

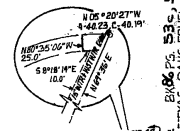
TEXAS OAKS FIVE

Vol. 86 Page 87C
 PLAT RECORD, TRAVIS COUNTY, TEXAS.
 86 1884

RESUBDIVISION OF LOTS 1, 2, 13 BLOCK A
 SLAUGHTER CREEK CORES
 B.K. 55 PG 4



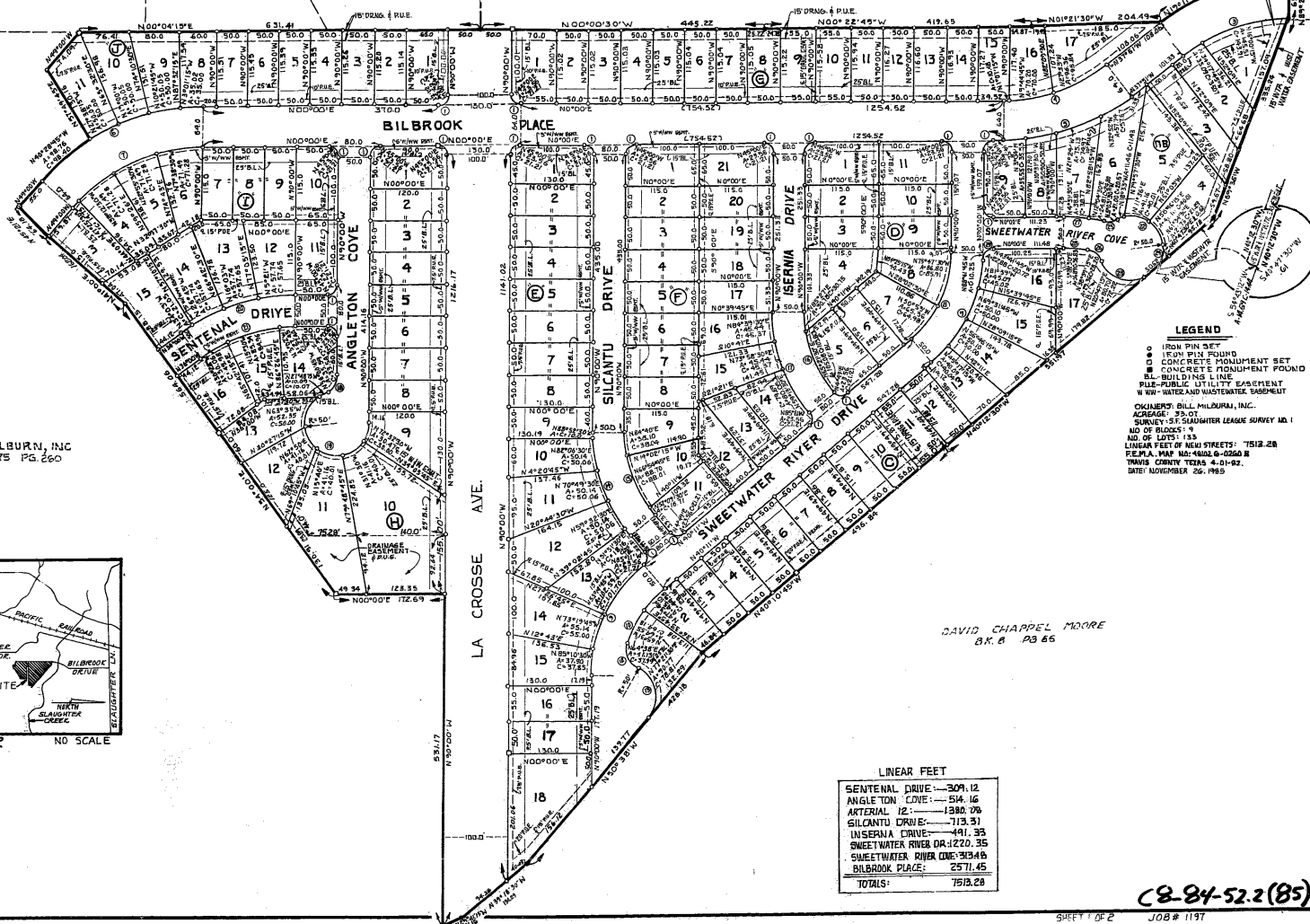
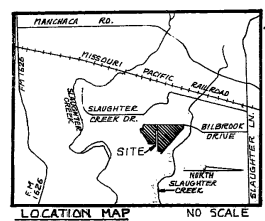
D.S. & M.J. MALONE
 VOL. 909 PG. 401



B.K. 55 PG. 4
 TEXAS OAKS FIVE

Restr. 9763/482 Corr. dedication 9804/144 Par. Vac. 10150/848

BILL MILBURN, INC
 VOL. 8975 PG. 260



- LEGEND**
- IRON PIN SET
 - IRON PIN FOUND
 - CONCRETE MONUMENT SET
 - CONCRETE MONUMENT FOUND
 - BUILDING LINE
 - PUBLIC UTILITY EASEMENT
 - WATER AND WASTEWATER EASEMENT
- OWNER: BILL MILBURN, INC.
 ACRES: 39.07
 SURVEY: ST. SLAUGHTER LEAGUE SURVEY NO. 1
 NO. OF BLOCKS: 4
 NO. OF LOTS: 133
 LINDA PART OF NEG. STREETS: TS12-28
 F.E.P.A. MAP NO. 4042 6-0260 R
 TRAVIS COUNTY TEXAS 4-01-82
 DATE: NOVEMBER 26, 1983

LINEAR FEET

SENTINAL DRIVE	309.12
ANGLETON COVE	514.16
ARTERIAL 12	1380.00
SILCANTU DRIVE	713.31
ISPERMA DRIVE	401.35
SWEETWATER RIVER DR	1220.35
SWEETWATER RIVER DR	9134.6
BILBROOK PLACE	2571.45
TOTALS:	1513.28

DAVID CHAPPEL MOORE
 B.K. 6 PG 65

C8-84-52.2(85)

APPROVED FOR ACCEPTANCE:

James B. Duncan
JAMES B. DUNCAN, DIRECTOR,
OFFICE OF LAND DEVELOPMENT SERVICES

NOVEMBER 26, 1985

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, THIS THE 26TH DAY OF *Nov*, 1985, A.D.

SECRETARY *Mary Arnold*
MARY ARNOLD

James Schenkman
FRANCES SCHENKMAN CHAIRMAN

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DORIS SHROPSHIRE, 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 THIS THE 23RD DAY OF *January*, 1986 A.D. AT *11:40* O'CLOCK *A.M.* AND DULY RECORDED ON THE 23RD DAY OF *January*, 1986 A.D., AT *11:45* O'CLOCK *A.M.* IN THE RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK *86*, PAGE(S) *475*.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS THE 23RD DAY OF *January*, 1986 A.D.

DEPUTY *K. Terrell*
K. TERRELL DORIS SHROPSHIRE, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

FILED FOR RECORD AT *11:40* O'CLOCK *A.M.*, THIS THE 23RD DAY OF *January*, 1986 A.D.

DEPUTY *K. Terrell*
K. TERRELL DORIS SHROPSHIRE, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DORIS SHROPSHIRE, COUNTY CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 24TH DAY OF *December*, 1985, A.D., THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COUNTY, BOOK *3*, PAGE(S) *475*.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 24TH DAY OF *December*, 1985, A.D.

DEPUTY *Kim Crow*
Kim Crow DORIS SHROPSHIRE, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR ANY BRIDGES OR CULVERTS NECESSARY TO BE PLACED ON SUCH ROADS, STREETS, OR OTHER PUBLIC THOROUGHFARES SHALL BE THE RESPONSIBILITY OF THE OWNERS AND/OR DEVELOPERS OF THE TRACT OF LAND COVERED BY THIS PLAT AND IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, AND SAID COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS OR OTHER THOROUGHFARES OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

BE IT RESOLVED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, THAT THE ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS OF THE ROADS OR STREETS IN REAL ESTATE SUBDIVISIONS DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET MARKING SIGNS, AS THIS IS CONSIDERED TO BE A PART OF THE DEVELOPERS CONSTRUCTION, BUT THAT ERRECTING SIGNS FOR TRAFFIC CONTROL, SUCH AS FOR SPEED LIMITS AND STOP AND YIELD SIGNS, SHALL REMAIN THE RESPONSIBILITY OF THE COUNTY.

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 THIS PLAT COMPLIES WITH CHAPTER 13-3 OF THE AUSTIN CITY CODE OF 1981, 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.

SURVEYED BY *Thomas J. Dodd*
THOMAS J. DODD, REGISTERED 1982
AUSTIN, TEXAS 78760
ACCESS NOTE: MAINTENANCE OF DRAINAGE EASEMENTS: PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY, CITY OF AUSTIN.

CARROLL DAVIS SURVEYING COMPANY
2499 CAPITAL OF TEXAS HIGHWAY, SUITE 108
AUSTIN, TEXAS 78746
ACCESS NOTE: VEHICULAR ACCESS DRIVEWAYS ONTO BILBROOK PLACE LOTS 6-A BLOCK '85', LOTS 1 & 2 BLOCK 'D', LOTS 2499 CAPITAL OF TEXAS HIGHWAY, SUITE 108, LOT 1-BL 'E', LOT 1-BL 'F' SHALL BE PROVIDED. VEHICULAR ACCESS TO LOTS 1-2 BL 'K' LIMITED TO SILCANTU DRIVE, AND LOTS 14-16 BL 'K' LIMITED TO SWEETWATER RIVER DRIVE. LOTS 7-10 BL 'K' LIMITED TO ANGLETON COVE AND LOT 1-BL 'G' AND 'I' LIMITED TO BILBROOK PLACE.

NOTE: NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS SHALL BE PERMITTED WITHIN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE TRAVIS COUNTY ENGINEER CITY OF AUSTIN. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.

SIDEWALK NOTE: SIDEWALKS SHALL BE INSTALLED ALONG BOTH SIDES OF BILBROOK PLACE, NORTH SIDE OF SILCANTU DRIVE, SENTENAL DRIVE, SOUTH SIDE OF ANGLETON COVE, THE EAST SIDE OF SWEETWATER RIVER DRIVE, THE SOUTH SIDE OF SWEETWATER RIVER DRIVE, ALONG LOTS 13-16 BL 'K', LOTS 8-11 BL 'D', THE WEST SIDE OF SWEETWATER RIVER DRIVE ALONG LOTS 15-17 BL 'D', LOTS 11-14 BL 'F', THE NORTH SIDE OF SILCANTU DRIVE.

DETENTION NOTE: PRIOR TO CONSTRUCTION ON THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN, TRAVIS COUNTY 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 SYSTEMS SHALL BE DETAINED BY THE USE OF ON-SITE PONDING OR OTHER APPROVED METHODS.

FLOOD PLAN NOTE: THE 100 YEAR FLOOD RAIN SHALL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN. DRAINAGE PLANS TO BE APPROVED AND CONSTRUCTION COMPLETED IN SAID EASEMENTS PRIOR TO DEVELOPMENT ON ANY ADJACENT LOTS.

ENGINEERING BY *Charles D. Dippel, Inc.*
CHARLES D. DIPPEL, INC.
2499 CAPITAL OF TEXAS HWY # 204
AUSTIN, TEXAS 78746



CURVE DATA

	1	2	3	4	5	6	7	8	9	10	11
I	90°00'	37°19'30"	36°35'	37°51'	37°51'	49°00'	49°00'	49°49'	49°49'	35.50	49°49'
R	15.00	332.00	282.86	268.00	332.30	332.00	388.00	175.00	225.00	175.00	225.00
T	15.00	112.13	93.50	91.89	113.33	151.39	122.13	81.28	104.46	56.89	104.46
A	23.56	218.28	180.60	177.04	215.32	282.93	228.20	152.16	195.63	108.65	195.63
C	21.21	212.48	177.55	173.94	215.35	275.36	222.27	147.41	188.53	107.87	187.53

	12	13	14	15	16	17	18	19	20	21	22
I	78°33'45"	104°00'45"	40°11'	40°11'	40°11'	40°11'	67°58'30"	247°58'30"	36°00'	36°00'	107°28'15"
R	30.00	50.00	259.63	204.63	193.72	243.72	30.00	50.00	309.18	259.18	50.00
T	24.54	64.01	73.14	79.85	70.86	89.15	28.23	100.46	84.21	68.15	68.15
A	41.13	90.77	178.58	143.51	135.86	170.93	35.59	216.40	194.27	162.85	93.76
C	37.99	78.81	174.94	140.59	133.07	167.45	33.54	191.09	167.48	160.18	80.63

	23	24	25	26	27	28	29
I	92°28'30"	41°33'45"	40°07'	56°04'30"	15°00'	10°57'	87°23'30"
R	50.00	30.00	30.00	30.00	243.02	193.02	15.00
T	52.21	11.38	10.95	15.96	61.99	18.50	14.33
A	90.70	21.66	21.00	29.36	63.62	36.89	22.88
C	72.22	21.29	20.57	28.20	63.44	36.83	20.72

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