

# CAT MOUNTAIN VILLAS SECTION III-A

THE STATE OF TEXAS I KNOW ALL MEN BY THESE PRESENTS

that Cat Mountain Properties, a joint venture organized and existing under the laws of the State of Texas, being owners of 18.553 acres of land out of the T.J. Chambers Grant, and 271.74 of 105.118 acres of land in Travis County, Texas, acting hereby and through its President, R.T. Mayfield, do hereby subdivide and through its President, R.T. Mayfield, do hereby dedicate to the public use all streets and easements therein and hereby dedicate to the public use all streets and easements and restrictions heretofore granted, and governmental title to Austin, Texas, and hereby subordinate its title to said dedication and hereby consent to such dedication by Cat Mountain Properties.

IN WITNESS WHEREOF, CAT MOUNTAIN PROPERTIES has caused these presents to be executed by its President this 17th day of January, 1979, A.D.

CAT MOUNTAIN PROPERTIES:  
R.T. Mayfield  
 R.T. MAYFIELD, PRESIDENT

IN WITNESS WHEREOF, CITY NATIONAL BANK has caused these presents to be executed by its Vice President this 17 day of January, 1979, A.D.

ATTEST:  
Mark M. Monroe  
 SECRETARY/MARK M. MONROE

THE STATE OF TEXAS:  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, on the 17th day of January, 1979, A.D., I have known to be the person whose name is subscribed to the foregoing instrument as President and Vice President and acknowledged to me that he executed the same in such capacity as the act and deed of said joint venture for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE THIS 17th DAY OF January, DAY OF 1979, A. D.

Judy A. Davis  
 NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS  
 JUDY A. DAVIS

THE STATE OF TEXAS:  
 COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, on the 17th day of January, 1979, A.D., I have known to be the person whose name is subscribed to the foregoing instrument as President and Vice President and acknowledged to me that he executed the same in such capacity as the act and deed of said joint venture for the purposes and consideration therein expressed.

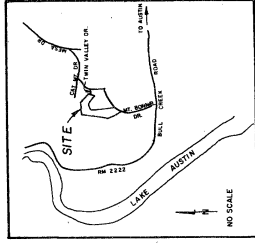
WITNESS MY HAND AND SEAL OF OFFICE THIS 17 DAY OF January, DAY OF 1979, A. D.

Ranella H. Scott  
 NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS  
 RANELLA H. SCOTT

PAGE 271



THE FUTURE 100 YEAR FLOOD DRAINAGE EASEMENTS



Cat Mountain Properties does hereby dedicate the streets shown hereon to the public use of the State of Texas, and to the surface for all governmental functions, vehicular and/or non-vehicular, and for all governmental purposes, and does further agree that all of the surface of any of the said common areas and private access easements as a result of governmental vehicles traversing over same.



For Restrictions See Vol. 6864 Pg. 1018 Deed Records  
 See Vol. 5077 Pg. 1470

For Restrictions see Book 6955 Page 2388.  
 Book Receipts, Travis County, Texas.  
 Date: Travis County, Texas  
 By: Mark M. Monroe

I, Steve C. Rame, a Registered Public Surveyor, Authorized under the Law of the State of Texas to practice the profession of surveying, do hereby certify that this plat complies with Chapter 41.27 of the Austin City Code, and that it was prepared from a survey made on the ground, under my direction and supervision.



Certified to this 17th day of January, A.D., 1979.

APPROVED FOR ACCEPTANCE:  
 DATE JANUARY 23 1979  
 EUGENE W. WILHE, DIRECTOR OF PLANNING  
 TRAVIS COUNTY, TEXAS

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, THIS 23rd DAY OF JANUARY, A.D., 1979.

Michael A. Haines  
 CLERK  
 FILED FOR RECORD AT 9:45 O'CLOCK P. THIS 25 DAY OF JANUARY  
Mark M. Monroe  
 SECRETARY  
 COUNTY CLERK, COUNTY COURT,  
 TRAVIS COUNTY, TEXAS

STATE OF TEXAS:  
 COUNTY OF TRAVIS:

I, NORA SHEROUSE, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WRITING WITH ITS CERTIFICATE OF AUTHENTICATION, A.D., AT 9:45 O'CLOCK P. AND DULY RECORDED ON THE 25th DAY OF JANUARY, A.D., AT 3:50 O'CLOCK P. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 11, PAGE 271-273 ABOVE.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, THE DATE LAST WRITTEN



COMMON AREA NOTE:

The common areas will be vested in the Home Owners Association being made up of the Owners of Lots 2 through 7, Block "C" in Cat Mountain Villas, Section III-A in accordance with the Restrictive Covenants Recorded in Volume 6455 Page 2388 of the Deed Records of Travis County, Texas.

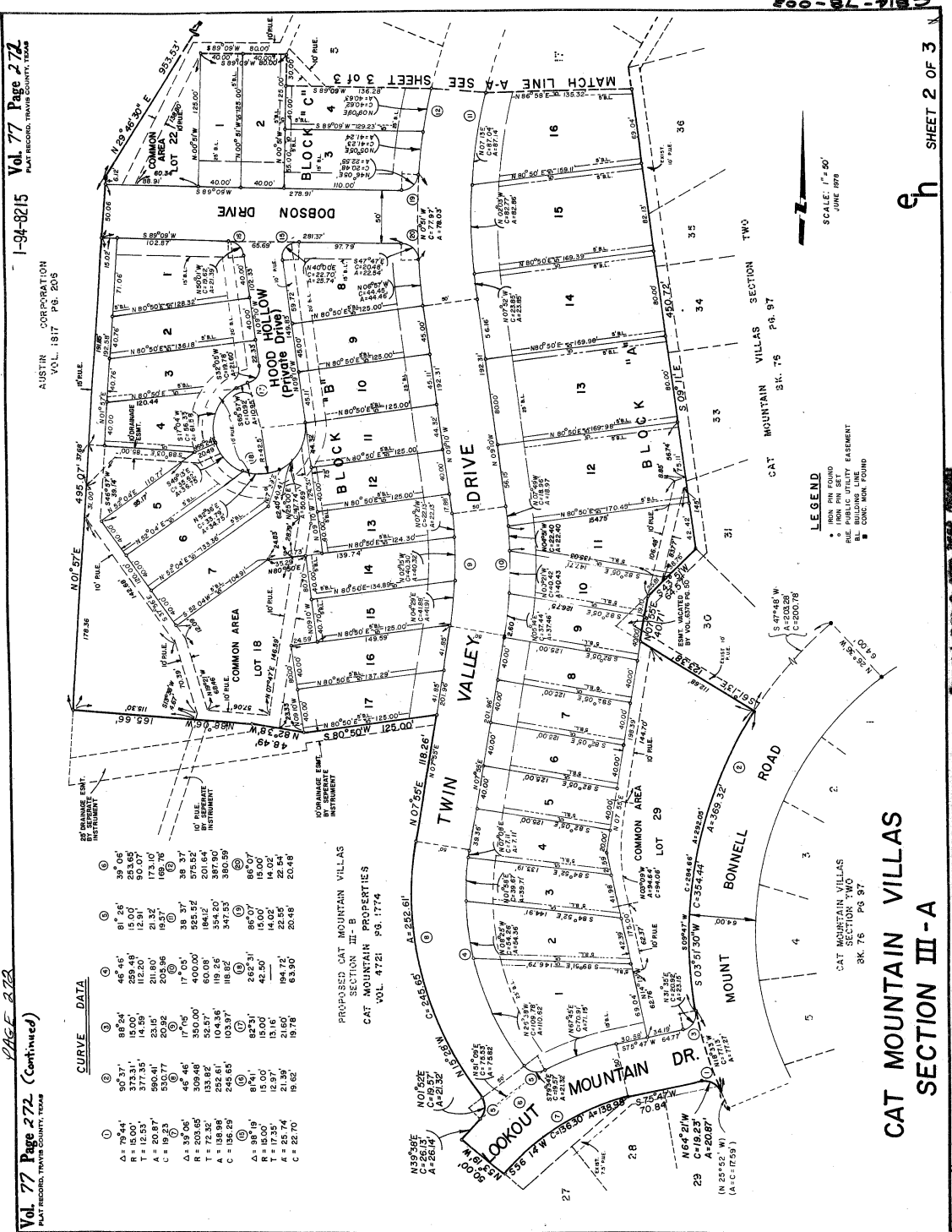
	SHEET	1
	OF	3
	ESPEY, HUSTON & ASSOCIATES, INC. Engineering & Environmental Consultants 3010 South Lamar Austin, Texas 78704 512-444-3151	

C814-70-003

**CURVE DATA**

Curve No.	Δ	R	T	A	C
1	70°44'	15,000'	12,531'	20,877'	19,621'
2	46°45'	15,000'	11,220'	20,596'	19,621'
3	17°05'	309.48'	104.36'	245.65'	198.27'
4	39°06'	350.00'	104.36'	245.65'	198.27'
5	203.65'	309.48'	104.36'	245.65'	198.27'
6	17°05'	309.48'	104.36'	245.65'	198.27'
7	46°45'	15,000'	11,220'	20,596'	19,621'
8	81°26'	39°06'	17°05'	309.48'	104.36'
9	282°31'	82°31'	15°00'	21,339'	22,770'
10	15°00'	15,000'	12,531'	20,877'	19,621'
11	112.20'	14,581'	19,371'	20,596'	19,621'
12	188.79'	19,371'	20,596'	19,621'	19,621'
13	38°37'	38°37'	17°05'	309.48'	104.36'
14	203.65'	309.48'	104.36'	245.65'	198.27'
15	17°05'	309.48'	104.36'	245.65'	198.27'
16	46°45'	15,000'	11,220'	20,596'	19,621'
17	81°26'	39°06'	17°05'	309.48'	104.36'
18	282°31'	82°31'	15°00'	21,339'	22,770'
19	15°00'	15,000'	12,531'	20,877'	19,621'
20	112.20'	14,581'	19,371'	20,596'	19,621'
21	188.79'	19,371'	20,596'	19,621'	19,621'
22	38°37'	38°37'	17°05'	309.48'	104.36'
23	203.65'	309.48'	104.36'	245.65'	198.27'
24	17°05'	309.48'	104.36'	245.65'	198.27'
25	46°45'	15,000'	11,220'	20,596'	19,621'
26	81°26'	39°06'	17°05'	309.48'	104.36'
27	282°31'	82°31'	15°00'	21,339'	22,770'
28	15°00'	15,000'	12,531'	20,877'	19,621'
29	112.20'	14,581'	19,371'	20,596'	19,621'
30	188.79'	19,371'	20,596'	19,621'	19,621'
31	38°37'	38°37'	17°05'	309.48'	104.36'
32	203.65'	309.48'	104.36'	245.65'	198.27'
33	17°05'	309.48'	104.36'	245.65'	198.27'
34	46°45'	15,000'	11,220'	20,596'	19,621'
35	81°26'	39°06'	17°05'	309.48'	104.36'
36	282°31'	82°31'	15°00'	21,339'	22,770'

PROPOSED CAT MOUNTAIN VILLAS  
 SECTION III - B  
 CAT MOUNTAIN PROPERTIES  
 VOL. 4721 PG. 1774



**LEGEND**  
 ● IRON PIN SET  
 — PUBLIC UTILITY EASEMENT  
 ■ COMMON AREA

**CAT MOUNTAIN VILLAS  
 SECTION III - A**

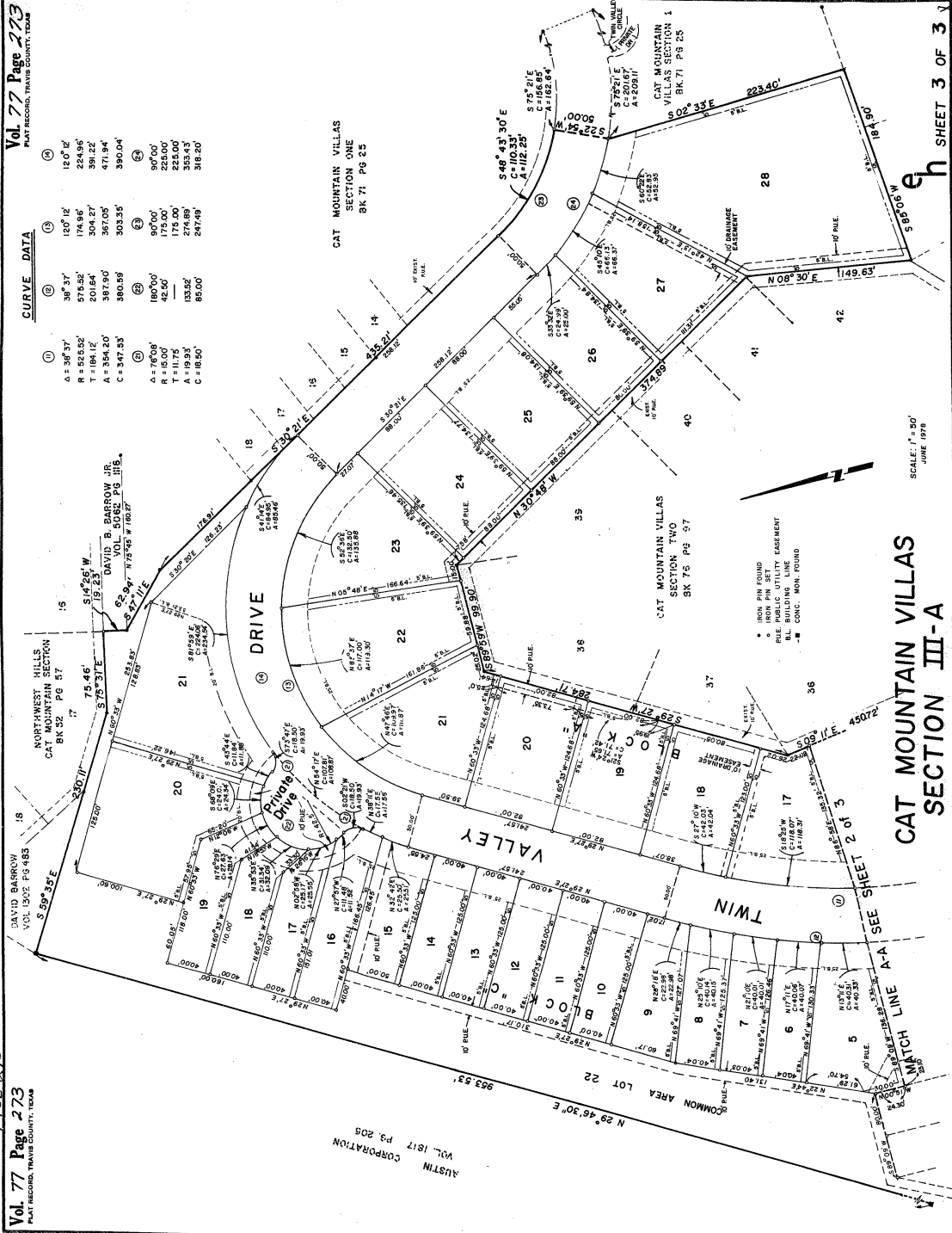
For Restrictions See notation on page 271 - Plat Records

814-78-002

CURVE DATA

①	②	③	④
A = 387.37	120° 12'	120° 12'	120° 12'
R = 828.52	174.96'	174.96'	174.96'
T = 184.12'	304.27'	304.27'	304.27'
A = 354.20'	387.05'	387.05'	387.05'
C = 347.33'	380.58'	380.58'	380.58'
A = 176.08'	90° 00'	90° 00'	90° 00'
R = 15.00'	175.00'	175.00'	175.00'
T = 11.75'	175.00'	225.00'	225.00'
A = 19.93'	274.89'	274.89'	274.89'
C = 18.50'	247.69'	247.69'	247.69'

PHASE 273



CAT MOUNTAIN VILLAS  
SECTION III-A

SCALE: 1" = 50'  
JUNE 1978