

WILLIAMSON COUNTY CLERK  
OFFICIAL PUBLIC RECORDS

DOCUMENT NUMBER 8421364

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IN CABINET F SLIDE(S) 56

San. Commission of State  
 Production No. Vol. 1147,  
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# MILWOOD SECTION TWENTY SEVEN - A

FIELD FOR RECORD  
 11/15/88  
 A.M.

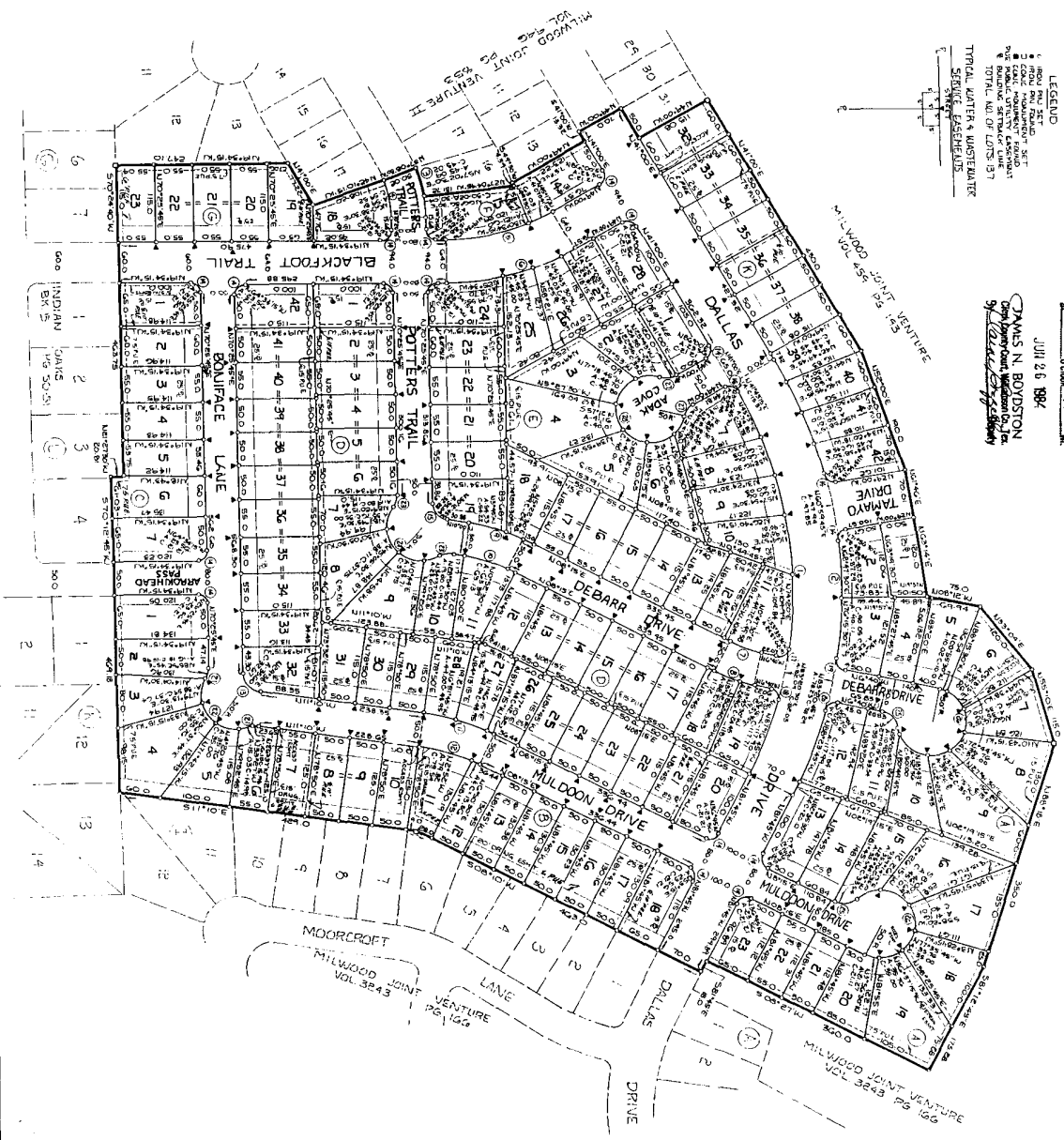
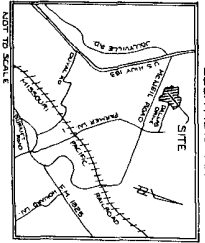
JULY 26 1982

CHARLES N. BODDUSTON  
 Surveyor  
 1115 North Loop West  
 Dallas, Texas 75208

SCALE 1" = 100'

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TYPICAL WATER & WASTEWATER  
 SERVICE CONNECTIONS



8-54721

Robert F. Slide 56

# MILWOOD SECTION TWENTY SEVEN 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. 64, AND THE H. BROADS SURVEY, ABSTRACT NO. 522, SITUATED IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED RECORDED IN VOLUME 946, PAGE 853, OF THE WILLIAMSON COUNTY, TEXAS DEED RECORDS, DO HEREBY SUBDIVIDE 29.90 ACRES OF LAND IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, TO BE KNOWN AS "MILWOOD SECTION TWENTY SEVEN-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

*[Signature]*  
BILL MILBURN, PRESIDENT  
P.O. Box 9802, Austin, Texas 78766

By: PALMAR ASSOCIATES, LTD., A Texas Partnership

*[Signature]*  
A.H. ROBINSON, III, General Partner  
P.O. Box 9556, Austin, Texas 78766  
*[Signature]*  
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.

*[Signature]*  
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.

*[Signature]*  
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.

*[Signature]*  
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS  
MY COMMISSION EXPIRES: 11-13-84

APPROVED FOR ACCEPTANCE:

DATE: 5-22-84

*[Signature]*  
LILAS KINCH, ACTING DIRECTOR, OFFICE OF LAND DEVELOPMENT SERVICES  
THIS 22 DAY OF MAY, 1984, A.D.

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

SECRETARY *[Signature]*  
WENDLER J.

*[Signature]*  
GILBERT M. MARTINEZ, CHAIRMAN

FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 1984, A.D.

DEPUTY \_\_\_\_\_  
TOMAS SHROPSHIRE, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

### FIELD NOTES

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND PART OF THE W.J. BAKER SURVEY, ABSTRACT NO. 64, AND THE H. BROADS SURVEY ABSTRACT NO. 522, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND PART OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A DEED TO MILWOOD JOINT VENTURE II, OF RECORD IN VOLUME 946, PAGES 853, OF RECORD IN WILLIAMSON COUNTY, TEXAS, DEED RECORDS, SAID TRACT BEING 29.90 ACRES OF LAND, MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron stake in the North line of Lot 13, Block "K", of Indian Oaks, a subdivision of record in Book 5, Pages 50-51, Plat Records, Williamson County, Texas, for the southeast corner of the herein described tract,

THENCE, with the South line of the herein described tract, the following three (3) courses and distances, numbered one (1) through three (3):

1. S 70°12'45" W, 469.18 feet to an iron stake for an angle point,
2. N 21°22'30" W, 29.81 feet to an iron stake for an angle point,
3. S 70°24'40" W, 463.75 feet to an iron stake for the southwest corner of the herein described tract,

THENCE, with the West line of the herein described tract, the following twelve (12) courses and distances, numbered one (1) through twelve (12):

1. N 19°31'15" W, 247.10 feet,
2. N 4°00'00" E, 77.22 feet,
3. N 4°16'15" W, 108.20 feet,
4. N 37°02'30" W, 50.02 feet being in a curve,
5. With said curve to the right, having a radius of 421.13 feet, an arc distance of 45.09 feet, and whose chord bears N 57°02'30" E, 45.02 feet,
6. N 27°04'45" W, 131.72 feet,
7. S 49°30'00" W, 4.39 feet,
8. N 49°00'00" W, 123.22 feet,
9. S 41°00'00" W, 13.35 feet,
10. N 49°00'00" W, 70.0 feet,
11. N 41°00'00" E, 50.0 feet,
12. S 49°00'00" W, 115.88 feet to an iron stake for the northwest corner of the herein described tract,

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

1. N 41°00'00" E, 430.0 feet,
2. N 52°00'00" E, 150.0 feet,
3. N 61°30'00" E, 70.01 feet,
4. N 63°14'00" E, 120.0 feet,
5. N 08°12'00" W, 75.0 feet,
6. N 33°04'00" E, 120.0 feet,
7. N 55°10'00" E, 115.0 feet,
8. N 88°18'00" E, 350.0 feet,
9. S 81°12'45" E, 175.28 feet to an iron stake for the northeast corner of the herein described tract,

THENCE, with the East line of the herein described tract, the following four (4) courses and distances, numbered one (1) through four (4):

1. S 88°27'00" W, 360.00 feet,
2. S 81°45'00" E, 18.0 feet,
3. S 08°10'00" W, 463.0 feet,
4. S 11°10'00" E, 429.0 feet to the PLACE OF BEGINNING containing 29.90 acres of land.

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: *[Signature]* DATE: 4-30-84 ENGINEERING BY: *[Signature]* DATE: 4-26-84

THOMAS J. DODD, LICENSE NO. 1881  
CARLSON & DIPPEL & MARK SURVEYING COMPANY  
2499 Capital of Texas Highway, Suite #105  
Austin, Texas 78746

CARLSON & DIPPEL, INCORPORATED  
2499 Capital of Texas Highway, Suite #204  
Austin, Texas 78746



# MILWOOD SECTION TWENTY SEVEN - A

**CURVE DATA**

	1.	2.	3.	4.	5.	6.	7.	8.	9.	10.
I	57°15'00"	57°15'00"	29°25'45"	29°25'45"	29°25'45"	29°25'45"	14°55'00"	14°55'00"	18°15'00"	18°15'00"
R	810.85	890.85	225.00	175.00	316.78	380.78	190.97	240.97	249.03	199.03
T	333.39	371.68	58.09	46.50	83.19	100.00	25.00	31.55	40.00	31.97
A	610.38	680.31	115.57	89.89	182.71	195.58	49.72	62.73	79.32	63.39
C	585.28	652.38	114.30	88.90	160.93	193.44	49.58	62.56	78.99	63.13

	11.	12.	13.	14.	15.	16.	17.	18.	19.	20.
I	19°25'00"	19°25'00"	81°35'45"	90°00'00"	80°25'45"	91°26'30"	93°50'30"	93°51'30"	86°42'45"	86°41'45"
R	325.54	275.54	25.0	15.0	25.0	15.0	15.0	15.0	15.0	15.0
T	55.89	47.14	21.58	15.00	21.14	15.38	16.04	16.04	14.16	14.16
A	110.32	93.38	35.80	23.56	35.09	23.94	24.57	24.57	22.70	22.70
C	109.79	92.93	35.67	21.21	32.28	21.48	21.91	21.91	20.59	20.59

	21.	22.	23.	24.	25.	26.	27.	28.
I	30°54'00"	143°23'45"	37°43'00"	158°03'30"	67°58'39"	247°58'30"	48°34'00"	273°08'00"
R	30.0	50.0	30.0	50.0	30.0	50.0	30.0	30.0
T	8.29	---	10.27	---	20.23	---	12.91	---
A	16.18	125.14	19.80	136.19	25.59	216.40	24.38	238.35
C	15.98	---	19.44	---	33.54	---	23.72	---

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: 5/2/84 Clarence Skrovan  
CLARENCE SKROVAN, DIRECTOR

RETENTION 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 ROUND ROCK, TEXAS, HEREBY APPROVES THE STREETS DEDICATED BY THIS SUBDIVISION PLAT.  
DATE: 5/2/84 Harold D. Creed  
POSTMASTER, CITY OF ROUND ROCK, WILLIAMSON 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 SOX 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, AND DRIVEWAY FACILITIES.

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 SEVEN-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 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 11:55 O'CLOCK A. M., IN THE PLAT RECORDS, OF SAID COURT IN CABINET F, SLIDES 57-58.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE WRITTEN.  
James N. Boydston  
JAMES N. BOYDSTON, CLERK COUNTY COURT, WILLIAMSON COUNTY, TEXAS

DEPUTY Flora Bizzell

SIDEWALK NOTE: SIDEWALKS SHALL BE LOCATED ON BOTH SIDES OF DALLAS DRIVE AND BLACKFOOT TRAIL, THE NORTH SIDE OF POTTERS TRAIL, DEBARR DRIVE, BONIFACE LAKE AND MULDOON DRIVE. ALSO ON ONE SIDE OF ADAM COVE AND THE NORTHWEST SIDE OF ARRONHEAD PASS AND TAMAYO DRIVE.

THE 100 YEAR FLOOD PLAIN SHALL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN.  
NOTE: NO LOT SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE NORTH AUSTIN MUNICIPAL UTILITY DISTRICT #1