

FLAT MAP RECORDING SHEET
Doc# 9848454

INSTRUMENT #--

DEDICATOR-- CONTINENTAL HOMES OF AUSTIN , L.P. DBA MILBURN HOMES
AND CHTEX OF TEXAS, INC.

SUBDIVISION NAME-- MILWOOD SECTION FORTY - B

MAP RECORDED IN CABINET G , **SLIDE** 61, 62, 63 & 64

PROPERTY FORMERLY KNOWN AS 14.164 ACRES IN THE MALCOM M. HORNSBY ABSTRACT
NO. 280. DOCUMENT # 9750792 WCT

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

INSTRUMENT DATE: JUNE 03, 1998

FILE DATE: AUGUST 21

Doc# 9848454
Pages: 4
Date : 08-21-1998
Time : 04:37:59 P.M.
Filed & Recorded in
Official Records
of WILLIAMSON County, TX.
NANCY E. RISTER
COUNTY CLERK
Rec. \$ 136.00

OFFICIAL RECORDS
WILLIAMSON COUNTY, TEXAS

MILWOOD SECTION FORTY - B

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, ACTING HEREIN BY AND THROUGH CHTEX OF TEXAS, INC., SOLE GENERAL PARTNER, 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. 4190492 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, DO HEREBY SUBDIVIDE 14.184 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-B" 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 30 DAY OF June, 1998, A.D.

J. Mitchell
CONTINENTAL HOMES OF AUSTIN, L.P.,
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC., A DELAWARE CORP.,
SOLE GENERAL PARTNER
TERRY E. MITCHELL, VICE PRESIDENT
4815 WEST CHERRY PARKWAY, # 200
AUSTIN, TEXAS 78756

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 30 DAY OF June, 1998, A.D.



David E. Mack
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 10th DAY OF August, 1998, A.D.

Alice Glasco
ALICE GLASCO, DIRECTOR
DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT

8-18-98
DATE

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION, CITY OF AUSTIN, THIS THE 10th DAY OF August, 1998, A.D.

Ray S. Vukobrat
RAY S. VUKOBRA
SECRETARY

Robert Rubin
APPOINTING
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 DOCUMENT # 8750722, WILLIAMSON COUNTY, TEXAS DEED RECORDS, SAID TRACT OF LAND BEING 14.184 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a concrete monument found in the northeast corner of Lot 83, Block D, Milwood Section 40-A, a subdivision of record found in Cabinet P, Slides 167-170, Williamson County, Texas Plat Records for the POINT OF BEGINNING and the southeast corner of the herein described tract, from which point of REFERENCE, an iron pin found in the north right-of-way of Anderson Mill Road, also found of record in Document # 9643961, Williamson County, Texas Deed Records, bears S19°57'41"E, 20.00 feet.

THENCE, with the north line of said Lot 93, Block A, the following two (2) courses and distances numbered 1 and 2,
1. S64°19'09"W, 184.83 feet to an iron pin found for the beginning of a curve,
2. with a curve to the left having a radius of 1070.80 feet, an arc length of 77.40 feet and whose chord bears S67°53'33"W, 77.38 feet to an iron pin found in the north line of said Lot 93, Block D, same point being the southeast corner of Lot 86, Block D of said Milwood Section 40-A.

THENCE, leaving the north line of Lot 93, Block D the following nine (9) courses and distances numbered 1 through 9,
1. N23°27'39"W, 124.48 feet to an iron pin found in the south right-of-way of Dufles Avenue, a 50' R.O.W. In said Milwood Section 40-A, crossing Dufles Avenue for a total distance of 174.48 feet to an iron pin found in the north right-of-way of above said Dufles Avenue for an all corner,
2. S88°32'21"W, 7.37 feet to an iron pin found in the north right-of-way of above said Dufles Avenue for an all corner,
3. leaving the north line of said Dufles Avenue, N19°57'18"W, 111.99 feet to an iron pin found for the most northerly corner of Lot 13, Block B of said Milwood Section 40-A,
4. S67°34'57"W, 27.44 feet to an iron pin found on the rear property line of said Lot 13, Block B for an all corner,
5. leaving the rear property line of said Lot 13, Block B, N50°37'18"W, 341.35 feet to an iron pin found in the rear property line of Lot 23, Block B, of said Milwood Section 40-A, same point being the most northerly corner of Lot 21, Block B,
6. N31°58'58"E, 10.75 feet to an iron pin found for the most easterly corner of Lot 23, Block B of said Milwood Section 40-A,
7. N85°11'59"W, 188.34 feet to an iron pin found in the west right-of-way of Alvin High Lane, a 50' R.O.W. found in said Milwood Section 40-A for an all corner,
8. with the west right-of-way of said Alvin High Lane, S24°48'01"W, 32.98 feet to an iron pin found for the most easterly corner of Lot 29, Block A of said Milwood Section 40-A, for an all corner,
9. leaving the west right-of-way of Alvin High Lane, N85°11'59"W, 115.03 feet to a concrete monument found for the most westerly corner of said Lot 29, Block A and the southwest corner of the herein described tract.

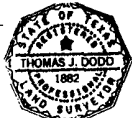
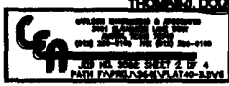
THENCE, with the west line of the herein described tract, the following four (4) courses and distances numbered 1 through 4,
1. N24°45'17"E, 254.21 feet to an iron pin set,
2. N24°47'36"E, 191.71 feet to an iron pin set for an all corner,
3. N52°07'34"E, 126.04 feet to an iron pin set for an all corner,
4. N34°04'00"E, 368.98 feet to a concrete monument set for the northwest corner of the herein described tract.

THENCE, leaving the west line of the herein described tract, the following two (2) courses and distances numbered 1 and 2,
1. S50°54'24"E, 291.29 feet to an iron pin found for the beginning of a curve,
2. with a curve to the right having a radius of 1888.14 feet, an arc length of 308.23 feet and whose chord bears S51°18'51"E, 305.90 feet to a concrete monument set for the northeast corner of the herein described tract.

THENCE, leaving the north line of the herein described tract, the following two (2) courses and distances numbered 1 and 2,
1. S70°00'55"W, 363.18 feet to a 60d nail found for an all corner,
2. S19°59'59"E, 843.07 feet to the POINT OF BEGINNING containing 14.184 Acres of Land.

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

Thomas J. Dodd
THOMAS J. DODD, P.L.S. 1882



200 MIC. SCALE
SHEET 2 OF 4

Cabinet Q
Slide 62

CG-97-0425.2A

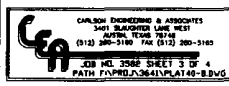
RECORDERS MEMORANDUM
All or parts of the text on this page was not clearly legible for satisfactory recordation.

MILWOOD SECTION FORTY - B

GENERAL NOTES:

1. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DASHED LINE ON THE FACE OF THE PLAT: BOTH SIDES OF ALVIN HIGH LANE, DULAC DRIVE, DULLES AVENUE AND DULAC COVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE NORTH AUSTIN M.U.D. #1 WATER AND WASTEWATER SYSTEM.
3. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN, DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT 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 DETAINED BY THE USE OF PONDING OR OTHER APPROVED METHODS.
4. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, FENCES OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE WILLIAMSON COUNTY ENGINEER/CITY OF AUSTIN.
5. PROPERTY OWNER, OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT(S) AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF AUSTIN AND WILLIAMSON COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
6. THE LAND USE DEVELOPMENT AND MAINTENANCE OF THIS PROPERTY SHALL CONFORM WITH THE REQUIREMENTS OF THE AGREEMENT CONCERNING CREATION AND OPERATION OF THE NORTH AUSTIN M.U.D. NO. 1 AND THE NORTH AUSTIN M.U.D. NO. 1 LAND USE PLAN.
7. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES ARE TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN URBAN STANDARDS.
8. 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. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY NORTH AUSTIN M.U.D. NO. 1.
9. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO SECTION 13-7-14, LAND DEVELOPMENT CODE.
10. ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE, CHAPTER 13-2, ARTICLE VII.
11. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED PRIOR TO THE CONSTRUCTION AND ACCEPTANCE OF ALL STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED August 24, 1998. 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 DOCUMENT # 9849455 IN THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.
12. THE OWNER OF THIS SUBDIVISION OR HIS OR HER SUCCESSOR AND ASSIGNS, ASSUMES RESPONSIBILITIES 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 REPLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
13. THIS SUBDIVISION IS LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE. NO CONSTRUCTION IN THIS SUBDIVISION MAY BEGIN UNTIL THE TEXAS NATURAL RESOURCES CONSERVATION COMMISSION HAS APPROVED, IN WRITING, THE WATER POLLUTION ABATEMENT PLAN.
14. ALL SLOPES ON THIS SITE ARE LESS THAN FIFTEEN PERCENT (15%).
15. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE OR REMOVE TREES AND SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. (see note 3.)
16. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE SUBDIVISION, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 13-7 OF THE CITY OF AUSTIN L.D.C.
17. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE GENERAL DEVELOPMENT PERMIT.
18. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.
19. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THIS ELECTRIC UTILITY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
20. 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.
21. ALL WORK MUST STOP IF A VOID IN THE ROCK SUBSTRATE IS DISCOVERED WHICH IS: 6 INCHES LONG OR LARGER, 8 INCHES IN DIAMETER OR LARGER; BLOWS AIR FROM WITHIN THE SUBSTRATE AND/OR CONSISTENTLY RECEIVES WATER DURING ANY RAIN EVENT. AT THIS TIME IT IS THE RESPONSIBILITY OF THE PROJECT MANAGER TO IMMEDIATELY CONTACT A CITY OF AUSTIN ENVIRONMENTAL INSPECTOR FOR FURTHER INVESTIGATION.
22. THREE OFF-STREET PARKING SPACES, ONE OF WHICH SHALL BE COVERED, ARE REQUIRED FOR EACH DWELLING UNIT.
23. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
24. THIS PROJECT IS EXEMPT FROM PARCELANTS REQUIREMENTS DUE TO THE NORTH AUSTIN M.U.D. NO. 1 AGREEMENT.
25. PUBLIC SIDEWALKS BUILT TO CITY STANDARDS ARE REQUIRED ALONG ANDERSON HILL ROAD. THE SIDEWALKS SHALL BE INSTALLED DURING THE STREET AND DRAINAGE IMPROVEMENTS PHASE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY.
26. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 13-7 ARTICLE II OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
27. NO STRUCTURE OR LAND ON THIS BLUELINE (SURVEY) SHALL HEREAFTER BE LOCATED OR ALTERED OR ALTERED WITHOUT FIRST SUBMITTING A CERTIFICATE OF COMPLIANCE APPLICATION FORM TO THE WILLIAMSON COUNTY FLOOD PLAIN ADMINISTRATOR.

Cabinet A Slide 63



JOB NO. 3048
SHEET 3 OF 4

CB-97-0125.2A

RECORDERS MEMORANDUM

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

MILWOOD SECTION FORTY - B

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.

PPD PS
PAULO PINTO, DIRECTOR OF ENVIRONMENTAL SERVICES
WILLIAMSON COUNTY HEALTH DEPARTMENT

5/20/98
DATE

COMMISSIONER'S 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 HEREOF, THAT "MILWOOD SECTION FORTY-B", 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 signed 8-20-98
JOHN C. DOERFLER
COUNTY JUDGE, WILLIAMSON COUNTY, TEXAS

8-21-98
DATE

STATE OF TEXAS:
COUNTY OF WILLIAMSON:

KNOW ALL MEN BY THESE PRESENTS: I, Nancy E. Ristee, 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 20th DAY OF August, 1998, A.D., AT 2:10 O'CLOCK P.M., AND DULY RECORDED THIS THE 21st DAY OF August, 1998, A.D., AT 4:37 O'CLOCK P.M., IN THE PLAT RECORDS, OF SAID COURT IN CABINET Q, SLIDES 61, 62, 63, + 64

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

Karen Miller
BY DEPUTY



Nancy E. Ristee
NANCY E. RISTEE, 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.

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. This tract is located within the Edwards Aquifer Recharge Zone. No construction shall be begun until the Texas Natural Resources Conservation Commission has approved in writing the following statement:

ENGINEERING BY: Charles R. Brigance, Jr.
CHARLES R. BRIGANCE, JR., P.E. NO. 84368
CARLSON ENGINEERING & ASSOCIATES, INC.
3401 SLAUGHTER LANE WEST, AUSTIN, TEXAS 78748

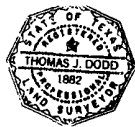


2-12-98
DATE

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 AUSTIN.

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



2-12-98
DATE

CEA
CARLSON ENGINEERING & ASSOCIATES
3401 SLAUGHTER LANE WEST
AUSTIN, TEXAS 78748
(512) 280-5180 FAX (512) 280-5185
JOB NO. 5286 SHEET 4 OF 4
PATH F:\P\2023\2641\PLAT40-B.DWG

JOB NO. 5286
SHEET 4 OF 4

Cabinet Q
Slide 64

RECORDERS MEMORANDUM

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

18-97-0125.2A