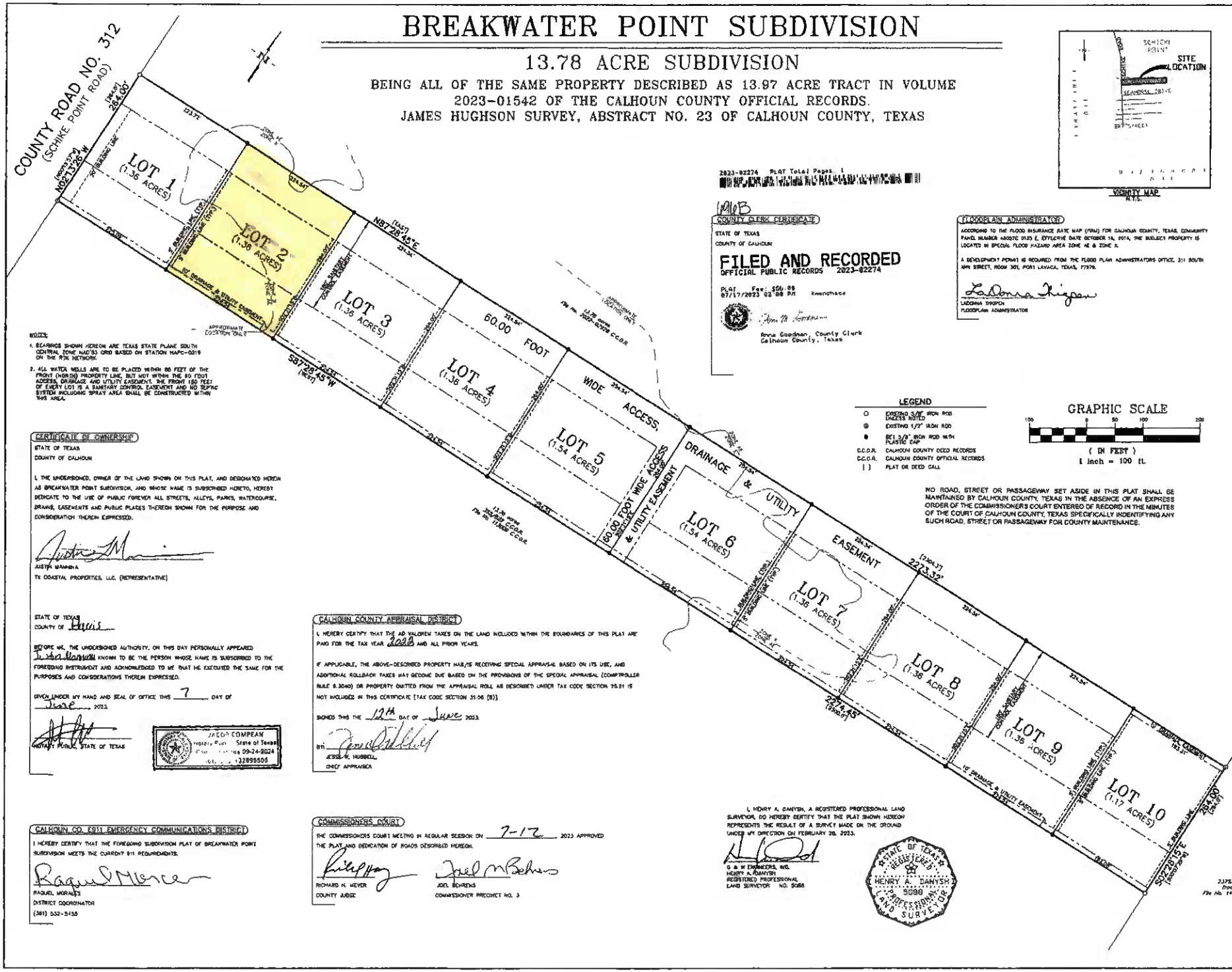
BREAKWATER POINT SUBDIVISION

13.78 ACRE SUBDIVISION

BEING ALL OF THE SAME PROPERTY DESCRIBED AS 13.97 ACRE TRACT IN VOLUME 2023-01542 OF THE CALHOUN COUNTY OFFICIAL RECORDS.
JAMES HUGHSON SURVEY, ABSTRACT NO. 23 OF CALHOUN COUNTY, TEXAS



VICINITY MAP
N.T.S.

2023-02274 PLAT Total Pages: 1

COUNTY CLERK CERTIFICATE

STATE OF TEXAS
COUNTY OF CALHOUN

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2023-02274

PLAT Fee: $50.00
07/17/2023 02:00 PM Kmonchace

Anna Goodman, County Clerk
Calhoun County, Texas

FLOODPLAIN ADMINISTRATOR

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CALHOUN COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48057C 0125 E, EFFECTIVE DATE OCTOBER 16, 2014, THE SUBJECT PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREA ZONE AE & ZONE X.

A DEVELOPMENT PERMIT IS REQUIRED FROM THE FLOOD PLAIN ADMINISTRATORS OFFICE, 211 SOUTH ANN STREET, ROOM 301, PORT LAVACA, TEXAS, 77979.

LADONNA THIGPEN
FLOODPLAIN ADMINISTRATOR

NOTES:

1. BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE SOUTH CENTRAL ZONE NAD'83 GRID BASED ON STATION NAPC-0219 ON THE RTK NETWORK.
2. ALL WATER WELLS ARE TO BE PLACED WITHIN 50 FEET OF THE FRONT (NORTH) PROPERTY LINE, BUT NOT WITHIN THE 60 FOOT ACCESS, DRAINAGE AND UTILITY EASEMENT. THE FRONT 150 FEET OF EVERY LOT IS A SANITARY CONTROL EASEMENT AND NO SEPTIC SYSTEM INCLUDING SPRAY AREA SHALL BE CONSTRUCTED WITHIN THIS AREA.

LEGEND

○	EXISTING 3/8" IRON ROD UNLESS NOTED
⊗	EXISTING 1/2" IRON ROD
●	SET 3/8" IRON ROD WITH PLASTIC CAP
D.C.D.R.	CALHOUN COUNTY DEED RECORDS
C.C.O.R.	CALHOUN COUNTY OFFICIAL RECORDS
( )	PLAT OR DEED CALL

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

NO ROAD, STREET OR PASSAGEWAY SET ASIDE IN THIS PLAT SHALL BE MAINTAINED BY CALHOUN COUNTY, TEXAS IN THE ABSENCE OF AN EXPRESS ORDER OF THE COMMISSIONER'S COURT ENTERED OF RECORD IN THE MINUTES OF THE COURT OF CALHOUN COUNTY, TEXAS SPECIFICALLY INDENTIFYING ANY SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

CERTIFICATE OF OWNERSHIP

STATE OF TEXAS
COUNTY OF CALHOUN

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS BREAKWATER POINT SUBDIVISION, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSE, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

JUSTIN MANNINA
TX COASTAL PROPERTIES, LLC. (REPRESENTATIVE)

STATE OF TEXAS
COUNTY OF Harris

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. Mannina KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7 DAY OF June 2023.

NOTARY PUBLIC, STATE OF TEXAS

JACOB COMPEAN
Notary Public State of Texas
Comm. Exp. 09-24-2024
ID. 132895505

CALHOUN COUNTY APPRAISAL DISTRICT

I, HEREBY CERTIFY THAT THE AD VALOREM TAXES ON THE LAND INCLUDED WITHIN THE BOUNDARIES OF THIS PLAT ARE PAID FOR THE TAX YEAR 2022 AND ALL PRIOR YEARS.

IF APPLICABLE, THE ABOVE-DESCRIBED PROPERTY HAS/IS RECEIVING SPECIAL APPRAISAL BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL APPRAISAL (COMPTROLLER RULE 9.3040) OR PROPERTY OMITTED FROM THE APPRAISAL ROLL AS DESCRIBED UNDER TAX CODE SECTION 25.21 IS NOT INCLUDED IN THIS CERTIFICATE [TAX CODE SECTION 31.06 (B)].

SIGNED THIS THE 12th DAY OF June 2023.

BY: JESSICA HUGHELL
CHIEF APPRAISER

CALHOUN CO. E911 EMERGENCY COMMUNICATIONS DISTRICT

I HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT OF BREAKWATER POINT SUBDIVISION MEETS THE CURRENT 911 REQUIREMENTS.

RAQUEL MORALES
DISTRICT COORDINATOR
(361) 552-5455

COMMISSIONERS COURT

THE COMMISSIONERS COURT MEETING IN REGULAR SESSION ON 7-17 2023 APPROVED THE PLAT AND DEDICATION OF ROADS DESCRIBED HEREON.

RICHARD H. MEYER
COUNTY JUDGE

JOEL BEHRENS
COMMISSIONER PRECINCT NO. 3

I, HENRY A. DANYSH, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON REPRESENTS THE RESULT OF A SURVEY MADE ON THE GROUND UNDER MY DIRECTION ON FEBRUARY 28, 2023.

G & W ENGINEERS, INC.
HENRY A. DANYSH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5088

STATE OF TEXAS
REGISTERED
HENRY A. DANYSH
5088
PROFESSIONAL
LAND SURVEYOR

2375.3 acre
Tract One
File No. 142100 C.C.O.R.

DRAWN BY:	J.H.D.
CHECKED BY:	H.A.D.
DATE:	APRIL 20, 2023
SCALE:	1" = 100'

G & W ENGINEERS, INC.
ENGINEERING • SURVEYING • PLANNING
205 W. LIVE OAK STREET, PORT LAVACA, TEXAS 77979
TBPLS FIRM NO.: 10022100
(361) 552-4509: PORT LAVACA (979) 323-7100: BAY CITY

FILE NO.:	10746-001
JOB NO.:	10746-001
SHEET NO.:	1 OF 1

FINAL PLAT