

RESTRICTIVE COVENANTS

580

THE STATE OF TEXAS:

COUNTY OF TRAVIS : APR 22-82 25m 9994 \* 3.00  
APR 22-82 25m 3765 \* 2.00

2-84-0211

KNOW ALL MEN BY THESE PRESENTS that Blankenship Developments, Inc., a corporation organized and existing under the laws of the State of Texas, owner of the land containing 21.97 acres, known as North Cat Mountain, Section III, P.U.D., a subdivision in Travis County, Texas, as recorded in Plat Book 82 Page 1097/110 of the Plat Records of Travis County, Texas,

Does hereby impress all of the said property and declare that the covenants and restrictions hereinafter set forth shall run with the property for the purposes of obtaining the approval of all appropriate regulatory authorities. The covenants and restrictions shall benefit and be binding upon subsequent owners and purchasers of any of the said property, their heirs, assigns, successors and personal administrators, to wit:

1. All building foundations on slopes of 15% and over and on fill placed upon such slopes shall utilize design and construction practices certified by a registered professional engineer qualified to practice in this field and such designs shall be on file with the City of Austin Engineering Department.
2. For a minimum travel distance of 25 feet from the roadway edge driveway grades may exceed 14% only with specific approval of surface and geometric design proposals by the Director of the Engineering Department or his designee. ( Reference variance request considered with plat )
3. No fill on any lot shall exceed a maximum of four (4) feet in depth. Except for structural excavation, no cut on any lot shall be greater than four (4) feet.
4. The restrictions of this agreement are derived from City of Austin, Texas Ordinance No. 800103 P. In the event that said ordinance becomes less restrictive concerning building foundations, building sites and driveways this covenant shall be amended to follow such less restrictive ordinance, but in the event that such possible ordinance changes become more restrictive the restrictions of this covenant shall remain in effect. This agreement may be modified, amended, or terminated only by the majority vote of a quorum of the members of the City Council of the City of Austin, and joined by the then owner or owners of 51% of the above described property at the time of such modification, amendment or termination.
5. If any persons, person, corporation or entity of any other character shall violate or attempt to violate the foregoing agreement and covenant, it shall be lawful for any owner of the above described property, or any part thereof or the City of Austin, a municipal corporation, its successors and assigns, to prosecute proceedings at law, or in equity, against said persons or entity from violation or attempting to violate such agreement or covenant.

MADE, EXECUTED and delivered on 29 Jan, 1982.

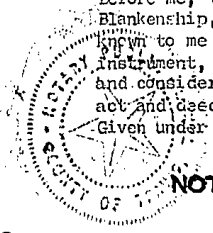
ORIGINAL DIM

NO SEAL

Blankenship Developments, Inc.  
by: Terry Blankenship  
Terry Blankenship, vice-president

THE STATE OF TEXAS :  
COUNTY OF TRAVIS :

Before me, the undersigned authority, on this day personally appeared, Terry Blankenship, vice-president of Blankenship Developments, Inc., a corporation 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 herein 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 29 day of Jan 1982.



NOTARY SEAL

Moni Eichelberger  
Notary Public in and for Travis  
County, Texas **MONI EICHELBERGER**  
My Commission Expires: 6-2-85

DEED RECORDS 7732 - 531  
Travis County, Texas

DEED RECORDS

1982

TRAVIS COUNTY, TEXAS



COLLIER REV

FILED

APR 22 3 47 PM '82

*Teris Anapolie*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

2-84-0212

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 stamp hereon by me, on

APR 22 1982



*Teris Anapolie*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

7732 . 532

1982

5-84-0511