

Jan 21 80 RECA-A-3058-1300

4300

2-23-7064

JOINDER OF ADDITIONAL PROPERTY
TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS JOINDER OF ADDITIONAL PROPERTY TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, made on the date hereinafter set forth by Cat Mountain Properties, a Joint Venture, hereinafter referred to as "Declarant".

W I T N E S S E T H :

WHEREAS, Declarant is the owner of certain property in the City of Austin, County of Travis, State of Texas, known as Cat Mountain Villas Section One (1) which is more particularly described in that certain Deed dated August 23, 1973 of record in Volume 4721, Pages 1774-1778, and in Volume 4792, Pages 2299-2303, both in the Travis County Deed Records and both being incorporated herein by reference as Exhibit "A" for a full description of said Cat Mountain Villas Section One (1); and,

WHEREAS, on the 19th Day of December, 1974, a certain Declaration of Covenants, Conditions and Restrictions was filed by Cat Mountain Properties, a Joint Venture, in Book 5077, Page 1440, of the Deed Records of Travis County, Texas, subjecting the property described in Exhibit "A", known as Cat Mountain Villas Section One (1) to the benefits and burdens therein stated; and,

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WHEREAS, Cat Mountain Villas Section One (1), was the first section developed in the property comprising the total Planned Unit Development ("PUD") known as Cat Mountain Villas PUD; and

WHEREAS, the total area in said PUD, which includes the above described Section One (1), and all the properties which were originally approved as part of the PUD and which are planned to be developed as part of the total PUD development, is more fully described in Exhibit "B" attached hereto and incorporated herein for all purposes, and,

WHEREAS, the Special Permit for said Cat Mountain Villas PUD was approved by the Austin City Council in Ordinance Number 751113-D granted on November 13, 1975 and includes all properties described in Exhibit "B"; and,

DEED RECORDS
Travis County, Texas

6864 1018

2-20-7065

WHEREAS, Declarant, sole owner of all the property described in Exhibit "B" with the exemption of Cat Mountain Villas Section One (1), desires now to complete development of two (2) additional areas of the Cat Mountain Villas PUD, an area to be known as Cat Mountain Villas, Section Three-A (3-A), which is more particularly described in Exhibit "C", for a full description and an area to be known as Cat Mountain Villas Section Two-A (2-A) which is more particularly described in Exhibit "D", for a full description; and

WHEREAS, Declarant desires, pursuant to the authority vested in and retained by the Declarant in the above said Declaration, in Article II, POWERS IN DECLARANT, "Section 2. Adding and Removing Property Owned by Declarant", to designate said additional properties, Cat Mountain Villas Section Three-A (3-A) and Section Two-A (2-A), owned by Declarant, and described in Exhibits "C" and "D", which shall in accordance with this document become entitled to the benefits and subject to the burdens contained in the above mentioned Declaration of Covenants, Conditions and Restrictions, recorded in Volume 5077, Page 1440 of the Deed Records of Travis County, Texas; and

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WHEREAS, Declarant further desires that all subsequent owners of lots in Cat Mountain Villas Section Three-A (3-A) and Section Two-A (2-A), (more particularly described in Exhibits "C" and "D"), be subject to any and all assessments arising under the terms of the above described Declaration of Covenant, Conditions and Restrictions and be full voting members of the Cat Mountain Homeowners Association, Inc. by virtue of their ownership of a lot in the properties subject to the above mentioned Declaration and being subject to the assessments therein set forth; and

WHEREAS, the membership and Board of Directors of the Cat Mountain Home-owners Association has approved this addition of Cat Mountain Villas, Section Three-A (3-A) and Section Two-A (2-A) and the subsequent membership of all lot owners therein;

NOW THEREFORE, Declarant hereby declares that all of the additional properties known as Cat Mountain Villas, Section Three-A (3-A) and Section Two-A (2-A) as described in Exhibits "C" and "D", shall be held, sold and conveyed subject to the

2-20-7066

easements, restrictions, covenants and conditions as set forth in the Declaration of Covenants, Conditions and Restrictions recorded in Volume 5077, Page 1440 of Deed Recorus, Travis County, Texas, which are for the purpose of protecting the value and desirability of, and which shall run with each and every portion of property hereto added, and be binding upon all parties having any right, title or interest in or to any portion of the hereby added property, their heirs, executors, administrators, legal representatives, successors and assigns, and shall inure to the benefit of each present and future owner thereof.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, said Declarant being the sole and only owner of the said additional properties, Cat Mountain Villas, Section Three-A (3-A) and Section Two-A (2-A) as set forth in Exhibit "C" and "D", has here unto set its hand and seal this 17th day of January, 1980.

CAT MOUNTAIN PROPERTIES, A JOINT VENTURE,
ACTING HEREIN BY AND THROUGH ITS MANAGER
CAT MOUNTAIN CORPORATION.

NO SEAL

By R. T. Mayfield
R. T. Mayfield, President

ORIGINAL DIM

ATTEST:

Judy A. Davis
Judy A. Davis
THE STATE OF TEXAS |
 |
COUNTY OF TRAVIS |

BEFORE ME, the undersigned authority, on this day personally appeared R.T. Mayfield, President of Cat Mountain Corporation, acting as manager herein for Cat Mountain Properties, a Joint Venture, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 17th day of January, 1979.

Alice C. Denny
Notary Public in and for Travis County,
Texas



NOTARY SEAL
My Commission expires 8-29-81. Alice C. Denny

10 Dec 1 1957 1A 5:11 and 1/2 1/5A

BRYANT-CURINGTON INC.

2-20-7067

consulting engineers

3423 guadalupe street • austin, texas 78705 • 454-0371

ORIGINAL DIA

FIELD NOTES FOR A 46.197 ACRE TRACT OF LAND OUT OF THE T. J. CHAMBERS GRANT IN TRAVIS COUNTY, TEXAS; SAID TRACT ALSO BEING A PORTION OF CAT MOUNTAIN VILLAS SECTION ONE SUBDIVISION AS RECORDED IN BOOK 21, PAGE 25 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at the northeasterly corner of Lot 38 Block F of said Cat Mountain Villas Section One Subdivision, said point also being in the westerly right-of-way line of Walnut Clay, thence along the northerly line of said Lot 38 N 87°-40' W., 131.22 feet to an iron pin and the POINT OF BEGINNING;

THENCE, the following 43 calls to iron pins around the boundary of said 46.197 acre tract:

1. S 10°-52' E., 129.55 feet,
2. Along a curve to the left whose elements are I=31°-14', R=160.09 feet, T=44.75 feet, Arc=87.27 feet and whose chord bears N 81°-46' E., 86.19 feet,
3. S 23°-51' E., 203.66 feet,
4. S 41°-50' W., 47.92 feet,
5. S 47°-25' E., 316.00 feet,
6. S 21°-37' W., 96.48 feet,
7. Along a curve to the right whose elements are I=12°-08', R=225.00 feet, T=23.91 feet, Arc=47.65 feet and whose chord bears S 50°-47' E., 47.56 feet,
8. S 45°-17' W., 50.00 feet,
9. S 00°-35' W., 132.35 feet,
10. N 86°-20' E., 70.51 feet,
11. S 23°-51' E., 329.35 feet,
12. S 75°-59' W., 1359.78 feet
13. S 76°-21' W., 149.92 feet,
14. S 21°-52' E., 216.94 feet,
15. N 86°-38' W., 144.23 feet,
16. S 80°-39' W., 97.53 feet,
17. N 03°-28' W., 111.20 feet;
18. N 02°-13' W., 475.50 feet,
19. S 63°-24' W., 12.31 feet,
20. N 26°-36' W., 64.00 feet.
21. N 63°-24' E., 48.76 feet,
22. Along a curve to the left whose elements are I=90°-00', R=15.00 feet, T=15.00 feet, Arc=23.56 feet and whose chord bears N 18°-24' E., 21.21 feet;
23. N 63°-24' E., 30.00 feet,
24. N 26°-36' W., 105.00 feet,
25. N 49°-57' E., 132.35 feet,

EXHIBIT "A"

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26. N 85°-07' E., 184.89 feet,
27. N 02°-29' W., 223.56 feet,
28. N 22°-56' E., 50.00 feet,
29. Along a curve to the right whose elements are
I=36°-45', R=175.00 feet, T=58.13 feet, Arc=112.25
feet and whose chord bears N 48°-41' W., 110.33 feet,
30. N 30°-19' W., 435.40 feet,
31. N 47°-05' W., 63.10 feet,
32. S 75°-40' E., 160.26 feet,
33. N 14°-20' E., 75.54 feet,
34. N 75°-40' W., 20.00 feet,
35. N 29°-31' E., 220.00 feet,
36. N 39°-38' E., 160.91 feet,
37. N 56°-09' E., 219.41 feet,
38. S 51°-31' E., 216.70 feet,
39. S 38°-10' E., 192.36 feet,
40. Along a curve to the left whose elements are:
I=04°-09', R=381.73 feet, T=13.83 feet, Arc=27.65
feet and whose chord bears S 64°-31' E., 27.64 feet;
41. S 62°-27' E., 186.88 feet,
42. Along a curve to the left whose elements are,
I=22°-24', R=303.75 feet, T=60.14 feet, Arc=118.75
feet and whose chord bears S 76°-28' E., 118.00 feet;
43. S 87°-40' E., 11.69 feet to the POINT OF BEGINNING.

I HEREBY CERTIFY that these notes were prepared from an actual survey made on the ground under my supervision according to law and are true and correct to the best of my knowledge.

WITNESS MY HAND AND SEAL this the 24th day of June, 1975

BRYANT-CURINGTON, INC.

H. W. Curington
Registered Public Surveyor

ORIGINAL DIM

FN/SR:pg
Job No. 75-93-M



EXHIBIT "A"

6864 1022

Cat Mountain Properties
Portion of Section One

FN 238 (B.R.)
January 3, 1980
EH&A Job #744-21

2-20-7069

A FIELD NOTE DESCRIPTION, PREPARED IN THE OFFICE FROM PUBLIC RECORD, OF 1.32 ACRES OF LAND OUT OF THE T. J. CHAMBERS GRANT SITUATED IN TRAVIS COUNTY, TEXAS BEING ALL OF LOT 1, BLOCK "A"; LOT 38, BLOCK "F" AND WALNUT CLAY, A SIXTY FOOT (60') WIDE STREET; AND PORTIONS OF LOT 6, BLOCK "B", AND MOUNTAIN VILLA DRIVE, AN EIGHTY FOOT (80') WIDE STREET, AS SHOWN ON THE PLAT OF CAT MOUNTAIN VILLAS SECTION ONE RECORDED IN BOOK 71, PAGE 25 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1.32 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the northwest corner of the said lot 38, being in the south line of Northwest Hills Cat Mountain Section, a subdivision in the City of Austin, Travis County, Texas recorded in Book 52, Page 57 of the said Plat Records;

THENCE along the north line of the said Cat Mountain Villas Section One being the said south line of Northwest Hills Cat Mountain Section, the following five (5) calls:

- 1.) S 87° 40' E, 191.29 feet to a point
- 2.) a distance of 16.11 feet along the arc of a curve to the right whose radius = 138.08 feet, central angle = 6° 41' and whose long chord bears N 03° 21' E, 16.10 feet to a point of tangency;
- 3.) N 06° 41' E, 1.88 feet to a point,
- 4.) S 87° 40' E, 100.62 feet to a point;
- 5.) S 63° 08' E, 64.21 feet to the northeast corner of the said lot 1 and the said Cat Mountain Villas Section One;

THENCE along the east line of the said Cat Mountain Villas Section One being the northwest line of a tract of land conveyed to David B. Barrow by deed recorded in Volume 2049, Page 194 of the Deed Records of Travis County, Texas, the following five (5) calls:

- 1.) S 33° 35' W, 134.88 feet to a point,
- 2.) S 61° 19' E, 15.65 feet to a point,
- 3.) a distance of 33.79 feet along the arc of a curve to the right whose radius = 365.28 feet, central angle = 5° 18' and whose chord bears S 58° 40' E, 33.78 feet to a point;
- 4.) S 41° 51' W, 60.68 feet to a point;
- 5.) S 41° 50' W, 128.08 feet to a point;

THENCE departing the said east line of Cat Mountain Villas, Section One, in a northwesterly direction, the following three (3) calls:

- 1.) N 23° 51' W, 203.66 feet to a point,
- 2.) a distance of 87.27 feet along the arc of a curve to the right whose radius = 160.09 feet, central angle = 31° 14' and whose long chord bears S 81° 46' W, 86.19 feet to a point of tangency;
- 3.) N 10° 52' W, 129.55 feet to the PLACE OF BEGINNING and containing 1.32 acres of land more or less.

EXHIBIT "A"

Page 1 of 1

6864 1023

1A Sec 1 from Lots 1A, 38A and 40A

BRYANT-CURINGTON INC.

2-20-7070

consulting engineers
3423 guadalupe street • austin, texas 78705 • 454-0371

FIELD NOTES FOR A 46.197 ACRE TRACT OF LAND OUT OF THE T. J. CHAMBERS GRANT IN TRAVIS COUNTY, TEXAS; SAID TRACT ALSO BEING A PORTION OF CAT MOUNTAIN VILLAS SECTION ONE SUBDIVISION AS RECORDED IN BOOK 71, PAGE 25 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

ORIGINAL DIM

BEGINNING FOR REFERENCE at the northeasterly corner of Lot 38 Block F of said Cat Mountain Villas Section One Subdivision, said point also being in the westerly right-of-way line of Walnut Clay, thence along the northerly line of said Lot 38 N 87°-40' W., 131.22 feet to an iron pin and the POINT OF BEGINNING;

THENCE, the following 43 calls to iron pins around the boundary of said 46.197 acre tract:

1. S 10°-52' E., 129.55 feet,
2. Along a curve to the left whose elements are I=31°-14', R=160.09 feet, T=44.75 feet, Arc=87.27 feet and whose chord bears N 81°-46' E., 86.19 feet,
3. S 23°-51' E., 203.66 feet,
4. S 41°-50' W., 47.92 feet,
5. S 47°-25' E., 316.00 feet,
6. S 21°-37' W., 96.48 feet,
7. Along a curve to the right whose elements are I=12°-08', R=225.00 feet, T=23.91 feet, Arc=47.65 feet and whose chord bears S 50°-47' E., 47.56 feet,
8. S 45°-17' W., 50.00 feet,
9. S 00°-35' W., 132.35 feet,
10. N 86°-20' E., 70.51 feet,
11. S 23°-51' E., 329.35 feet,
12. S 75°-59' W., 1359.78 feet
13. S 76°-21' W., 149.92 feet,
14. S 21°-52' E., 216.94 feet,
15. N 86°-38' W., 144.23 feet,
16. S 80°-39' W., 97.53 feet,
17. N 03°-28' W., 111.20 feet;
18. N 02°-13' W., 475.50 feet,
19. S 63°-24' W., 12.31 feet,
20. N 26°-36' W., 64.00 feet.
21. N 63°-24' E., 48.76 feet,
22. Along a curve to the left whose elements are I=90°-00', R=15.00 feet, T=15.00 feet, Arc=23.56 feet and whose chord bears N 18°-24' E., 21.21 feet;
23. N 63°-24' E., 30.00 feet,
24. N 26°-36' W., 105.00 feet,
25. N 49°-57' E., 132.35 feet,

EXHIBIT "B"

6864 1024

2-20-7071

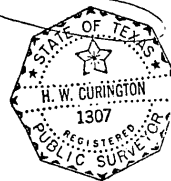
- 26. N 85°-07' E., 184.89 feet,
- 27. N 02°-29' W., 223.56 feet,
- 28. N 22°-56' E., 50.00 feet,
- 29. Along a curve to the right whose elements are
I=36°-45', R=175.00 feet, T=58.13 feet, Arc=112.25
feet and whose chord bears N 48°-41' W., 110.33 feet,
- 30. N 30°-19' W., 435.40 feet,
- 31. N 47°-05' W., 63.10 feet,
- 32. S 75°-40' E., 160.26 feet,
- 33. N 14°-20' E., 75.54 feet,
- 34. N 75°-40' W., 20.00 feet,
- 35. N 29°-31' E., 220.00 feet,
- 36. N 39°-38' E., 160.91 feet,
- 37. N 56°-09' E., 219.41 feet,
- 38. S 51°-31' E., 216.70 feet,
- 39. S 38°-10' E., 192.36 feet,
- 40. Along a curve to the left whose elements are:
I=04°-09', R=381.73 feet, T=13.83 feet, Arc=27.65
feet and whose chord bears S 64°-31' E., 27.64 feet;
- 41. S 62°-27' E., 186.88 feet,
- 42. Along a curve to the left whose elements are,
I=22°-24', R=303.75 feet, T=60.14 feet, Arc=118.75
feet and whose chord bears S 76°-28' E., 118.00 feet;
- 43. S 87°-40' E., 11.69 feet to the POINT OF BEGINNING.

I HEREBY CERTIFY that these notes were prepared from an actual survey made on the ground under my supervision according to law and are true and correct to the best of my knowledge.

WITNESS MY HAND AND SEAL this the 24th day of June, 1975

BRYANT-CURINGTON, INC.

H. W. Curington
Registered Public Surveyor



ORIGINAL D.M.

FN/SR:pg
Job No. 75-93-M

EXHIBIT "B"

6864 1025

2-20-7072

A FIELD NOTE DESCRIPTION, PREPARED IN THE OFFICE FROM PUBLIC RECORD, OF 1.32 ACRES OF LAND OUT OF THE T. J. CHAMBERS GRANT SITUATED IN TRAVIS COUNTY, TEXAS BEING ALL OF LOT 1, BLOCK "A"; LOT 38, BLOCK "F" AND WALNUT CLAY, A SIXTY FOOT (60') WIDE STREET; AND PORTIONS OF LOT 6, BLOCK "B", AND MOUNTAIN VILLA DRIVE, AN EIGHTY FOOT (80') WIDE STREET, AS SHOWN ON THE PLAT OF CAT MOUNTAIN VILLAS SECTION ONE RECORDED IN BOOK 71, PAGE 25 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1.32 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the northwest corner of the said lot 38, being in the south line of Northwest Hills Cat Mountain Section, a subdivision in the City of Austin, Travis County, Texas recorded in Book 52, Page 57 of the said Plat Records;

THENCE along the north line of the said Cat Mountain Villas Section One being the said south line of Northwest Hills Cat Mountain Section, the following five (5) calls:

- 1.) S 87° 40' E, 191.29 feet to a point
- 2.) a distance of 16.11 feet along the arc of a curve to the right whose radius = 138.08 feet, central angle = 6° 41' and whose long chord bears N 03° 21' E, 16.10 feet to a point of tangency;
- 3.) N 06° 41' E, 1.88 feet to a point,
- 4.) S 87° 40' E, 100.62 feet to a point;
- 5.) S 63° 08' E, 64.21 feet to the northeast corner of the said lot 1 and the said Cat Mountain Villas Section One;

THENCE along the east line of the said Cat Mountain Villas Section One being the northwest line of a tract of land conveyed to David B. Barrow by deed recorded in Volume 2049, Page 194 of the Deed Records of Travis County, Texas, the following five (5) calls:

- 1.) S 33° 35' W, 134.88 feet to a point,
- 2.) S 61° 19' E, 15.65 feet to a point,
- 3.) a distance of 33.79 feet along the arc of a curve to the right whose radius = 365.28 feet, central angle = 5° 18' and whose chord bears S 58° 40' E, 33.78 feet to a point;
- 4.) S 41° 51' W, 60.68 feet to a point;
- 5.) S 41° 50' W, 128.08 feet to a point;

THENCE departing the said east line of Cat Mountain Villas Section One, in a northwesterly direction, the following three (3) calls:

- 1.) N 23° 51' W, 203.66 feet to a point,
- 2.) a distance of 87.27 feet along the arc of a curve to the right whose radius = 160.09 feet, central angle = 31° 14' and whose long chord bears S 81° 46' W, 86.19 feet to a point of tangency;
- 3.) N 10° 52' W, 129.55 feet to the PLACE OF BEGINNING and containing 1.32 acres of land more or less.

2-20-7073

FIELD NOTE DESCRIPTION, PREPARED IN THE OFFICE, OF 1.47 ACRES OF LAND OUT OF THE T. J. CHAMBERS GRANT SITUATED IN TRAVIS COUNTY, TEXAS BEING ALL OF CAT MOUNTAIN VILLA'S SECTION II-A AN APPROVED SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, NOT YET OF RECORD, THE SAID CAT MOUNTAIN VILLAS SECTION II-A BEING A PORTION OF CAT MOUNTAIN VILLAS SECTION TWO, AS RECORDED IN BOOK 76, PAGE 97 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1.47 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point of reverse curvature in the west line of Lot 6, Block "B" of the said Cat Mountain Villas, Section Two being in the east line of Mount Bonnell Drive;

THENCE departing the said east line of Mount Bonnell Drive S 62° 49' W, 64.00 feet to a point of reverse curve in the west line of the said Mount Bonnell Drive, being the east line of Lot 29 of Block "A", of the said Cat Mountain Villas Section Two;

THENCE a distance of 386.91 feet along the arc of a curve to the right, being the said west line of Mount Bonnell Drive, whose radius = 373.31 feet, central angle = 59° 23' and whose long chord bears N 02° 30' 30" E, 369.83 feet to a point at the southern most corner of the said Lot 1,

THENCE departing the said west line of Mount Bonnell Drive along the south-west line of the said Lot 1, N 61° 13' W, 123.38 feet to a point at the most southwesterly corner of the said Lot 1;

THENCE along the northwest line of the said Lots 1 & 2, the following four (4) calls:

- 1.) N 07° 55' E, 40.71 feet to a point;
- 2.) N 43° 51' E, 64.57' feet to a point;
- 3.) N 09° 11' W, 60.79 feet to a point;
- 4.) N 66° 16' E, 97.71 feet to a point at the northeast corner of the said Lot 2;

THENCE along the east line of the said Lot 2 S 32° 19' E, 159.68 feet to a point at the southeast corner of the said Lot 2 being in the said curving west line of Mount Bonnell Drive;

THENCE a distance of 47.78 feet along the arc of a curve to the right, being the said west line of Mount Bonnell Drive, whose radius = 373.31 feet, central angle = 7° 20' and whose long chord bears N 59° 42' E, 47.75 feet to a point of tangency;

THENCE departing the said west line of Mount Bonnell Drive S 26° 38' E, 64.00 feet to a point of curvature in the east line of the said Mount Bonnell Drive being a point in the northwest line of Lot 1 of the said Block "B";

THENCE a distance of 488.83 feet along the arc of a curve to the left, being the said east line of Mount Bonnell Drive, whose radius = 309.31 feet, central angle = 90° 33' and whose long chord bears S 18° 05' 30" W, 439.53 feet to the POINT OF BEGINNING and containing 1.47 acres of land more or less.

ORIGINAL DIM

EXHIBIT "B" 6864 1027

2-20-7074

A FIELD NOTE DESCRIPTION, PREPARED IN THE OFFICE FROM PUBLIC RECORDS, OF 30.96 ACRES OF LAND OUT OF THE T.J. CHAMBERS GRANT SITUATED IN TRAVIS COUNTY, TEXAS, SAID 30.96 ACRES BEING A PORTION OF CAT MOUNTAIN VILLAS SECTION TWO, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS WHOSE PLAT IS RECORDED IN BOOK 76, PAGE 97 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 30.96 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the southwest corner of Common Area Lot 10, Block "D", Cat Mountain Villas Section One, a subdivision in the City of Austin, Travis County, Texas, whose plat is recorded in Book 71, Page 25 of the Travis County Plat Records, also being the southeast corner of Lot 8, Block "B" of the said Cat Mountain Villas Section Two;

THENCE along the south line of the said Cat Mountain Villas Section One the following two (2) calls:

1. N 80° 38' E, 97.42 feet to a point, and
2. S 86° 38' E, 144.20 feet to a point being the northeast corner of Common Area and P.U.E. Lot 48, Block "B" of the said Cat Mountain Villas Section Two, also being a point in the west line of a tract of land conveyed to E.R. Barrow by deed recorded in Volume 1405, Page 471 of the Deed Records of Travis County, Texas;

THENCE along the west line of the said Barrow Tract being the east line of the said Cat Mountain Villas Section Two, the following thirteen (13) calls:

1. S 21° 52' E, 148.14 feet to a point;
2. S 42° 58' E, 157.54 feet to a point;
3. S 30° 47' E, 236.90 feet to a point;
4. S 58° 14' E, 92.93 feet to a point;
5. S 43° 26' E, 139.95 feet to a point;
6. S 08° 40' E, 81.35 feet to a point;
7. S 27° 14' E, 101.21 feet to a point;
8. S 40° 29' E, 222.61 feet to a point;
9. S 10° 34' E, 115.70 feet to a point;
10. S 18° 30' W, 148.85 feet to a point;
11. S 00° 56' E, 23.57 feet to a point;
12. S 33° 18' E, 159.10 feet to a point, and
13. S 20° 24' E, 225.25 feet to a point at the southeast corner of the said Cat Mountain Villas Section Two;

THENCE along the south line of the said Cat Mountain Villas Section Two being the north line of Northwest Hills Section One, a subdivision in the City of

2-20-7075

Austin, Travis County, Texas, whose plat is recorded in Book 8, Page 79 of the said Plat Records, the following three (3) calls:

1. S 89° 22' W, 59.92 feet to a point;
2. N 81° 38' W, 447.99 feet to a point, and
3. N 81° 43' W, 54.85 feet to the southwest corner of the said Cat Mountain Villas Section Two;

THENCE along the southwest line of the said Cat Mountain Villas Section Two, being the northeast line of the said Northwest Hills Section One, the following six (6) calls:

1. N 13° 54' W, 24.86 feet to a point;
2. N 13° 09' W, 85.11 feet to a point;
3. N 13° 16' W, 334.89 feet to a point;
4. N 28° 13' W, 261.00 feet to a point;
5. N 46° 38' W, 266.40 feet to a point, and
6. N 57° 26' W, 243.34 feet to a point being the most northerly corner of the said Northwest Hills Section One;

THENCE along the west line of the said Cat Mountain Villas Section Two the following seven (7) calls:

1. N 60° 54' W, 119.09 feet to a point;
2. N 36° 44' W, 115.12 feet to a point;
3. N 08° 16' E, 115.12 feet to a point;
4. N 41° 59' W, 39.11 feet to a point;
5. N 74° 04' W, 114.74 feet to a point;
6. N 20° 44' W, 177.21 feet to a point, and
7. N 46° 33' E, 236.29 feet to a point in the south line of Lookout Mountain Drive, a fifty (50) foot wide street as shown on the plat of Cat Mountain Villas Section III-A, a subdivision in the City of Austin, Travis County, Texas recorded in Book 77, Pages 271-273, of the said Plat Records, also being a point in the north line of Lot 28, Block "A" of the said Cat Mountain Villas Section Two;

THENCE along the common lines of the said Cat Mountain Villas Section III-A and the said Cat Mountain Villas Section Two the following eleven (11) calls:

1. N 76° 46' E, 70.87 feet to a point of curvature;
2. a distance of 20.86 feet along the arc of a curve to the right whose radius = 15.00 feet, central angle = 79° 41', and whose long chord bears S 64° 23' E, 19.22 feet to a point on curve;
3. a distance of 369.54 feet along the arc of a curve to the right whose radius = 373.31 feet, central

EXHIBIT "B"

Page 2 of 3

6864 1029

2-20-7076

- angle = $56^{\circ} 43'$, and whose long chord bears $N 03^{\circ} 50' E$,
354.63 feet to a point;
4. $N 61^{\circ} 14' W$, 123.38 feet to a point;
 5. $N 07^{\circ} 55' E$, 40.71 feet to a point;
 6. $N 43^{\circ} 50' E$, 64.57 feet to a point;
 7. $N 09^{\circ} 11' W$, 450.79 feet to a point;
 8. $N 29^{\circ} 27' E$, 284.79 feet to a point;
 9. $N 90^{\circ} 00' E$, 100.00 feet to a point;
 10. $S 30^{\circ} 48' E$, 374.90 feet to a point, and
 11. $S 08^{\circ} 27' W$, 149.63 feet to a point being the most northerly corner of Lot 11, Block "E" of the said Cat Mountain Villas Section One, also being the southeast corner of Lot 42, Block "A" of the said Cat Mountain Villas Section Two, and the southwest corner of Lot 28, Block "A" of the said Cat Mountain Villas Section III-A;

THENCE along the west line of the said Cat Mountain Villas Section One, being the east line of the said Cat Mountain Villas Section Two, the following nine (9) calls:

1. $S 49^{\circ} 57' W$, 132.35 feet to a point;
2. $S 26^{\circ} 36' E$, 105.00 feet to a point;
3. $S 63^{\circ} 24' W$, 30.00 feet to a point of curvature;
4. departing the said east line of Cat Mountain Villas Section Two, a distance of 23.56 feet along the arc of a curve to the right whose radius = 15.00 feet, central angle = $90^{\circ} 00'$ and whose long chord bears $S 18^{\circ} 24' W$ 21.21 feet to a point of tangency.
5. $S 63^{\circ} 24' W$, 10.00 feet rejoining the said east line of Cat Mountain Villas Section Two, 48.76 feet in all to a point;
6. $S 26^{\circ} 36' E$, 64.00 feet to a point;
7. $N 63^{\circ} 24' E$, 12.35 feet to a point;
8. $S 02^{\circ} 13' E$, 475.50 feet to a point;
9. $S 03^{\circ} 27' E$, 111.20 feet to the PLACE OF BEGINNING and containing 30.96 acres of land more or less.

A DESCRIPTION of 18.553 acres of land out of the T.J. Chambers Grant, and being a part of a 105.418 acre tract of land as recorded in Volume 4721, Page 1774 of the Deed Records of Travis County, Texas. Said 18.553 acres of land also being a subdivision titled Cat Mountain Villas Section III-A and recorded in Plat Book 77, Pages 271-273 of the records of Travis County, Texas and is further described as follows:

BEGINNING at the Southeastern corner of Lot 42, Section two, of Cat Mountain Villas as recorded in Plat Book 76, Page 97, same being the common corner of Lot 10 and Lot 11, Section one, Cat Mountain Villas as recorded in Plat Book 71, Page 25, and the Southwest corner of Lot 28 Section III-A, Cat Mountain Villas as recorded in Plat Book 77, Page 271-273 of the records of Travis County, Texas;

THENCE with the common boundary line of Section Two and Section III-A of said Cat Mountain Villas the following calls;

N 08° 30' E, 149.63 feet;

N 30° 48' W, 374.89 feet;

S 89° 59' W, 99.90 feet;

S 29° 27' W, 284.71 feet;

S 09° 11' E, 450.72 feet;

S 43° 51' W, 64.57 feet;

S 07° 55' W, 40.71 feet;

and S 61° 13' E, 123.38 feet to intersection with the Western Right-of-Way of Mount Bonnell Road being in a curve to the left;

THENCE with said curve to the left, having a central angle of 56° 41', a chord bearing and distance of S 03° 51' 30" W, 354.44 feet, an arc distance of 369.32 feet to a Northeastern corner of Lot 29, Section Two, Cat Mountain Villas Subdivision being located in a curve to the left;

THENCE with said curve to the left, having a central angle of 79° 44', a chord bearing and distance of N 64° 21' W, 19.23 feet, an arc distance of 20.87 feet to the point of tangency;

THENCE S 75° 47' W, 70.84 feet to a Northern corner of Lot 28, Section Two, Cat Mountain Villas Subdivision being located in a curve to the left on the Southern Right-of-Way of Lookout Mountain Drive;

THENCE with said curve to the left, having a central angle of 39° 06', a chord bearing and distance of S 56° 14' W, 136.30 feet, an arc distance of 138.98 feet along the Southern Right-of-Way of Lookout Mountain Drive to a corner of the herein described tract;

THENCE N 53° 19' W, 50.00 feet across and severing said Lookout Mountain Drive, to a corner located in a curve to the right on the Northern Right-of-Way of Lookout Mountain Drive;

THENCE with said curve to the right, having a central angle of 5° 54', a chord bearing and distance of N 39° 38' E, 26.13 feet, an arc distance of 26.14 feet to a corner located in a curve to the left;

THENCE with said curve to the left, having a central angle of 81° 26', a chord bearing and distance of N 01° 52' E, 19.57 feet, an arc distance of 21.32 feet to a corner located on the Western Right-of-Way of Twin Valley Drive in a curve to the right;

THENCE with said curve to the right, having a central angle of 46° 46', a chord bearing and distance of N 15° 28' W, 245.65 feet, an arc distance of 252.61 feet to the point of tangency;

THENCE N 07° 55' E, 118.26 feet along the said Western Right-of-Way of Twin Valley Drive to the Southeast corner of Lot 17, Block "B" of Cat Mountain Villas Section III-A;

THENCE S 80° 50' W, 125.00 feet to a corner;

THENCE N 82° 38' W, 48.49 feet to a corner;

2-20-7078

THENCE N 88° 06' W, 165.66 feet to a point on the common boundary line of a tract titled to the Austin Corporation, per Volume 1817, Page 206, and the tract herein described;

THENCE with said common boundary line N 01° 57' E, 495.07 feet and N 29° 46' 30" E, 953.53 feet to the most Westerly North corner of said 105.418 acres and this tract, same being the most Westerly corner of that certain tract of land conveyed to David B. Barrow by deed of record in Volume 1302, Page 483 of the Deed Records of Travis County, Texas;

THENCE S 59° 35' E, 230.11 feet to corner;

THENCE S 75° 31' E, 75.46 feet to corner;

THENCE S 14° 26' W, 19.23 feet to corner on the common boundary line of Cat Mountain Villas Section One and Section III-A;

THENCE with said common boundary line as follows:

S 47° 11' E, 62.94 feet;

and S 30° 21' E, 435.21 feet to the point of curvature of a curve to the left;

THENCE with said curve to the left, having a central angle of 36° 45', a chord bearing and distance of S 48° 43' 30" E, 110.33 feet, an arc distance of 112.25 feet to corner;

THENCE S 22° 54' W, 50.00 feet across and severing Twin Valley Drive to the Northeast corner of Lot 28, Block "A", Section III-A of Cat Mountain Villas subdivision;

THENCE along the East and South boundary lines of said Lot 28, S 02° 33' E, 223.40 feet and S 85° 06' W, 184.90 feet to the point of beginning and containing within these bounds 18.553 acres of land.

Sheet 2 of 2

RECORDERS MEMORANDUM
ALL OR PARTS OF THE TEXT ON THIS PAGE
WAS NOT CLEARLY LEGIBLE FOR SATISFACTORY RECORDATION

EXHIBIT "B"

6864 1032

2-20-7079

A FIELD NOTE DESCRIPTION, PREPARED IN THE OFFICE FROM PUBLIC RECORDS, OF 27.63 ACRES OF LAND OUT OF THE T. J. CHAMBERS GRANT SITUATED IN TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 105.418 ACRE TRACT DESCRIBED AS TRACT TWO IN A DEED CONVEYED TO CAT MOUNTAIN PROPERTIES AND RECORDED IN VOLUME 4721, PAGE 1774 TO 1778 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 27.63 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the southwest corner of Common Area Lot 18, Block "B" of Cat Mountain Villas Section III-A, a subdivision in the City of Austin, Travis County, Texas whose plat is recorded in Book 77, Page 271-273, of the Plat Records of Travis County, Texas, also being a point in the west line of the said 105.418 acre tract;

THENCE along the south line of the said Cat Mountain Villas Section III-A the following nine (9) calls:

- 1.) S 88° 06' E, 165.59 feet to a point;
- 2.) S 82° 38' E, 48.45 feet to a point;
- 3.) N 80° 50' E, 124.89 feet to a point,
- 4.) S 07° 55' W, 118.36 feet to a point of curvature;
- 5.) a distance of 252.64 feet along the arc of a curve to the left whose radius = 309.48, central angle = 46° 46' and whose long chord bears S 15° 28' E, 245.68 feet to a point of reverse curvature;
- 6.) a distance of 21.32 feet along the arc of a curve to the right whose radius = 15.00 feet, central angle = 81° 26' and whose long chord bears S 01° 52' W, 19.57 feet to a point of reverse curvature;
- 7.) a distance of 26.14 feet along the arc of a curve to the left whose radius = 253.65 feet, central angle = 5° 54' and whose long chord bears S 39° 38' W, 26.13 feet to a point;
- 8.) S 53° 19' E, 50.00 feet to a point of curvature;
- 9.) a distance of 138.98 feet along the arc of a curve to the right whose radius = 203.65 feet, central angle = 39° 06' and whose long chord bears N 56° 14' E, 136.30 feet to a point in the north line of Lot 28, Block "A" of Cat Mountain Villas Section Two, a subdivision in the City of Austin, Travis County, Texas whose plat is recorded in Book 76, Page 97 of the said Plat Records;

THENCE along the west line of the said Cat Mountain Villas Section Two the following seven (7) calls:

- 1.) S 46° 33' W, 236.27 feet to a point;
- 2.) S 20° 44' E, 177.15 feet to a point;
- 3.) S 74° 04' E, 114.74 feet to a point;
- 4.) S 41° 59' E, 39.11 feet to a point;
- 5.) S 08° 16' W, 115.09 feet to a point;
- 6.) S 36° 44' E, 115.15 feet to a point;
- 7.) S 60° 54' E, 119.62 feet to the most northerly corner of Lot 1, Block "D", of Northwest Hills Section One, a subdivision in the City of Austin, Travis County, Texas whose plat is recorded in Book 8, Page 79 of the said Plat Records;

2-20-7080

THENCE along the northwest line of the said Northwest Hills Section One the following three (3) calls:

- 1.) S 33° 40' W, 184.78 feet to a point;
- 2.) S 30° 11' W, 50.05 feet to a point;
- 3.) S 32° 37' W, 180.02 feet to the most northerly corner of Lot 24, Block "C" of Northwest Hills Section Two, a subdivision in the City of Austin, Travis County, Texas whose plat is recorded in Book 9, Page 163 of the said Plat Records;

THENCE along the northerly line of the said Northwest Hills Section Two the following eight (8) calls:

- 1.) S 41° 35' W, 211.02 feet to a point;
- 2.) S 43° 36' W, 96.56 feet to a point;
- 3.) N 79° 12' W, 46.48 feet to a point;
- 4.) N 78° 17' W, 94.98 feet to a point;
- 5.) N 78° 22' W, 90.14 feet to a point;
- 6.) N 61° 41' W, 94.86 feet to a point;
- 7.) N 50° 26' W, 79.72 feet to a point;
- 8.) S 56° 47' W, 311.27 feet to the most northerly corner of Lot 12, Block "B" of Northwest Hills Section Three, a subdivision in the City of Austin, Travis County, Texas whose plat is recorded in Book 10, Page 72 of the said Plat Records;

THENCE along the northwest line of the said Lot 12 S 56° 41' W, 154.97 feet to a point in the east R.O.W. line of R.M. 2222;

THENCE along the said east R.O.W. line of R.M. 2222 the following seven (7) calls:

- 1.) N 28° 07' W, 235.29 feet to a point;
- 2.) N 10° 15' W, 115.68 feet to a point;
- 3.) N 00° 51' W, 154.05 feet to a point;
- 4.) N 09° 26' E, 173.28 feet to a point;
- 5.) N 20° 03' E, 157.27 feet to a point;
- 6.) N 29° 58' E, 95.09 feet to a point;
- 7.) N 13° 10' E, 169.61 feet to a point in a northerly line of said 105.418 acre tract;

THENCE departing the said east line of R.M. 2222 along the north and west lines of the said 105.418 acre tract the following six (6) calls:

- 1.) S 79° 11' E, 58.01 feet to a point;
- 2.) S 67° 27' E, 80.70 feet to a point;
- 3.) N 89° 59' E, 58.14 feet to a point;
- 4.) S 66° 41' E, 169.11 feet to a point;

Cat Mountain Properties
Section III-B

FN 239 (B.R.)
January 7, 1980
EH&A Job #744-21

2-20-7081

- 5.) S 88° 20' E, 80.75 feet to a point;
- 6.) N 01° 59' E, 752.82 feet to the PLACE OF BEGINNING and containing 27.63 acres of land, more or less.

A DESCRIPTION of 18.553 acres of land out of the T.J. Chambers Grant, and being a part of a 105.418 acre tract of land as recorded in Volume 4721, Page 1774 of the Deed Records of Travis County, Texas. Said 18.553 acres of land also being a subdivision titled Cat Mountain Villas Section III-A and recorded in Plat Book 77, Pages 271-273 of the records of Travis County, Texas and is further described as follows:

BEGINNING at the Southeastern corner of Lot 42, Section two, of Cat Mountain Villas as recorded in Plat Book 76, Page 97, same being the common corner of Lot 10 and Lot 11, Section one, Cat Mountain Villas as recorded in Plat Book 71, Page 25, and the Southwest corner of Lot 28 Section III-A, Cat Mountain Villas as recorded in Plat Book 77, Page 271-273 of the records of Travis County, Texas;

THENCE with the common boundary line of Section Two and Section III-A of said Cat Mountain Villas the following calls;

N 08° 30' E, 149.63 feet;

N 30° 48' W, 374.89 feet;

S 89° 59' W, 99.90 feet;

S 29° 27' W, 284.71 feet;

S 09° 11' E, 450.72 feet;

S 43° 51' W, 64.57 feet;

S 07° 55' W, 40.71 feet;

and S 61° 13' E, 123.38 feet to intersection with the Western Right-of-Way of Mount Bonnell Road being in a curve to the left;

THENCE with said curve to the left, having a central angle of 56° 41', a chord bearing and distance of S 03° 51' 30" W, 354.44 feet, an arc distance of 369.32 feet to a Northeastern corner of Lot 29, Section Two, Cat Mountain Villas Subdivision being located in a curve to the left;

THENCE with said curve to the left, having a central angle of 79° 44', a chord bearing and distance of N 64° 21' W, 19.23 feet, an arc distance of 20.87 feet to the point of tangency;

THENCE S 75° 47' W, 70.84 feet to a Northern corner of Lot 28, Section Two, Cat Mountain Villas Subdivision being located in a curve to the left on the Southern Right-of-Way of Lookout Mountain Drive;

THENCE with said curve to the left, having a central angle of 39° 06', a chord bearing and distance of S 56° 14' W, 136.30 feet, an arc distance of 138.98 feet along the Southern Right-of-Way of Lookout Mountain Drive to a corner of the herein described tract;

THENCE N 53° 19' W, 50.00 feet across and severing said Lookout Mountain Drive, to a corner located in a curve to the right on the Northern Right-of-Way of Lookout Mountain Drive;

THENCE with said curve to the right, having a central angle of 5° 54', a chord bearing and distance of N 39° 38' E, 26.13 feet, an arc distance of 26.14 feet to a corner located in a curve to the left;

THENCE with said curve to the left, having a central angle of 81° 26', a chord bearing and distance of N 01° 52' E, 19.57 feet, an arc distance of 21.32 feet to a corner located on the Western Right-of-Way of Twin Valley Drive in a curve to the right;

THENCE with said curve to the right, having a central angle of 46° 46', a chord bearing and distance of N 15° 28' W, 245.65 feet, an arc distance of 252.61 feet to the point of tangency;

THENCE N 07° 55' E, 118.26 feet along the said Western Right-of-Way of Twin Valley Drive to the Southeast corner of Lot 17, Block "B" of Cat Mountain Villas Section III-A;

THENCE S 80° 50' W, 125.00 feet to a corner;

THENCE N 82° 38' W, 48.49 feet to a corner;

2-23-7083

THENCE N 88° 06' W, 165.66 feet to a point on the common boundary line of a tract titled to the Austin Corporation, per Volume 1817, Page 206, and the tract herein described;

THENCE with said common boundary line N 01° 57' E, 495.07 feet and N 29° 46' 30" E, 953.53 feet to the most Westerly North corner of said 105.418 acres and this tract, same being the most Westerly corner of that certain tract of land conveyed to David B. Barrow by deed of record in Volume 1302, Page 483 of the Deed Records of Travis County, Texas;

THENCE S 59° 35' E, 230.11 feet to corner;

THENCE S 75° 31' E, 75.46 feet to corner;

THENCE S 14° 26' W, 19.23 feet to corner on the common boundary line of Cat Mountain Villas Section One and Section III-A;

THENCE with said common boundary line as follows:

S 47° 11' E, 62.94 feet;

and S 30° 21' E, 435.21 feet to the point of curvature of a curve to the left;

THENCE with said curve to the left, having a central angle of 36° 45', a chord bearing and distance of S 48° 43' 30" E, 110.33 feet, an arc distance of 112.25 feet to corner;

THENCE S 22° 54' W, 50.00 feet across and severing Twin Valley Drive to the Northeast corner of Lot 28, Block "A", Section III-A of Cat Mountain Villas subdivision;

THENCE along the East and South boundary lines of said Lot 28, S 02° 33' E, 223.40 feet and S 85° 06' W, 184.90 feet to the point of beginning and containing within these bounds 18.553 acres of land.

Sheet 2 of 2

RECORDERS MEMORANDUM
ALL OR PARTS OF THE TEXT ON THIS PAGE
WAS NOT CLEARLY LEGIBLE FOR SATISFACTORY RECORDATION

EXHIBIT "C"

6864 1037

2-20-7084

FIELD NOTE DESCRIPTION, PREPARED IN THE OFFICE, OF 1.47 ACRES OF LAND OUT OF THE T. J. CHAMBERS GRANT SITUATED IN TRAVIS COUNTY, TEXAS BEING ALL OF CAT MOUNTAIN VILLAS SECTION II-A AN APPROVED SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, NOT YET OF RECORD, THE SAID CAT MOUNTAIN VILLAS SECTION II-A BEING A PORTION OF CAT MOUNTAIN VILLAS SECTION TWO, AS RECORDED IN BOOK 76, PAGE 97 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1.47 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point of reverse curvature in the west line of Lot 6, Block "B" of the said Cat Mountain Villas, Section Two being in the east line of Mount Bonnell Drive;

THENCE departing the said east line of Mount Bonnell Drive S 62° 49' W, 64.00 feet to a point of reverse curve in the west line of the said Mount Bonnell Drive, being the east line of Lot 29 of Block "A", of the said Cat Mountain Villas Section Two;

THENCE a distance of 386.91 feet along the arc of a curve to the right, being the said west line of Mount Bonnell Drive, whose radius = 373.31 feet, central angle = 59° 23' and whose long chord bears N 02° 30' 30" E, 369.83 feet to a point at the southern most corner of the said Lot 1,

THENCE departing the said west line of Mount Bonnell Drive along the southwest line of the said Lot 1, N 61° 13' W, 123.38 feet to a point at the most southwesterly corner of the said Lot 1;

THENCE along the northwest line of the said Lots 1 & 2, the following four (4) calls:

- 1.) N07° 55' E, 40.71 feet to a point;
- 2.) N 43° 51' E, 64.57' feet to a point;
- 3.) N 09° 11' W, 60.79 feet to a point;
- 4.) N 66° 16' E, 97.71 feet to a point at the northeast corner of the said Lot 2;

THENCE along the east line of the said Lot 2 S 32° 19' E, 159.68 feet to a point at the southeast corner of the said Lot 2 being in the said curving west line of Mount Bonnell Drive;

THENCE a distance of 47.78 feet along the arc of a curve to the right, being the said west line of Mount Bonnell Drive, whose radius = 373.31 feet, central angle = 7° 20' and whose long chord bears N 59° 42' E, 47.75 feet to a point of tangency;

THENCE departing the said west line of Mount Bonnell Drive S 26° 38' E, 64.00 feet to a point of curvature in the east line of the said Mount Bonnell Drive being a point in the northwest line of Lot 1 of the said Block "B";

THENCE a distance of 488.83 feet along the arc of a curve to the left, being the said east line of Mount Bonnell Drive, whose radius = 309.31 feet, central angle = 90° 33' and whose long chord bears S 18° 05' 30" W, 439.53 feet to the POINT OF BEGINNING and containing 1.47 acres of land more or less.

ORIGINAL DIA

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Travis County, Texas, as Stamped hereon by me, on

FILED

JAN 21 10 52 AM '80

JAN 21 1980



Doris R. Hargrave
COUNTY CLERK
TRAVIS COUNTY, TEXAS

Doris R. Hargrave
COUNTY CLERK
TRAVIS COUNTY, TEXAS

EXHIBIT "D"

6864 1038