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SPECIAL BUILDING RESTRICTIONS

EC 19-3382-5093 * 6.00

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

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 5, North Cat Mountain, phase II Section A, Travis County, Texas, according to the major plat thereof, recorded in Book 83, Page 1079 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 Street and Drainage Construction Plans, Final Plat of North Cat Mountain Section IV (Valburn Drive Extension);

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 North side of Valburn Drive. 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.

EXECUTED by the said Declarant, this 20th day of December, 1983.

ATTEST:

NO SEAL

Steve Blankenship
Steve Blankenship, Treasurer

Terry Blankenship
Terry Blankenship, Vice President

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

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 20 day of December, 1983.

NOTARY SEAL

STATE OF TEXAS
Notary Public for Travis County, Texas
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

DEC 20 1983



DEEDS RECORDS
Travis County, Texas

Doris A. Anderson
COUNTY CLERK
TRAVIS COUNTY, TEXAS

FILED
DEC 20 3 07 PM '83
TRAVIS COUNTY, TEXAS

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