

WILLIAMSON COUNTY CLERK

OFFICIAL PUBLIC RECORDS

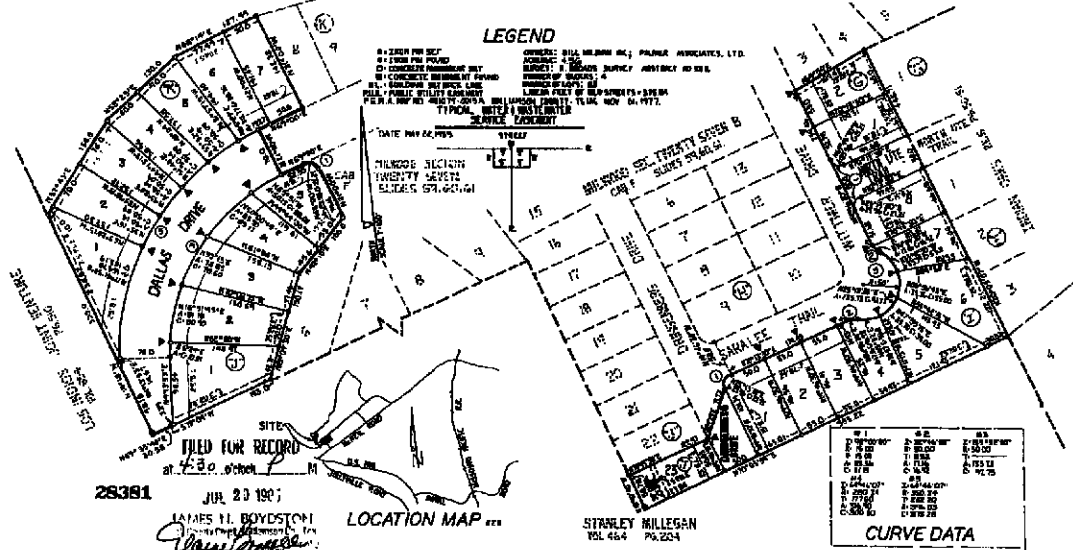
DOCUMENT NUMBER 8528381

WAS ASSIGNED TO A SUBDIVISION AND

CAN BE FOUND IN THE PLAT RECORDS

IN CABINET G SLIDE(S) 159

MILWOOD SECTION TWENTY SEVEN C



Car E. Hill 159

STATE OF TEXAS,
COUNTY OF WILLIAMSON:
KNOW ALL MEN BY THESE PRESENTS THAT MILWOOD JOINT VENTURE IS A TEXAS JOINT VENTURE COMPOSED OF BILL MILBURN, INCORPORATED AND PALMAR ASSOCIATES, LIMITED, 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 AND A PART OF THE H. READER SURVEY ABSTRACT NO. 522, SITUATED IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED RECORDED IN VOLUME 1484, PAGE 781, OF THE WILLIAMSON COUNTY, TEXAS DEED RECORDS, SAID TRACT OF LAND ALSO KNOWN AS LOTS 1 THROUGH 3 AND 21, BLOCK J, LOTS 1 THROUGH 8, BLOCK I, LOTS 1 AND 2, BLOCK C, LOTS 1 THROUGH 7, BLOCK K AND A PORTION OF BLOCK D, MILWOOD SECTION TWENTY SEVEN C, A SUBDIVISION OF RECORD IN CASHEW P. SLIDES 89 - 91, OF THE WILLIAMSON COUNTY, TEXAS DEED RECORDS, DO HEREBY YACATE SAID LOTS AND EXIST IF ANY INSTRUMENT RECORDS WHERE RECORDS, DO HEREBY SUBDIVIDE 4.36 ACRES OF LAND, IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS "MILWOOD SECTION TWENTY SEVEN C", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS, SHOWN HEREON. 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, TEXAS, 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 ACCRIBED.

WITNESS OUR HANDS, THIS THE 23rd DAY OF May, 1985, A.D.
AND WE 23rd DAY OF May, 1985, A.D.
MILWOOD JOINT VENTURE IS
BY: BILL MILBURN, INCORPORATED, JOINT VENTURER
[Signature]
BILL MILBURN, PRESIDENT
P.O. BOX 9882, AUSTIN, TEXAS 78768

BY: PALMAR ASSOCIATES, LIMITED, A TEXAS PARTNERSHIP
[Signature]
A.L. ROBINSON, III, GENERAL PARTNER
P.O. BOX 9886, AUSTIN, TEXAS 78768
[Signature]
JOHN OSCAR ROBINSON, GENERAL PARTNER
P.O. BOX 9886, AUSTIN, TEXAS 78768

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 AND IN THE CAPACITY THEREIN STATED.
WITNESS MY HAND, THIS THE 23rd DAY OF May, 1985, A.D.

[Signature]
FRANK NAME Tom J. Harris
NOTARY PUBLIC IN AND FOR THE COUNTY OF TRAVIS, TEXAS
MY COMMISSION EXPIRES: 7-2-85

STATE OF TEXAS,
COUNTY OF TRAVIS:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED A.L. 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 AND IN THE CAPACITY THEREIN STATED.
WITNESS MY HAND, THIS THE 23rd DAY OF May, 1985, A.D.

[Signature]
FRANK NAME Tom J. Harris
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
MY COMMISSION EXPIRES: July 16, 1985

STATE OF TEXAS,
COUNTY OF TRAVIS:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN OSCAR ROBINSON, 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 AND IN THE CAPACITY THEREIN STATED.
WITNESS MY HAND, THIS THE 23rd DAY OF May, 1985, A.D.

[Signature]
FRANK NAME Tom J. Harris
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
MY COMMISSION EXPIRES: July 16, 1985

APPROVED FOR ACCEPTANCE:
DATE: JUNE 25, 1985

[Signature]
JAMES E. DUNCAN, DIRECTOR, OFFICE OF LAND DEVELOPMENT SERVICES
[Signature]
VICE - CHAIRMAN
FRANCES SCHENKMAN

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, THIS THE 25th DAY OF JUNE, 1985, A.D.
[Signature]
JURITH E. POWLER

MILWOOD SECTION TWENTY SEVEN-C

FIELD NOTES

BEING ALL OF TWO TRACTS OF LAND OUT OF AND A PART OF THE H. RHOADES SURVEY, ABSTRACT NO. 512, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF MILWOOD SECTION TWENTY SEVEN-C, A SUBDIVISION OF RECORD IN CABINET F, SLIDES 15-21, OF THE WILLIAMSON COUNTY, TEXAS, PLAT RECORDS, SAID TRACTS BEING 4.56 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

TRACT 1 - 2.21 Acres

BEGINNING at the most southerly corner of Lot 4, Block J, of the above said subdivision, for the most easterly corner of the herein described tract.

THENCE, with the southeast line of the herein described tract, the following three (3) courses and distances, numbered 1 through 3.
 1. S 21°04'30" W, 188.17 feet.
 2. S 7°08'30" W, 158.82 feet.
 3. S 69°25'40" W, 25.53 feet, to a concrete monument for the most southerly corner of the herein described tract.

THENCE, with the southwest line of the herein described tract, N 19°18' W, 325.80 feet, to an iron stake for the most westerly corner of the herein described tract.

THENCE, with the northwest line of the herein described tract, the following three (3) courses and distances, numbered 1 through 3.
 1. N 37°48' E, 158.82 feet.
 2. N 32°13' E, 130.00 feet.
 3. N 81°14' E, 127.48 feet, to an iron stake for the most northerly corner of the herein described tract.

THENCE, with the northeast line of the herein described tract, the following six (6) courses and distances, numbered 1 through 6.

1. S 21°00' E, 162.25 feet.
2. S 69°00' W, 26.82 feet, to the beginning of a curve.
3. with a curve to the left having a radius of 258.11 feet, an arc distance of 281.88 feet, and whose chord bears S 47°34'22" W, 256.86 feet.
4. S 62°51'15" E, 70.00 feet, to the beginning of a curve.
5. with a curve to the right having a radius of 258.11 feet, an arc distance of 48.89 feet, and whose chord bears N 31°00'30" E, 48.83 feet.
6. S 61°58' E, 158.82 feet, to the POINT OF BEGINNING, containing 2.21 Acres of Land.

TRACT 2 - 2.03 Acres

BEGINNING at an iron stake at the northwest corner of Lot 22, Block J, of the above said subdivision 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 1 through 9.

1. N 70°13'30" E, 122.97 feet.
2. S 24°33' E, 71.73 feet, to the beginning of a curve.
3. with a curve to the right having a radius of 15.80 feet, an arc distance of 23.28 feet, and whose chord bears N 26°13'30" E, 21.21 feet.
4. N 70°13'30" E, 174.43 feet, to the beginning of a curve.
5. with a curve to the right having a radius of 30.00 feet, an arc distance of 17.18 feet, and whose chord bears N 69°33'30" E, 16.93 feet, to the beginning of a reverse curve.
6. with a curve to the left having a radius of 30.00 feet, an arc distance of 157.73 feet, and whose chord bears N 26°13'30" E, 97.75 feet, to the beginning of a reverse curve.
7. with a curve to the right having a radius of 30.00 feet, an arc distance of 17.16 feet, and whose chord bears N 34°49'30" W, 16.82 feet.
8. N 19°48'30" W, 328.48 feet.
9. N 64°49' E, 168.82 feet, to an iron stake for the northeast corner of the herein described tract.

THENCE, with the east line of the herein described tract, S 29°03'30" E, 445.71 feet, to an iron stake for the southeast corner of the herein described tract.

THENCE, with the south line of the herein described tract, S 79°23'30" W, 355.22 feet to a concrete monument for the southwest corner of the herein described tract.

THENCE, with the west line of the herein described tract, N 18°47'40" W, 64.78 feet, to the POINT OF BEGINNING, containing 2.03 Acres of Land.

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 CITY OF AUSTIN (WHEN APPLICABLE), AND THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, FOR REVIEW AND APPROVAL.

DEFENTION NOTE: PRIOR TO CONSTRUCTION OF THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN, FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DEFENTION PLANS APPROVED BY THE CITY OF AUSTIN. RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DEFENTION SYSTEMS SHALL BE OBTAINED BY THE USE OF PONDING OR OTHER APPROVED METHODS.

NOTE: THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON.

NOTE: NO LOT SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE NORTH AUSTIN M.U.D. NO. 1

SIDEWALK NOTE: SIDEWALKS SHALL BE LOCATED ON BOTH SIDES OF DALLAS DRIVE, THE EAST SIDE OF DRINGENBERG DRIVE, WITTKER DRIVE, THE SOUTH SIDE OF SATELITE TRAIL AND NORTH UTR TRAIL.

I, THOMAS J. DODD, AN 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 OF 1981 AS AMENDED, 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: 5/23/85 ENGINEERING BY: Donna W. Carlson DATE: 5/23/85
 THOMAS J. DODD, S.U.C. NO. 1182 CARLSON & DIPPEL, INC. 2403 CAPITAL OF TEXAS HIGHWAY, SUITE 204 AUSTIN, TEXAS 78746 AUSTIN, TEXAS 78748

THIS SUBDIVISION HAS BEEN APPROVED BY THE WILLIAMSON COUNTY ENGINEERING OFFICE FOR 21 LOTS WHICH WILL BE SERVED BY THE NORTH AUSTIN M.U.D. NO. 1.

DATE: 5/23/85 D.W. PORCELLI-DIRECTOR

NOTE: THE UNITED STATES POST OFFICE OF THE CITY OF ROUND ROCK, TEXAS, HEREBY APPROVES THE STREETS DEICATED BY THIS SUBDIVISION PLAT.
 DATE: 5-23-85 Donna W. Carlson WILLIAMSON COUNTY, TEXAS
 COUNTY CLERK

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 HIS OCCUPANCY OF THE LOTS ALONG THE ROADWAYS AND STREETS IN THE SUBDIVISION HAS BEEN ACCIEVED, AND ALL DRAINWAY DRAINPIES HAVE BEEN INSTALLED ON WRITTEN PERMISSION FROM THE COUNTY COMMISSIONER'S COURT, ASSUMES FULL RESPONSIBILITY FOR MAINTENANCE OF SAID STREETS AND 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 PROCEDURES 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, DON WILSON, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES AND SURVEYOR'S CERTIFICATION HEREON, THAT THIS SUBDIVISION TWENTY SEVEN-C, A SUBDIVISION, HAS BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY SAID COUNTY BODY CONSIDERED, WAS ON THIS DAY APPROVED, AND SAID PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.
 DATE: July 29, 1985 Don Wilson COUNTY JUDGE, WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF WILLIAMSON:
 KNOW ALL MEN BY THESE PRESENTS: I, JAMES R. BOYNTON, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THIS 29th DAY OF July, 1985, A.D., AT 4:20 O'CLOCK P.M., AND DULY RECORDED THIS 30th DAY OF July, 1985, A.D., AT 8:10 O'CLOCK P.M. IN THE PLAT RECORDS, OF SAID COUNTY IN CABINET G SLIDES 181-160.

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 R. Boynton
 JAMES R. BOYNTON, CLERK, COUNTY COURT, WILLIAMSON COUNTY, TEXAS

DEPUTY: Elaine Bizzell

CO-81-02.3(85)

Car G. Slide 160