

**WILLIAMSON COUNTY CLERK  
OFFICIAL PUBLIC RECORDS**

DOCUMENT NUMBER 9422757

WAS ASSIGNED TO A SUBDIVISION AND

CAN BE FOUND IN THE PLAT RECORDS

IN CABINET L SLIDE(S) 53

# MILWOOD SECTION THIRTY-SEVEN A

## R.O.W. CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
01	0.5380°	567.63'	41.36'	20.70'	N51°30'22"E	11.37'
02	0.6211°	567.63'	63.31'	31.89'	N57°31'41"E	63.28'
03	0.8538°	15.00'	22.41'	13.89'	S02°14'11"E	20.38'
04	0.8538°	15.00'	22.41'	13.89'	S85°50'12"E	20.38'
05	0.8538°	15.00'	22.41'	13.89'	S72°38'00"E	27.84'
06	0.8538°	15.00'	22.41'	13.89'	S40°38'00"E	37.74'
07	0.8538°	15.00'	22.41'	13.89'	N01°09'59"W	21.21'
08	0.8538°	15.00'	22.41'	13.89'	S08°50'01"W	21.21'
09	0.8538°	15.00'	22.41'	13.89'	N08°50'01"E	21.21'
10	0.8538°	15.00'	22.41'	13.89'	S81°09'59"E	21.21'
11	0.8538°	15.00'	22.41'	13.89'	N81°09'59"W	21.21'
12	0.8538°	15.00'	22.41'	13.89'	S89°49'12"E	28.67'
13	0.8538°	390.00'	314.74'	186.51'	N30°42'50"E	306.27'
14	17.4308°	440.00'	118.07'	68.58'	N44°58'02"E	135.92'
15	0.8538°	15.00'	22.41'	13.73'	N78°35'37"E	20.26'
16	0.8538°	15.00'	22.41'	13.73'	S16°28'59"E	20.26'
17	18.2823°	440.00'	141.38'	71.40'	S16°48'41"W	140.85'
18	0.8538°	15.00'	22.41'	15.00'	S52°35'40"W	21.21'
19	0.8538°	15.00'	22.41'	15.00'	N37°24'30"W	21.21'
20	0.8538°	15.00'	22.41'	15.00'	S09°17'10"E	118.43'
21	0.8538°	15.00'	22.41'	15.00'	S81°09'59"E	21.21'
22	0.8538°	15.00'	22.41'	15.00'	N08°50'01"E	21.21'
23	0.8538°	15.00'	22.41'	15.00'	S81°09'59"E	21.21'
24	0.8538°	15.00'	22.41'	15.00'	N31°17'12"W	89.50'
25	12.4424°	478.13'	105.87'	53.15'	S29°47'47"E	105.85'
26	0.8538°	15.00'	22.41'	15.00'	S81°09'59"E	21.21'
27	0.8538°	15.00'	22.41'	15.00'	N08°50'01"E	21.21'
28	0.8538°	15.00'	22.41'	15.00'	S81°09'59"E	21.21'
29	0.8538°	15.00'	22.41'	15.00'	N08°50'01"E	21.21'
30	0.8538°	15.00'	22.41'	15.00'	S81°09'59"E	21.21'
31	0.8538°	15.00'	22.41'	15.00'	N08°50'01"E	21.21'
32	0.8538°	15.00'	22.41'	15.00'	S81°09'59"E	21.21'
33	0.8538°	15.00'	22.41'	15.00'	N08°50'01"E	21.21'
34	0.8538°	15.00'	22.41'	15.00'	S81°09'59"E	21.21'
35	0.8538°	15.00'	22.41'	15.00'	N08°50'01"E	21.21'
36	0.8538°	15.00'	22.41'	15.00'	S81°09'59"E	21.21'
37	0.8538°	15.00'	22.41'	15.00'	N08°50'01"E	21.21'
38	0.8538°	15.00'	22.41'	15.00'	S81°09'59"E	21.21'
39	0.8538°	15.00'	22.41'	15.00'	N08°50'01"E	21.21'
40	0.8538°	15.00'	22.41'	15.00'	S81°09'59"E	21.21'
41	0.8538°	15.00'	22.41'	15.00'	N08°50'01"E	21.21'
42	0.8538°	15.00'	22.41'	15.00'	S81°09'59"E	21.21'
43	0.8538°	15.00'	22.41'	15.00'	N08°50'01"E	21.21'
44	0.8538°	15.00'	22.41'	15.00'	S81°09'59"E	21.21'
45	0.8538°	15.00'	22.41'	15.00'	N08°50'01"E	21.21'
46	0.8538°	15.00'	22.41'	15.00'	S81°09'59"E	21.21'
47	0.8538°	15.00'	22.41'	15.00'	N08°50'01"E	21.21'
48	0.8538°	15.00'	22.41'	15.00'	S81°09'59"E	21.21'
49	0.8538°	15.00'	22.41'	15.00'	N08°50'01"E	21.21'
50	0.8538°	15.00'	22.41'	15.00'	S81°09'59"E	21.21'

## LOT CURVE TABLE

CURVE NO.	RADIUS	ARC	CHORD BEARING	CHORD
01	567.63'	41.36'	N51°30'22"E	11.37'
02	567.63'	63.31'	N57°31'41"E	63.28'
03	15.00'	22.41'	S02°14'11"E	20.38'
04	15.00'	22.41'	S85°50'12"E	20.38'
05	15.00'	22.41'	S72°38'00"E	27.84'
06	15.00'	22.41'	S40°38'00"E	37.74'
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11	15.00'	22.41'	N81°09'59"W	21.21'
12	15.00'	22.41'	S89°49'12"E	28.67'
13	390.00'	314.74'	N30°42'50"E	306.27'
14	440.00'	118.07'	N44°58'02"E	135.92'
15	15.00'	22.41'	N78°35'37"E	20.26'
16	15.00'	22.41'	S16°28'59"E	20.26'
17	440.00'	141.38'	S16°48'41"W	140.85'
18	15.00'	22.41'	S52°35'40"W	21.21'
19	15.00'	22.41'	N37°24'30"W	21.21'
20	15.00'	22.41'	S09°17'10"E	118.43'
21	15.00'	22.41'	S81°09'59"E	21.21'
22	15.00'	22.41'	N08°50'01"E	21.21'
23	15.00'	22.41'	S81°09'59"E	21.21'
24	15.00'	22.41'	N31°17'12"W	89.50'
25	478.13'	105.87'	S29°47'47"E	105.85'
26	15.00'	22.41'	S81°09'59"E	21.21'
27	15.00'	22.41'	N08°50'01"E	21.21'
28	15.00'	22.41'	S81°09'59"E	21.21'
29	15.00'	22.41'	N08°50'01"E	21.21'
30	15.00'	22.41'	S81°09'59"E	21.21'
31	15.00'	22.41'	N08°50'01"E	21.21'
32	15.00'	22.41'	S81°09'59"E	21.21'
33	15.00'	22.41'	N08°50'01"E	21.21'
34	15.00'	22.41'	S81°09'59"E	21.21'
35	15.00'	22.41'	N08°50'01"E	21.21'
36	15.00'	22.41'	S81°09'59"E	21.21'
37	15.00'	22.41'	N08°50'01"E	21.21'
38	15.00'	22.41'	S81°09'59"E	21.21'
39	15.00'	22.41'	N08°50'01"E	21.21'
40	15.00'	22.41'	S81°09'59"E	21.21'
41	15.00'	22.41'	N08°50'01"E	21.21'
42	15.00'	22.41'	S81°09'59"E	21.21'
43	15.00'	22.41'	N08°50'01"E	21.21'
44	15.00'	22.41'	S81°09'59"E	21.21'
45	15.00'	22.41'	N08°50'01"E	21.21'
46	15.00'	22.41'	S81°09'59"E	21.21'
47	15.00'	22.41'	N08°50'01"E	21.21'
48	15.00'	22.41'	S81°09'59"E	21.21'
49	15.00'	22.41'	N08°50'01"E	21.21'
50	15.00'	22.41'	S81°09'59"E	21.21'

Cabinet 1 side 53

22757

FILED FOR RECORD  
MAY - 6 1994  
Waisong  
COUNTY CLERK, WASHINGTON CO. TEX.

ROBINSON RANCH  
VOL. 1187 PG. 164  
& VOL. 489 PG. 193

- Partial Vacation approved  
12/12/95, Doc. #9557126

ROBINSON RANCH  
VOL. 1187 PG. 164  
& VOL. 489 PG. 193



JN JONES AND NEUSE, INC.  
Environmental and Engineering Services

1-24-94  
CP-84-080-03-5A

# MILWOOD SECTION THIRTY-SEVEN A

Cabinet 7, Side 54

STATE OF TEXAS  
COUNTY OF WILLIAMSON

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 HEREIN BY AND THROUGH ITS GENERAL PARTNERS, GEORGE E. ROBINSON AND FLORA ROBINSON COOPER, BEING OWNERS OF 19.46 ACRES OF LAND OUT OF THE W.J. BAKER SURVEY, ABSTRACT 64, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID 17.75 ACRES TRACT BEING A PORTION OF THAT CERTAIN 128.77 ACRES TRACT CONVEYED BY DEED RECORDED IN VOLUME 1191, PAGE 104, OF THE REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 17.75 ACRES IN ACCORDANCE WITH THE ATTACHED PLAN TO BE KNOWN AS "MILWOOD SECTION THIRTY-SEVEN 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, 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 PLAN 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 PLAN RESTRICTIONS THROUGH APPROPRIATE LEGAL PROCEDURES TO PROHIBIT THE CONSTRUCTION, CONNECTION OF UTILITIES OR ISSUING OF PERMITS UNLESS OR UNTIL THE REQUIREMENTS OF THE PLAN RESTRICTIONS HAVE BEEN ACHIEVED.

WITNESS MY HAND, THIS 8<sup>th</sup> DAY OF September 1991.  
*Flora Robinson Cooper*  
FLORA ROBINSON COOPER AS CO-INDEPENDENT EXECUTOR OF THE ESTATE OF A.H. ROBINSON, JR.  
P.O. BOX 9556  
AUSTIN, TEXAS 78766-9556

STATE OF TEXAS  
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 8<sup>th</sup> DAY OF September 1991, BY FLORA ROBINSON COOPER AS CO-INDEPENDENT EXECUTOR OF THE ESTATE OF A.H. ROBINSON, JR., DECEASED, PARTNER.

*Missoua K. Miller*  
(SIGNATURE)  
*Missoua K. Miller*  
(PRINTED NAME)  
MY COMMISSION EXPIRES: 5-9-97

WITNESS MY HAND THIS 8<sup>th</sup> DAY OF September 1991.  
*George E. Robinson*  
GEORGE E. ROBINSON, GENERAL PARTNER  
ROBINSON RANCH  
P.O. BOX 9556  
AUSTIN, TEXAS 78766-9556

STATE OF TEXAS  
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 8<sup>th</sup> DAY OF September 1991, BY GEORGE E. ROBINSON, GENERAL PARTNER, ROBINSON RANCH.

*Missoua K. Miller*  
(SIGNATURE)  
*Missoua K. Miller*  
(PRINTED NAME)  
MY COMMISSION EXPIRES: 5-9-97

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

APPROVED: *Deborah R. Anderson* 09-93  
POSTMASTER DATE

APPROVED FOR ACCEPTANCE:  
*Mike Glenn* 3/29/94  
DATE

USING THE SERVICES OF PLANNING AND DEVELOPMENT  
*M. Scott Roberts* *Cathy Vasquez*  
CHAIRPERSON-SCOTT K. ROBERTS SECRETARY-CATHY VASQUEZ-NEVILLA

THIS TRACT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION HAS APPROVED IN WRITING THE POLLUTION ABATEMENT PLAN.

NO LOT WITHIN THIS SUBDIVISION IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INDICATED BY 100-YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP), COMMUNITY PLAN, NUMBER 4840 CODE, EFFECTIVE TO SEPTEMBER 21, 1991.

STATE OF TEXAS  
COUNTY OF TRAVIS  
I, KENTON J. TUNES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING AND ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAN COMPLETES WITH GREATER 15-ft OF THE AUSTIN CITY CODE, OF 1991 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.

ENGINEERING BY: *Kenton J. Tunes* 12-21-93  
KENTON J. TUNES, P.E., REG. NO. 3777  
JONES AND NEUSE, INC.  
812 CAPITAL OF TEXAS BOULEVARD SOUTH  
SUITE 600  
AUSTIN, TEXAS 78746

SURVEYED BY: *Kenton J. Tunes* 12-21-93  
KENTON J. TUNES, P.E., REG. NO. 3777  
JONES AND NEUSE, INC.  
812 CAPITAL OF TEXAS BOULEVARD SOUTH  
SUITE 600  
AUSTIN, TEXAS 78746

GENERAL NOTE:  
"BASED UPON THE ABOVE REPRESENTATIONS OF THE ENGINEER OR SURVEYOR WHOSE SEAL IS AFFIXED HERETO, AND AFTER A REVIEW OF THE PLAN AS REPRESENTED BY THE SAID ENGINEER OR SURVEYOR, I FIND THAT THIS PLAN COMPLETES WITH GREATER 15-ft OF THE AUSTIN CITY CODE, OF 1991 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."

*James P. Jones* as  
DATE 4/27/94

PLANNED PROFESSIONAL SERVICES  
IN APPROVING THIS PLAN BY THE COMMISSIONER'S 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 PLAN IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PREPARED BY THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONER'S COURT ASSUMES NO OBLIGATION TO BUILD OR MAINTAIN ANY OF THE STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAN OR TO CONSTRUCT ANY OF THE BRIDGES OR CULVERTS IN CONNECTION THEREWITH. IT IS FURTHER UNDERSTOOD THAT UPON COMPLETION OF THE FORESAID OBLIGATIONS OF THE DEVELOPER AND EITHER 60% 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 DRAINAGES HAVE BEEN INSTALLED, ON WRITTEN PERMISSION FROM THE COUNTY COMMISSIONER'S COURT, THE COUNTY WILL ASSUME FULL RESPONSIBILITY FOR MAINTENANCE OF SAID STREETS AND ROADS. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DAMAGE TO OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM AND STREETS. THIS COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAN. 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 PLAN MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE STREETS IN THIS SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON

I, *John Dufferin*, COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAN, WITH WRITTEN FIELD NOTES HEREON, AND THE SURVEYOR'S CERTIFICATE APPEARING HERON, HAVE BEEN PRESENTED TO THE COMMISSIONER'S COURT OF WILLIAMSON COUNTY, TEXAS, AND BY SAID COURT, THEY HAVE BEEN REVIEWED AND APPROVED, AND SAID PLAN IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPERTY RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.  
DATE 4-26-94

JOHN DUFFERIN, COUNTY JUDGE  
WILLIAMSON COUNTY, TEXAS

THE STATE OF TEXAS  
COUNTY OF WILLIAMSON

I, ELAINE BISSELL, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE FORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHORIZATION, WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE COUNTY COURT, TEXAS, ON THIS 8<sup>th</sup> DAY OF September 1991, A.D., AT 10:05 O'CLOCK A.M., IN THE PLAT RECORDS OF SAID COUNTY, IN CABINET 7, AT FOLIO(S) 53-54.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST WRITTEN FORESAID.  
BY: *Elaine Bissell*

ELAINE BISSELL, CLERK, COUNTY COURT, WILLIAMSON COUNTY, TEXAS

FIELD NOTES  
FIELD NOTES FOR 17.75 ACRES OF LAND OUT OF THE WILLIAM BAKER SURVEY, ABSTRACT 64 SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID 17.75 ACRES TRACT BEING OUT OF A 128.77 ACRES TRACT CONVEYED BY DEED RECORDED IN VOLUME 1191, PAGE 104 OF THE REAL PROPERTY RECORDS OF WILLIAMSON COUNTY, SAID 17.75 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

STARTING FOR REFERENCE at a corner monument found in the west right-of-way line of Turner Lane West, from which monument another corner monument found bears N18°14'19"W a distance of 207.93 feet;  
THENCE FOR REFERENCE, along the west right-of-way line of Turner Lane West, N18°14'19"W a distance of 221.21 feet to the point of intersection of the southwest right-of-way line of the Intersection of Turner Lane West and Tamayo Drive;

THENCE CONTINUING FOR REFERENCE, along the north right-of-way line of Tamayo Drive, S71°42'34"W a distance of 78.29 feet to the point of curvature of a curve to the left; THENCE CONTINUING FOR REFERENCE, along the north right-of-way line of Tamayo Drive with the curve to the left, an arc distance of 192.36 feet said of having a radius of 597.63 feet and a chord which bears S62°31'19"W a distance of 191.53 feet to the southwest corner of Lot B, Block FF of Milwood Section Thirty-Seven A, a subdivision of record at Cab. E, Slide 112 of the Williamson County plat records, said corner being the POINT OF BEGINNING of 684, said point bearing N01°44'30"W 5,933 feet from the approximate southwest corner of the said Block Survey;

THENCE, continuing along the north right-of-way line of Tamayo Drive with a curve to the left an arc distance of 136.48 feet, said arc having a radius of 597.63 feet and a chord which bears S43°54'14"W a distance of 192.00 feet to the southeast corner of Lot 20, Block OO of Milwood Section Thirty-Seven A, a subdivision of record at Cab. E, Slide 110 of the Williamson County plat records;

THENCE, along the north line of Lot 20, N83°38'13"W a distance of 124.97 feet to the northwest corner of Lot 20, as above being in better corner corner;

THENCE, along the rear line of lots 20 through 29 of Block OO the following series (7)  
1. S31°34'54"W, 72.51 feet  
2. S23°54'39"W, 72.46 feet  
3. S20°02'59"W, 72.51 feet  
4. S12°11'58"W, 72.40 feet  
5. S07°43'49"W, 254.68 feet  
6. S01°23'04"W, 60.75 feet

Building slab elevation shall be 1 ft. above any point on the lot within 5 ft. of the perimeter of the building. Additional elevation requirements may be imposed by the Williamson County Flood Plain Plan. Some point within the first 10 ft. of driveway shall have the same or greater elevation as the top of the curb across the entire width of the driveway.

Responsibility for drainage is not to be accepted by the County other than that accepted in connection with draining or protecting the road system and streets.

7. S04°30'13"W, 9.85 feet to the northeast corner of Lot 31, Block OO of Milwood Section Thirty-Seven A;  
THENCE, along the rear line of Lot 31 and Lot 32, Block OO and crossing the right-of-way of Kingsmen Drive, N62°24'20"W a distance of 164.92 feet to an iron rod found in the west right-of-way line of Kingsmen Drive, said iron rod being the northeast corner of Lot 5, Block LL of Milwood Section Thirty-Seven A, a subdivision of record at Cab. J, Slide 130-137 of the Williamson County plat records;

THENCE, along the rear lot lines of the following:  
1. Lots 1-4, Block LL, Milwood 31A (Cab. J, slide 130-137)  
2. Lots 20-26, Block LL, Milwood 38A (Cab. L, slide 129-130)  
3. Lots 19-20, Block LL, Milwood 38A (Cab. L, slide 129-130)  
4. Lots 14-18, Block LL, Milwood 38B (Cab. K, slide 168-170)

The following two (2) courses:  
1. N44°18'33"W, 106.71 feet  
2. N34°09'29"W, 1012.77 feet

THENCE, along the rear lot lines of Lots 15 and 16, Block LL Milwood 38L, N18°10'00"W a distance of 6.76 feet;

THENCE, the following series (7) courses:  
1. N63°53'34"E, 128.74 feet  
2. N37°32'18"E, 58.37 feet  
3. N53°50'01"E, 398.28 feet  
4. S38°09'59"E, 580.54 feet  
5. N53°50'01"E, 120.00 feet  
6. N18°14'19"E, 72.85 feet  
7. N53°50'01"E, 121.25 feet

THENCE, S36°59'59"E a distance of 463.25 feet to a point in the rear lot line of Lot 8, Block FF Milwood Thirty-Seven A;

THENCE, along the rear lot line of Lot 8, S36°14'45"W a distance of 51.34 feet to the northwest corner of Lot 8;

THENCE, along the west line of Lot 8, S36°59'16"E a distance of 120.02 feet to the POINT OF BEGINNING containing 17.75 acres more or less.

PLAT NOTES

1. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT:  
STREET NAME SIDEWALK LOCATION AND WIDTH  
Osborne Drive Both Sides 6' Wide  
Lading Lane Both Sides 4' Wide  
Smooch Hook Trolly Both Sides 4' Wide  
Klans Drive Both Sides 4' Wide  
Klans Drive Both Sides 4' Wide  
Tomayo Drive North Side 4' Wide

THIS SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

2. NO LOT SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE NORTH AUSTIN M.U.D. NO. 1 WATER AND WASTEWATER SYSTEM.

3. 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 CONCEPTUAL PLAN.

4. PRIOR TO CONSTRUCTION ON 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 DETENTION PLANS APPROVED BY THE CITY OF AUSTIN. RUN-OFF EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF PONDING OR OTHER APPROVED METHODS.

5. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES SHALL BE PERMITTED IN DRAINAGE BASEMENTS EXCEPT AS APPROVED BY THE COUNTY ENGINEER OR CITY OF AUSTIN.

6. ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO URBAN STREET STANDARDS.

7. DRAINAGE BASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE BASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF AUSTIN AND WILLIAMSON COUNTY FOR INSPECTION OF SAID BASEMENTS.

8. THIS SUBDIVISION HAS BEEN APPROVED BY THE WILLIAMSON COUNTY HEALTH OFFICE FOR 15 LOTS WHICH WILL BE SERVED BY THE NORTH AUSTIN M.U.D. NO. 1.

9. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS 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.

10. DRIVEWAY ACCESS TO FARMER LANE IS PROHIBITED.

11. 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.

12. Erosion/Sedimentation controls are required for all construction of each lot, including single family and duplex construction.

13. No cut or fill shall exceed a depth of four feet except for structural excavation.

14. Prior to construction, except detached single family on any lot in this subdivision, a site development permit must be obtained from the City of Austin.

15. 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 Construction Agreement between the subdivider and the City of Austin, dated 10/19/90, the subdivider is responsible for the construction of all streets and facilities needed to serve the lots within the subdivision. This responsibility may be assigned in accordance with the terms of that agreement.

For the Construction Agreement pertaining to this subdivision, see separate instrument recorded in Vol. 2523, Pg. 422, in the Deed Records of Travis County, Texas.

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

APPROVED BY: *Deborah R. Anderson*  
POSTMASTER DATE



08-89-080.08.5A