

DOC# 9802264

PLAT MAP RECORDING SHEET

INSTRUMENT #--

DEDICATOR-- Continental Homes of Austin, LP by Terry Mitchell, Vice Pres.
d/b/a Milburn Homes

SUBDIVISION NAME-- MILWOOD SECTION FORTY-A
City of Austin e.t.j. and
Williamson County, Texas

MAP RECORDED IN CABINET P , SLIDES 167, 168, 169 & 170

PROPERTY FORMERLY KNOWN AS: 14.096 ac. Malcolm M. Hornsby Sy, A 280
Part of 682-907 DR, WCT

HAND TO: City of Austin (Hector Avila 499-2711)

INSTRUMENT DATE: January 15, 1997

FILE DATE: January 16, 1998

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Official Records
of WILLIAMSON County, TX.
ELAINE BIZZELL
COUNTY CLERK
Rec. \$ 136.00

OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

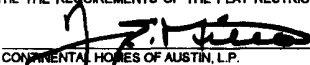
PHOTOGRAPHIC METER

MILWOOD SECTION FORTY - A

STATE OF TEXAS:
 COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: THAT CONTINENTAL HOMES OF AUSTIN, L.P., A TEXAS LIMITED PARTNERSHIP, DBA MILBURN HOMES, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING ITS HOME OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH ITS VICE PRESIDENT, TERRY E. MITCHELL, BEING THE OWNERS OF THAT CERTAIN TRACT OF LAND OUT OF THE MALCOLM M. HORNSBY SURVEY, ABSTRACT NO. 280, SITUATED IN WILLIAMSON COUNTY, TEXAS, CONVEYED BY DEED RECORDED IN DOCUMENT NO. 2654553 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 14.006 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, TO BE KNOWN AS "MILWOOD SECTION FORTY-A" AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS, SHOWN HEREON SUBJECT TO ANY EASEMENTS 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 PUBLIC 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 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.


WITNESS MY HAND, THIS THE 12th DAY OF December, 1997, A.D.


 CONTINENTAL HOMES OF AUSTIN, L.P.
 TERRY E. MITCHELL, VICE PRESIDENT
 4515 SETON CENTER PARKWAY, #200
 AUSTIN, TEXAS 78759

STATE OF TEXAS:
 COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TERRY E. MITCHELL, 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 THE 12th DAY OF December, 1997, A.D.



 NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS, THIS THE 6 DAY OF JANUARY, 1998, A.D.


 ALICE GLASCO, DIRECTOR
 DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT

1-6-98
 DATE

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION, CITY OF AUSTIN, THIS THE 6 DAY OF JANUARY, 1998, A.D.


 SECRETARY


 CHAIRPERSON

FIELD NOTES

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE MALCOLM M. HORNSBY ABSTRACT NO. 280, SITUATED IN WILLIAMSON COUNTY, TEXAS, SAID TRACT OF LAND MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO CONTINENTAL HOMES OF AUSTIN DBA MILBURN HOMES IN VOLUME 882, PAGE 907, WILLIAMSON COUNTY, TEXAS DEED RECORDS, SAID TRACT OF LAND BEING 14.006 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron pin found in the northerly right-of-way line of Anderson Mill Road, a 100' R.O.W. dedicated within Ganzert Park, a subdivision of record in Cabinet F, Sides 47-49, Williamson County, Texas Plat Records, same point being at the southeast corner of Lot 1, Block B, of said Ganzert Park, for the southwest corner and the POINT OF BEGINNING of the herein described tract,

THENCE, leaving said R.O.W. line, with the east line of said Anderson Mill Road, N06°27'46"E, 22.46' feet to an iron pin set,

THENCE, leaving the east line of said subdivision, with the westerly line of the herein described tract, the following five (5) courses and distances numbered 1 through 5,

1. N87°16'41"E, 4.46 feet to and iron pin set at the beginning of a curve,
2. with a curve to the left having a radius of 930.00 feet, an arc length of 145.86 feet and whose chord bears N85°20'09"E, 145.74 feet to an iron pin set at the end of said curve,
3. N60°53'15"E, 44.22 feet to an iron pin set for an ell corner,
4. N23°25'16"W, 508.38 feet to an iron pin set,
5. N08°18'22"E, 248.46 feet to an iron pin set, for the northwest corner of the herein described tract,

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

1. N88°06'57"E, 178.84 feet to an iron pin set,
2. N48°20'00"E, 80.80 feet to an iron pin set,
3. N57°12'00"E, 128.91 feet to an iron pin set,
4. N24°48'01"E, 32.98 feet to an iron pin set, for the most northerly corner of the herein described tract,

THENCE, with the easterly line of the herein described tract, the following twelve (12) courses and distances numbered 1 through 12,

1. S65°11'00"E, 115.00 feet to an iron pin set, for an ell corner,
2. N24°48'01"E, 32.98 feet to an iron pin set, for an ell corner,
3. S48°11'00"E, 188.34 feet to an iron pin set, for an ell corner,
4. S31°08'00"W, 10.75 feet to an iron pin set,
5. S40°37'18"E, 341.35 feet to an iron pin set,
6. N67°34'57"E, 27.44 feet to an iron pin set, for an ell corner,
7. S19°57'18"E, 111.89 feet to an iron pin set, for an ell corner,
8. N64°32'21"E, 7.37 feet to an iron pin set, for an ell corner,
9. S23°27'38"E, 174.40 feet to an iron pin set in a curve for an ell corner,
10. with a curve to the right having a radius of 1070.00 feet, an arc length of 77.40 feet and whose chord bears N87°65'03"E, 77.38 feet to an iron pin set at the end of said curve,
11. N68°09'23"E, 184.84 feet to an iron pin found,
12. S19°57'41"E, 20.00 feet to an iron pin found, for the southeast corner of the herein described tract,

THENCE, with the southerly line of the herein described tract, the following five (5) courses and distances numbered 1 through 5,

1. S48°59'23"W, 184.73 feet to an iron pin found at the beginning of a curve,
2. with a curve to the left having a radius of 1080.00 feet, an arc length of 188.44 feet and whose chord bears S65°26'55"W, 166.27 feet to an iron pin found at the end of said curve,
3. S48°54'19"W, 1087.84 feet to an iron pin found at the beginning of a curve,
4. with a curve to the left having a radius of 860.00 feet, an arc length of 146.87 feet and whose chord bears S65°20'09"W, 146.83 feet to an iron pin found at the end of said curve,
5. S67°16'11"W, 14.86 feet to the POINT OF BEGINNING containing 14.006 Acres Of Land.

THOMAS J. DODD, DO HEREBY CERTIFY THAT THE ABOVE FIELD NOTES DO CLOSE.




 THOMAS J. DODD, R.P.L.S. NO. 1002

CB-97-0125.1A

side 16B
 cabinet P

RECORDERS MEMORANDUM

All or parts of the text on this page was not clearly legible for satisfactory recordation.

PHOTOGRAPHIC MYLAR

MILWOOD SECTION FORTY - A

THE UNITED STATES POST OFFICE OF THE CITY OF AUSTIN, TEXAS, HEREBY APPROVES THE STREETS DEDICATED BY THIS SUBDIVISION PLAT

DATE: 1-6-98

Walter Johns, Postmaster, City of Austin, Texas
Dennis P. Walsh

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 COMPLIES WITH THE REQUIREMENTS OF EDWARD'S AQUIFER REGULATIONS FOR WILLIAMSON COUNTY, THE WILLIAMSON COUNTY FLOOD PLAIN REGULATIONS, AND WILLIAMSON COUNTY PRIVATE SEWAGE FACILITY REGULATIONS. THIS CERTIFICATION IS MADE SOLELY UPON SUCH REPRESENTATIONS AND SHOULD NOT BE RELIED UPON FOR VERIFICATION OF THE FACTS ALLEGED. THE WILLIAMSON COUNTY HEALTH DEPARTMENT 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.

Paulo Pinto, Director of Environmental Services
Williamson County Health Department

1/5/97
DATE

COMMISSIONERS' COURT APPROVAL (WILLIAMSON COUNTY):
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 DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. IT IS FURTHER UNDERSTOOD THAT UPON COMPLETION OF THE AFORESAID OBLIGATIONS OF THE DEVELOPER AND EITHER 80% OCCUPANCY OF THE LOTS ALONG THE ROADWAYS AND STREETS IN THE SUBDIVISION HAS BEEN ACHIEVED, OR TWO YEARS FROM THE DATE OF COMPLETION OF THE STREETS HAS ELAPSED, ON WRITTEN PERMISSION FROM THE 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.

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: I, JOHN C. DOERFLER, COUNTY JUDGE OF WILLIAMSON, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT "MILWOOD SECTION FORTY-A", HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY SAID COURT DULY 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.

John C. Doerfler
COUNTY JUDGE, WILLIAMSON COUNTY, TEXAS

12-16-97
DATE

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: I, ELAINE BIZZELL, 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 THE 13 DAY OF January 1998 A.D. AT 2:20 O'CLOCK P.M., AND DULY RECORDED THIS THE 16 DAY OF January 1998, A.D. AT 1:22 O'CLOCK P.M. IN THE PLAT RECORDS, OF SAID COURT IN CABINET P SLIDES 147, 148, 149 & 170

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

Elaine Bizzell
BY DEPUTY



Elaine Bizzell
ELAINE BIZZELL, CLERK/COUNTY COURT, WILLIAMSON COUNTY, TEXAS

FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48491C-0325C, FOR WILLIAMSON COUNTY, TEXAS, DATED SEPTEMBER 27, 1991. NO LOT IN THIS SUBDIVISION IS ENCLOSED BY ANY AREA WHICH IS SUBJECT TO 1% CHANCE OF FLOODING DURING ANY GIVEN YEAR. ALL BUILDING SLAB ELEVATIONS SHALL BE ONE (1) FOOT ABOVE ANY POINT WITHIN FIVE (5) FEET OF THE PERIMETER OF ANY BUILDING.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, CHARLES R. BRIGANCE, JR., P.E., DO HEREBY CERTIFY THAT NO LOT IN THIS SUBDIVISION IS ENCLOSED BY ANY AREA WHICH IS SUBJECT TO A 1% CHANCE OF FLOODING DURING ANY GIVEN YEAR.

Charles R. Brigance, Jr.
ENGINEERING BY: CHARLES R. BRIGANCE, JR., P.E. NO. 84346
CARLSON ENGINEERING & ASSOCIATES, INC.
3401 SLAUGHTER LANE WEST, AUSTIN, TEXAS 78748

10-24-97
DATE

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, THOMAS J. DODD, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ON-THE-GROUND SURVEY OF THE PROPERTY AND THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CEDAR PARK.

Thomas J. Dodd
SURVEYED BY: THOMAS J. DODD, R.P.L.S. NO. 1882
CARLSON ENGINEERING & ASSOCIATES, INC.
3401 SLAUGHTER LANE WEST, AUSTIN, TEXAS 78748

10-24-97
DATE



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