

2-17-7800

Nov-28-79 ACCHB 5000 *20-00

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, being owners of 1.47 acres of land out of the T.J. Chambers Grant situated in Travis County, Texas, said 1.47 acres being a vacated portion of Cat Mountain Villas Section Two, a subdivision of record in Book 74, Page 97, of the Plat Records of Travis County, Texas, said vacation having been recorded in Volume 800 Page 55 of the Deed Records of said county; acting here by and through its President, R. T. Mayfield, do hereby subdivide said 1.47 acres in accordance with the plat as shown hereon, to be known as Cat Mountain Villas Section II-A, and do hereby dedicate to the public use all streets and easements and restrictions heretofore granted, and do hereby grant an express easement across all private access easements for public use of the surface for all governmental functions, services and other waste material pickup, any other purposes any governmental authority deems necessary, and do further agree that all governmental entities, their agents or employees shall not be liable for any damage occurring to the surface of any of the said common areas and private access easements as a result of governmental vehicles traversing over same.

IN WITNESS WHEREOF, Cat Mountain Properties has caused these presents to be executed by its president this 02 day of Nov, 1979 A.D.

CAT MOUNTAIN PROPERTIES
R.T. Mayfield
R. T. Mayfield, President

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, on this day personally appeared R.T. MAYFIELD, known to me to be the person whose name is subscribed to the foregoing instrument as PRESIDENT, and acknowledged to me that he executed the same in such capacity as the act and deed of said CORPORATION, for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this 02 day of Nov, 1979, A.D.

Gregory E. Ketchum
Gregory E. Ketchum
Notary Public in and for Travis County, Texas

APPROVED FOR ACCEPTANCE:

November 17, 1979
DATE

Richard R. Lillie
RICHARD R. LILLIE, DIRECTOR OF PLANNING

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, THIS 28 DAY OF Nov, 1979, A.D.

May S. Spitzer
MAY S. SPITZER
SECRETARY

William H. Stall
WILLIAM H. STALL
CHAIRMAN

FILED FOR RECORD AT 2:05 O'CLOCK P.M., THIS THE 28 DAY OF Nov, 1979
Linda Kleemeier
LINDA KLEEMEIER
DEPUTY

Doris Shropshire
DORIS SHROPSHIRE, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS
COUNTY OF TRAVIS

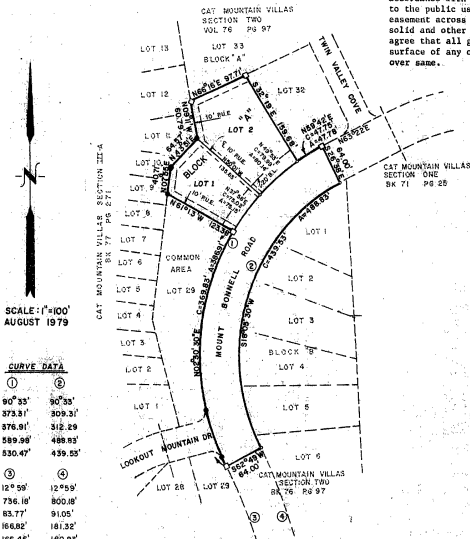
I, DORIS SHROPSHIRE, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 28 DAY OF Nov, 1979, A.D., AT 2:05 O'CLOCK P.M., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 78, PAGE 372, duly recorded on 11/28/79.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, THE DATE LAST WRITTEN ABOVE.
Linda Kleemeier
LINDA KLEEMEIER
DEPUTY
Doris Shropshire
DORIS SHROPSHIRE, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, Sair G. Hanna, a Registered Public Surveyor, authorized under the Laws of the State of Texas to practice the profession of surveying, do hereby certify that this plat complies with surveying related portions of Chapter 41 of the Austin City Code; is true and correct to the best of my knowledge; and was prepared from a survey made on the ground under my direction and supervision.
Certified to this 02 day of Oct, 1979.

Sair G. Hanna
Sair G. Hanna
Registered Public Surveyor
No. 1070, State of Texas



SCALE: 1"=100'
AUGUST 1979

CURVE DATA

1	2
A = 90° 33'	90° 33'
R = 873.31'	809.37'
T = 976.91'	312.29'
A = 589.28'	486.83'
C = 830.47'	439.55'
3	4
A = 129° 50'	129° 50'
R = 736.10'	800.8'
T = 83.77'	9105'
A = 166.82'	181.32'
C = 166.46'	180.95'

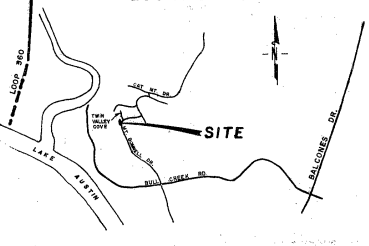
LEGEND

- IRON PIN SET
- IRON PIN FOUND
- P.U.E. PUBLIC UTILITY EASEMENT
- BL. BUILDING LINE
- CONC. MONUMENT SET

SIDEWALK NOTE:
Sidewalks shall be installed on both sides of 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, may upon approval of the City Council, be constructed by the City of Austin and assessment shall be made against the affected properties, for all engineering, administration and construction costs.

FOR RESTRICTIONS SEE VOL. 6864 Pg. 1018 DEED RECORDS
ALSO SEE VOL. 5077 Pg. 1440 DEED RECORDS

LOCATION MAP



eh ESPEY, HUSTON & ASSOCIATES, INC.
Engineering & Environmental Consultants
P.O. BOX 519
AUSTIN, TEXAS 78767

CBS-79-110
CAT MOUNTAIN VILLAS
SECTION II-A