

MILWOOD SECTION THIRTY-FOUR

Scale: 1" = 100'

Submitted March 17, 1993

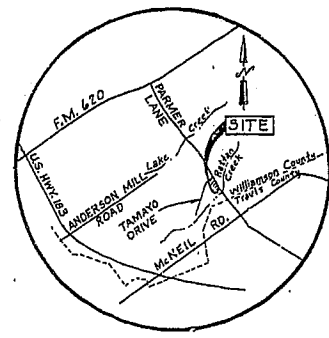
FILED FOR RECORD

JUN 21 1993

County Clerk, William Co. TX



| NO. | ANG. | CHORD | BEARING | NO. | ANG. | CHORD | BEARING |
|-----|--------|--------|-------------|-----|---------|---------|-------------|
| 01 | 22.98° | 24.98' | N18°29'35"W | 050 | 21.71° | 21.71' | S70°58'45"W |
| 02 | 21.95° | 21.95' | S18°29'35"W | 051 | 19.15° | 19.15' | S70°01'07"W |
| 03 | 44.00° | 44.00' | N10°09'12"W | 052 | 38.00° | 38.00' | S66°54'00"W |
| 04 | 42.03° | 42.03' | S17°09'12"W | 053 | 2.77° | 2.77' | S61°41'53"W |
| 05 | 44.00° | 44.00' | N20°01'14"W | 054 | 10.83° | 10.83' | N61°53'11"W |
| 06 | 42.03° | 42.03' | S20°01'14"W | 055 | 54.74° | 54.68' | N67°15'11"W |
| 07 | 44.00° | 44.00' | N20°53'17"W | 056 | 102.01° | 102.01' | S26°20'10"W |
| 08 | 42.03° | 42.03' | S20°53'17"W | 057 | 86.07° | 86.06' | S28°09'31"W |
| 09 | 44.00° | 44.00' | N23°55'19"W | 058 | 18.05° | 18.05' | S58°09'10"W |
| 10 | 42.03° | 42.03' | S23°55'19"W | 059 | 37.13° | 37.10' | S61°01'56"W |
| 11 | 44.00° | 44.00' | N22°37'21"W | 060 | 47.64° | 47.64' | S66°45'50"W |
| 12 | 42.03° | 42.03' | S22°37'21"W | 061 | 35.02° | 35.02' | S58°08'46"W |
| 13 | 44.00° | 44.00' | N23°29'24"W | 062 | 70.56° | 70.54' | S33°03'08"W |
| 14 | 42.03° | 42.03' | S23°29'24"W | 063 | 73.07° | 73.07' | N29°48'08"W |
| 15 | 44.00° | 44.00' | N24°21'26"W | 064 | 50.98° | 50.91' | N29°48'08"W |
| 16 | 42.03° | 42.03' | S24°21'26"W | 065 | 44.69° | 44.69' | N70°16'12"W |
| 17 | 44.00° | 44.00' | N25°13'28"W | 066 | 39.67° | 39.67' | N67°30'29"W |
| 18 | 42.03° | 42.03' | S25°13'28"W | 067 | 12.00° | 12.00' | N69°48'59"W |
| 19 | 44.00° | 44.00' | N26°05'31"W | 068 | 97.75° | 97.75' | S31°28'58"W |
| 20 | 42.03° | 42.03' | S26°05'31"W | 069 | 80.71° | 80.70' | S33°12'40"W |
| 21 | 44.00° | 44.00' | N26°57'33"W | 070 | 13.00° | 13.00' | S50°09'11"W |
| 22 | 42.03° | 42.03' | S26°57'33"W | 071 | 24.68° | 24.68' | S64°46'15"W |
| 23 | 44.00° | 44.00' | N27°49'35"W | 072 | 11.37° | 11.37' | S70°53'55"W |
| 24 | 42.03° | 42.03' | S27°49'35"W | 073 | 10.04° | 10.04' | S65°41'38"W |
| 25 | 44.00° | 44.00' | N28°41'38"W | 074 | 31.32° | 31.30' | S57°41'56"W |
| 26 | 42.03° | 42.03' | S28°41'38"W | 075 | 69.69° | 69.43' | N63°06'56"W |
| 27 | 44.00° | 44.00' | N29°33'40"W | 076 | 15.21° | 15.21' | N70°23'42"W |
| 28 | 42.03° | 42.03' | S29°33'40"W | 077 | 40.11° | 39.98' | N69°31'33"W |
| 29 | 44.00° | 44.00' | N30°25'42"W | 078 | 10.00° | 10.00' | N61°29'04"W |
| 30 | 42.03° | 42.03' | S30°25'42"W | 079 | 40.11° | 40.11' | N66°22'00"W |
| 31 | 44.00° | 44.00' | N31°17'45"W | 080 | 44.28° | 44.26' | S24°59'07"W |
| 32 | 42.03° | 42.03' | S31°17'45"W | 081 | 15.00° | 15.00' | N82°11'21"W |
| 33 | 44.00° | 44.00' | N32°09'47"W | 082 | 23.00° | 23.00' | S29°43'11"W |
| 34 | 42.03° | 42.03' | S32°09'47"W | 083 | 24.70° | 24.00' | S31°56'49"W |
| 35 | 44.00° | 44.00' | N33°01'49"W | 084 | 32.20° | 32.20' | S34°26'42"W |
| 36 | 42.03° | 42.03' | S33°01'49"W | 085 | 24.21° | 24.00' | S31°11'58"W |
| 37 | 19.21° | 19.21' | S33°39'12"W | 086 | 41.85° | 40.64' | S39°03'52"W |
| 38 | 10.77° | 10.74' | N76°25'04"W | 087 | 41.85° | 40.64' | S87°01'17"W |
| 39 | 44.00° | 44.00' | S32°55'05"W | 088 | 39.71° | 38.67' | N40°15'00"W |
| 40 | 25.44° | 25.44' | S32°55'05"W | 089 | 39.71° | 38.67' | N00°45'00"W |
| 41 | 65.00° | 65.00' | S31°02'33"W | 090 | 53.84° | 51.27' | S32°28'46"W |
| 42 | 19.88° | 19.88' | S18°27'33"W | 091 | 40.67° | 40.61' | S50°21'52"W |
| 43 | 21.96° | 21.95' | S70°09'39"W | 092 | 27.10° | 27.00' | N60°17'57"W |
| 44 | 47.30° | 47.28' | S69°12'01"W | 093 | 19.50° | 19.50' | N69°22'05"W |
| 45 | 5.07° | 5.67° | S61°21'42"W | 094 | 22.94° | 22.90' | N63°11'46"W |
| 46 | 95.63° | 95.62° | S21°07'12"W | 095 | 20.28° | 20.27' | N50°21'36"W |
| 47 | 90.70° | 90.69° | S22°55'36"W | 096 | 23.78° | 23.63' | S85°31'46"W |
| 48 | 14.44° | 14.43° | S65°55'29"W | 097 | 35.56° | 34.81' | N58°29'58"W |
| 49 | 54.71° | 54.70° | S68°19'32"W | 098 | 38.14° | 38.15' | N15°42'12"E |



- LOCATION MAP**
N.T.S.
- LEGEND**
- IRON ROD FOUND
 - IRON ROD SET
 - SIDEWALK LOCATION
 - B.L. BUILDING SETBACK LINE
 - R.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - CONC. MONUMENT FOUND
 - CONC. MONUMENT SET
 - ⊙ BLOCK DESIGNATION

Slide 243

C814-84-017.02.1A

MILWOOD SECTION THIRTY-FOUR

STATE OF TEXAS 5
 COUNTY OF WILLIAMSON 5

KNOW ALL MEN BY THESE PRESENTS THAT ROBINSON RANCH, A TEXAS GENERAL PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING ITS HOME OFFICE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACTING THROUGH ITS GENERAL PARTNER, GEORGE E. ROBINSON AND FLORA ROBINSON COSPER, BEING OWNERS OF 20.277 ACRES OF LAND OUT OF THE W. J. HARKIN SURVEY, ABSTRACT 64, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID 20.277 ACRE TRACT BEING A PORTION OF THAT CERTAIN 1220.77 ACRE TRACT CONVEYED TO THEM BY DEED RECORDED IN VOLUME 197, PAGE 164, OF THE REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 20.277 ACRES IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS "MILWOOD SECTION THIRTY-FOUR", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STRIPES AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

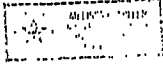
PRIOR TO GRADING, ANY TYPE OF FORTH EAVING, CONSTRUCTION OF, OR ON UNDER THE LAND IN THIS SUBDIVISION, A DRAINAGE PLAN DESCRIBED BY A REGISTERED PROFESSIONAL ENGINEER SHALL BE SUBMITTED FOR THE PROPOSED DEVELOPMENT, AND IDENTIFICATION THEREOF TO THE CITY OF AUSTIN AND THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY FOR REVIEW AND APPROVAL. IT IS FURTHER UNDERSTOOD THAT THE RESPONSIBILITY OF THE PLAT RESTRICTION IN THE RESPONSIBILITY OF THE DEVELOPER. HOWEVER, THE CITY AND COMMISSIONERS' COURT OF WILLIAMSON COUNTY SHALL HAVE THE RIGHT AND AUTHORITY TO ENFORCE THE PLAT RESTRICTIONS THROUGH APPROPRIATE LEGAL PROCEEDURE TO PREVENT THE CONSTRUCTION, COMPLETION OF UTILITIES OR ISSUING OF PERMITS UNLESS OR UNTIL THE REQUIREMENTS OF THE PLAT RESTRICTIONS HAVE BEEN ACHIEVED.

WITNESS MY HAND, THIS THE 20th DAY OF January, 1993.

Flora Robinson Cosper
 FLORA ROBINSON COSPER AS CO-INDEPENDENT
 EXECUTOR OF THE ESTATE OF A. H. ROBINSON,
 JR., DECEASED, PARTNER
 P.O. BOX 9556
 AUSTIN, TEXAS 78768-9556

STATE OF TEXAS 5
 COUNTY OF WILLIAMSON 5

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 20th DAY OF JANUARY, 1993, BY FLORA ROBINSON COSPER AS CO-INDEPENDENT EXECUTOR OF THE ESTATE OF A. H. ROBINSON, JR., DECEASED, PARTNER



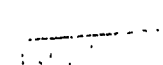
Melissa K. Miller
 (SIGNATURE)
Melissa K. Miller
 (PRINTED NAME)
 MY COMMISSION EXPIRES: 5-9-93

WITNESS MY HAND THIS THE 20th DAY OF January, 1993.

George E. Robinson
 GEORGE E. ROBINSON, GENERAL PARTNER
 ROBINSON RANCH
 P.O. BOX 9556
 AUSTIN, TX 78766-9556

STATE OF TEXAS 5
 COUNTY OF WILLIAMSON 5

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS THE 20th DAY OF JANUARY, 1993, BY GEORGE E. ROBINSON, GENERAL PARTNER, ROBINSON RANCH.



Melissa K. Miller
 (SIGNATURE)
Melissa K. Miller
 (PRINTED NAME)
 MY COMMISSION EXPIRES: 5-9-93

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

APPROVED BY: Wayne D. Rogers DATE 1/16/93
 WAYNE D. ROGERS, POSTMASTER

APPROVED FOR ACCLAMATION: James H. Kiser DATE 1/16/93
 CITY CLERK, DEPT. OF PLANNING AND DEVELOPMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN ON THE 16 DAY OF January, 1993, A.D.
Brooks Karsen SECRETARY, BROOKS KARSEN
Charles H. Kiser CHAIRPERSON, DR. GAIL GUMMELING

GENERAL NOTE:

"BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAT AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAT COMPLEES WITH THE REQUIREMENTS OF EMBARRAS QUATRE 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 HELD UPON FOR VIOLATIONS OF THIS FACTS ALIGNED. THE WILLIAMSON COUNTY HEALTH DISTRICT AND WILLIAMSON COUNTY REGULATE ANY RESPONSIBILITY TO ANY MEMBER OF THE PUBLIC FOR INDEPENDENT VERIFICATION OF THE REPRESENTATIONS, FACTUAL OR OTHERWISE, CONTAINED IN THIS PLAT AND THE REQUIREMENTS ASSOCIATED WITH IT.

Dr. Paul G. ... DATE 1/13/92
 U.S. DIRECTOR OF ENVIRONMENTAL SERVICES

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 or culverts necessary to be constructed or placed is the responsibility of the owners 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. Said Commissioners' 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 either 50% occupancy of the lots along the roadways and streets in the subdivision has been achieved or the expiration of 2 years from the date of completion, and all driveway drains have been installed, on written petition from the County Commissioners' Court, the County will assume full responsibility for maintenance of said streets and roads. The County will assume no responsibility for drainage ways or easements in the subdivision, other than those draining or protecting the road system and streets.

The County assumes no responsibility for the accuracy of representations by other parties in this plat. Flood plain data, in particular, may change depending on subsequent development.

It is further understood that the owners of the tract of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the County.

THE STATE OF TEXAS:
 COUNTY OF WILLIAMSON:

I, John Doerfler, COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH WRITTEN FIELD NOTES HEREON, AND THE SURVEYORS CERTIFICATE APPEARING HEREON, IN THE "MILWOOD SECTION THIRTY-FOUR", HAVING BEEN DULY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY SAID COURT DULY ADOPTED, PASSED 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.

John Doerfler DATE 6-14-93
 JOHN DOERFLER, 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 FORESAID WRITING WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 21st DAY OF June, 1993, A.D. AT 8 O'CLOCK A.M., and WAS DULY RECORDED ON THE 21st DAY OF June, 1993, A.D. AT 9:20 O'CLOCK A.M., IN THE PLAT RECORDS OF SAID COUNTY, IN CABINET K AT SLIDE(S) 243/5.

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
 BY Jillie Hampton, Deputy



C814-84-017.02.1A

MILWOOD SECTION THIRTY-FOUR

NETS 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 OF LAND DESCRIBED IN A DEED TO ROBINSON RANCH OF RECORD IN VOLUME 1177, PAGE 162, OF THE WILLIAMSON COUNTY, TEXAS, DEED RECORDS SAID TRACT BEING 20.277 ACRES OF LAND MORE FULLY DESCRIBED BY NETS AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD SET IN THE SOUTHERLY R.O.W. LINE OF TAMAYO DRIVE OF RECORD IN VOLUME 1976 PAGE 450 OF THE WILLIAMSON COUNTY, TEXAS DEED RECORDS, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT FROM WHICH SAID POINT OF BEGINNING AN IRON ROD FOUND AT THE NORTHEAST CORNER OF HILWOOD SECTION THIRTY-TWO A, A SUBDIVISION OF RECORD IN CABINET 1, SLIDES 64-67 OF THE WILLIAMSON COUNTY, TEXAS DEED RECORDS BEARS $218^{\circ}19'02''E$ 141.33 FEET AND FROM WHICH SAID POINT OF BEGINNING THE NORTHEAST CORNER OF THE W.J. BAKER SURVEY, ABSTRACT NO. 64 BEARS $77^{\circ}39'00''W$ 3081.95 FEET;

THENCE FOR THE NORTH LINE OF THE HEREIN DESCRIBED TRACT THE FOLLOWING FIVE (5) COURSES AND DISTANCES AS ENUMERATED BELOW:

- 1) WITH THE SOUTHERLY R.O.W. LINE OF SAID TAMAYO DRIVE: $N71^{\circ}44'00''E$ 240.00 FEET TO AN IRON ROD SET;
- 2) LEAVING SAID TAMAYO DRIVE $S18^{\circ}16'00''E$ 125.00 FEET TO AN IRON ROD SET;
- 3) $N71^{\circ}44'00''E$ 251.78 FEET TO AN IRON ROD SET;
- 4) $N10^{\circ}16'00''W$ 125.00 FEET TO AN IRON ROD SET IN THE SOUTHERLY R.O.W. LINE OF SAID TAMAYO DRIVE;
- 5) WITH THE SOUTHERLY R.O.W. LINE OF SAID TAMAYO DRIVE: $N71^{\circ}44'00''E$ 224.93 FEET TO AN IRON ROD SET AT THE POINT OF CURVATURE OF A CURVED RETURN HAVING A RADIUS OF 25.00 FEET AN ARC DISTANCE OF 39.26 FEET WHOSE CHORD BEARS $S63^{\circ}16'41''E$ 25.35 FEET TO AN IRON ROD SET IN THE WESTERLY R.O.W. LINE OF PARKER LANE AT THE POINT OF TANGENCY OF SAID CURVED RETURN FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE WITH THE WESTERLY R.O.W. LINE OF SAID PARKER LANE FOR THE EASTERLY LINE OF THE HEREIN DESCRIBED TRACT $S18^{\circ}17'21''E$ 180.00 FEET TO A CONCRETE MONUMENT FOUND AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 2776.71 FEET AN ARC DISTANCE OF 845.51 FEET WHOSE CHORD BEARS $S42^{\circ}25'00''E$ 842.25 FEET TO AN IRON ROD SET FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE LEAVING SAID PARKER LANE FOR THE SOUTHERLY LINE OF THE HEREIN DESCRIBED TRACT THE FOLLOWING EIGHT (8) COURSES AND DISTANCES AS ENUMERATED BELOW:

- 1) $S18^{\circ}49'33''W$ 45.00 FEET TO AN IRON ROD SET,
- 2) $S01^{\circ}39'07''W$ 115.95 FEET TO A CONCRETE MONUMENT SET,
- 3) $S23^{\circ}45'00''W$ 175.00 FEET TO AN IRON ROD SET,
- 4) $S46^{\circ}31'46''W$ 89.50 FEET TO AN IRON ROD SET,
- 5) $S54^{\circ}15'00''W$ 120.00 FEET TO AN IRON ROD SET,
- 6) $S65^{\circ}26'41''W$ 145.00 FEET TO AN IRON ROD SET,
- 7) $N24^{\circ}33'19''W$ 20.00 FEET TO AN IRON ROD SET,
- 8) $N69^{\circ}19'39''W$ 90.00 FEET TO A CONC. MONUMENT SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE FOR THE WEST LINE OF THE HEREIN DESCRIBED TRACT THE FOLLOWING SIX (6) COURSES AND DISTANCES AS ENUMERATED BELOW:

- 1) $N18^{\circ}30'09''W$ 85.00 FEET PASS AN IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID HILWOOD SECTION THIRTY-TWO A, CONTINUING WITH THE EAST LINE OF SAID HILWOOD SECTION THIRTY-TWO A, FOR A DISTANCE IN ALL OF 700.00 FEET TO AN IRON ROD FOUND,
- 2) $N20^{\circ}21'26''W$ 104.96 FEET TO AN IRON ROD FOUND,
- 3) $N23^{\circ}58'40''W$ 125.05 FEET TO AN IRON ROD FOUND,
- 4) $N37^{\circ}00'35''W$ 95.10 FEET TO AN IRON ROD FOUND,
- 5) $N24^{\circ}00'26''W$ 127.93 FEET TO AN IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID HILWOOD SECTION THIRTY-TWO A,
- 6) $N18^{\circ}19'02''W$ 141.33 FEET TO THE PLACE OF BEGINNING CONTAINING 20.277 ACRES OF LAND.

NOTES (CONTINUED):

20. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUME RESPONSIBILITIES FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERTAKES AND ACKNOWLEDGES THAT PLAT VACATION OR REPLACING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
21. ACCESS TO TAMAYO DRIVE IS HEREBY PROHIBITED FROM LOTS 1 AND 61, BLOCK "R".
22. ACCESS TO PARKER LANE IS HEREBY PROHIBITED FROM LOTS 3B THROUGH 61, BLOCK "R".
23. FOR SMALL LOT SUBDIVISIONS, THREE OFF-STREET PARKING SPACES, ONE OF WHICH SHALL BE COVERED, ARE REQUIRED FOR EACH DWELLING UNIT.
24. COVENANTS, CONDITIONS, RESTRICTIONS AND DELAYS FOR MILWOOD, SECTION THIRTY-FOUR, A SMALL-LOT SUBDIVISION, ARE RECORDED IN VOLUME 3332, PAGE 221, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

APPROVED AND ATTEST:

I, JIMMY H. THOMAS, AN AUTHORIZED OFFICER AND CLERK OF THE STATE OF TEXAS TO EXECUTE THE DUTIES OF THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS EXACTLY AS FILED IN THE AUSTIN CITY CODE, OF 1981, AS AMENDED, IN 1988 AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE DATE:

DATE: 4-13-92

TOWN & ASSOCIATED LAND SURVEYORS



JIMMY H. THOMAS, S.T.S. 11111
11111 CAPITAL OF TEXAS HIGHWAY, 11-111
AUSTIN, TEXAS 78706

IMPROVEMENT CERTIFICATE

I, JOHN C. LARSON, AN AUTHORIZED OFFICER AND CLERK OF THE STATE OF TEXAS TO EXECUTE THE DUTIES OF THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS EXACTLY AS FILED IN THE AUSTIN CITY CODE, OF 1981, AS AMENDED, IN 1988 AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE DATE:

DATE: 4-13-92
I, JOHN C. LARSON, AN AUTHORIZED OFFICER AND CLERK OF THE STATE OF TEXAS TO EXECUTE THE DUTIES OF THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS EXACTLY AS FILED IN THE AUSTIN CITY CODE, OF 1981, AS AMENDED, IN 1988 AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE DATE:

DATE: 4-13-92
I, JOHN C. LARSON, AN AUTHORIZED OFFICER AND CLERK OF THE STATE OF TEXAS TO EXECUTE THE DUTIES OF THE OFFICE OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS EXACTLY AS FILED IN THE AUSTIN CITY CODE, OF 1981, AS AMENDED, IN 1988 AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE DATE:

THIS TRACT IS LOCATED WITHIN THE FLOODPLAIN EXCHANGE ZONE.

JOHN C. LARSON, S.T.S. 11111
11111 CAPITAL OF TEXAS HIGHWAY, 11-111
AUSTIN, TX 78706

NOTES:

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. ON LOT WITHIN THIS SUBDIVISION SHALL BE DESIGNED UNTIL CONNECTION IS MADE TO THE AUSTIN M.U.D. NO. 1 WATER & WASTEWATER SYSTEMS.
3. SIGN DEVELOPMENT PERMIT: PRIOR TO CONSTRUCTION, EACH DETACHED SINGLE FAMILY OR DUPLEX, ON ANY LOT IN THIS SUBDIVISION, A CITY DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
4. MAINTENANCE EASEMENTS: PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO MAINTENANCE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF AUSTIN FOR INSPECTION AND MAINTENANCE.
5. ALL MAINTENANCE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.
6. DETENTION NOTES: PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, MAINTENANCE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN, DEPARTMENT OF PLANNING AND DEVELOPMENT FOR REVIEW. RAINFALL PROOF WILL BE MADE TO THE AMOUNT ESTABLISHED BY THE NATIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN. RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE NATIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF PONDING OR OTHER APPROVED METHODS.
7. DECKETS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES SHALL BE ALLOWED ON THE MAINTENANCE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN/COUNTY ENGINEER.
8. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE HIGHWAY EDGE, DRIVEWAY GRADIENTS MAY EXCEED 1% ONLY WITH SPECIFIC APPROVAL OF THE SURFACE AND GRADEFIELD DESIGN PROPOSALS BY THE URBAN TRANSPORTATION DEPARTMENT AND THE DEPARTMENT OF PLANNING AND DEVELOPMENT.
9. NO CUT OR FILL ON ANY LOT SHALL EXCEED A MAXIMUM OF FOUR FEET OF DEPTH. EXCEPT FOR STRUCTURAL EXCAVATION, NO CUT OR FILL SHALL BE GREATER THAN FOUR FEET.
10. 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.
11. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE AUSTIN SIGN ORDINANCE, CHAPTER 13-2, ARTICLE VII.
12. 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 IMPERVIOUS COVER LIMITATION OF CHAPTER 13-2, ARTICLE V OF THE 1981 CITY CODE OF AUSTIN AS AMENDED.
13. 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.
14. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO THE CITY OF AUSTIN URBAN STREET STANDARDS.
15. SIDEWALKS ARE REQUIRED ON SUBDIVISION SIDE OF TAMAYO DRIVE, AND EACH SIDE OF PEABODY DRIVE, TOSSA LANE, BALAMOS DRIVE, ROSSELLO DRIVE, AND TOVAR DRIVE.
16. SIDEWALKS SHALL BE COMPLETED PRIOR TO THE ACCEPTANCE OF ANY TYPE I, TYPE II, OR TYPE IV PRIVATE APPROACH AND ISSUANCE OF A CERTIFICATE OF COMPLIANCE OR OCCUPANCY.
17. THIS PROPERTY SHALL BE DEVELOPED AND MAINTAINED IN ACCORDANCE WITH THE "AGREEMENT CONCERNING CREATION AND OPERATION OF THE NORTH AUSTIN M.U.D. No. 1". LAND USE SHALL CONFORM WITH THE REFERENCED LAND PLAN.
18. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION AGREEMENT BETWEEN THE SUBDIVISION AND THE CITY OF AUSTIN, DATED 4-13-92, THE SUBDIVISION IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT.
FOR THE SUBDIVISION CONSTRUCTION PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN VOLUME 3320, PAGE 259, IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
19. WATER AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY NORTH AUSTIN MUNICIPAL DISTRICT NO. 1.