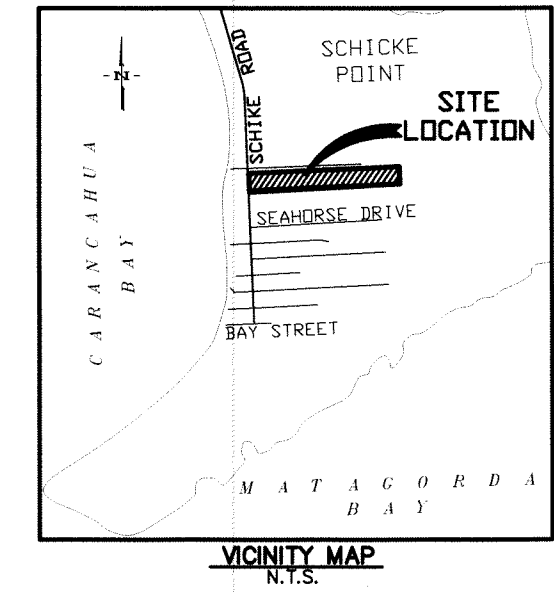


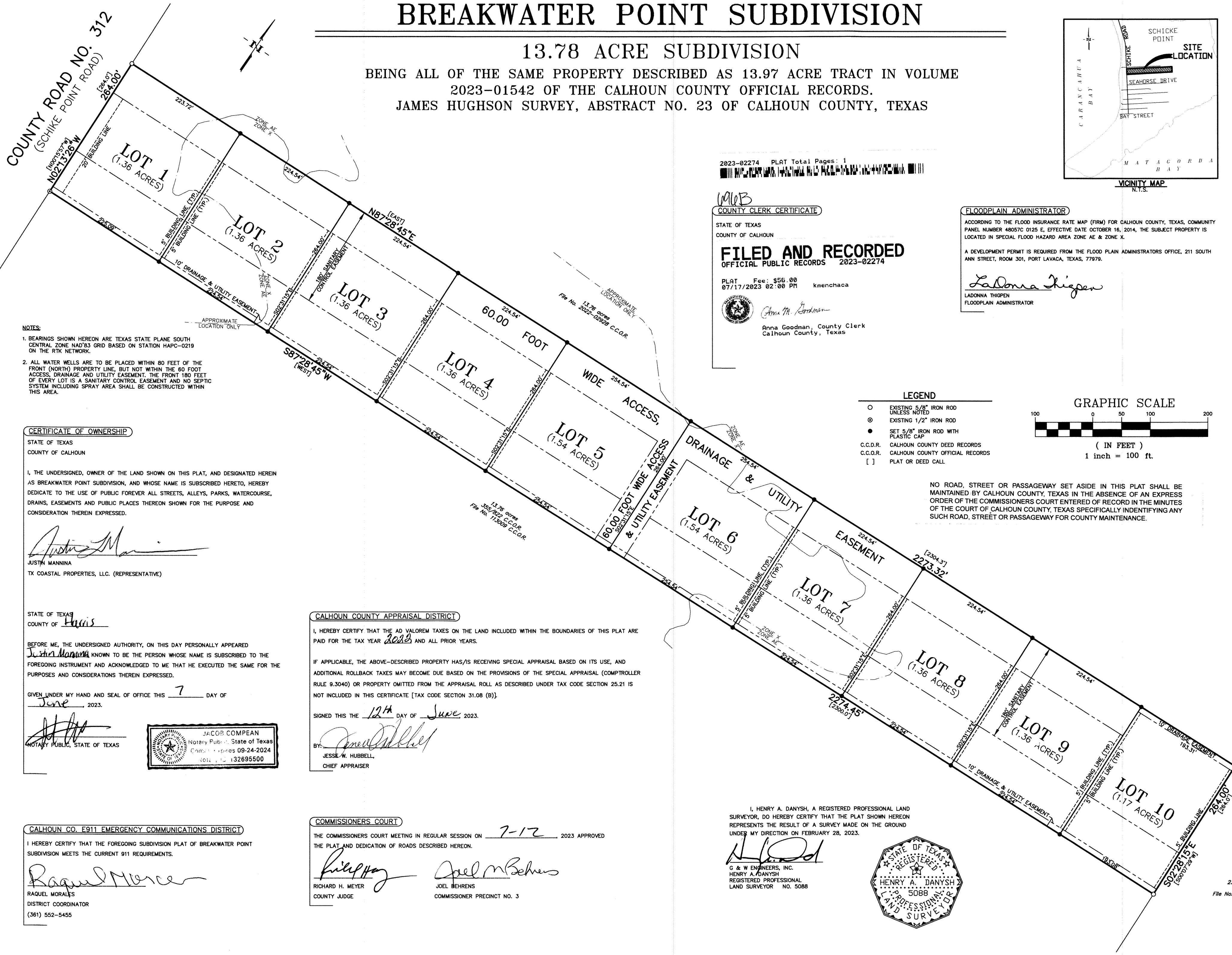
# BREAKWATER POINT SUBDIVISION

## 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



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



**NOTES:**  
1. BEARINGS SHOWN HEREON ARE TEXAS STATE PLANE SOUTH CENTRAL ZONE NAD'83 GRID BASED ON STATION HAPC-0219 ON THE RTK NETWORK.  
2. ALL WATER WELLS ARE TO BE PLACED WITHIN 80 FEET OF THE FRONT (NORTH) PROPERTY LINE, BUT NOT WITHIN THE 60 FOOT ACCESS, DRAINAGE AND UTILITY EASEMENT. THE FRONT 180 FEET OF EVERY LOT IS A SANITARY CONTROL EASEMENT AND NO SEPTIC SYSTEM INCLUDING SPRAY AREA SHALL BE CONSTRUCTED WITHIN THIS AREA.

**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*  
JUSTIN MANNINA  
TX COASTAL PROPERTIES, L.L.C. (REPRESENTATIVE)

STATE OF TEXAS  
COUNTY OF Harris  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Justin 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.  
*Jacob Compean*  
NOTARY PUBLIC, STATE OF TEXAS  
JACOB COMPEAN  
Notary Public, State of Texas  
Commission Expires 09-24-2024  
Notary ID: 132695500

**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 2023 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 31.08 (B)].  
SIGNED THIS THE 12th DAY OF June 2023.  
BY: *Jesse W. Hubbell*  
JESSE W. HUBBELL  
CHIEF APPRAISER

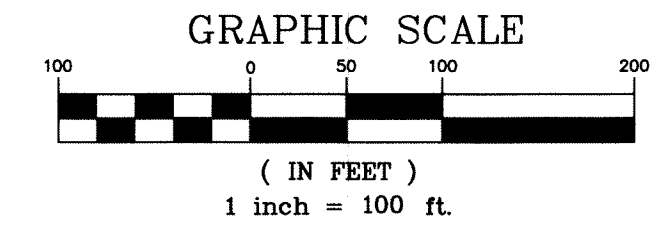
**CALHOUN CO. E911 EMERGENCY COMMUNICATIONS DISTRICT**  
I HEREBY CERTIFY THAT THE FOREGOING SUBDIVISION PLAT OF BREAKWATER POINT SUBDIVISION MEETS THE CURRENT 911 REQUIREMENTS.  
*Raquel Morales*  
RAQUEL MORALES  
DISTRICT COORDINATOR  
(361) 552-5455

**COMMISSIONERS COURT**  
THE COMMISSIONERS COURT MEETING IN REGULAR SESSION ON 7-12, 2023 APPROVED THE PLAT AND DEDICATION OF ROADS DESCRIBED HEREON.  
*Richard H. Meyer* *Joel Behrens*  
RICHARD H. MEYER  
COUNTY JUDGE  
JOEL BEHRENS  
COMMISSIONER PRECINCT NO. 3

2023-02274 PLAT Total Pages: 1  
**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2023-02274  
PLAT Fee: \$56.00  
07/17/2023 02:00 PM knenchaca  
Anna M. Goodman  
Anna Goodman, County Clerk  
Calhoun County, Texas

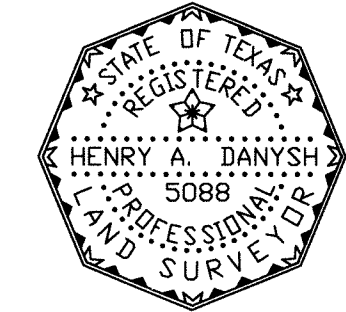
**FLOODPLAIN ADMINISTRATOR**  
ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR CALHOUN COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48057C 0125 E, EFFECTIVE DATE OCTOBER 16, 2014, THE SUBJECT PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREA ZONE AE & ZONE X.  
A DEVELOPMENT PERMIT IS REQUIRED FROM THE FLOOD PLAIN ADMINISTRATORS OFFICE, 211 SOUTH ANN STREET, ROOM 301, PORT LAVACA, TEXAS, 77979.  
*Ladonna Thigpen*  
LADONNA THIGPEN  
FLOODPLAIN ADMINISTRATOR

**LEGEND**  
○ EXISTING 5/8" IRON ROD UNLESS NOTED  
● EXISTING 1/2" IRON ROD  
● SET 5/8" IRON ROD WITH PLASTIC CAP  
C.C.D.R. CALHOUN COUNTY DEED RECORDS  
C.C.O.R. CALHOUN COUNTY OFFICIAL RECORDS  
[ ] PLAT OR DEED CALL



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 COMMISSIONERS COURT ENTERED OF RECORD IN THE MINUTES OF THE COURT OF CALHOUN COUNTY, TEXAS SPECIFICALLY IDENTIFYING ANY SUCH ROAD, STREET OR PASSAGEWAY FOR COUNTY MAINTENANCE.

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



**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

2375.5 acres  
Tract One  
File No. 142100 C.C.O.R.