

STATE OF TEXAS §  
COUNTY OF TRAVIS §

APR 20 63 3701 \* 5.00

RESTRICTIVE COVENANT

500  
3-17-2939

KNOW ALL MEN BY THESE PRESENTS that the undersigned, Blankenship  
Developments, Inc., the owners of that certain tract of  
land in Travis County, Texas, more particularly described as:

Being all that property known as North Cat Mountain, Phase II, Section A  
83, Page 1019, Travis County Plat Records, Travis County,  
Texas.

Do 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 enhancing and protecting the value and desirability of  
land, and to obtain 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:

Section 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 placed on file with the City of Austin  
Engineering Department.

Section 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.

Section 3. No fill on any lot shall exceed a maximum of four feet of depth.  
Except for structural excavation, no cut on any lot shall be greater than  
four feet.

Section 4. The restrictions of this agreement are derived from the 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 restric-  
tive 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 a majority  
vote of a quorum of the members of the City Council of the City of Austin,  
or such other governing body as may succeed the City Council of the City  
of Austin, and joined by the then owners of 51% of the above described  
property at the time of such modification, amendment or termination.

DEED RECORDS  
Travis County, Texas

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