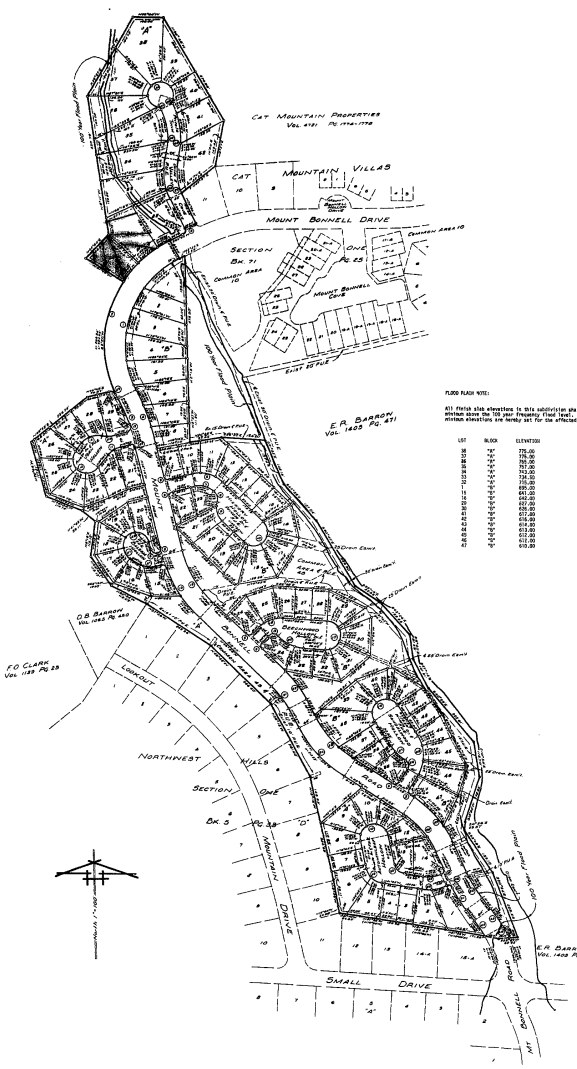
Dec'l of Restr.
VOL. 8275 ps 118

Vol. 76 Page 97 Dec. 7, 77 RCCHB 1121 & 10.00
PLAT RECORD, TRAVIS COUNTY, TEXAS




THE STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: That Cat Mountain Properties, a corporation organized and existing under the laws of the State of Texas, with its home office in Austin, Travis County, Texas, owner of the Tracts described below, in the T.J. Chambers Grant, in Travis County, Texas, acting herein by and through its president, James Larry Morris, do hereby subdivide 80.00 acres of land, being further identified by reference to the Deed of Travis County, Texas, as follows:

Cat Mountain Properties, Corporation 80.00 acres out of 1101.00 acres recorded in Volume 4771, Page 1778 to 1779, and Volume 4767, Page 1647, of the Deed Records of Travis County, Texas, do in accordance with the plat shown hereon, subject to any easements or restrictions heretofore granted, to be known as CAT MOUNTAIN VILLAS SECTION TWO, and do hereby dedicate to the Public, use of all public streets and easements which hereon and does hereby grant and express easement across all common areas and private drives shown hereon, for government use, all government function vehicular and/or non-vehicular, including fire and police protection services, and other uses and purposes, and government authority, drawn necessary and that further agree that all government entities, their agents and employees, shall not be held liable for any damage occurring to the surface of any said private drive, as a result of government vehicle traversing over same.

WITNESS MY HAND, this the 22nd day of July, 1977, A.D.

ATTEST:
Secretary

CAT MOUNTAIN PROPERTIES,
R. J. Mayfield
Pres. President

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, the undersigned authority, a notary public in and for Travis County, Texas, on this day personally appeared R.T. Mayfield, President of Cat Mountain Properties, 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 consideration therein expressed and in the capacity herein stated.

WITNESS MY HAND AND SEAL OF OFFICE, this the 22nd day of July, 1977, A.D.

Judy A. Morris
Notary Public, in and for Travis County, Texas

APPROVED FOR ACCEPTANCE:
DECEMBER 6, 1977
Date

Robert R. Lillie
Michael A. Lillie, Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, this the 6th day of DECEMBER, 1977, A.D.

M. E. Schulten
Secretary

Miguel A. Guerrero
Chairman

FILED FOR RECORD at 2:30 P.M., this the 7 day of Dec., 1977, A.D.

Mike Kilgore
Notary

Doris Shropshire
Notary Public, Travis County, Texas

THE 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 certification of authentication was filed for record in my office on the 7 day of Dec, 1977, A.D., at 2:30 o'clock, P.M., and duly recorded on the 7 day of Dec, 1977, A.D., at 3:00 o'clock, P.M., in the Plat Records of Travis County, Texas in Plat Book 76 on 97.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY the date last written above.

Mike Kilgore
Deputy

Doris Shropshire
Doris Shropshire, Clerk, County Court of Travis County, Texas

THIS IS TO CERTIFY THAT AUSTIN CITY CODE CHAPTER 83.29 OF 1964 HAS BEEN COMPLIED WITH.

SURVEYED BY:
BERGER-CHEVALIER, INC.

Date 9/25/77

R.K. Cuthbertson, Jr.
Registered Professional Engineer

CURVE DATA:

| | 1. | 2. | 3. | 4. | 5. | 6. | 7. | 8. | 9. | 10. | 11. | 12. | 13. | 14. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Δ = | 60°-57' | 60°-57' | 38°-38' | 38°-38' | 60°-57' | 67°-19' | 67°-19' | 67°-19' | 69°-00' | 180°-00' | 45°-00' | 45°-00' | 90°-00' | 90°00' |
| R = | 250.00' | 275.00' | 750.00' | 800.00' | 75.00' | 100.00' | 50.00' | 50.00' | 50.00' | 45.00' | 50.00' | 100.00' | 75.00' | |
| T = | 152.00' | 157.50' | 258.75' | 275.00' | 75.00' | 100.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | |
| L = | 259.00' | 300.00' | 500.00' | 500.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | |
| C = | 400.70' | 390.70' | 398.00' | 398.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | |

| | 15. | 16. | 17. | 18. | 19. | 20. | 21. | 22. | 23. | 24. | 25. | 26. | 27. | 28. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Δ = | 23°-24' | 23°-24' | 38°-38' | 38°-38' | 38°-38' | 60°-57' | 15°-55' | 15°-55' | 38°-38' | 38°-38' | 60°-57' | 60°-57' | 60°-57' | 60°-57' |
| R = | 300.00' | 400.00' | 75.00' | 50.00' | 50.00' | 50.00' | 100.00' | 100.00' | 100.00' | 100.00' | 100.00' | 100.00' | 100.00' | 100.00' |
| T = | 100.00' | 100.00' | 75.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | |
| L = | 200.00' | 200.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | |
| C = | 198.41' | 223.16' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | |

| | 29. | 30. | 31. | 32. | 33. | 34. | 35. | 36. | 37. | 38. | 39. | 40. | 41. | 42. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Δ = | 38°-38' | 38°-38' | 38°-38' | 38°-38' | 38°-38' | 38°-38' | 60°-57' | 60°-57' | 60°-57' | 60°-57' | 60°-57' | 60°-57' | 60°-57' | 60°-57' |
| R = | 100.00' | 100.00' | 100.00' | 100.00' | 100.00' | 100.00' | 100.00' | 100.00' | 100.00' | 100.00' | 100.00' | 100.00' | 100.00' | 100.00' |
| T = | 100.00' | 100.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' |
| L = | 200.00' | 200.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' |
| C = | 200.00' | 200.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' |

| | 43. | 44. | 45. | 46. | 47. | 48. | 49. | 50. |
|---|---|---|---|---|---|---|---|---|
| Δ = | 60°-57' | 60°-57' | 60°-57' | 60°-57' | 60°-57' | 60°-57' | 60°-57' | 60°-57' |
| R = | 100.00' | 100.00' | 100.00' | 100.00' | 100.00' | 100.00' | 100.00' | 100.00' |
| T = | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' |
| L = | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' |
| C = | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' | 50.00' |

*I, R.K. Cuthbertson, as authorized under the laws of the State of Texas, to practice the profession of Engineering (Industrial) and hereby certify that this plat complies with Chapter 41-27 of the Austin City Code, as amended, and was prepared from a on actual survey of the property made under my supervision on the ground.

R.K. Cuthbertson
Registered Professional Engineer

SIDEWALK NOTE:

Sidewalks shall be installed on Both Side Mount Bonnell Road. Such sidewalks shall be completed prior to acceptance of any Type I & II driveway approach and/or certificate of occupancy. Sidewalks which have not been installed within two years from the date of acceptance for maintenance of the streets, as shown on the Plat of the Subdivision, be constructed by the City of Austin and assessment shall be made against the affected properties, for all engineering, administration and construction costs.

COMMON AREA NOTE:

1. The common areas will be vested in the Home Owners Association being made up of the Owners of Lots 1 through 42, Block "B", Lots 1 through 43, Block "A", in Cat Mountain Villas Section Two in accordance with the Restrictive Covenants Recorded in Volume 8870 at Page 1440 of the Deed Records of Travis County, Texas.

LEGEND
- Iron Pin Set
- Iron Pin Found
- Conc. Mon. Set
- Conc. Mon. Found
- B.L. Building Line
- P.U.B. Public Utility Easement

CAT MOUNTAIN VILLAS SECTION TWO

Drawn By: Henry
No Lots 91
Job No. 78-11-1

FOR Partial Vacation of Plat SEE Vol. 6802 Pg. 55 Deed Records
SEE Vol. 5077/Pg. 1440 Deed Records Also See: Vol. 6864 Pg. 1018 Deed Records
Partial Vacation 8491/894

C.814-77-006

Vol. 76 Page 97
PLAT RECORD, TRAVIS COUNTY, TEXAS

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