

WILLIAMSON COUNTY CLERK
OFFICIAL PUBLIC RECORDS

DOCUMENT NUMBER 8421363

WAS ASSIGNED TO A SUBDIVISION AND

CAN BE FOUND IN THE PLAT RECORDS

IN CABINET F SLIDE(S) 53

MILWOOD SECTION TWENTY SIX-A

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT, MILWOOD JOINT VENTURE II, A TEXAS JOINT VENTURE COMPOSED OF BILL MILBURN, INCORPORATED AND PALMAR ASSOCIATES, LTD., ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING ITS HOME OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH THE UNDERSIGNED OWNERS OF THAT CERTAIN TRACT OF LAND OUT OF THE W.J. BAKER SURVEY, ABSTRACT NO. 10, AND THE W.J. BAKER SURVEY, ABSTRACT NO. 64, SITUATED IN TRAVIS AND WILLIAMSON COUNTIES, TEXAS, CONVEYED BY DEED RECORDED IN VOLUME 8256, PAGE 372, OF THE DEED RECORDS, TRAVIS COUNTY, TEXAS, AND VOLUME 946, PAGE 853, OF THE WILLIAMSON COUNTY, TEXAS DEED RECORDS, DO HEREBY SUBDIVIDE 29.73 ACRES OF LAND IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, TO BE KNOWN AS "MILWOOD SECTION TWENTY-SIX-A", AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS, SHOWN HEREON.

WITNESS OUR HANDS, THIS THE 1 DAY OF May, 1984, A.D.

MILWOOD JOINT VENTURE II
By: BILL MILBURN INCORPORATED, JOINT VENTURER

Bill Milburn
BILL MILBURN, PRESIDENT
11911 Burnet Road, Austin, Texas 78758

By: PALMAR ASSOCIATES, LTD., A Texas Partnership

A.H. Robinson, III
A.H. ROBINSON, III, General Partner
P.O. Box 9556, Austin, Texas 78766
John Oscar Robinson
JOHN OSCAR ROBINSON, General Partner
P.O. Box 9556, Austin, Texas 78766

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

WITNESS MY HAND AND SEAL OF OFFICE,
THIS THE 1 DAY OF May, 1984, A.D.

Donna Poir
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
MY COMMISSION EXPIRES: 11-13-84

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

WITNESS MY HAND AND SEAL OF OFFICE,
THIS THE 1 DAY OF May, 1984, A.D.

Donna Poir
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
MY COMMISSION EXPIRES: 11-13-84

STATE OF TEXAS:
COUNTY OF TRAVIS:

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

WITNESS MY HAND AND SEAL OF OFFICE,
THIS THE 1 DAY OF May, 1984, A.D.

Donna Poir
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
MY COMMISSION EXPIRES: 11-13-84

APPROVED FOR ACCEPTANCE:

DATE: 5-22-84

Lilas Kinch
LILAS KINCH, ACTING DIRECTOR, OFFICE OF LAND DEVELOPMENT SERVICES

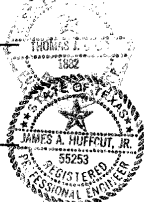
ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION, CITY OF AUSTIN, THIS THE 22 DAY OF MAY, 1984, A.D.

Ed Wendler Jr.
SECRETARY ED WENDLER JR.

Gilbert M. Martinez
GILBERT M. MARTINEZ, CHAIRMAN

I, THOMAS J. DODD, 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 CODES, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY: Thomas J. Dodd DATE: 4-30-84
THOMAS J. DODD, P.E. NO. 1882
CARLSON, DIPPEL & MARX SURVEYING COMPANY
2499 Capital of Texas Highway, Suite #105
Austin, Texas 78746



ENGINEERING BY: James A. Huffrut, Jr. DATE: 4-26-84
CARLSON & DIPPEL, INCORPORATED
2499 Capital of Texas Highway, Suite #204
Austin, Texas 78746

	1.	2.	3.	4.	5.	6.	7.	8.	9.	10.
I	90°00'00"	48°45'00"	39°47'00"	49°40'00"	49°40'00"	88°55'30"	85°53'15"	60°42'00"	61°15'15"	97°02'00"
R	15.00	229.64	179.64	734.70	784.70	15.0	15.0	192.92	242.92	15.0
T	15.0	99.26	65.00	340.00	363.14	14.72	13.96	112.96	143.82	16.96
A	23.56	187.38	124.74	636.88	680.21	23.28	22.49	204.38	259.70	25.40
C	21.21	182.22	122.24	617.12	659.12	21.01	20.44	194.96	247.51	22.47
I	18°20'00"	18°20'00"	18°20'00"	18°20'00"	39°50'00"	39°50'00"	36°39'30"	148°44'00"	75°25'00"	54°25'00"
R	668.48	718.48	175.0	325.0	257.31	307.31	30.00	50.00	64.68	250.00
T	107.87	115.94	28.24	36.31	93.23	111.35	9.94	---	50.0	128.53
A	213.90	229.90	56.0	71.99	178.89	213.65	19.19	129.79	85.13	237.44
C	212.99	228.92	55.76	71.69	175.31	209.37	18.87	---	79.11	228.61
I	54°25'00"	52°00'00"	5°20'00"	15°00'00"	85°20'15"	247°58'30"	67°58'30"	---	---	---
R	200.0	400.0	350.0	1950.36	15.0	50.0	30.0	---	---	---
T	102.82	18.63	16.30	256.77	13.83	---	20.23	---	---	---
A	189.95	37.23	32.58	510.60	22.34	216.40	35.59	---	---	---
C	182.89	37.22	32.57	509.14	20.33	---	33.54	---	---	---

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MILWOOD SECTION TWENTY SIX-A

FIELD NOTES

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND PART OF THE W.J. BAKER SURVEY ABSTRACT NO. 10, AND THE W.J. BAKER SURVEY ABSTRACT NO. 64, SITUATED IN WILLIAMSON AND TRAVIS COUNTIES, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND PART OF THAT CERTAIN TRACT OF LAND CONVEYED IN A DEED TO MILWOOD JOINT VENTURE II, OF RECORD IN VOLUME 8256, PAGE 372, OF THE TRAVIS COUNTY, TEXAS DEED RECORDS, AND VOLUME 946, PAGE 853, WILLIAMSON COUNTY, TEXAS DEED RECORDS, SAID TRACT BEING 29.73 ACRES OF LAND, MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT an iron stake for the northeast corner of the herein described tract, from which the northeast corner of Dallas Drive, a dedicated street being 'out of Milwood Section Twenty-Three, a subdivision of record in Plat Book 83, Pages 216C-217A, Plat Records, Travis County, Texas, bears S 54°30'00" W, 106.64 feet, AND N 47°00'00" W, 700 FEET. THENCE, WITH THE SOUTHERLY LINE OF THE HEREIN DESCRIBED TRACT, THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES, NUMBERED ONE (1) THROUGH ELEVEN (11):

1. S 47°00'00" W, 106.64 FEET
2. N 41°00'00" W, 700.00 FEET
3. S 43°00'00" W, 176.00 feet to the beginning of a curve,
4. With said curve to the right, having a radius of 1,950.36 feet, an arc distance of 510.60 feet, and whose chord bears S 50°30'00" W, 509.14, feet,
5. S 58°00'00" W, 28.84 feet,
6. N 32°00'00" W, 116.17 feet,
7. S 56°00'00" W, 178.98 feet,
8. S 58°00'00" W, 160.12 feet,
9. S 65°48'00" W, 595.63 feet,
10. S 67°43'15" W, 55.76 feet,
11. S 85°06'30" W, 133.89 feet to an iron stake for the southwest corner of the herein described tract,

THENCE, with the westerly line of the herein described tract, the following nine (9) courses and distances, numbered one (1) through nine (9):

1. N 10°50'00" E, 150.00 feet,
2. N 35°10'00" E, 150.00 feet,
3. N 52°45'00" E, 175.0 feet,
4. N 32°10'00" E, 120.0 feet,
5. N 20°15'00" E, 110.0 feet,
6. N 11°00'00" E, 270.0 feet,
7. N 02°10'00" W, 480.0 feet,
8. N 10°00'00" W, 70.0 feet,
9. N 17°40'00" E, 110.0 feet to the most westerly-northwest point of the herein described tract,

THENCE, with the northerly line of the herein described tract, the following eight (8) courses and distances, numbered one (1) through eight (8):

1. S 49°25'30" E, 108.38 feet to a point in a curve,
2. With said curve to the right, having a radius of 50.0 feet, an arc distance of 41.16 feet, and whose chord bears N 64°01'30" E, 40.01 feet,
3. N 16°01'00" W, 105.75 feet,
4. N 73°15'00" E, 140.0 feet,
5. S 86°05'00" E, 150.0 feet,
6. S 74°00'00" E, 75.0 feet,
7. S 52°20'00" E, 892.0 feet,
8. S 47°30'00" E, 230.0 feet to the PLACE OF BEGINNING containing 29.73 acres of land.

THIS SUBDIVISION HAS BEEN APPROVED BY THE WILLIAMSON COUNTY HEALTH OFFICE FOR 137 LOTS WHICH WILL BE SERVED BY THE NORTH AUSTIN M.U.D. #1.

DATE: 5/1/84

Charles Skrovan
CLARENCE SKROVAN, DIRECTOR

DETENTION NOTE: PRIOR TO CONSTRUCTION ON THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN, PUBLIC WORKS, DEPARTMENT, FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN. RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF PONDING OR OTHER APPROVED METHODS.

NOTE: THE UNITED STATES POST OFFICE OF THE CITY OF AUSTIN, TEXAS, HEREBY APPROVES THE STREETS DEDICATED BY THIS SUBDIVISION PLAT.

DATE: 5/2/84

W.D. Creed
POSTMASTER, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

NOTE: 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 MODIFICATIONS THEREOF TO THE ENGINEERING DEPARTMENT OF THE CITY OF AUSTIN, (WHEN APPLICABLE) AND THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, FOR REVIEW AND APPROVAL.

IN APPROVING THIS PLAT BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER OF THE TRACT OF LAND COVERED BY THIS PLAT, IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND SAID COMMISSIONER'S 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 60% OCCUPANCY OF THE LOTS ALONG THE ROADWAYS AND STREETS IN THE SUBDIVISION HAS BEEN ACHIEVED, AND ALL DRIVEWAY DRAINPIPES HAVE BEEN INSTALLED ON WRITTEN PERMISSION FROM THE COUNTY COMMISSIONER'S COURT, ASSUMES FULL RESPONSIBILITY FOR MAINTENANCE OF SAID STREETS, ROADS.

IT IS FURTHER UNDERSTOOD THAT THE ENFORCEMENT OF THE PLAT RESTRICTIONS IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER; HOWEVER, THE CITY AND THE 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 PERMITS UNLESS OR UNTIL THE REQUIREMENTS OF THE PLAT RESTRICTIONS HAVE BEEN ACHIEVED.

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: I, TIMOTHY MARESH, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT "MILWOOD SECTION TWENTY-SIX-A" A SUBDIVISION, HAS BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY SAID COURT DULY CONSIDERED, WAS ON THIS DAY APPROVED, AND SAID PLT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

DATE: June 18, 1984

Timothy G. Marsh
TIMOTHY G. MARESH, COUNTY JUDGE, WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: I, JAMES N. BOYDSTON, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THIS THE 26th DAY OF June, 1984, A.D., AT 11:15 O'CLOCK A.M., AND DULY RECORDED THIS THE 26th DAY OF June, 1984, A.D., AT 1:50 O'CLOCK P.M. IN THE PLAT RECORDS, OF SAID COURT IN CABINET F, SLIDES 53-55.

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

Flaine Bizzell
DEPUTY

James N. Boydston
JAMES N. BOYDSTON, CLERK/COUNTY COURT,
WILLIAMSON COUNTY, TEXAS

SIDEWALK NOTE: SIDEWALK SHALL BE LOCATED ON THE EAST SIDE OF GREYBULL TRAIL, SOUTH SIDE OF KERRVILLE FOLKWAY, SOUTH SIDE OF PINE BLUFFS TRAIL, NORTH SIDE OF BUCCANEER TRAIL, WEST SIDE OF GREEN RIVER TRAIL, ONE SIDE OF ROCK SPRINGS LOVE, AND THE SUBDIVISION SIDE OF DALLAS DRIVE.

NOTE: NO LOT SHALL BE OCCUPIED TILL CONNECTION IS MADE TO THE NORTH AUSTIN MUNICIPAL UTILITY DISTRICT #1.

THE 100 YEAR FLOOD PLAIN SHALL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN.

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