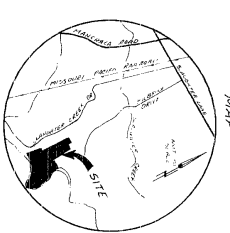


# TEXAS OAKS TEN

BY: W.L.B. & S.V. INC.  
102.6375 78.200



**LEGEND**  
● LOTS 1-20  
○ LOTS 21-70  
□ CONCRETE CURB AND GUTTER  
○ CONCRETE INTERLOCKING CURB  
○ 1/4" BITUMINOUS STRACK & LIP  
○ 1/2" BITUMINOUS STRACK & LIP  
○ 3/4" BITUMINOUS STRACK & LIP  
○ 1" BITUMINOUS STRACK & LIP  
○ 1 1/2" BITUMINOUS STRACK & LIP  
○ 2" BITUMINOUS STRACK & LIP  
○ 3" BITUMINOUS STRACK & LIP  
○ 4" BITUMINOUS STRACK & LIP  
○ 6" BITUMINOUS STRACK & LIP  
○ 8" BITUMINOUS STRACK & LIP  
○ 10" BITUMINOUS STRACK & LIP  
○ 12" BITUMINOUS STRACK & LIP  
○ 14" BITUMINOUS STRACK & LIP  
○ 16" BITUMINOUS STRACK & LIP  
○ 18" BITUMINOUS STRACK & LIP  
○ 20" BITUMINOUS STRACK & LIP  
○ 24" BITUMINOUS STRACK & LIP  
○ 30" BITUMINOUS STRACK & LIP  
○ 36" BITUMINOUS STRACK & LIP  
○ 42" BITUMINOUS STRACK & LIP  
○ 48" BITUMINOUS STRACK & LIP  
○ 54" BITUMINOUS STRACK & LIP  
○ 60" BITUMINOUS STRACK & LIP  
○ 66" BITUMINOUS STRACK & LIP  
○ 72" BITUMINOUS STRACK & LIP  
○ 78" BITUMINOUS STRACK & LIP  
○ 84" BITUMINOUS STRACK & LIP  
○ 90" BITUMINOUS STRACK & LIP  
○ 96" BITUMINOUS STRACK & LIP  
○ 102" BITUMINOUS STRACK & LIP



STREET  
1" = 100' 1/8" = 12.5'  
5' = 500' 1/4" = 12.5'  
1" = 100'  
1/8" = 12.5'  
1/16" = 6.25'  
1/32" = 3.125'  
1/64" = 1.5625'  
1/128" = 0.78125'  
1/256" = 0.390625'  
1/512" = 0.1953125'  
1/1024" = 0.09765625'  
1/2048" = 0.048828125'  
1/4096" = 0.0244140625'  
1/8192" = 0.01220703125'  
1/16384" = 0.006103515625'  
1/32768" = 0.0030517578125'  
1/65536" = 0.00152587890625'  
1/131072" = 0.000762939453125'  
1/262144" = 0.0003814697265625'  
1/524288" = 0.00019073486328125'  
1/1048576" = 0.000095367431640625'

**LINEAR FEET**  
SAMPLING CONE SURVEY - 17645.00  
KINGFISHER CREEK DRIVE - 148.00  
CHAPPELL LAKE - 260.00  
HIGHLAND DRIVE - 1574.00  
WINGFISH CREEK DRIVE - 4033.00

**DETAIL D**  
1" = 100'

**DETAIL E**  
1" = 100'

**DETAIL F**  
1" = 100'

**DETAIL A**  
1" = 100'

**DETAIL B**  
1" = 100'

**DETAIL C**  
1" = 100'

**KINGFISHER CREEK DR**  
1" = 100'

# TEXAS OAKS TEN

STATE OF TEXAS:  
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS, THAT THE BILL MILBURN COMPANY, INCORPORATED, A TEXAS CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING ITS HOME OFFICE IN AUSTIN, TEXAS, ACTING HEREIN BY AND THROUGH BILL MILBURN, PRESIDENT, AND BEING OWNERS OF THAT CERTAIN TRACT OF LAND OUT OF AND A PART OF THE S.F. SLAUGHTER LEAGUE SURVEY NO. 1, SITUATED IN TRAVIS COUNTY, TEXAS, ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS "TEXAS OAKS TEN" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO RESTRICTIONS, EASEMENTS, OR COVENANTS HERETOFORE RECORDED

WITNESS MY HAND, THIS THE 12<sup>th</sup> DAY OF February, 1986, A.D.

BILL MILBURN, PRESIDENT  
THE BILL MILBURN COMPANY, INCORPORATED  
P.O. BOX 9802 4882, AUSTIN, TEXAS 78766

STATE OF TEXAS:  
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BILL MILBURN, 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, THIS THE 12<sup>th</sup> DAY OF February, 1986, A.D.

Albert De La Rosa  
PRINT NAME:  
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS  
MY COMMISSION EXPIRES:

APPROVED FOR ACCEPTANCE:  
DATE: FEBRUARY 25, 1986

Marie Gaines Jr  
JAMES B. DUNCAN, DIRECTOR, OFFICE OF LAND DEVELOPMENT SERVICES  
MARIE A. GAINES

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, THIS THE 125<sup>TH</sup> DAY OF FEB, 1986, A.D.

Mary Miller Arnold  
SECRETARY  
MARY MILLER ARNOLD

Judith E. Fowler  
CHAIRMAN  
JUDITH E. FOWLER

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 8<sup>th</sup> DAY OF April, 1986, A.D., AT 10:00 O'CLOCK a.m., AND ONLY RECORDED ON THE 8<sup>th</sup> DAY OF April, 1986, A.D., AT 10:05 O'CLOCK a.m., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 86, PAGES 246, 247.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS THE 8<sup>th</sup> DAY OF April, 1986, A.D.  
DORIS SHROPSHIRE, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

DEPUTY K. Terrell  
K. TERRELL  
FILED FOR RECORD AT 10:07 O'CLOCK a.m., THIS THE 8<sup>th</sup> DAY OF April, 1986, A.D.  
DORIS SHROPSHIRE, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

DEPUTY K. Terrell  
K. TERRELL  
STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DORIS SHROPSHIRE, COUNTY CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 25 DAY OF March, 1986, 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 COURT, BOOK 3, PAGE(S) 277.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 27 DAY OF March, 1986, A.D.

DEPUTY E. Wall  
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 DESCRIBED 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 ERECTING SIGNS FOR TRAFFIC CONTROL, SUCH AS FOR SPEED LIMITS AND STOP AND YIELD SIGNS, SHALL REMAIN THE RESPONSIBILITY OF THE COUNTY.

MAINTENANCE NOTE: THE RESPONSIBILITY FOR MAINTENANCE OF THE STORMWATER DETENTION FACILITIES LIES WITH THE OWNER, OR SUCCESSOR IN TITLE, OF THE LAND WHEREIN THE FACILITY IS LOCATED. A STORMWATER DETENTION FACILITY MAINTENANCE AGREEMENT WILL BE EXECUTED AND RECORDED PRIOR TO ISSUANCE OF ANY BUILDING PERMIT OR FINAL ACCEPTANCE OF SUBDIVISION.

	1	2	3	4	5	6	7	8	9	10	11
I	90°00'	30°26'09"	32°56'	53°43'40"	41°17'11"	272°31'	24°00'	24°00'	62°48'45"	62°48'45"	57°00'
R	15.00	250.00	300.00	30.00	30.00	50.00	225.00	275.00	255.00	205.00	175.00
T	15.00	68.01	88.67	15.20	11.30	---	47.82	58.45	155.69	125.16	95.02
A	23.56	132.80	175.44	28.13	21.82	237.82	94.25	115.19	279.55	224.74	174.10
C	21.21	131.24	170.07	27.11	21.15	69.14	93.56	114.35	265.76	213.65	167.00

	12	13	14	15	16	17	18	19	20	21
I	57°00'	60°11'15"	60°11'15"	82°04'17"	39°00'	12°04'42"	82°04'18"	235°09'	46°34'03"	93°08'06"
R	225.00	225.00	275.00	15.00	225.00	175.00	30.00	50.00	30.00	50.00
T	122.16	130.40	159.38	13.06	79.68	18.51	26.11	---	12.91	52.81
A	223.84	236.36	288.88	21.49	153.15	36.89	42.97	205.21	24.38	81.28
C	214.72	225.64	275.78	19.70	150.21	36.82	39.39	88.64	23.72	72.62

**SIDEWALK NOTE:** SIDEWALK SHOULD BE INSTALLED ON BOTH SIDES OF WATCHFUL FOX DRIVE TO THE INTERSECTION OF KINGFISHER CREEK DRIVE, THE NORTHEAST SIDE OF WATCHFUL FOX DRIVE, ON THE WEST SIDE OF HDATAS COVE AND KINGFISHER CREEK DRIVE, ALSO ON THE NORTH SIDE OF FAIRCHILD DRIVE AND CHAPPELL LANE.

**NOTE:** NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS, OR OTHER APPROVED WATER AND WASTEWATER FACILITIES.

**NOTE:** NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS SHALL BE PERMITTED WITH DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE TRAVIS COUNTY ENGINEER/CITY OF AUSTIN.

**DEFLECTION NOTE:** 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 SYSTEMS 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 PONDING OR OTHER APPROVED METHODS. DRAINAGE IMPROVEMENTS SHALL BE SATISFACTORILY COMPLETED AND PLANS APPROVED BY THE TRAVIS COUNTY ENGINEER PRIOR TO DEVELOPMENT OF ANY ADJACENT LOTS.

**NOTE:** WATER PLANS WILL BE SUBMITTED FOR APPROVAL TO THE CITY OF AUSTIN AND AUSTIN FIRE MARSHALL FOR APPROVAL. PRIOR TO DEVELOPMENT PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.

**FLOOD PLAIN NOTE:** THE 100 YEAR FLOOD PLAIN AS SHOWN, SHALL BE CONTAINED WITHIN THE DRAINAGE EASEMENTS HEREON.

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, STEVE H. BRYSON, 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: Steve H. Bryson  
STEVE H. BRYSON, #12574 (224)  
CARLSON & DIPPEL SURVEYING COMPANY  
2499 CAPITAL OF TEXAS HIGHWAY  
AUSTIN, TEXAS 78746

ENGINEERING BY: Thomas W. Mansel  
CARLSON & DIPPEL, INC.  
2499 CAPITAL OF TEXAS HIGHWAY, SUITE 204  
AUSTIN, TEXAS 78746

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