

# MILWOOD SECTION THIRTY-THREE A

## LEGEND

- Iron Rod Found
- Conc. Monument Fnd.
- Iron Rod Set
- Conc. Monument Set
- Sidewalk Location
- ..... B.L. Building Setback Line
- ..... P.U.E. Public Utility Easement

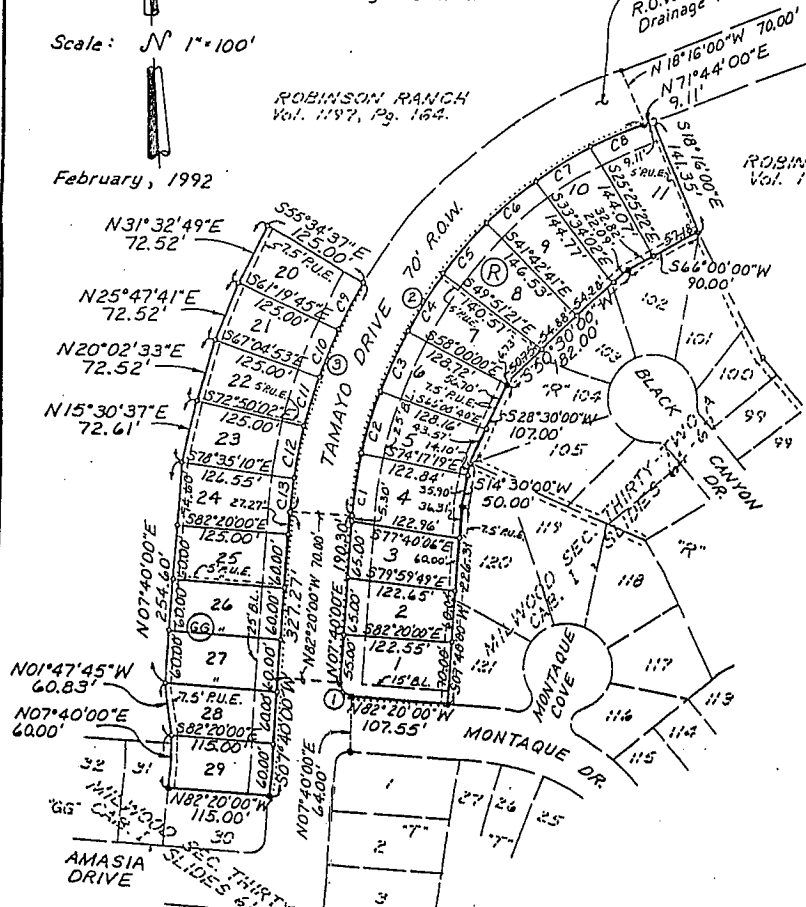
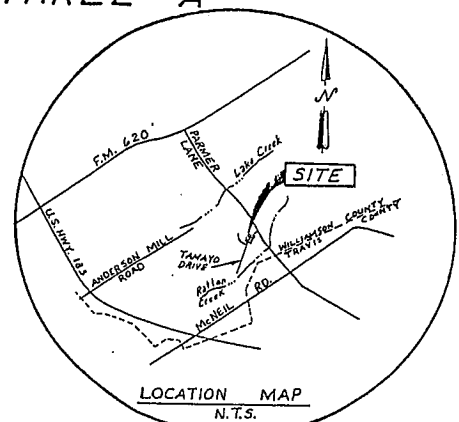
Scale: N 1"=100'

February, 1992

Tamayo Drive Vol. 1976, Pg. 45A  
R.O.W. Deed Drainage & P.U.E. Vol. 2015, Pg. 867

ROBINSON RANCH  
Vol. 1197, Pg. 162

ROBINSON RANCH  
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### CURVE DATA

- |   |   |   |
|---|---|---|
| ① $\Delta = 90^{\circ}00'00''$<br>$R = 15.00'$<br>$T = 15.00'$<br>$A = 23.56'$<br>$C = 21.21'$<br>$N37^{\circ}20'00''W$ | ② $\Delta = 64^{\circ}03'57''$<br>$R = 527.63'$<br>$T = 330.12'$<br>$A = 589.97'$<br>$C = 559.72'$<br>$N39^{\circ}41'59''E$ | ③ $\Delta = 26^{\circ}45'25''$<br>$R = 597.63'$<br>$T = 142.14'$<br>$A = 279.09'$<br>$C = 276.56'$<br>$S21^{\circ}02'43''W$ |
|---|---|---|

### CHORD DATA

ARC	CHORD	BEARING
C1	74.08'	74.02' N11^{\circ}41'20''E
C2	75.00'	74.94' N19^{\circ}47'00''E
C3	75.00'	74.94' N27^{\circ}55'40''E
C4	75.00'	74.94' N36^{\circ}04'20''E
C5	75.00'	74.94' N44^{\circ}12'59''E
C6	75.00'	74.94' N52^{\circ}21'38''E
C7	75.00'	74.94' N60^{\circ}30'18''E
C8	65.90'	65.86' N68^{\circ}09'19''E
C9	60.00'	59.97' S31^{\circ}32'44''W
C10	60.00'	59.97' S25^{\circ}47'41''W
C11	60.00'	59.97' S20^{\circ}02'33''W
C12	60.00'	59.97' S14^{\circ}17'24''W
C13	39.09'	39.08' S09^{\circ}32'25''W

STATE OF TEXAS:  
COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS:

THAT MILWOOD JOINT VENTURE II, A TEXAS JOINT VENTURE ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING ITS HOME OFFICE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING COMPOSED AND ACTING THROUGH, BILL MILBURN, INCORPORATED, ACTING HEREIN BY AND THROUGH BILL MILBURN, ITS PRESIDENT, AND PALMAR ASSOCIATES, LTD., ACTING HEREIN BY AND THROUGH ITS GENERAL PARTNERS, A.H. ROBINSON, III, AND JOHN OSCAR ROBINSON, BEING OWNERS OF A 4.01 ACRE TRACT OR PARCEL OF LAND OUT OF THE H.J. BAKER SURVEY NO. 64, SITUATED IN WILLIAMSON COUNTY, TEXAS SAID 4.01 ACRE TRACT BEING A PORTION OF THAT CERTAIN 4.010 ACRE TRACT CONVEYED TO THEM BY DEED RECORDED IN VOLUME 2177 PAGE 608, OF THE REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 4.01 ACRES IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS 'MILWOOD SECTION THIRTY-THREE A,' AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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 MODIFICATION THEREOF TO THE CITY OF AUSTIN AND THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY FOR REVIEW AND APPROVAL. IT IS FURTHER UNDERSTOOD THAT THE ENFORCEMENT OF THE PLAT RESTRICTIONS IS THE RESPONSIBILITY OF THE DEVELOPER-OWNER; HOWEVER, THE CITY AND 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 OF PERMITS UNLESS OR UNTIL THE REQUIREMENTS OF THE PLAT RESTRICTIONS HAVE BEEN ACHIEVED.

WITNESS MY HAND THIS THE 19<sup>th</sup> DAY OF August, 1992.

MILWOOD JOINT VENTURE II  
BY: BILL MILBURN INCORPORATED JOINT VENTURER

*Bill Milburn*  
Bill Milburn, President  
P.O. BOX 9802  
AUSTIN, TEXAS 78766

WITNESS OUR HANDS THIS THE 19<sup>th</sup> DAY OF August, 1992.

PALMAR ASSOCIATES, LTD., A TEXAS PARTNERSHIP  
BY: A.H. ROBINSON, III, GENERAL PARTNER

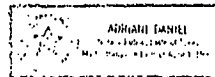
*A.H. Robinson III*  
A.H. ROBINSON, III, GENERAL PARTNER  
P.O. BOX 9556  
AUSTIN, TEXAS 78766

PALMAR ASSOCIATES, LTD., A TEXAS PARTNERSHIP  
BY: JOHN OSCAR ROBINSON, GENERAL PARTNER

*John Oscar Robinson*  
JOHN OSCAR ROBINSON, GENERAL PARTNER  
P.O. BOX 9556  
AUSTIN, TEXAS 78766

STATE OF TEXAS:  
COUNTY OF TRAVIS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 19<sup>th</sup> DAY OF August, 1992, BY BILL MILBURN, PRESIDENT, BILL MILBURN INCORPORATED.



*Deborah Warren*  
(Signature)  
(Printed Name)

STATE OF TEXAS:  
COUNTY OF TRAVIS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 19<sup>th</sup> DAY OF August, 1992, BY A.H. ROBINSON, III, GENERAL PARTNER, PALMAR ASSOCIATES, LTD., A TEXAS PARTNERSHIP.

*A.H. Robinson III*  
(Signature)  
(Printed Name)

STATE OF TEXAS:  
COUNTY OF TRAVIS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 19<sup>th</sup> DAY OF August, 1992, BY JOHN OSCAR ROBINSON, GENERAL PARTNER, PALMAR ASSOCIATES, LTD., A TEXAS PARTNERSHIP.

*John Oscar Robinson*  
(Signature)  
(Printed Name)

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FILED FOR RECORD

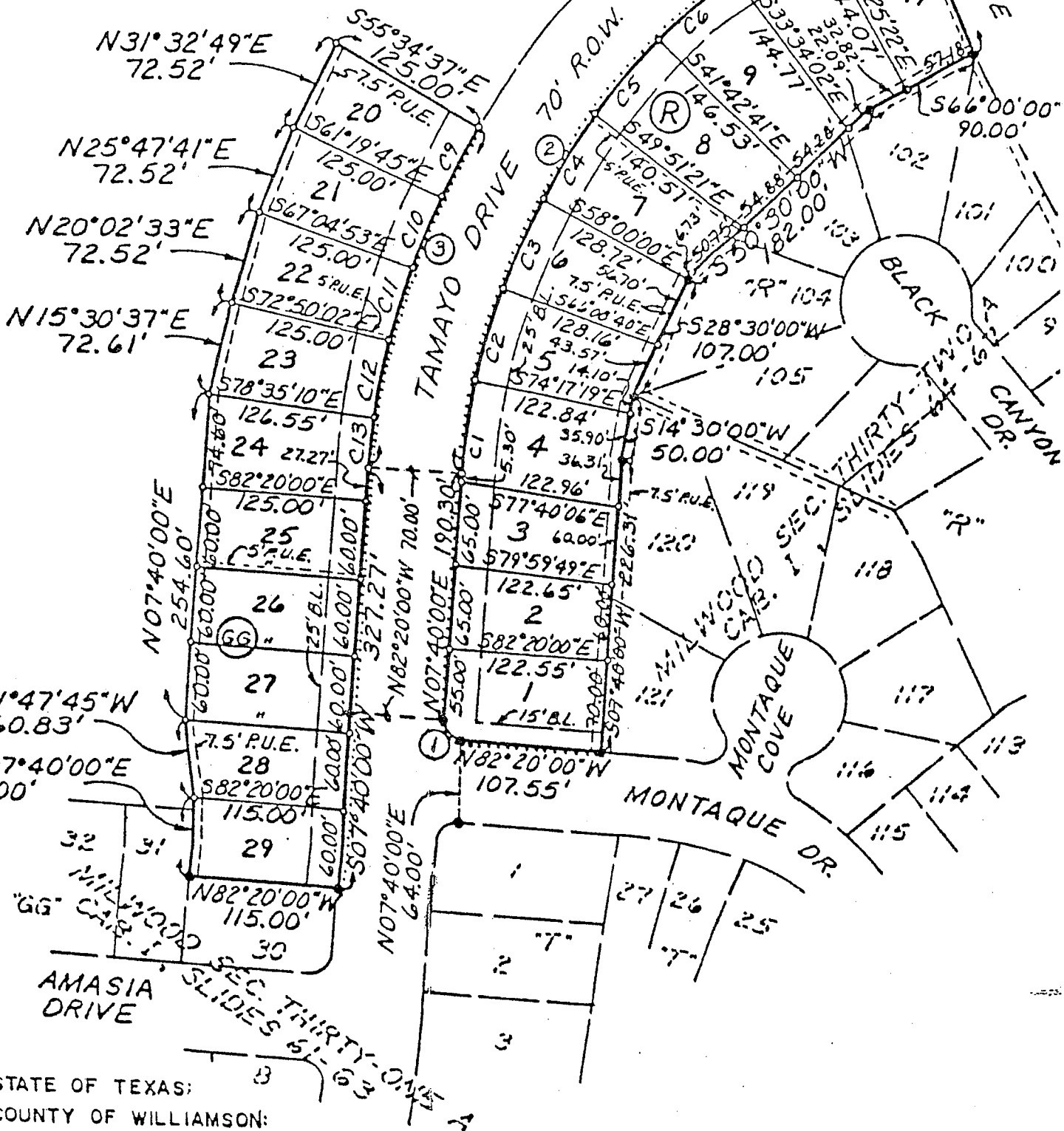
SEP 18 1992

*Christy Bippell*  
County Clerk, Williamson Co. TX

Cabinet F  
Slide 110

ROBINSON RANCH  
Vol. 1197, Pg. 164.

February, 1992



R 110

STATE OF TEXAS;  
 COUNTY OF WILLIAMSON;  
 KNOW ALL MEN BY THESE PRESENTS:

THAT MILWOOD JOINT VENTURE II, A TEXAS JOINT VENTURE ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING ITS HOME OFFICE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING COMPOSED AND ACTING THROUGH, BILL MILBURN, INCORPORATED, ACTING HEREIN BY AND THROUGH BILL MILBURN, ITS PRESIDENT, AND PALMAR ASSOCIATES, LTD., ACTING HEREIN BY AND THROUGH ITS GENERAL PARTNERS, A.H. ROBINSON, III, AND JOHN OSCAR ROBINSON, BEING PARTNERS OF SAID MILWOOD JOINT VENTURE II, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY PLAT AS FILED IN THE PUBLIC RECORDS OF THE COUNTY OF WILLIAMSON, TEXAS, ON FEBRUARY 19, 1992, AT 10:00 A.M. C.T.

# MILWOOD SECTION THIRTY-THREE A

APPROVED FOR ACCEPTANCE:

*J. Smith*  
JIM SMITH, DIRECTOR, DEPT. OF PLANNING AND DEVELOPMENT  
9-3-92 DATE

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN ON THE 15<sup>TH</sup> DAY OF SEPT., 1992, A.D.

*Paul Gemberling*  
CHAIRPERSON, DR. GAIL GEMBERLING  
*Don Bosse*  
SECRETARY, DON BOSSE

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES AS SHOWN ON THIS PLAT, OR IN CONNECTION THEREWITH, SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT, IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND SAID 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 BRIDGES OR CULVERTS IN CONNECTION THEREWITH. IT IS FURTHER UNDERSTOOD THAT UPON COMPLETION OF THE ADDRESS AND STREETS HAS BEEN ACHIEVED, AND ALL DRIVEWAY AND DRAINPIPIES HAVE BEEN INSTALLED, ON WRITTEN PERMISSION FROM THE COUNTY COMMISSIONER, THE COMMISSIONERS COURT ASSUMES FULL RESPONSIBILITY FOR MAINTENANCE OF SAID STREETS.

THE STATE OF TEXAS:

COUNTY OF WILLIAMSON:

I, John Doefer, COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH WRITTEN FIELD NOTES SHOWING HEREON, AND THE SURVEYORS CERTIFICATE AFORESAID, THAT "MILWOOD SECTION THIRTY-THREE A", HAVING BEEN DULY PRESENTED TO THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, AND BY SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED, AND SAID PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPERTY RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

9-14-92  
DATE  
*John Doefer*  
JOHN DOEFER, COUNTY CLERK  
WILLIAMSON COUNTY, TEXAS

THE STATE OF TEXAS:

COUNTY OF WILLIAMSON:

I, ELAINE BIZZELL, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 14<sup>TH</sup> DAY OF September, 1992, A.D., AT 11 O'CLOCK A.M., and WAS DULY RECORDED ON THE 14<sup>TH</sup> DAY OF September, 1992, A.D., AT 11:40 O'CLOCK P.M., IN THE PLAT RECORDS OF SAID COUNTY, IN CABINET K AT SLIDE(S) 110.

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

ELAINE BIZZELL, CLERK, COUNTY COURT, WILLIAMSON COUNTY, TEXAS

BY *Heidi Hargrett*

GENERAL NOTE:

\*BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR "HUSBY" SEAL IS APPLIED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLIES WITH THE REQUIREMENTS OF EDWARDS AQUIFER REGULATIONS FOR WILLIAMSON COUNTY, THE WILLIAMSON COUNTY FLOOD PLAIN REGULATIONS, AND WILLIAMSON COUNTY ON-SITE SEWERAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATIONS OF THE FACTS ALLORDED. THE WILLIAMSON COUNTY HEALTH DISTRICT AND WILLIAMSON COUNTY DISCLAIMS ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE DOCUMENTS ASSOCIATED WITH IT.

*D.H. Jack Purcell*  
D.H. JACK PURCELL  
DIRECTOR OF ENVIRONMENTAL SERVICES  
DATE 04/13/92

SURVEYOR CERTIFICATE:

I, BILLY H. TRIMBLE, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 13 OF THE AUSTIN CITY CODE, OF 1981, AS AMENDED, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

SURVEYING BY:

TRIMBLE & ASSOCIATES LAND SURVEYING

*Billy H. Trimble*  
BILLY H. TRIMBLE, R.S. 9, 4037  
1250 CAPITAL OF TEXAS HIGHWAY, II-212  
AUSTIN, TEXAS 78746

ENGINEER CERTIFICATE:

I, FRED C. LOCKWOOD, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 13 OF THE AUSTIN CITY CODE OF 1981, AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

FLOODPLAIN NOTE: THIS SUBDIVISION IS NOT WITHIN THE 100-YEAR FLOODPLAIN OF ANY WATERCOURSE. SEE ALSO FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANES #40491C0325C DATED SEPTEMBER 27, 1974, FOR WILLIAMSON COUNTY, TEXAS.

NO LOT WITHIN THIS SUBDIVISION IS ENCHANCED BY ANY AREA WHICH IS SUBJECT TO 1X CHANGE OF FLOODING DURING ANY GIVEN YEAR.

THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

*Fred C. Lockwood*  
FRED C. LOCKWOOD, P.E.  
LOCKWOOD ENGINEERS, INC.  
1250 CAPITAL OF TEXAS HIGHWAY,  
AUSTIN, TX 78746

THIS PROPERTY SHALL BE DEVELOPED AND MAINTAINED IN ACCORDANCE WITH THE AGREEMENT CONCERNING THE CREATION AND OPERATION OF THE NORTH AUSTIN M.U.D. NO. 1 - LAND USE SHALL CONFORM WITH THE REFERENCED LAND PLAN.

1. WATER AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY NORTH AUSTIN MUNICIPAL DISTRICT NO. 1. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN AND STATE HEALTH DEPARTMENT PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN, WATER AND WASTEWATER DEPARTMENT FOR REVIEW.
2. NO LOT WITHIN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE NORTH AUSTIN M.U.D. NO. 1, WATER & WASTEWATER SYSTEMS.
3. SITE DEVELOPMENT PERMIT: PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY OR DUPLEX, ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
4. DETENTION NOTE: PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN, DEPARTMENT OF PLANNING AND DEVELOPMENT FOR REVIEW. RAINFALL RUNOFF WILL 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.
5. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES SHALL BE ALLOWED IN THE DRAINAGE EASMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN/COUNTY ENGINEER.
6. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE URBAN TRANSPORTATION DEPARTMENT AND THE DEPARTMENT OF PLANNING AND DEVELOPMENT.
7. NO CUT OR FILL ON ANY LOT SHALL EXCEED A MAXIMUM OF FOUR FEET OF DEPTH. EXCEPT FOR STRUCTURAL EXCAVATION, NO CUT ON ANY LOT SHALL BE GREATER THAN FOUR FEET.
8. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY AND DUPLEX CONSTRUCTION, IN ACCORDANCE WITH THE CITY OF AUSTIN'S ENVIRONMENTAL CRITERIA MANUAL.
9. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE AUSTIN SIGN ORDINANCE, CHAPTER 13-2, ARTICLE VII.
10. THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF CHAPTER 13-2, ARTICLE V, AND CHAPTER 13-7, ARTICLE I, OF THE 1981 CITY CODE OF AUSTIN AS AMENDED. LAND IN THIS SUBDIVISION IS RESTRICTED TO THE DEPERVICIOUS COVER LIMITATION OF CHAPTER 13-2, ARTICLE V OF THE 1981 CITY CODE OF AUSTIN AS AMENDED.
11. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN CHAPTER 13-7, ARTICLE I, THE ENVIRONMENTAL CRITERIA MANUAL, AND OTHER ORDINANCES AND REGULATIONS OF THE CITY.
12. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO THE CITY OF AUSTIN URBAN STREET STANDARDS.
13. SIDEWALKS ARE REQUIRED ALONG EACH SIDE OF TAMAYO DRIVE AND NORTH SIDE OF MONTAQUE DRIVE, TO CITY OF AUSTIN STANDARDS.
14. SIDEWALKS SHALL BE COMPLETED PRIOR TO THE ACCEPTANCE OF ANY TYPE I, TYPE II, OR TYPE IV DRIVEWAY APPROACH AND ISSUANCE OF A CERTIFICATE OF COMPLIANCE OR OCCUPANCY.

THIS SUBDIVISION HAS BEEN APPROVED FOR CENTRALIZED DELIVERY SERVICE AND THE STREET NAMES ARE APPROVED BY THE POST OFFICE.

APPROVED BY: *Wayne D. Rogers*  
WAYNE D. ROGERS, REGISTERED PLANNING MASTER  
DATE 4/2/92

METES AND BOUNDS DESCRIPTION

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE W.J. BAKER SURVEY, ABSTRACT NO. 64, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN TRACT OR LAND DESCRIBED IN A COUNTY, TEXAS, DEED RECORDS SAID TRACT BEING 4,720 ACRES MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND IN THE NORTH R.O.W. OF MONTAQUE DRIVE AT THE SOUTHWEST CORNER OF LOT 121 BLOCK "B" OF MILWOOD SECTION THIRTY-TWO "A", A SUBDIVISION OF RECORD IN CABINET I, SLIDES 64-67 OF THE WILLIAMSON COUNTY, TEXAS PLAT RECORDS FOR THE MOST EASTERLY SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH POINT OF BEGINNING THE NORTHWEST CORNER OF THE W.J. BAKER SURVEY, ABSTRACT NO. 64, BEARS N64°23'34"W 3036.79 FEET;

THENCE WITH THE NORTH LINE OF SAID MONTAQUE DRIVE FOR A SOUTH LINE OF HEREIN DESCRIBED TRACT N82°20'00"W 107.55 FEET TO AN IRON ROD FOUND AT THE POINT OF CURVATURE OF A CURVED RETURN WITH A RADIUS OF 15.00 FEET AN ARC DISTANCE OF 23.56 FEET WHOSE CHORD BEARS N37°20'00"W 21.21 FEET TO AN IRON ROD FOUND IN THE EAST R.O.W. LINE OF TAMAYO DRIVE AT THE POINT OF TANGENCY OF SAID CURVED RETURN FOR AN ANGLE POINT IN THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING WITH SOUTH LINE OF THE HEREIN DESCRIBED TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES AS ENUMERATED BELOW:

- 1) CROSSING SAID TAMAYO DR. N82°20'00"W 70.00 FEET TO AN IRON ROD FOUND IN THE WEST LINE OF SAID TAMAYO DRIVE FOR AN ANGLE POINT,
- 2) WITH THE WEST LINE OF SAID TAMAYO DRIVE S07°40'00"W 136.97 FEET TO AN IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 30 BLOCK "C" OF MILWOOD SECTION THIRTY-TWO "A", A SUBDIVISION OF RECORD IN CABINET I, SLIDES 61-63 OF THE WILLIAMSON COUNTY, TEXAS PLAT RECORDS, FOR AN ANGLE POINT,
- 3) WITH THE NORTH LINE OF SAID LOT 30, BLOCK "C" N82°20'00"W 115.00 FEET TO AN IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 30, BLOCK "C" FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE FOR A WEST LINE OF THE HEREIN DESCRIBED TRACT THE FOLLOWING SEVEN (7) COURSES AND DISTANCES AS ENUMERATED BELOW:

- 1) N07°40'00"E 60.00 FEET TO AN IRON ROD SET,
- 2) N01°47'45"W 60.83 FEET TO AN IRON ROD SET,
- 3) N07°40'00"E 254.60 FEET TO AN IRON ROD SET,
- 4) N15°30'37"E 72.61 FEET TO AN IRON ROD SET,
- 5) N20°02'13"E 72.52 FEET TO AN IRON ROD SET,
- 6) N25°47'14"E 72.52 FEET TO AN IRON ROD SET,
- 7) N31°32'49"E 72.52 FEET TO AN IRON ROD SET FOR THE MOST WESTERLY NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE FOR THE NORTH LINE OF THE HEREIN DESCRIBED TRACT THE FOLLOWING FOUR (4) COURSES AND DISTANCES AS ENUMERATED BELOW:

- 1) S55°34'37"E 125.00 FEET TO AN IRON ROD SET IN THE WEST LINE OF SAID TAMAYO DRIVE,
- 2) CROSSING SAID TAMAYO DRIVE S38°00'41"E 73.92 FEET TO AN IRON ROD SET,
- 3) WITH THE EAST LINE OF SAID TAMAYO DRIVE A CURVE TO THE RIGHT HAVING A RADIUS OF 527.63 FEET AND AN ARC DISTANCE OF 365.90 FEET WHOSE CHORD BEARS N51°52'00"E 358.61 FEET TO AN IRON ROD FOUND,
- 4) N71°44'00"E 9.11 FEET TO A CONC. MONUMENT SET FOR THE MOST NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE LEAVING SAID R.O.W. FOR A NORTH LINE OF THE HEREIN DESCRIBED TRACT, S18°16'00"E 111.35 FEET TO AN IRON ROD FOUND AT THE MOST NORTHWEST CORNER OF SAID MILWOOD SECTION THIRTY-TWO "A" FOR THE MOST NORTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH A WEST LINE OF SA "A" MILWOOD SECTION THIRTY-TWO "A" FOR THE EAST LINE OF THE HEREIN DESCRIBED TRACT THE FOLLOWING FIVE COURSES AND DISTANCES AS ENUMERATED BELOW:

- 1) S66°00'00"W 90.00 FEET TO AN IRON ROD FOUND,
- 2) S50°30'00"W 182.00 FEET TO AN IRON ROD FOUND,
- 3) S28°30'00"W 107.00 FEET TO AN IRON ROD FOUND,
- 4) S14°30'00"W 50.00 FEET TO AN IRON ROD FOUND,
- 5) S07°40'00"W 226.31 FEET TO THE PLACE OF BEGINNING CONTAINING 4,720 ACRES OF LAND.

SAVE AND EXCEPT 0.710 ACRES OF LAND WITHIN THE R.O.W. OF TAMAYO DRIVE.

Cabinet 11 Slide 111