

WILLIAMSON COUNTY CLERK

OFFICIAL PUBLIC RECORDS

DOCUMENT NUMBER 9105484

WAS ASSIGNED TO A SUBDIVISION AND

CAN BE FOUND IN THE PLAT RECORDS

IN CABINET J SLIDE(S) 377

Cabinet J slide 377 BREAKAWAY PARK SECTION 3

5484

FILED FOR RECORD
at 3:02 o'clock P.M.

FEB 26 1991

JAMES N. BOYDSTON
Clerk County Court, Williamson Co., Tex
By *Carroll Wallace* Deputy

123.02 AC
1910/929 TRACT 1C
CAROLVILLE, LTD.

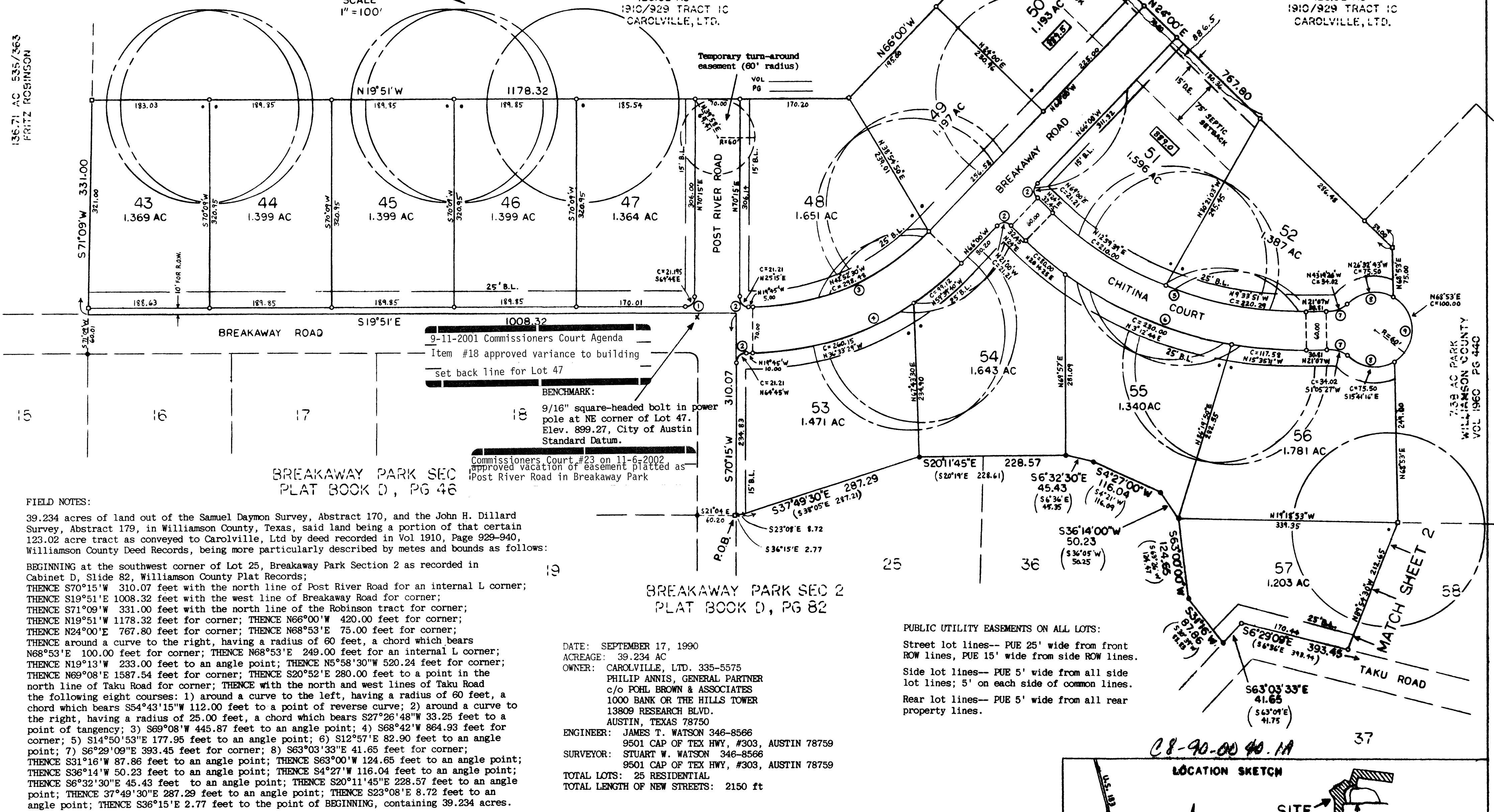
LOCATION OF WATER WELL SITES
ON LOTS 43, 44, 45, 46, 47, & 57
IS 10 FT. FROM SIDE AND REAR
PROPERTY LINES.

LOCATION OF WATER WELL SITES
ON LOTS 48 THRU 56 IS 10 FT.
FROM SIDE PROPERTY LINE AND
10 FT. FROM BLDG. SETBACK LINE.

- LEGEND**
- 1" steel pin found
 - 1" steel pin set
 - Concrete monument set
 - D.E. Drainage easement
 - B.L. Building setback line
 - () Bearings & distances from previous plat
 - Water well site
 - 150' septic setback from water well site
 - 700.0 Minimum finished floor elevation

SCALE
1" = 100'

136.71 AC 535/363
FRITZ ROBINSON



FIELD NOTES:

39.234 acres of land out of the Samuel Daymon Survey, Abstract 170, and the John H. Dillard Survey, Abstract 179, in Williamson County, Texas, said land being a portion of that certain 123.02 acre tract as conveyed to Carolville, Ltd by deed recorded in Vol 929-940, Williamson County Deed Records, being more particularly described by metes and bounds as follows:

BEGINNING at the southwest corner of Lot 25, Breakaway Park Section 2 as recorded in Cabinet D, Slide 82, Williamson County Plat Records;

THENCE S70°15'W 310.07 feet with the north line of Post River Road for an internal L corner;

THENCE S19°51'E 1008.32 feet with the west line of Breakaway Road for corner;

THENCE S71°09'W 331.00 feet with the north line of the Robinson tract for corner;

THENCE N19°51'W 1178.32 feet for corner; THENCE N66°00'W 420.00 feet for corner;

THENCE N24°00'E 767.80 feet for corner; THENCE N68°53'E 75.00 feet for corner;

THENCE around a curve to the right, having a radius of 60 feet, a chord which bears N68°53'E 100.00 feet for corner; THENCE N68°53'E 249.00 feet for an internal L corner;

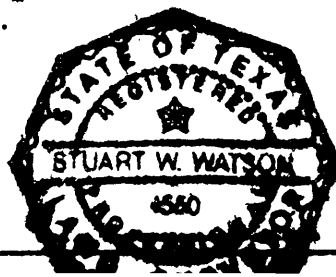
THENCE N19°13'W 233.00 feet to an angle point; THENCE N5°58'30"W 520.24 feet for corner;

THENCE N69°08'E 1587.54 feet for corner; THENCE S20°52'E 280.00 feet to a point in the north line of Taku Road for corner; THENCE with the north and west lines of Taku Road the following eight courses: 1) around a curve to the left, having a radius of 60 feet, a chord which bears S54°43'15"W 112.00 feet to a point of reverse curve; 2) around a curve to the right, having a radius of 25.00 feet, a chord which bears S27°26'48"W 33.25 feet to a point of tangency; 3) S69°08'W 445.87 feet to an angle point; 4) S68°42'W 864.93 feet for corner; 5) S14°50'53"E 177.95 feet to an angle point; 6) S12°57'E 82.90 feet to an angle point; 7) S6°29'09"E 393.45 feet for corner; 8) S63°03'33"E 41.65 feet for corner;

THENCE S31°16'W 87.86 feet to an angle point; THENCE S63°00'W 124.65 feet to an angle point; THENCE S36°14'W 50.23 feet to an angle point; THENCE S4°27'W 116.04 feet to an angle point; THENCE S6°32'30"E 45.43 feet to an angle point; THENCE S20°11'45"E 228.57 feet to an angle point; THENCE S37°49'30"E 287.29 feet to an angle point; THENCE S23°08'E 8.72 feet to an angle point; THENCE S36°15'E 2.77 feet to the point of BEGINNING, containing 39.234 acres.

I, Stuart W. 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.

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.

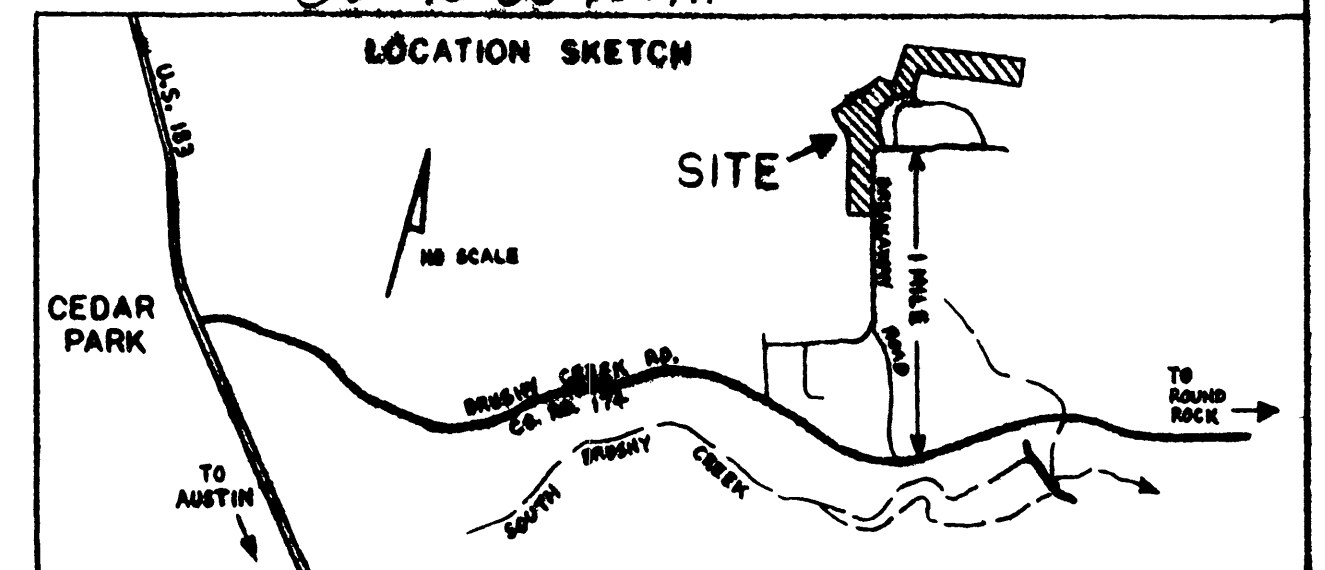
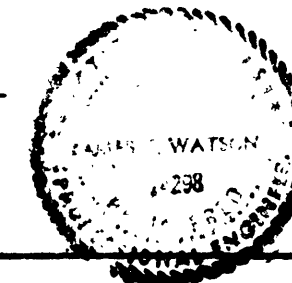


Stuart W. Watson SEP 17, 1990
Stuart W. Watson, Reg. Prof. Land Surveyor
9501 Cap of Tex Hwy, #303
Austin, TX 78759 PH 346-8566

See Easement County Clerk's
Official Records Vol.1988 pg.680

SEPT. 17, 1990

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



BREAKAWAY PARK SECTION 3

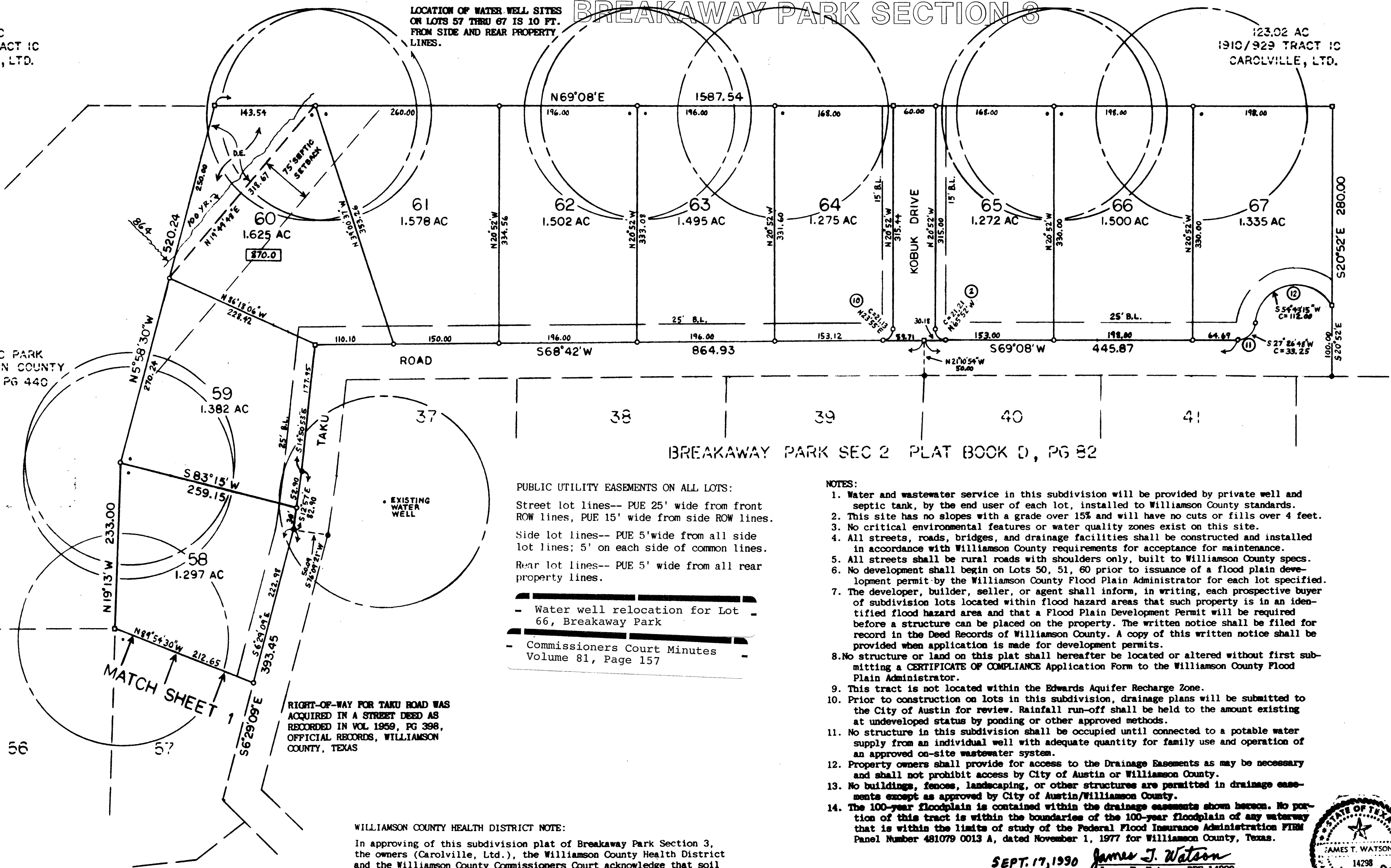
123.02 AC
1910/929 TRACT 10
CAROLVILLE, LTD.

123.02 AC
1910/929 TRACT 10
CAROLVILLE, LTD.

LOCATION OF WATER WELL SITES
ON LOTS 57 THRU 67 IS 10 FT.
FROM SIDE AND REAR PROPERTY
LINES.

SCALE
1"=100'

7.39 AC PARK
WILLIAMSON COUNTY
VOL 1960 PG 440



PUBLIC UTILITY EASEMENTS ON ALL LOTS:

Street lot lines-- PUE 25' wide from front ROW lines, PUE 15' wide from side ROW lines.

Side lot lines-- PUE 5' wide from all side lot lines; 5' on each side of common lines.

Rear lot lines-- PUE 5' wide from all rear property lines.

- Water well relocation for Lot 66, Breakaway Park

- Commissioners Court Minutes
Volume 81, Page 157

RIGHT-OF-WAY FOR TAKU ROAD WAS
ACQUIRED IN A STREET DEED AS
RECORDED IN VOL 1959, PG 398,
OFFICIAL RECORDS, WILLIAMSON
COUNTY, TEXAS

WILLIAMSON COUNTY HEALTH DISTRICT NOTE:

In approving of this subdivision plat of Breakaway Park Section 3, the owners (Carolville, Ltd.), the Williamson County Health District and the Williamson County Commissioners Court acknowledge that soil borings and percolation tests have not been conducted on each lot and will be required prior to issuance of a septic system construction permit. This subdivision has been approved by the Williamson County Health District for 25 lots which will be served by septic tanks.

Date: 1/24/91

for: Health District
Williamson County

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	ARC	CHORD	BEARING
1	89°54'	15.00	14.97	23.54	21.195	S64°48'E
2	90°00'	15.00	23.56	21.21		
3	46°15'	380.00	162.28	306.74	298.48	N42°52'30"W
4	46°15'	450.00	192.17	363.25	353.46	N42°52'30"W
5	45°07'	550.00	228.47	433.09	421.99	N 1°26'30"E
6	45°07'	610.00	253.40	480.335	468.02	N 1°26'30"E
7	44°24'53"	45.00	18.37	34.88	34.02	
8	77°58'20"	60.00	48.56	81.65	75.50	
9	112°53'07"	60.00	90.45	118.21	100.00	N68°53'E
10	89°34'	15.00	14.89	23.45	21.13	N23°55'E
11	83°22'23"	25.00	22.26	36.38	33.25	S27°26'48"W
12	137°55'16"	60.00	155.98	144.43	112.00	S54°43'15"W

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF WILLIAMSON COUNTY EDWARDS AQUIFER REGULATIONS, FLOOD PLAIN REGULATIONS, AND PRIVATE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATION OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY HEALTH DISTRICT AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

D.M. "JACK" PURCELL
DIRECTOR OF ENVIRONMENTAL SERVICES

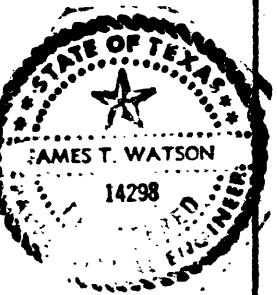
DATE

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. This site has no slopes with a grade over 15% and will have no cuts or fills over 4 feet.
3. No critical environmental features or water quality zones exist on this site.
4. All streets, roads, bridges, and drainage facilities shall be constructed and installed in accordance with Williamson County requirements for acceptance for maintenance.
5. All streets shall be rural roads with shoulders only, built to Williamson County specs.
6. No development shall begin on Lots 50, 51, 60 prior to issuance of a flood plain development permit by the Williamson County Flood Plain Administrator for each lot specified.
7. The developer, builder, seller, or agent shall inform, in writing, each prospective buyer of subdivision lots located within flood hazard areas that such property is in an identified flood hazard area and that a Flood Plain Development Permit will be required before a structure can be placed on the property. The written notice shall be filed for record in the Deed Records of Williamson County. A copy of this written notice shall be provided when application is made for development permits.
8. No structure or land on this plat shall hereafter be located or altered without first submitting a CERTIFICATE OF COMPLIANCE Application Form to the Williamson County Flood Plain Administrator.
9. This tract is not located within the Edwards Aquifer Recharge Zone.
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. 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.
13. No buildings, fences, landscaping, or other structures are permitted in drainage easements except as approved by City of Austin/Williamson County.
14. 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.

SEPT. 17, 1990

James J. Watson
James T. Watson, RPE 14298



15. 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 1960, Page 440-444, of the Williamson County, Texas, Real Property Records.
16. The maintenance responsibility for the parkland tract, as recorded in Volume 1960, Page 440-444, 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, financially, materially, or physically, in regard to this parkland tract.
17. WATERSHED STATUS- This subdivision is located in the Brushy Creek watershed which is classified as a Water Supply Suburban Class III watershed and shall be developed, constructed and maintained in conformance with the terms and conditions of Chapter 13-2, Article V and Chapter 13-7, Article I of the City's Land Development Code. Land in this subdivision is restricted to impervious cover limits of Sections 13-2-543 and 13-2-544.
18. Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to LDC Section 13-7-14.
19. Detention/Sedimentation Basins are required for all development with impervious cover in excess of 20% of the Net Site Area of each lot pursuant to LDC Section 13-7-19.
20. Maintenance of the water quality controls required above shall be to the standards and specifications contained in Chapter 13-7, Article I, the Environmental Criteria Manual and regulations of the City.
21. The owner of this subdivision and his or her successors and assigns, assumes responsibilities for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Austin. The owner understands and acknowledges that plat vacation or replatting may be required, at the owners sole expense if plans to construct this subdivision do not comply with such codes and requirements.

CB-90-0040.1A

Cabinet J slide 378

BREAKAWAY PARK SECTION 3

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

Know All These Presents:

That Carolville Limited, A Limited Partnership, acting herein and through Philip H. Annis, General Partner, owner of 39.234 acres as described on this plat, conveyed to it by deed recorded in Volume 1910, Page 929, Williamson County Deed Records, does hereby subdivide said 39.234 acres in accordance with this plat, to be known as "BREAKAWAY PARK SECTION 3", and do hereby dedicate to the public use the streets and easements shown hereon, subject to any easements or restrictions heretofore granted and not released.

WITNESS MY HAND, this 4th day of FEB. A.D. 1991

Philip H. Annis
Philip H. Annis, General Partner, Carolville Limited
c/o Pohl Brown & Associates, 1000 Bank of the Hills Tower
13809 Research Blvd., Austin, Texas 78750

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

Before me, the undersigned authority, on this day personally appeared Philip H. Annis, General Partner of Carolville Limited, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 4th day of February A.D. 1991

Rebecca J. Kiser
Notary Public, State of Texas

Printed name of Notary: Rebecca J. Kiser

My commission expires: 12-27-91

APPROVED FOR ACCEPTANCE:

Jim Smith 2/15/91
Jim Smith, Director Department of Planning and Development Date

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin
on the 12 day of FEBRUARY, A.D. 1991

M. Scott Roberts
Scott Roberts, Chairperson

Carolyn Parker
Carolyn Parker, Secretary

Williamson County Commissioners Court Resolution

Prior to grading, any type of earth moving, construction of, on or under the land in this subdivision, a drainage plan designed by a registered professional engineer shall be submitted for the proposed development, and modification thereof to the City of Austin and the Commissioner's Court of Williamson County for review and approval. It is further understood that the enforcement of the plat restrictions is the responsibility of the developer-owner; however, the City and Commissioner's Court of Williamson County shall have the right and authority to enforce the plat restrictions through appropriate legal procedure to prohibit the construction, connection of utilities or issuing of permits unless or until the requirements of the plat restrictions have been achieved.

Owner: Philip H. Annis
Philip H. Annis, General Partner
c/o Pohl Brown & Associates, 1000 Bank of the Hills Tower
13809 Research Blvd., Austin, Texas 78750

In approving this plat by the Commissioners Court of Williamson County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed in such streets, roads, and other public thoroughfares as shown on this plat, or in connection therewith, shall be the responsibility of the owner and/or developer of the tract of land covered by this plat, in accordance with the plans and specifications prescribed by the Commissioners Court of Williamson County, Texas, and said Court assumes no obligation to build or maintain any of the streets, roads, or other public thoroughfares shown on this plat, or of constructing any bridges or culverts in connection therewith. It is further understood that upon completion of the aforesaid obligations of the developer and 60% occupancy of the lots along the roadways and streets has been achieved, and all driveways and drainpipes have been installed, on written permission from the County Commissioner, the Commissioners Court assumes full responsibility for maintenance of said streets.

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, John Daehler, County Judge of Williamson County, Texas, do hereby certify that this map or plat, with written field notes shown hereon, and the Surveyors Certificate appearing hereon, that BREAKAWAY PARK SECTION 3, having been duly presented to the Commissioners Court of Williamson County, Texas, and by said Court duly considered, were on this day approved, and said plat is authorized to be registered and recorded in the property records of the County Clerk of Williamson County, Texas.

DATE: 2-25-91

John Daehler
John Daehler, County Judge
Williamson County, Texas

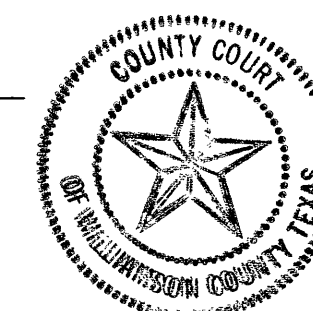
THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, James Boydston, Clerk of the County Court, within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing, with its Certificate of Authentication, was filed for record in my office on the 26th day of February, A.D. 1991, at 3:00 o'clock P. M., and was duly recorded on the 26th day of February, A.D. 1991, at 3:00 o'clock P. M., in the Plat Records of said County, in Cabinet J at Slide(s) 377 & 379.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY,
AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST WRITTEN ABOVE:

James N. Boydston, Clerk, County Court, Williamson County, Texas

BY: Belinda Wallace



Cabinet J slide 379

08-90-0040.1A

SHEET 3 OF 3

PLAT MAP RECORDING SHEET

INSTRUMENT # 9503603

DEDICATOR - Wilson Land & Cattle Company, Inc.

SUBDIVISION NAME - BREAKAWAY PARK, SECTION 2A

MAP RECORDED IN CABINET L, SLIDE 265 & 266

PROPERTY DESCRIPTION ~~OF A NEW SUBDIVISION~~ ^{XXX} ~~XXX~~

17 ac. John H. Dillard Sy, A 2349-597 & 2480-286

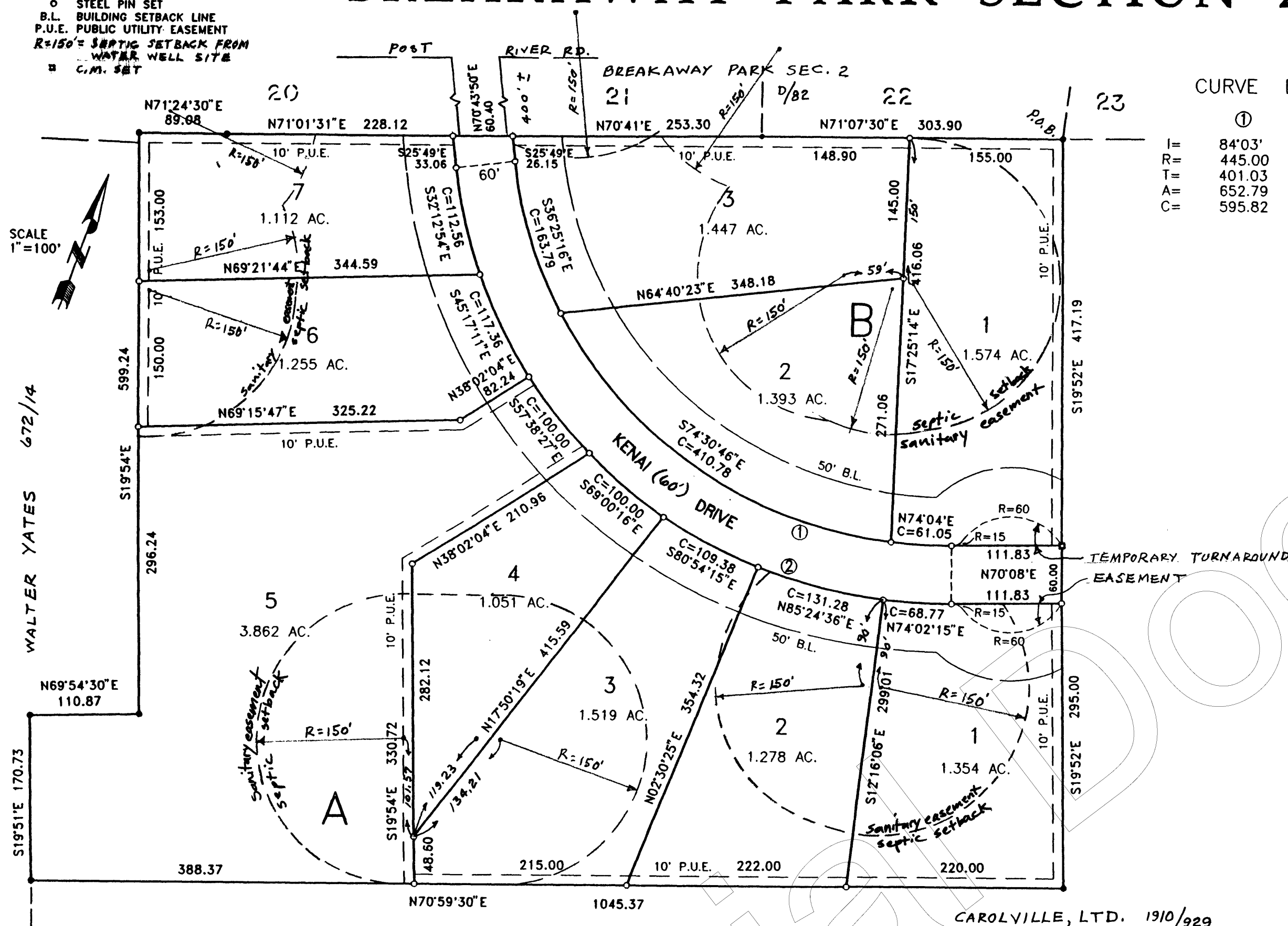
H - city of Austin

INSTRUMENT DATE - 9-28-94

FILE DATE - 1-26-95

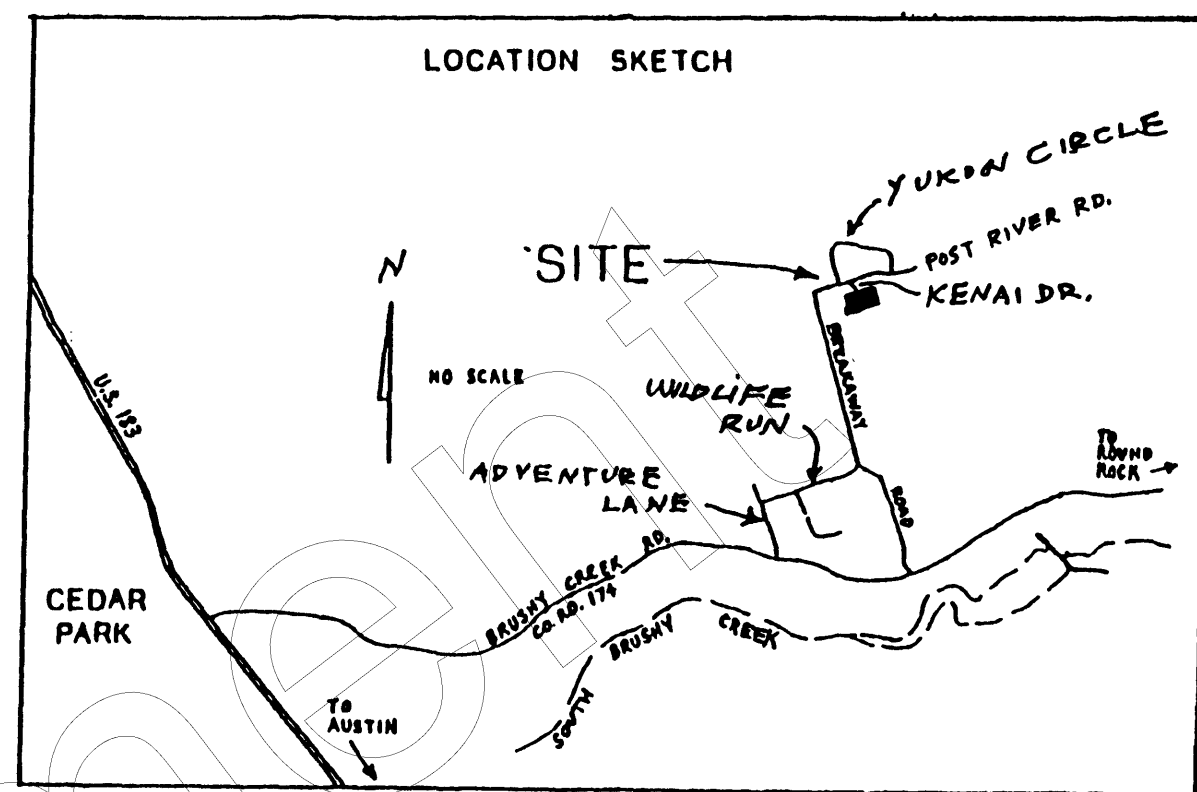
BREAKAWAY PARK SECTION 2A

Doc# : 9503603
 Rec. : 01-26-1995
 Date : 01-26-1995
 Time : 01:13:56 P.M.
 Filed & Recorded in
 Official Records
 of Williamson County,
 Texas
 CLERK
 J. M. BIZZELL
 COUNTY CLERK
 STEEL PIN SET
 B.L. BUILDING SETBACK LINE
 P.U.E. PUBLIC UTILITY EASEMENT
 R=150' = SETBACK SETBACK FROM
 WATER WELL SITE
 C.M. SET



CURVE DATA

	①	②
I=	84°03'	84°03'
R=	445.00	505.00
T=	401.03	455.10
A=	652.79	740.81
C=	595.82	676.15



STATE OF TEXAS:
 COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS:

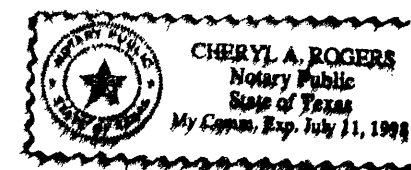
THAT WILSON LAND & CATTLE CO., INC., OWNER OF 17 ACRES OUT OF THE JOHN H. DILLARD SURVEY IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY VOL. 2349, PAGE 577 AND VOL. 2480 PAGE 286, WILLIAMSON COUNTY DEED RECORDS, ACTING BY AND THROUGH ITS PRESIDENT, WILL WILSON, SR., DOES HEREBY SUBDIVIDE SAID 17 ACRES IN ACCORDANCE WITH THIS PLAT, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS "BREAKAWAY PARK SECTION 2A", AND DO HEREBY DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS 28th DAY OF September, A.D. 1994.

Will Wilson, Sr.
 WILL WILSON, SR., PRESIDENT OF WILSON LAND & CATTLE CO., INC.
 9171 CAP. OF TX. HWY., AUSTIN, TX. 78759 CORPORATION

STATE OF TEXAS:
 COUNTY OF TRAVIS: THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 28 DAY OF September, A.D. 1994, BY WILL WILSON, SR., IN THE CAPACITY STATED.

Cheryl A. Rogers
 NOTARY PUBLIC, STATE OF TEXAS



APPROVED FOR ACCEPTANCE:

DATE: 10/26/94 BY: Tracy Watson FOR
 TRACY WATSON, ACTING DIRECTOR, DEPT. OF PLANNING & DEV.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE 12th DAY OF October, 1994 A.D.

Cathy Vasquez-R.
 SECRETARY CATHY VASQUEZ-REVILLA

Scott Roberts
 CHAIRPERSON SCOTT ROBERTS

DATE: JULY 20, 1994
 TOTAL ACREAGE: 17
 TOTAL NO. LOTS: 10
 TOTAL LENGTH OF NEW ROAD: 838 FT.

THIS SUBDIVISION HAS BEEN APPROVED FOR CENTRALIZED DELIVERY SERVICE AND THE STREET NAME IS APPROVED BY THE POST OFFICE.

APPROVED BY: *Lenon Futch*
 LENON FUTCH, POSTMASTER

BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF THE EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY, THE WILLIAMSON COUNTY FLOOD PLAIN REGULATIONS, AND WILLIAMSON COUNTY ON-SITE SEWERAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATION OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY HEALTH DISTRICT AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

Paulo Pinto
 PAULO PINTO
 DIRECTOR OF ENVIRONMENTAL SERVICES
 9/14/94
 DATE

WATER WELL NOTE:

WATER WELL SITES SHALL BE LOCATED 10' FROM SIDE AND/OR REAR LOT LINES EXCEPT WHERE INDICATED OTHERWISE.

DRIVEWAY PIPES:

BLOCK A - 24"
 BLOCK B - 18"

OWNER SHALL SUBMIT CONSTRUCTION PLANS FOR STREETS, ROADS AND DRAINAGE WITHIN A PLATTED SUBDIVISION FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION. THESE PLANS SHALL SHOW THE LOCATION OF ALL UNDERGROUND UTILITIES, INCLUDING WATER, SEWAGE, CABLE TELEVISION, POWER, GAS, TELEPHONE, AND STORM SEWERS.

PRIOR TO GRADING, ANY TYPE OF EARTH MOVING, CONSTRUCTION OF, OR UNDER THE LAND IN THIS SUBDIVISION, A DRAINAGE PLAN DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER SHALL BE SUBMITTED FOR THE PROPOSED DEVELOPMENT, AND MODIFICATIONS THEREOF TO THE ENGINEERING DEPARTMENT AND THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY FOR A REVIEW AND APPROVAL.

The owner of this subdivision hereby acknowledges that that it is the responsibility of the landowner, not the County, to assure compliance with the provisions of all applicable state, federal, and local laws and regulations relating to the environment, including (but not limited to) the Endangered Species Act, state Aquifer Regulations, and municipal Watershed Ordinances.

Cabinet L Slide 266

BREAKAWAY PARK SECTION 2A

19. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED 11-11-1994, AND RECORDED IN VOL. 2670 PAGE 19-31, IN THE WILLIAMSON COUNTY DEED RECORDS, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT.

20. FINISHED FLOOR ELEVATIONS FOR BUILDINGS IN THIS SUBDIVISION SHALL BE A MINIMUM OF 12 INCHES ABOVE ANY POINT ON THE LOT WITHIN 5 FEET OF THE PERIMETER OF THE BUILDING.

It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the County.

In approving this plat by the Commissioners Court of Williamson County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed in such streets, roads, and other public thoroughfares as shown on this plat, or in connection therewith, shall be the responsibility of the owner and/or developer of the tract of land covered by this plat, in accordance with the plans and specifications prescribed by the Commissioners Court of Williamson County, Texas, and said Court assumes no obligation to build or maintain any of the streets, roads, or other public thoroughfares shown on this plat, or of constructing any bridges or culverts in connection therewith. It is further understood that upon completion of the aforesaid obligations of the developer and 60% occupancy of the lots along the roadways and streets has been achieved, and all driveways and drainpipes have been installed, on written permission from the County Commissioner, the Commissioners Court assumes full responsibility for maintenance of said streets.

THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, John C. Doerfler, County Judge of Williamson County, Texas, do hereby certify that this map or plat, with written field notes shown hereon, and the Surveyors Certificate appearing hereon, that BREAKAWAY PARK SECTION 2A, having been duly presented to the Commissioners Court of Williamson County, Texas, and by said Court duly considered, were on this day approved, and said plat is authorized to be registered and recorded in the property records of the County Clerk of Williamson County, Texas.

DATE: 1-24-95

John C. Doerfler
John C. Doerfler, County Judge
Williamson County, Texas

THE STATE OF TEXAS
COUNTY OF WILLIAMSON

I, ELAINE BIZZELL, Clerk of the County Court, within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing, with its Certificate of Authentication, was filed for record in my office on the 26th day of January A.D. 1995, at 1 o'clock P.M., and was duly recorded on the 26th day of January A.D. 1995, at 1:13 o'clock P.M., in the Plat Records of said County, in Cabinet L at Slide(s) 265 & 266.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY,
AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST WRITTEN ABOVE:

ELAINE BIZZELL, Clerk, County Court, Williamson County, Texas

BY: Lillie Hargrett

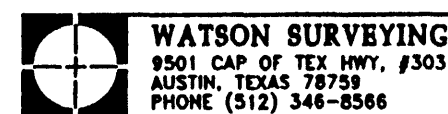


NOTES:

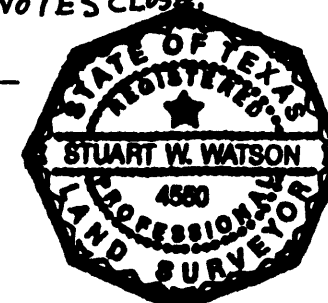
1. Water and wastewater service in this subdivision will be provided by private well and septic tank, by the end user of each lot, installed to Williamson County standards.
2. This site has no slopes with a grade over 15% and will have no cuts or fills over 4 feet.
3. No critical environmental features or water quality zones exist on this site.
4. All streets, roads, bridges, and drainage facilities shall be constructed and installed in accordance with City of Austin standards.
5. 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 1960, Page 440-444, of the Williamson County, Texas, Real Property Records.
6. The maintenance responsibility for the parkland tract, as recorded in Volume 1960, Page 440-444, of the Williamson County, Texas Real Property Records, shall remain with the owner of Breakaway Park Section 2A Subdivision, or his/her assigns. Williamson County, Texas is the owner of this approved parkland tract, and is not responsible for any maintenance, financially, materially, or physically, in regard to this parkland tract.
7. WATERSHED STATUS- This subdivision is located in the Brushy Creek watershed which is classified as a Water Supply Suburban Class III watershed and shall be developed, constructed and maintained in conformance with the terms and conditions of Chapter 13-2, Article V and Chapter 13-7, Article I of the City's Land Development Code. Land in this subdivision is restricted to impervious cover limits of Sections 13-2-543 and 13-2-544.
8. Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to LDC Section 13-7-14.
9. Detention/Sedimentation Basins are required for all development with impervious cover in excess of 20% of the Net Site Area of each lot pursuant to LDC Section 13-7-19.
10. Maintenance of the water quality controls required above shall be to the standards and specifications contained in Chapter 13-7, Article I, the Environmental Criteria Manual and regulations of the City.
11. The owner of this subdivision and his or her successors and assigns, assumes responsibilities for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Austin. The owner understands and acknowledges that plat vacation or replatting may be required, at the owners sole expense if plans to construct this subdivision do not comply with such codes and requirements.
12. This tract is not located within the Edwards Aquifer Recharge Zone.
13. 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.
14. 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.
15. The temporary turn around easement shall be vacated only after the Kenai Drive has been constructed, and approved by CITY OF AUSTIN, to the next street intersection.
16. 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 NO. 48491C0325 C, SEPT. 27, 1991, FOR WILLIAMSON COUNTY, TEXAS.

I, STUART W. 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 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. THE FIELD NOTES CLOSE.

DATED THIS 14 DAY OF JULY, 1994:



Stuart W. Watson
STUART W. WATSON
R.P.L.S. #4550



FIELD NOTES FOR 17 ACRES OF LAND OUT OF THE JOHN H. DILLARD SURVEY IN WILLIAMSON COUNTY, TEXAS:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 22, BREAKAWAY PARK SEC. 2, RECORDED IN CAB. D, SLIDES 82-83, WILLIAMSON COUNTY PLAT RECORDS;

THENCE WITH THE BOUNDARY OF SAID SEC. 2 THE FOLLOWING 5 COURSES: 1) S71°07'30"W 303.9 FT, 2) S70°41'W 253.3 FT, 3) S70°43'50"W 60.4 FT, 4) S71°01'31"W 228.12 FT, 5) S71°24'30"W 89.08 FT FOR CORNER;

THENCE S19°54'E 599.24 FT FOR CORNER;

THENCE S69°54'30"W 110.87 FT FOR CORNER;

THENCE S19°51'E 170.73 FT FOR CORNER;

THENCE N70°59'30"E 1045.37 FT FOR CORNER;

THENCE N19°52'E 772.19 FT TO THE PLACE OF BEGINNING, FROM WHICH THE NORTHWEST CORNER OF THE JOHN H. DILLARD SURVEY BEARS APPROX. N35°58'W 4775 FT.

17. NO STRUCTURE OR LAND ON THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION FORM TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.

18. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

INSTRUMENT # - DOC# 9512944

DEDICATOR - Fritz E. Robinson

Doc# : 9512944
Rec. \$ 81.00
Date : 04-04-1995
Time : 08:28:09 A.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
ELAINE BIZZELL
COUNTY CLERK

SUBDIVISION NAME - Breakaway Park, Section 1-A

MAP RECORDED IN CABINET L, SLIDE 344-345

PROPERTY FORMERLY KNOWN AS: 12.037 acres Samuel Damon Survey, WCT,
Vol. 535 pg. 363

INSTRUMENT DATE -

FILE DATE -

FILED FOR RECORD

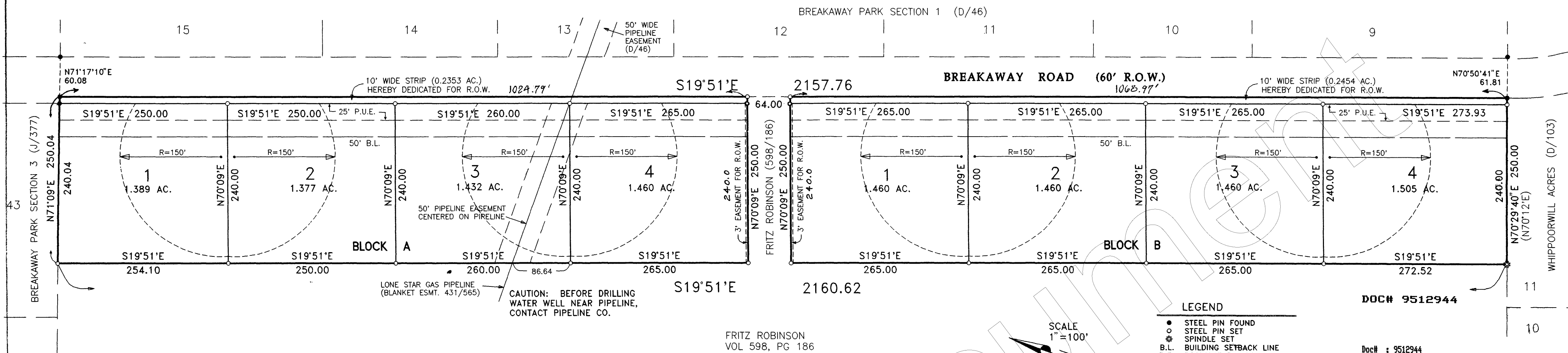
APR 04 1995

Elaine Bizzell
County Clerk, Williamson Co. TX

Hand to
Walter Yates

BREAKAWAY PARK SECTION 1-A FINAL PLAT

DATE: OCT. 7, 1994
 TOTAL ACREAGE: 12.0247 AC.
 TOTAL NO. LOTS: 8
 NEW ROAD: NONE



FRITZ ROBINSON
 VOL 598, PG 186

LEGEND

- STEEL PIN FOUND
- STEEL PIN SET
- * SPINDLE SET
- B.L. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- R=150' — SEPTIC SETBACK EASEMENT
- WATER WELL LOCATION

DOC# 9512944

Doc# : 9512944
 Rec. # 81.00
 Date : 04-04-1995
 Time : 08:28:09 A.M.
 Filed & Recorded in
 Official Records
 of Williamson County, TX.
 ELAINE BIZZELL
 COUNTY CLERK

APPROVED FOR ACCEPTANCE:

DATE: 3-22-95 BY: Steve Gleason
 DIRECTOR, DEPT. OF PLANNING & DEV.
 TRACY H. WATSON

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF
 THE CITY OF AUSTIN, TEXAS, THIS THE 21st DAY OF March,
 1995 A.D.

Cathy Vasquez-Rivilla
 SECRETARY CATHY VASQUEZ-REVILLA

M. Scott Roberts
 CHAIRPERSON SCOTT ROBERTS

STATE OF TEXAS:
 COUNTY OF WILLIAMSON: KNOW ALL MEN BY THESE PRESENTS:

THAT FRITZ E. ROBINSON, OWNER OF 12.0237 ACRES OUT OF THE SAMUEL DAMON
 SURVEY IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY VOL. 535 PAGE 363
 , WILLIAMSON COUNTY DEED RECORDS,

DOES HEREBY SUBDIVIDE SAID TRACT IN ACCORDANCE WITH THIS PLAT, SUBJECT
 TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS "BREAKAWAY PARK
 SECTION 1A, AND DO HEREBY DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS SHOWN
 HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND
 NOT RELEASED.

WITNESS MY HAND THIS 6th DAY OF January A.D. 1995.

Fritz E. Robinson
 FRITZ E. ROBINSON, 2007 BRUSHY CR. RD., 78613
 CEDAR PARK, TX.

STATE OF TEXAS:
 COUNTY OF WILLIAMSON:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 6th DAY OF January
 A.D. 1995, BY FRITZ ROBINSON, IN THE CAPACITY STATED.

April J. Mason
 NOTARY PUBLIC, STATE OF TEXAS

THIS SUBDIVISION HAS BEEN APPROVED FOR CENTRALIZED DELIVERY SERVICE AND
 THE STREET NAME IS APPROVED BY THE POST OFFICE.

APPROVED BY: Lenon Futch
 LENON FUTCH, POSTMASTER

The owner of this subdivision hereby acknowledges that that it is the re-
 sponsibility of the landowner, not the County, to assure compliance with the
 provisions of all applicable state, federal, and local laws and regulations
 relating to the environment, including (but not limited to) the Endangered
 Species Act, state Aquifer Regulations, and municipal Watershed Ordinances.

THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE
 SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS.
 THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY
 OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE
 DEPENDING ON SUBSEQUENT DEVELOPMENT.

OWNER SHALL SUBMIT CONSTRUCTION PLANS FOR STREETS, ROADS AND DRAINAGE WITHIN A
 PLATTED SUBDIVISION FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION. THESE PLANS
 SHALL SHOW THE LOCATION OF ALL UNDERGROUND UTILITIES, INCLUDING WATER, SEWAGE,
 CABLE TELEVISION, POWER, GAS, TELEPHONE, AND STORM SEWERS.

PRIOR TO GRADING, ANY TYPE OF EARTH MOVING, CONSTRUCTION OF, OR UNDER THE LAND IN
 THIS SUBDIVISION, A DRAINAGE PLAN DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER
 SHALL BE SUBMITTED FOR THE PROPOSED DEVELOPMENT, AND MODIFICATIONS THEREOF TO THE
 ENGINEERING DEPARTMENT AND THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY FOR A
 REVIEW AND APPROVAL.

Fritz E. Robinson
 FRITZ E. ROBINSON, OWNER

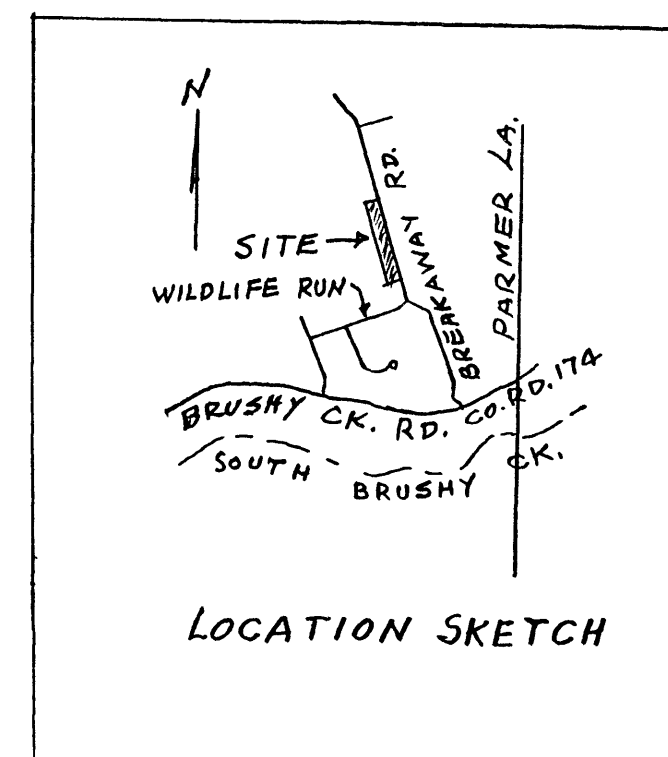
WATER WELLS SHALL BE LOCATED 80 FT FROM FRONT
 LOT LINE AND 10 FT FROM SIDE LOT LINE AS
 INDICATED.

DRIVEWAY PIPES SHALL BE 18 INCH DIA.

"Based upon the above representations of the engineer or
 surveyor whose seal is affixed hereto, and after a review of the
 plat as represented by the said engineer or surveyor, I find that
 this plat complies with the requirements of Edwards Aquifer Regula-
 tions for Williamson County, the Williamson County Flood Plain
 Regulations, and Williamson County On-Site Sewerage Facility
 Regulations. This certification is made solely upon such represen-
 tations and should not be relied upon for verifications of the
 facts alleged. The Williamson County Health District and William-
 son County disclaims any responsibility to any member of the public
 for independent verification of the representations, factual or
 otherwise, contained in this plat and the documents associated with
 it.

Paulo Pinto RS
 Paulo Pinto
 Director of Environmental Services

1/6/95
 Date



BREAKAWAY PARK SECTION 1-A

In approving this plat by the Commissioners' Court of Williamson County, Texas, it is understood that the building of all streets, roads, and other public thoroughfares and any bridges or culverts necessary to be constructed or placed is the responsibility of the owners of the tract of land covered by this plat in accordance with the plans and specifications prescribed by the Commissioners' Court of Williamson County, Texas. Said Commissioners' Court assumes no obligation to build or maintain any of the streets, roads, or other public thoroughfares shown on this plat or of constructing any of the bridges or culverts in connection therewith. It is further understood that upon completion of the aforesaid obligations of the Developer and either 60% occupancy of the lots along the roadways and streets in the subdivision has been achieved or the expiration of 2 years from the date of completion, and all driveway drainpipes have been installed, on written permission from the County Commissioners' Court, the County will assume full responsibility for maintenance of said streets and roads. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system and streets.

The County assumes no responsibility for the accuracy of representations by other parties in this plat. Flood plain data, in particular, may change depending on subsequent development.

It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the County.

THE STATE OF TEXAS COUNTY OF WILLIAMSON

I, John C. Doerfler, County Judge of Williamson County, Texas, do hereby certify that this map or plat, with written field notes shown hereon, and the Surveyors Certificate appearing hereon, that BREAKAWAY PARK SECTION 1A, having been duly presented to the Commissioners Court of Williamson County, Texas, and by said Court duly considered, were on this day approved, and said plat is authorized to be registered and recorded in the property records of the County Clerk of Williamson County, Texas.

DATE: 3-28-95

John C. Doerfler
John C. Doerfler, County Judge
Williamson County, Texas

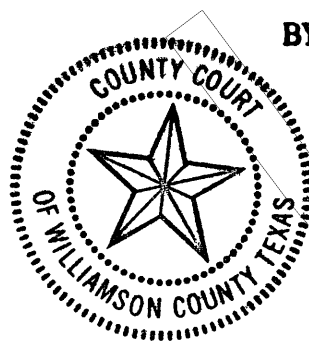
THE STATE OF TEXAS COUNTY OF WILLIAMSON

I, ELAINE BIZZELL, Clerk of the County Court, within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing, with its Certificate of Authentication, was filed for record in my office on the 31st day of March A.D. 1995, at 4:15 o'clock P M., and was duly recorded on the 4th day of April A.D. 1995, at 8:28 o'clock A M., in the Plat Records of said County, in Cabinet L at Slide(s) 344-345.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY,
AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST WRITTEN ABOVE:

ELAINE BIZZELL, Clerk, County Court, Williamson County, Texas

BY: Susan Belleu



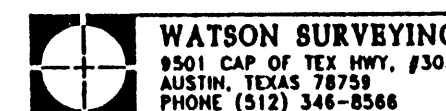
19. Sidewalks along the following streets are required to be constructed by the property owner after the abutting roadway is improved and concrete curbs are in place: Breakaway Road. Failure to construct the required sidewalks may result in the withholding of Certificates of Occupancy, building permits, or utility connections by the governing body or utility company.

NOTES:

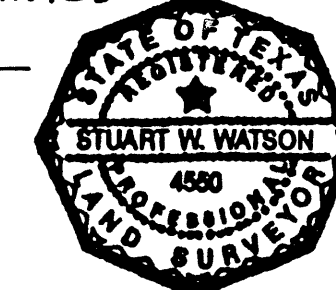
1. Water and wastewater service in this subdivision will be provided by private well and septic tank, by the end user of each lot, installed to Williamson County standards.
2. This site has no slopes with a grade over 15% and will have no cuts or fills over 4 feet.
3. No critical environmental features or water quality zones exist on this site.
4. All streets, roads, bridges, and drainage facilities shall be constructed and installed in accordance with City of Austin standards.
5. 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 1960, Page 440-444, of the Williamson County, Texas, Real Property Records.
6. The maintenance responsibility for the parkland tract, as recorded in Volume 1960, Page 440-444, of the Williamson County, Texas Real Property Records, shall remain with the owner of Breakaway Park Section 2A Subdivision, or his/her assigns. Williamson County, Texas is the owner of this approved parkland tract, and is not responsible for any maintenance, financially, materially, or physically, in regard to this parkland tract.
7. WATERSHED STATUS- This subdivision is located in the Brushy Creek watershed which is classified as a Water Supply Suburban Class III watershed and shall be developed, constructed and maintained in conformance with the terms and conditions of Chapter 13-2, Article V and Chapter 13-7, Article I of the City's Land Development Code. Land in this subdivision is restricted to impervious cover limits of Sections 13-2-543 and 13-2-544.
8. Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to LDC Section 13-7-14.
9. 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. (SEC. 13-2-472)
10. Maintenance of the water quality controls required above shall be to the standards and specifications contained in Chapter 13-7, Article I, the Environmental Criteria Manual and regulations of the City.
11. The owner of this subdivision and his or her successors and assigns, assumes responsibilities for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Austin. The owner understands and acknowledges that plat vacation or replatting may be required, at the owners sole expense if plans to construct this subdivision do not comply with such codes and requirements.
12. This tract is not located within the Edwards Aquifer Recharge Zone.
13. 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.
14. 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.
15. FINISHED FLOOR ELEVATIONS FOR BUILDINGS IN THIS SUBDIVISION SHALL BE A MINIMUM OF 12 INCHES ABOVE ANY POINT ON THE LOT WITHIN 5 FEET OF THE PERIMETER OF THE BUILDING.
16. 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 NO. 48491C0325 C, SEPT. 27, 1991, FOR WILLIAMSON COUNTY, TEXAS.

I, STUART W. 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 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. THE FIELD NOTES CLOSE.

DATED THIS 14 DAY OF SEPT., 1994: Stuart Watson



STUART W. WATSON
R.P.L.S. #4550



FIELD NOTES FOR 12.038 ACRES OUT OF THE SAMUEL DAMON SURVEY IN WILLIAMSON COUNTY, TEXAS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 43, BREAKAWAY PARK SECTION 3, RECORDED IN CAB. J, SLIDE 377, WILLIAMSON COUNTY PLAT RECORDS;
THENCE N71°09'E 10 FT TO PIN FOUND IN WEST LINE OF BREAKAWAY (60') ROAD FOR CORNER;
THENCE WITH THE WEST LINE OF BREAKAWAY ROAD, S19°51'E 2157.76 FT TO PIN FOUND AT NORTHWEST CORNER OF LOT 11, WHIPPOORWILL ACRES FOR CORNER;
THENCE ALONG THE NORTH LINE OF SAID LOT 11, S70°29'40"W 250 FT FOR CORNER;
THENCE N19°51'W 1067.52 FT FOR CORNER;
THENCE N70°09'E 240 FT FOR CORNER; THENCE N19°51'W 64 FT FOR CORNER;
THENCE S70°09'W 240 FT FOR CORNER; THENCE N19°51'W 1029.1 FT FOR CORNER;
THENCE WITH THE SOUTH LINE OF SAID LOT 43, N71°09'E 240.04 FT TO THE PLACE OF BEGINNING, FROM WHICH THE NORTHEAST CORNER OF THE SAMUEL DAMON SURVEY BEARS APPROX. N15°25'W 5157.3 FT.

17. NO STRUCTURE OR LAND ON THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION FORM TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.

18. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.