE MANAGER: Dowd, Laretta

FROM: DRAFTING

FILE NUM: C8-90-0040

PROJECT NAME: BREAKAWAY PARK SECTION 3

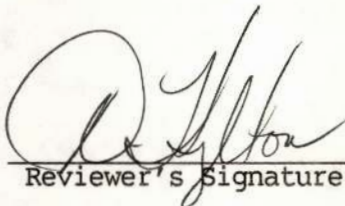
LOCATION: BREAKAWAY RD

DUE DATE: 9-APR-1990

REVIEWER: HYLTON, DONNA

DATE: 26-MAR-1990

DG 1. The closure check on subdivision boundary for the above named plat is not in compliance with the city adopted requirements. The closure error is 143.43 ft. in NW direction. Several distances and bearings appear to be wrong on this plat.



Reviewer's Signature - Initial Comments

Reviewer's Signature - Signoff

MEMORANDUM

TO: *Drafting*
FROM: SUBDIVISION REVIEW AND DESIGN
OFFICE OF LAND DEVELOPMENT SERVICES
SUBJECT: PRELIMINARY SUBDIVISION REVIEW
RE: BREAKAWAY PARK SECTION 3

COMMENT DUE DATE: 9-APR-1990

C8-90-0040

PLEASE BE ADVISED THAT ALL REVIEW COMMENTS MUST BE RECEIVED BY THE DUE DATE (9-APR-1990). THIS INCLUDES "NO COMMENT" RESPONSES.

Classification: SUBURBAN

City/ETJ: 5-MILE ETJ

Proposed Use: SF

Acreage: 39.210 Lots: 25

Grids:

Zoning: N/A

Watershed: BRUSHY

Watershed Class: County: WILLIAMSON

Water: OTHER PRIVATE UTIL CO.

Sewerage: OTHER PRIVATE UTIL CO.

Plat complies with City adopted requirements: Yes _____. If not, comment below:

REVIEWERS: Information shown above is submitted by the applicant.
Data pertinent to areas of concern should be verified.

*Several bearings and distances appear
to be wrong -*

Case Manager: Dowd, Laurretta
Phone Number: 499-2708
Secondary:
Phone Number: -

Reviewed By: *[Signature]*
Date: *3/26/90*

Continue Comments on Back

REVIEWERS - PLEASE USE NEW COMMENTS TRACKING SYSTEM

ATTN:

LAURETTA DOWD

Here are copies of documents
being provided to reviewers
on Breakaway Park SEC 3
(SP-90-0076CS)

- STUART WATSON
346-8566

A Participating Partner of

THE TEXAS DEPARTMENT OF HEALTH

WILLIAMSON COUNTY HEALTH DISTRICT

Clarence Skrovan, M.D.
Director

D.M. "Jack" Purcell
Environmental Services Director

(512)869-4390

P.O. Box 670, Georgetown, Texas 78627



April 15, 1990

To Whom It May Concern:

RE: Breakaway Park Section 3

The concept advanced by the Preliminary Plat of Breakaway Park Section 3, of a subdivision at the proposed location to be served by private wells and septic systems is acceptable to the Williamson County Health District (WCHD).

On the final plat each lot should include an approved well location and a 150' sanitary easement within which no on-site sewage disposal system can be located.

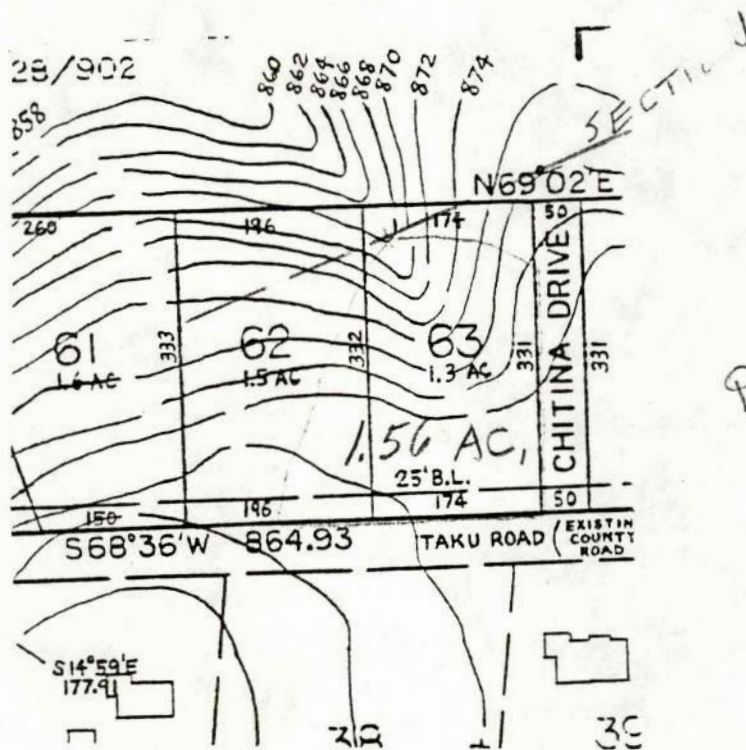
Presumably, the plat will ultimately be reviewed by WCHD in the usual manner, including site visits, prior to final approval and recording.

If I can provide any assistance or clarification in this matter I will be happy to oblige.

Sincerely, :

A handwritten signature in black ink, appearing to read "Jack Purcell".

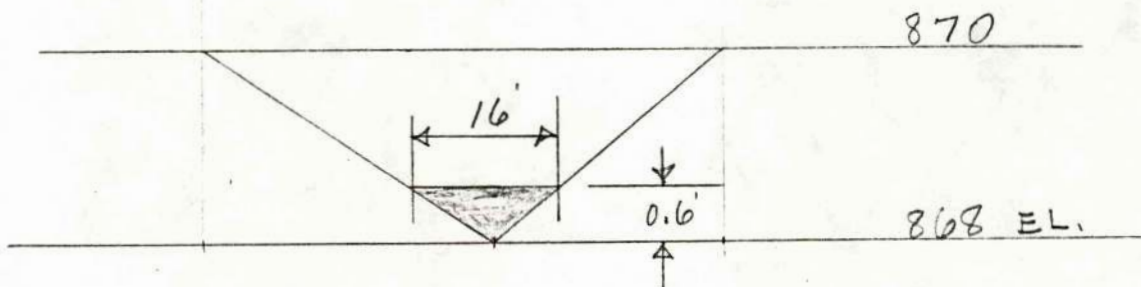
D.M. "Jack" Purcell, Director
Environmental Services Division



$$1.56 \text{ AC. } T_c 7$$

$$Q_{100} = .49 (11) 1.56$$

$$= 8.4 \text{ CFS}$$

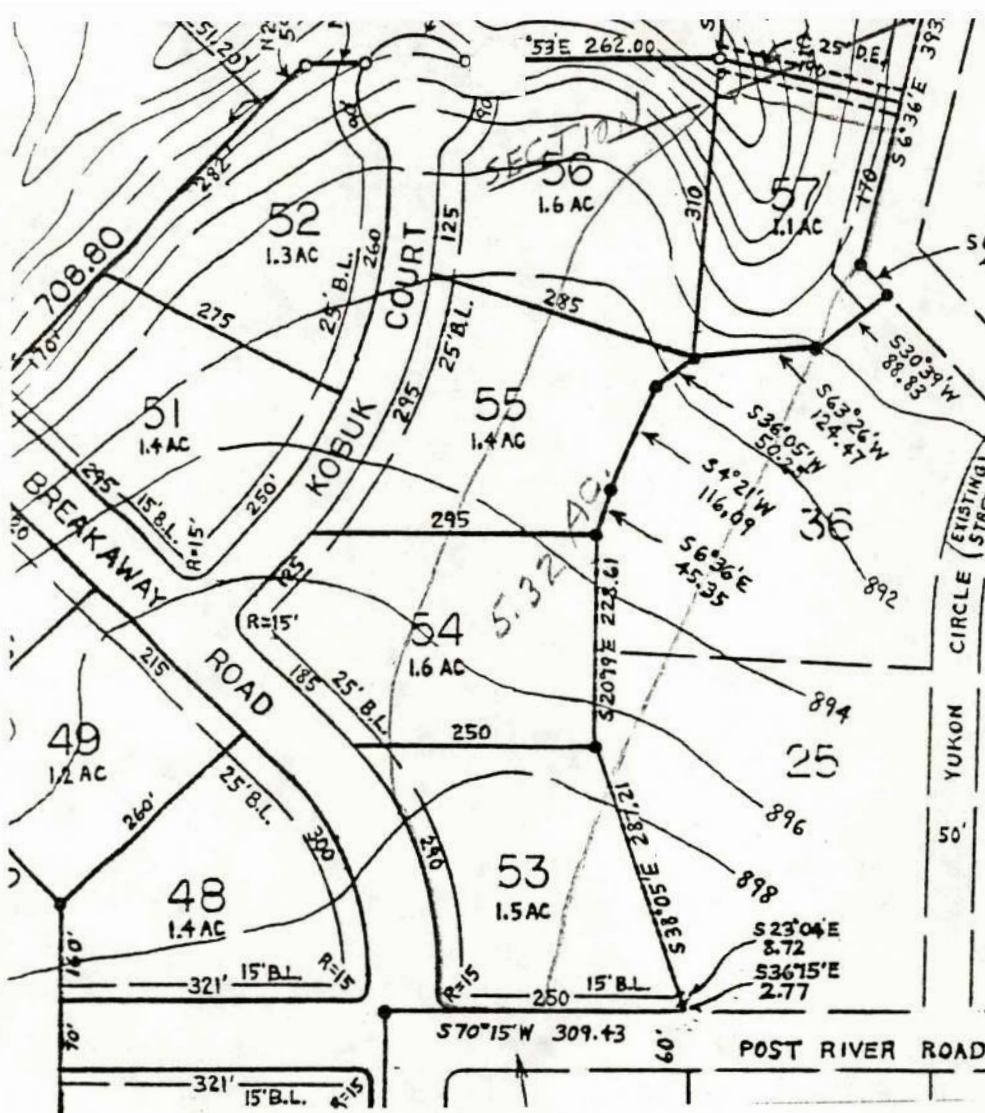


$$Q_{CHAN} = \frac{1.49}{.054} 4.8 \left(\frac{4.8}{16} \right)^{2/3} (.05)^{1/2}$$

$$= 27.59 \cdot 4.8 \cdot .448 \cdot .223$$

$$= 13.23 \text{ CF} > 8.4$$

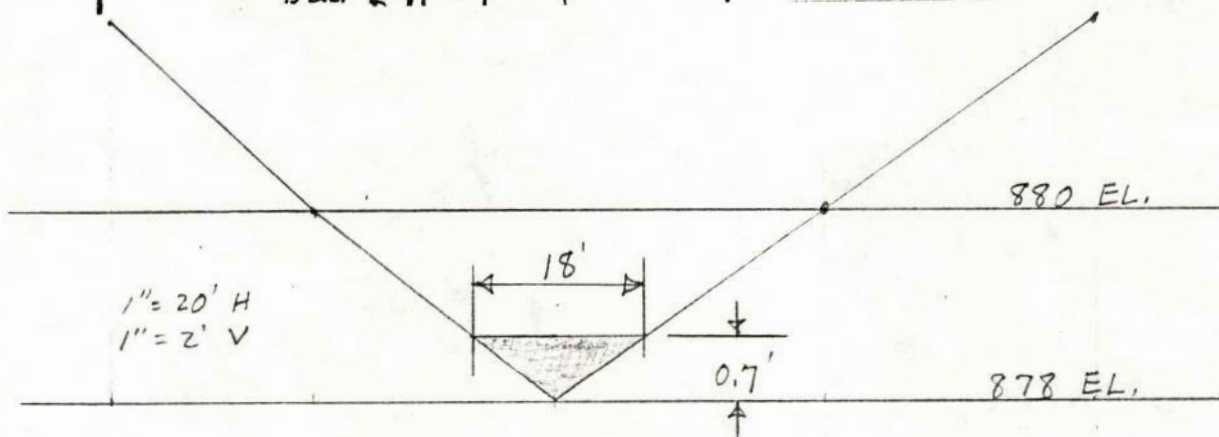
4-17-90 CALC. BY: James J. Watson P.E.



$$5.32 \text{ AC } T_0 25$$

$$Q_{100} = .41(7.2) 5.32$$

$$= 15.70 \text{ CFS}$$



$$Q_{CHAN} = \frac{1.49}{.054} 6.3 \left(\frac{6.3}{18} \right)^{2/3} (.043)^{1/2}$$

$$= 27.59 \quad 6.3 \quad .497 \quad 0.207$$

$$= 17.88 \text{ CFS} > 15.70$$

4-17-90 CALC. BY: James J. Watson, PE

December 6, 1989

Commissioner Mike Heiligenstein
Williamson County
Georgetown, Texas

Dear Mike:

I have asked you to put me on the agenda next Monday, December 11th, to ask the county to consider accepting land for a county park. Plans detailing the proposed park have been submitted to the court.

So that you will better understand that because of the type of park we want will require little, if no expense to the county, I point out the following:

1. We propose that the park be a natural wilderness setting. The terrain is well suited for this.
2. The only improvements to the park at this time would be a picnic area and open area suitable for various ball games, b-b-q pits and a jogging trail around the perimeter.
3. We will supply these improvements at no expense to the county.
4. Any area requiring mowing, such as the jogging trail and ball playing area will be done by us or our neighborhood association.
5. The rest of the park would remain in its natural state and require no upkeep.
6. We are asking that the park be designated as a Natural Wilderness area, and not require the usual amenities found in City Parks, such as swimming pools, tennis courts, etc. This would further assure that the county would have little or no expense until such time as you may decide in the future to add these in additional land that would be available when market conditions permit additional development of the adjoining area.

As in any undertaking such as this there are some residents of Breakaway Park that oppose this park. However, at a neighborhood meeting this week with 35 residents present, approximately 25 were in favor provided reasonable safe guards are imposed.

I sure hate to think our Country has reached the state where our citizens can not enjoy a simple thing like a park.

If we are unable to have this park designated a county park, we will have to take it through the City of Austin, pay a large fee and get no service from them.

AGENDA ITEM # 6DECEMBER 11, 1989DISCUSS AND TAKE APPROPRIATE ACTION ON LAKE CREEK, SEC. 1 LETTERS OF CREDIT.

Moved: Mike Heiligenstein

Seconded: Wesley Foust

Motion: To take no action until the Court receives word back from the City of Austin.

Vote: Motion carried 5 - 0

AGENDA ITEM # 7DECEMBER 11, 1989CONSIDER GRANTING PRELIMINARY APPROVAL ON BREAKAWAY PARK, SEC. 3 IN PCT # 1.

→ Mr. Walter Yates presented this plat to the Court. After discussion of the "park" area of the proposed subdivision as to who maintains it, the cost of upkeep, fees charged by City of Austin and whether or not it will be a "County Park", the Court requested that the final plat state that the County would not be responsible for any maintenance either financially or materially in regards to the "Park" in Breakaway Park, Section 3.

Moved: Mike Heiligenstein

Seconded: Wesley Foust

Motion: To grant preliminary approval of Breakaway Park, Section 3 in Pct. # 1.

Vote: Motion carried 4 - 1 - Judge Wilson voted NO

< Clerk copy here >

#0021

VARIANCE REQUEST

DATE: May 2, 1990
TO: Subdivision Review & Transportation
FROM: Intake
RE: Breakaway Park Sec. 3
CS-90-0040

The applicant for the above referenced subdivision has requested a variance to the subdivision ordinance. A copy of this request is attached.

_____ The due date shown on the plat comment sheet.
✓ 2/9/90, five working days from today.

Thank you.

Lauretta David/TS
Subdivision Case Manager

cc: Notification

☒ Variance Fee Paid

☒ Notification Fee Paid

☐ Fee Not Paid

☐ Tax Maps submitted

EXHIBIT 1
APPLICATION FOR SUBDIVISION VARIANCE

Regular (\$110 ea.) _____ Watershed Related (\$289 ea.) _____

SUBDIVISION NAME: <u>Breakaway Park Section 3</u>	
FILE NO.: <u>C8-90-0040</u>	PLANNER: <u>Lauretta Dowd</u>

REQUESTED BY: <u>James T. Watson</u>	<u>James T. Watson</u> Signature
Name	
FIRM: <u>James T. Watson, Consulting Engineer</u>	
Are you the Owner _____ Engineer <u>X</u> Agent _____ Phone _____	

List briefly your request and justification for variance approval. Please be sure to include the Section No. of the ordinance you are referring to. If more space is needed, attach separate sheet.

Section ILDC 13-2-430 Request variance from maximum block length (1200 ft),
for Lots 57-63 along Taku Rd. Proposed block length is only 1316 feet on
this plat, with an additional 174 feet from Breakaway Park Section 2.

Section ILDC 13-2-429 Request variance from requirement for cul-de-sac for
for Kobuk Drive. The preliminary plan for Brushy Creek Ranch has been revised
to include a through street to align with Kobuk Drive.

Section TCM 1.3.2.E Request variance from maximum length of a single-
outlet street (2000 ft), for Breakaway Rd and Taku Rd. Breakaway Rd will con-
tinued to another outlet in the future, and Taku Rd is an existing road.

FOR OFFICE USE ONLY:

Distribute to: _____

Please respond by: _____ Comments: _____

Submitted by: _____ Phone: _____

Date: _____ Amount: _____ Receipt # _____ Rec'd. by: _____

Date Entered: _____ By: _____ Code: _____ Checked: _____

MISCELLANEOUS SUBDIVISION FEES

FILE NUMBER

08-90-0040

RECEIPT NO.

291614

TOTAL FEES

498.00

1. Watershed Related Variance

100-530-9100-4194

185

504-490-2530-4194

104

\$289

No. of Variances 2

X \$289 =

2. Regular Subdivision Variance

100-530-9100-4164

110

No. of Variances 3

X \$110 =

330

\$110

5/2/90
TS

3. Notification Fee

100-530-9100-4181

\$168

100-530-9100-4185

\$ 36

CITY OF AUSTIN
PAYMENT RECEIPT

City of Austin

DEPARTMENT:

Planning

291614

DATE RECEIVED:

5-2-90

RECEIVED FROM:

Briarway Park

05/02/90 10:25AM 001A#2597

FORM OF PAYMENT:

CASH ☐

CHECK ☒

MONEY ORDER ☐

P & D

\$498.00

CHECK

\$498.00

1029

AMOUNT: \$

498.00

IN PAYMENT FOR:

3 variances for

ACCOUNT NUMBER:

Briarway Park Sec. 3

08-90-0040

3 @ 110.00

1 Notification fee

AUTHORIZED SIGNATURE:

Jerry Saucedo

CASHIER:

SC

DEPARTMENT

Mtg. - 4.24.90

Walter Yates, Mr. Watson, Jr. & Sr. / Bill Sch., J. Ramas
J. Dowd

- ① Parkland - new comments given to owner / eng.
seemingly no problem from applicant
- ② Eng. ② additional fl. pl. info requested not supplied
with adj. Brushy Creek Ranch CB-86-20
- ③ curve returns? -

Taku Rd. is 30' recorded esmt.

M E M O R A N D U M

TO:
FROM: SUBDIVISION REVIEW AND DESIGN
OFFICE OF LAND DEVELOPMENT SERVICES
SUBJECT: PRELIMINARY SUBDIVISION REVIEW
RE: BREAKAWAY PARK SECTION 3

COMMENT DUE DATE: 9-APR-1990

C8-90-0040

PLEASE BE ADVISED THAT ALL REVIEW COMMENTS MUST BE RECEIVED BY THE DUE DATE (9-APR-1990). THIS INCLUDES "NO COMMENT" RESPONSES.

Classification: SUBURBAN City/ETJ: 5-MILE ETJ
Proposed Use: SF
Acreage: 39.210 Lots: 25
Grids: Zoning: N/A

Watershed: BRUSHY
Watershed Class: County: WILLIAMSON
Water: OTHER PRIVATE UTIL CO.
Sewerage: OTHER PRIVATE UTIL CO.

Plat complies with City adopted requirements: Yes _____. If not, comment below:

REVIEWERS: Information shown above is submitted by the applicant.
Data pertinent to areas of concern should be verified.

Case Manager: Dowd, Laurretta
Phone Number: 499-2708
Secondary:
Phone Number: -

Reviewed By: _____
Date: _____

Continue Comments on Back

REVIEWERS - PLEASE USE NEW COMMENTS TRACKING SYSTEM

EXHIBIT 1
APPLICATION FOR SUBDIVISION VARIANCE

Regular (\$110 ea.) _____

Watershed Related (\$289 ea.) _____

SUBDIVISION NAME: Breakaway Park Section 3FILE NO.: C8-90-0040PLANNER: Lauretta DowdREQUESTED BY: James T. Watson
NameJames T. Watson
SignatureFIRM: James T. Watson, Consulting EngineerAre you the Owner _____ Engineer X Agent _____ Phone _____

List briefly your request and justification for variance approval.
Please be sure to include the Section No. of the ordinance you are
referring to. If more space is needed, attach separate sheet.

Section ILDC 13-2-430 Request variance from maximum block length (1200 ft),
for Lots 57-63 along Taku Rd. Proposed block length is only 1316 feet on
this plat, with an additional 174 feet from Breakaway Park Section 2.

Section ILDC 13-2-429 Request variance from requirement for cul-de-sac for
for Kobuk Drive. The preliminary plan for Brushy Creek Ranch has been revised
to include a through street to align with Kobuk Drive.

Section TCM 1.3.2.E Request variance from maximum length of a single-
outlet street (2000 ft), for Breakaway Rd and Taku Rd. Breakaway Rd will con-
tinued to another outlet in the future, and Taku Rd is an existing road.

FOR OFFICE USE ONLY:

Distribute to: _____

Please respond by: _____ Comments: _____

Submitted by: _____ Phone: _____

Date: _____ Amount: _____ Receipt # _____ Rec'd. by: _____

Date Entered: _____ By: _____ Code: _____ Checked: _____

JAMES T. WATSON

CONSULTING ENGINEER

9501 CAPITAL OF TX. HWY. N. SUITE 303
AUSTIN, TEXAS 78759

Phone 346-8566



April 25, 1990

City of Austin
Planning Department
Attn: Laurretta Dowd

This letter is to request waivers for the preliminary plat of Breakaway Park Section 3 (File No. C8-90-0040).

The first waiver requested is from right-of-way width standards for roads adjacent to this plat. Specifically, the roads are Post River Road with a right-of-way width of 60 feet, and Taku Road with a right-of-way width of 50 feet.

The second waiver requested is from the requirement for a map scale of 1 inch to 100 feet. A map scale of 1 inch to 200 feet was used because it allows the map to be drawn on a standard size 18 x 24-inch sheet.

Sincerely,

James T. Watson
James T. Watson
Consulting Engineer

MIKE HEILIGENSTEIN
County Commissioner
Precinct 1, Williamson County



211 COMMERCE BLVD. #7
ROUND ROCK, TEXAS 78664

(512) 244-2359
244-2433

April 27, 1990

Mr. Walter Yates
2900 Post River Road
Cedar Park, Texas 78613

Dear Walter:

Regarding the Commissioners' Court action of June 19, 1989, the Court, by unanimous vote, decided to accept for maintenance Taku Road in the Breakaway Park subdivision. The vote stipulated that the roadway be improved to County standards prior to final adoption. This condition applies only to the construction integrity of the street; alignment, Right-of-Way width and other incidental aspects are approved for acceptance as meeting County standards.

I hope this clears up any questions you may have had regarding this issue.

Sincerely,

A handwritten signature in cursive script that reads "Mike Heiligenstein".

Mike Heiligenstein
County Commissioner
Precinct One

MH:ku

NOTICE OF FILING OF A PROPOSED PRELIMINARY SUBDIVISION

FILE NO.: C8-90-0040

DATE MAILED: 4-18-90

An application for a preliminary subdivision, located within 300 feet of your property and described below, has been filed with the Planning Department.

PRELIMINARY SUBDIVISION DESCRIPTION:

Subdivision Name: Breakaway Point Section 3

Location: Breakaway Road and Brushy Creek Road (Co. Rd. 174)

Applicant: Breakaway Point, Inc.

Acreage: 39.210

Number of Lots: 25

Proposed Use(s): Single Family

A public hearing on this subdivision will be held by the Planning Commission at a future date and you will be notified of the time and date of that hearing. In the meantime, if you wish to review this application, it is available at the Planning Department, 301 West 2nd Street, Third Floor. Office hours are 7:45 a.m. to 4:45 p.m. If you need additional information, please contact Laurretta Dowd at 499-2708.

ADDITIONAL REVIEW COMMENTS

TO: LAURETTA DOWD, CASE MANAGER

FROM: BILL SCHOENEMANN, REVIEWER

DATE: 20-APRIL-1990

PROJECT NAME: BREAKAWAY PARK, SECTION 3, SUBDIVISION

FILE NUMBER: C8-90-0040

After review of the recorded documents of the Williamson County, Texas, Volume 41, Pages 342 and 343, Agenda Items from the Williamson County Commissioners Court, the following comments must also be included for the proposed development.

In order for PRELIMINARY PLAN APPROVAL:

1. Applicant to revise note number 2 to read as follows: "The parkland requirement for this development will be satisfied prior to, and not a part of the Final Plat".
2. Applicant to add the following note: "Williamson County, Texas, has agreed to consider the granting the approval of the Preliminary Plan for this development if Williamson County, Texas will not be responsible for any maintenance responsibilities of the approved parkland tract. These maintenance responsibilities shall remain with the owner of Breakaway Park, Section 3, Subdivision, or his/her assigns. Williamson County, Texas will not be responsible for any maintenance (financially, materially or physically), in regards to this parkland tract.
3. Applicant to clear comments through reviewer at 499-2251.

In order for FINAL PLAT APPROVAL, the following comments must be satisfied:

1. Applicant shall comply with comment numbers PK4 thru PK8 (Inclusive), as previously submitted to applicant.
2. Applicant shall prepare the required Field Notes and Exhibits for the approved parkland tract, prepare a General Warranty Deed for the approved parkland tract conveyance to Williamson County, Texas, have this General Warranty Deed executed, receive the acceptance of this General Warranty Deed from Williamson County, Texas, and have all of the required documents (General Warranty Deed, Field Notes and Exhibits) recorded in the Real Property Records of Williamson County, Texas.
3. Applicant to provide a certified copy of all of the above recorded documents to this reviewer prior to Final Plat approval.
4. Applicant to add the following plat note to the Final Plat: "The parkland requirements for this development were satisfied prior to, and not a part of this Final Plat. These parkland requirements were satisfied with the dedication of the approved and adjacent parkland tract as recorded in Volume _____, Page(s) _____,

of the Williamson County, Texas, Real Property Records."

5. Applicant shall also show this Volume and Page Number(s) on that parkland tract that was conveyed to Williamson County, Texas, for parkland purposes. Williamson County, Texas shall also be shown as the owner of this parkland tract.
6. Applicant shall add the following plat note: "The maintenance responsibility for the parkland tract, as recorded in Volume _____, Page(s) _____, of the Williamson County, Texas, Real Property Records, shall remain with the owner of Breakaway Park, Section 3 Subdivision, or his/her assigns. Williamson County, Texas, is the owner of this approved parkland tract, and is not responsible for any maintenance, either financially, materially or physically, in regards to this parkland tract."
7. Applicant shall ensure clear title to the land to be dedicated as parkland. In order to do this, applicant shall follow the attached "Procedures to Ensure Clear Title to Land for Park Purposes". These procedures were drafted by the City of Austin, and will be applicable to Williamson County, Texas.
8. Applicant to clear comments through reviewer at 499-2251.

PROCEDURES TO ENSURE CLEAR TITLE TO LAND FOR PARK PURPOSES
WILLIAMSON COUNTY, TEXAS

1. In order to ensure a clear title to land proposed to be dedicated to Williamson County, Texas, for park purposes, Grantor shall provide a Title Commitment from a Title Company to the county. Any change in the ownership of land, to be legal, requires a formal exchange of title (Deed).
2. The Title Company (Title insurer) carefully researches every known recorded document regarding current and prior ownership of the property to be transferred to the County in order to determine the current status of the title. This research shall include close scrutiny of all public and court records, property tax records, survey and legal descriptions, liens and claims. This search may cover such documents as deeds, mortgages, wills, judgments, divorce decrees, liens and assessments relative to the property.
3. The above process of risk-elimination is followed by the Title Company in order to determine the insurable interest and what visible title defects will have cleared prior to the transfer of title. No matter how extensive and exacting the title search may be, the possibility of "hidden risks" may remain. Records may not reflect claims of missing heirs, false assumptions of identity with the intent to deceive, forgeries, improperly probated wills and clerical errors in recording legal documents, confusion due to similar or identical names, deeds executed under expired or false powers of attorney, unsatisfied claims not shown on record, and mistaken interpretation of wills and trusts.
4. For all of the above reasons, "hidden risks" make the purchase of Title Insurance Protection essential to a Grantor for the transfer of title of land. The recipient of this transfer of title (Williamson County, Texas) must require additional protection by the Grantor's securance of an Owner's Title Policy. This Owner's Title Policy provides maximum assurance of protection from "hidden risks". It provides secure ownership, free from financial loss due to troublesome claims that may be asserted against the title of the property. It also provides quicker transfer of property and full payment of all legal costs to defend a title and payment of all successful claims against the title up to the face amount of the Owner's Title Policy.
5. The Title Company, as selected by Grantor and approved by the County, shall provide the Owner's Title Policy to Williamson County, Texas, at the time of closing. This Owner's Title Policy (Title Insurance) is the only guaranteed protection that the County has against the real estate title loss.
6. The Grantor provides the executed and approved General Warranty Deed and required attachments and/or exhibits to the Title Company for recordation, prior to the closing procedures for the transfer of title of the land proposed to be deeded to Williamson County, Texas for parkland purposes.
7. The Owner's Title Policy will be forwarded by the Title Company to Williamson County, Texas, at the closing of the title transfer of the

approved parkland tract. The Title Company will record the General Warranty Deed with all required attachments and/or exhibits.

REVIEW COMMENTS

TO: SUBDIVISION PROCESSING

CASE MANAGER: Dowd, Lauretta

FROM: DRAFTING

FILE NUM: C8-90-0040

PROJECT NAME: BREAKAWAY PARK SECTION 3

LOCATION: BREAKAWAY RD

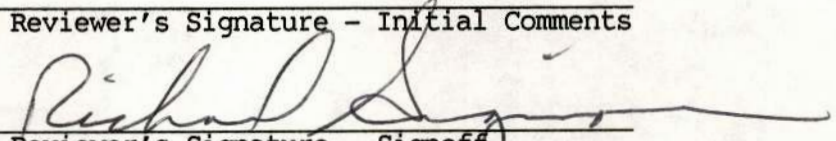
DUE DATE: 9-APR-1990

REVIEWER: SIGMON, RICHARD

DATE: 16-APR-1990

DG 1. The closure check on subdivision boundary for this preliminary plan is in compliance with the City adopted requirements.

Reviewer's Signature - Initial Comments



Reviewer's Signature - Signoff

!p

2w

REVIEW COMMENTS

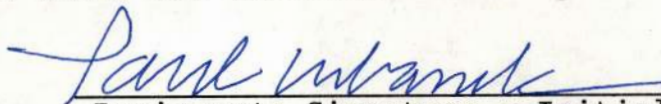
TO: SUBDIVISION PROCESSING CASE MANAGER: Dowd, Laretta
FROM: WATER & WASTEWATER FILE NUM: C8-90-0040
PROJECT NAME: BREAKAWAY PARK SECTION 3
LOCATION: BREAKAWAY RD
DUE DATE: 9-APR-1990
REVIEWER: URBANEK, PAUL

DATE: 27-MAR-1990

WW 1. The subdivider intends to serve each lot with a well and septic tank. In such case, plat approval will be conditional upon the upon the Williamson County Health Department approving each lot for well and septic tank use.

WW 2. Fiscal will not be required but final plat approval will be conditional upon paying a \$50 Subdivision Engineering Review Fee.

WW 3. (No. 4103) For Water and Wastewater Utility use.



Reviewer's Signature - Initial Comments

Reviewer's Signature - Signoff

0w

MEMORANDUM

TO: *Mud Rev.*
FROM: SUBDIVISION REVIEW AND DESIGN
OFFICE OF LAND DEVELOPMENT SERVICES
SUBJECT: PRELIMINARY SUBDIVISION REVIEW
RE: BREAKAWAY PARK SECTION 3

COMMENT DUE DATE: 9-APR-1990

C8-90-0040

PLEASE BE ADVISED THAT ALL REVIEW COMMENTS MUST BE RECEIVED BY THE DUE DATE (9-APR-1990). THIS INCLUDES "NO COMMENT" RESPONSES.

Classification: SUBURBAN

City/ETJ: 5-MILE ETJ

Proposed Use: SF

Acreage: 39.210 Lots: 25

Grids:

Zoning: N/A

Watershed: BRUSHY

Watershed Class: County: WILLIAMSON

Water: OTHER PRIVATE UTIL CO.

Sewerage: OTHER PRIVATE UTIL CO.

Plat complies with City adopted requirements: Yes _____. If not, comment below:

REVIEWERS: Information shown above is submitted by the applicant.
Data pertinent to areas of concern should be verified.

N/A well & septic / Wmson. County

Case Manager: Dowd, Laretta
Phone Number: 499-2708
Secondary:
Phone Number: -

Reviewed By: _____
Date: _____

Continue Comments on Back

REVIEWERS - PLEASE USE NEW COMMENTS TRACKING SYSTEM

Breakaway P & Section 3

1890-0040

SUBDIVISION REVIEW CHECKLIST

FILE (all)

- prelim, final, final w/o?
- resubdivision? check original plat<33,52,75>
- owner name, address, contact?
- governed by 13-1 or 13-3? do label
- cover sheet correct? (if not: correct info, return to Intake)
- application packet complete? correct? information consistent with cover sheet and plan?
- warranty deeds included? info (acreage, legal, etc.) consistent with application and plan?
- restrictive covenants?
- tax plat maps included?
- current tax certificates included?<62>
- variance requests? public notice? (see variance checklist below)
- receipt for: submittal(base)? variances? notification fees? PRA's? MUD review? Health Dept
- check zoning file<26,27,28,29> (see "Tracking Zoning Cases")

PLAN (all)

- case # inked at bottom of sheets?<36>
- subdiv name/legal description on plan?<45,74>
- lot acreage indicated?<48>
- lot and block numbers marked?<40>
- date, scale, north arrow?<42,43,44>
- location map accurate?<46,47>
- wording 1/8" or greater?<60>
- streets laid out? names indicated? centerline radii/tangents?<19>
- pavement widths/ROW's correct form? survey ties where required?<18,20>
- concrete monuments indicated on plan and legend? (not required if previously platted)<16,17>
- building setback/buffer lines drawn?<20,21>
- common areas indicated? restrictive covenant or homeowners assoc? (require plat notes)<23,41>
- adjacent properties referenced properly?<13,14> *weed owners & addresses*
- if match lines, do they correspond?<63>
- parkland dedication info on plan?<41> acreage/square footage of lots/floodplains in proposed park sites indicated?
- parks/open spaces (existing and proposed) indicated within 150' of property?
- distance from subdiv to nearest intersection?<49>

additional variances required?

Building Lines

Balance of Tract

Scale

Water/Wastewater Fiscal

Frontage on PRA

Right of Way

Cul-de-Sac Length

Block Length

Double Frontage Lots

Lot Size (width/area)

Boundary Street Fiscal

Sidewalks

Urban with Sewer

Urban with Water

13-1

13-2-433

13-1-481

packet

13-3-13

13-2-406

13-5-84

13-2-424

13-2-425

13-2-429

13-2-430

13-2-431

13-2-433

13-2-488

13-2-426

13-6-10

13-2-406

13-2-471

13-2-475

13-2-476

13-3

13-3-104

13-3-27(d)

13-3-27(a)

13-3-51(d)

13-3-31

13-3-82

13-3-83

13-3-87

13-3-101

13-3-102

13-3-104

13-3-146

13-3-84

13-3-162

13-3-31(d)

13-3-151

13-3-196

13-3-197

PLAN (preliminary)

- required topographic data?
- location of existing/proposed water courses? *railroads?*
- 25/50 year floodplains for creeks and drainage channels?
- minimum floor slab elevations for all lots adjacent to a waterway indicated?
- location of approved median breaks?
- proposed density/FAR indicated?

STATEMENTS (all)

- surveyor certificate for correct county? if Travis, "Chapter 13" changed to "Title 13"? signed? sealed?<32,56>
- engineer certificate correct? "Chapter 13" changed to "Title 13"? signed? sealed?<32,56>
- proper flood plain note used? signed? sealed?

STATEMENTS (finals)

- owner's dedication statement in correct form? acreages, owners, etc. correspond with plan and application? signed?<12,56>
- notary statement(s) correct? signed? sealed?<56>
- Planning Dept certificate correct?<35>
- Planning Commission certificate correct?<15> (no names, just "Chairperson" and "Secretary")
- Travis County Clerk filing certificate correct? signed? sealed? Hays or Williamson County?<58,68>
- recording certificate correct? signed? sealed?<59,64,68>
- Travis Commissioners Court resolution required? if so, correctly worded? Hays or Williamson?<SPN>
- Travis Commissioners Court certificate required? if so, correctly worded? Signed? Sealed? Hays or Williamson County?<SPN>

NOTES (all)

— sidewalk location note?

— sidewalk completion notes?

— Health Dept notes? (if not taking w/w service from COA or MUD)<65,66>

— all notes reference 13-1 if appropriate?<32>

NOTES (finals)

— fiscal notes needed?<2,3,4,5,7,8>

— proper "no occupancy" note?<54>

— development restriction note needed?<53>

— construction plan waiver note? 13-1-491(a)<6>

— sign ordinance note? (request)<39>

— drainage note needed? correct?<w/w>

— LCRA wastewater note required?<w/w>

— detention notes needed? correct?<w/w>

— inspection/maintenance note required? correct?

— street standard note required? correct?<trans>

— driveway restriction note?<trans>

— alleys/serviceways note needed?<trans>

— ROW restriction note needed?<trans>

— minimum slab elevation note needed?<drain>

— drainage easement obstructions note needed?<drain>

— stormwater detention maintenance note needed?<drain>

— parkland dedication note needed?<parks>

— site development permit note needed?

— Lake Austin, Lake Travis, Barton Creek, Williamson Creek, Slaughter, Bear, or Onion Creek Watershed notes needed?<envir>

— comprehensive watershed notes required?<envir>

— Water/wastewater note

NOTICES (as relevant)

— PRELIMINARY notice sent within 14 days of submittal?

— PRELIMINARY notice sent 10 days prior to PC hearing?

— PRELIMINARY notice sent 15 days prior to CC hearing?

— FINALS notice sent within 28 days of submittal of director's decision?

— VARIANCES notice sent 10 days prior to public hearing?<57>

— RESUBDIVISION notice sent to property owners within subdivision?<33>

— RESUBDIVISION newspaper notice 15 days prior to public hearing?<33>

OTHER REVIEW (finals)

— separate instruments required?<57>

— vacation documents required?

— outside COA service area: proof of w/w commitment?<37>

— Joint Use Agreement required?

— Letter of Credit needed? submitted?<4>

— approved estimate needed? submitted?

— if Concurrent Review: construction plans submitted? M-1 process complete?

SUMMARY (all)

— is zoning change required prior to approval?<27>

— all "canned" comments checked?

— all review comments in on time?

— will fiscal be required? (or can relevant comments be removed?)

— duplicate comments eliminated? differences reconciled?

— review print and comments complete for pick up?

— recording sheets correct?

— inform applicant that comments are ready for pickup

MEMORANDUM

TO: *Subdivision*
 FROM: SUBDIVISION REVIEW AND DESIGN
 OFFICE OF LAND DEVELOPMENT SERVICES
 SUBJECT: PRELIMINARY SUBDIVISION REVIEW
 RE: BREAKAWAY PARK SECTION 3

COMMENT DUE DATE: 9-APR-1990

C8-90-0040

PLEASE BE ADVISED THAT ALL REVIEW COMMENTS MUST BE RECEIVED BY THE DUE DATE (9-APR-1990). THIS INCLUDES "NO COMMENT" RESPONSES.

Classification: SUBURBAN

City/ETJ: 5-MILE ETJ

Proposed Use: SF

Acreage: 39.210 Lots: 25

Grids:

Zoning: N/A

Watershed: BRUSHY

Watershed Class: County: WILLIAMSON

Water: OTHER PRIVATE UTIL CO.

Sewerage: OTHER PRIVATE UTIL CO.

Plat complies with City adopted requirements: Yes _____. If not, comment below:

REVIEWERS: Information shown above is submitted by the applicant.
 Data pertinent to areas of concern should be verified.

- ① *lay maps for notification - list will not suffice*
- ② *waiver for 200' scale for preliminary*
- ③ *withdrawal & update*
2, ~~3~~, ~~4~~, ~~5~~, 8 (add st names), 14 (revise), 21 (revise), 30, 32, 34,
36, 40 (revise), 49, 54 (revise), 56 (revise), 62, 84, 85, 86
- ④ *portion of Taku Road shown adjacent to lots 36, 37, 57 not shown on previous recorded plat.*

Case Manager: Dowd, Laurretta
 Phone Number: 499-2708
 Secondary:
 Phone Number: -

Reviewed By: _____
 Date: _____

Continue Comments on Back

REVIEWERS - PLEASE USE NEW COMMENTS TRACKING SYSTEM

*1- untlg. Dowd
0015*

VARIANCE REQUEST

DATE: *3/22/90*
TO: Subdivision Review
FROM: Intake
RE: *Brinkaway Park Sec. 3*
08-90-0040

The applicant for the above referenced subdivision has requested a variance to the subdivision ordinance. A copy of this request is attached.

☒ The due date shown on the plat comment sheet.
_____, five working days from today.

Thank you.

Lauretta Dowd/TS

Subdivision Case Manager

cc: Notification

☒ Variance Fee Paid

☐ Notification Fee Paid *n/r*

☐ Fee Not Paid

☐ Tax Maps submitted

ENGINEERING and ENVIRONMENTAL REPORT
for
BREAKAWAY PARK SECTION 3

The subject tract consists of 39.2112 acres divided into 25 large lots giving a density of 0.6375 lot per acre or 1.5645 acres per lot.

Each lot is proposed to have constructed on it, one single family home. For estimating purposes (according to sec. 13-2-590) the impervious cover for each lot will be 5000 square feet. No storm water ponding is being provided because with such large lots, after the yards around the home have grown into heavy turf, this coefficient of runoff will equal the coefficient of existing pastureland before construction.

Example: impervious cover 0.1147 ac. X .96 = 0.1101

lawn 1.000 ac. X .36 = 0.3600

remains as is $0.4498 \text{ ac} \times .44 = 0.1979$

$$0.6680 / 1.5645 = 0.42 \text{ C dev.}$$

rocky pastureland undev. C = 0.44

There are no flood plains on this subject tract.

The roads will be rural type roads constructed to Williamson County specifications. Pipe culverts will be used where needed to move storm water from one side of the road to the other and adequate sized grass lined drainage swales to lead the water away from the roadway.

Due to the large lots with a small amount of impervious cover with good turfed lawns, there will be no impact on downstream property. There are no drainage facilities on the downstream property.

A variance is being requested for the deletion of the balance of the tract. The slope of the subject tract is below 15%.

There are no critical water quality zones or water quality buffer zones.

There are no canyon rimrocks, bluffs, wetlands, springs, sinkholes, or caves on the subject tract.

There will be no cuts or fills in excess of 4 feet. There are no plans to remove any large trees. Aerial photographs will be furnished of the subject tract.

The subject tract has a gentle slope with a rocky type soil and with tree and brush cover being medium to heavy.

Each lot will be serviced by an individual water well and individual

septic tank. The wells and septic tank permits will be obtained from the Williamson County Health Dept. There are many existing homes in Breakaway Park Sections 1 and 2 that are functioning satisfactorily on well and septic tanks.

Any areas that are disturbed will be reseeded and watered until revegetation has occurred.

The character of the land will not be changed except of the construction of 25 single family homes on 39.2112 acres with the necessary roadways to access these homes.

Erosion/sedimentation control will be implemented by placing rock berms at all low points located on the drainage plan.

In summary it is felt that this low density type of development over the recharge zone is the most desirable of all other types.

Prepared March 14, 1990 by: James T. Watson
James T. Watson, PE 14298

REVIEW COMMENTS

TO: SUBDIVISION PROCESSING

CASE MANAGER: Dowd, Laretta

FROM: TRANSPORTATION REVIEW

FILE NUM: C8-90-0040

PROJECT NAME: BREAKAWAY PARK SECTION 3

LOCATION: BREAKAWAY RD

DUE DATE: 9-APR-1990

REVIEWER: MCCLENDON, CARL

DATE: 5-APR-1990

TR 1. Local streets using alternative standards serving SF-1 or SF-2 densities must be designed with 60 ft. ROW, 24 ft. pavement with 1.5-ft. ribbon curbs or 2-ft. shoulders. Show the right-of-way width for Kobuk Court. A minimum of 60 feet of right-of-way is required for Kobuk Court. The existing/proposed rights-of-way width for Post River Road (between Breakaway Road and Yukon Circle), Chitina Drive, and Taku Road will be waived as agreed previously during the project assessment Cm-89-0017. Please submit a request for waiver from the right-of-way standards for Post River Road (between Breakaway Road and Yukon Circle), Taku Road and Chitina Drive. TCM, Fig. 1-47.

TR 2. Residential blocks shall not exceed 1200 feet in length unless such blocks are parallel to and adjacent to an arterial street, in which case they shall not exceed 1500 feet in length. Please submit a waiver request for waiver from the block length requirements for the lots adjacent to Taku Road, west of Chitina Drive. A variance will be supported as agreed during the project assessment. ILDC, 13-2-430.

TR 3. Dead-end streets shall terminate in a cul-de-sac designed in accordance with the Transportation Criteria Manual, unless topography, density, adequate circulation, or other unusual conditions necessitate, in the Commission's opinion, deviation from the design criteria in the Manual. Provide a full cul-de-sac with a 60 foot radius for the termination of Taku Road. Please submit a variance request to delete the cul-de-sac requirement for the termination of Chitina Drive. A variance for the deletion of the cul-de-sac for Chitina Drive will be supported as agreed during the project assessment. ILDC, 13-2-429.

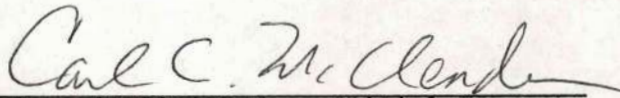
TR 4. Cul-de-sac and single-outlet streets with lengths exceeding 2,000 feet require approval by the Planning Commission. Please submit a variance request for the length of the single outlet streets (Taku Road and Breakaway Road). TCM, 1.3.2.E.

TR 5. Please include Breakaway Park Sec. 2 on the proposed plat as shown in the project assessment. The layout and proximity of Breakaway

DATE: 5-APR-1990
FILE: C8-90-0040

Park Sec. 2 is important in providing justification for the variances that will be requested.

TR 6. The preliminary plan submitted for Brushy Creek Ranch (C8-86-20) must be withdrawn as a condition for support of the variance requests related to Breakaway Road. The preliminary plan for Brushy Creek Ranch conflicts with the land uses for Breakaway Park.



Reviewer's Signature - Initial Comments

Reviewer's Signature - Signoff

REVIEW COMMENTS

TO: SUBDIVISION PROCESSING

CASE MANAGER: Dowd, Laretta

FROM: ARBORIST REVIEW

FILE NUM: C8-90-0040

PROJECT NAME: BREAKAWAY PARK SECTION 3

LOCATION: BREAKAWAY RD

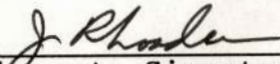
DUE DATE: 9-APR-1990

REVIEWER: RHOADES, JIM

DATE: 5-APR-1990

AR 1. Plan complies with the City adopted requirements. No Comments.

Reviewer's Signature - Initial Comments



Reviewer's Signature - Signoff

REVIEW COMMENTS

TO: SUBDIVISION PROCESSING CASE MANAGER: Dowd, Lauretta
FROM: PARKLAND REVIEW FILE NUM: C8-90-0040
PROJECT NAME: BREAKAWAY PARK SECTION 3
LOCATION: BREAKAWAY RD
DUE DATE: 9-APR-1990
REVIEWER: SCHOENEMANN, BILL

DATE: 4-APR-1990

PK 1. Parkland requirements for this development are 0.35 acres. These parkland requirements are based on 25 Single-Family Units x 5 acres of required parkland per 1000 residents x 2.8 residents per Single-Family Unit.

PK 2. The parkland dedication requirements for this development will be satisfied at final plat with the dedication of the 7.38 acre tract of land to Williamson County, Texas for park and recreational and drainage purposes.

PK 3. Note Number 2, as per the preliminary plan, states that "the parkland requirement has been fulfilled with parkland adjacent to this subdivision dedicated to and accepted by Williamson County". Applicant shall provide proof of this conveyance to Williamson County, Texas. He/she shall provide a copy of the recorded General Warranty Deed and the required Field Notes and Exhibits. This copy shall be provided to this reviewer. If the conveyance of this parkland tract has not taken place, applicant shall immediately prepare the required Field Notes and Exhibits and General Warranty Deed, and submit them to the County Commissioner (Mike Heiligenstein) for Precinct 1, Williamson County, Texas, for approval and acceptance. The Grantor shall execute the General Warranty Deed prior to, and not a part of the Final Plat for this Subdivision. If the executed General Warranty Deed and required Field Notes and Exhibits have, or have not been recorded, applicant has the responsibility of proceeding with the recording of these documents, and providing proof of this transaction.

PK 4. Applicant shall note, on Final Plat, that the parkland conveyance of the approved 7.38 acre tract has been deeded to Williamson County in order to satisfy the parkland requirements for this Subdivision. Applicant shall also place the Volume and Page Number of this recordation on the parkland tract previously deeded to Williamson County, Texas. The Final Plat of this Subdivision will not be approved by this reviewer unless the above information is provided on the Final Plat.

DATE: 4-APR-1990
FILE: C8-90-0040

PK 5. Applicant shall also provide a plat note on the Final Plat, or provide a Restrictive Covenant prior to Final Plat approval, specifying that "The City of Austin shall be released from any financial responsibility for the platting process or construction costs and maintenance because the approved parkland tract of 7.38 acres that is adjacent to this Subdivision was dedicated and deeded to Williamson County, Texas, prior to, and not a part of the Final Plat. The General Warranty Deed shall also reflect this agreement.

PK 6. Applicant shall also provide a "Letter of Acceptance" for the approved parkland tract (7.38 acres). This "Letter of Acceptance" shall be provided from Mike Heiligenstein, the County Commissioner for Precinct 1, Williamson County, Texas. This "Letter of Acceptance" shall provide Williamson County's acceptance of the 7.38 parkland tract for park, recreational and drainage purposes; and accepts the ownership and maintenance responsibility of said tract.

PK 7. Prior to Final Plat approval, applicant to specify the ownership and maintenance responsibility for the proposed parkland tract that is deeded or to be deeded to Williamson County, Texas. The subdivider, or his/her assigns, shall own and maintain this proposed parkland tract until the parkland tract is deeded by separate instrument to Williamson County, Texas, and accepts the ownership and maintenance responsibility for said tract.

PK 8. Prior to Final Plat approval of this Subdivision, applicant shall provide an Owner's Title Policy and Tax Certificate to Mike Heiligenstein, County Commission for Precinct 1, Williamson County, Texas (see "Procedures to Ensure Clear Title to Land for Park Purposes"). These document will ensure clear title to the land dedicated to Williamson County, Texas, for park, recreational and drainage purposes. The "Owner's Title Policy" requirement assures that this land dedicated to Williamson County, Texas, will not be subject to any reservations of record, liens, encumbrances of any kind, easements, which, in the opinion of Williamson County, Texas, will interfere with the use of the land for park, recreational and drainage purposes.

PK 9. Applicant to clear comments through reviewer at 499-2251.



Reviewer's Signature - Initial Comments

Reviewer's Signature - Signoff

PROCEDURES TO ENSURE CLEAR TITLE TO LAND FOR PARK PURPOSES
WILLIAMSON COUNTY, TEXAS

1. In order to ensure a clear title to land proposed to be dedicated to Williamson County, Texas, for park purposes, Grantor shall provide a Title Commitment from a Title Company to the county. Any change in the ownership of land, to be legal, requires a formal exchange of title (Deed).
2. The Title Company (Title insurer) carefully researches every known recorded document regarding current and prior ownership of the property to be transferred to the County in order to determine the current status of the title. This research shall include close scrutiny of all public and court records, property tax records, survey and legal descriptions, liens and claims. This search may cover such documents as deeds, mortgages, wills, judgments, divorce decrees, liens and assessments relative to the property.
3. The above process of risk-elimination is followed by the Title Company in order to determine the insurable interest and what visible title defects will have cleared prior to the transfer of title. No matter how extensive and exacting the title search may be, the possibility of "hidden risks" may remain. Records may not reflect claims of missing heirs, false assumptions of identity with the intent to deceive, forgeries, improperly probated wills and clerical errors in recording legal documents, confusion due to similar or identical names, deeds executed under expired or false powers of attorney, unsatisfied claims not shown on record, and mistaken interpretation of wills and trusts.
4. For all of the above reasons, "hidden risks" make the purchase of Title Insurance Protection essential to a Grantor for the transfer of title of land. The recipient of this transfer of title (Williamson County, Texas) must require additional protection by the Grantor's securance of an Owner's Title Policy. This Owner's Title Policy provides maximum assurance of protection from "hidden risks". It provides secure ownership, free from financial loss due to troublesome claims that may be asserted against the title of the property. It also provides quicker transfer of property and full payment of all legal costs to defend a title and payment of all successful claims against the title up to the face amount of the Owner's Title Policy.
5. The Title Company, as selected by Grantor and approved by the County, shall provide the Owner's Title Policy to Williamson County, Texas, at the time of closing. This Owner's Title Policy (Title Insurance) is the only guaranteed protection that the County has against the real estate title loss.
6. The Grantor provides the executed and approved General Warranty Deed and required attachments and/or exhibits to the Title Company for recordation, prior to the closing procedures for the transfer of title of the land proposed to be deeded to Williamson County, Texas for parkland purposes.
7. The Owner's Title Policy will be forwarded by the Title Company to Williamson County, Texas, at the closing of the title transfer of the

approved parkland tract. The Title Company will record the General Warranty Deed with all required attachments and/or exhibits.

MEMORANDUM

TO: *County (wm)*
 FROM: SUBDIVISION REVIEW AND DESIGN
 OFFICE OF LAND DEVELOPMENT SERVICES
 SUBJECT: PRELIMINARY SUBDIVISION REVIEW
 RE: BREAKAWAY PARK SECTION 3

COMMENT DUE DATE: 9-APR-1990

C8-90-0040

PLEASE BE ADVISED THAT ALL REVIEW COMMENTS MUST BE RECEIVED BY THE DUE DATE (9-APR-1990). THIS INCLUDES "NO COMMENT" RESPONSES.

Classification: SUBURBAN City/ETJ: 5-MILE ETJ
 Proposed Use: SF
 Acreage: 39.210 Lots: 25
 Grids: Zoning: N/A

Watershed: BRUSHY
 Watershed Class: County: WILLIAMSON
 Water: OTHER PRIVATE UTIL CO.
 Sewerage: OTHER PRIVATE UTIL CO.

Plat complies with City adopted requirements: Yes _____. If not, comment below:

REVIEWERS: Information shown above is submitted by the applicant.
 Data pertinent to areas of concern should be verified.

no comment at this time

Case Manager: Dowd, Laretta
 Phone Number: 499-2708
 Secondary:
 Phone Number: -

Reviewed By: *[Signature]*
 Date: *4/4/90*

Continue Comments on Back

REVIEWERS - PLEASE USE NEW COMMENTS TRACKING SYSTEM

MEMORANDUM

TO: *Electric (PEC)*
 FROM: SUBDIVISION REVIEW AND DESIGN
 OFFICE OF LAND DEVELOPMENT SERVICES
 SUBJECT: PRELIMINARY SUBDIVISION REVIEW
 RE: BREAKAWAY PARK SECTION 3

COMMENT DUE DATE: 9-APR-1990

C8-90-0040

PLEASE BE ADVISED THAT ALL REVIEW COMMENTS MUST BE RECEIVED BY THE DUE DATE (9-APR-1990). THIS INCLUDES "NO COMMENT" RESPONSES.

Classification: SUBURBAN City/ETJ: 5-MILE ETJ
 Proposed Use: SF
 Acreage: 39.210 Lots: 25
 Grids: Zoning: N/A

Watershed: BRUSHY
 Watershed Class: County: WILLIAMSON
 Water: OTHER PRIVATE UTIL CO.
 Sewerage: OTHER PRIVATE UTIL CO.

Plat complies with City adopted requirements: Yes _____. If not, comment below:

REVIEWERS: Information shown above is submitted by the applicant.
 Data pertinent to areas of concern should be verified.

PEC requests an electric or public utility easement consisting of side lot line easements ten (10) feet in width, being five (5) feet on each side of common property line; and twenty-five (25) feet on each side of the rights-of-way within the subdivision.

note on plan

Case Manager: Dowd, Laurretta
 Phone Number: 499-2708
 Secondary:
 Phone Number: -

Reviewed By: *Douglas Hays*
 Date: 3-29-90

Continue Comments on Back

REVIEWERS - PLEASE USE NEW COMMENTS TRACKING SYSTEM

REVIEW COMMENTS

TO: SUBDIVISION PROCESSING CASE MANAGER: Dowd, Laurretta
FROM: ENGINEERING REVIEW FILE NUM: C8-90-0040
PROJECT NAME: BREAKAWAY PARK SECTION 3
LOCATION: BREAKAWAY RD
DUE DATE: 9-APR-1990
REVIEWER: RAMOS, JOE

DATE: 9-APR-1990

EG 1. Insufficient information has been submitted with this final plat/preliminary plan to provide a comprehensive review at this time and current comments below reflect only a partial review. Further comprehensive comments will be generated upon receipt of the needed information reflected by the engineering comments below.

EG 2. The applicant should contact the Engineering Reviewer to clear the Engineering comments.

EG 3. Add the following Floodplain Note: "The 100 year floodplain is contained within the drainage easement(s) shown hereon. 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 # _____, dated _____ for _____ (name of city or county)." This must be certified by registered professional engineer. [Section 13-6-7(b)ILDC].

EG 4. Add the following Detention Note: "Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods." [Section 13-2-472].

EG 5. Provide calculations supporting delineation of 100 year floodplain. [Section 13-6-5(a)].

EG 6. Delineate the twenty five (25) and the one hundred (100) year floodplain on the preliminary plan and provide supporting information. [Section 13-6-5(b), 13-2-453].

EG 7. Provide topographic map showing locations of HEC-2 cross-sections [Section 13-6-3(a)]

EG 8. Provide topographic map showing locations of HEC-2 cross-sections

DATE: 9-APR-1990
FILE: C8-90-0040

[Section 13-6-3(a)]

EG 9. Provide documentation from the appropriate Williamson County official demonstrating the adequacy of the proposed street geometrics.

A handwritten signature in cursive script, appearing to read "Joe Ramos", is written over a horizontal line.

Reviewer's Signature - Initial Comments

Reviewer's Signature - Signoff

REVIEW COMMENTS

TO: SUBDIVISION PROCESSING

CASE MANAGER: Dowd, Laretta

FROM: ENVIRONMENTAL REVIEW

FILE NUM: C8-90-0040

PROJECT NAME: BREAKAWAY PARK SECTION 3

LOCATION: BREAKAWAY RD

DUE DATE: 9-APR-1990

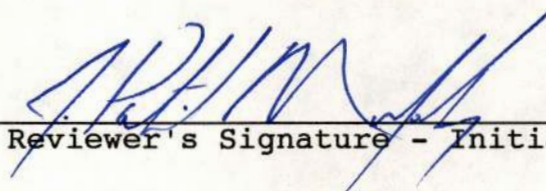
REVIEWER: MURPHY, PATRTICK

DATE: 9-APR-1990

EV 1. Provide impervious cover calculations in accordance with Sec. 13-2-590 of the Land Development Code. Impervious cover is restricted to 45% net site area.

EV 2. Provide an erosion/sedimentation control plan in accordance with the submittal packet and Sec. 1.4 of the Environmental Criteria Manual, including standard erosion and sedimentation control notes and details, and the locations of temporary controls.

EV 3. Provide standard notes on the plan that require the installation of erosion/sedimentation controls prior to construction.



Reviewer's Signature - Initial Comments

Reviewer's Signature - Signoff

THE STATE OF TEXAS

:
:
:
:
:

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF WILLIAMSON

CONTRACT OF SALE

This contract and agreement by and between _____
WILSON LAND & CATTLE COMPANY
of WILLIAMSON County, Texas, hereinafter referred to as SELLER, and
BREAKAWAY PARK, INC.
_____, of WILLIAMSON County, Texas, hereinafter
referred to as PURCHASER, by which SELLER agrees to sell to PURCHASER and
PURCHASER agrees to buy from SELLER the property below described, WITNESSETH:

1.

PURCHASER has agreed, and does hereby agree, to purchase from
SELLER that certain tract of land situated in WILLIAMSON County,
Texas, and being more fully described as follows, to-wit:

39.2112 Acres of land in Williamson County, Texas,
more particularly described by metes and bounds,
marked Exhibit "A", and is a part hereof for all
pertinent purposes.

In consideration for which, PURCHASER agrees to pay for the above described property the total sum of THREE HUNDRED, TWELVE THOUSAND DOLLARS (\$ 312,000.) DOLLARS, payable as follows:

(1) TWELVE THOUSAND DOLLARS (\$ 12.000) DOLLARS, Cash herewith, receipt of which is hereby acknowledged by SELLER, and for which no lien either express or implied is retained;
(2) The balance of THREE HUNDRED THOUSAND (\$300,000.) DOLLARS shall be payable to SELLER or to SELLER'S order in N/A successive N/A installments of PAID IN FULL AT CLOSING. (See Article 13)
(\$ n/a) DOLLARS, each, n/a interest on the unpaid balance at the rate of n/a Per Cent (%) per annum, the first of said installments being due and payable on n/a, and a like installment being due and payable n/a until the agreed total consideration, including principal and interest, is fully and finally paid.

2.

SELLER agrees that, upon written request by PURCHASER, when the principal balance due hereon has been reduced to

Paid in full (\$ -0-) DOLLARS, or if no written request is made by PURCHASER prior to the full and final payment of said note, then upon such full and final payment, SELLER will deliver to PURCHASER a good and sufficient Warranty Deed, executed by SELLER and duly acknowledged, granting and conveying to PURCHASER, his heirs and assigns, the above described property. In the event said deed is executed and delivered prior to the full and final payment hereof, said deed shall reserve and contain a vendor's lien to secure the unpaid balance of said note, and PURCHASER agrees to execute a Vendor's Lien Note for said balance remaining due and unpaid, and a Deed of Trust on even date with said Deed, to additionally secure said unpaid balance and vendor's lien so retained.

3.

Time is of the essence of this contract. If any payment due hereunder remains delinquent on the 10th day after it is due, a late charge in the amount of five per cent (5%) of said payment is to be due and payable by PURCHASER to SELLER in addition to such payment due.

4.

If PURCHASER fails to pay or perform any obligation hereunder, including but not restricted to the payment of the agreed consideration as it shall become due, such failure shall authorize SELLER, at his option, to terminate this contract after such default shall have continued for a period of not less than ten (10) days; and upon such termination PURCHASER shall have no further interest in said property, and his rights hereunder shall immediately terminate and cease; in which event SELLER shall retain as reasonable rental for said premises, any and all amounts paid to him hereunder, and PURCHASER shall be liable for any actual damages resulting to SELLER by reason of PURCHASER'S breach hereof. SELLER shall have the alternate election of enforcing specific performance hereof, and if this contract is placed in the hands of any attorney while in default PURCHASER shall be liable for all reasonable attorneys' fees, court costs, and/or any other costs of collection. Upon the execution and delivery of the aforesaid deed, vendor's lien note, and deed of trust, the conditions normally contained therein shall control.

5.

SELLER shall, at SELLER'S option and expense, furnish to PURCHASER either an owner's title policy of a complete abstract of title to the above described property brought down to date of such delivery, and to place an order for same within five (5) days of PURCHASER'S notice of intention to reduce the principal hereof to the balance required for PURCHASER to receive a Warranty Deed as provided herein. In the event an abstract of title is furnished, PURCHASER shall have ten (10) days thereafter within which time to examine same, whereupon such abstract shall be re-delivered to SELLER.

Such abstract shall show a record marketable title, subject to properly recorded restrictions, easements and any incumbrance provided for herein. Objections to such title, if any, shall be made by PURCHASER in writing within said ten (10) days, and any defect in or objection to such title not so stated shall be conclusively waived. In the event that an abstract is furnished, it shall be held in the possession of SELLER, after PURCHASER'S examination, until such time as the full and final sum due on the aforesaid purchase price is paid, at which time said abstract shall be redelivered and belong to PURCHASER. PURCHASER acknowledges that he has been advised that he should have the abstract examined by his attorney if furnished an abstract or in the alternative he should be furnished with or should obtain a policy of title insurance.

6.

SELLER warrants that all taxes are paid for all years prior to and including 1989. Taxes for the year 1990 shall be prorated between SELLER and PURCHASER as of the date hereof. PURCHASER agrees to pay all taxes assessed against said property after the date of this contract before any of said taxes shall become delinquent. If for any reason PURCHASER shall fail to pay all taxes when due, SELLER reserves the right to pay all such taxes and penalties that may apply and to add the amount so paid to the principal and to charge interest thereon at the rate of ten per cent (10%) per annum until paid.

7.

The risk of loss or damage to said premises by fire, wind, storm, lightening, flood, or any other cause, is assumed by PURCHASER effective as of the date possession is delivered to PURCHASER.

8.

PURCHASER, as tenant of SELLER, shall be placed in possession of the above described premises on the 1st day of February, 1990, under the agreement that PURCHASER shall occupy the same so long as PURCHASER shall not be in default, provided this contract is in full force during such time; but in the event PURCHASER shall be in default, or this contract shall become void, or shall not be fully enforceable by conveyance in accordance with its terms, PURCHASER shall surrender such possession to SELLER or SELLER'S agent and SELLER shall have the right to re-enter and take full possession of such property to the complete exclusion of PURCHASER in accordance with the covenants and agreements of this contract.

9.

Until such time as the subject property is deeded to PURCHASER as herein provided for, PURCHASER agrees that PURCHASER will not assign this contract or any interest hereunder, nor make any material alterations to the subject property, or allow any lien or incumbrance to accrue or become affixed thereon, without first having obtained the written consent of SELLER. Further, PURCHASER agrees that PURCHASER will maintain the premises in a good condition and state of repair. In the event of default by PURCHASER, and SELLER'S re-entry and repossession of the premises, all improvements having been placed thereon shall become the property of SELLER and be considered as a portion of the rent and damages as hereinabove provided for.

10.

SELLER shall, upon written request by PURCHASER, execute a deed, or deeds, of conveyance to reasonable portions of the subject premises, upon the pre-payment by PURCHASER, in addition to the prescribed installments, and to be credited against the ending balance of the consideration due hereunder, in an amount to be based on \$ n/a per acre for the portion requested to be released and conveyed. The expense of survey of said partial conveyance, as well as any and all costs and expenses incident to such partial conveyance shall be paid by PURCHASER. SELLER shall incur no costs and expenses whatsoever upon the election of PURCHASER to request and secure such partial conveyance.

11.

At the time of any conveyance as provided for herein, certain use and building restrictions, the nature and extent of which shall be at VENDOR'S discretion, shall be imposed upon and be included therein.

12.

This agreement shall apply to and bind the heirs, executors, administrators, and devisees of the respective parties, and to the assigns and legal successors of their respective properties or rights.

13.

This contract shall be closed on or before the expiration of 30 days following final approval of the preliminary plat now pending with the City of Austin Planning and Zoning. Said closing is contingent upon final plat approval.

Restrictions referred to in Article 11 above are now of record.

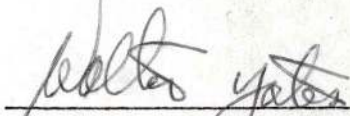
IN TESTIMONY WHEREOF, witness our hands, in duplicate originals, this the 1st day of February, A.D., 1990.

PURCHASER:

SELLER:

BREAKAWAY PARK, INC.

WILSON LAND & CATTLE COMPANY



Walter Yates, President



Will Wilson

JAMES T. WATSON

CONSULTING ENGINEER

9501 CAPITAL OF TX. HWY. N. SUITE 303

AUSTIN, TEXAS 78759

Phone 346-8566



EXHIBIT "A"

FIELD NOTES:

39.2112 acres of land in Williamson County, Texas described by metes and bounds as follows:

BEGINNING at the southwest corner of Lot 25, Breakaway Park Section 2 as recorded in Book D, page 82, Williamson County Plat Records.

Thence with the north line of Post River Road, S70°15'W 309.43 ft for corner.

Thence with the west line of Breakaway Road, S19°51'E 1008.7 ft for corner;

Thence with the north line of the Robinson tract, S71°09'W 331 ft for corner;

Thence N19°51'W 1178.7 ft for corner;

Thence N66°00'W 420 ft for corner;

Thence N24°00'E 767.8 ft for corner;

Thence N68°53'E 62 ft for corner;

Thence around a curve to the right, having a radius of 60 ft, a chord which bears N68°53'E 100 ft for corner;

Thence N68°53'E 262 ft for corner;

Thence N19°13'W 233 ft and N6°28'20"W 519.6 ft for corner;

Thence N69°02'E 1767.54 ft for corner;

Thence S20°58'E 280 ft for corner;

Thence the following 3 courses: 1) S69°02'W 50 ft, 2) Around a curve to the left, having a radius of 50 ft, a chord which bears S30°42'W 62.02 ft to point of reverse curve, 3) Around a curve to the right, having a radius of 15 ft, a chord which bears S30°42'W 18.60 ft to end of curve;

Thence S69°02'W 465.94 ft and S68°36'W 864.93 ft for corner;

Thence the following 4 courses: 1) S14°59'E 177.91 ft, 2) S12°58'E 83.1 ft, 3) S6°36'E 393.44 ft, 4) S63°09'E 41.75 ft for corner;

Thence with the west lines of Lots 36 and 25 the following 9 courses: 1) S30°39'W 88.83 ft, 2) S63°26'W 124.47 ft, 3) S36°05'W 50.25 ft, 4) S4°21'W 116.09 ft, 5) S6°36'E 45.35 ft, 6) S20°19'E 228.61 ft, 7) S38°05'E 287.21 ft, 8) S23°04'E 8.72 ft, 9) S36°15'E 2.77 ft to the place of BEGINNING, containing 39.2112 acres.

Prepared from available maps only by:

James T. Watson
James T. Watson, RPS290

3/21/90

VOL 1128 PAGE 902

WRAP-AROUND WARRANTY DEED

2739

John Reynolds & Associates, Inc., a Texas corporation, acting herein by and through its duly authorized officer, of Travis County, Texas, hereinafter called GRANTOR, for the consideration hereinafter stated, does GRANT, SELL and CONVEY unto Wilson Land and Cattle Company, a Texas corporation, of Travis County Texas, hereinafter called GRANTEES, the following described real estate, together with all improvements thereon, situated in Travis County, Texas, to-wit:

Being 40.50 acres out of the J. H. Dillard Survey, A-179, in Williamson County, Texas, and being more particularly described by metes and bounds in the Exhibit A attached hereto and incorporated herein for all pertinent purposes.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the GRANTEES, GRANTEES' successors and assigns, forever.

And GRANTOR does hereby bind GRANTOR, GRANTOR'S successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto the said GRANTEES and GRANTEES' successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, subject however, to all restrictions, easements and mineral reservations, if any, which are of record applicable to the property hereby conveyed.

The consideration for this conveyance, receipt of which is hereby acknowledged, is as follows:

(1) \$10.00 cash paid to GRANTOR for which no lien either express or implied is retained.

(2) The execution and delivery by GRANTEE of their promissory interest bearing note in the principal sum of \$341,500.00 payable to the order of GRANTOR, such note being an all-inclusive or "wrap-around" note which includes within its principal amount the unpaid principal balance of the notes described below, and GRANTEE has further executed a deed of trust to secure the payment thereof, all of even date herewith, such wrap-around note and any and all liens securing the same being, in all things, secondary and inferior to the lien or liens securing the note described above and any extensions or renewals thereof.

This conveyance is made subject to and the Grantee herein does not assume payment of the unpaid balances of those two certain indebtednesses described as follows, to wit: 1) \$225,000.00 indebtedness described in and secured by a Deed of Trust recorded in Volume 961, Page 352, Official Records, Williamson County, Texas; 2) \$100,000.00 indebtedness described in and secured by a Deed of Trust of record in Volume 961, Page 361 of the Official Records of Williamson County, Texas, but Grantor as well as any other owner and holder of Grantee's \$341,500.00 note shall be obligated to pay any and all installments falling due thereon as and when due, and in the event of default in the payment of any such installment as and when due, then, so long as Grantee is not in default in the payment of Grantee's aforesaid \$341,500.00 note, or in default in the performance of the covenants of the Deed of Trust securing said note, Grantee shall have the right to pay any such delinquent installment or installments and to receive credit upon Grantee's \$341,500.00 note for all sums so paid, and in such manner as Grantee shall direct, as of the date of such payment.

The vendor's lien and superior title are specifically retained by GRANTOR against the property described herein until said wrap-around note described in (2) above and all interest thereon are fully paid.

Grantee's Mailing Address: Wilson Land and Cattle Company
630 Scarbrough Building
Austin, Texas 78767

EXECUTED this 14th day of January 1985.

THE STATE OF TEXAS \$
COUNTY OF Williamson \$

John Reynolds Association
By: *Wm H. Reynolds*
President

NOTARIAL PUBLIC STATE OF TEXAS
COUNTY OF DALLAS
This instrument was acknowledged before me on January 14, 1985
by John W. Reynolds, President of John Reynolds &
Associates, Inc., a Texas corporation, on behalf of said corporation.

My commission expires:

10/18/88

Betty Smith
Notary Public - State of Texas
Betty Smith

Field notes describing 40.50 acres of land out of and a part of the J.H. Dillard Survey situated in Williamson County, Texas, said 40.50 acre tract being the total of a 30.85 acre tract being more particularly described as being that certain tract of land conveyed to Walter Yates in Deed of Record in Volume 826, Page 75 of the Williamson County, Texas deed records, and a 9.645 acre tract being more particularly described as being that certain tract of land conveyed to Walter Yates by Deed of Record, in Volume 901, Page 860, of the Williamson County, Texas, deed records, said 40.50 acre tract being more particularly described by metes and bounds as follows;

BEGINNING at an Iron pin found at the northwest corner of Tract 37, Breakaway Park, Section 2, a subdivision in Williamson County, Texas, found of record in Cabinet "D", Slides 82 and 83 of the Williamson County, Texas Plat Records;

THENCE with the west line of said Tract 37, the following three (3) courses:

1. South 14°-59' East, 134.10 feet to a steel pin found;
2. South 12°-58' East, 86.76 feet to a steel pin found;
3. South 06°-36' East, 399.29 feet to a steel pin found at the southwest corner of said Tract 37, same being the most northerly corner of Tract 36 of said subdivision, for corner of the 40.50 acre tract herein described;

THENCE with the northwest line of said Tract 36, the following three (3) courses:

1. South 30°-39' West, 113.09 feet to a steel pin found;
2. South 63°-26' West, 124.47 feet to a steel pin found;
3. South 36°-05' West, 3.50 feet to a steel pin set in a fence for the southwest corner of the 40.50 acre tract herein described;

THENCE with the fence along the west line of this survey, the following five (5) courses:

1. North 17°-14' West, 61.97 feet to a steel pin set;
2. North 26°-02' West, 18.22 feet to a steel pin set;
3. North 19°-28' West, 273.91 feet to a steel pin set;
4. North 19°-17' West, 986.76 feet to a steel pin set;
5. North 19°-46' West, 75.81 to a steel pin set for the northwest corner of the 40.50 acre tract herein described;

THENCE leaving said fence and with the north line of this survey the following three (3) courses:

1. North 45°-02' East, 181.66 feet to a steel pin set;
2. North 68°-43' East, 128.72 feet to a steel pin set;
3. North 68°-49' East, 1686.11 feet to a steel pin set;

THENCE with the east line of this survey south 20°-58' East, 800.00 feet to a steel pin found for the northeast corner of the above said Breakaway Park, Section 2, same point being the southeast corner of the 40.50 acre tract herein described;

THENCE with the south line of this survey, same line being the north line of the above said Breakaway Park, Section 2, the following two (2) courses:

1. South 69°-02' West, 860.02 feet to a steel pin found,
2. South 68°-36' West, 820.05 feet to the place of beginning.

CONTAINING 40.50 acres of land.

STATE OF TEXAS COUNTY OF WILLIAMSON
I hereby certify that this Instrument was FILED
on the date and at the time stamped hereon
by me; and was duly RECORDED, in the Volume
and Page of the named RECORDS of Williamson
County, Texas, as stamped hereon by me, on

JAN 24 1985



James S. Baylston
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

FILED FOR RECORD
1985 JAN 23 PM 3:10
James S. Baylston
COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

EXHIBIT A

STATE OF TEXAS
COUNTY OF WILLIAMSON

CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE ORIGINAL IN MY CUSTODY
GIVEN UNDER MY HAND AND SEAL OF OFFICE
DATED March 20th AD, 1990

JAMES N. BOYDSTON, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

By Belinda Wallace Deputy



THE GREAT TEXAS LUMBER COMPANY

by

Tony Koriath
 Tony Koriath, Agent and
 Attorney in Fact

THE STATE OF TEXAS

COUNTY OF HARRIS

COLS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared TONY KORIOTH, Agent and Attorney in Fact, The Great Texas Lumber Company known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said corporation and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 18th day of September, A. D., 1963.



Betty L. Sutton
 Notary Public in and for Harris
 County, Texas

Filed for Record on the 20 day of September A. D. 1963, at 8:00 o'clock P. M.

Duly Recorded this the 20 day of September A. D. 1963, at 7:00 o'clock P. M.

DICK CERVENKA, County Clerk
 Williamson County, Texas

By *Deputy Clerk* Deputy

THE STATE OF TEXAS

COUNTY OF TRAVIS

2967

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Robert J. Jaehne and wife, Christine Montgomery Jaehne, of Williamson County, Texas, for the consideration hereinafter stated, paid and to be paid by Will Wilson, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY, subject to the vendor's lien herein retained, unto the said Will Wilson, of Travis County, Texas, the following described real property in Williamson County, Texas, to-wit:

333.35 acres in Williamson County, Texas, 321.14 acres in the S. Damon Survey, Abstract No. 170, and 12.21 acres in the W. S. Parker Survey, Abstract No. 9, part of a tract of 325 acres in the Damon Survey, described as Tract No. 1 and part of a tract of 14 acres in the Parker Survey, described

Tract No. 2, in a deed from D. F. Giddens, et al. to D. S. Jaehne and wife, Dorothy S. Jaehne, by deed dated September 27, 1950, of record in Book 363, page 516, of the Deed Records of Williamson County, Texas, described by metes and bounds as follows:

BEGINNING at a fence corner post and pile of rock at the S. E. corner of the 325 acre tract;

Thence S. 71° W. with an old fence 2000 feet to a bend in the fence;

Thence S. $71^{\circ} 20'$ W. with the fence 758 feet to a fence corner post at the S. W. corner of the 325 acre tract, an 8 inch Cedar bears N. 71° E. 9.3 feet;

Thence N. 19° W. with an old fence, 3196 feet to a bend in the fence;

Thence N. $20^{\circ} 10'$ W. with the fence, 788 feet to a bend in the fence (this fence has been built for convenience around a hi-bank of a branch of Brushy Creek and runs about as follows: N. $19^{\circ} 30'$ E. 130 feet, N. $15^{\circ} 30'$ E. 151 feet, N. $20^{\circ} 45'$ W. 185 feet, N. 67° W. 164 feet, N. $46^{\circ} 30'$ W. 136 feet, N. $25^{\circ} 15'$ W. 306.5 feet and N. $7^{\circ} 30'$ E. 231.5 feet to a point on the East bank of the Creek and in the North line of the 325 acre tract);

Thence N. 19° W. 1161 feet to a point in the channel of the branch, and under the water of a lake;

Thence N. 71° E. at 50 feet pass an iron pin at a fence corner on the East bank of the branch, in all 2172 feet to an iron pin at a fence corner post at the S. W. corner of the 14 acre tract, in the North line of the Damon Survey and in the South line of the Parker Survey;

Thence N. 20° W. with a fence, at about 530 feet cross the top of a hill, at 575 feet pass a fence corner post, at 600 feet the top of a steep bluff, in all 738 feet to a point in the center of the branch;

Thence downstream with its meanders about as follows: N. 72° E. 100 feet, N. $21^{\circ} 30'$ E. 196 feet, N. $37^{\circ} 35'$ E. 108 feet, N. $30^{\circ} 05'$ E. 344 feet to a point in the center of the creek and in the East line of the Parker Survey;

Thence S. $18^{\circ} 30'$ E. at 40 feet pass an iron pin set on the bank of the branch, at about 1180 feet pass the S. E. corner of the Parker Survey and the N. E. corner of the Damon Survey, in all 2435.5 feet to a bend in the fence;

Thence S. $19^{\circ} 10'$ E. with the fence 3312 feet to a fence corner post in the West line of a 41 foot lane or abandoned road;

Thence N. 71° E. across the old lane, 41 feet to an iron pin beside a fence corner post at the N. W. corner of a tract of 501.28 acres recently sold by the Haarmeyer Estate to Will Wilson;

Thence S. $19^{\circ} 30'$ E. with the old fence along the West line of the Wilson tract and the East line of the Jaehne tract, 681 feet to the point of beginning, as surveyed June 4, 1963, by W. F. Forest, Registered Public Surveyor No. 101 of Williamson County, Texas.

Dorothy S. Jaehne, by deed dated September 27, 1950, of record in Book 363, page 516, of the Deed Records of Williamson County, Texas, described by metes and bounds as follows:

BEGINNING at a fence corner post and pile of rock at the S. E. corner of the 325 acre tract;

Thence S. 71° W. with an old fence 2000 feet to a bend in the fence;

Thence S. $71^{\circ} 20'$ W. with the fence 758 feet to a fence corner post at the S. W. corner of the 325 acre tract, an 8 inch Cedar bears N. 71° E. 9.3 feet;

Thence N. 19° W. with an old fence, 3196 feet to a bend in the fence;

Thence N. $20^{\circ} 10'$ W. with the fence, 788 feet to a bend in the fence (this fence has been built for convenience around a hi-bank of a branch of Brushy Creek and runs about as follows: N. $19^{\circ} 30'$ E. 130 feet, N. $15^{\circ} 30'$ E. 151 feet, N. $20^{\circ} 45'$ W. 185 feet, N. 67° W. 164 feet, N. $46^{\circ} 30'$ W. 136 feet, N. $25^{\circ} 15'$ W. 306.5 feet and N. $7^{\circ} 30'$ E. 231.5 feet to a point on the East bank of the Creek and in the North line of the 325 acre tract);

Thence N. 19° W. 1161 feet to a point in the channel of the branch, and under the water of a lake;

Thence N. 71° E. at 50 feet pass an iron pin at a fence corner on the East bank of the branch, in all 2172 feet to an iron pin at a fence corner post at the S. W. corner of the 14 acre tract, in the North line of the Damon Survey and in the South line of the Parker Survey;

Thence N. 20° W. with a fence, at about 530 feet cross the top of a hill, at 575 feet pass a fence corner post, at 600 feet the top of a steep bluff, in all 738 feet to a point in the center of the branch;

Thence downstream with its meanders about as follows: N. 72° E. 100 feet, N. $21^{\circ} 30'$ E. 196 feet, N. $37^{\circ} 35'$ E. 108 feet, N. $30^{\circ} 05'$ E. 344 feet to a point in the center of the creek and in the East line of the Parker Survey;

Thence S. $18^{\circ} 30'$ E. at 40 feet pass an iron pin set on the bank of the branch, at about 1180 feet pass the S. E. corner of the Parker Survey and the N. E. corner of the Damon Survey, in all 2435.5 feet to a bend in the fence;

Thence S. $19^{\circ} 10'$ E. with the fence 3312 feet to a fence corner post in the West line of a 41 foot lane or abandoned road;

Thence N. 71° E. across the old lane, 41 feet to an iron pin beside a fence corner post at the N. W. corner of a tract of 501.28 acres recently sold by the Haarmeyer Estate to Will Wilson;

Thence S. $19^{\circ} 30'$ E. with the old fence along the West line of the Wilson tract and the East line of the Jaehne tract, 681 feet to the point of beginning, as surveyed June 4, 1963, by W. F. Forest, Registered Public Surveyor No. 101 of Williamson County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Will Wilson, his heirs or assigns, forever. And we do hereby

bind ourselves, our heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said Will Wilson, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

The consideration for this conveyance is as follows:

1. The sum of Ten (\$10.00) Dollars cash and other good and valuable cash consideration to us in hand paid by the said Will Wilson, the receipt of which is hereby acknowledged; and,
2. The sum of Twenty-nine Thousand Three Hundred Thirty-five (\$29,335.00) Dollars to be paid by the said Will Wilson on and in accordance with the terms of his one certain promissory note of even date herewith, executed by said grantee, for the principal sum of Twenty-nine Thousand Three Hundred Thirty-five (\$29,335.00) Dollars, payable to the order of Robert J. Jaehne at Austin, Texas, with interest thereon from date at the rate of five and one-half (5-1/2%) per cent. per annum, interest payable annually in addition to principal on each of the principal-payment dates hereinafter mentioned, and the principal is payable in installments as follows: One Thousand Four Hundred Sixty-six and 75/100 (\$1,466.75) Dollars, or more, on or before one (1), two (2), three (3), four (4), five (5), six (6), seven (7), eight (8) and nine (9) years after date, respectively, and the balance of principal and interest then remaining unpaid on said note shall be due and payable in full on or before ten (10) years from date, and said note contains the usual attorney's fee clause and further contains a provision for the acceleration of maturity in the event of default in the payment thereof or in the event the grantee herein shall fail to comply with any of the covenants herein contained. The grantee, by the acceptance of this deed, for himself, his heirs, executors and assigns, hereby agrees to pay, before the same become delinquent, all taxes of every kind and character upon said real property for the year 1963,

and all subsequent years, until the said promissory note hereinbefore mentioned has been fully paid and satisfied, and said grantee further covenants and agrees for himself, his heirs, executors and assigns, to keep the improvements upon said property insured, at his own expense, against fire, as well as the hazards covered by the extended coverage clause, for the full insurable value of said improvements, in some good and responsible insurance company or companies approved by the holder of said note, and to have the policy or policies of insurance payable to said holder, as his interest may appear, and to deposit said policy or policies of insurance with said holder until said note has been fully paid and satisfied; and in the event of failure to pay said taxes, or any part thereof, when the same severally become due and payable, or in the event of failure to procure the said policy or policies of insurance, or failure to pay any premiums therefor when the same become due and payable, then the holder of said note, without being under obligation to do so, may pay said taxes or procure such insurance and pay the premiums therefor, all for and on account of the said grantee, and any such taxes or insurance premiums, or both, paid by the holder of said note, shall from the time of such payment constitute a debt against said grantee, his heirs, executors or assigns, in favor of such holder paying the same for the amount so paid, which shall bear interest from the time of such payment at the rate of eight (8%) per cent. per annum, and the payment of such debt and interest shall also be secured by the vendor's lien herein retained upon the real property conveyed hereby.

But it is expressly agreed that the vendor's lien is hereby retained against the above described premises and improvements until the indebtedness above mentioned, as evidenced by said promissory note, both principal and interest, is fully paid, it being understood that when the said note is paid in full this deed shall thereupon become absolute.

Witness our hands this the 5 day of September A. D. 1963.

Robert J. Jaehne
Robert J. Jaehne

Christine Montgomery Jaehne
Christine Montgomery Jaehne

THE STATE OF TEXAS

COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared Robert J. Jaehne and Christine Montgomery Jaehne, his wife, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed. And the said Christine Montgomery Jaehne, wife of the said Robert J. Jaehne, having been examined by me privily and apart from her husband, and having the same fully explained to her, she, the said Christine Montgomery Jaehne, acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

Given under my hand and seal of office, this the 5th day of

September, A. D. 1963.



Wm. R. O. Carter
Notary Public, Travis County, Texas

Filed for Record on the 20 day of September

A. D. 1963, at 8:00 o'clock E. M.

Duly Recorded this the 20 day of September

A. D. 1963, at 8:35 o'clock E. M.

DICK CERVENKA, County Clerk

Williamson County, Texas

By Travis Person Deputy

STATE OF TEXAS
COUNTY OF WILLIAMSON

CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE ORIGINAL IN MY CUSTODY
GIVEN UNDER MY HAND AND SEAL OF OFFICE
DATED March 20th AD, 19 90

JAMES N. BOYDSTON, COUNTY CLERK
WILLIAMSON COUNTY, TEXAS

By Belinda Wallace Deputy



CITY OF AUSTIN
PAYMENT RECEIPT

City of Austin

281339

DEPARTMENT: Planning

DATE RECEIVED: 3/22/90

RECEIVED FROM: Breckaway Park

FORM OF PAYMENT:

CASH ☐ CHECK ☒ MONEY ORDER ☐

1022 AMOUNT: \$ 2680.00

IN PAYMENT FOR: C8-90-0040

ACCOUNT NUMBER: Breckaway Park Sec. 3

Base 3056.00

PlA credit 376.00

AUTHORIZED SIGNATURE: Terry Saucedo

CASHIER: [Signature]

DEPARTMENT

03/23/90 2:54PM 001A#0755 ***

P & D \$2680.00

CHECK \$2680.00

FILE NO.

CB-90 1040

RECEIPT

281339BASE FEE
ADDITIONAL
REDUCTION3056-376-

TOTAL FEES

2680

ACREAGE	OBJECT CODE	DEV. SERV. 100-530-9100-	DEP 100-490-9100-	TOTAL
< .25	4195 4194	418 3	83 2	506
< .50	4195 4194	436 7	84 4	531
< 1	4195 4194	466 11	87 11	575
< 2	4195 4194	527 23	92 21	663
< 4	4195 4194	625 47	103 42	817
< 7	4195 4194	763 81	118 74	1,036
< 10	4195 4194	898 117	134 105	1,254
< 15	4195 4194	1,052 144	147 130	1,473
< 20	4195 4194	1,289 202	173 183	1,847
< 30	4195 4194	1,616 289	213 263	2,381
< 40	4195 4194	2,019 404 <i>2047</i>	265 368	3,056
< 50	4195 4194	2,469 520	318 473	3,780
< 75	4195 4194	3,205 722	410 655	4,992
< 100	4195 4194	4,331 1,011	541 918	6,801
< 200	4195 4194	6,883 1,734	869 1,575	11,061
< 300	4195 4194	10,874 2,889	1,394 2,625	17,782
< 400	4195 4194	14,853 4,044	1,919 3,675	24,491
< 500	4195 4194	18,738 5,199	2,444 4,725	31,106
< 750	4195 4194	25,538 7,219	3,363 6,563	42,683
<1000	4195 4194	35,251 10,106	4,675 9,188	59,220
>1000 +	4195 4194	40,107 11,550	5,332 10,500	67,489
+ Add the following per acre charge for each acre over 1000:				
	4195 4194	18 6	3 5	32

ADDITIONAL MISCELLANEOUS FEES:

1. MUD Consent Agreement

100 - 530 - 9100 - 4245

\$ 263

2. Health Department, Inside
City Limits only, \$5/lot

100 - 910 - 4130 - 4066

*3/22/90
TS*

TAX CERTIFICATE
OFFICE OF THE TAX ASSESSOR AND COLLECTOR
LEANDER ISD
P.O. BOX 276
LEANDER, TEXAS 78641

CERTIFICATE NUMBER: 74
DATE: MARCH 21, 1990
G.F. NO.:

THE STATE OF TEXAS
COUNTY OF WILLIAMSON
LEANDER ISD

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT
LEANDER ISD TAXES ON THE FOLLOWING DESCRIBED LAND OR LOTS
AND/OR PERSONAL PROPERTY DESCRIBED BELOW:

OWNER	PROPERTY DESCRIPTION	W0170-0000-0850-008 NUMBER OF ACRES
WILSON WILL	AW0170 DAMON, S. SUR., TRACT 3 & 5, ACRES 315.680	315.680

SAVE AND EXCEPT TAXES DUE FOR THE YEARS SHOWN BELOW:

TAX YEAR	LAND VALUE	IMPROV. VALUE	PERSONAL VALUE	TAX DUE	APRIL	TOTAL DUE IF PAID MAY	JUNE
1989	1704220			0.00		0.00	0.00
TOTAL DUE				0.00		0.00	0.00

* THIS PROPERTY SUBJECT TO AG USE ROLLBACK TAXES *

SAVE AND EXCEPT ANY AND ALL ADDITIONAL TAXES THE ABOVE PROPERTY MAY BE SUBJECT
TO UNDER THE PROVISIONS OF THE CONSTITUTION OF THE STATE OF TEXAS, ARTICLE
VIII, SECTION 1-D ENTITLED "ASSESSMENTS OF LANDS DESIGNATED FOR AGRICULTURAL
USE" AND ARTICLE VIII, SECTION 1-D-1 ENTITLED "OPEN SPACE LAND", UNLESS OTHER-
WISE INDICATED AS HAVING BEEN CLEARED. THIS CERTIFICATE DOES NOT INCLUDE ANY
TITLE SEARCH FEES OR OTHER FEES WHICH MAY BE DUE.

THIS IS TO ACKNOWLEDGE THAT I, THE UNDERSIGNED, HAVE RECEIVED FROM
YATES \$4.00, AS PAYMENT FOR ISSUANCE OF THE ABOVE
TAX CERTIFICATE.

SIGNED AND EXECUTED, THIS THE 21 DAY OF MARCH , 1990.

DOUGLAS S PRUETT
TAX ASSESSOR/COLLECTOR
LEANDER ISD

BY

Tommy J. Jones Deputy

BASE TAX	CURRENT YEARS INFORMATION EXEMPTION(S) AND AMOUNT(S)	DELINQUENT YEARS INFORMATION (* RELEASED TO ATTORNEY) (** JUDGEMENT FILED) JUDGEMENT DATE-CAUSE NUMBER(S)
89	142.75	NONE GRANTED - AG REDUC AMT -B 1,692,224

TAX CERTIFICATE
OFFICE OF THE TAX ASSESSOR AND COLLECTOR
LEANDER ISD
P.O. BOX 276
LEANDER, TEXAS 78641

CERTIFICATE NUMBER: 75
DATE: MARCH 21, 1990
G.F. NO.:

THE STATE OF TEXAS
COUNTY OF WILLIAMSON
LEANDER ISD

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT
LEANDER ISD TAXES ON THE FOLLOWING DESCRIBED LAND OR LOTS
AND/OR PERSONAL PROPERTY DESCRIBED BELOW:

OWNER	PROPERTY DESCRIPTION	W0179-0000-0190-007 NUMBER OF ACRES
WILSON WILL	AW0179 DILLARD, J.H. SUR., ACR ES 155.946	155.946

SAVE AND EXCEPT TAXES DUE FOR THE YEARS SHOWN BELOW:

TAX YEAR	LAND VALUE	IMPROV. VALUE	PERSONAL VALUE	TAX DUE	APRIL	TOTAL DUE IF PAID MAY	JUNE
1989	764406			0.00		0.00	0.00
TOTAL DUE				0.00		0.00	0.00

* THIS PROPERTY SUBJECT TO AG USE ROLLBACK TAXES *

SAVE AND EXCEPT ANY AND ALL ADDITIONAL TAXES THE ABOVE PROPERTY MAY BE SUBJECT
TO UNDER THE PROVISIONS OF THE CONSTITUTION OF THE STATE OF TEXAS, ARTICLE
VIII, SECTION 1-D ENTITLED "ASSESSMENTS OF LANDS DESIGNATED FOR AGRICULTURAL
USE" AND ARTICLE VIII, SECTION 1-D-1 ENTITLED "OPEN SPACE LAND", UNLESS OTHER-
WISE INDICATED AS HAVING BEEN CLEARED. THIS CERTIFICATE DOES NOT INCLUDE ANY
TITLE SEARCH FEES OR OTHER FEES WHICH MAY BE DUE.

THIS IS TO ACKNOWLEDGE THAT I, THE UNDERSIGNED, HAVE RECEIVED FROM
YATES \$4.00, AS PAYMENT FOR ISSUANCE OF THE ABOVE
TAX CERTIFICATE.

SIGNED AND EXECUTED, THIS THE 21 DAY OF MARCH , 1990.

DOUGLAS S PRUETT
TAX ASSESSOR/COLLECTOR
LEANDER ISD

BY

Johnny J. Jones Deputy

BASE TAX	CURRENT YEARS INFORMATION EXEMPTION(S) AND AMOUNT(S)	DELINQUENT YEARS INFORMATION (* RELEASED TO ATTORNEY) (** JUDGEMENT FILED) JUDGEMENT DATE-CAUSE NUMBER(S)
89	70.52 NONE GRANTED AG REDUC AMT -B 758,480	

TAX CERTIFICATE
OFFICE OF THE TAX ASSESSOR AND COLLECTOR
WILLIAMSON COUNTY
P O BOX 449
GEORGETOWN, TX 78627-0449

CERTIFICATE NUMBER: 131
DATE: MARCH 20, 1990
G.F. NO.: 9

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT
TAXES ON THE FOLLOWING DESCRIBED LAND OR LOTS AND/OR PERSONAL PROPERTY DES-
CRIBED BELOW:

OWNER	PROPERTY DESCRIPTION	17-W017-9000-001900 NUMBER OF ACRES
WILSON WILL	AW0179 DILLARD, J.H. SUR., ACR ES 155.946	155.946

SAVE AND EXCEPT TAXES DUE FOR THE TAXING UNITS AND YEARS SHOWN BELOW:

TAX YEAR	BASE TAX	DISCOUNT	PENALTY/ INTEREST	ATTORNEY FEE	TOTAL
WILLIAMSON COUNTY					
		WILLIAMSON COUNTY		TOTAL DUE	\$.00
	WILLIAMSON COUNTY F M	WILLIAMSON COUNTY F M		TOTAL DUE	\$.00
				GRAND TOTAL DUE	\$.00

* THIS PROPERTY SUBJECT TO AG USE ROLLBACK TAXES *

SAVE AND EXCEPT ANY AND ALL ADDITIONAL TAXES THE ABOVE PROPERTY MAY BE SUBJECT
TO UNDER THE PROVISIONS OF THE CONSTITUTION OF THE STATE OF TEXAS, ARTICLE
VIII, SECTION 1-D ENTITLED "ASSESSMENTS OF LANDS DESIGNATED FOR AGRICULTURAL
USE" AND ARTICLE VIII, SECTION 1-D-1 ENTITLED "OPEN SPACE LAND", UNLESS OTHER-
WISE INDICATED AS HAVING BEEN CLEARED. THIS CERTIFICATE DOES NOT INCLUDE ANY
TITLE SEARCH FEES OR OTHER FEES WHICH MAY BE DUE.

THIS IS TO ACKNOWLEDGE THAT I, THE UNDERSIGNED, HAVE RECEIVED FROM
W \$4.00, AS PAYMENT FOR ISSUANCE OF THE ABOVE
TAX CERTIFICATE.

SIGNED AND EXECUTED, THIS THE 20 DAY OF MARCH , 1990.

DOROTHY E JONES
TAX ASSESSOR/COLLECTOR
WILLIAMSON COUNTY

BY

Quantia C. Mason

TAX CERTIFICATE
OFFICE OF THE TAX ASSESSOR AND COLLECTOR
WILLIAMSON COUNTY
P O BOX 449
GEORGETOWN, TX 78627-0449

CERTIFICATE NUMBER: 130
DATE: MARCH 20, 1990
G.F. NO.: 9

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES ON THE FOLLOWING DESCRIBED LAND OR LOTS AND/OR PERSONAL PROPERTY DESCRIBED BELOW:

OWNER	PROPERTY DESCRIPTION	17-W017-0000-008500 NUMBER OF ACRES
WILSON WILL	AW0170 DAMON, S. SUR., TRACT 3 & 5, ACRES 315.680	315.680

SAVE AND EXCEPT TAXES DUE FOR THE TAXING UNITS AND YEARS SHOWN BELOW:

TAX YEAR	BASE TAX	DISCOUNT	PENALTY/ INTEREST	ATTORNEY FEE	TOTAL
WILLIAMSON COUNTY					
		WILLIAMSON COUNTY		TOTAL DUE	\$.00
WILLIAMSON COUNTY F M					
		WILLIAMSON COUNTY F M		TOTAL DUE	\$.00
GRAND TOTAL DUE					\$.00

* THIS PROPERTY SUBJECT TO AG USE ROLLBACK TAXES *

SAVE AND EXCEPT ANY AND ALL ADDITIONAL TAXES THE ABOVE PROPERTY MAY BE SUBJECT TO UNDER THE PROVISIONS OF THE CONSTITUTION OF THE STATE OF TEXAS, ARTICLE VIII, SECTION 1-D ENTITLED "ASSESSMENTS OF LANDS DESIGNATED FOR AGRICULTURAL USE" AND ARTICLE VIII, SECTION 1-D-1 ENTITLED "OPEN SPACE LAND", UNLESS OTHERWISE INDICATED AS HAVING BEEN CLEARED. THIS CERTIFICATE DOES NOT INCLUDE ANY TITLE SEARCH FEES OR OTHER FEES WHICH MAY BE DUE.

THIS IS TO ACKNOWLEDGE THAT I, THE UNDERSIGNED, HAVE RECEIVED FROM
W \$4.00, AS PAYMENT FOR ISSUANCE OF THE ABOVE
TAX CERTIFICATE.

SIGNED AND EXECUTED, THIS THE 20 DAY OF MARCH , 1990.

DOROTHY E JONES
TAX ASSESSOR/COLLECTOR
WILLIAMSON COUNTY

BY Juanita C. Mason

NOTES:

1. Water and wastewater service in this subdivision will be provided by private well and septic tank, by the end user of each lot, installed to Williamson County standards.
2. No structure in this subdivision shall be occupied until connected to a potable water supply from an individual well or an approved public water supply with adequate quantity for family use, and operation of an approved on-site wastewater system.
3. The parkland requirement has been fulfilled with parkland adjacent to this subdivision,

C8-90-0040

* NO NEIGH. GROUP & NO SECTORS

PROPERTY OWNERS WITHIN 300 FEET IN BREAKAWAY PARK SECTIONS 1 AND 2:

LOT 15
Mr. & Mrs. Glenn Kirby
400 Breakaway Rd
Cedar Park, TX 78613

LOT 16
Mr. & Mrs. Tom Wolfe
404 Breakaway Rd
Cedar Park, TX 78613

LOT 17
Mr. & Mrs. Carroll Griffin
300 Breakaway Rd
Cedar Park, TX 78613

LOT 18
Mr. & Mrs. Bob Heiser
204 Breakaway Rd
Cedar Park, TX 78613 and

Mr. & Mrs. John Croisant
2601 Worldland
San Antonio, TX 78217

LOT 19
Mr. & Mrs. Adam Adaky
1606 Wood Rock Dr
Round Rock, TX 78681

LOT 20
Walter Yates
2900 Post River Rd
Cedar Park, TX 78613

LOT 25
Mr. & Mrs. Kerry Stevens
502 Bayberry Court
Cedar Park, TX 78613

LOT 26
Mr. & Mrs. Lee Roy Blair
2901 Post River Rd
Cedar Park, TX 78613

LOT 35
Mr. & Mrs. Jimmy Helm
2900 Yukon Circle
Cedar Park, TX 78613

LOT 36
Stanley Wright, Trustee
1200 Copeland Rd., #500
Arlington, TX 76011

LOT 38
Mr. & Mrs. Louis Conti
185 Barra Lane
Inverness, IL 60067

LOT 37
Mr. & Mrs. Ernest Lord
1706 Old Flora City Rd
Inverness, FL 32656 and

Mr. & Mrs. John Nieman
2800 Taku Rd
Cedar Park, TX 78613

LOT 39
Mr. & Mrs. Marvin Pokorney
2908 Taku Rd
Cedar Park, TX 78613

LOT 40
Mr. & Mrs. Pat Dingrando
4545 Cook Rd #1008
Houston, TX 77072

LOT 41
Mr. & Mrs. Bob Walgreen
3010 Taku Rd
Cedar Park, TX 78613

LOT 42
Mr. & Mrs. Bob Buchanan
3100 Taku Rd
Cedar Park, TX 78613

18 Typed
6-01-90
JS

Property owners

'C8-90-0040

BREAKAWAY PARK III

Mr. & Mrs. Glenn Kirby
400 Breakaway Road
Cedar Park, Texas 78613

Mr. & Mrs. John Nieman
2800 Taku Road
Cedar Park, Texas 78613

Mr. & Mrs. Tom Wolfe
404 Breakaway Road
Cedar Park, Texas 78613

Mr. & Mrs. Louis Conti
185 Barra Lane
Inverness, Illinois 60067

Mr. & Mrs. Carroll Griffin
300 Breakaway Road
Cedar Park, Texas 78613

Mr. & Mrs. Marvin Pokorney
2908 Taku Road
Cedar Park, Texas 78613

Mr. & Mrs. Bob Heiser
204 Breakaway Road
Cedar Park, Texas 78613

Mr. & Mrs. Pat Dingrando
4545 Cook Road # 1008
Houston, Texas 77072

Mr. & Mrs. John Croisant
2601 Worldland
San Antonio, Texas 78217

Mr. & Mrs. Bob Walgreen
3010 Taku Road
Cedar Park, Texas 78613

Mr. & Mrs. Adam Adaky
1606 Wood Rock Drive
Round Rock, Texas 78681

Mr. & Mrs. Bob Buchanan
3100 Taku Road
Cedar Park, Texas 78613

Mr. & Mrs. Kerry Stevens
502 Bayberry Court
Cedar Park, Texas 78613

Mr. & Mrs. Lee Roy Blair
2901 Post River Road
Cedar Park, Texas 78613

Mr. & Mrs. Jimmy Helm
2900 Yukon Circle
Cedar Park, Texas 78613

Mr. & Mrs. Ernest Lord
1706 Old Flora City Road
Inverness, Florida 32656

Dr. Kermit Counts Lot 36
This lot was foreclosed on by a lending institution.

WILL WILSON
603 Scarbrough Bldg.
AUSTIN, TX. 78701

FRITZ ROBINSON
10813 Running Buck Lane
CEDAR PARK, TX. 78613

FRITZ ROBINSON
2007 Brushy Creek Rd.
CEDAR PARK, TX.
78613
wants
2nd
notice

BREAKAWAY PARK III

Mr. & Mrs. Glenn Kirby
400 Breakaway Road
Cedar Park, Texas 78613

Mr. & Mrs. John Nieman
2800 Taku Road
Cedar Park, Texas 78613

Mr. & Mrs. Tom Wolfe
404 Breakaway Road
Cedar Park, Texas 78613

Mr. & Mrs. Louis Conti
185 Barra Lane
Inverness, Illinois 60067

Mr. & Mrs. Carroll Griffin
300 Breakaway Road
Cedar Park, Texas 78613

Mr. & Mrs. Marvin Pokorney
2908 Taku Road
Cedar Park, Texas 78613

Mr. & Mrs. Bob Heiser
204 Breakaway Road
Cedar Park, Texas 78613

Mr. & Mrs. Pat Dingrando
4545 Cook Road # 1008
Houston, Texas 77072

Mr. & Mrs. John Croisant
2601 Worldland
San Antonio, Texas 78217

Mr. & Mrs. Bob Walgreen
3010 Taku Road
Cedar Park, Texas 78613

Mr. & Mrs. Adam Adaky
1606 Wood Rock Drive
Round Rock, Texas 78681

Mr. & Mrs. Bob Buchanan
3100 Taku Road
Cedar Park, Texas 78613

Mr. & Mrs. Kerry Stevens
502 Bayberry Court
Cedar Park, Texas 78613

Mr. & Mrs. Lee Roy Blair
2901 Post River Road
Cedar Park, Texas 78613

Mr. & Mrs. Jimmy Helm
2900 Yukon Circle
Cedar Park, Texas 78613

Mr. & Mrs. Ernest Lord
1706 Old Flora City Road
Inverness, Florida 32656

Dr. Kermit Counts Lot 36
This lot was foreclosed on by a lending institution.

WILL WILSON
403 Scarbrough Bldg.
AUSTIN, TX. 78701

FRITZ ROBINSON
10813 Running Buck Lane
CEDAR PARK, TX. 78613

City of Austin

DEPARTMENT OF PLANNING AND DEVELOPMENT

P. O. BOX 1088

AUSTIN, TEXAS 78767-8810



Mr. & Mrs. John Croisant
2601 Worldland
San Antonio, Texas 78217

C8-90-0040

NORTH BROADWAY STATION
9211 BROADWAY
SAN ANTONIO, TX 78217-9990

ANK
1766

Louella Doud 2708



AUSTIN-*The Friendly City*

E7

20

01

83

81

NOTICE OF FILING OF A PROPOSED PRELIMINARY SUBDIVISION

FILE NO.: C8-90-0040

DATE MAILED: 4-18-90

An application for a preliminary subdivision, located within 300 feet of your property and described below, has been filed with the Planning Department.

PRELIMINARY SUBDIVISION DESCRIPTION:

Subdivision Name: Breakaway Point Section 3

Location: Breakaway Road and Brushy Creek Road (Co. Rd. 174)

Applicant: Breakaway Point, Inc.

Acreage: 39.210

Number of Lots: 25

Proposed Use(s): Single Family

A public hearing on this subdivision will be held by the Planning Commission at a future date and you will be notified of the time and date of that hearing. In the meantime, if you wish to review this application, it is available at the Planning Department, 301 West 2nd Street, Third Floor. Office hours are 7:45 a.m. to 4:45 p.m. If you need additional information, please contact Laurretta Dowd at 499-2708.



City of Austin
Department of Planning and Development
301 W. 2nd St., P.O. Box 1088
Austin, TX. 78767

Date: 10-15-90 Time: 11:50 ☐ am ☒ pm Pages: 3
(Including Cover)

TO: Fax No. 869-4255
Name: MR. DALE ILLIG
Office _____
Phone: 255-5175

FROM: Name: LAURETTA DOWD
Office PLANNING & DEVELOPMENT
Phone: 499-2708
Fax No. 499-6305

MESSAGE: Mr. Illig - please change references to
City of Austin to Williamson County - where
conveying.

Key 22

2003

869-4255

MEMORANDUM

COMMENT DUE DATE: 22-OCT-1990

SUBDIVISION REVIEW AND DESIGN
OFFICE OF LAND DEVELOPMENT SERVICES

SUBJECT: FINAL SUBD. REQUIRING PRELIM. REVIEW

C8-90-0040.1A

BREAKAWAY PARK SECTION 3

PLEASE BE ADVISED THAT ALL REVIEW COMMENTS MUST BE RECEIVED BY THE
THIS DATE (22-OCT-1990). THIS INCLUDES "NO COMMENT" RESPONSES.

Classification: SUBURBAN

City/ETJ: 5-MILE ETJ

Proposed Use: SF

Acreage: 39.234 Lots: 25

Grids:

Zoning: N/A

Watershed: BRUSHY

Watershed Class: III County: WILLIAMSON

Water: OTHER PRIVATE UTIL CO.

Sewerage: OTHER PRIVATE UTIL CO.

Plat complies with City adopted requirements: Yes _____. If not,
comment below:

REVIEWERS: Information shown above is submitted by the applicant.
Data pertinent to areas of concern should be verified.

Easement shown on proposed plat, being 25 feet along R-O-W lines,

5 feet along all side lot line and 5 feet along rear lot lines

comply with PEC requirements.

Case Manager: Dowd, Laurretta

Phone Number: 499-2708

Secondary:

Phone Number: -

Reviewed By: Douglas Hays

Date: 9-28-90

Continue Comments on Back

REVIEWERS - PLEASE USE NEW COMMENTS TRACKING SYSTEM

MEMORANDUM

TO: Laurretta Dowd
FROM: Carl McClendon
DATE: May 8, 1990
SUBJECT: Response to the Variance Requests for Breakaway Park
Case #: C8-90-0040

Variance to ILDC Sec. 13-2-430 to exceed the maximum permitted block length of 1,200 feet for residential uses:

Recommend to grant. The block length for Lots 51 through 63 is approximately 2,400 feet. Adequate circulation is provided, however, as a result of the single tiered lot design and the layout of Breakaway Park Section 2.

Variance to ILDC Sec. 13-2-429 requiring a cul-de-sac for the termination of Kobuk Drive:

Recommend to grant. Kobuk Drive is a local residential street which extends from Taku Road to the northern boundary of the subdivision. The roadway is 331 feet in length, abuts a single tier of lots, and will be extended to the north of this development with the approval of the revised preliminary for Brushy Creek Ranch. Approval of the variance will not result in unsafe or inconvenient circulation for emergency vehicles or motorists.

Waiver to TCM 1.3.2.E requiring that single outlet streets not exceed 2,000 feet without Planning Commission approval:

Recommend to grant. Taku Road is part of a single outlet street system which extends from Williamson County Road No. 174. The street segment which is defined as a single outlet street is approximately 6,700 feet from the intersection of Breakaway Road/Wildlife Run to the termination point of Taku Road. According to the Transportation Criteria Manual, single outlet street systems which exceed the standards may partially be mitigated by the provision of cross streets/loop streets. The justification for recommending a variance for single outlet streets for Breakaway Park Sec. 3 is provided below.

1). A cross-street and loop street system is provided through Breakaway Park Sec. 2. Cross streets are also provided along Breakaway Road.

2). The existing and proposed development in the area is composed of low-density, large, single family lots. Approximately 67 residential lots will access the single outlet street. The expected total trip generation for this amount of development would be less than 700 trips per day.

3). Provisions are included within the proposed subdivision for secondary access in the future when the adjacent tract to the north is developed. The future secondary points of access include Kobuk Court, Breakaway Road, and the extension of Post River Road.

Please contact me at 499-2727 if you have any questions or need additional information.

Carl McClendon
Senior Planner

DEPARTMENT OF PLANNING AND DEVELOPMENT

I N T E R O F F I C E M E M O R A N D U M

Date: 8-May-1990 04:24pm GMT
From: Carl McClendon
MCCLENDON_CARL
Dept: PLANNING
Tel No: 499-2727

TO: Laretta Dowd

(DOWD_LAURETTA)

Subject: Breakaway Park Variances

A Document is attached to this message

I N T E R O F F I C E M E M O R A N D U M

Date: 8-May-1990 04:19pm GMT
From: Carl McClendon
MCCLENDON_CARL
Dept: PLANNING
Tel No: 499-2727

TO: Laretta Dowd

(DOWD_LAURETTA)

Subject: Breakaway Park Variances

A Document is attached to this message

BREAKAWAY PARK SECTION 3 PRELIMINARY

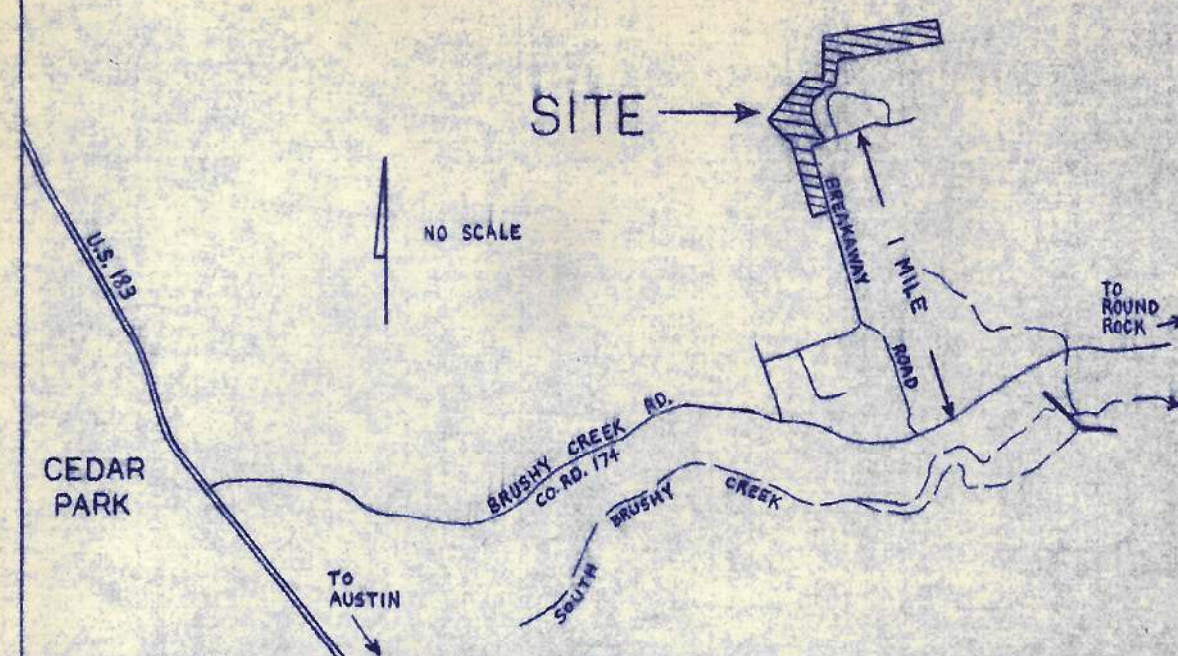
40.50 AC 1128/902
WILSON LAND & CATTLE CO.
603 SCARBROUGH BLDG
AUSTIN TX 78701

SCALE
1" = 200'

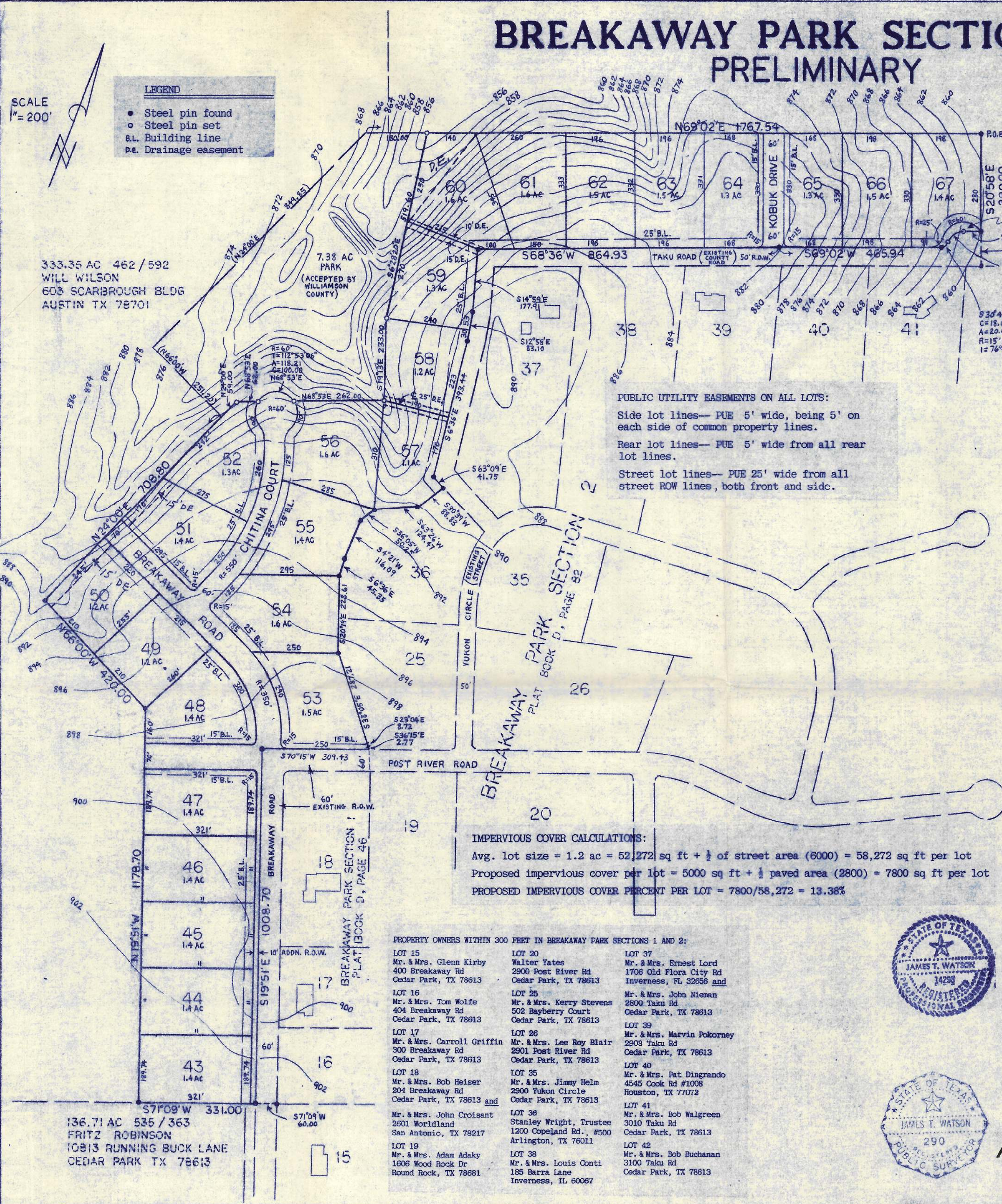
LEGEND

- Steel pin found
- Steel pin set
- B.L. Building line
- D.E. Drainage easement

LOCATION SKETCH



333.35 AC 462/592
WILL WILSON
603 SCARBROUGH BLDG
AUSTIN TX 78701



PUBLIC UTILITY EASEMENTS ON ALL LOTS:

Side lot lines— PUE 5' wide, being 5' on each side of common property lines.

Rear lot lines— PUE 5' wide from all rear lot lines.

Street lot lines— PUE 25' wide from all street ROW lines, both front and side.

IMPERVIOUS COVER CALCULATIONS:

Avg. lot size = 1.2 ac = 52,272 sq ft + $\frac{1}{2}$ of street area (6000) = 58,272 sq ft per lot
Proposed impervious cover per lot = 5000 sq ft + $\frac{1}{2}$ paved area (2800) = 7800 sq ft per lot
PROPOSED IMPERVIOUS COVER PERCENT PER LOT = 7800/58,272 = 13.38%

PROPERTY OWNERS WITHIN 300 FEET IN BREAKAWAY PARK SECTIONS 1 AND 2:

LOT 15 Mr. & Mrs. Glenn Kirby 400 Breakaway Rd Cedar Park, TX 78613	LOT 20 Walter Yates 2900 Post River Rd Cedar Park, TX 78613	LOT 37 Mr. & Mrs. Ernest Lord 1705 Old Flora City Rd Inverness, FL 32656 and
LOT 16 Mr. & Mrs. Tom Wolfe 404 Breakaway Rd Cedar Park, TX 78613	LOT 25 Mr. & Mrs. Kerry Stevens 502 Bayberry Court Cedar Park, TX 78613	Mr. & Mrs. John Nieman 2800 Taku Rd Cedar Park, TX 78613
LOT 17 Mr. & Mrs. Carroll Griffin 300 Breakaway Rd Cedar Park, TX 78613	LOT 26 Mr. & Mrs. Lee Roy Blair 2901 Post River Rd Cedar Park, TX 78613	LOT 39 Mr. & Mrs. Marvin Pokorney 2903 Taku Rd Cedar Park, TX 78613
LOT 18 Mr. & Mrs. Bob Heiser 204 Breakaway Rd Cedar Park, TX 78613 and	LOT 35 Mr. & Mrs. Jimmy Helm 2900 Yukon Circle Cedar Park, TX 78613	LOT 40 Mr. & Mrs. Pat Dingrando 4545 Cook Rd #1008 Houston, TX 77072
Mr. & Mrs. John Croissant 2801 Worldland San Antonio, TX 78217	LOT 36 Stanley Wright, Trustee 1200 Copeland Rd., #500 Arlington, TX 76011	LOT 41 Mr. & Mrs. Bob Walgreen 3010 Taku Rd Cedar Park, TX 78613
LOT 19 Mr. & Mrs. Adam Adaky 1606 Wood Rock Dr Round Rock, TX 78681	LOT 38 Mr. & Mrs. Louis Conti 185 Barra Lane Inverness, IL 60067	LOT 42 Mr. & Mrs. Bob Buchanan 3100 Taku Rd Cedar Park, TX 78613

DATE: APRIL 26, 1990

ACREAGE: 39.2112 AC

OWNER: BREAKAWAY PARK, INC.

WALTER YATES, PRESIDENT 259-1397
2900 POST RIVER RD, CEDAR PARK 78613

ENGINEER & SURVEYOR:

JAMES T. WATSON 346-8566
9501 CAP. OF TEX. HWY, #303, AUSTIN 78759

CONTOUR DATA BASE: USGS INTERVAL: 2 FEET

PROPOSED LAND USE: SINGLE-FAMILY
RESIDENTIAL

DENSITY: 1 UNIT PER 1.568 ACRES

TOTAL LOTS: 25 RESIDENTIAL

NOTES:

1. Water and wastewater service in this subdivision will be provided by private well and septic tank, by the end user of each lot, installed to Williamson County standards.
2. The parkland requirement for this development will be satisfied prior to, and not a part of, the final plat.
3. Williamson County, Texas, has agreed to consider granting the approval of the Preliminary Plat for this development if Williamson County, Texas will not be responsible for any maintenance responsibilities of the approved parkland tract. These maintenance responsibilities shall remain with the owner of Breakaway Park Section 3 Subdivision, or his/her assigns. Williamson County, Texas will not be responsible for any maintenance (financially, materially or physically), in regards to this parkland tract.
4. This site has no slopes with a grade over 15% and will have no cuts or fills over 4 feet.
5. No critical environmental features or water quality zones exist on this site.
6. All streets, roads, bridges, and drainage facilities shall be constructed and installed in accordance with Williamson County requirements for acceptance for maintenance, and all roads shall be dedicated to the public.
7. All streets shall be rural roads with shoulders only, built to Williamson County specs.
8. All fiscal arrangements for improvements shall be made with Williamson County.
9. Prior to final plat approval, dedication of a 50-ft ROW for Taku Rd will be provided.
10. Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods.
11. No structure in this subdivision shall be occupied until connected to a potable water supply from an individual well with adequate quantity for family use and operation of an approved on-site wastewater system.
12. An erosion/sedimentation control plan, in compliance with City of Austin specifications and adopted criteria, will be submitted with construction plans.
13. Property owners shall provide for access to the Drainage Easements as may be necessary and shall not prohibit access by City of Austin or Williamson County.
14. No buildings, fences, landscaping, or other structures are permitted in drainage easements except as approved by City of Austin/Williamson County.
15. The 100-year floodplain is contained within the drainage easements shown hereon. No portion of this tract is within the boundaries of the 100-year floodplain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM Panel Number 481079 0013 A, dated November 1, 1977 for Williamson County, Texas.

James T. Watson 4-26-90

James T. Watson, Consulting Engineer
9501 Cap of Tex Hwy, #303
Austin, TX 78759 PH 346-8566

I, James T. Watson, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering standpoint and complies with the engineering-related portions of Title 13 of the Interim Land Development Code effective June 1, 1988, as amended, and is true and correct to the best of my knowledge.

James T. Watson 4-26-90

James T. Watson, Consulting Engineer
9501 Cap of Tex Hwy, #303
Austin, TX 78759 PH 346-8566

I, James T. Watson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Title 13 of the Interim Land Development Code effective June 1, 1988, as amended, is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

James T. Watson 4-26-90

James T. Watson, RPLS #290
9501 Cap of Tex Hwy, #303
Austin, TX 78759 PH 346-8566



APPROVED PRELIM.

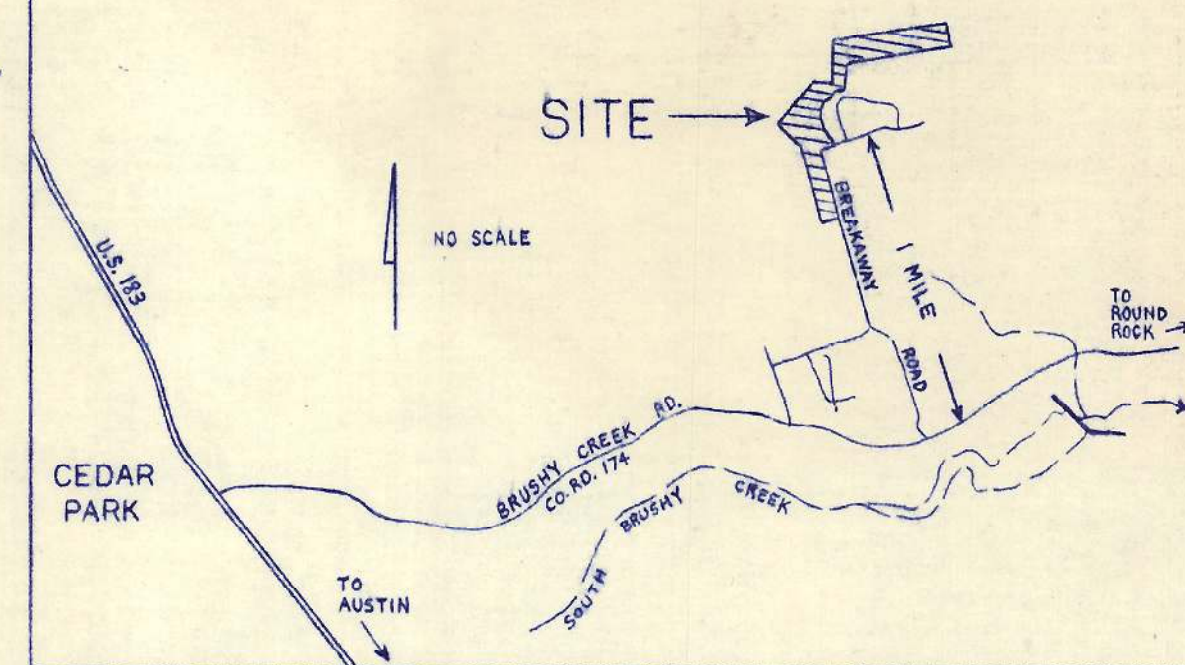
6-12-90

CB-90-0040

BREAKAWAY PARK SECTION 3 PRELIMINARY

40.50 AC #28/902
WILSON LAND & CATTLE CO.
603 SCARBROUGH BLDG
AUSTIN TX 78701

LOCATION SKETCH



SCALE
1"=200'

LEGEND

- Steel pin found
- Steel pin set
- B.L. Building line
- D.E. Drainage easement

333.35 AC 462/592
WILL WILSON
603 SCARBROUGH BLDG
AUSTIN TX 78701

7.38 AC
PARK
(ACCEPTED BY
WILLIAMSON COUNTY)

PUBLIC UTILITY EASEMENTS ON ALL LOTS:

Side lot lines— PUE 5' wide, being 5' on each side of common property lines.

Rear lot lines— PUE 5' wide from all rear lot lines.

Street lot lines— PUE 25' wide from all street ROW lines, both front and side.

DATE: APRIL 26, 1990
ACREAGE: 39.2112 AC
OWNER: BREAKAWAY PARK, INC.
WALTER YATES, PRESIDENT 259-1397
2900 POST RIVER RD, CEDAR PARK 78613
ENGINEER & SURVEYOR:
JAMES T. WATSON 346-8566
9501 CAP. OF TEX. HWY, #303, AUSTIN 78759
CONTOUR DATA BASE: USGS INTERVAL: 2 FEET

PROPOSED LAND USE: SINGLE-FAMILY
RESIDENTIAL

DENSITY: 1 UNIT PER 1.568 ACRES

TOTAL LOTS: 25 RESIDENTIAL

NOTES:

1. Water and wastewater service in this subdivision will be provided by private well and septic tank, by the end user of each lot, installed to Williamson County standards.
2. The parkland requirement for this development will be satisfied prior to, and not a part of, the final plat.
3. Williamson County, Texas, has agreed to consider granting the approval of the Preliminary Plat for this development if Williamson County, Texas will not be responsible for any maintenance responsibilities of the approved parkland tract. These maintenance responsibilities shall remain with the owner of Breakaway Park Section 3 Subdivision, or his/her assigns. Williamson County, Texas will not be responsible for any maintenance (financially, materially or physically), in regards to this parkland tract.
4. This site has no slopes with a grade over 15% and will have no cuts or fills over 4 feet.
5. No critical environmental features or water quality zones exist on this site.
6. All streets, roads, bridges, and drainage facilities shall be constructed and installed in accordance with Williamson County requirements for acceptance for maintenance, and all roads shall be dedicated to the public.
7. All streets shall be rural roads with shoulders only, built to Williamson County specs.
8. All fiscal arrangements for improvements shall be made with Williamson County.
9. Prior to final plat approval, dedication of a 50-ft ROW for Taku Rd will be provided.
10. Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods.
11. No structure in this subdivision shall be occupied until connected to a potable water supply from an individual well with adequate quantity for family use and operation of an approved on-site wastewater system.
12. An erosion/sedimentation control plan, in compliance with City of Austin specifications and adopted criteria, will be submitted with construction plans.
13. Property owners shall provide for access to the Drainage Easements as may be necessary and shall not prohibit access by City of Austin or Williamson County.
14. No buildings, fences, landscaping, or other structures are permitted in drainage easements except as approved by City of Austin/Williamson County.
15. The 100-year floodplain is contained within the drainage easements shown hereon. No portion of this tract is within the boundaries of the 100-year floodplain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM Panel Number 481079 0013 A, dated November 1, 1977 for Williamson County, Texas.

James J. Watson 4-26-90
James T. Watson, Consulting Engineer
9501 Cap of Tex Hwy, #303
Austin, TX 78759 PH 346-8566

I, James T. Watson, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering standpoint and complies with the engineering-related portions of Title 13 of the Interim Land Development Code effective June 1, 1988, as amended, and is true and correct to the best of my knowledge.

James J. Watson 4-26-90
James T. Watson, Consulting Engineer
9501 Cap of Tex Hwy, #303
Austin, TX 78759 PH 346-8566

I, James T. Watson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Title 13 of the Interim Land Development Code effective June 1, 1988, as amended, is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

James J. Watson 4-26-90
James T. Watson, RPLS #290
9501 Cap of Tex Hwy, #303
Austin, TX 78759 PH 346-8566



APPROVED PRELIM.

6-12-90

CB-90-0040

IMPERVIOUS COVER CALCULATIONS:

Avg. lot size = 1.2 ac = 52,272 sq ft + $\frac{1}{2}$ of street area (6000) = 58,272 sq ft per lot
Proposed impervious cover per lot = 5000 sq ft + $\frac{1}{2}$ paved area (2800) = 7800 sq ft per lot
PROPOSED IMPERVIOUS COVER PERCENT PER LOT = 7800/58,272 = 13.38%

PROPERTY OWNERS WITHIN 300 FEET IN BREAKAWAY PARK SECTIONS 1 AND 2:

LOT 15
Mr. & Mrs. Glenn Kirby
400 Breakaway Rd
Cedar Park, TX 78613

LOT 16
Mr. & Mrs. Tom Wolfe
404 Breakaway Rd
Cedar Park, TX 78613

LOT 17
Mr. & Mrs. Carroll Griffin
300 Breakaway Rd
Cedar Park, TX 78613

LOT 18
Mr. & Mrs. Bob Heiser
204 Breakaway Rd
Cedar Park, TX 78613 and

Mr. & Mrs. John Croissant
2601 Worldland
San Antonio, TX 78217

LOT 19
Mr. & Mrs. Adam Adaky
1606 Wood Rock Dr
Round Rock, TX 78681

LOT 20
Walter Yates
2900 Post River Rd
Cedar Park, TX 78613

LOT 25
Mr. & Mrs. Kerry Stevens
502 Bayberry Court
Cedar Park, TX 78613

LOT 26
Mr. & Mrs. Lee Roy Blair
2901 Post River Rd
Cedar Park, TX 78613

LOT 35
Mr. & Mrs. Jimmy Helm
2900 Yukon Circle
Cedar Park, TX 78613

LOT 36
Stanley Wright, Trustee
1200 Copeland Rd., #500
Arlington, TX 76011

LOT 38
Mr. & Mrs. Louis Conti
185 Barra Lane
Inverness, IL 60067

LOT 37
Mr. & Mrs. Ernest Lord
1706 Old Flora City Rd
Inverness, FL 32656 and

Mr. & Mrs. John Nieman
2800 Taku Rd
Cedar Park, TX 78613

LOT 39
Mr. & Mrs. Marvin Pokorney
2903 Taku Rd
Cedar Park, TX 78613

LOT 40
Mr. & Mrs. Pat Dingrando
4545 Cook Rd #1008
Houston, TX 77072

LOT 41
Mr. & Mrs. Bob Walgreen
3010 Taku Rd
Cedar Park, TX 78613

LOT 42
Mr. & Mrs. Bob Buchanan
3100 Taku Rd
Cedar Park, TX 78613

136.71 AC 535/363
FRITZ ROBINSON
10813 RUNNING BUCK LANE
CEDAR PARK TX 78613

BREAKAWAY PARK SECTION 3 PRELIMINARY

40.50 AC 1128/902
WILSON LAND & CATTLE CO.
603 SCARBROUGH BLDG
AUSTIN TX 78701

SCALE
1"=200'

LEGEND

- Steel pin found
- Steel pin set
- B.L. Building line
- D.E. Drainage easement

333.35 AC 462/592
WILL WILSON
603 SCARBROUGH BLDG
AUSTIN TX 78701

7.38 AC
PARK
(ACCEPTED BY
WILLIAMSON
COUNTY)

PUBLIC UTILITY EASEMENTS ON ALL LOTS:

Side lot lines—PUE 5' wide, being 5' on each side of common property lines.

Rear lot lines—PUE 5' wide from all rear lot lines.

Street lot lines—PUE 25' wide from all street ROW lines, both front and side.

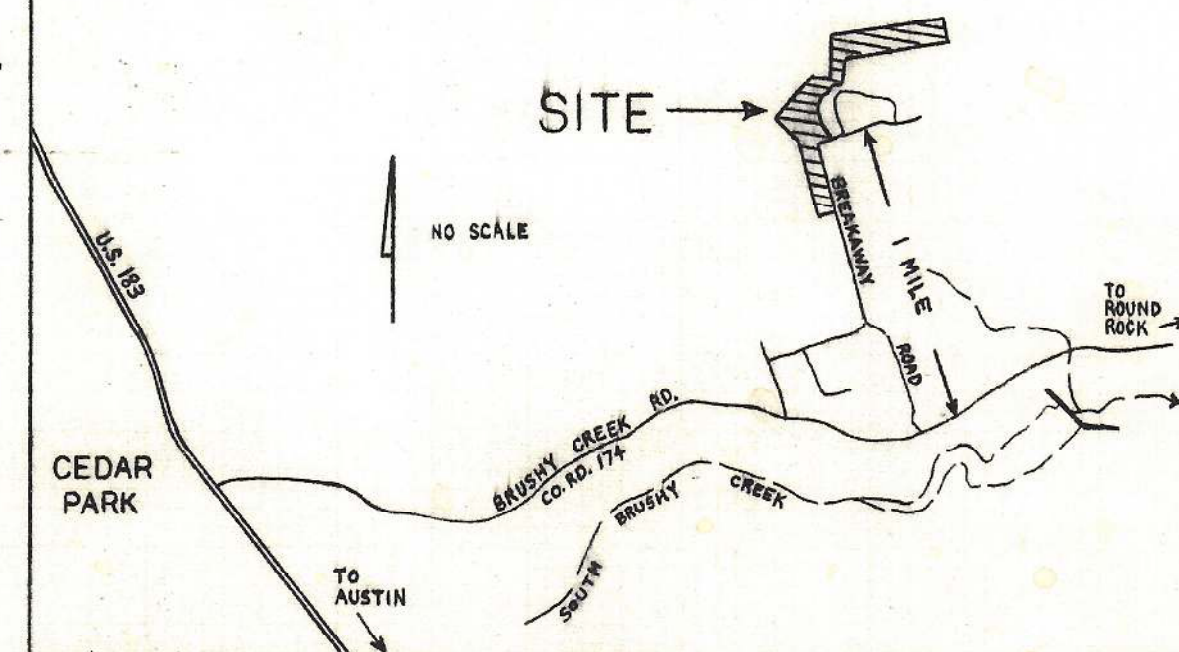
IMPERVIOUS COVER CALCULATIONS:

Avg. lot size = 1.2 ac = 52,272 sq ft + $\frac{1}{2}$ of street area (6000) = 58,272 sq ft per lot
Proposed impervious cover per lot = 5000 sq ft + $\frac{1}{2}$ paved area (2800) = 7800 sq ft per lot
PROPOSED IMPERVIOUS COVER PERCENT PER LOT = $7800/58,272 = 13.38\%$

PROPERTY OWNERS WITHIN 300 FEET IN BREAKAWAY PARK SECTIONS 1 AND 2:

LOT 15 Mr. & Mrs. Glenn Kirby 400 Breakaway Rd Cedar Park, TX 78613	LOT 20 Walter Yates 2900 Post River Rd Cedar Park, TX 78613	LOT 37 Mr. & Mrs. Ernest Lord 1708 Old Flora City Rd Inverness, FL 32656 and
LOT 16 Mr. & Mrs. Tom Wolfe 404 Breakaway Rd Cedar Park, TX 78613	LOT 25 Mr. & Mrs. Kerry Stevens 502 Bayberry Court Cedar Park, TX 78613	LOT 38 Mr. & Mrs. John Nieman 2800 Taku Rd Cedar Park, TX 78613
LOT 17 Mr. & Mrs. Carroll Griffin 300 Breakaway Rd Cedar Park, TX 78613	LOT 26 Mr. & Mrs. Lee Roy Blair 2901 Post River Rd Cedar Park, TX 78613	LOT 39 Mr. & Mrs. Marvin Pokorney 2908 Taku Rd Cedar Park, TX 78613
LOT 18 Mr. & Mrs. Bob Heiser 204 Breakaway Rd Cedar Park, TX 78613 and	LOT 35 Mr. & Mrs. Jimmy Helm 2900 Yukon Circle Cedar Park, TX 78613	LOT 40 Mr. & Mrs. Pat Dingrando 4545 Cook Rd #1008 Houston, TX 77072
Mr. & Mrs. John Croissant 2601 Worldland San Antonio, TX 78217	LOT 36 Stanley Wright, Trustee 1200 Copeland Rd., #500 Arlington, TX 76011	LOT 41 Mr. & Mrs. Bob Walgreen 3010 Taku Rd Cedar Park, TX 78613
LOT 19 Mr. & Mrs. Adam Adeky 1606 Wood Rock Dr Round Rock, TX 78681	LOT 38 Mr. & Mrs. Louis Conti 185 Barra Lane Inverness, IL 60067	LOT 42 Mr. & Mrs. Bob Buchanan 3100 Taku Rd Cedar Park, TX 78613

LOCATION SKETCH



DATE: APRIL 26, 1990

ACREAGE: 39.2112 AC

OWNER: BREAKAWAY PARK, INC.

WALTER YATES, PRESIDENT 259-1397

2900 POST RIVER RD, CEDAR PARK 78613

ENGINEER & SURVEYOR:

JAMES T. WATSON 346-8566

9501 CAP OF TEX. HWY, #303, AUSTIN 78759

CONTOUR DATA BASE: USGS INTERVAL: 2 FEET

PROPOSED LAND USE: SINGLE-FAMILY
RESIDENTIAL

DENSITY: 1 UNIT PER 1.568 ACRES

TOTAL LOTS: 25 RESIDENTIAL

NOTES:

1. Water and wastewater service in this subdivision will be provided by private well and septic tank, by the end user of each lot, installed to Williamson County standards.
2. The parkland requirement for this development will be satisfied prior to, and not a part of, the final plat.
3. Williamson County, Texas, has agreed to consider granting the approval of the Preliminary Plat for this development if Williamson County, Texas will not be responsible for any maintenance responsibilities of the approved parkland tract. These maintenance responsibilities shall remain with the owner of Breakaway Park Section 3 Subdivision, or his/her assigns. Williamson County, Texas will not be responsible for any maintenance (financially, materially or physically), in regards to this parkland tract.
4. This site has no slopes with a grade over 15% and will have no cuts or fills over 4 feet.
5. No critical environmental features or water quality zones exist on this site.
6. All streets, roads, bridges, and drainage facilities shall be constructed and installed in accordance with Williamson County requirements for acceptance for maintenance, and all roads shall be dedicated to the public.
7. All streets shall be rural roads with shoulders only, built to Williamson County specs.
8. All fiscal arrangements for improvements shall be made with Williamson County.
9. Prior to final plat approval, dedication of a 50-ft ROW for Taku Rd will be provided.
10. Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods.
11. No structure in this subdivision shall be occupied until connected to a potable water supply from an individual well with adequate quantity for family use and operation of an approved on-site wastewater system.
12. An erosion/sedimentation control plan, in compliance with City of Austin specifications and adopted criteria, will be submitted with construction plans.
13. Property owners shall provide for access to the Drainage Easements as may be necessary and shall not prohibit access by City of Austin or Williamson County.
14. No buildings, fences, landscaping, or other structures are permitted in drainage easements except as approved by City of Austin/Williamson County.
15. The 100-year floodplain is contained within the drainage easements shown hereon. No portion of this tract is within the boundaries of the 100-year floodplain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM Panel Number 481079 0013 A, dated November 1, 1977 for Williamson County, Texas.

James J. Watson 4-26-90

James T. Watson, Consulting Engineer
9501 Cap of Tex Hwy, #303
Austin, TX 78759 PH 346-8566

I, James T. Watson, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering standpoint and complies with the engineering-related portions of Title 13 of the Interim Land Development Code effective June 1, 1988, as amended, and is true and correct to the best of my knowledge.

James J. Watson 4-26-90

James T. Watson, Consulting Engineer
9501 Cap of Tex Hwy, #303
Austin, TX 78759 PH 346-8566

I, James T. Watson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Title 13 of the Interim Land Development Code effective June 1, 1988, as amended, is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

James J. Watson 4-26-90

James T. Watson, RPLS #290
9501 Cap of Tex Hwy, #303
Austin, TX 78759 PH 346-8566

CB-90-0040

BREAKAWAY PARK SECTION 3 PRELIMINARY

LOCATION SKETCH

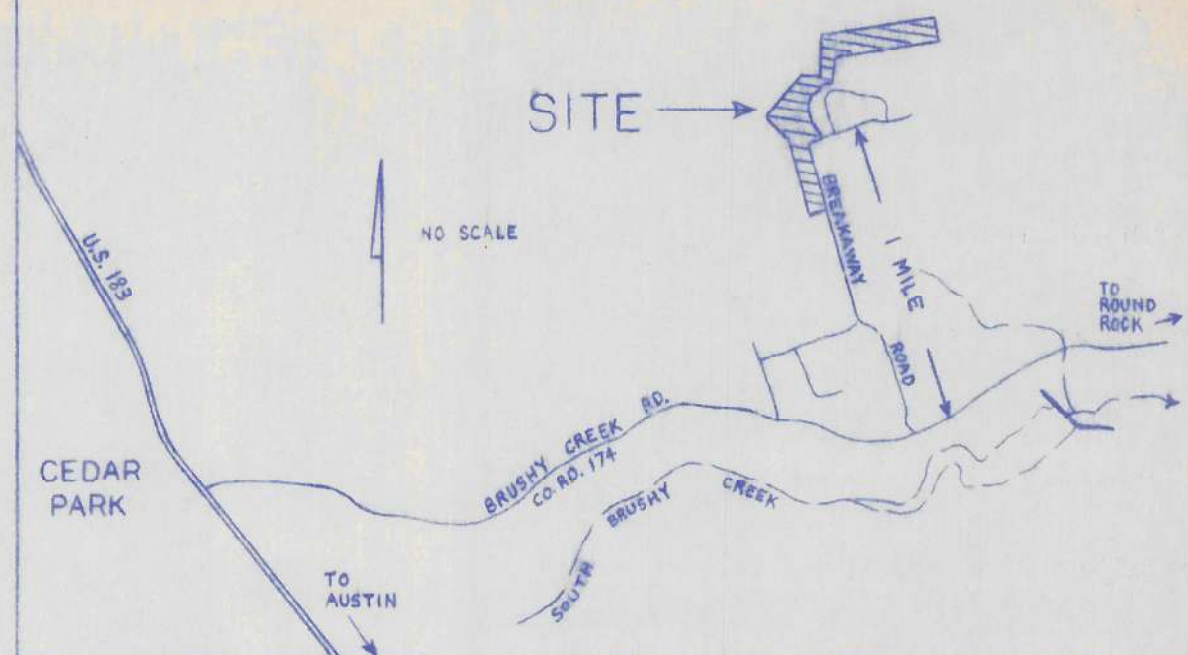
SCALE
1"=200'

LEGEND

- Steel pin found
- Steel pin set
- B.L. Building line
- D.E. Drainage easement

333.35 AC 462/592
WILL WILSON
603 SCARBROUGH BLDG
AUSTIN TX 78701

40.50 AC 1128/902
WILSON LAND + CATTLE CO.
603 SCARBROUGH BLDG
AUSTIN TX 78701



DATE: APRIL 26, 1990
ACREAGE: 39.2112 AC
OWNER: BREAKAWAY PARK, INC.
WALTER YATES, PRESIDENT 259-1397
2900 POST RIVER RD, CEDAR PARK 78613
ENGINEER & SURVEYOR:
JAMES T. WATSON 346-8566
9501 CAP. OF TEX. HWY. #303, AUSTIN 78759
CONTOUR DATA BASE: USGS INTERVAL: 2 FEET

PROPOSED LAND USE: SINGLE-FAMILY
RESIDENTIAL
DENSITY: 1 UNIT PER 1.568 ACRES
TOTAL LOTS: 25 RESIDENTIAL

NOTES:

1. Water and wastewater service in this subdivision will be provided by private well and septic tank, by the end user of each lot, installed to Williamson County standards.
2. The parkland requirement for this development will be satisfied prior to, and not a part of, the final plat.
3. Williamson County, Texas, has agreed to consider granting the approval of the Preliminary Plat for this development if Williamson County, Texas will not be responsible for any maintenance responsibilities of the approved parkland tract. These maintenance responsibilities shall remain with the owner of Breakaway Park Section 3 Subdivision, or his/her assigns. Williamson County, Texas will not be responsible for any maintenance (financially, materially or physically), in regards to this parkland tract.
4. This site has no slopes with a grade over 15% and will have no cuts or fills over 4 feet.
5. No critical environmental features or water quality zones exist on this site.
6. All streets, roads, bridges, and drainage facilities shall be constructed and installed in accordance with Williamson County requirements for acceptance for maintenance, and all roads shall be dedicated to the public.
7. All streets shall be rural roads with shoulders only, built to Williamson County specs.
8. All fiscal arrangements for improvements shall be made with Williamson County.
9. Prior to final plat approval, dedication of a 50-ft ROW for Taku Rd will be provided.
10. Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods.
11. No structure in this subdivision shall be occupied until connected to a potable water supply from an individual well with adequate quantity for family use and operation of an approved on-site wastewater system.
12. An erosion/sedimentation control plan, in compliance with City of Austin specifications and adopted criteria, will be submitted with construction plans.
13. Property owners shall provide for access to the Drainage Easements as may be necessary and shall not prohibit access by City of Austin or Williamson County.
14. No buildings, fences, landscaping, or other structures are permitted in drainage easements except as approved by City of Austin/Williamson County.
15. The 100-year floodplain is contained within the drainage easements shown hereon. No portion of this tract is within the boundaries of the 100-year floodplain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM Panel Number 481079 0013 A, dated November 1, 1977 for Williamson County, Texas.

James J. Watson 4-26-90
James T. Watson, Consulting Engineer
9501 Cap of Tex Hwy, #303
Austin, TX 78759 PH 346-8566

I, James T. Watson, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering standpoint and complies with the engineering-related portions of Title 13 of the Interim Land Development Code effective June 1, 1988, as amended, and is true and correct to the best of my knowledge.

James J. Watson 4-26-90
James T. Watson, Consulting Engineer
9501 Cap of Tex Hwy, #303
Austin, TX 78759 PH 346-8566

I, James T. Watson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Title 13 of the Interim Land Development Code effective June 1, 1988, as amended, is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

James J. Watson 4-26-90
James T. Watson, RPLS #290
9501 Cap of Tex Hwy, #303
Austin, TX 78759 PH 346-8566

CB-90-0040

PUBLIC UTILITY EASEMENTS ON ALL LOTS:

Side lot lines— PUE 5' wide, being 5' on each side of common property lines.

Rear lot lines— PUE 5' wide from all rear lot lines.

Street lot lines— PUE 25' wide from all street ROW lines, both front and side.

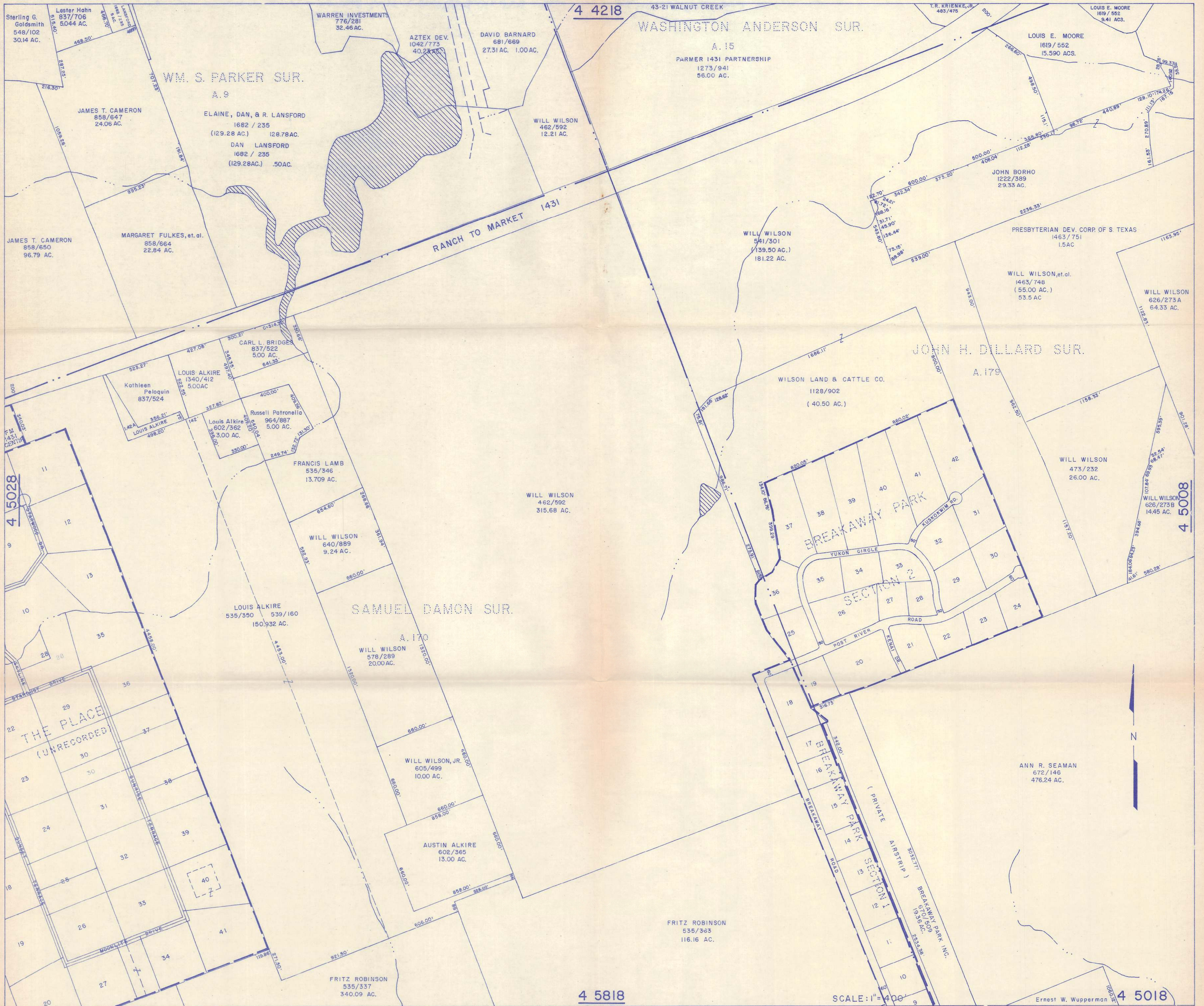
IMPERVIOUS COVER CALCULATIONS:

Avg. lot size = 1.2 ac = 52,272 sq ft + $\frac{1}{2}$ of street area (6000) = 58,272 sq ft per lot
Proposed impervious cover per lot = 5000 sq ft + $\frac{1}{2}$ paved area (2800) = 7800 sq ft per lot
PROPOSED IMPERVIOUS COVER PERCENT PER LOT = 7800/58,272 = 13.38%

PROPERTY OWNERS WITHIN 300 FEET IN BREAKAWAY PARK SECTIONS 1 AND 2:

LOT 15 Mr. & Mrs. Glenn Kirby 400 Breakaway Rd Cedar Park, TX 78613	LOT 20 Walter Yates 2900 Post River Rd Cedar Park, TX 78613	LOT 37 Mr. & Mrs. Ernest Lord 1705 Old Flora City Rd Inverness, FL 32656 and
LOT 16 Mr. & Mrs. Tom Wolfe 404 Breakaway Rd Cedar Park, TX 78613	LOT 25 Mr. & Mrs. Kerry Stevens 502 Bayberry Court Cedar Park, TX 78613	Mr. & Mrs. John Nieman 2800 Taku Rd Cedar Park, TX 78613
LOT 17 Mr. & Mrs. Carroll Griffin 300 Breakaway Rd Cedar Park, TX 78613	LOT 26 Mr. & Mrs. Lee Roy Blair 2901 Post River Rd Cedar Park, TX 78613	LOT 39 Mr. & Mrs. Marvin Pokorney 2903 Taku Rd Cedar Park, TX 78613
LOT 18 Mr. & Mrs. Bob Heiser 204 Breakaway Rd Cedar Park, TX 78613 and	LOT 35 Mr. & Mrs. Jimmy Helm 2900 Yukon Circle Cedar Park, TX 78613	LOT 40 Mr. & Mrs. Pat Dingrando 4545 Cook Rd #1008 Houston, TX 77072
Mr. & Mrs. John Croissant 2601 Worldland San Antonio, TX 78217	LOT 36 Stanley Wright, Trustee 1200 Copeland Rd., #500 Arlington, TX 76011	LOT 41 Mr. & Mrs. Bob Walgreen 3010 Taku Rd Cedar Park, TX 78613
LOT 19 Mr. & Mrs. Adam Adaky 1606 Wood Rock Dr Round Rock, TX 78681	LOT 38 Mr. & Mrs. Louis Conti 185 Barra Lane Inverness, IL 60067	LOT 42 Mr. & Mrs. Bob Buchanan 3100 Taku Rd Cedar Park, TX 78613

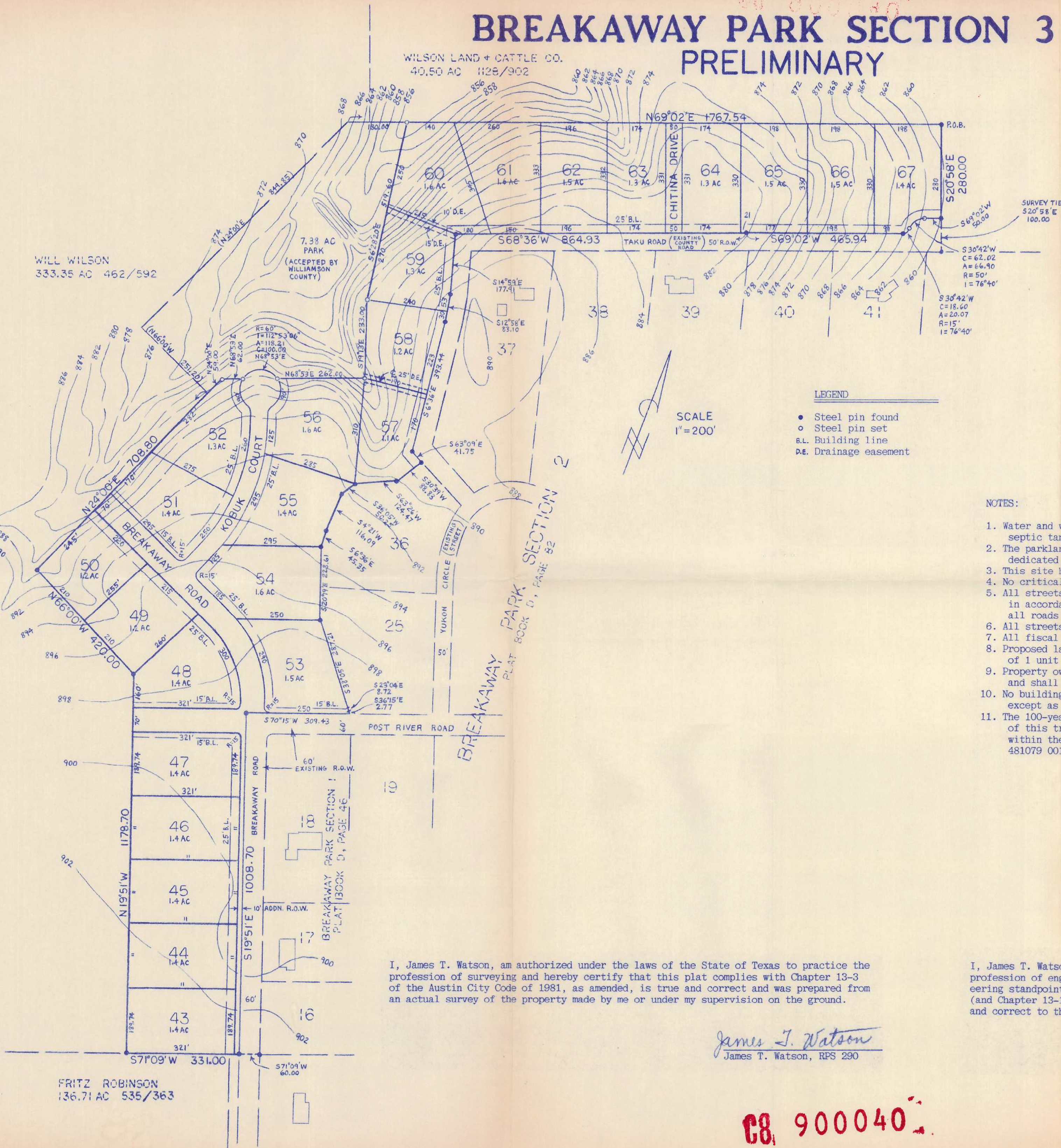




BREAKAWAY PARK SECTION 3 PRELIMINARY

WILSON LAND & CATTLE CO.
40.50 AC 1128/902

WILL WILSON
333.35 AC 462/592

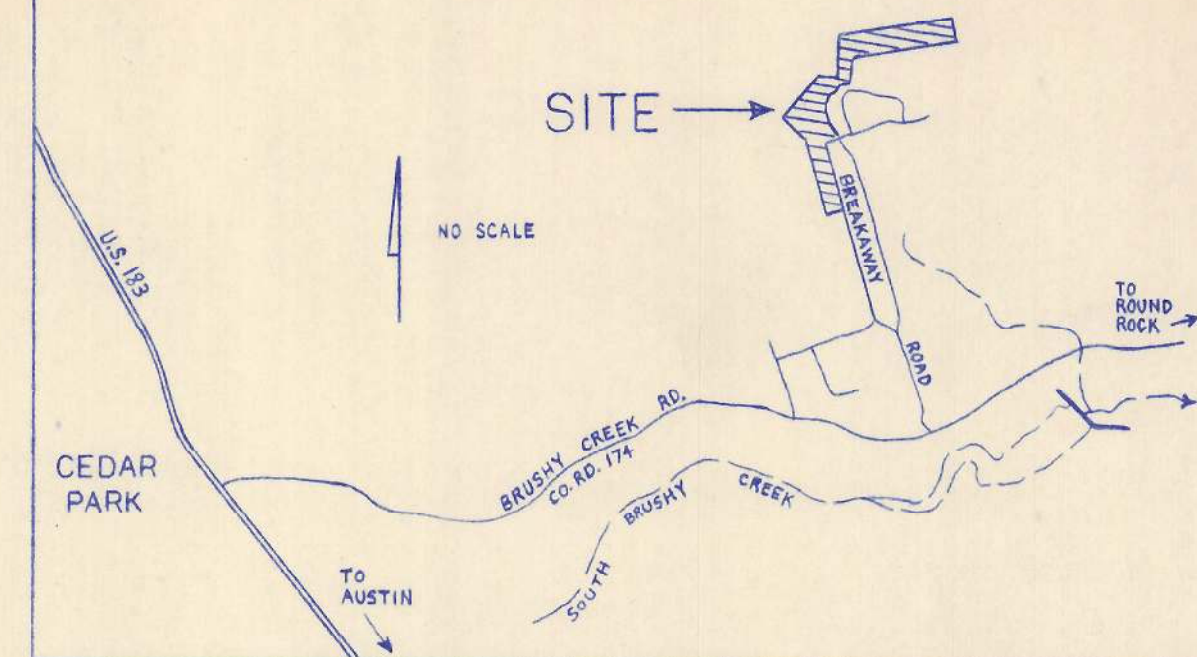


LEGEND

- Steel pin found
- Steel pin set
- B.L. Building line
- D.E. Drainage easement

SCALE
1" = 200'

LOCATION SKETCH



DATE: MARCH 12, 1990

ACREAGE: 39.2112 AC

OWNER: BREAKAWAY PARK, INC.
WALTER YATES, PRESIDENT 259-1397
2900 POST RIVER RD, CEDAR PARK 78613

ENGINEER: JAMES T. WATSON 346-8566
9501 CAP. OF TEX. HWY, #303, AUSTIN 78759

CONTOUR DATA BASE: USGS 2 FOOT INTERVAL

TOTAL LOTS: 25 RESIDENTIAL

NOTES:

1. Water and wastewater service in this subdivision will be provided by private well and septic tank, by the end user of each lot, installed to Williamson County standards.
2. The parkland requirement has been fulfilled with parkland adjacent to this subdivision dedicated to and accepted by Williamson County, as shown on this plat.
3. This site has no slopes with a grade over 15% and will have no cuts or fills over 4 feet.
4. No critical environmental features or water quality zones exist on this site.
5. All streets, roads, bridges, and drainage facilities shall be constructed and installed in accordance with Williamson County requirements for acceptance for maintenance, and all roads shall be dedicated to the public.
6. All streets shall be rural roads with shoulders only, built to Williamson County specs.
7. All fiscal arrangements for improvements shall be made with Williamson County.
8. Proposed land use for this subdivision is single-family residential, with a density of 1 unit per 1.568 acres.
9. Property owners shall provide for access to the Drainage Easements as may be necessary and shall not prohibit access by City of Austin or Williamson County.
10. No buildings, fences, landscaping, or other structures are permitted in drainage easements except as approved by City of Austin/Williamson County.
11. The 100-year floodplain is contained within the drainage easements shown hereon. No portion of this tract is within the boundaries of the 100-year floodplain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM Panel Number 481079 0013 A, dated November 1, 1977 for Williamson County, Texas.

James T. Watson
James T. Watson, RPE 14298

I, James T. Watson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Chapter 13-3 of the Austin City Code of 1981, as amended, is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

James T. Watson
James T. Watson, RPS 290

I, James T. Watson, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering standpoint and complies with the engineering-related portions of Chapter 13-3 (and Chapter 13-15 if applicable) of the Austin City Code of 1981, as amended, is true and correct to the best of my knowledge.

James T. Watson
James T. Watson, RPE 14298

88, 900040

BREAKAWAY PARK SECTION 3 PRELIMINARY

WILSON LAND & CATTLE CO.
40.50 AC 1128/902

WILL WILSON
333.35 AC 462/592

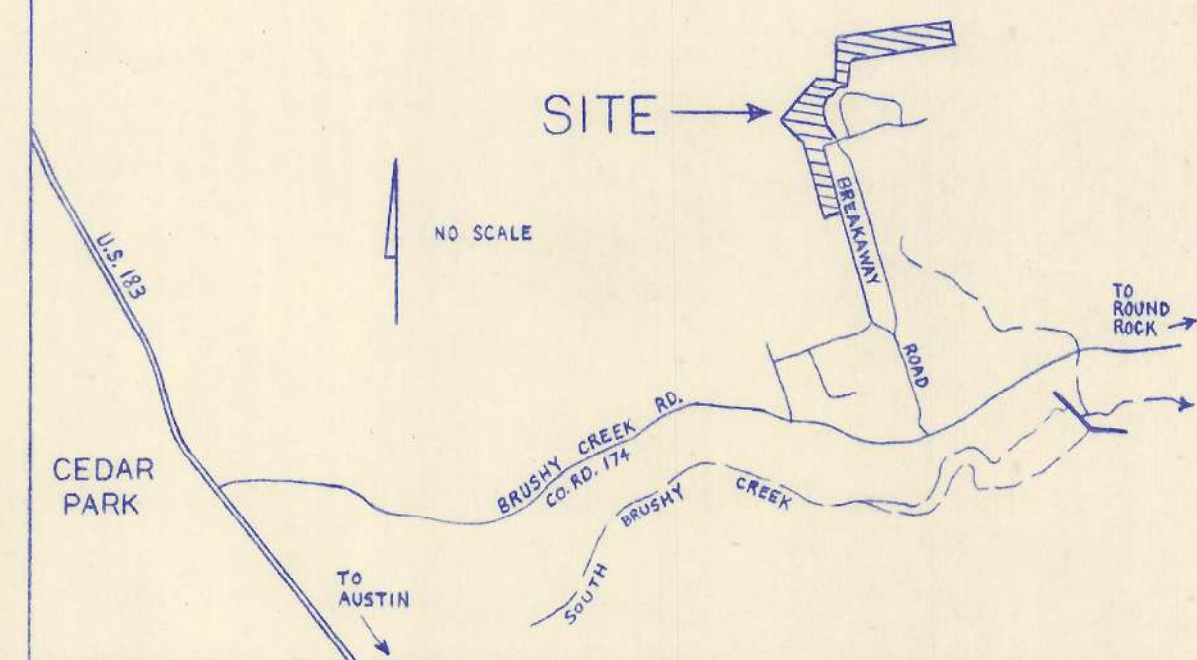
7.33 AC
PARK
(ACCEPTED BY
WILLIAMSON
COUNTY)

SCALE
1"=200'

LEGEND

- Steel pin found
- Steel pin set
- B.L. Building line
- D.E. Drainage easement

LOCATION SKETCH



DATE: MARCH 12, 1990

ACREAGE: 39.2112 AC

OWNER: BREAKAWAY PARK, INC.
WALTER YATES, PRESIDENT 259-1397
2900 POST RIVER RD, CEDAR PARK 78613

ENGINEER: JAMES T. WATSON 346-8566
9501 CAP. OF TEX. HWY, #303, AUSTIN 78759

CONTOUR DATA BASE: USGS 2 FOOT INTERVAL

TOTAL LOTS: 25 RESIDENTIAL

NOTES:

1. Water and wastewater service in this subdivision will be provided by private well and septic tank, by the end user of each lot, installed to Williamson County standards.
2. The parkland requirement has been fulfilled with parkland adjacent to this subdivision dedicated to and accepted by Williamson County, as shown on this plat.
3. This site has no slopes with a grade over 15% and will have no cuts or fills over 4 feet.
4. No critical environmental features or water quality zones exist on this site.
5. All streets, roads, bridges, and drainage facilities shall be constructed and installed in accordance with Williamson County requirements for acceptance for maintenance, and all roads shall be dedicated to the public.
6. All streets shall be rural roads with shoulders only, built to Williamson County specs.
7. All fiscal arrangements for improvements shall be made with Williamson County.
8. Proposed land use for this subdivision is single-family residential, with a density of 1 unit per 1.568 acres.
9. Property owners shall provide for access to the Drainage Easements as may be necessary and shall not prohibit access by City of Austin or Williamson County.
10. No buildings, fences, landscaping, or other structures are permitted in drainage easements except as approved by City of Austin/Williamson County.
11. The 100-year floodplain is contained within the drainage easements shown hereon. No portion of this tract is within the boundaries of the 100-year floodplain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM Panel Number 481079 0013 A, dated November 1, 1977 for Williamson County, Texas.

James T. Watson
James T. Watson, RPE 14298

I, James T. Watson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Chapter 13-3 of the Austin City Code of 1981, as amended, is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

James T. Watson
James T. Watson, RPS 290

I, James T. Watson, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering standpoint and complies with the engineering-related portions of Chapter 13-3 (and Chapter 13-15 if applicable) of the Austin City Code of 1981, as amended, is true and correct to the best of my knowledge.

James T. Watson
James T. Watson, RPE 14298

FRITZ ROBINSON
136.71 AC 535/363

08 900040

BREAKAWAY PARK SECTION 3 PRELIMINARY

WILSON LAND & CATTLE CO.
40.50 AC 1128/902

WILL WILSON
333.35 AC 462/592
address

This area is within the boundaries of another preliminary - this portion must be withdrawn from the other prior to approval of this plan

Show volume & page where dedicated to Williamson County

Show Radius

block #

block #

block #

FRITZ ROBINSON
136.71 AC 535/363
address

PRELIMINARY

Show 15' side yard BL

block #

is this also Wilson and Cattle?

Show curve returns

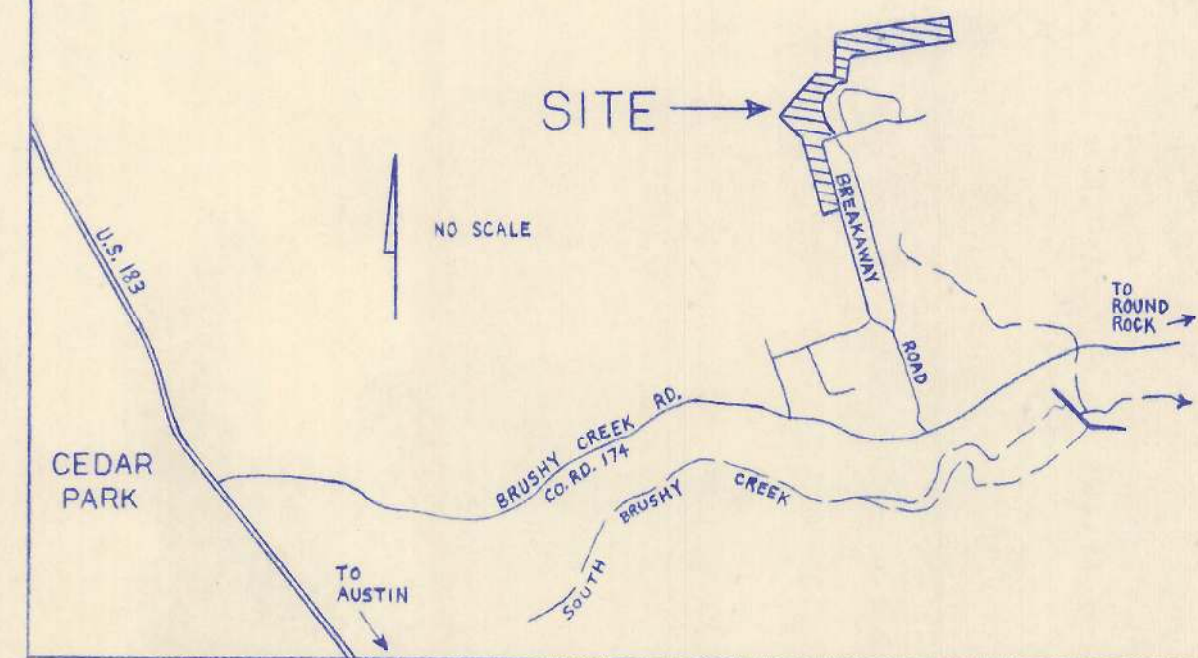
Show proof of dedication for Taku Road - must be dedicated ROW for access to adjacent lots.

LEGEND

- Steel pin found
- Steel pin set
- B.L. Building line
- D.E. Drainage easement

SCALE
1"=200'

LOCATION SKETCH



DATE: MARCH 12, 1990
ACREAGE: 39.2112 AC
OWNER: BREAKAWAY PARK, INC.
WALTER YATES, PRESIDENT 259-1397
2900 POST RIVER RD, CEDAR PARK 78613
ENGINEER: JAMES T. WATSON 346-8566
9501 CAP. OF TEX. HWY. #303, AUSTIN 78759
CONTOUR DATA BASE: USGS 2 FOOT INTERVAL
TOTAL LOTS: 25 RESIDENTIAL

Show density on plan (in legend)

NOTES:

1. Water and wastewater service in this subdivision will be provided by private well and septic tank, by the end user of each lot, installed to Williamson County standards.
2. The parkland requirement has been fulfilled with parkland adjacent to this subdivision dedicated to and accepted by Williamson County, as shown on this plat.
3. This site has no slopes with a grade over 15% and will have no cuts or fills over 4 feet.
4. No critical environmental features or water quality zones exist on this site.
5. All streets, roads, bridges, and drainage facilities shall be constructed and installed in accordance with Williamson County requirements for acceptance for maintenance, and all roads shall be dedicated to the public.
6. All streets shall be rural roads with shoulders only, built to Williamson County specs.
7. All fiscal arrangements for improvements shall be made with Williamson County.
8. Proposed land use for this subdivision is single-family residential, with a density of 1 unit per 1.568 acres.
9. Property owners shall provide for access to the Drainage Easements as may be necessary and shall not prohibit access by City of Austin or Williamson County.
10. No buildings, fences, landscaping, or other structures are permitted in drainage easements except as approved by City of Austin/Williamson County.
11. The 100-year floodplain is contained within the drainage easements shown hereon. No portion of this tract is within the boundaries of the 100-year floodplain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM Panel Number 481079 0013 A, dated November 1, 1977 for Williamson County, Texas.

Sidewalks?

label all property within 300' with property owners name & addresses

I, James T. Watson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Chapter 13-3 Title 13 of the Austin City Code of 1981, as amended, is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

James T. Watson date
James T. Watson, RPS 290
Company & Address

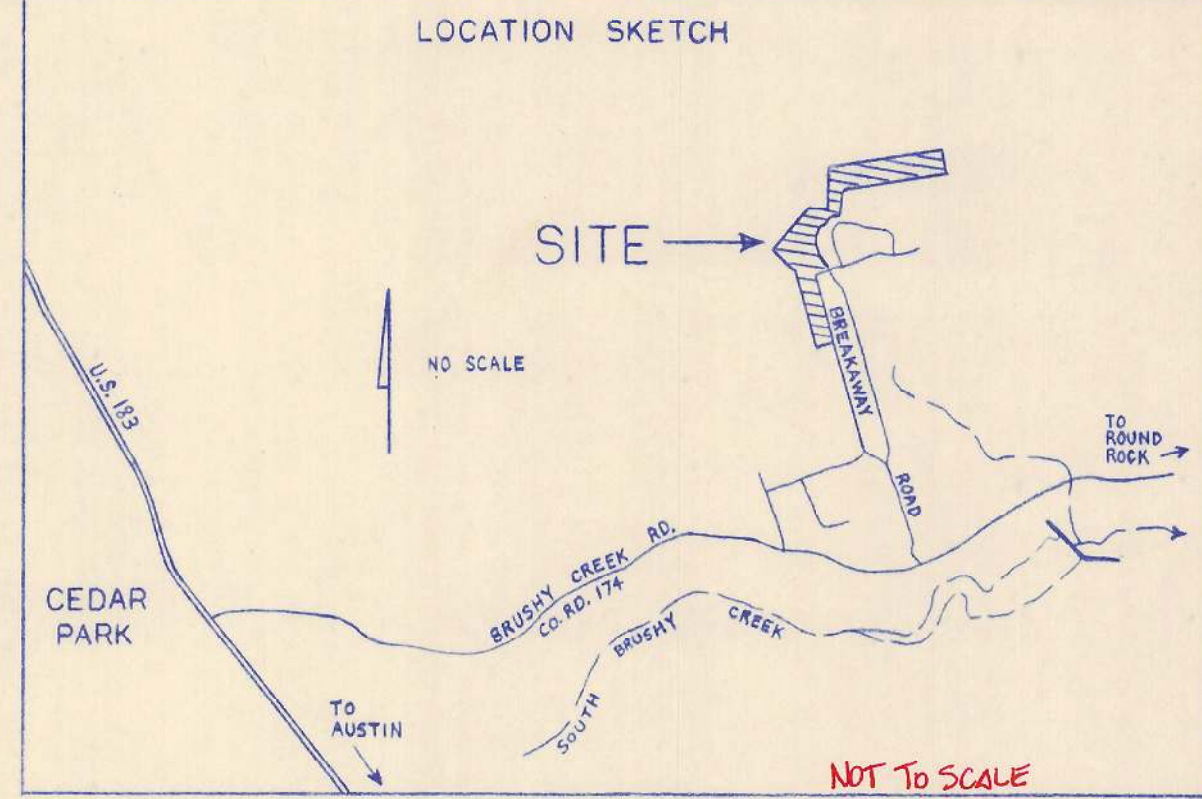
C8 900040

I, James T. Watson, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering standpoint and complies with the engineering-related portions of Chapter 13-3 Title 13 (and Chapter 13-15 if applicable) of the Austin City Code of 1981, as amended, is true and correct to the best of my knowledge.

James T. Watson date
James T. Watson, RPE 14298
Company & Addresses

BREAKAWAY PARK SECTION 3 PRELIMINARY

Show on address
WILSON LAND & CATTLE CO.
40.50 AC 1128/902



WILL WILSON
333.35 AC 462/592

Show address

This property is within
another preliminary
it must be withdrawn
prior to approval of this
plan

Show volume &
page for dedication to
Williamson County

Show radius

Provide proof of
dedication for Taku
Road.

SCALE
1"=200'

• Steel pin found
○ Steel pin set
B.L. Building line
D.E. Drainage easement

this is not shown
on the adjacent plat
how & where was this
dedicated?

all adjacent property owners, with
addresses, must be listed on
plan

DATE: MARCH 12, 1990
ACREAGE: 39.2112 AC
OWNER: BREAKAWAY PARK, INC.
WALTER YATES, PRESIDENT 259-1397
2900 POST RIVER RD, CEDAR PARK 78613
ENGINEER: JAMES T. WATSON 346-8566
9501 CAP. OF TEX. HWY, #303, AUSTIN 78759
CONTOUR DATA BASE: USGS 2 FOOT INTERVAL
TOTAL LOTS: 25 RESIDENTIAL
In parkland

show density on plan

NOTES:

1. Water and wastewater service in this subdivision will be provided by private well and septic tank, by the end user of each lot, installed to Williamson County standards.
2. The parkland requirement has been fulfilled with parkland adjacent to this subdivision dedicated to and accepted by Williamson County, as shown on this plat.
3. This site has no slopes with a grade over 15% and will have no cuts or fills over 4 feet.
4. No critical environmental features or water quality zones exist on this site.
5. All streets, roads, bridges, and drainage facilities shall be constructed and installed in accordance with Williamson County requirements for acceptance for maintenance, and all roads shall be dedicated to the public.
6. All streets shall be rural roads with shoulders only, built to Williamson County specs.
7. All fiscal arrangements for improvements shall be made with Williamson County.
8. Proposed land use for this subdivision is single-family residential, with a density of 1 unit per 1.568 acres.
9. Property owners shall provide for access to the Drainage Easements as may be necessary and shall not prohibit access by City of Austin or Williamson County.
10. No buildings, fences, landscaping, or other structures are permitted in drainage easements except as approved by City of Austin/Williamson County.
11. The 100-year floodplain is contained within the drainage easements shown hereon. No portion of this tract is within the boundaries of the 100-year floodplain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM Panel Number 481079 0013 A, dated November 1, 1977 for Williamson County, Texas.

Sidewalks?

James T. Watson
James T. Watson, RPE 14298

I, James T. Watson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Chapter 13-2 TITLE 13 of the Austin City Code of 1981, as amended, is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

James T. Watson
James T. Watson, RPS 290

I, James T. Watson, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering standpoint and complies with the engineering-related portions of Chapter 13-3 TITLE 13 (and Chapter 13-15 if applicable) of the Austin City Code of 1981, as amended, is true and correct to the best of my knowledge.

James T. Watson
James T. Watson, RPE 14298

FRITZ ROBINSON
136.71 AC 535/363

Show address

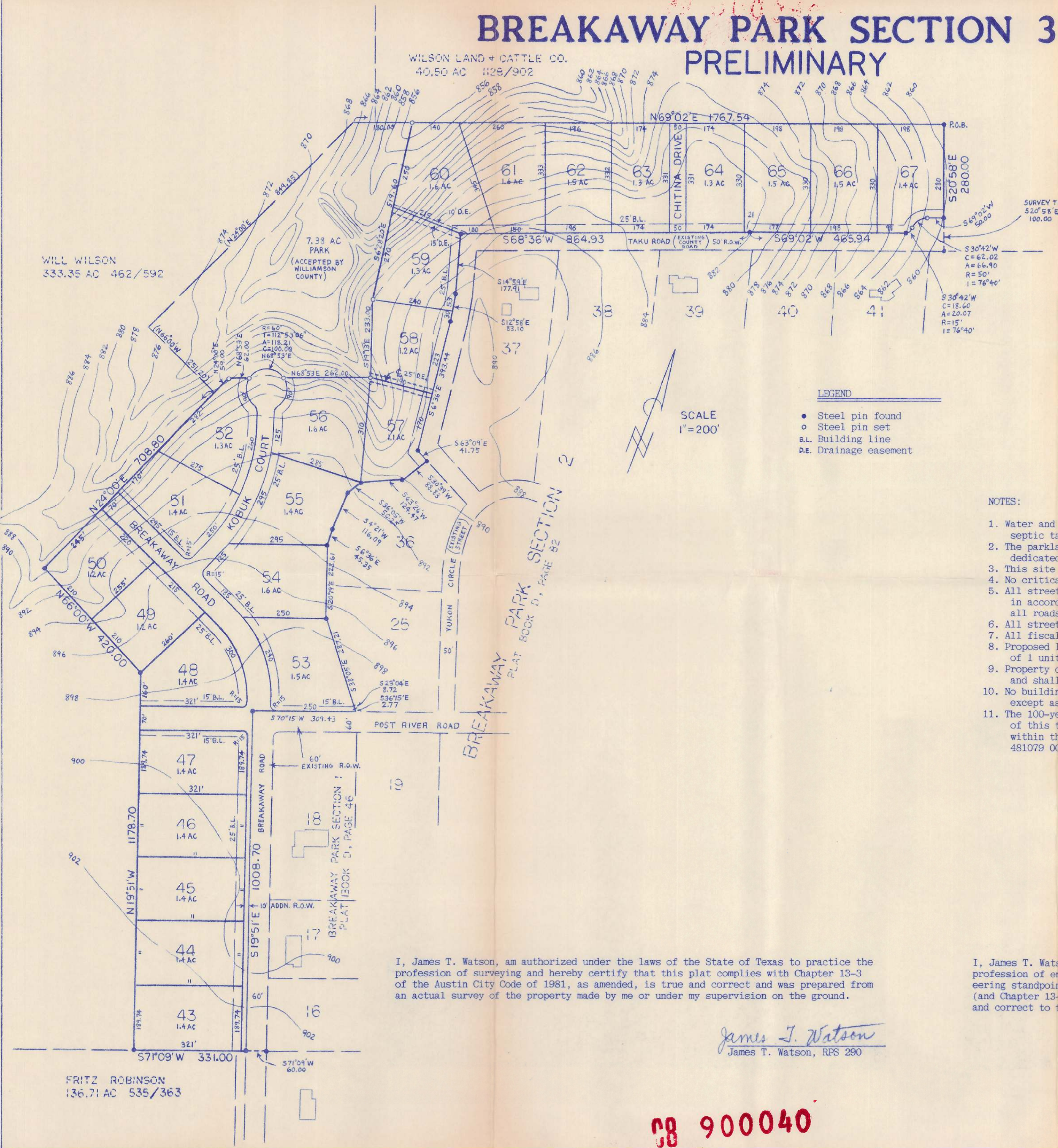
68 900040

BREAKAWAY PARK SECTION 3 PRELIMINARY

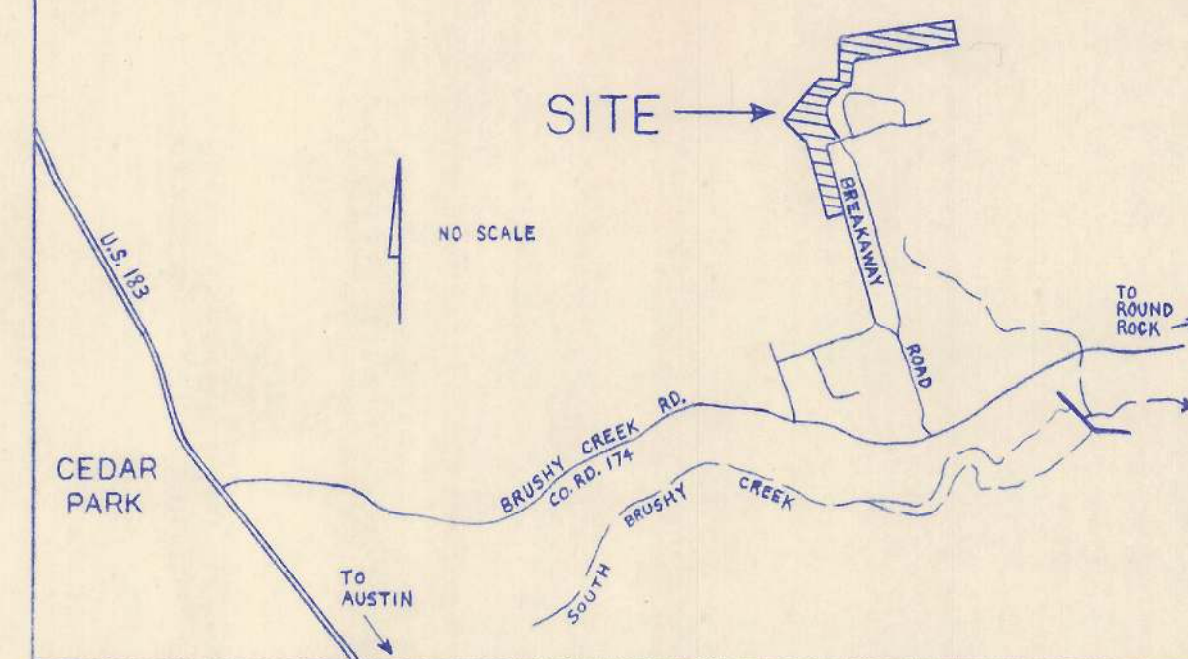
WILSON LAND & CATTLE CO.
40.50 AC 1128/902

WILL WILSON
333.35 AC 462/592

7.33 AC
PARK
(ACCEPTED BY
WILLIAMSON COUNTY)



LOCATION SKETCH



DATE: MARCH 12, 1990

ACREAGE: 39.2112 AC

OWNER: BREAKAWAY PARK, INC.
WALTER YATES, PRESIDENT 259-1397
2900 POST RIVER RD, CEDAR PARK 78613

ENGINEER: JAMES T. WATSON 346-8566
9501 CAP. OF TEX. HWY, #303, AUSTIN 78759

CONTOUR DATA BASE: USGS 2 FOOT INTERVAL

TOTAL LOTS: 25 RESIDENTIAL

NOTES:

1. Water and wastewater service in this subdivision will be provided by private well and septic tank, by the end user of each lot, installed to Williamson County standards.
2. The parkland requirement has been fulfilled with parkland adjacent to this subdivision dedicated to and accepted by Williamson County, as shown on this plat.
3. This site has no slopes with a grade over 15% and will have no cuts or fills over 4 feet.
4. No critical environmental features or water quality zones exist on this site.
5. All streets, roads, bridges, and drainage facilities shall be constructed and installed in accordance with Williamson County requirements for acceptance for maintenance, and all roads shall be dedicated to the public.
6. All streets shall be rural roads with shoulders only, built to Williamson County specs.
7. All fiscal arrangements for improvements shall be made with Williamson County.
8. Proposed land use for this subdivision is single-family residential, with a density of 1 unit per 1.568 acres.
9. Property owners shall provide for access to the Drainage Easements as may be necessary and shall not prohibit access by City of Austin or Williamson County.
10. No buildings, fences, landscaping, or other structures are permitted in drainage easements except as approved by City of Austin/Williamson County.
11. The 100-year floodplain is contained within the drainage easements shown hereon. No portion of this tract is within the boundaries of the 100-year floodplain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM Panel Number 481079 0013 A, dated November 1, 1977 for Williamson County, Texas.

James T. Watson
James T. Watson, RPE 14298

I, James T. Watson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Chapter 13-3 of the Austin City Code of 1981, as amended, is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

James T. Watson
James T. Watson, RPS 290

I, James T. Watson, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering standpoint and complies with the engineering-related portions of Chapter 13-3 (and Chapter 13-15 if applicable) of the Austin City Code of 1981, as amended, is true and correct to the best of my knowledge.

James T. Watson
James T. Watson, RPE 14298

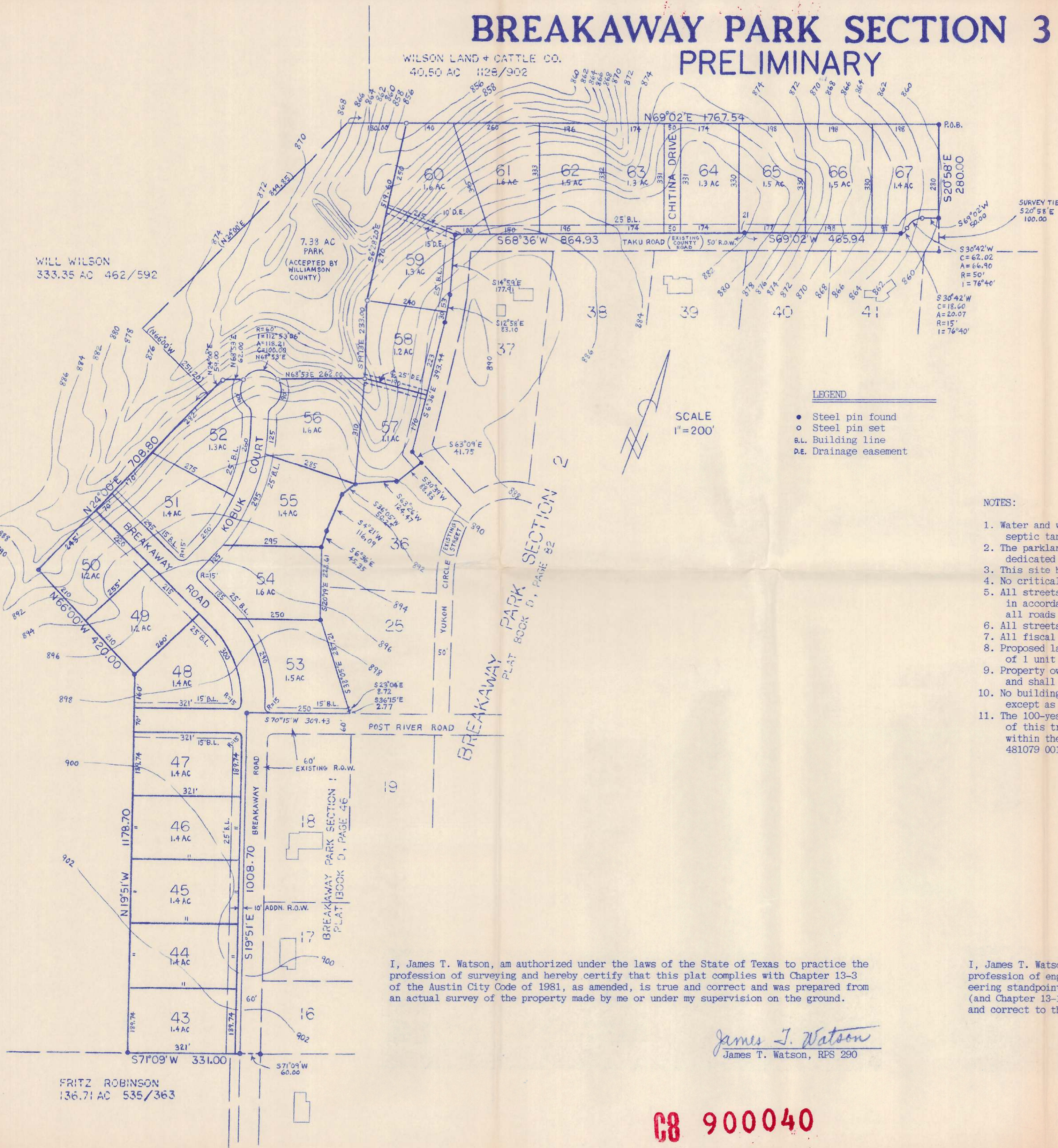
FRITZ ROBINSON
136.71 AC 535/363

98 900040

BREAKAWAY PARK SECTION 3 PRELIMINARY

WILSON LAND & CATTLE CO.
40.50 AC 1128/902

WILL WILSON
333.35 AC 462/592

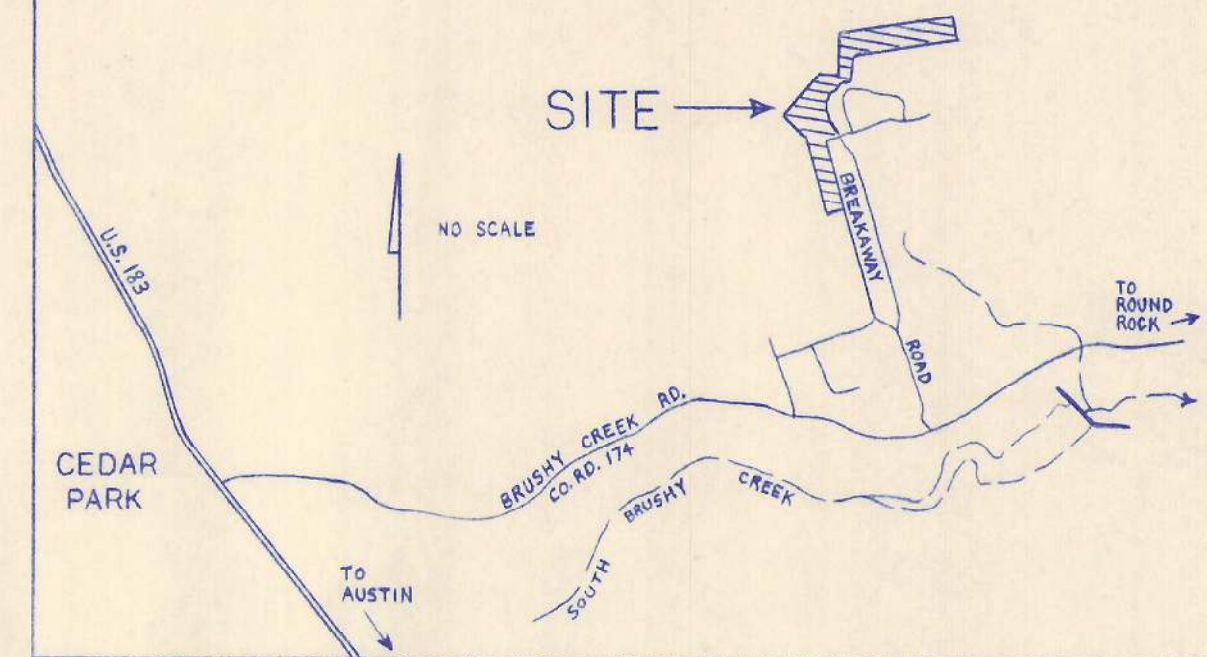


LEGEND

- Steel pin found
- Steel pin set
- B.L. Building line
- D.E. Drainage easement

SCALE
1"=200'

LOCATION SKETCH



DATE: MARCH 12, 1990

ACREAGE: 39.2112 AC

OWNER: BREAKAWAY PARK, INC.
WALTER YATES, PRESIDENT 259-1397
2900 POST RIVER RD, CEDAR PARK 78613

ENGINEER: JAMES T. WATSON 346-8566
9501 CAP. OF TEX. HWY, #303, AUSTIN 78759

CONTOUR DATA BASE: USGS 2 FOOT INTERVAL

TOTAL LOTS: 25 RESIDENTIAL

NOTES:

1. Water and wastewater service in this subdivision will be provided by private well and septic tank, by the end user of each lot, installed to Williamson County standards.
2. The parkland requirement has been fulfilled with parkland adjacent to this subdivision dedicated to and accepted by Williamson County, as shown on this plat.
3. This site has no slopes with a grade over 15% and will have no cuts or fills over 4 feet.
4. No critical environmental features or water quality zones exist on this site.
5. All streets, roads, bridges, and drainage facilities shall be constructed and installed in accordance with Williamson County requirements for acceptance for maintenance, and all roads shall be dedicated to the public.
6. All streets shall be rural roads with shoulders only, built to Williamson County specs.
7. All fiscal arrangements for improvements shall be made with Williamson County.
8. Proposed land use for this subdivision is single-family residential, with a density of 1 unit per 1.568 acres.
9. Property owners shall provide for access to the Drainage Easements as may be necessary and shall not prohibit access by City of Austin or Williamson County.
10. No buildings, fences, landscaping, or other structures are permitted in drainage easements except as approved by City of Austin/Williamson County.
11. The 100-year floodplain is contained within the drainage easements shown hereon. No portion of this tract is within the boundaries of the 100-year floodplain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM Panel Number 481079 0013 A, dated November 1, 1977 for Williamson County, Texas.

James T. Watson
James T. Watson, RPE 14298

I, James T. Watson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Chapter 13-3 of the Austin City Code of 1981, as amended, is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

James T. Watson
James T. Watson, RPS 290

I, James T. Watson, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering standpoint and complies with the engineering-related portions of Chapter 13-3 (and Chapter 13-15 if applicable) of the Austin City Code of 1981, as amended, is true and correct to the best of my knowledge.

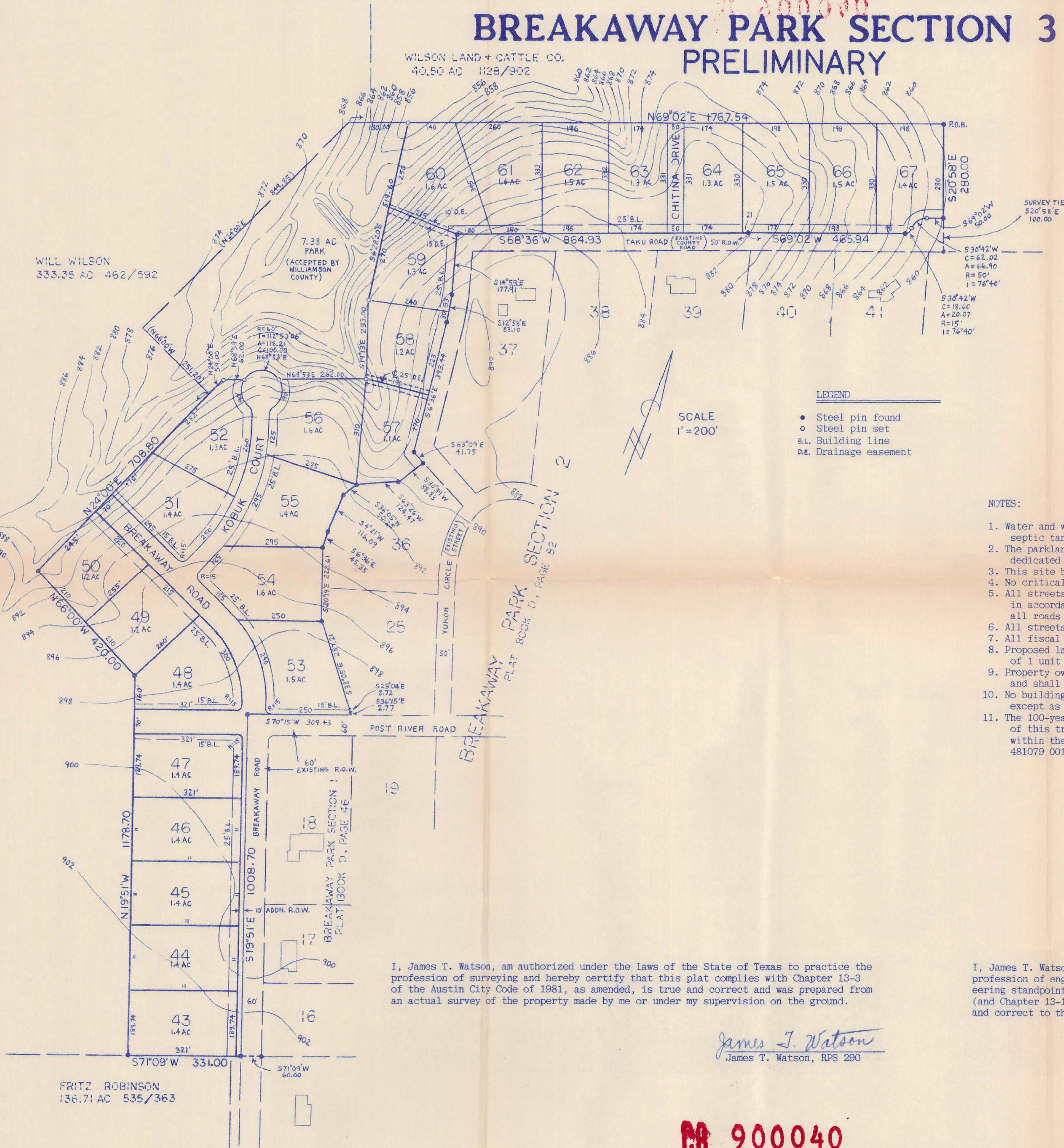
James T. Watson
James T. Watson, RPE 14298

08 900040

BREAKAWAY PARK SECTION 3 PRELIMINARY

WILSON LAND + CATTLE CO.
40.50 AC 1128/902

WILL WILSON
333.35 AC 462/592

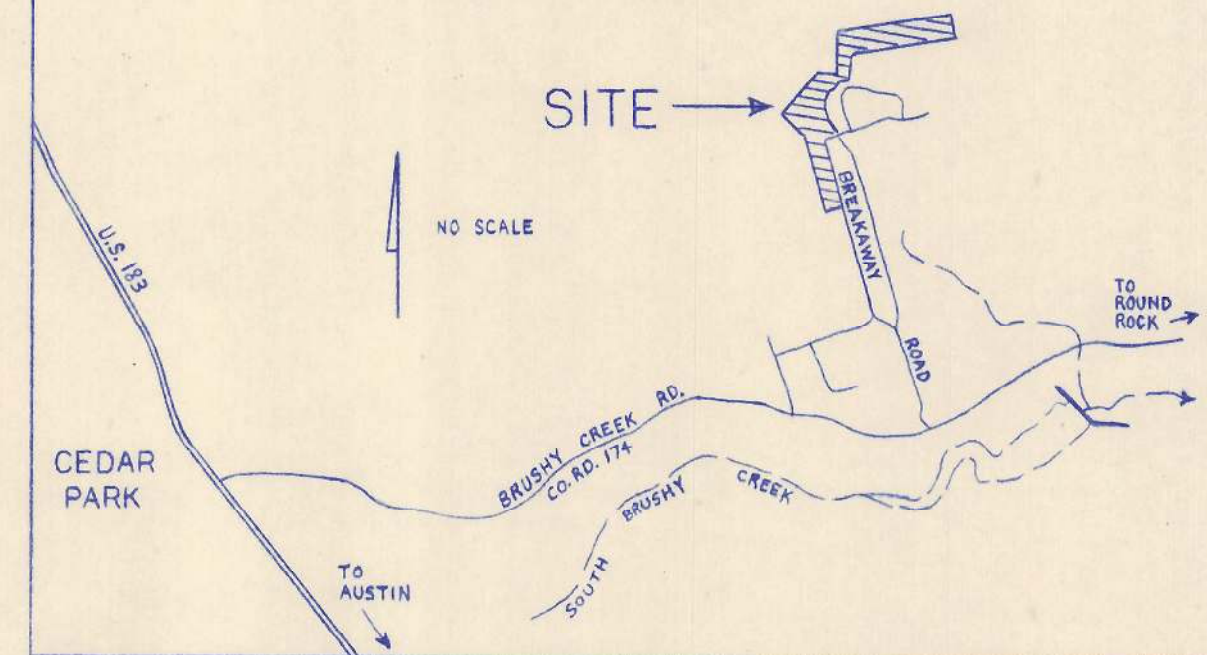


LEGEND

- Steel pin found
- Steel pin set
- B.L. Building line
- D.E. Drainage easement

SCALE
1"=200'

LOCATION SKETCH



DATE: MARCH 12, 1990

ACREAGE: 39.2112 AC

OWNER: BREAKAWAY PARK, INC.
WALTER YATES, PRESIDENT 259-1397
2900 POST RIVER RD, CEDAR PARK 78613

ENGINEER: JAMES T. WATSON 346-8566
9501 CAP. OF TEX. HWY, #303, AUSTIN 78759

CONTOUR DATA BASE: USGS 2 FOOT INTERVAL

TOTAL LOTS: 25 RESIDENTIAL

NOTES:

1. Water and wastewater service in this subdivision will be provided by private well and septic tank, by the end user of each lot, installed to Williamson County standards.
2. The parkland requirement has been fulfilled with parkland adjacent to this subdivision dedicated to and accepted by Williamson County, as shown on this plat.
3. This site has no slopes with a grade over 15% and will have no cuts or fills over 4 feet.
4. No critical environmental features or water quality zones exist on this site.
5. All streets, roads, bridges, and drainage facilities shall be constructed and installed in accordance with Williamson County requirements for acceptance for maintenance, and all roads shall be dedicated to the public.
6. All streets shall be rural roads with shoulders only, built to Williamson County specs.
7. All fiscal arrangements for improvements shall be made with Williamson County.
8. Proposed land use for this subdivision is single-family residential, with a density of 1 unit per 1.568 acres.
9. Property owners shall provide for access to the Drainage Easements as may be necessary and shall not prohibit access by City of Austin or Williamson County.
10. No buildings, fences, landscaping, or other structures are permitted in drainage easements except as approved by City of Austin/Williamson County.
11. The 100-year floodplain is contained within the drainage easements shown hereon. No portion of this tract is within the boundaries of the 100-year floodplain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM Panel Number 481079 0013 A, dated November 1, 1977 for Williamson County, Texas.

James T. Watson
James T. Watson, RPE 14298

I, James T. Watson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Chapter 13-3 of the Austin City Code of 1981, as amended, is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

James T. Watson
James T. Watson, RPS 290

I, James T. Watson, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering standpoint and complies with the engineering-related portions of Chapter 13-3 (and Chapter 13-15 if applicable) of the Austin City Code of 1981, as amended, is true and correct to the best of my knowledge.

James T. Watson
James T. Watson, RPE 14298

FRITZ ROBINSON
136.71 AC 535/363

08 900040

BREAKAWAY PARK SECTION 3 PRELIMINARY DRAINAGE

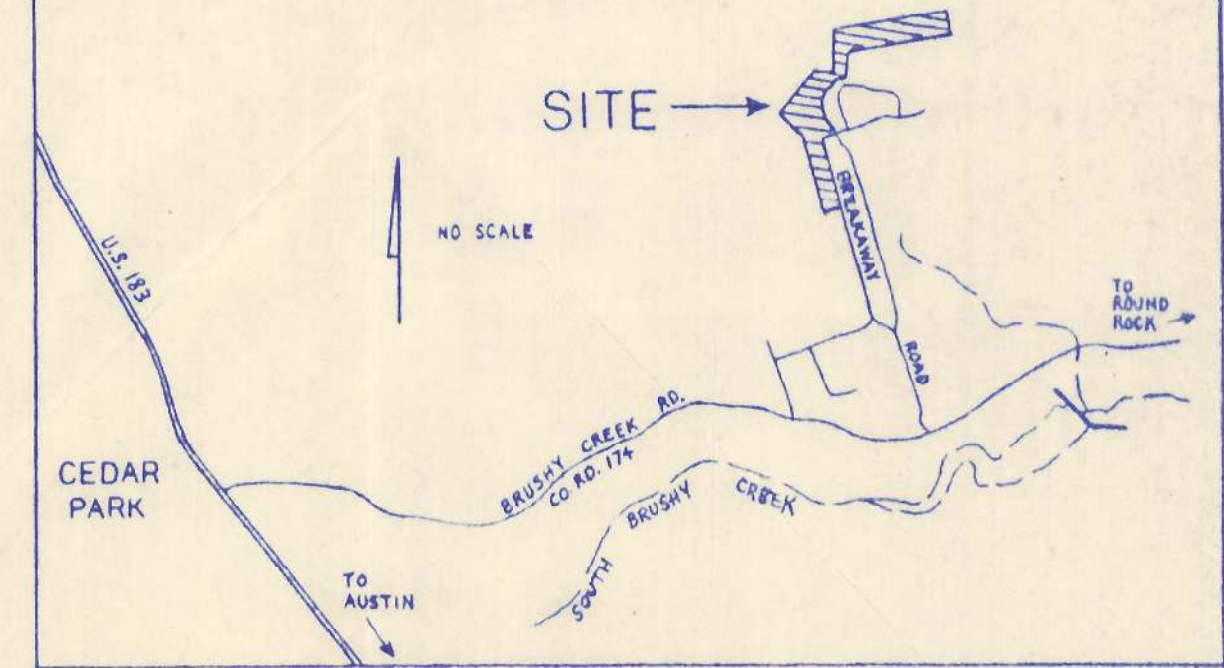
WILSON LAND + CATTLE CO.
40.50 AC 1128/902

WILL WILSON
333.35 AC 462/592

7.38 AC
PARK
(ACCEPTED BY
WILLIAMSON
COUNTY)

FRITZ ROBINSON
136.71 AC 535/363

LOCATION SKETCH



STORMWATER RUNOFF CALCULATIONS

AREA NUMBER	AREA ACREAGE	LINEAR FEET	SLOPE (%)	T _c minutes	C ₂₅	I ₂₅	Q ₂₅	C ₁₀₀	I ₁₀₀	Q ₁₀₀
1	9.9174	900	0.6	44.26	0.34	4.4	14.84	0.41	5.4	21.96
2	2.8742	900	0.6	44.26	0.34	4.4	4.3	0.41	5.4	6.36
3	0.2579	321	0.3	27.36	0.80	5.7	1.18	0.9	6.95	1.61
4	0.2579	321	0.3	27.36	0.80	5.7	1.18	0.9	6.95	1.61
5	2.9384	580	2.2	15.92	0.42	7.1	8.76	0.49	8.7	12.53
6	0.8816	200	1.0	9.52	0.34	8.5	2.55	0.41	10.25	3.70
7	1.5266	1900	1.0	20.29	0.80	6.5	7.94	0.9	7.85	10.79
8	1.5507	1930	1.0	20.59	0.80	6.48	8.04	0.9	7.83	10.93
9	2.7732	300	3.7	7.43	0.42	9.1	10.6	0.49	10.9	14.81
10	0.45	650	2.0	18.35	0.90	6.75	2.43	0.9	8.2	3.32
11	0.4591	660	2.0	18.59	0.80	6.73	2.47	0.9	8.18	3.38
12	0.8356	300	1.0	14.29	0.34	7.45	2.12	0.41	9.1	3.12
13	5.7484	800	1.5	25.27	0.34	5.9	11.53	0.41	7.2	16.97
14	2.5803	800	1.3	27.15	0.34	5.8	5.09	0.41	7.1	7.51
15	0.8448	190	8.4	3.12	0.34	9.8	2.81	0.41	11.8	4.09
16	0.3042	530	0.4	10.42	0.80	8.3	2.02	0.9	9.95	2.72
17	0.2870	500	0.4	9.94	0.80	8.41	1.93	0.9	10.11	2.61
18	0.6703	100	1.0	4.76	0.34	9.8	2.23	0.41	11.8	3.24
19	2.5069	250	10.0	3.76	0.46	9.8	11.30	0.53	11.8	15.68
20	0.1808	320	2.2	3.02	0.80	9.8	1.42	0.9	11.8	1.92
21	0.1664	290	1.7	3.18	0.80	9.8	1.3	0.9	11.8	1.77
22	1.1276	400	1.1	16.80	0.34	6.97	2.67	0.41	8.52	3.94
23	0.0803	140	2.9	1.17	0.80	9.8	0.63	0.9	11.8	0.85
24	0.0976	160	3.1	1.30	0.80	9.8	0.77	0.9	11.8	1.04
25	5.2250	340	8.0	5.52	0.46	9.65	23.19	0.53	11.6	32.12
26	0.7071	340	4.9	7.05	0.42	9.2	2.73	0.49	11.0	3.81
27	0.1900	330	1.2	4.18	0.80	9.8	1.49	0.9	11.8	2.02
28	0.1900	330	1.2	4.18	0.80	9.8	1.49	0.9	11.8	2.02
29	0.2938	250	0.4	18.82	0.34	6.7	0.67	0.41	8.13	0.98
30	3.7374	700	3.3	15.20	0.42	7.3	11.46	0.49	8.86	16.23
31	1.6529	700	3.3	15.20	0.42	7.3	5.07	0.49	8.86	7.18
32	0.8724	1270	2.1	9.65	0.80	8.48	5.92	0.9	10.2	8.01
33	0.8264	1270	2.1	9.65	0.80	8.48	5.61	0.9	10.2	7.59
34	0.7273	150	3.3	3.93	0.42	9.8	2.99	0.49	11.8	4.21

SUMMATION OF Q's AT LOW POINTS

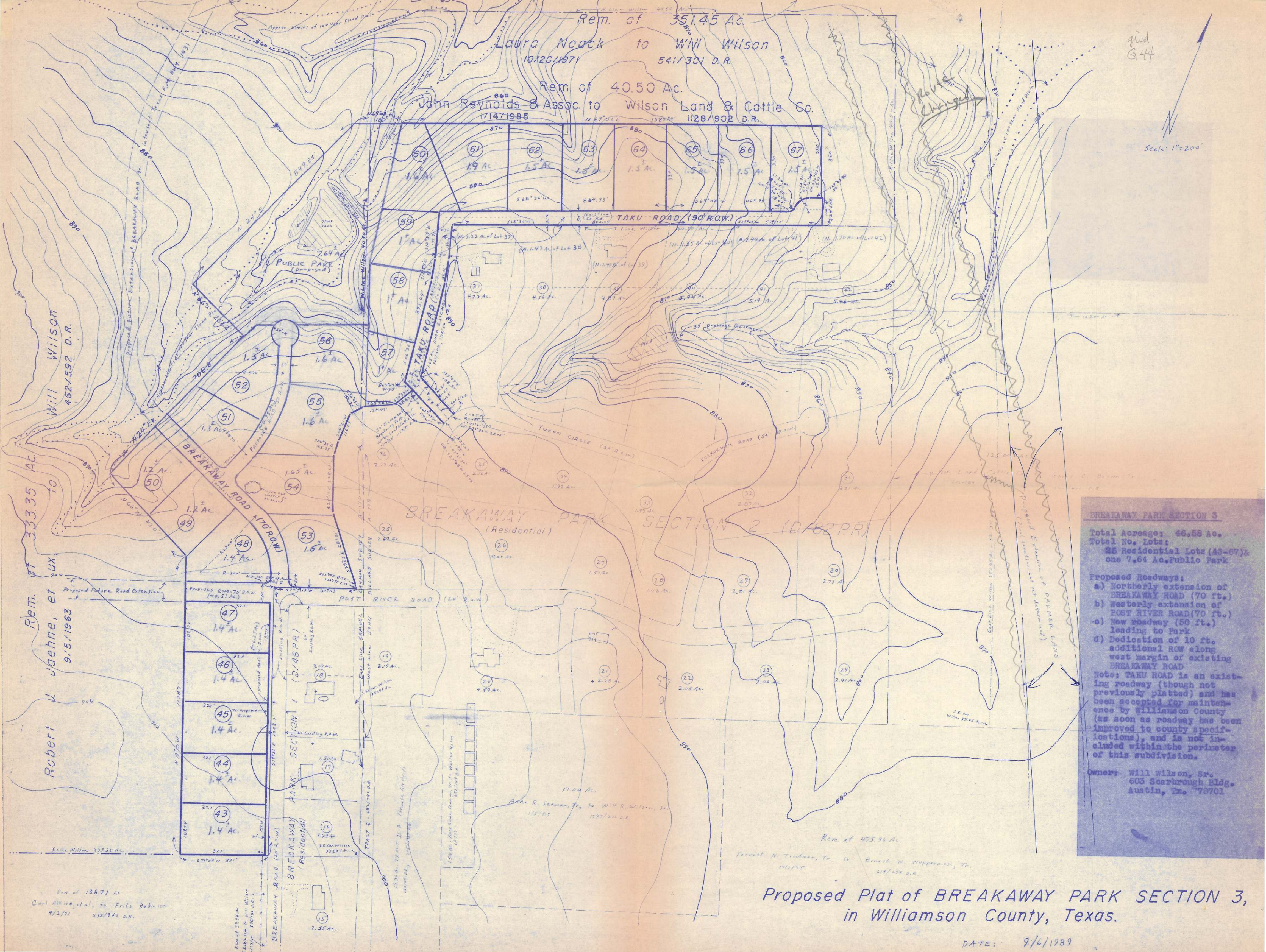
LP #	Areas Combined	Q ₂₅	Q ₁₀₀
1	2,3,4	6.66	9.58
2	1,6,7,8	33.37	47.38
3	10,11,12	7.02	9.82
4	14,16,17,18	11.27	16.08
5	20,21,23,24,34	7.11	9.79
6	22,31,32,33	19.27	26.72

LP = low point
HP = high point

DESIGN ENGINEER: JAMES T. WATSON, CONSULTING ENGINEER

PLANS REVIEWED FOR
CITY OF AUSTIN BY:

CB 900040



BREAKAWAY PARK SECTION 3

Total Acreage: 46.58 Ac.
Total No. Lots: 25 Residential Lots (43-67) & one 7.64 Ac. Public Park

Proposed Roadways:

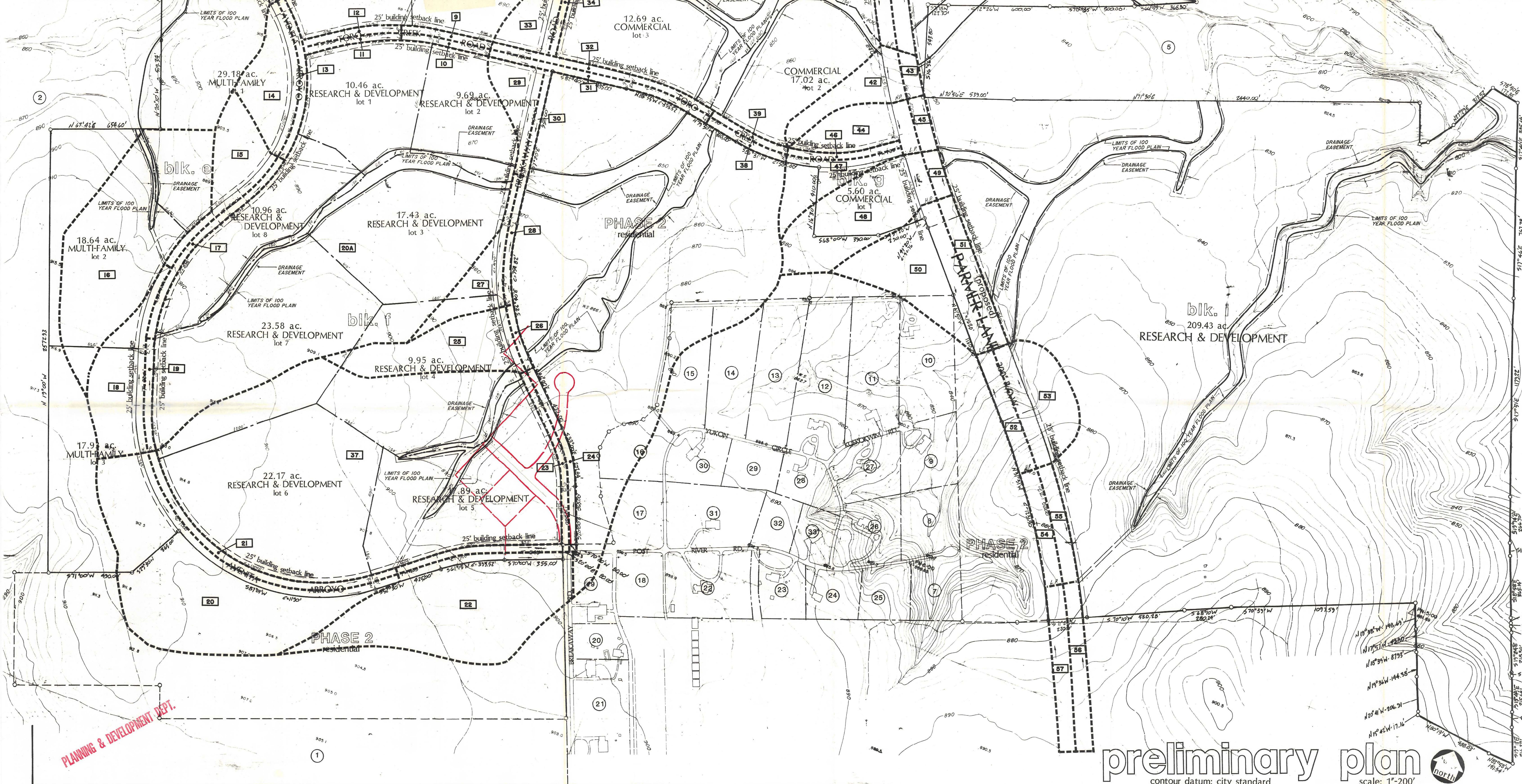
- a) Northerly extension of BREAKAWAY ROAD (70 ft.)
- b) Westerly extension of POST RIVER ROAD (70 ft.)
- c) New roadway (50 ft.) leading to Park
- d) Dedication of 10 ft. additional ROW along west margin of existing BREAKAWAY ROAD

Note: TAKU ROAD is an existing roadway (though not previously platted) and has been accepted for maintenance by Williamson County (as soon as roadway has been improved to county specifications), and is not included within the perimeter of this subdivision.

Owner: Will Wilson, Sr.
603 Scarborough Bldg.
Austin, Tx. 78701

Proposed Plat of BREAKAWAY PARK SECTION 3, in Williamson County, Texas.

DATE: 9/6/1989



PLANNING & DEVELOPMENT DEPT.

preliminary plan
contour datum: city standard
scale: 1"=200'



owner: Will Wilson Sr.
603 Scarborough Bldg.
Austin, TX 78701
engineer: Murfee Engineering Co. Inc.
1301 Capital of Texas Hwy. S.
Bldg. B, Suite 325
Austin, TX 78746
RECEIVED
FEB 20 1986
LAND DEV. SERV.
C-8-86-20

overlay of new plan on old
Breakaway Park 3



RELEASE FORM FOR PRELIMINARY PLAN
DEVELOPMENT SERVICES

Plat Name Breakaway Park, Section 3

File No. CB-90-0040 Acres 39.210

Drainage/Special Watershed Released: Joe Ramos Date: 5/14/90

Watershed Brushy Ordinance No. _____
Yes No

✓ _____ Drainage Study in File
_____ ✓ Other: See File No. CB-86-20
See Construction Plans No. _____
_____ ✓ Channelization of Existing Waterways is Proposed
_____ ✓ Detention is Provided

Special Problems or Unresolved Issues Associated with this Project:

Engineering Released: _____ Date: _____

Special Problems or Unresolved Issues Associated with This Project:

Transportation Released: _____ Date: _____

Special Problems or Unresolved Issues Associated with this Project:

Green Space Released: _____ Date: _____

Special Problems or Unresolved Issues Associated with this Project:

REVIEW COMMENTS

TO: SUBDIVISION PROCESSING

CASE MANAGER: Dowd, Laretta

FROM: ENGINEERING REVIEW

FILE NUM: C8-90-0040

PROJECT NAME: BREAKAWAY PARK SECTION 3

LOCATION: BREAKAWAY RD

DUE DATE: 9-APR-1990

REVIEWER: RAMOS, JOE

DATE: 9-APR-1990

EG 1. Insufficient information has been submitted with this final plat/preliminary plan to provide a comprehensive review at this time and current comments below reflect only a partial review. Further comprehensive comments will be generated upon receipt of the needed information reflected by the engineering comments below.

EG 2. The applicant should contact the Engineering Reviewer to clear the Engineering comments.

OK on Prelim. ✓ EG 3. Add the following Floodplain Note: "The 100 year floodplain is contained within the drainage easement(s) shown hereon. 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 # _____, dated _____ for _____ (name of city or county)." This must be certified by registered professional engineer. [Section 13-6-7(b)ILDC]. *date local still reqd.*

✓ EG 4. Add the following Detention Note: "Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods." [Section 13-2-472].

✓ EG 5. Provide calculations supporting delineation of 100 year floodplain. [Section 13-6-5(a)]. *x=sec's calcs*

✓ EG 6. Delineate the twenty five (25) and the one hundred (100) year floodplain on the preliminary plan and provide supporting information. [Section 13-6-5(b), 13-2-453]. *100 only - ok*

✓ EG 7. Provide topographic map showing locations of HEC-2 cross-sections [Section 13-6-3(a)] *manning's equation*

EG 8. Provide topographic map showing locations of HEC-2 cross-sections

*- imp. cover
didn't include
streets*

DATE: 9-APR-1990
FILE: C8-90-0040

[Section 13-6-3(a)]

EG 9. Provide documentation from the appropriate Williamson County official demonstrating the adequacy of the proposed street geometrics.

will provide clarification.

Joe Ranco

Reviewer's Signature - Initial Comments

Reviewer's Signature - Signoff

Sheet Flow

SEC. A: $T_c = \frac{300 \times 0.2}{42 \times .01428^{1/2}} = 12$

$Q_{100} = .60 (6.6) 42.88$
 $= 169.8 \text{ CFS}$

SHALLOW FLOW $T_c = \frac{1100 (.2)}{60 \times 101428^{1/2}} = 30.6$
 TOTAL $T_c = 42.6 \text{ MIN.}$

A



1" = 40' H
 1" = 4' V

$Q_{\text{CHANNEL}} = \frac{1.49}{.06} 64.5 \left(\frac{64.5}{88} \right)^{2/3} .024^{1/2}$
 $= 201.57 \text{ CFS} > 169.8 (100 \text{ YR. FLOW})$

SEC. B: ADDN. CHANNEL FLOW $V = \frac{Q}{A} = \frac{201}{64.5} = 3.1 \text{ ft/sec.}$ $\frac{440}{3.1 \times 60} = 2.3 \text{ MIN.}$

$Q_{100} = .60 (5.4) 79.8 = 258.55 \text{ CFS}$

$T_c = \frac{42.6}{+ 2.3} = 44.9$

B



$Q_{\text{CHANNEL}} = \frac{1.49}{.06} 132 \left(\frac{132}{135} \right)^{2/3} .0125^{1/2} = 360.94 \text{ CFS} > 258.55$

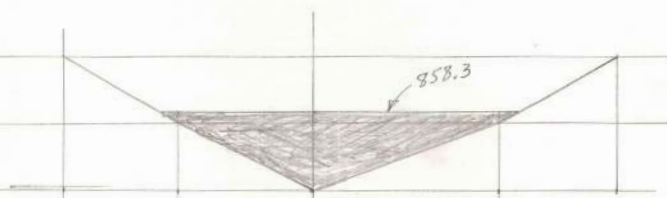
SEC. D: ADDN. CHAN. FLOW $\frac{1000}{3.1 \times 60} = 5.3 + 44.9 = 50.2 = T_c$

$Q_{100} = .60 (5.1) 109.8 = 336 \text{ CFS}$

D

858

856



$Q_{\text{CHAN}} = \frac{1.49}{.06} 125 \left(\frac{125}{128} \right)^{2/3} .018^{1/2} = 407 \text{ CFS} > 336$

DRAINAGE SECTIONS FOR BREAKAWAY PARK SEC. 3

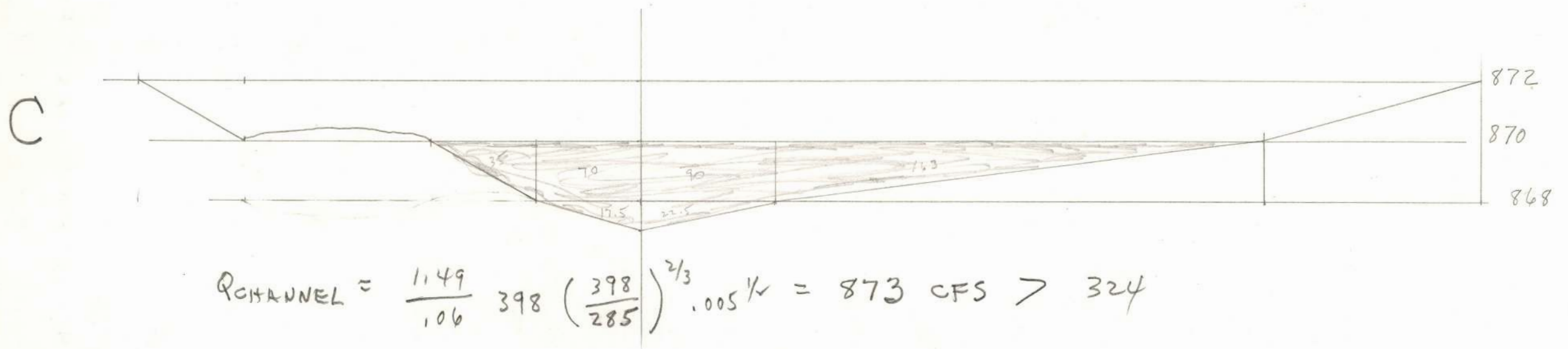
(OVER)

4-26-90

BY: James J. Watson, P.E.

$$\text{ADDN. CHAN. FLOW} = \frac{500}{3.1 \times 60} = 2.6 + 44.9 = 47.5 = T_c$$

$$Q_{100} = .60 (5.3) 102 = 324 \text{ CFS}$$



$$Q_{\text{CHANNEL}} = \frac{1.49}{1.06} 398 \left(\frac{398}{285} \right)^{2/3} .005^{1/2} = 873 \text{ CFS} > 324$$

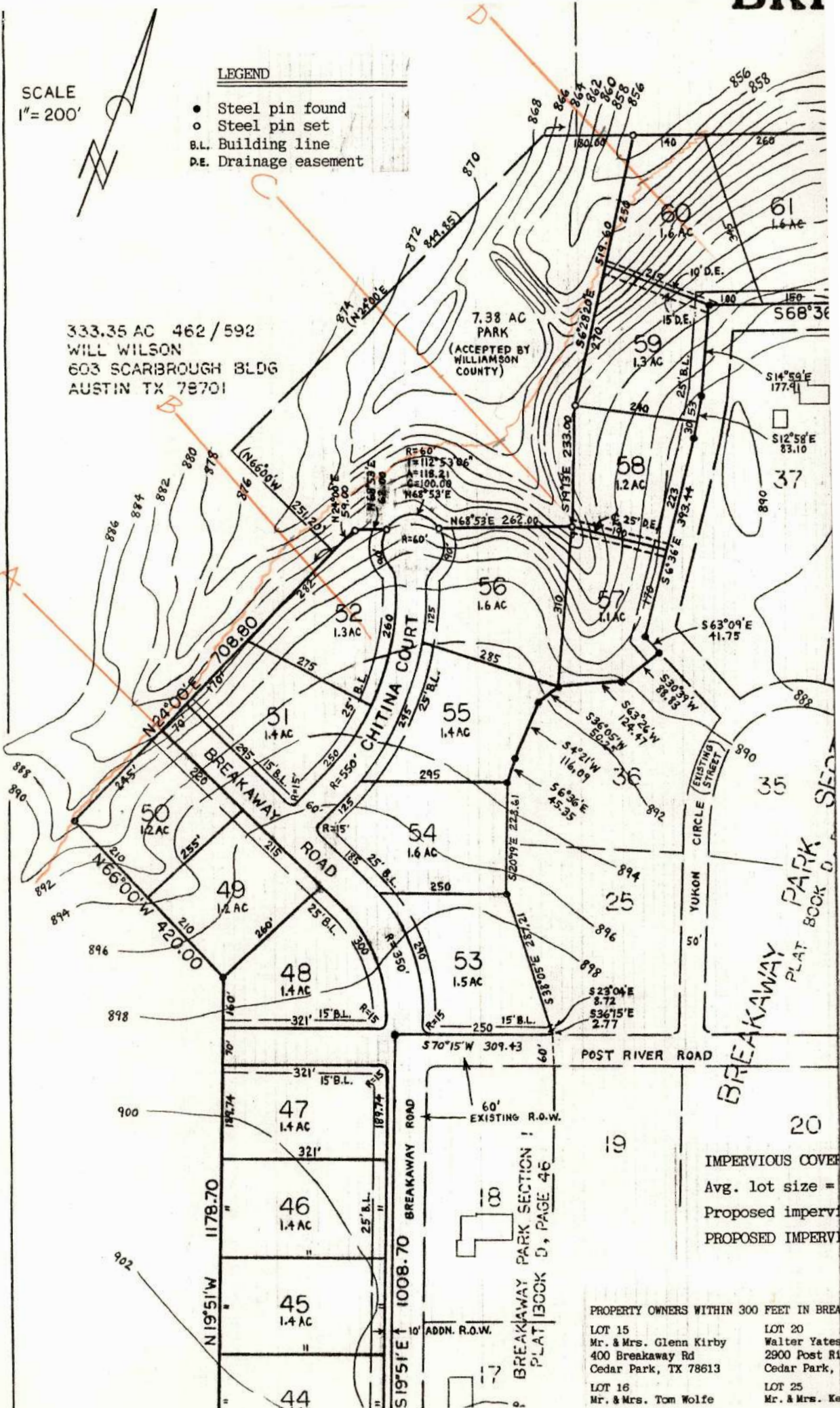
SCALE
1" = 200'

LEGEND

- Steel pin found
- Steel pin set
- B.L. Building line
- D.E. Drainage easement

333.35 AC 462/592
WILL WILSON
603 SCARBROUGH BLDG
AUSTIN TX 78701

7.38 AC PARK
(ACCEPTED BY
WILLIAMSON COUNTY)



IMPERVIOUS COVER
Avg. lot size =
Proposed impervi
PROPOSED IMPERVI

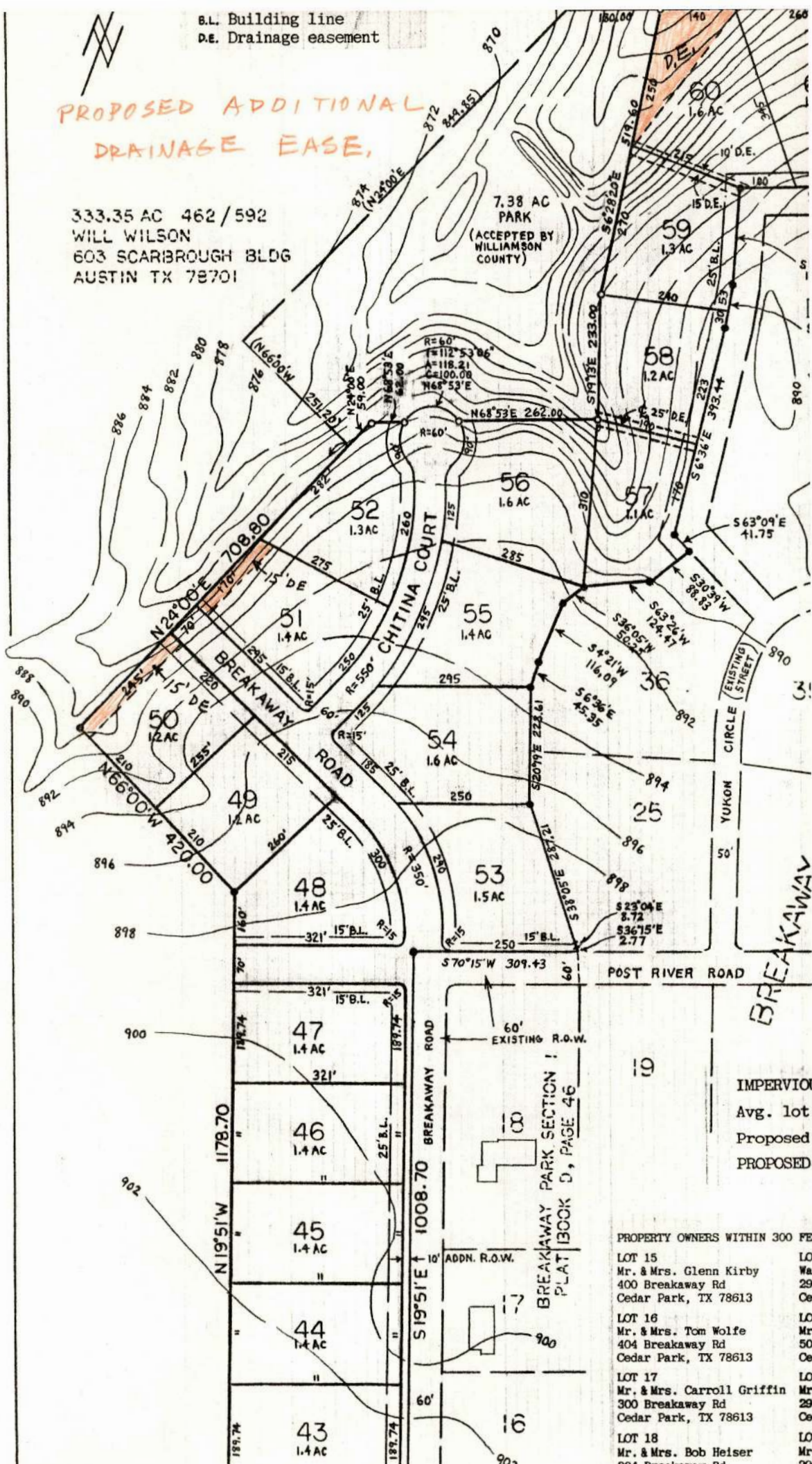
PROPERTY OWNERS WITHIN 300 FEET IN BREA
LOT 15 Mr. & Mrs. Glenn Kirby 400 Breakaway Rd Cedar Park, TX 78613
LOT 20 Walter Yates 2900 Post Rd Cedar Park,
LOT 16 Mr. & Mrs. Tom Wolfe
LOT 25 Mr. & Mrs. Ke



B.L. Building line
D.E. Drainage easement

PROPOSED ADDITIONAL DRAINAGE EASE,

333.35 AC 462/592
WILL WILSON
603 SCARBROUGH BLDG
AUSTIN TX 78701



MIKE HEILIGENSTEIN
County Commissioner
Precinct 1, Williamson County



211 COMMERCE BLVD. #7
ROUND ROCK, TEXAS 78664

(512) 244-2359
244-2433

April 27, 1990

Mr. Walter Yates
2900 Post River Road
Cedar Park, Texas 78613

Dear Walter:

Regarding the Commissioners' Court action of June 19, 1989, the Court, by unanimous vote, decided to accept for maintenance Taku Road in the Breakaway Park subdivision. The vote stipulated that the roadway be improved to County standards prior to final adoption. This condition applies only to the construction integrity of the street; alignment, Right-of-Way width and other incidental aspects are approved for acceptance as meeting County standards.

I hope this clears up any questions you may have had regarding this issue.

Sincerely,

A handwritten signature in cursive script that reads "Mike Heiligenstein".

Mike Heiligenstein
County Commissioner
Precinct One

MH:ku

JAMES T. WATSON

CONSULTING ENGINEER

9501 CAPITAL OF TX. HWY. N. SUITE 303

AUSTIN, TEXAS 78759

Phone 346-8566



April 25, 1990

City of Austin
Planning Department
Attn: Laurretta Dowd

This letter is to request waivers for the preliminary plat of Breakaway Park Section 3 (File No. C8-90-0040).

The first waiver requested is from right-of-way width standards for roads adjacent to this plat. Specifically, the roads are Post River Road with a right-of-way width of 60 feet, and Taku Road with a right-of-way width of 50 feet.

The second waiver requested is from the requirement for a map scale of 1 inch to 100 feet. A map scale of 1 inch to 200 feet was used because it allows the map to be drawn on a standard size 18 x 24-inch sheet.

Sincerely,

James T. Watson

James T. Watson
Consulting Engineer

ENGINEERING and ENVIRONMENTAL REPORT
for
BREAKAWAY PARK SECTION 3

The subject tract consists of 39.2112 acres divided into 25 large lots giving a density of 0.6375 lot per acre or 1.5645 acres per lot.

Each lot is proposed to have constructed on it, one single family home. For estimating purposes (according to sec. 13-2-590) the impervious cover for each lot will be 5000 square feet. No storm water ponding is being provided because with such large lots, after the yards around the home have grown into heavy turf, this coefficient of runoff will equal the coefficient of existing pastureland before construction.

Example: impervious cover 0.1147 ac. X .96 = 0.1101

lawn 1.000 ac. X .36 = 0.3600

remains as is 0.4498 ac X .44 = 0.1979

0.6680 / 1.5645 = 0.42 C dev.

rocky pastureland undev. C = 0.44

There are no flood plains on this subject tract.

The roads will be rural type roads constructed to Williamson County specifications. Pipe culverts will be used where needed to move storm water from one side of the road to the other and adequate sized grass lined drainage swales to lead the water away from the roadway.

Due to the large lots with a small amount of impervious cover with good turfed lawns, there will be no impact on downstream property. There are no drainage facilities on the downstream property.

A variance is being requested for the deletion of the balance of the tract. The slope of the subject tract is below 15%.

There are no critical water quality zones or water quality buffer zones.

There are no canyon rimrocks, bluffs, wetlands, springs, sinkholes, or caves on the subject tract.

There will be no cuts or fills in excess of 4 feet. There are no plans to remove any large trees. Aerial photographs will be furnished of the subject tract.

The subject tract has a gentle slope with a rocky type soil and with tree and brush cover being medium to heavy.

Each lot will be serviced by an individual water well and individual

septic tank. The wells and septic tank permits will be obtained from the Williamson County Health Dept. There are many existing homes in Breakaway Park Sections 1 and 2 that are functioning satisfactorily on well and septic tanks.

Any areas that are disturbed will be reseeded and watered until revegetation has occurred.

The character of the land will not be changed except of the construction of 25 single family homes on 39.2112 acres with the necessary roadways to access these homes.

Erosion/sedimentation control will be implemented by placing rock berms at all low points located on the drainage plan.

In summary it is felt that this low density type of development over the recharge zone is the most desirable of all other types.

Prepared March 14, 1990 by: James T. Watson
James T. Watson, PE 14298

MEMORANDUM

TO: *Engineering*
 FROM: SUBDIVISION REVIEW AND DESIGN
 OFFICE OF LAND DEVELOPMENT SERVICES
 SUBJECT: PRELIMINARY SUBDIVISION REVIEW
 RE: BREAKAWAY PARK SECTION 3

COMMENT DUE DATE: 9-APR-1990

C8-90-0040

PLEASE BE ADVISED THAT ALL REVIEW COMMENTS MUST BE RECEIVED BY THE DUE DATE (9-APR-1990). THIS INCLUDES "NO COMMENT" RESPONSES.

Classification: SUBURBAN City/ETJ: 5-MILE ETJ
 Proposed Use: SF
 Acreage: 39.210 Lots: 25
 Grids: Zoning: N/A

Watershed: BRUSHY
 Watershed Class: County: WILLIAMSON
 Water: OTHER PRIVATE UTIL CO.
 Sewerage: OTHER PRIVATE UTIL CO.

Plat complies with City adopted requirements: Yes _____. If not, comment below:

REVIEWERS: Information shown above is submitted by the applicant.
 Data pertinent to areas of concern should be verified.

① Std's for streets - Wm. Co. ? documentation

② No f.p. info ? - previous prelim not adequate #137, 136, 135, 134,

③ Notes #135 #136 modify

#134 Cert. on plat.

#135 No enough info #135

Case Manager: Dowd, Laretta
 Phone Number: 499-2708
 Secondary:
 Phone Number: -

Reviewed By: _____
 Date: _____

Continue Comments on Back

REVIEWERS - PLEASE USE NEW COMMENTS TRACKING SYSTEM

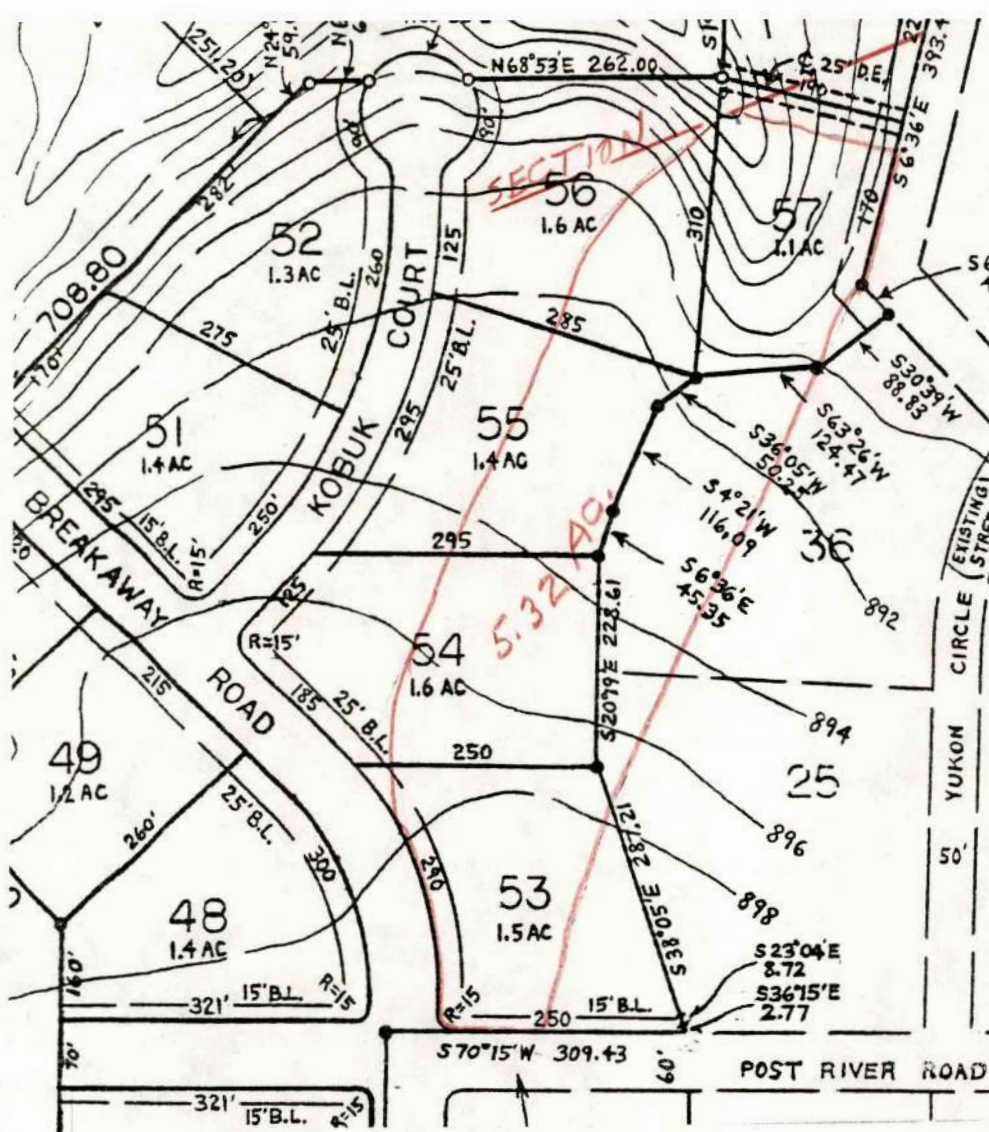
ATTN:

JOE RAMOS

Joe,

Here are the cross-sections
of the two header gullies
you asked for on Breakaway
Park SEC 3 (C8-90-0040)

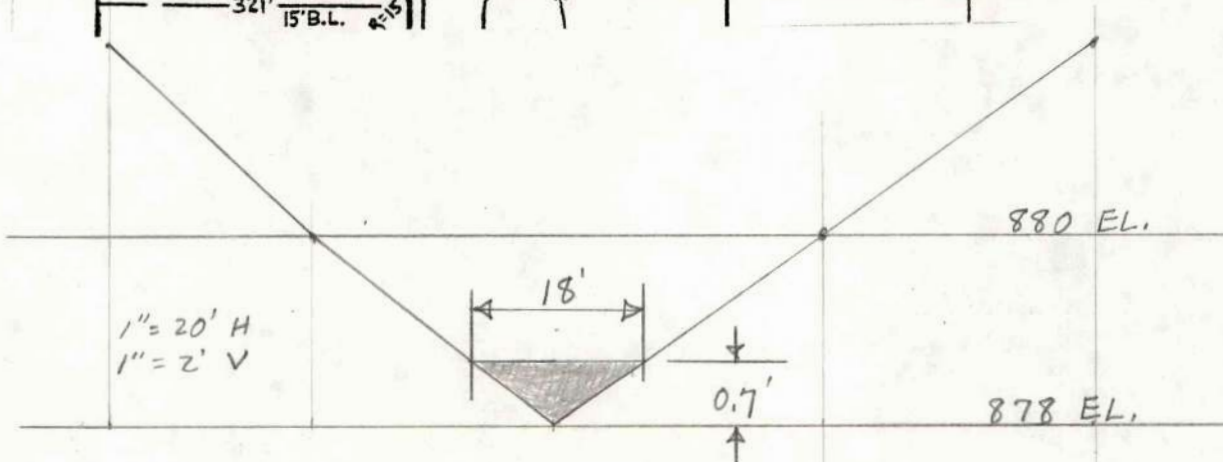
- JAMES WATSON
346-8566



$$5.32 \text{ AC } T_0 25$$

$$Q_{100} = .41 (7.2) 5.32$$

$$= 15.70 \text{ CFS}$$



$$Q_{CHAN} = \frac{1.49}{.054} 6.3 \left(\frac{6.3}{18} \right)^{2/3} (.043)^{1/2}$$

$$= 27.59 \quad 6.3 \quad .497 \quad 0.207$$

$$= 17.88 \text{ CFS} > 15.70$$

4-17-90

CALC. BY: James J. Watson, PE

Engineering

REQUEST FOR PROJECT ASSESSMENT

TYPE: SUBDIVISION PREAPP

CASE #:CMS-89-0017 APPLICATION DATE: 6-SEP-1989

PROJECT: BREAKAWAY PARK SECTION 3

ADDRESS: BREAKAWAY RD AND

GRID NOS:

CASE MGR: Kovich, Ann 499-2277

DISTRIBUTION DATE: 6-SEP-1989
COMMENTS DUE DATE: 20-SEP-1989 (NOON)
REPORT DUE TO APPLICANT: 27-SEP-1989

CITY JURISDICTION: 5-MILE ETJ

WATERSHED:

	ACRES	LOTS	BLDG UNITS	BLDG SQ FT
TOTALS:	<u>46.580</u>	<u>26</u>	0	0

ATTACHMENTS: X QUESTIONNAIRE X LOCATION MAP OTHER

** REVIEWERS - PLEASE USE NEW COMMENTS TRACKING SYSTEM **

** DEPARTMENTS NOT ON THE SYSTEM - PLEASE RETURN COMMENTS TO CASE MANAGER **

FILE NO.:CMS-89-0017

CASE MANAGER: Kovich, Ann

BREAKAWAY PARK SECTION 3

DATE FILED: 6-SEP-1989

DATE DIST: 7-SEP-1989

COMMENT DUE DATE: 20-SEP-1989

DEPARTMENT	RETURN DATE	CLEARANCE DATE	COMMENTS
Planning - Subdivision	[]	_____	_____
Planning - Transportation	[]	_____	_____
Planning - Engineering	[]	_____	_____
Planning - Drainage	[]	_____	_____
Planning - MUD Review	[]	_____	_____
Planning - Address	[]	_____	_____
Planning - Drafting	[]	_____	_____
Human Resources	[]	_____	_____
DEP - Environmental	[]	_____	_____
DEP - Arborist	[]	_____	_____
Water & Wastewater	[]	_____	_____
Electric Department	[]	_____	_____
T.P.S.D. - R.O.W.	[]	_____	_____
PARD	[]	_____	_____
County	[]	_____	_____
School Dist.	[]	_____	_____
Telephone Co.	[]	_____	_____
Gas Company	[]	_____	_____
Capital Metro	[]	_____	_____

DATE:

TIME:

TO: SHARON BAILEY

RE: CM -89-

FROM: INTAKE

WE HAVE RECEIVED A "PROJECT" ASSESSMENT THIS DATE. WOULD YOU PLEASE
ADVISE US OF THE FOLLOWING NEEDED INFORMATION SO THAT WE MAY PROCEED
WITH THE APPLICATION:

TYPE: ☐ STD ☐ EXPEDITED ☐ MAJ PROJ ☒ SUBD ☐ SITE

NUMBER PREFIX: ☐ CM ☒ CMS ☐ CMP

CASE MANAGER: IF DIFFERENT FROM _____

DEADLINE: ☐ WED ☐ MON ☐ NONE

DISTRIBUTION: ☐ YOU ☒ BEA

THANK YOU.

INTAKE/

RCVD:

MAY 1989

DEVELOPMENT ASSESSMENT SUBDIVISION/SITE PLAN PRE-APPLICATION



CITY OF AUSTIN
PLANNING DEPARTMENT

GENERAL OVERVIEW

PRE-APPLICATIONS: Prior to submitting a preliminary subdivision plan, or a site plan for approval, a prospective applicant may submit a development pre-application. The Project Assessment pre-application is non-binding. The purpose is to assist the applicant in identifying development regulations and issues applicable to unique, sensitive or complicated areas prior to preparation of the formal submittal.

DEADLINES: Every Wednesday for a subdivision pre-application; every working day for site plan pre-application.

RESPONSE TIME: For a Subdivision Pre-Application

- . within 21 days for less than 60 acres
- . within 28 days for 60-250 acres
- . within 35 days for 250-plus acres

For a Site Plan Pre-Application

- . within 28 calendar days of application submittal.

SCHEDULED MEETINGS: A meeting will be scheduled with the applicant to discuss findings of the report.

FEE:	<u>10 ac.</u>	<u>< 50 ac.</u>	<u>> 50 ac.</u>
Base Fee	\$100.00	250.00	583.00
* Acreage Fee	\$20.00/ac.	8.00/ac.	4.00/ac.

- * This fee may be discounted from the first zoning, subdivision, site plan or building permit application submitted on the project within six months.

CASE NUMBER: The case number will always have a CM prefix; e.g. CM-88-01. The 88 refers to the year in which it was submitted.

SUBMITTAL MATERIAL: For specifics refer to the submittal checklist in this packet. Following is a brief summary of material required or desired:

For the Subdivision Pre-application

- . Application Form
- . Application Fee
- . Blue line prints of the proposed subdivision layout
(See the Subdivision submittal checklist)

INSTRUCTIONS

APPLICATION FORM: Type or print all information. One copy of the completed application form shall be submitted.

STREET ADDRESS(S): Indicate the address or range of addresses for all streets abutting the property. If an address has not been assigned, indicate major street intersection; i.e., (frontage distance) along the (N,S,E,W) side of (frontage road) approximately (distance) (direction) of its intersection with (cross street) and a subdivision name if known.

AGENT INFORMATION: If designated, this will be the primary contact. If the agent changes, the Planning Department should be notified.

TRAFFIC SERIAL ZONES: A map is available in the Central Intake area. An Intake Clerk will assist you in obtaining this information if necessary.

WATERSHED: A map is available in the Central Intake area. An Intake Clerk will assist you in obtaining this information if necessary.

SUBMITTAL CHECKLIST: A submittal checklist for the information which the applicant is required/requested to submit is provided in this packet.

APPLICATION FOR PROJECT ASSESSMENT

PROJECT INFORMATION: DEPARTMENTAL USE ONLY

FILING DATE 09-06-89FILE NUMBER CA-CMS-89-0017

DUE DATE _____

ASSIGNED
PLANNER ANN Kovich

NAME AND LOCATION

PROJECT NAME BREAKAWAY PARK SECTION 3SUBDIVISION NAME BREAKAWAY PARK SECTION 3

STREET LOCATION/ADDRESS

NO. (if known) _____ AT _____
MAIN STREET SIDE STREETOR 1 mile DISTANCE IN N.W. DIRECTION FROM INTERSECTION OF
Williamson County Road #174 AND BREAKAWAY ROAD

OTHER ATTRIBUTES

COUNTY WM.JURISDICTION 5 mi ETJ(TR = TRAVIS, WM = WILLIAMSON, BL =
BLANCO, HY = HAYS, BU = BURNET)(F = FULL PURPOSE, L = LIMITED PURPOSE
2 = 2 MILE ETJ, 5 = 5 MILE ETJ)WATERSHED(S) Water supply Suburban Class IIICITY GRID MAP NO.(S) N/ATRAFFIC SERIAL ZONE(S) 110ATAX PARCEL NUMBER(S) see accompanying copy of tax map from Williamson Co.

Tax Appraisal Dist.

OWNER INFORMATION

NAME Will Wilson, Sr.
STREET ADDRESS 603 Scarbrough Bldg.
CITY/STATE/ZIP Austin, Tx. 78731
CONTACT PERSON Will Wilson, Sr.

OWNER/ENG/SURV/CONTACT/OTHER* [Circle one or more]

FIRM NAME MEADOR SURVEYING
STREET ADDRESS P.O. Box 96
CITY/STATE/ZIP Georgetown, Tx.
CONTACT PERSON Michael Meador TELEPHONE NUMBER (512) 863-5852

OWNER/DESIGNER/ENGINEER/LAarch/OTHER* [Circle one or more]

FIRM NAME _____
STREET ADDRESS _____
CITY/STATE/ZIP _____
CONTACT PERSON _____ TELEPHONE NUMBER () _____

NOTE

Applicant please indicate by your signature below, that staff is authorized to visit and inspect the property for which this application is being submitted.

[Signature]
(Applicant's signature)

9/6/89
(Date)

SINGLE FAMILY	SF	INDUSTRIAL	IND
MULTI-FAMILY	MF	PUBLIC/QUASI-PUBLIC	PUB
DUPLEX	DUP	RIGHT-OF-WAY	ROW
COMMERCIAL - OFFICE	OFC	GREENBELT	GRBLT
COMMERCIAL - RETAIL	RET	PLANNED UNIT DEVELOPMENT	PUD
COMMERCIAL - OTHER	COMM		

PROPOSED LAND USE SUMMARY (by category)

LAND USE (See Table)	NUMBER OF LOTS	NUMBER OF UNITS	ACREAGE ± AC.	TOTAL BLDG. SQ. FT.	FAR
SF	25 25	26	36.23 ± AC. 38.08 AC 38 AC		
GRBLT	1		Approx. 7.64 AC.		
Row		26	Approx. 2.71 AC		
TOTALS:	26 27	4	46.58 46.58		

[illegible]

SUBDIVISION PRE-APPLICATION SUBMITTAL CHECKLIST

- ___ Application Form
- ___ Application Fee
- ___ Twenty eight (28) blue line prints of proposed subdivision layout
(See Subdivision Pre-application checklist below)

SUBDIVISION PRE-APPLICATION CHECKLIST

Twenty-eight(28) prints of the Pre-application plan showing as much of the following as possible:

- ___ Date
- ___ Scale: 1"= 100" or less if divisible by ten; or 1"= 200" if over 100 acres
- ___ Location sketch
- ___ Name of owner and mailing address
- ___ Boundary survey
- ___ Acreage of subdivision
- ___ Accurate lines of adjacent properties and names of adjacent subdivisions
- ___ Location of centerline of existing water courses, railroads and other similar drainage and transportation features
- ___ Topo, approximately equivalent to 5 foot contours; to be not more than 100 horizontal feet apart
- ___ Show the approximate line of the 100-year flood plain
- ___ Specified contour datum (U.S.G.S. or City Standards)
- ___ Location, size, flow line of existing drainage structures on the land being subdivided and on adjoining tracts
- ___ Unit density (if applicable)
- ___ Schematic layout (developer's master plan) of entire tract, where preliminary plan is to cover only a portion of a larger tract

Location and size of existing:

- ___ Streets; adjoining and/or adjacent
- ___ Alleys
- ___ Easements
- ___ Lots
- ___ Other public areas on or adjoining subdivision

Location and dimensions of all proposed:

- ___ Streets
- ___ Alleys
- ___ Easements
- ___ Parks and other public spaces
- ___ Sites for all proposed uses

**SITE PLAN PRE-APPLICATION
SUBMITTAL CHECKLIST**

- _____ Application Form
- _____ Application Fee
- _____ Location Map Sketch on the site plan
- _____ Seventeen (17) blue-line prints of the proposed site plan layout (See Site Plan checklist)
- _____ Seventeen (17) copies of letters describing the project and any potential variances, waivers, etc.
- _____ Five (5) copies of the TIA, if desired
- _____ Three (3) copies of Shared Parking Analysis, if applicable

SITE PLAN CHECKLIST

The site plan may include as much detail as desired by the applicant. A greater quality and amount of information will allow for a better review of the project. Use " PART A " site plan submittal checklist in the Consolidated Administrative or Consolidated Planning Commission site plan application packets.

TIA DETERMINATION WORKSHEET

APPLICANT MUST FILL IN WORKSHEET PRIOR TO SUBMITTING FOR TIA DETERMINATION

Project Name: BREAKAWAY PARK SECTION 3
 Location: 2 1/2-3 miles East of Cedar Park, Tx.; 2 mile N. of Williamson Co. Road 174
on BREAKAWAY ROAD, POST RIVER ROAD, + TAKU ROAD
 Applicant: Will Wilson, Sr. Phone No.: 472-1766

Application Status:

☒ Process Assm't. ☐ Zoning ☐ Site Plan ☐ Building Permit

EXISTING:

Tract #	Tract Acrge	Bldg Sq.Ft.	Zoning	Land Use	FOR OFFICE USE ONLY ITE Code	Trip Rate	Trips/Day
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____

PROPOSED:

Tract #	Tract Acrge.	Bldg Sq.Ft.	Zoning	Land Use	ITE Code	Trip Rate	Trips/Day
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____

ABUTTING ROADWAYS:

Street Name	Proposed Access?	Pavement* Width	Existing* Traffic	Classification
<u>BREAKAWAY ROAD</u>	<u>Yes</u>	_____	_____	_____
<u>POST RIVER ROAD</u>	<u>Yes</u>	_____	_____	_____
<u>TAKU ROAD</u>	<u>Yes</u>	_____	_____	_____
_____	_____	_____	_____	_____

_____ A traffic impact analysis is required. The consultant preparing the study must meet with a transportation planner to discuss the scope and requirements of the study before beginning the study.

_____ A traffic impact analysis is not required. The traffic generated by the proposed zoning/development does not exceed the thresholds established in the Zoning Ordinance.

_____ The traffic impact analysis has been waived for the following reasons:

Reviewed by: _____ Date: _____

DISTRIBUTION: _____ File _____ Cap. Metro _____ SDHPT _____ TOTAL
 _____ Trans. Rev. _____ Travis Co. _____ TPSD _____ COPIES _____

* Information will normally be provided by the City if needed. In some cases, the applicant may have to collect this information. See a transportation planner for questions.

NOTE: A TIA determination must be made prior to submittal of any zoning or site plan application to Planning; therefore, this completed and reviewed form must accompany any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA determination to be made.

Patrick & Christine Dingrando
4545 Cook Rd., #1008
Houston, Texas 77072
(713) 879-7942

August 21, 1989

PERSONAL & CONFIDENTIAL

Mr. Walter Yates
2900 Post River Road
Cedar Park, Texas 78613

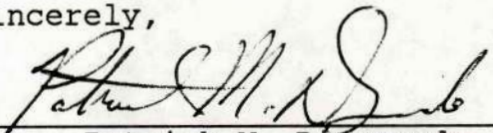
Re: Taku Lane Extension

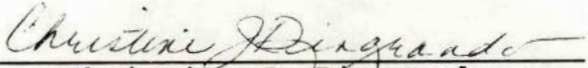
Dear Mr. Yates:

One of the major contributing factors in our purchasing Lot 40-A was its isolated location from busy street traffic. We prefer that it remain so, therefore we oppose the extension of Taku Lane to be made into a through street.

If you have any questions, please contact us.

Sincerely,


Patrick M. Dingrando


Christine J. Dingrando

PMD:cjd

WE, THE UNDERSIGNED PROPERTY OWNERS IN BREAKAWAY PARK
SECTION II, BEING ALL THE PROPERTY OWNERS WITH PROPERTY
ON TAKU ROAD, DO HEREBY STATE THAT WE ARE OPPOSED TO ANY
CHANGES IN THE LAYOUT OF TAKU ROAD OTHER THAN THOSE
IMPROVEMENTS PROPOSED ON THE PRELIMINARY PLAT SUBMITTED
BY WILL WILSON FOR AN ADDITION TO BREAKAWAY PARK
DESIGNATED AS BREAKAWAY PARK SECTION III.

Robert A. Beckman 3100 TAKU RD. 8-21-89
NAME ADDRESS DATE

Gloria Buchanan 3100 Taku Rd. 8-21-89
NAME ADDRESS DATE

Robert L. Wolgreen 3010 TAKU RD 8-22-89
NAME ADDRESS DATE

Rosemary Wolgreen 3010 Taku Rd. 8/22/89
NAME ADDRESS DATE

Linda L. Nieman 2800 Taku Rd. 8/22/89
John A. Nieman " " "
NAME ADDRESS DATE

Marvin Pokorny 2908 Taku Rd. 8/25/89
Judy A. Pokorny 2908 Taku Rd. 8/24/89
NAME ADDRESS DATE

GENERAL REPORT for Development Assessment Pre-Application submittal.
Date: August , 1989.

Name of proposed subdivision: BREAKAWAY PARK SECTION 3
Location of subdivision: approx. 2.5-3 miles easterly of Cedar Park, Texas; approx. 1 mile northerly of intersection of Williamson County Road #174 and Breakaway Road; fronts on existing county roads named Breakaway Road, Post River Road, and Taku Road.
Owner: Will Wilson, Sr., Wilson Land & Cattle Co.
Legal Description: out of the Samuel Damon Survey, Abstract No. 170, and the John Dillard Survey, Abstract No. 179, in Williamson County, Texas; being out of and a part of the following: 1) that 333.35 acre tract described in a deed from Robert J. Jaehne, et ux, to Will Wilson, dated 9/5/1963, recorded in Vol. 462, P. 592 of the Deed Records of Williamson County, Texas, and 2) that 40.50 acre tract described in a deed from John Reynolds & Assoc., Inc., to Wilson Land & Cattle Co., dated 1/14/1985, and recorded in Vol. 1128, P. 902 of said Deed Records.

Total Acreage: 46.58 acres
Total No. of Lots/Tracts: 25 residential lots (numbered 43 thru 67), and one 7.64 acre public park.
Existing Zoning: None
Proposed Use: Residential-single family
Minimum Lot Size: 1 acre
Water Supply: individual private wells
Sewer Service: individual private on-site approved septic systems

New Roadways Proposed:

- a) Northerly extension (70 ft. R.O.W.) of existing BREAKAWAY ROAD;
- b) Westerly extension (70 ft. R.O.W.) of existing POST RIVER ROAD;
- c) New roadway (50 ft. R.O.W.) intersecting extension of BREAKAWAY ROAD and terminating at Park;
- d) Dedication of 10 ft. of additional R.O.W. along the westerly margin of existing BREAKAWAY ROAD where said road abuts BREAKAWAY PARK SECTION 3.

Note: said roads will be constructed without curb and gutter, as are the existing roads in the surrounding subdivisions; also, see Item 1 below concerning TAKU ROAD.

The following topics may require special consideration or explanation:

- 1) TAKU ROAD is an existing roadway which evolved from a private 30 ft. wide easement which has provided access to and from the northerly portions of Lots 37 through 42 of BREAKAWAY PARK SECTION 2 for the owners of said lots for the last ten or more years. On June 19, 1989, the Commissioners' Court of Williamson County, Texas voted unanimously (see accompanying copy of motion from Commissioners' Court) to accept TAKU ROAD (presented to said Court as a 50 ft. wide road as indicated upon the accompanying plat of BREAKAWAY PARK SECTION 3) for County maintenance when it is brought up to County Standards (in regards to its construction). TAKU ROAD will be brought up to County Standards and thus will be taken over by Williamson County for maintenance, therefore making said road an existing County Road, prior to final submittal and filing of BREAKAWAY PARK SECTION 3 with the City of Austin Planning Dept. Thusly, TAKU ROAD is hereby being treated as an existing public (county) road, and is not/will not be included within the perimeter of this proposed subdivision.

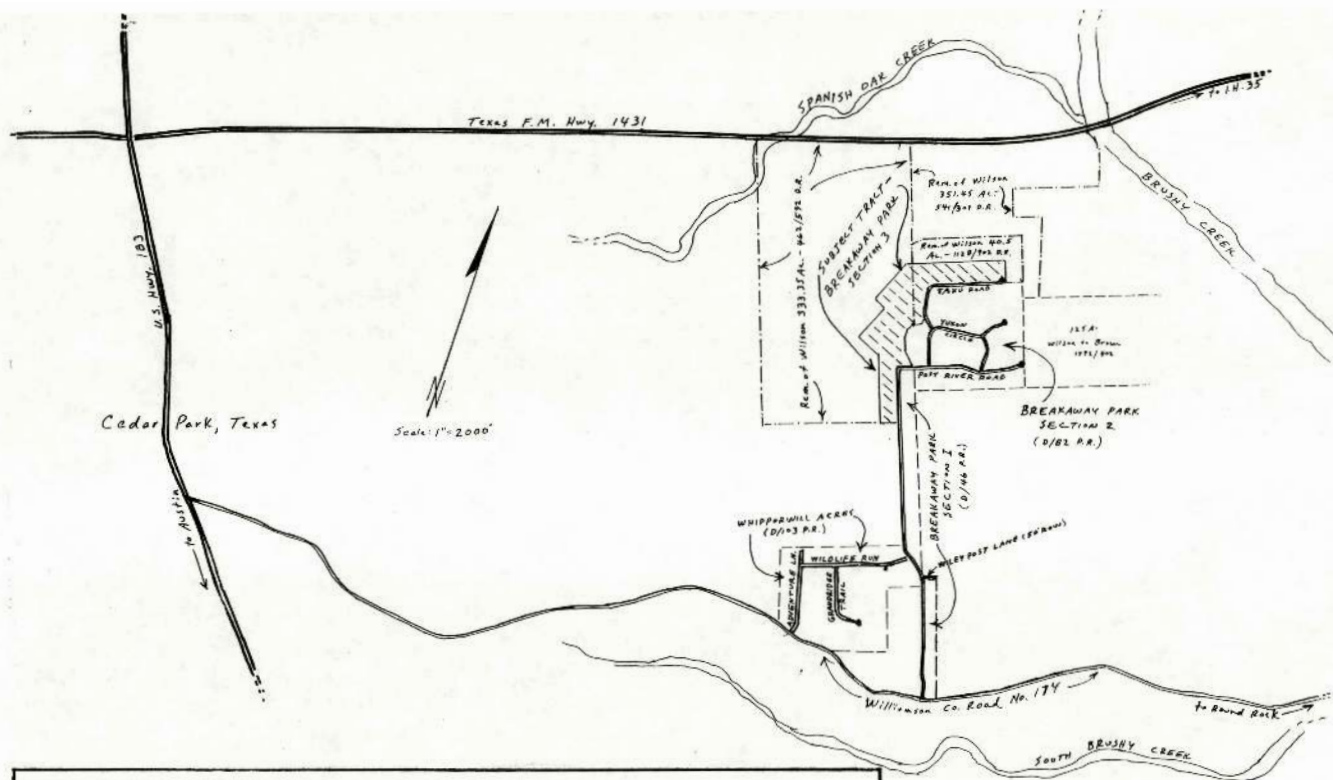
We recognize that the geometric configuration of TAKU ROAD does not comply with the City of Austin's subdivision standards (i.e., the road does not include curves at changes in direction). However, the only way to replace the sharp angles in the road with conforming curves would be to acquire new right-of-way across existing platted subdivision lots owned by other parties, and we already are certain that the owners of Lot 37 of BREAKAWAY PARK SECTION 2 (who have their home on said lot) would not consent to giving up the amount land which would be required. Therefore, due to this problem of "pre-existing conditions" and due to the fact that TAKU ROAD is

(or will be at the time of subdivision submittal) an existing maintained county road (even though previously unplatted), and also due to the fact that the road has been used for the last ten or more years in its present (unimproved) condition without any problems and that said road will not be extended in the future to serve any lots other than those abutting it as shown on the accompanying plat, we feel that we should be allowed to develop Lots 57 through 68 along said existing TAKU ROAD even though the configuration of the road does not comply with City Standards.

- 1B) As stated above in 1A, TAKU ROAD has been used by adjoining land-owners for the last ten or more years. The actual right-of-way width as it has been used until now has been only about 25 to 30 ft., including the area required for drainage purposes, and there have been no drainage problems encountered during that period of use. Therefore, we feel that a right-of-way width of 50 ft., which is the width the Williamson County Commissioners Court approved for County Road status, should be sufficient, even though the City of Austin's standards call for a right-of-way width of 60 ft. for neighborhood streets built without curb and gutter, due to the lack of drainage problems in the area (flat terrain) which reduces the amount of right-of-way required to handle the drainage.
- 2) In regards to the proposed 50 ft. wide road leading from the Park to intersect with the ~~proposed~~ northerly extension of BREAKAWAY ROAD: We feel that a right-of-way width of 50 ft. should be sufficient because: a) the road, by virtue of its placement and purpose, will not extend past the park and will generally serve only a limited amount of traffic (it will serve as access only to said park and to five lots); and b) due to the fairly flat terrain in the area, there will be very little drainage along the road, thus reducing the amount of right-of-way required to handle the drainage (NOTE: the existing streets in BREAKAWAY PARK SECTION 1 and BREAKAWAY PARK SECTION 2, which are on terrains very similar to the proposed roads in BREAKAWAY PARK SECTION 3, are built within minimum rights-of-way and are constructed with little or no actual ditches to contain drainage run-off, and due to the level terrain there have been no drainage problems during the last eleven years of use).
- 3) There is a large Live Oak tree cluster which we desire to save and to place on Lot #54. The location of this tree dictates the horizontal configuration of the northerly extension of BREAKAWAY ROAD as it leaves the existing BREAKAWAY ROAD to the extent that a max. centerline radius of 300 ft. must be used for the curve to the left in order to miss said tree cluster, and also the curve must begin only about 50 ft. north of the intersection of said BREAKAWAY ROAD and POST RIVER ROAD.
- 4) There are a number of large, desirable trees randomly located within the area of Lots 51, 52, 53, 54, 55 and 56, and in order to equitably locate these trees among the various lots, it will be necessary for certain of the side lot lines to intersect the roadways at angles other than 90°.
- 5) BREAKAWAY PARK SECTION 3 adjoins BRUSHY CREEK RANCH, a proposed 597.60 acre commercial subdivision, out of the remainder of Will Wilson's property, that was submitted (but not yet approved) to the City of Austin in a Preliminary Plan (File # C8-86-20) in 1986. Reference to said Preliminary Plan on file indicates the proposed future extensions of BREAKAWAY ROAD and POST RIVER ROAD, as well as other proposed roadways.

If I can be of any further assistance, please contact me at (512) 451-3313, or (512) 863-5852.

Sincerely,
Michael Meador
Michael Meador



LOCATION SKETCH FOR BREAKAWAY PARK SECTION 3, Williamson Co., Tx.,
and

SCHEMATIC LAYOUT OF THE REMAINDERS OF THE PARENT TRACTS OF
BREAKAWAY PARK SECTION 3 .

THE STATE OF TEXAS X
COUNTY OF WILLIAMSON X

I, JAMES N. BOYDSTON, Clerk of the
County Court and Ex-Officio Clerk of the Commissioners' Court
of Williamson County, Texas, do hereby certify that at a
Special Session of the Commissioners' Court of said
County, held on the 19th day of June A.D., 19 89
among other proceedings of said Court, the following motion
was entered of record in Vol. 38 Page :

Motion made by Mike Heiligenstein and seconded by Wesley Foust to
accept Taku Road in Breakaway Park for County maintenance when
it is brought up to County Standards. Motion carried by unanimous
vote of the Court.

Witness my hand and seal of office at Georgetown, Texas, this
the 29th day of June A.D., 19 89.

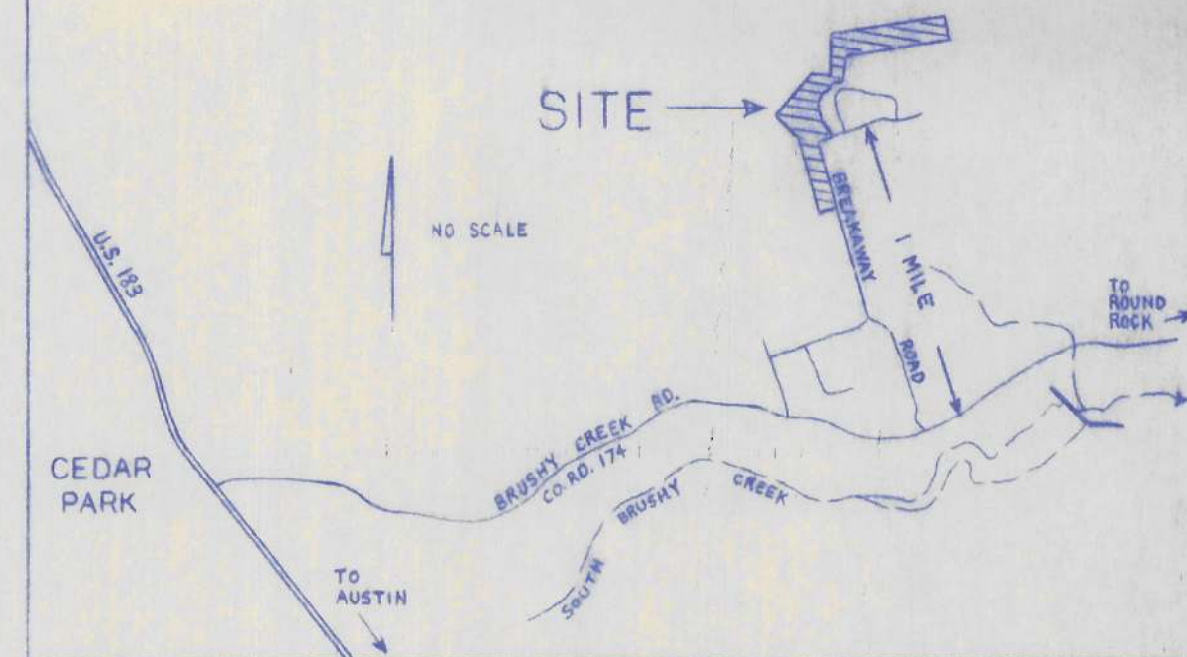
JAMES N. BOYDSTON, Clerk
County Court & Ex-Officio
Clerk, Commissioners' Court
Williamson County, Texas

by: Pat Warren Deputy

BREAKAWAY PARK SECTION 3 PRELIMINARY

40.50 AC 1128/902
WILSON LAND & CATTLE CO.
603 SCARBROUGH BLDG
AUSTIN TX 78701

LOCATION SKETCH

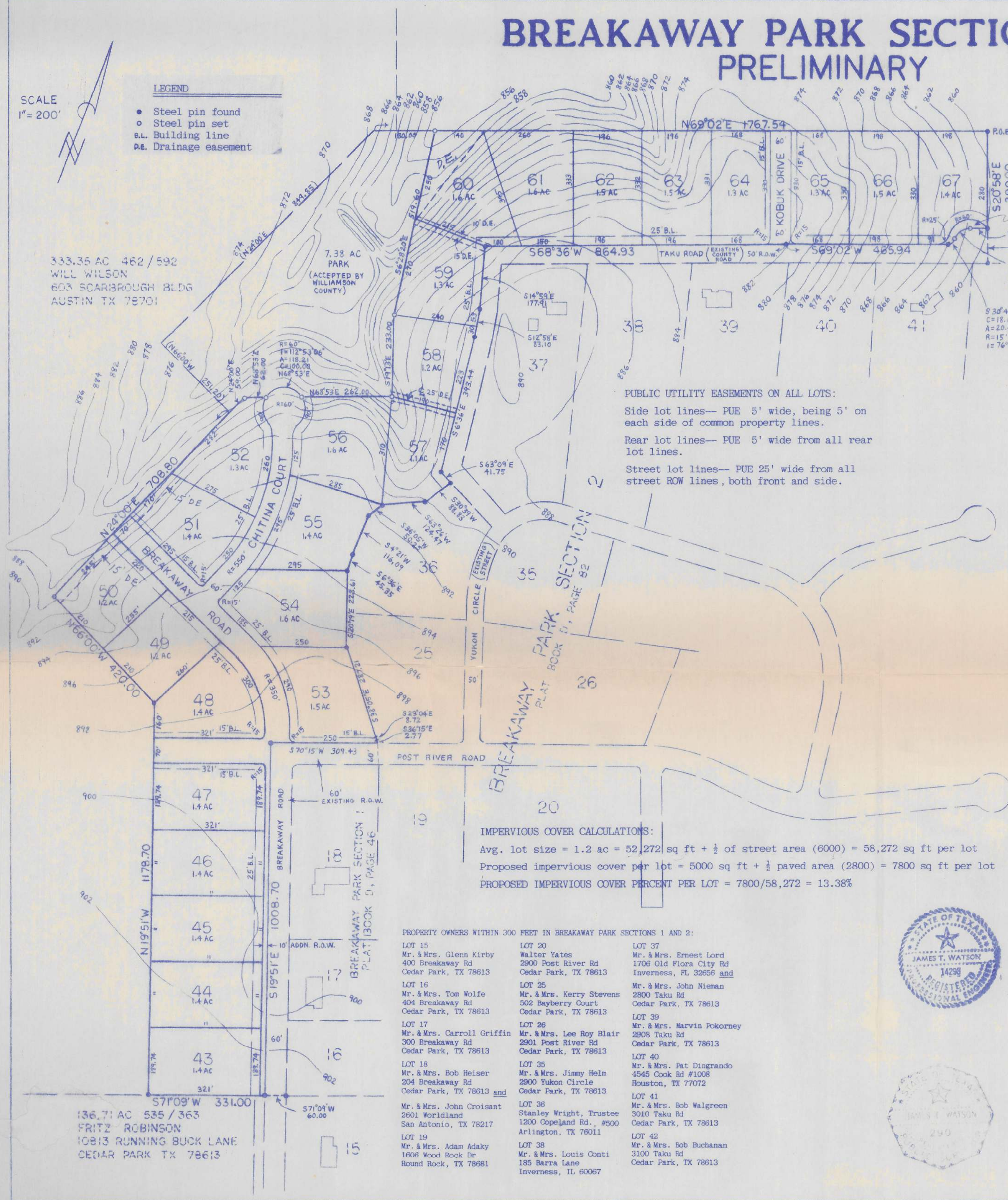


SCALE
1"=200'

LEGEND

- Steel pin found
- Steel pin set
- B.L. Building line
- D.E. Drainage easement

333.35 AC 462/592
WILL WILSON
603 SCARBROUGH BLDG
AUSTIN TX 78701



PUBLIC UTILITY EASEMENTS ON ALL LOTS:

- Side lot lines— PUE 5' wide, being 5' on each side of common property lines.
- Rear lot lines— PUE 5' wide from all rear lot lines.
- Street lot lines— PUE 25' wide from all street ROW lines, both front and side.

IMPERVIOUS COVER CALCULATIONS:

Avg. lot size = 1.2 ac = 52,272 sq ft + $\frac{1}{2}$ of street area (6000) = 58,272 sq ft per lot
Proposed impervious cover per lot = 5000 sq ft + $\frac{1}{2}$ paved area (2800) = 7800 sq ft per lot
PROPOSED IMPERVIOUS COVER PERCENT PER LOT = 7800/58,272 = 13.38%

PROPERTY OWNERS WITHIN 300 FEET IN BREAKAWAY PARK SECTIONS 1 AND 2:

- | | | |
|--|---|---|
| LOT 15
Mr. & Mrs. Glenn Kirby
400 Breakaway Rd
Cedar Park, TX 78613 | LOT 20
Walter Yates
2900 Post River Rd
Cedar Park, TX 78613 | LOT 37
Mr. & Mrs. Ernest Lord
1708 Old Flora City Rd
Inverness, FL 32656 and |
| LOT 16
Mr. & Mrs. Tom Wolfe
404 Breakaway Rd
Cedar Park, TX 78613 | LOT 25
Mr. & Mrs. Kerry Stevens
502 Bayberry Court
Cedar Park, TX 78613 | Mr. & Mrs. John Nieman
2800 Taku Rd
Cedar Park, TX 78613 |
| LOT 17
Mr. & Mrs. Carroll Griffin
300 Breakaway Rd
Cedar Park, TX 78613 | LOT 26
Mr. & Mrs. Lee Roy Blair
2901 Post River Rd
Cedar Park, TX 78613 | LOT 39
Mr. & Mrs. Marvin Pokorney
2908 Taku Rd
Cedar Park, TX 78613 |
| LOT 18
Mr. & Mrs. Bob Heiser
204 Breakaway Rd
Cedar Park, TX 78613 and | LOT 35
Mr. & Mrs. Jimmy Helm
2900 Yukon Circle
Cedar Park, TX 78613 | LOT 40
Mr. & Mrs. Pat Dingrando
4545 Cook Rd #1008
Houston, TX 77072 |
| Mr. & Mrs. John Croisant
2601 Worldland
San Antonio, TX 78217 | LOT 36
Stanley Wright, Trustee
1200 Copeland Rd., #500
Arlington, TX 76011 | LOT 41
Mr. & Mrs. Bob Walgreen
3010 Taku Rd
Cedar Park, TX 78613 |
| LOT 19
Mr. & Mrs. Adam Adaky
1606 Wood Rock Dr
Round Rock, TX 78681 | LOT 38
Mr. & Mrs. Louis Conti
185 Barra Lane
Inverness, IL 60067 | LOT 42
Mr. & Mrs. Bob Buchanan
3100 Taku Rd
Cedar Park, TX 78613 |

DATE: APRIL 26, 1990
ACREAGE: 39.2112 AC
OWNER: BREAKAWAY PARK, INC.
WALTER YATES, PRESIDENT 259-1397
2900 POST RIVER RD, CEDAR PARK 78613
ENGINEER & SURVEYOR:
JAMES T. WATSON 346-8566
9501 CAP. OF TEX. HWY. #303, AUSTIN 78759
CONTOUR DATA BASE: USGS INTERVAL: 2 FEET

PROPOSED LAND USE: SINGLE-FAMILY
RESIDENTIAL
DENSITY: 1 UNIT PER 1.568 ACRES
TOTAL LOTS: 25 RESIDENTIAL

NOTES:

1. Water and wastewater service in this subdivision will be provided by private well and septic tank, by the end user of each lot, installed to Williamson County standards.
2. The parkland requirement for this development will be satisfied prior to, and not a part of, the final plat.
3. Williamson County, Texas, has agreed to consider granting the approval of the Preliminary Plat for this development if Williamson County, Texas will not be responsible for any maintenance responsibilities of the approved parkland tract. These maintenance responsibilities shall remain with the owner of Breakaway Park Section 3 Subdivision, or his/her assigns. Williamson County, Texas will not be responsible for any maintenance (financially, materially or physically), in regards to this parkland tract.
4. This site has no slopes with a grade over 15% and will have no cuts or fills over 4 feet.
5. No critical environmental features or water quality zones exist on this site.
6. All streets, roads, bridges, and drainage facilities shall be constructed and installed in accordance with Williamson County requirements for acceptance for maintenance, and all roads shall be dedicated to the public.
7. All streets shall be rural roads with shoulders only, built to Williamson County specs.
8. All fiscal arrangements for improvements shall be made with Williamson County.
9. Prior to final plat approval, dedication of a 50-ft ROW for Taku Rd will be provided.
10. Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods.
11. No structure in this subdivision shall be occupied until connected to a potable water supply from an individual well with adequate quantity for family use and operation of an approved on-site wastewater system.
12. An erosion/sedimentation control plan, in compliance with City of Austin specifications and adopted criteria, will be submitted with construction plans.
13. Property owners shall provide for access to the Drainage Easements as may be necessary and shall not prohibit access by City of Austin or Williamson County.
14. No buildings, fences, landscaping, or other structures are permitted in drainage easements except as approved by City of Austin/Williamson County.
15. The 100-year floodplain is contained within the drainage easements shown hereon. No portion of this tract is within the boundaries of the 100-year floodplain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM Panel Number 481079 0013 A, dated November 1, 1977 for Williamson County, Texas.

James J. Watson 4-26-90
James T. Watson, Consulting Engineer
9501 Cap of Tex Hwy, #303
Austin, TX 78759 PH 346-8566

I, James T. Watson, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering standpoint and complies with the engineering-related portions of Title 13 of the Interim Land Development Code effective June 1, 1988, as amended, and is true and correct to the best of my knowledge.

James J. Watson 4-26-90
James T. Watson, Consulting Engineer
9501 Cap of Tex Hwy, #303
Austin, TX 78759 PH 346-8566

I, James T. Watson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Title 13 of the Interim Land Development Code effective June 1, 1988, as amended, is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

James J. Watson 4-26-90
James T. Watson, RPLS #290
9501 Cap of Tex Hwy, #303
Austin, TX 78759 PH 346-8566



CB-90-0046

BREAKAWAY PARK SECTION 3 PRELIMINARY

WILSON LAND & CATTLE CO.
40.50 AC 1128/902

WILL WILSON
333.35 AC 462/592

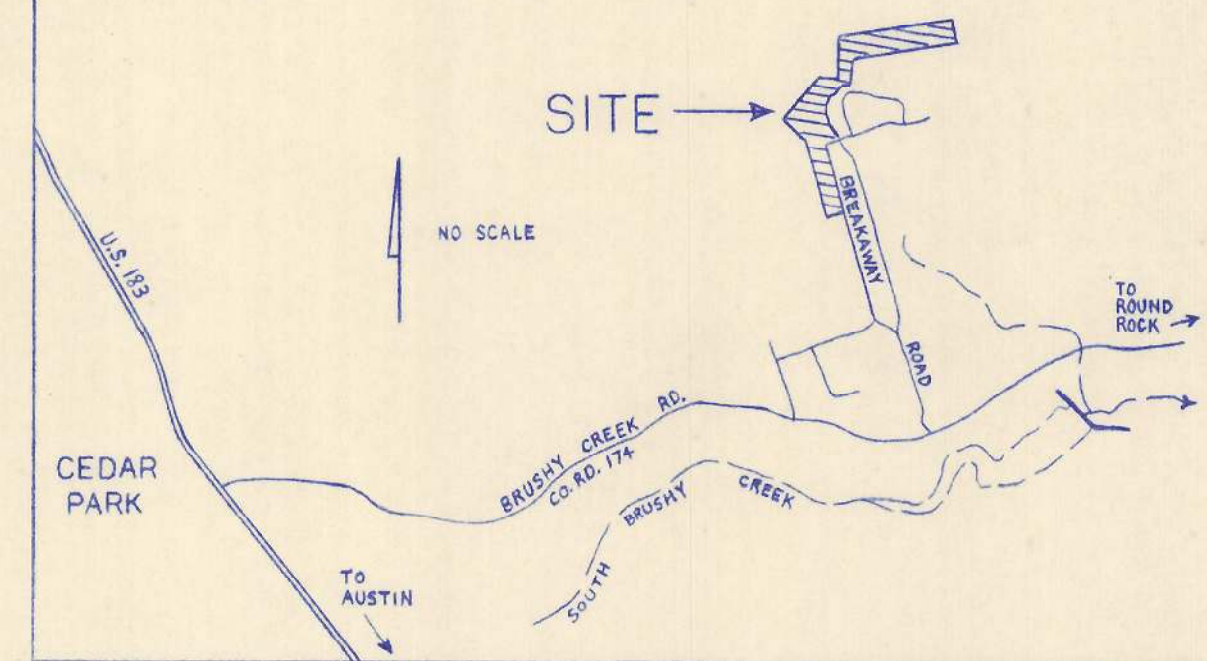
7.38 AC
(ACCEPTED BY
WILLIAMSON COUNTY)

LEGEND

- Steel pin found
- Steel pin set
- B.L. Building line
- D.E. Drainage easement

SCALE
1"=200'

LOCATION SKETCH



DATE: MARCH 12, 1990

ACREAGE: 39.2112 AC

OWNER: BREAKAWAY PARK, INC.
WALTER YATES, PRESIDENT 259-1397
2900 POST RIVER RD, CEDAR PARK 78613

ENGINEER: JAMES T. WATSON 346-8566
9501 CAP. OF TEX. HWY, #303, AUSTIN 78759

CONTOUR DATA BASE: USGS 2 FOOT INTERVAL

TOTAL LOTS: 25 RESIDENTIAL

NOTES:

1. Water and wastewater service in this subdivision will be provided by private well and septic tank, by the end user of each lot, installed to Williamson County standards.
2. The parkland requirement has been fulfilled with parkland adjacent to this subdivision dedicated to and accepted by Williamson County, as shown on this plat.
3. This site has no slopes with a grade over 15% and will have no cuts or fills over 4 feet.
4. No critical environmental features or water quality zones exist on this site.
5. All streets, roads, bridges, and drainage facilities shall be constructed and installed in accordance with Williamson County requirements for acceptance for maintenance, and all roads shall be dedicated to the public.
6. All streets shall be rural roads with shoulders only, built to Williamson County specs.
7. All fiscal arrangements for improvements shall be made with Williamson County.
8. Proposed land use for this subdivision is single-family residential, with a density of 1 unit per 1.568 acres.
9. Property owners shall provide for access to the Drainage Easements as may be necessary and shall not prohibit access by City of Austin or Williamson County.
10. No buildings, fences, landscaping, or other structures are permitted in drainage easements except as approved by City of Austin/Williamson County.
11. The 100-year floodplain is contained within the drainage easements shown hereon. No portion of this tract is within the boundaries of the 100-year floodplain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM Panel Number 481079 0013 A, dated November 1, 1977 for Williamson County, Texas.

James T. Watson
James T. Watson, RPE 14298

I, James T. Watson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Chapter 13-3 of the Austin City Code of 1981, as amended, is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

James T. Watson
James T. Watson, RPS 290

I, James T. Watson, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering standpoint and complies with the engineering-related portions of Chapter 13-3 (and Chapter 13-15 if applicable) of the Austin City Code of 1981, as amended, is true and correct to the best of my knowledge.

James T. Watson
James T. Watson, RPE 14298

C8 900040

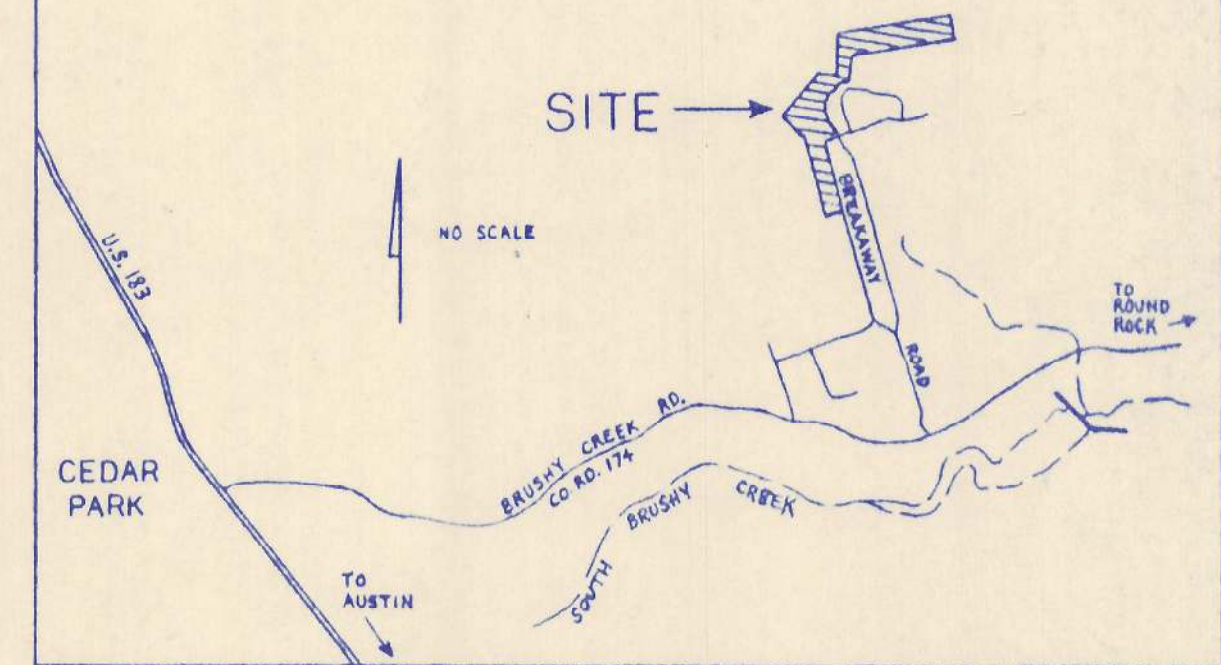
BREAKAWAY PARK SECTION 3 PRELIMINARY DRAINAGE

WILSON LAND + CATTLE CO.
40.50 AC H28/302

WILL WILSON
333.35 AC 462/592

7.38 AC
PARK
(ACCEPTED BY
WILLIAMSON COUNTY)

LOCATION SKETCH



STORMWATER RUNOFF CALCULATIONS

AREA NUMBER	AREA ACREAGE	LINEAR FEET	SLOPE (%)	T _c minutes	C ₂₅	I ₂₅	Q ₂₅	C ₁₀₀	I ₁₀₀	Q ₁₀₀
1	9.9174	900	0.6	44.26	0.34	4.4	14.84	0.41	5.4	21.96
2	2.8742	900	0.6	44.26	0.34	4.4	4.3	0.41	5.4	6.36
3	0.2579	321	0.3	27.36	0.80	5.7	1.18	0.9	6.95	1.61
4	0.2579	321	0.3	27.36	0.80	5.7	1.18	0.9	6.95	1.61
5	2.9384	580	2.2	15.92	0.42	7.1	8.76	0.49	8.7	12.53
6	0.8816	200	1.0	9.52	0.34	8.5	2.55	0.41	10.25	3.70
7	1.5266	1900	1.0	20.29	0.80	6.5	7.94	0.9	7.85	10.79
8	1.5507	1930	1.0	20.59	0.80	6.48	8.04	0.9	7.83	10.93
9	2.7732	300	3.7	7.43	0.42	9.1	10.6	0.49	10.9	14.81
10	0.45	650	2.0	18.35	0.90	6.75	2.43	0.9	8.2	3.32
11	0.4591	660	2.0	18.59	0.80	6.73	2.47	0.9	8.18	3.38
12	0.8356	300	1.0	14.29	0.34	7.45	2.12	0.41	9.1	3.12
13	5.7484	800	1.5	25.27	0.34	5.9	11.53	0.41	7.2	16.97
14	2.5803	800	1.3	27.15	0.34	5.8	5.09	0.41	7.1	7.51
15	0.8448	190	8.4	3.12	0.34	9.8	2.81	0.41	11.8	4.09
16	0.3042	530	0.4	10.42	0.80	8.3	2.02	0.9	9.95	2.72
17	0.2870	500	0.4	9.94	0.80	8.41	1.93	0.9	10.11	2.61
18	0.6703	100	1.0	4.76	0.34	9.8	2.23	0.41	11.8	3.24
19	2.5069	250	10.0	3.76	0.46	9.8	11.30	0.53	11.8	15.68
20	0.1808	320	2.2	3.02	0.80	9.8	1.42	0.9	11.8	1.92
21	0.1664	290	1.7	3.18	0.80	9.8	1.3	0.9	11.8	1.77
22	1.1276	400	1.1	16.80	0.34	6.97	2.67	0.41	8.52	3.94
23	0.0803	140	2.9	1.17	0.80	9.8	0.63	0.9	11.8	0.85
24	0.0976	160	3.1	1.30	0.80	9.8	0.77	0.9	11.8	1.04
25	5.2250	340	8.0	5.52	0.46	9.65	23.19	0.53	11.6	32.12
26	0.7071	340	4.9	7.05	0.42	9.2	2.73	0.49	11.0	3.81
27	0.1900	330	1.2	4.18	0.80	9.8	1.49	0.9	11.8	2.02
28	0.1900	330	1.2	4.18	0.80	9.8	1.49	0.9	11.8	2.02
29	0.2938	250	0.4	18.82	0.34	6.7	0.67	0.41	8.13	0.98
30	3.7374	700	3.3	15.20	0.42	7.3	11.46	0.49	8.86	16.23
31	1.6529	700	3.3	15.20	0.42	7.3	5.07	0.49	8.86	7.18
32	0.8724	1270	2.1	9.65	0.80	8.48	5.92	0.9	10.2	8.01
33	0.8264	1270	2.1	9.65	0.80	8.48	5.61	0.9	10.2	7.59
34	0.7273	150	3.3	3.93	0.42	9.8	2.99	0.49	11.8	4.21

SUMMATION OF Q's AT LOW POINTS

LP #	Areas Combined	Q ₂₅	Q ₁₀₀
1	2,3,4	6.66	9.58
2	1,6,7,8	33.37	47.38
3	10,11,12	7.02	9.82
4	14,16,17,18	11.27	16.08
5	20,21,23,24,34	7.11	9.79
6	22,31,32,33	19.27	26.72

LP = low point
HP = high point

DESIGN ENGINEER: JAMES T. WATSON, CONSULTING ENGINEER

PLANS REVIEWED FOR
CITY OF AUSTIN BY: _____

C8 900040