

PLAT DEDICATION CORRECTION

STATE OF TEXAS §  
COUNTY OF WILLIAMSON § 10574

This Plat Dedication Correction is executed this 14 day of March, 1985 by MILWOOD JOINT VENTURE, II, a Texas joint venture composed of Bill Milburn, Inc., a Texas corporation and Palmar Associates, Ltd., a Texas limited partnership.

W I T N E S S E T H :

WHEREAS, on June 26, 1984, the subdivision plat of Milwood Section Twenty Six-A (the "Plat") was recorded in Cabinet F, Slides 53, 54, and 55, Plat Records of Williamson County, Texas; and

WHEREAS, the dedication on the Plat stated that the property subdivided lies within Travis and Williamson Counties, and was conveyed by Deed recorded in Volume 8256, Page 372, of the Deed Records of Travis County, Texas and conveyed by Deed recorded in Volume 946, Page 853, of the Deed Records of Williamson County, Texas and such dedication should have stated that the property subdivided was conveyed by Deed recorded in Volume 946, Page 853, of the Deed Records of Williamson County, Texas and conveyed by Deed recorded in Volume 1104, Page 761, Official Records of Williamson County, Texas, and that said subdivision lies wholly within Williamson County, Texas.

WHEREAS, the undersigned desires to correct such mistake;

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned hereby corrects the dedication on the Plat by stating that the property subdivided was conveyed by Deed recorded in Volume 946, Page 853, of the Deed Records of Williamson County,

Texas and conveyed by Deed recorded in Volume 1104, Page 761, Official Records of Williamson County, Texas and that said subdivision lies wholly within Williamson County, Texas.

MILWOOD JOINT VENTURE, II,  
a Texas joint venture

By: BILL MILBURN, INC.,  
a Texas corporation,  
Joint Venturer

By: Michael L. Cook  
MICHAEL L. COOK,  
Vice-President

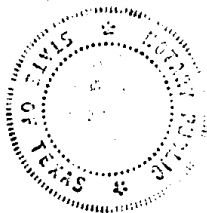
By: PALMAR ASSOCIATES, LTD.,  
a Texas limited partnership,  
Joint Venturer

By: A.H. Robinson III  
A.H. ROBINSON, III,  
General Partner

By: John Oscar Robinson  
JOHN OSCAR ROBINSON,  
General Partner

THE STATE OF TEXAS     §  
  §  
COUNTY OF TRAVIS     §

This instrument was acknowledged before me on the 14th day of March, 1985 by MICHAEL L. COOK, Vice President of BILL MILBURN, INC., a Texas corporation, Joint Venturer of MILWOOD JOINT VENTURE, II, on behalf of said joint venture.



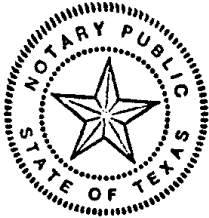
Renae Monroe  
Notary Public in and for  
The State of Texas

Renae Monroe  
Typed or Printed Name of Notary

My commission expires: 4-6-85

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 18<sup>th</sup> day of March, 1985 by A.H. ROBINSON, III, General Partner of PALMAR ASSOCIATES, LTD, a Texas limited partnership, Joint Venturer of MILWOOD JOINT VENTURE, II, a Texas joint venture, on behalf of said joint venture.



James W. Brock  
Notary Public in and for  
The State of Texas

JAMES W. BROCK

Typed or Printed Name of Notary

My commission expires: 6-30-88

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 18<sup>th</sup> day of March, 1985 by JOHN OSCAR ROBINSON, General Partner of PALMAR ASSOCIATES, LTD, a Texas limited partnership, Joint Venturer of MILWOOD JOINT VENTURE, II, a Texas joint venture, on behalf of said joint venture.



James W. Brock  
Notary Public in and for  
The State of Texas

JAMES W. BROCK

Typed or Printed Name of Notary

My commission expires: 6-30-88

TRAVIS TITLE CO.  
ONE PARK NORTH  
8200 MOPAC, SUITE 240  
AUSTIN, TEXAS 78759

Charge to:  
Travis Title Co.  
G.F.# 850110502  
Buyers Name

Milwood Joint Venture II (b.w)

James W. Brock  
COUNTY CLERK

FILED FOR RECORD  
1985 MAR 26 AM 8:35

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



MAR 27 1985  
James W. Brock  
COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS

RATIFICATION OF PLAT

15500

STATE OF TEXAS §  
COUNTY OF WILLIAMSON § KNOW ALL PERSONS BY THESE PRESENTS;

This Ratification of Plat is executed this the 26 day of April, 1985 by ROBINSON RANCH, a Texas general partnership composed of A.H. Robinson, Jr., and George E. Robinson, both of Travis County, Texas.

W I T N E S S E T H:

WHEREAS, on May 1, 1984, MILWOOD JOINT VENTURE, II, a Texas joint venture composed of Bill Milburn, Inc., a Texas corporation and Palmar Associates, Ltd., a Texas limited partnership, dedicated that certain subdivision plat of Milwood Section Twenty Six-A, a subdivision in Williamson County, Texas, which plat was recorded on June 26, 1984, in Cabinet F, Slides 53, 54 and 55, Plat Records of Williamson County, Texas (the "Plat"); and

WHEREAS, on May 1, 1984, Robinson Ranch was the record title owner of the property described in the Plat; and

WHEREAS, Robinson Ranch has agreed to ratify and affirm the Plat at the request of Milwood Joint Venture, II and as required pursuant to applicable rules and regulations;

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned does hereby RATIFY and AFFIRM the Plat recorded in Cabinet F, Slides 53, 54, and 55, Plat Records of Williamson County, Texas.

ROBINSON RANCH, a Texas general partnership

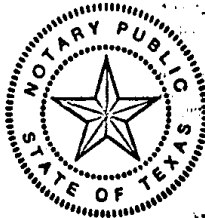
By: A.H. Robinson Jr.  
A.H. ROBINSON, JR.,  
General Partner

By: Geo. E. Robinson  
GEORGE E. ROBINSON,  
General Partner

10220

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 26<sup>th</sup> day of April, 1985 by A.H. ROBINSON, JR., General Partner of ROBINSON RANCH, a Texas general partnership, on behalf of said general partnership.



James W. Brock  
Notary Public in and for  
The State of Texas

JAMES W. BROCK

Typed or Printed Name of Notary

My commission expires: 6-30-88

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the 26<sup>th</sup> day of April, 1985 by GEORGE E. ROBINSON, General Partner of ROBINSON RANCH, a Texas general partnership, on behalf of said general partnership.



James W. Brock  
Notary Public in and for  
The State of Texas

JAMES W. BROCK

Typed or Printed Name of Notary

My commission expires: 6-30-88

TRAVIS TITLE CO.  
ONE PARK NORTH  
8200 MOPAC, SUITE 240  
AUSTIN, TEXAS 78759

Charge to:  
Travis Title Co.  
G.P.# 850110502  
Buyers Name  
Milwood West (W)

FILED FOR RECORD

1985 MAY -1 AM 8:35

*James S. Boylston*  
COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS

15500

*Q.H. 700*  
*Q.H. TRANS TITLE*

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

MAY 2 1985



*James S. Boylston*  
COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS

DECLARATION OF RESTRICTIONS  
MILWOOD SECTION TWENTY SIX-A (26-A)

16606

THE STATE OF TEXAS                    §  
  §     KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF WILLIAMSON                §

This Declaration of Restrictions made this the 30 day of APRIL, 1986, by MILWOOD JOINT VENTURE II, a Texas joint venture, hereinafter called "Developer".

W I T N E S S E T H:

WHEREAS, Developer is the sole owner of all lots in MILWOOD SECTION TWENTY SIX-A (26-A), a subdivision in Williamson County, Texas, according to the map or plat thereof, recorded in Cabinet F, Slides 53 - 55, Plat Records of Williamson County, Texas, to which plat and its record reference is here made for all purposes (hereinafter called the "Subdivision"), and desires to encumber the lots in the Subdivision with the covenants, conditions, restrictions, reservations and charges hereinafter set forth, which shall inure to the benefit and pass with the property, each and every parcel or resubdivision thereof, and shall apply to and bind the successors in interest and any other owner thereof:

NOW THEREFORE, Developer, the sole owner in fee simple of the Subdivision, hereby declares that all lots in the Subdivision shall be held, transferred, sold and conveyed, subject to the following covenants, conditions, restrictions, reservations and charges, hereby specifying and agreeing that this Declaration and the provisions hereof shall be and do constitute covenants to run with the land and shall be binding on Developer, its successors and assigns, and all subsequent owners of each lot, and the owners by acceptance of their deeds for themselves, their heirs, executors, administrators, successors and assigns, covenant and agree to abide by the terms and conditions of this Declaration.

I.

PROPERTY SUBJECT TO THE DECLARATION

The property which is and shall be held, transferred, sold and conveyed, subject to the covenants, conditions, restrictions, reservations and charges hereinafter set forth is described as follows:

All of the Lots in MILWOOD SECTION TWENTY SIX-A, (26-A), a Subdivision in Williamson County, Texas, according to the map or plat of record in Cabinet F, Slides 53 - 55, Plat Records of Williamson County, Texas.

II.

COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND CHARGES

The property described in Section I hereof is encumbered by the covenants, conditions, restrictions, reservations and charges hereinafter set forth to insure the best and highest use and the most appropriate development and improvements of each lot for residential purposes within said subdivision; to protect owners of lots against improper use of surrounding lots; to preserve

so far as practicable, the natural beauty of said property; to guard against the erection of poorly designed or proportioned structures of improper or unsuitable materials; to encourage and secure the erection of attractive improvements on each lot with appropriate location; to prevent haphazard and inharmonious improvements of lots; to secure and maintain proper set-backs from streets and adequate free space; and, in general, to provide for development of the highest quality to enhance the value of investments made by owners.

A. Land Use and Building Types. The lots shall be used solely for private single family residential purposes. On each residential lot no building shall be erected, altered, placed or permitted other than a detached, single family dwelling not to exceed two (2) stories in height, with an attached private garage or carport for not more than two (2) cars. No building shall remain uncompleted for more than one (1) year after construction has been commenced.

B. Antennae. No exterior radio, television antenna or aerial, guy wire, or satellite dish antenna shall be erected or maintained without the prior written approval of the Architectural Committee.

C. Architectural Control. No building, wall, fence or any other improvement shall be erected or placed on, nor shall any building, wall fence or any other improvement be altered, modified, added to or removed from any lot until the construction plans and specifications thereof and a plan showing the location of all buildings, walls, fences and other improvements, including, but not limited to driveways and setbacks, have been approved in writing by the Architectural Control Committee, hereinafter called "Committee". Nor shall the topography of the lot be enlarged in any way which will impede, restrict or in any way divert the flow of water without the prior written approval of the Committee. The approval of the Committee shall not be unreasonably or whimsically withheld.

The Committee shall be composed of three (3) members. The original members of the Committee shall be Bill Milburn, Jim Palmer and Barney Reynolds. Each Committee member shall serve at the pleasure of the Developer. In the event of the death, resignation or removal of any member of said Committee, the remaining member or members will have full authority to act until the member or members have been replaced. A decision of a majority of the Committee shall be binding on all members thereof.

The Committee in considering each set of plans and specifications and the plan showing the location of all improvements shall consider, among other things, the quality of design and materials, harmony of the design with existing structures and location with respect to topography and finished grade elevation.

The Committee's approval or disapproval of the plans and specifications and plot plan for the improvements to be erected or placed on a lot, or the plans and specifications for the alteration, modification, addition to or removal of any improvements located on a lot, within thirty (30) days after the same have been submitted to the Committee, then in that event the same shall be deemed approved and this covenant complied with. All plans and

specifications shall be delivered to the Committee not less than thirty (30) days prior to the date construction is to be commenced at its office at 11911 Burnet Road, Austin, Travis County, Texas 78758, or any such other address as it may designate, by certified mail, return receipt requested, or delivered and a written receipt received therefor, and the date received by the Committee shall be considered the date of delivery to the Committee.

Anything herein to the contrary notwithstanding, the Committee is hereby authorized, at its sole discretion, to waive any requirements relating to easements, dwelling size, masonry requirements and fences and such decision shall be binding on all owners of lots encumbered by this Declaration.

D. Dwelling Size. The ground floor area of the main structure of the single story, single-family residence shall be not less than Nine Hundred (900) square feet, excluding all open and covered porches and garage units. If more than (1) story, the combined area for the first and second floors shall be not less than Eleven Hundred (1,100) square feet. The Architectural Control Committee may approve a dwelling size containing less square feet, but such approval must be in writing.

E. Easements and Setbacks. Easements reserved and setback requirements are those set forth on the plat of record of the Subdivision on file in the Plat Records of Williamson County, Texas, and other such easements dedicated by separate instrument on file in the Real Property Records of Williamson County, Texas. Within these easements, no structure, planting or other material shall be placed, or permitted to remain, which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow or drainage channels in the easements, or which may obstruct or retard the flow of water. The easement area of each lot shall not be fenced out of the lot and shall be maintained continuously by the owner of the lot.

F. Fences. No fence, wall or hedge shall be erected, placed or altered on a lot nearer to the front street than the front wall of the house situated on such lot.

G. Garbage and Refuse. No lot shall be used or maintained as a dumping ground for trash, garbage or other waste and the same shall not be kept, except in sanitary containers. Each lot owner shall contract with an independent disposal service to collect all garbage or other waste, if such service is not provided by the City of Austin.

H. Hazardous Activities. No activities may be conducted on the Property and no improvements constructed on the Property which are or might be unsafe or hazardous to any person or property. Without limiting the generality of the foregoing, no firearms or fireworks shall be discharged upon the Property, and no open fires shall be lighted or permitted except within safe and well-designed interior fireplaces, or in contained barbeque units which are attended and in use for cooking purposes only.

I. Livestock and Poultry. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except any owner may keep no more than two (2) dogs, two (2) cats, or two (2) other household pets, provided they are not kept, bred or maintained for any commercial purpose.

J. Maintenance, Alteration or Removal of Improvements. All improvements upon any of the Property shall at all times be kept in good condition and

repair and adequately painted or otherwise maintained by the Owner thereof. The opinion of the Committee as to condition and repair shall be final. Any construction, other than normal maintenance, which in any way alters the exterior appearance of any improvements, or the removal of any improvements within the Property shall be performed only with the prior written approval of the Committee.

K. Masonry. Each dwelling shall have not less than ten per cent (10%) of the exterior walls of masonry construction; provided, however, the Architectural Control Committee may waive this requirement in whole or in part, but any such waiver must be in writing.

L. Noise. No exterior speakers, horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes) shall be located, used or placed on any of the Property. No noise or other nuisance shall be permitted to exist or operate upon any portion of the Property so as to be offensive or detrimental to any other portion of the Property or to its occupants.

M. Nuisances. No noxious or offensive activities shall be carried on or upon any lot, nor shall anything be done thereon which may be or may become an annoyance to the neighborhood, or which is opposed to the purpose of these restrictions.

N. Oil and Mining Operations. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any character shall be permitted upon any lot.

O. Signs. No signs of any kind shall be displayed for public view on any lot, except for the following: One (1) sign of not more than five (5) square feet, advertising the property for sale or rent; signs used by builders to advertise the property for sale; and directional and marketing signs of not more than four (4) feet by eight (8) feet used by the developer and builders for marketing purposes. All merchandising, advertising and sales programing shall be subject to the approval of the Committee.

P. Subdividing. No Lot shall be further divided or subdivided, nor may any easement or other interests therein less than the whole be conveyed by the Owner thereof without the prior written approval of the Committee; provided, however, that when Declarant is the Owner thereof, Declarant may further divide and subdivide any Lot and convey an easement or other interest less than the whole, all without the approval of the Architectural Committee.

Q. Temporary Structures. No structure of a temporary character, mobile home, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence, either temporary or permanent. No building may be moved on any lot. No racing vehicle, or any vehicle without a current license plate shall be permitted to remain on any lot or be parked on a street adjoining a lot.

R. Unightly Articles; Vehicles. No article deemed to be unsightly by the Committee shall be permitted to remain on any Lot so as to be visible from adjoining property or public thoroughfares. Without limiting the generality of the foregoing, trailers, graders, trucks other than pickups, boats, tractors, campers, wagons, buses, motorcycles, motor scooters and garden

maintenance equipment shall be kept at all times, except when in actual use, in enclosed structures or screened from view and no repair or maintenance work shall be done on any of the foregoing, or on any automobile (other than minor emergency repairs), except in enclosed garages or other structures. Service areas, storage areas, compost piles and facilities for hanging, drying or airing clothing or household fabrics shall be appropriately screened from view and no lumber, grass, plant waste, shrub or tree clippings, metals, bulk materials, scraps, refuse, or trash of any kind shall be kept, stored or allowed to accumulate on any portion of the Property except within enclosed structures or appropriately screened from view.

### III.

#### SIDEWALKS

The owner of each lot shall construct, at his cost and expense and prior to his occupancy of the dwelling, sidewalks, if any, as required by the City of Austin, or any other political subdivision in the State of Texas in which the lot is located, or as set forth on the recorded subdivision plat.

### IV.

#### TERM

These covenants are to run with the land and shall be binding on all persons claiming under them until January 1, 2011, at which time said covenants shall be automatically extended for successive periods of ten (10) years each, unless by a vote of a majority of the then owners of the lots encumbered by this Declaration, it is agreed to change said Declaration in whole or in part.

Any such instrument of amendment or termination must be executed and acknowledged by fifty-one percent (51%) of the then owners of lots encumbered by this Declaration and filed of record in the Deed Records of Williamson County, Texas. The instrument of amendment or termination shall be effective to amend or terminate this Declaration at the expiration of the initial year term, if such instrument is filed of record as set forth above during the initial term hereof; or if such instrument is filed of record as set forth above during any ten (10) year period of extension, this Declaration shall be amended or terminated (as the case may be) at the end of such ten (10) year period of extension. Notwithstanding anything contained herein to the contrary, the Developer, its successors or assigns, may amend these covenants at any time, or from time to time, in order to correct any typographical errors or other errors or omissions which, in the discretion of the Developer, its successors or assigns, may require amendment in order to properly reflect the intent hereof. Such amendments to correct typographical or other errors shall be effective on the date that such an amendment is filed on record in the Deed Records of Williamson County, Texas, by the Developer, its successors or assigns. The Developer hereby assigns to Bill Milburn, Inc., a Texas Corporation, the foregoing right of amendment. Notwithstanding anything hereinabove, no amendment shall be effective until the approval of any governmental regulatory body which is acquired shall have been obtained.

V.

EXTERIOR MAINTENANCE

In the event the owner of any lot shall fail to maintain the premises and the improvements situated thereon in a neat and orderly manner, the Architectural Control Committee shall have the right, through its agents and employees, to enter upon said lot and to repair, maintain and restore the lot and exteriors of the buildings and any other improvements erected thereon, all at the expense of the owner.

VI.

ENFORCEMENT

If the owner of any lot, or his heirs, executors, administrators, successors, assigns or tenants shall violate or attempt to violate any of the covenants set forth in this Declaration, it shall be lawful for any person, or persons, owning any lot encumbered by this Declaration, or Developer, to prosecute any proceedings against the person, or persons, violating, or attempting to violate, any such covenants. The failure of the owner or tenant to perform his obligations hereunder would result in irreparable damage to the Developer and other owners of lots in the Subdivision, thus the breach of any provisions of this Declaration may not only give rise to an action for damages at law, but also may be enjoined by an action for specific performance in equity in any court of competent jurisdiction. Such action may be brought against any person, firm or corporation violating, or apparently about to violate, any of these covenants, either before such violation occurs or within a reasonable time thereafter, for an appropriate order or injunction of either a restraining or mandatory nature, or both, and of either a temporary or permanent nature, or both, including, but not limited to, one restraining construction of any improvements commenced, or about to be commenced, without the prior written approval of the Committee or for the removal of any improvement constructed without the prior written approval of the Committee. In the event enforcement actions are instituted and the party bringing such action is successful in obtaining any relief, then in addition to the remedies specified above, the party or parties against whom such relief was granted shall pay to the enforcing party costs and reasonable attorney's fees in such amount as the court may determine. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

VII.

SEVERANCE

In the event any of the foregoing covenants, conditions, restrictions, reservations or charges is held invalid or unenforceable by a court of competent jurisdiction, it shall not affect the validity and enforceability of the other covenants, conditions, restrictions, reservations or charges. If one of the foregoing is subject to more than one interpretation, the interpretation which more clearly reflects the intent hereof shall be enforced.

VIII.

NUMBER AND GENDER

The singular shall be treated as the plural and vice versa, if such treatment is necessary to interpret this Declaration. Likewise, if either the feminine, masculine or neuter gender should be any of the other genders, it shall be so treated.

EXECUTED this the 30 day of APRIL, 1986.

MILWOOD JOINT VENTURE II

PALMAR ASSOCIATES, LTD.

By: A. H. Robinson, III  
A. H. Robinson, III General Partner

By: John Oscar Robinson  
John Oscar Robinson, General Partner

BILL MILBURN, INC.

By: Joseph A. DiQuinzio, Jr.  
Joseph A. DiQuinzio, Jr.  
Vice President

STATE OF TEXAS §  
COUNTY OF TRAVIS §

This instrument was acknowledge before me on the 30 day of APRIL, 1986, by Joseph A. DiQuinzio, Jr., Vice President of Bill Milburn, Inc., a Texas corporation, Joint Venturer of MILWOOD JOINT VENTURE II, a Texas joint venture, on behalf of said Joint Venture.

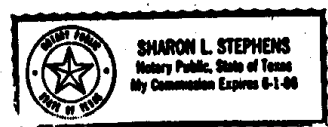


Sharon L. Stephens  
Notary Public, State of Texas

(Printed/typed name)  
My commission expires: \_\_\_\_\_

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 30 day of APRIL, 1986, by A. H. ROBINSON, III, General Partner of PALMAR ASSOCIATES, LTD., a Texas limited partnership, Joint Venturer of MILWOOD JOINT VENTURE II, a Texas joint venture, on behalf of said Joint Venture.

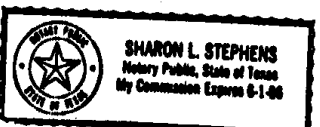


Sharon L. Stephens  
Notary Public, State of Texas

(Printed or typed name)  
My commission expires: \_\_\_\_\_

THE STATE OF TEXAS §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 30 day of APRIL, 1986, by JOHN OSCAR ROBINSON, General Partner, of PALMAR ASSOCIATES, LTD., a Texas limited partnership, Joint Venturer of MILWOOD JOINT VENTURE, II, a Texas joint venture, on behalf of said Joint Venture.



Sharon L. Stephens  
Notary Public, State of Texas

(Printed or typed name)  
My commission expires: \_\_\_\_\_

16606

FILED FOR RECORD  
WILLIAMSON COUNTY, TX.

1986 MAY -1 AM 8:41

*James S. Rappelton*

COUNTY CLERK

Return to  
Diane

BMI

Buyers Name

Charge for  
Grant G. Co.  
G.G.# Base file

50-148-25  
A17-00

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

MAY 2 1986



*James S. Rappelton*  
COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS

RECEIVED  
MAY 2 1986  
21876011 21876012



**QUITCLAIM**

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

WHEREAS, Milwood Joint Venture, II ("Milwood JV") was formed as a Texas limited partnership; and

WHEREAS, the Palmar Associates, Ltd. ("Palmar") and Milburn Investments, Inc. ("Milburn") were the partners of Milwood JV; and

WHEREAS, Milwood JV executed and recorded restrictive covenants for various subdivisions in Travis and Williamson Counties; and

WHEREAS, such restrictive covenants for the various subdivisions provided in their terms and conditions that the Milwood JV would appoint the members of the architectural control committees for the various subdivisions; and

WHEREAS, DR Horton has succeeded to all rights and interests of Milburn;

NOW, THEREFORE, DR Horton of Williamson County, Texas ("First Party") for a full and valuable consideration to First Party in hand paid by Rattan Creek Neighborhood Association of Williamson County, Texas ("Second Party"), the receipt whereof is hereby acknowledged, and for the payment hereby conveyed, has QUITCLAIMED, and by these presents does QUITCLAIM unto Second Party all of First Party's right, title and interest in and to the rights and powers of Milwood Joint Venture II to appoint members of the architectural control committee for the following subdivisions:

1. Milwood, Section 22, a subdivision in Travis County, Texas according to the map or plat thereof of record in Volume 83, Pages 213C-213D of the Plat Records of Travis County, Texas, for which Declarations of Restrictions were filed of record at Volume 8370, Page 129 of the Deed Records of Travis County, Texas.

2. Milwood, Section 23, a subdivision in Travis County, Texas according to the map or plat thereof of record in Volume 83, Pages 216c-217A of the Plat Records of Travis County, Texas, for which Declarations of Restrictions were filed of record at Volume 8969, Page 305 of the Deed Records of Travis County, Texas and filed of record at Volume 8375, Page 702 of the Official Records of Williamson County, Texas.

3. Milwood 26A, a subdivision in Williamson County, Texas according to the map or plat thereof recorded in Cabinet F, Slides 53-55, Plat Records of Williamson County, Texas for which Declarations of Restrictions were filed of record in Volume 1348, Page 871 of the Official Records of Williamson County, Texas.

4. Milwood 26B, a subdivision in Williamson County, Texas according to the map or plat thereof recorded in Cabinet F, Slides 80-82, Plat Records of Williamson County, Texas for which Declarations of Restrictions were filed of record in Volume 1231, Page 430 of the Official Records of Williamson County, Texas.

5. Milwood, Section 27A, a subdivision according to the plat or map thereof recorded in Cabinet F, Slides 56-58, Plat Records of Williamson County, Texas for which Declarations of Restrictions were filed of record in Volume 1244, Page 762 of the Official Records of Williamson County, Texas.

6. Milwood, Section 27B, a subdivision according to the plat or map thereof recorded in Cabinet F, Slides 59-61, Plat Records of Williamson County, Texas for which Declarations of Restrictions were filed of record in Volume 1507, Page 10 of the Official Records of Williamson County, Texas.

7. Milwood, Section 28, a subdivision according to the plat or map thereof recorded in Cabinet F, Slides 334-336, Plat Records of Williamson County, Texas, for which Declarations of Restrictions were filed of record in Volume 1147, Page 737 of the Official Records of Williamson County, Texas.

8. Milwood, Section 29, a subdivision in Williamson County, Texas according to the plat or map thereof recorded in Volume G, Pages 113-115, Plat Records of Williamson County for which Declarations of Restrictions were filed of record at Volume 1208, Page 789 of the Official Records of Williamson County, Texas.

9. Milwood, Section 30A, a subdivision of Williamson County, Texas according to the plat or map thereof recorded in Cabinet H, Slides 116-118, Plat Records of Williamson County, Texas for which Corrected Declaration of Restrictions are filed of record in Volume 1463, Page 486 of the Official Records of Williamson County, Texas.

10. Milwood, Section 30C, a subdivision of Williamson County, Texas according to the plat or map thereof recorded in Cabinet J, Slides 73-78, Plat Records of Williamson County, Texas for which Declaration of Restrictions were filed of record in Volume 1655, Page 914 of the Official Records of Williamson County, Texas.

11. Milwood, Section 31A, a subdivision in Williamson County, Texas according to the plat or map thereof recorded in Cabinet J, Slides 130-137, Plat Records of Williamson County, Texas for which Declaration of Restrictions were filed of record in Volume 1761, Page 253 of the Official Records of Williamson County, Texas.

12. Milwood, Section 32, a subdivision in Williamson County, Texas according to the plat or map thereof recorded in Cabinet I, Pages 64-67, Plat Records of Williamson County, Texas for which Correction Declaration of Restrictions were filed of recorded in Volume 1933, Page 695 of the Official Records of Williamson County, Texas.



After recording, please return to:

(1) Sharlene N. Collins  
Armbrust & Brown, LLP  
100 Congress Avenue, Suite 1300  
Austin, TX 78701

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS 2006034490

*Nancy E. Rister*

05/01/2006 04:55 PM

ALLEN \$28.00

NANCY E. RISTER, COUNTY CLERK

WILLIAMSON COUNTY, TEXAS



By: Flora Robinson Cospers  
Flora Robinson Cospers as Trustee of the Flora Robinson Cospers Exempt Lifetime Trust U/W A.H. Robinson, Jr., as Trustee of the Flora Robinson Cospers Non-Exempt Lifetime Trust U/W of A.H. Robinson, Jr., and as Trustee of the Flora Robinson Cospers Exempt Lifetime Trust, U/W of Charlotte Dies Robinson  
Its: General Partner

By: Carla Robinson Allen  
Carla Robinson Allen, as Trustee of the Carla Robinson Allen Exempt Lifetime Trust U/W of A.H. Robinson, Jr., as Trustee of the Carla Robinson Allen Non-Exempt Lifetime Trust U/W of A.H. Robinson, Jr., and as Trustee of the Carla Robinson Allen Exempt Lifetime Trust U/W of Charlotte Dies Robinson  
Its: General Partner

By: **J. P. Morgan Chase Bank**, as Trustee of the Thomas Scott Robinson Exempt Lifetime Trust U/W A. H. Robinson, Jr., as Trustee of the Thomas Scott Robinson Non-Exempt Lifetime Trust U/W A. H. Robinson, Jr., and as Trustee of the Thomas Scott Robinson Exempt Lifetime Trust U/W of Charlotte Dies Robinson  
As Assignee of a partnership interest in the Robinson Ranch, a Texas general partnership, and signing as Assignee for the sole purpose of stating no objection to the transaction herein.

By: Kristen K. Hattah  
Printed Name: Kristen K. Hattah  
Title: Vice President

By: **GER 1999 Limited Partnership**, a Texas limited partnership

By: G. E. Robinson, LLC, a Texas limited liability company,  
Its general partner

By: J. Oscar Robinson  
J. Oscar Robinson, Manager

**AUSTIN WHITE LIME COMPANY**,  
a Texas limited partnership

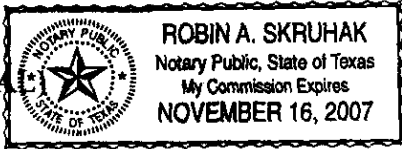
By: **Robinson Associates**, a Texas General Partnership,  
General Partner

By: A. H. Robinson III  
A. H. Robinson, III  
General Partner

By: John Oscar Robinson  
John Oscar Robinson  
General Partner

STATE OF TEXAS                   §  
  §  
COUNTY OF TRAVIS           §

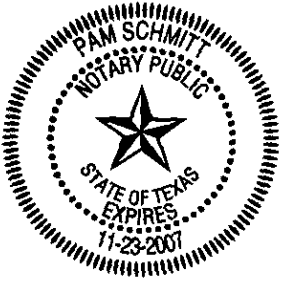
This instrument was acknowledged before me on APRIL 20<sup>th</sup>, 2006, by A. H. Robinson, III, as Trustee of the A. H. Robinson, III Exempt Lifetime Trust U/W of A. H. Robinson, Jr., as Trustee of the A. H. Robinson, III Non-Exempt Lifetime Trust U/W of A. H. Robinson, Jr., as Trustee of the A. H. Robinson, III Exempt Lifetime Trust U/W of Charlotte Dies Robinson, General Partner of Robinson Ranch, a Texas general partnership, on behalf of said general partnership.

(SEAL) 

Robin A. Skruhak  
Notary Public, State of Texas

STATE OF TEXAS                   §  
  §  
COUNTY OF NUECES           §

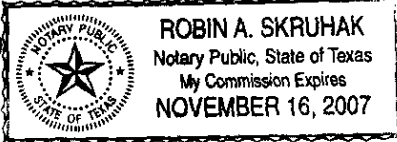
This instrument was acknowledged before me on May 4, 2006, by Flora Robinson Coper, as Trustee of the Flora Robinson Coper Exempt Lifetime Trust U/W of A. H. Robinson, Jr., as Trustee of the Flora Robinson Coper Non-Exempt Lifetime Trust U/W of A. H. Robinson, Jr., as Trustee of the Flora Robinson Coper Exempt Lifetime Trust U/W of Charlotte Dies Robinson, General Partner of Robinson Ranch, a Texas general partnership, on behalf of said general partnership.

(SEAL) 

Pam Schmitt  
Notary Public, State of Texas

STATE OF TEXAS §  
§  
COUNTY OF TRAVIS §

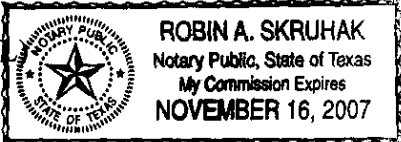
This instrument was acknowledged before me on April 26, 2006, by Carla Robinson Allen, as Trustee of the Carla Robinson Allen Exempt Lifetime Trust U/W of A. H. Robinson, Jr., as Trustee of the Carla Robinson Allen Non-Exempt Lifetime Trust U/W of A. H. Robinson, Jr., and as Trustee of the Carla Robinson Allen Exempt Lifetime Trust U/W of Charlotte Dies Robinson, General Partner of Robinson Ranch, a Texas general partnership, on behalf of said general partnership.

(SEAL) 

Robin A. Skruhak  
Notary Public, State of Texas

STATE OF TEXAS §  
§  
COUNTY OF TRAVIS §

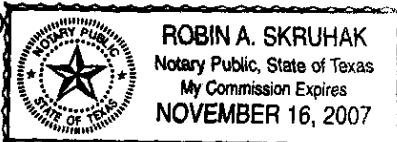
This instrument was acknowledged before me on May 9<sup>th</sup>, 2006, by KRISTEN K. HABICH, VICE-PRESIDENT of J. P. Morgan Chase Bank, as Trustee of the Thomas Scott Robinson Exempt Lifetime Trust U/W of A. H. Robinson, Jr., as Trustee of the Thomas Scott Robinson Non-Exempt Lifetime Trust U/W of A. H. Robinson, Jr., as Trustee of the Thomas Scott Robinson Exempt Lifetime Trust U/W of Charlotte Dies Robinson,, as Assignee of a partnership interest in the Robinson Ranch, a Texas general partnership, on behalf of said general partnership.

(SEAL) 

Robin A. Skruhak  
Notary Public, State of Texas

STATE OF TEXAS §  
§  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on APRIL 24<sup>th</sup>, 2006, by J. Oscar Robinson, Manager of G. E. Robinson, LLC, a Texas limited liability company, General Partner of GER 1999 Limited Partnership, a Texas limited partnership, on behalf of said limited partnership.

(SEAL) 

Robin A. Skruhak  
Notary Public, State of Texas





ACCEPTANCE OF ASSIGNMENT OF  
DECLARANT RIGHTS REGARDING  
ARCHITECTURAL CONTROL COMMITTEE MEMBERSHIP

STATE OF TEXAS                    §  
  §  
COUNTIES OF WILLIAMSON  
  AND TRAVIS                    §

WHEREAS, Palmar Associates, Ltd. has assigned to Rattan Creek Neighborhood Association ("RCNA") certain rights of the Declarant in the subdivisions set forth in that certain Assignment of Declarant Rights Regarding Architectural Control Committee Membership ("Assignment") filed of record as Document No. 2006033347 of the Williamson County Official Records, and Document No. 2006083433 of the Official Records of Travis County, Texas.

WHEREAS, the RCNA accepts the Assignment;

WHEREAS, the RCNA desires to appoint members to the Architectural Control Committees of the subdivisions set forth in the Assignment attached hereto as Exhibit "A".

NOW, THEREFORE, the RCNA accepts the Assignment and appoints the following persons as members of the Architectural Control Committee for Milwood Sections 23, 26A, 26B, 27A, 27B, 28, 29, 30A, 30C, 31A, 32, 33A and 33B ("Subdivisions"), of Williamson and Travis Counties, Texas:

Michelle Dent  
Chuck Simms  
Steve Wiehe

The RCNA hereby establishes the following address of the Architectural Control Committee for the submission requests of any property owner of a lot within any of the Subdivisions to alter, modify, add to or remove any improvement, including buildings, walls or fences, on such lot:

RCNA-ACC  
6001 W. Parmer Lane, Suite 370 PMB 182  
Austin, Texas 78727

EXECUTED this the 1 day of July, 2006.

RATTAN CREEK NEIGHBORHOOD  
ASSOCIATION

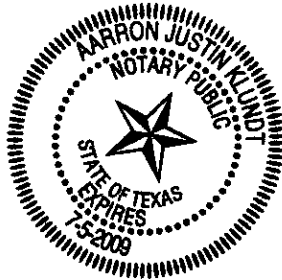
By: *John T. Lenz*  
Its: President

STATE OF TEXAS       §  
                                  §  
COUNTY OF TRAVIS   §

This instrument acknowledged before me on JULY 1, 2006, by JOHN LENZ, PRESIDENT of the Rattan Creek Neighborhood Association on behalf of said Association.

*[Signature]*  
Notary Public Signature

(Seal)





4. Milwood, Section 27A, a subdivision according to the plat or map thereof recorded in Cabinet F, Slides 56-58, Plat Records of Williamson County, Texas for which Declarations of Restrictions were filed of record in Volume 1244, Page 762 of the Official Records of Williamson County, Texas.

5. Milwood, Section 27B, a subdivision according to the plat or map thereof recorded in Cabinet F, Slides 59-61, Plat Records of Williamson County, Texas for which Declarations of Restrictions were filed of record in Volume 1507, Page 10 of the Official Records of Williamson County, Texas.

6. Milwood, Section 28, a subdivision according to the plat or map thereof recorded in Cabinet F, Slides 334-336, Plat Records of Williamson County, Texas, for which Declarations of Restrictions were filed of record in Volume 1147, Page 737 of the Official Records of Williamson County, Texas.

7. Milwood, Section 29, a subdivision in Williamson County, Texas according to the plat or map thereof recorded in Volume G, Pages 113-115, Plat Records of Williamson County for which Declarations of Restrictions were filed of record at Volume 1208, Page 789 of the Official Records of Williamson County, Texas.

8. Milwood, Section 30A, a subdivision of Williamson County, Texas according to the plat or map thereof recorded in Cabinet H, Slides 116-118, Plat Records of Williamson County, Texas for which Corrected Declaration of Restrictions are filed of record in Volume 1463, Page 486 of the Official Records of Williamson County, Texas.

9. Milwood, Section 30C, a subdivision of Williamson County, Texas according to the plat or map thereof recorded in Cabinet J, Slides 73-78, Plat Records of Williamson County, Texas for which Declaration of Restrictions were filed of record in Volume 1655, Page 914 of the Official Records of Williamson County, Texas.

10. Milwood, Section 31A, a subdivision in Williamson County, Texas according to the plat or map thereof recorded in Cabinet J, Slides 130-137, Plat Records of Williamson County, Texas for which Declaration of Restrictions were filed of record in Volume 1761, Page 253 of the Official Records of Williamson County, Texas.

11. Milwood, Section 32, a subdivision in Williamson County, Texas according to the plat or map thereof recorded in Cabinet I, Pages 64-67, Plat Records of Williamson County, Texas for which Correction Declaration of Restrictions were filed of recorded in Volume 1933, Page 695 of the Official Records of Williamson County, Texas.

12. Milwood, Section 33A, a subdivision in Williamson County, Texas according to the plat or map thereof recorded in Cabinet K, Slides 110-111, Plat Records of Williamson County, Texas for which Declaration of Restrictions were filed of record in Volume 2221, Page 965 of the Official Records of Williamson County, Texas.

13. Milwood, Section 33B, a subdivision in Williamson County, Texas according to the plat or map thereof filed of record in Cabinet K, Slides 112-113, Plat Records of Williamson County, Texas for which Declaration of Restrictions were filed of record in Volume 2253, Page 866 of the Official Records of Williamson County, Texas.

TO HAVE AND TO HOLD all of First Party's right, title and interest in and to the rights set forth above regarding appointment and removal of members to the architectural control committee for each subdivision, unto Second Party and Second Party's successors and assigns, forever, so that neither First Party nor First Party's successors and assigns may, at any time have claim, or demand any right or title to such powers, or any part thereof, but without any warranty of title or any other warranty of any kind or nature, any and all warranties being expressly disclaimed and denied..

Grantee's address: P.O. Box 200584  
Austin, Texas 78720-0584

EXECUTED this the 20<sup>th</sup> day of APRIL, 2006.

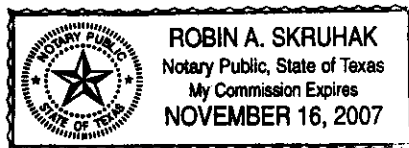
PALMAR ASSOCIATES, LTD.

By: Al H. Robinson III

Its: General Partner

STATE OF TEXAS §  
  §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on APRIL 20<sup>th</sup>, 2006, by Al H. Robinson III, GENERAL PARTNER of Palmar Associates, Ltd..



Robin A. Skruhak  
Notary Public, State of Texas

(SEAL)

After recording please return to:

Sharlene N. Collins  
Armbrust & Brown, L.L.P.  
100 Congress Avenue, Suite 1300  
Austin, TX 78701

239878-1 03/31/2006

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2006033347

Nancy E. Rister

04/28/2006 10:02 AM

CARRILLO \$24.00

NANCY E. RISTER, COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS

After recording, please return to:

Sharlene N. Collins  
Armbrust & Brown, LLP  
100 Congress Avenue, Suite 1300  
Austin, TX 78701

5

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS 2006056543

*Nancy E. Rister*

07/07/2006 11:12 AM

CARRILLO \$36.00

NANCY E. RISTER, COUNTY CLERK

WILLIAMSON COUNTY, TEXAS



**ACCEPTANCE OF ASSIGNMENT OF  
DECLARANT RIGHTS REGARDING  
ARCHITECTURAL CONTROL COMMITTEE MEMBERSHIP**

STATE OF TEXAS                   §  
  §  
COUNTIES OF WILLIAMSON  
                  AND TRAVIS           §

WHEREAS, Continental Homes of Texas, L.P., doing business as DR Horton, has assigned to Rattan Creek Neighborhood Association ("RCNA") certain rights of the Declarant in the subdivisions set forth in that certain Assignment of Declarant Rights Regarding Architectural Control Committee Membership ("Assignment") filed of record as Document No. 2006034490 of the Williamson County Official Records, and Document No. 2006083432 of the Official Records of Travis County, Texas.

**WHEREAS, the RCNA accepts the Assignment;**

WHEREAS, the RCNA desires to appoint members to the Architectural Control Committees of the subdivisions set forth in the Assignment attached hereto as Exhibit "A".

NOW, THEREFORE, the RCNA accepts the Assignment and appoints the following persons as members of the Architectural Control Committee for Milwood Sections 22, 23, 26A, 26B, 27A, 27B, 28, 29, 30A, 30C, 31A, 32, 33A and 33B ("Subdivisions"), of Williamson and Travis Counties, Texas:

**Michelle Dent  
Chuck Simms  
Steve Wiehe**

The RCNA hereby establishes the following address of the Architectural Control Committee for the submission requests of any property owner of a lot within any of the Subdivisions to alter, modify, add to or remove any improvement, including buildings, walls or fences, on such lot:

**RCNA-ACC  
6001 W. Parmer Lane, Suite 370 PMB 182  
Austin, Texas 78727**

EXECUTED this the 1 day of July, 2006.

RATTAN CREEK NEIGHBORHOOD  
ASSOCIATION

By: *John T. Lenz*  
Its: President

STATE OF TEXAS       §  
                                  §  
COUNTY OF TRAVIS   §

This instrument acknowledged before me on JULY 1, 2006, by JOHN LENZ, PRESIDENT of the Rattan Creek Neighborhood Association on behalf of said Association.

*[Signature]*  
Notary Public Signature

(Seal)





DEED  
4 PGS

2006034490

**QUITCLAIM**



DEED  
4 PGS

2006083432

THE STATE OF TEXAS           §  
  §  
COUNTY OF WILLIAMSON       §

KNOW ALL MEN BY THESE PRESENTS:

X

WHEREAS, Milwood Joint Venture, II ("Milwood JV") was formed as a Texas limited partnership; and

WHEREAS, the Palmar Associates, Ltd. ("Palmar") and Milburn Investments, Inc. ("Milburn") were the partners of Milwood JV; and

WHEREAS, Milwood JV executed and recorded restrictive covenants for various subdivisions in Travis and Williamson Counties; and

WHEREAS, such restrictive covenants for the various subdivisions provided in their terms and conditions that the Milwood JV would appoint the members of the architectural control committees for the various subdivisions; and

WHEREAS, DR Horton has succeeded to all rights and interests of Milburn;

NOW, THEREFORE, DR Horton of Williamson County, Texas ("First Party") for a full and valuable consideration to First Party in hand paid by Rattan Creek Neighborhood Association of Williamson County, Texas ("Second Party"), the receipt whereof is hereby acknowledged, and for the payment hereby conveyed, has QUITCLAIMED, and by these presents does QUITCLAIM unto Second Party all of First Party's right, title and interest in and to the rights and powers of Milwood Joint Venture II to appoint members of the architectural control committee for the following subdivisions:

1. Milwood, Section 22, a subdivision in Travis County, Texas according to the map or plat thereof of record in Volume 83, Pages 213C-213D of the Plat Records of Travis County, Texas, for which Declarations of Restrictions were filed of record at Volume 8370, Page 129 of the Deed Records of Travis County, Texas.

2. Milwood, Section 23, a subdivision in Travis County, Texas according to the map or plat thereof of record in Volume 83, Pages 216c-217A of the Plat Records of Travis County, Texas, for which Declarations of Restrictions were filed of record at Volume 8969, Page 305 of the Deed Records of Travis County, Texas and filed of record at Volume 8375, Page 702 of the Official Records of Williamson County, Texas.

3. Milwood 26A, a subdivision in Williamson County, Texas according to the map or plat thereof recorded in Cabinet F, Slides 53-55, Plat Records of Williamson County, Texas for which Declarations of Restrictions were filed of record in Volume 1348, Page 871 of the Official Records of Williamson County, Texas.

4. Milwood 26B, a subdivision in Williamson County, Texas according to the map or plat thereof recorded in Cabinet F, Slides 80-82, Plat Records of Williamson County, Texas for which Declarations of Restrictions were filed of record in Volume 1231, Page 430 of the Official Records of Williamson County, Texas.

5. Milwood, Section 27A, a subdivision according to the plat or map thereof recorded in Cabinet F, Slides 56-58, Plat Records of Williamson County, Texas for which Declarations of Restrictions were filed of record in Volume 1244, Page 762 of the Official Records of Williamson County, Texas.

6. Milwood, Section 27B, a subdivision according to the plat or map thereof recorded in Cabinet F, Slides 59-61, Plat Records of Williamson County, Texas for which Declarations of Restrictions were filed of record in Volume 1507, Page 10 of the Official Records of Williamson County, Texas.

7. Milwood, Section 28, a subdivision according to the plat or map thereof recorded in Cabinet F, Slides 334-336, Plat Records of Williamson County, Texas, for which Declarations of Restrictions were filed of record in Volume 1147, Page 737 of the Official Records of Williamson County, Texas.

8. Milwood, Section 29, a subdivision in Williamson County, Texas according to the plat or map thereof recorded in Volume G, Pages 113-115, Plat Records of Williamson County for which Declarations of Restrictions were filed of record at Volume 1208, Page 789 of the Official Records of Williamson County, Texas.

9. Milwood, Section 30A, a subdivision of Williamson County, Texas according to the plat or map thereof recorded in Cabinet H, Slides 116-118, Plat Records of Williamson County, Texas for which Corrected Declaration of Restrictions are filed of record in Volume 1463, Page 486 of the Official Records of Williamson County, Texas.

10. Milwood, Section 30C, a subdivision of Williamson County, Texas according to the plat or map thereof recorded in Cabinet J, Slides 73-78, Plat Records of Williamson County, Texas for which Declaration of Restrictions were filed of record in Volume 1655, Page 914 of the Official Records of Williamson County, Texas.

11. Milwood, Section 31A, a subdivision in Williamson County, Texas according to the plat or map thereof recorded in Cabinet J, Slides 130-137, Plat Records of Williamson County, Texas for which Declaration of Restrictions were filed of record in Volume 1761, Page 253 of the Official Records of Williamson County, Texas.

12. Milwood, Section 32, a subdivision in Williamson County, Texas according to the plat or map thereof recorded in Cabinet I, Pages 64-67, Plat Records of Williamson County, Texas for which Correction Declaration of Restrictions were filed of recorded in Volume 1933, Page 695 of the Official Records of Williamson County, Texas.



After recording, please return to:

(1)  
Sharlene N. Collins  
Armbrust & Brown, LLP  
100 Congress Avenue, Suite 1300  
Austin, TX 78701

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS 2006034490

*Nancy E. Rister*

05/01/2006 04:55 PM

ALLEN \$28.00

NANCY E. RISTER, COUNTY CLERK

WILLIAMSON COUNTY, TEXAS

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS

*Dana DeBeauvoir*

2006 May 05 01:00 PM 2006083432

HERRERAR \$28.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

After recording, please return to:

Sharlene N. Collins  
Armbrust & Brown, LLP  
100 Congress Avenue, Suite 1300  
Austin, TX 78701

5

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2006056544

*Nancy E. Rister*

07/07/2006 11:12 AM

CARRILLO \$40.00

NANCY E. RISTER, COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS



ACCEPTANCE OF RESIGNATIONS  
AND APPOINTMENT OF MEMBERS TO  
ARCHITECTURAL CONTROL COMMITTEE

WHEREAS, the Rattan Creek Neighborhood Association ("RCNA") is the Declarant in these subdivisions known as Milwood Sections 22, 23, 26A, 26B, 27A, 27B, 28, 29, 30A, 30C, 31A, 32, 33A, 33B, 34, 35, 36, 37A, 38A and 38B (collectively "Subdivisions") pursuant to certain Assignments filed of record as Document Nos. 2006039197, 2006034490, and 2006033348, in the Williamson County Official Public Records and Document No. 2006083432 of the Travis County Official Public Records; and

WHEREAS, the RCNA previously appointed Michelle Dent, Chuck Simms and Steve Wiehe as members of the Architectural Control Committee for the Subdivisions; and

WHEREAS, Michelle Dent, Chuck Simms and Steve Wiehe have submitted their resignations from the Architectural Control Committee;

NOW, THEREFORE, the RCNA hereby accepts the resignations of Michelle Dent, Chuck Simms and Steve Wiehe and appoints the following persons as members of the Architectural Control Committee of the Subdivisions:

- David Cazares
- Brian Kerman
- James Christopher Ott

The RCNA hereby establishes the following address of the Architectural Control Committee for the submission of requests of any property owner of a lot within the Subdivisions to alter, modify, add to or remove any improvement, including buildings, walls or fences on such lot:

RCNA-ACC  
P.O. Box 200584  
Austin, Texas 78720-0584

EXECUTED this 22 day of July, 2009.

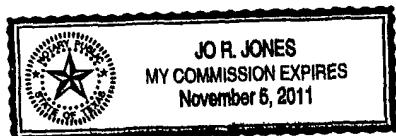
RATTAN CREEK NEIGHBORHOOD  
ASSOCIATION

By: Brian Kerman  
Its: President

THE STATE OF TEXAS           §  
  §  
COUNTY OF Williamson       §

This instrument was acknowledged before me on the 22 day of July, 2009, by Brian Kerman, President of Rattan Creek Neighborhood Association, on behalf of the association.

(Seal)



Jo R Jones  
Notary Public Signature

**FILED AND RECORDED**  
OFFICIAL PUBLIC RECORDS 2009055817

Nancy E. Rister

07/30/2009 04:32 PM

SURRATT \$20.00

NANCY E. RISTER, COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS

364836-1 07/21/2009



ARMBRUST & BROWN LLP  
100 CONGRESS AVENUE STE 1300  
AUSTIN, TX 78701

ACCEPTANCE OF RESIGNATIONS  
AND APPOINTMENT OF MEMBERS TO  
ARCHITECTURAL CONTROL COMMITTEE

WHEREAS, the Rattan Creek Neighborhood Association ("RCNA") is the Declarant in these subdivisions known as Milwood Sections 22, 23, 26A, 26B, 27A, 27B, 28, 29, 30A, 30C, 31A, 32, 33A, 33B, 34, 35, 36, 37A, 38A and 38B (collectively "Subdivisions") pursuant to certain Assignments filed of record as Document Nos. 2006039197, 2006034490, and 2006033348, in the Williamson County Official Public Records and Document No. 2006083432 of the Travis County Official Public Records; and

WHEREAS, the RCNA previously appointed David Cazares, Brian Kerman and James Christopher Ott as members of the Architectural Control Committee for the Subdivisions; and

WHEREAS, David Cazares and James Christopher Ott have submitted their resignations from the Architectural Control Committee;

NOW, THEREFORE, the RCNA hereby accepts the resignations of David Cazares and James Christopher Ott and appoints the following persons as members of the Architectural Control Committee of the Subdivisions:


Dan Richard Self  
Scott Dunham

The RCNA hereby establishes the following address of the Architectural Control Committee for the submission of requests of any property owner of a lot within the Subdivisions to alter, modify, add to or remove any improvement, including buildings, walls or fences on such lot:

RCNA-ACC  
P.O. Box 200584  
Austin, Texas 78720-0584

EXECUTED this 18 day of July, 2013.

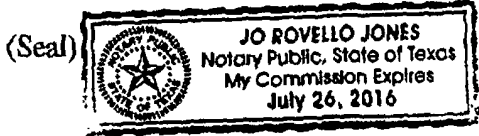
RATTAN CREEK NEIGHBORHOOD  
ASSOCIATION

By:   
Its: PRESIDENT

THE STATE OF TEXAS           §  
  §  
COUNTY OF Williamson       §

This instrument was acknowledged before me on the 18 day of July, 2013, by Renee Mullins, President of Rattan Creek Neighborhood Association, on behalf of the association.

Jo Rovello Jones  
Notary Public Signature



**2013076768**

**Electronically Recorded**

**OFFICIAL PUBLIC RECORDS**

*Nancy E. Rister*

Nancy E. Rister, County Clerk

2013 August 09 12:59 PM

FEE: \$20.00 PGS3

Williamson County Texas

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

NOTICE OF DEDICATORY INSTRUMENTS  
FOR  
THE BLUFFS AT MILWOOD OWNERS ASSOCIATION, INC.

**Document reference.** Reference is hereby made to that certain Declaration of Covenants, Conditions, and Restrictions Milwood Section Forty-A, filed as Document No 9853595 in the Official Records of Williamson County, Texas (together with all supplements and amendments, the "**Declaration**").

WHEREAS the Declaration provides that owners of lots subject to the Declaration are automatically made members of The Bluffs at Milwood Owners Association, Inc. (the "**Association**");

WHEREAS Section 202.006 of the Texas Property Code requires that a homeowners association record all dedicatory instruments in the county in which the related property is located; and

WHEREAS the Association desires to file of record one or more dedicatory instruments in compliance with the cited statute;

THEREFORE the Association does hereby file the attached dedicatory instruments of record to put members of the public on notice of their existence and substance.

THE BLUFFS OF MILWOOD OWNERS ASSOCIATION, INC.


  
By: Chloe M. Love  
Title: Attorney-in-Fact

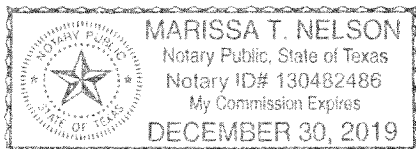
Exhibit "A": Articles of Incorporation

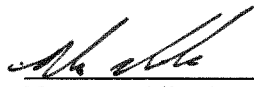
**Acknowledgement**

STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was executed before me on the 2nd day of December, 2016, by Chloe M. Love in the capacity stated above.



  
Notary Public, State of Texas

**After recording, please return to:**

Niemann & Heyer, L.L.P.  
Attorneys At Law  
Westgate Building, Suite 313  
1122 Colorado Street  
Austin, Texas 78701

File Server:CLIENTS:Bluffs@Milwood:NODIArticles12-16.doc



**ARTICLE VI  
Board of Directors**

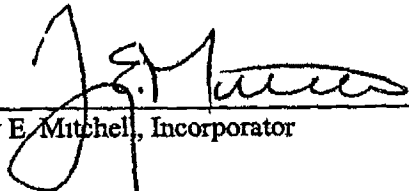
The number of directors constituting the initial Board of Directors of the Association is three (3) and the names and address of the persons who are to serve as the initial directors are:

<u>NAME</u>	<u>ADDRESS</u>
Terry E. Mitchell	4515 Seton Center Parkway Suite 200 Austin, Texas 78759
Steve Herring	4515 Seton Center Parkway Suite 200 Austin, Texas 78759
Bryan Rome	4515 Seton Center Parkway Suite 200 Austin, Texas 78759

**ARTICLE VII  
Incorporator**

The name and street address of the incorporator is:

<u>NAME</u>	<u>ADDRESS</u>
Terry E. Mitchell	4515 Seton Center Parkway Suite 200 Austin, Texas 78759

  
 \_\_\_\_\_  
 Terry E. Mitchell, Incorporator

2016113327 Page 4 of 5

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2016113327**

Pages: 5 Fee: \$33.00  
12/02/2016 04:30 PM



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas

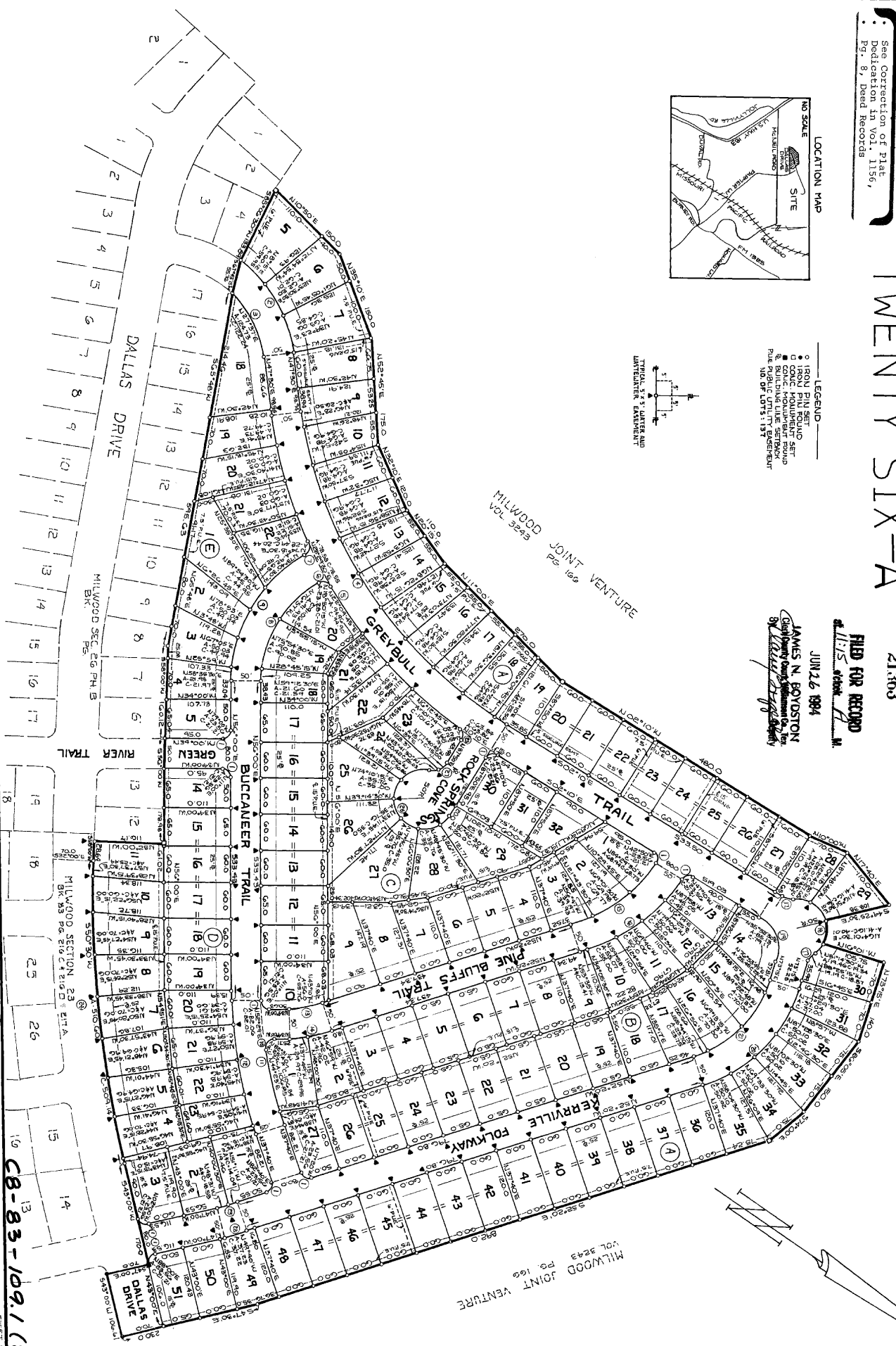
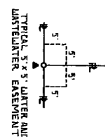
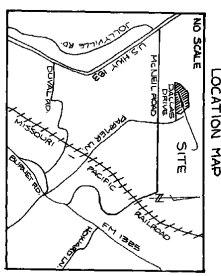
# MILWOOD SECTION TWENTY SIX-A

See Correction of Plat  
Dedication in Vol. 1156,  
Pg. 8, Deed Records

21:363

FILED FOR RECORD  
at 11:15 A.M. JUN 26 1984

JAMES N. EDVOSTON  
Dallas County, Texas  
1115  
M. J. [Signature]



MILWOOD JOINT VENTURE  
VOL 3243 PG 166

SCALE 1" = 100'

CB-83-1091 (84)

SHEET 1 OF 3

SHEET 1 OF 3

# 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

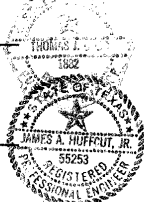
ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION, CITY OF AUSTIN, THIS THE 22 DAY OF MAY, 1984, A.D.

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	---	---	---

Plat of F. Slide 54

# 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, 106.6 feet, AND N 47°00'00" E, 106.6 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" E, 106.6 feet
2. N 41°00'00" W, 70.00 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.

Cabinet F. Slide 55

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

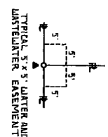
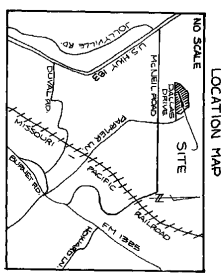
# MILWOOD SECTION TWENTY SIX-A

See Correction of Plat  
Dedication in Vol. 1156,  
Pg. 8, Deed Records

21:363

FILED FOR RECORD  
at 11:15 A.M. JUN 26 1894

JAMES N. EDVOSTON  
Surveying & Engineering Co., Inc.  
1115 North Main Street  
Dallas, Texas



MILWOOD JOINT VENTURE  
VOL 3243 PG 166

SCALE 1" = 100'

CB-83-1091 (84)

# 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

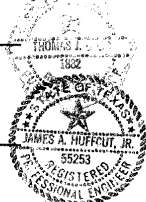
ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION, CITY OF AUSTIN, THIS THE 22 DAY OF MAY, 1984, A.D.

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, PLS. 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, 106.6 feet, AND N 47°00'00" W, 106.6 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, 106.6 feet
2. N 41°00'00" W, 106.6 feet
3. S 43°00'00" W, 176.0 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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