

WILLIAMSON COUNTY CLERK

OFFICIAL PUBLIC RECORDS

DOCUMENT NUMBER 8524578

WAS ASSIGNED TO A SUBDIVISION AND

CAN BE FOUND IN THE PLAT RECORDS

IN CABINET G SLIDE(S) 113

MILWOOD SECTION 29

A SMALL LOT SUBDIVISION

STATE OF TEXAS.

COUNTY OF WILLIAMSON:

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 H. RHODES SURVEY ABSTRACT 522, SITUATED IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED RECORDED IN VOLUME 1104, PAGE 761, OF THE WILLIAMSON COUNTY, TEXAS DEED RECORDS, DO HEREBY SUBDIVIDE 22.38 ACRES OF LAND IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HERON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, TO BE KNOWN AS "MILWOOD SECTION 29", A SMALL LOT SUBDIVISION, AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS, SHOWN HERON. IT IS FURTHER UNDERSTOOD THAT THE ENFORCEMENT OF THE PLAT RESTRICTIONS IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER. HOWEVER, THE CITY OF AUSTIN 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, PRIOR TO GRADING AND TYPE OF EARTH MOVING CONSTRUCTION OF OR UNDER THE LAND IN THIS SUBDIVISION. A DRAINAGE PLAN OF THIS SUBDIVISION, PREPARED 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, TEXAS FOR REVIEW AND APPROVAL. SMALL LOT RESTRICTIONS, THIS SUBDIVISION IS SUBJECT TO THE RESTRICTIONS AS REQUIRED IN SECTION 19.3.1 OF THE CITY OF AUSTIN CODES, AS RECORDED IN PG. 1985, A.D.

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

MILWOOD JOINT VENTURE II

By: BILL MILBURN INCORPORATED, JOINT VENTURER

Bill Milburn
BILL MILBURN, PRESIDENT
P.O. Box 9802, 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 AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE,
THIS 10 DAY OF April, 1985, A.D.

Donna Ellis
DONNA ELLIS
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
MY COMMISSION EXPIRES: 10-29-88

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 AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE,
THIS 10 DAY OF April, 1985, A.D.

Donna Ellis
DONNA ELLIS
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
MY COMMISSION EXPIRES: 10-29-88

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 AND SEAL OF OFFICE,
THIS 10 DAY OF April, 1985, A.D.

Donna Ellis
DONNA ELLIS
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
MY COMMISSION EXPIRES: 10-29-88

FIELD NOTES

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE H. RHODES SURVEY ABSTRACT 522, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND CONVEYED IN A DEED TO MILWOOD JOINT VENTURE II, OF RECORD IN VOLUME 1104, PAGE 761 OF THE WILLIAMSON COUNTY, TEXAS DEED RECORDS, SAID TRACT BEING 22.38 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a concrete monument found for the northeast corner of the herein described tract, from which the northwest corner of Henry Rhodes Survey Abstract 522, bears N 11°23'32" W, 3455.07 feet,

TRENCE, with the east line of the herein described tract, the following nine (9) courses and distances, numbered 1 through 9,

1. S 40°00'00" E, 150.69 feet to an iron pin found,
2. S 50°00'00" W, 10.00 feet to an iron pin found,
3. S 40°00'00" E, 704.70 feet to an iron pin found,
4. S 50°00'00" W, 23.12 feet to an iron pin found,
5. S 40°00'00" E, 150.00 feet to an iron pin found,
6. S 50°00'00" W, 21.84 feet to an iron pin found,
7. S 40°00'00" E, 100.00 feet to an iron pin found,
8. N 50°00'00" E, 5.00 feet to an iron pin found,
9. S 40°00'00" E, 150.00 feet to a concrete monument found for the southeast corner of the herein described tract,

TRENCE, with the south line of the herein described tract, the following thirteen (13) courses and distances, numbered 1 through 13,

1. S 50°00'00" W, 42.00 feet to an iron pin set,
2. S 31°10'00" W, 105.00 feet to an iron pin set,
3. S 22°00'00" W, 140.00 feet to an iron pin set,
4. S 26°40'00" W, 110.00 feet to an iron pin set,
5. S 45°15'00" W, 105.00 feet to an iron pin set,
6. S 52°40'00" W, 140.00 feet to an iron pin set,
7. S 64°00'00" W, 95.00 feet to an iron pin set,
8. N 18°46'45" W, 98.06 feet to an iron pin set,
9. S 71°13'15" W, 20.00 feet to an iron pin set,
10. N 18°46'45" E, 98.06 feet to a concrete monument set,
11. S 71°13'15" W, 125.00 feet to an iron pin set,
12. S 65°00'00" W, 120.00 feet to an iron pin set,
13. S 85°44'45" W, 140.00 feet to an iron pin set for the southwest corner of the herein described tract,

TRENCE, with the west line of the herein described tract, the following seven (7) courses and distances, numbered 1 through 7,

1. N 18°46'45" W, 378.00 feet to an iron pin found,
2. N 18°48'38" W, 382.28 feet to a concrete monument set,
3. N 71°12'15" E, 243.53 feet to an iron pin set for the beginning of a curve,
4. With a curve to the left, whose radius equals 267.12 feet, an arc distance of 88.86 feet and whose chord bears N 60°36'00" E, 98.29 feet to an iron pin set,
5. N 50°00'00" E, 101.32 feet to an iron pin set for the beginning of a curve,
6. With a curve to the left, whose radius equals 15.00 feet, an arc distance of 23.56 feet and whose chord bears N 05°00'00" E, 21.21 feet to an iron pin set,
7. N 40°00'00" W, 589.26 feet to a concrete monument set for the northwest corner of the herein described tract,

TRENCE, with the north line of the herein described tract, the following two (2) courses and distances, numbered 1 and 2,

1. N 49°38'00" E, 215.58 feet to an iron pin found,
2. N 50°08'40" E, 183.42 feet to the POINT OF BEGINNING, containing 22.38 Acres of Land.

STATE OF TEXAS:

COUNTY OF TRAVIS:

I, STEVE R. BRYSON, 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 CODE, 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: *Steve Bryson* 3/29/85
STEVE R. BRYSON, R.S. #4248
CARLSON & DIPPEL SURVEYING COMPANY
2499 CAPITAL OF TEXAS HIGHWAY, SUITE 105
AUSTIN, TEXAS 78746



DETENTION NOTE: PRIORITY CONSTRUCTION ON THIS SUBDIVISION DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN, OFFICE OF LAND DEVELOPMENT SERVICES, 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 DETERMINED BY THE USE OF PONDING OR OTHER APPROVED METHODS.
FLOOD PLAIN NOTE: THE 100 YEAR FLOOD PLAIN SHALL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREOF.

ENGINEERING BY: *Thomas M. Carlson*
THOMAS M. CARLSON
CARLSON AND DIPPEL, INC.
2499 CAPITAL OF TEXAS HWY # 204
AUSTIN, TEXAS 78746 5/15/85



CB14-84-006.2 (6)

Cap G. Slide 115

MILWOOD SECTION 29

A SMALL LOT SUBDIVISION

CURVE DATA											
1	2	3	4	5	6	7	8	9	10	11	
I 90°00'00"	85°00'00"	85°00'00"	05°00'00"	05°00'00"	33°00'00"	33°00'00"	21°12'15"	21°12'15"	30°40'00"	30°40'00"	
R 15.00	15.00	15.00	572.59	638.59	227.56	177.56	267.12	317.12	182.02	232.02	
T 15.00	13.74	16.37	25.00	27.79	67.41	52.60	50.00	59.36	49.91	63.62	
A 23.56	22.25	24.87	48.97	55.55	131.06	102.27	98.86	117.36	97.43	124.18	
C 21.21	20.27	22.12	49.93	55.53	129.26	100.86	98.29	116.69	96.27	122.71	
12	13	14	15	16	17	18	19	20	21	22	
I 18°33'15"	18°33'15"	24°35'29"	138°10'58"	90°00'00"	21°13'15"	21°13'15"	28°00'00"	28°00'00"	99°58'11"	46°34'00"	
R 175.00	225.00	30.00	50.00	31.28	200.00	250.00	330.75	280.75	15.00	30.00	
T 28.58	36.75	9.34	---	31.28	37.47	46.83	82.46	70.00	17.87	12.91	
A 56.67	72.86	18.11	138.91	49.13	74.07	92.59	161.63	137.20	26.17	24.38	
C 56.42	72.54	17.84	---	44.24	73.65	92.06	160.93	135.84	23.98	23.72	
23											
I 273°08'00"											
R 50.00											
T 238.35											
C ---											

APPROVED FOR ACCEPTANCE:
 DATE: MAY 28, 1985
 James B. Durcan, Director, Office of Land Development Services
 LILAS KINCH, C. R. P. E.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, THIS THE 28 DAY OF MAY, 1985, A.D.
 SECRETARY: [Signature]
 PRESIDENT: [Signature]

NOTE: THE UNITED STATES POST OFFICE OF THE CITY OF AUSTIN, TEXAS, HEREBY APPROVES THE STREETS, MARIMBA TRAIL, MARGIT DRIVE, MODENA TRAIL, STEEPLE-CHASE DRIVE, HUMPHREY DRIVE, OLYMPIAD DRIVE, SLIPPERY ROCK ROAD AND HANNA COVE AS DEDICATED BY THIS SUBDIVISION.

[Signature] DATE 4-11-85
 DORIS SCHROEDER, POSTMASTER, CITY OF AUSTIN, TEXAS

SIDEWALK NOTE: SIDEWALKS SHALL BE INSTALLED ON THE WEST SIDE OF MARIMBA TRAIL, MARGIT DRIVE, LOTS 10-18, BLOCK D, STEEPLE-CHASE DRIVE AND HUMPHREY DRIVE, THE EAST SIDE OF MODENA TRAIL, MARGIT DRIVE, LOTS 1, 24-28, BLOCK C, SLIPPERY ROCK ROAD, LOTS 23-26, BLOCK "A", HANNA COVE, OLYMPIAD DRIVE LOTS B-24, BLOCK "C", AND BOTH SIDES OF SLIPPERY ROCK ROAD FROM MARGIT DRIVE TO THE NORTH PROPERTY LINE OF THE SUBDIVISION.

NOTE: NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE NORTH AUSTIN M.U.D. #1 WATER & WASTEWATER SYSTEM.

NOTE: WILLIAMSON COUNTY FLOOD PLAIN DEVELOPMENT PERMIT IS REQUIRED ON LOTS 44, 45 & 46, BLOCK "A" BEFORE ANY TYPE OF CONSTRUCTION OR DEVELOPMENT.

NOTE: ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTE WATER LINES REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS
 NOTE: THIS SUBDIVISION HAS BEEN APPROVED BY THE WILLIAMSON COUNTY HEALTH OFFICE FOR 144 LOTS WHICH WILL BE SERVED BY THE NORTH AUSTIN M.U.D. #1

DATE: 4-15-85
 B.M. FORELL

COMMISSIONERS' COURT APPROVAL:
 IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES DESIGNATED AND SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION HEREWITH, SHALL BE THE RESPONSIBILITY OF THE OWNER OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT, IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND SAID COMMISSIONERS' COURT ASSUMES NO RESPONSIBILITIES OR OBLIGATIONS TO BUILD OR MAINTAIN ANY STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING OR MAINTAINING ANY OF THE BRIDGES OR CULVERTS, BRIDGES, ETC., IN CONNECTION THEREWITH. IT IS FURTHER UNDERSTOOD THAT UPON COMPLETION OF THE AFORESAID OBLIGATIONS OF THE DEVELOPER AND SUBSEQUENT OCCUPANCY OF THE LOTS ALONG THE ROADWAYS AND STREETS IN THE SUBDIVISION HAS BEEN ACHIEVED, AND ALL DRIVEWAY DRAINAGES HAVE BEEN INSTALLED OR WRITTEN PERMISSION FROM THE COUNTY COMMISSIONER, THE COMMISSIONERS' COURT ASSUMES FULL RESPONSIBILITY FOR MAINTENANCE OF SAID STREETS, AND ROADS.

STATE OF TEXAS:
 COUNTY OF WILLIAMSON:
 KNOW ALL MEN BY THESE PRESENTS: I, DONALD JOHNSON, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT WITH FEES AND RECORDS CERTIFICATION HEREBY, THAT "MILWOOD SECTION 29" A SMALL LOT SUBDIVISION, HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY SAID COUNTY JUDGE 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 11, 1985

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 IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THIS 15 DAY OF July, 1985, A.D., AT 4:35 O'CLOCK P.M., AND DULY RECORDED THIS 15 DAY OF July, 1985, A.D., AT 8:16 O'CLOCK P.M., IN THE PLAT RECORDS, OF SAID COUNTY IN CABINET G, SLIDES 113-115.
 WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE LAST DATE SHOWN ABOVE WRITTEN.



[Signature]
 JAMES N. BOYDSTON, CLERK, COUNTY COURT,
 WILLIAMSON COUNTY, TEXAS
 By [Signature], Deputy
 Elaine Bizzell