

**WILLIAMSON COUNTY CLERK**

**OFFICIAL PUBLIC RECORDS**

DOCUMENT NUMBER 8507644

WAS ASSIGNED TO A SUBDIVISION AND

CAN BE FOUND IN THE PLAT RECORDS

IN CABINET F SLIDE(S) 334



# MILWOOD SECTION TWENTY EIGHT

(A SMALL LOT SUBDIVISION)

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 CALMAR 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 H. RHODES SURVEY NO. 5, ABSTRACT NO. 522 AND THE W. J. BAKER SURVEY NO. 64, SITUATED IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED RECORDED IN VOLUME 1104, PAGE 761, OF THE WILLIAMSON COUNTY, TEXAS DEED RECORDS, DO HEREBY SUBDIVIDE 30.42 OF AN ACRE 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 EIGHT, 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, 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 UNTIL THE REQUIREMENTS OF THE PLAT RESTRICTIONS HAVE BEEN ACHIEVED.

SMALL LOT RESTRICTION NOTE: THIS SUBDIVISION IS SUBJECT TO THE RESTRICTIONS AS REQUIRED IN SECTION 13-3-107 OF THE AUSTIN CITY CODES, AS RECORDED IN VOL. PG.

WITNESS OUR HANDS, THIS 3 DAY OF October, 1984, A.D.

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

*Bill Milburn*  
BILL MILBURN, PRESIDENT  
P.O. Box 9802, Austin, Texas 78766

By: CALMAR 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 3 DAY OF October, 1984, A.D.

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 3 DAY OF October, 1984, A.D.

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.

WITNESS MY HAND AND SEAL OF OFFICE,  
THIS 3 DAY OF October, 1984, A.D.

APPROVED FOR ACCEPTANCE:

DATE: JANUARY 8, 1985

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION, CITY OF AUSTIN, THIS 8<sup>TH</sup> DAY OF JANUARY, 1985 A.D.

*Ed Wendler, Jr.*  
SECRETARY  
ED WENDLER, JR.

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

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

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

*James B. Duncan by Atlas Kinch*  
JAMES DUNCAN, DIRECTOR OF LAND DEVELOPMENT SERVICES  
*Gilbert M. Martinez*  
GILBERT M. MARTINEZ, CHAIRMAN

STATE OF TEXAS:  
COUNTY OF TRAVIS:

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 COMPLETES WITH CHAPTER 13-3 OF THE AUSTIN CITY CODE, OF 1967 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*  
THOMAS J. DODD, BEING NO. 1882  
CARLSON & DIPPEL SURVEYING COMPANY  
2499 CAPITAL OF TEXAS HIGHWAY, SUITE 105,  
AUSTIN, TEXAS 78746

ENGINEERING BY: *Thomas J. Dodd*  
CARLSON & DIPPEL, INC.  
2499 CAPITAL OF TEXAS HIGHWAY, SUITE 204  
AUSTIN, TEXAS 78746

### CURVE DATA

	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	#11
I	10°00'00"	10°00'00"	82°27'00"	85°00'00"	37°00'00"	37°00'00"	77°00'00"	37°00'00"	37°00'00"	37°00'00"	35°33'115"
R	265.07	495.07	15.00	15.00	224.00	274.00	15.00	319.79	369.79	255.74	255.74
T	78.50	69.86	14.69	13.74	74.95	91.68	11.93	107.00	123.73	81.91	81.91
A	187.96	138.40	23.16	22.25	144.65	178.94	20.16	206.51	238.80	158.55	158.55
C	187.45	137.97	26.92	20.27	142.15	173.88	18.67	202.94	234.67	156.02	156.02
I	#12	#13	#14	#15	#16	#17	#18	#19	#20	#21	#22
I	37°00'00"	37°00'00"	37°00'00"	53°00'00"	53°00'00"	27°00'00"	25°19'30"	23°20'00"	23°20'00"	39°40'00"	39°40'00"
R	305.74	305.02	256.02	189.65	238.65	287.78	237.78	242.15	282.15	225.00	225.00
T	68.84	102.06	95.33	90.07	115.00	89.89	53.42	50.00	60.32	81.15	81.15
A	122.84	194.97	164.89	147.10	213.38	135.61	105.10	98.61	118.98	155.77	155.77
C	130.58	193.57	161.84	161.21	205.83	134.36	104.25	97.93	118.16	152.68	152.68
I	#23	#24	#25	#26	#27	#28	#29	#30	#31	#32	
I	39°40'00"	20°07'00"	21°07'30"	39°40'00"	89°59'30"	85°41'45"	21°28'00"	21°28'00"	61°18'00"	69°43'115"	
R	175.00	225.00	175.00	348.70	15.00	15.00	253.95	203.95	15.00	249.43	
T	63.12	39.91	33.63	125.77	13.73	13.91	48.06	38.60	12.88	173.78	
A	121.16	79.00	64.52	241.41	21.12	22.43	95.00	78.29	21.28	303.58	
C	118.75	78.59	64.15	236.62	19.42	20.40	94.44	75.85	19.54	285.19	
I	#33	#35	#36	#37	#38	#39	#34				
I	69°43'115"	26°00'00"	26°00'00"	80°00'00"	88°59'45"	100°49'00"	10°00'00"				
R	199.48	216.57	265.57	15.00	15.00	15.00	15.00				
T	138.95	50.00	61.54	12.59	14.74	18.14	15.00				
A	242.73	98.28	120.96	20.94	23.30	26.39	23.50				
C	228.03	97.44	119.93	19.28	21.03	23.12	21.21				

# MILWOOD SECTION TWENTY EIGHT

(A SMALL LOT SUBDIVISION)

## PERIMETER FIELD NOTES

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND PART OF THE H. RHODES SURVEY NO. 5, ABSTRACT NO. 522, AND THE W.J. BAKER SURVEY, ABSTRACT NO. 84, 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 1104 PAGE 741, OF THE WILLIAMSON COUNTY, TEXAS, DEED RECORDS, SAID TRACT BEING 30.42 ACRES OF LAND, MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point for the northwest corner of the herein described tract, from which the northwest corner of the W. J. Baker Survey, Abstract No. 84, bears S 19° 58'18" W, 3,043.42 feet,

THENCE, with the northerly line of the herein described tract, the following seventeen (17) courses and distances, numbered one (1) through seventeen (17):

1. N 70°18'45" E, 160.00 feet to an iron pin set,
2. S 19°43'15" E, 51.50 feet to an iron pin set,
3. S 72°41'00" E, 135.00 feet to a CONCRETE MONUMENT SET
4. S 63°20'00" E, 370.0 feet to an iron pin set,
5. S 68°40'00" E, 58.0 feet to an iron pin set,
6. S 79°20'00" E, 100.0 feet to an iron pin,
7. N 13°00'00" W, 15.0 feet to an iron pin in a curve,
8. With said curve to the right, having a radius of 225.00 feet, an arc distance of 79.00 feet, and whose chord bears N 02°56'30" W, 78.59 feet to an iron pin in a curve,
9. A curve to the left, having a radius of 15.00 feet, an arc distance of 22.43, and whose chord bears N 35°44'00" W, 20.40 feet to an iron pin in a curve,
10. With said curve to the left, having a radius of 348.70 feet, an arc distance of 148.62 feet, and whose chord bears N 89°12'45" E, 147.50 feet to a CONCRETE MONUMENT SET
11. S 13°00'00" E, 345.00 feet to an iron pin set,
12. S 14°46'45" E, 198.60 feet to an iron pin set in a curve,
13. With said curve to the left, having a radius of 224.0 feet, an arc distance of 71.28 feet, and whose chord bears N 75°07'00" E, 70.98 feet to an iron pin set,
14. N 86°00'00" E, 29.23 feet to an iron pin in a curve,
15. With said curve to the left, having a radius of 15.00 feet, an arc distance of 23.16 feet, and whose chord bears N 21°46'45" E, 20.92 feet to an iron pin set,
16. N 67°33'00" E, 70.0 feet to an iron pin set in a curve,
17. With said curve to the left, having a radius of 495.87 feet, an arc distance of 56.66 feet, and whose chord bears S 25°43'30" E, 56.63 feet to an iron pin set,
18. S 29°00'00" E, 391.51 feet to an iron pin for the northeast corner of the herein described tract,

THENCE, with the easterly line of the herein described tract, the following thirteen (13) courses and distances, numbered one (1) through thirteen (13):

1. S 61°46'00" W, 70.01 feet to a CONCRETE MONUMENT SET
2. N 29°00'00" W, 382.83 feet to an iron pin set in a curve,
3. With said curve to the left, having a radius of 15.00 feet, an arc distance of 22.25 feet, and whose chord bears N 71°30'00" W, 20.27 feet to an iron pin set,
4. S 68°00'00" W, 32.43 feet to an iron pin set in a curve,
5. With said curve to the right, having a radius of 274.00 feet, an arc distance of 37.49 feet, and whose chord bears S 69°55'15" W, 37.46 feet, to an iron pin set,
6. S 01°18'00" W, 77.83 feet to an iron pin set,
7. S 13°05'00" W, 100.00 feet to an iron pin set,
8. S 23°00'00" W, 85.8 feet to an iron pin set,
9. S 35°10'00" W, 104.82 feet to a CONCRETE MONUMENT SET
10. N 47°17'15" W, 100.54 feet to an iron pin set in a curve,
11. With said curve to the right, having a radius of 369.79 feet, an arc distance of 20.00 feet, and whose chord bears S 43°22'00" W, 20.00 feet to an iron pin set,
12. S 47°17'15" E, 102.68 feet to an iron pin set,
13. S 50°00'00" W, 702.99 feet to a CONCRETE MONUMENT SET for the southeast corner of the herein described tract,

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

1. N 40°00'00" W, 150.0 feet to an iron pin set,
2. S 50°00'00" W, 5.0 feet to an iron pin set,
3. N 40°00'00" W, 100.0 feet to an iron pin set,
4. N 50°00'00" E, 21.12 feet to an iron pin set,
5. N 40°00'00" W, 150.0 feet to an iron pin set,
6. N 50°00'00" E, 21.12 feet to an iron pin set, 7. N 40°00'00" W, 704.70 feet to an iron pin set, & N 50°00'00" E, 10.00 feet to an iron pin set,
8. N 40°00'00" W, 150.60 feet to a CONCRETE MONUMENT SET for the southwest corner of the herein described tract,
- 9.

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

1. N 50°08'40" E, 245.0 feet to an iron pin set,
2. N 48°50'40" E, 199.30 feet to an iron pin set,
3. N 47°33'45" E, 104.41 feet to an iron pin set,
4. N 19°43'15" W, 174.25 feet to the PLACE OF BEGINNING containing 30.42 acres of land.

THIS SUBDIVISION HAS BEEN APPROVED BY THE WILLIAMSON COUNTY HEALTH OFFICE FOR 215 LOTS WHICH WILL BE SERVED BY THE NORTH AUSTIN M.U.D. #1.

DATE: 7/19/84

*[Signature]*  
D. M. PARCELL

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

DATE: 7-19-84

*[Signature]*  
DORIS SCHROEDER  
POSTMASTER, CITY OF AUSTIN, 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.

ADDITIONAL 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 OBTAINED BY THE USE OF PONDING OR OTHER APPROVED METHODS.

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 THROUGHFARES 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 THROUGHFARES 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 80% OCCUPANCY OF THE LOTS ALONG THE ROADWAYS AND STREETS IN THE SUBDIVISION HAS BEEN ACHIEVED, AND ALL DRIVEWAY DRAINPIPES HAVE BEEN INSTALLED OR WRITTEN PERMISSION FROM THE COUNTY COMMISSIONER'S COURT, ASSUMES FULL RESPONSIBILITY FOR MAINTENANCE OF SAID STREETS/ROADS.

STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: I, TIMOTHY G. MARSH, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS INSTRUMENT WITH FIELD METES AND SURVEYOR'S CERTIFICATION HEREON THAT "MILWOOD SECTION TWENTY EIGHT" IS A SUBDIVISION, HAS BEEN FULLY PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY SAID COURT FULLY 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: March 4, 1985

*[Signature]*  
TIMOTHY G. MARSH, COUNTY JUDGE, WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: I, JAMES H. 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 THE 22<sup>ND</sup> DAY OF March, 1985 A.D., AT 10:00 O'CLOCK P.M., AND FULLY RECORDED THE 22<sup>ND</sup> DAY OF March, 1985 A.D., AT 1:00 O'CLOCK P.M., IN THE PLAT RECORDS, OF SAID COUNTY IN CABINET # 334-336.

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

*[Signature]*  
Barbara Shuffield  
CLERK

*[Signature]*  
James H. Boydston  
JAMES H. BOYDSTON, CLERK, COUNTY COURT,  
WILLIAMSON COUNTY, TEXAS



SIDEWALK NOTE: SIDEWALKS SHALL BE INSTALLED ALONG THE WEST SIDE OF MARINA TRAIL, MARSH DRIVE, STEERLE-CHASE DRIVE, HAMPREY DRIVE & IRBY PASS,

FLOOD PLAIN NOTE: THE 100 YEAR FLOOD PLAIN SHALL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON.

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

C814-84-006.1  
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