

3 36 5112

SPECIAL BUILDING RESTRICTIONS

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

SEP 15 1983 4911 * 5.00

THAT WHEREAS, Blankenship Developments, Inc., a Texas corporation; hereinafter called the Declarant, the owner of all that certain real property located in Travis County, Texas, described as follows:

Lots 1 through 13, Block E, Lots 6 through 35, Block H, and Lots 12 through 22, Block F, North Cat Mountain, Section II, Travis County, Texas, according to the major plat thereof, recorded in Book 80, Pages 333-334, of the Plat Records of Travis County, Texas; and

WHEREAS, the City of Austin has required sidewalks to be installed on the above described property which is not included in the Restrictive Covenant Documents but can be found in the Subdivision Construction Plans, Final Plat of North Cat Mountain Section II;

NOW, THEREFORE, it is hereby declared that all of the property described above shall be held, sold and conveyed subject to the installation of sidewalks by the Builder or Owner on the East side of Ladera Norte and the North side of Smokey Valley. Such sidewalks shall be completed prior to acceptance of any Type I or Type II driveway approach and/or certificate of occupancy. Sidewalks which have not been installed may be installed by the Declarant or, upon approval of the City Council, be constructed by the City of Austin and assessment made against the affected properties for all engineering, administration, and construction costs. Sidewalks must be built in accordance with the construction plans of North Cat Mountain Section II, on the following lots:

Block	Lots
F	12 and 13
H	6, 7, 8, 17, 18, 24, 25, 26, 16 27, 28, 29, 30, 31, 32, 33, 34 and 35

EXECUTED by the said Declarant, this 14TH day of September, 1983.

ATTEST:

Steve Blankenship
Steve Blankenship, Treasurer

Terry Blankenship
Terry Blankenship, Vice President

THE STATE OF TEXAS X
COUNTY OF TRAVIS X

BEFORE ME, the undersigned authority, on this day personally appeared Steve Blankenship and Terry Blankenship, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purpose and consideration therein expressed as the act and deed of Blankenship Developments, Inc.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14TH day of September, 1983.



[Signature]
Notary Public, Travis County, Texas

RICHARD D. TAYLOR
Commission Expires Feb. 8, 1984

8253 62

FILED 3 36 5113

1983 SEP 15 PM 4:42

Louis Angelini
COUNTY CLERK
TRAVIS COUNTY, TEXAS

J

8253

62

STATE OF TEXAS
I hereby certify that this instrument was FILED on the
date and at the time stamped herein 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



SEP 15 1983

Louis Angelini
COUNTY CLERK
TRAVIS COUNTY, TEXAS

8253

63

Quincy TX 78757
2117 Burnside Blvd, Austin
Davidson & Davidson

CHARGE TO: US LIFE TITLE COMPANY OF AUSTIN
RETURN TO: