

NORTH CAT MOUNTAIN IV-A
LAS VENTANAS TWO
PLANNED UNIT DEVELOPMENT



APPROVED FOR WITNESSES:
MARCH 11, 1986
James B. Shumaker, Director
OFFICE OF PUBLIC SAFETY SERVICES
STATE OF TEXAS
FILED
11TH DISTRICT CLERK
COUNTY OF TRAVIS, TEXAS
1986 A.D.
K. TERRELL
COUNTY CLERK

STATE OF TEXAS
COUNTY OF TRAVIS
THAT, MASH PHILLIPS & COMPANY, INC., A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, WITH ITS HOME OFFICE AT 1111 EIGHTH STREET, DALLAS, TEXAS, OWNER OF LOTS 6 THROUGH 11, NORTH CAT MOUNTAIN IV, LAS VENTANAS PLANNED UNIT DEVELOPMENT, 87, PAGES 1-4 THROUGH 157, OF THE PLAT RECORDED IN TRAVIS COUNTY, TEXAS, AND IN VOLUME 7784 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND IN VOLUME 150A, 150B, 150C AND 150D OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, HEREBY SUBDIVIDE THE 18.66 ACRES IN ACCORDANCE WITH THE PLAT SHOWN HEREON, AND THE PERSONS AND EASEMENTS AS SHOWN HEREON, RESTRICTIONS HEREOFORRE GRANTED, AND DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC ALL STRIP 7E AND EASEMENTS AS SHOWN HEREON, CAT MOUNTAIN IV, LAS VENTANAS PLANNED UNIT DEVELOPMENT, AND AS A DRAINAGE AND PUBLIC UTILITY BASINEMENT, RESPONSIBILITY AND MAINTENANCE OF SAID LOT 13 SHALL BE VESTED IN THE HOSE COMPANY ASSOCIATION OF SAID LOT 13. THE PERSONS AND EASEMENTS AS SHOWN AND NON-VEHICULAR, INCLUDING MOTORVEHICLES, MOTORCYCLES, SOLE AND OTHER WASTE MATERIAL PICKUP, ANY OTHER PURPOSES ANY THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF THE LOT OR UNDERGROUND UTILITIES OR TO ANY PERSONS OR PROPERTY AS A RESULT OF GOVERNMENTAL VEHICLES TRAVELING OVER SAME.

86-10964
MARCH 11, 1986
James B. Shumaker, Director
OFFICE OF PUBLIC SAFETY SERVICES
STATE OF TEXAS
FILED
11TH DISTRICT CLERK
COUNTY OF TRAVIS, TEXAS
1986 A.D.
K. TERRELL
COUNTY CLERK

THE STATE OF TEXAS
COUNTY OF TRAVIS
I, Donis Shumaker, Clerk of the County Court, within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument was duly filed in my office on the 11th day of March, 1986, at 11:00 A.M., and that a copy of the same was filed in my office on the 11th day of March, 1986, at 9:30 A.M., and that the same is a true and correct copy of the original as the same appears on the books of said County Clerk.
150A, 150B, 150C
COUNTY CLERK

LAKE AUSTIN RESTRICTIVE COVENANTS ARE RECORDED IN VOLUME 7784
PAGE 670 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
HOMESITES COVENANTS AND BY LAWS ARE RECORDED IN VOLUME 9642
PAGE 639 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.



THIS 1866 PLAN IS CONTAINED WITHIN THE DRAINAGE
BASINMENTS AS SHOWN HEREON
BARRY W. CAMPBELL, P.E.
6500 LA PALMA AUSTIN, TEXAS 78742-3526

BARRY CAMPBELL
ENGINEERING, INC.

I, Herman K. Crichton, an authorized under the law of the State of Texas to practice the profession of Surveying and hereby certify that this plat complies with the laws of the State of Texas and is true and correct, and was prepared from an actual survey of the property made under my supervision on the ground.

Herman K. Crichton
Registered Public Surveyor No. 40236



PLAT PREPARED BY:
CRICHTON & ASSOCIATES

NO OCCUPANCY OR CERTIFICATE OF OCCUPANCY SHALL BE GRANTED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER COLLECTION SYSTEM.
ALL DRAINAGE EASEMENTS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION
STIPULATIONS NOTE: STIPULATIONS ARE REQUIRED ON THE SUBDIVISION SIDE OF VALTHERN DRIVE.
1. SUCH STIPULATIONS SHALL BE COMPLETED PRIOR TO THE ACCEPTANCE OF ANY TYPE I AND II DRIVEWAY APPROACH AND/OR CERTIFICATE OF OCCUPANCY.
2. SUCH STIPULATIONS WHICH HAVE NOT BEEN INSTALLED WITHIN ONE YEAR AFTER APPROVAL OF THE CITY COUNCIL, BE CONSTRUCTED BY THE CITY OF AUSTIN AND ASSESSMENT SHALL BE MADE AGAINST THE APPLICABLE PARCELS FOR ALL NECESSARY ADMINISTRATIONS AND CONSTRUCTION COSTS.

STATE OF TEXAS
COUNTY OF TRAVIS
I, DAN JOHNSON, 1986, A.D.
DAN JOHNSON
SENIOR VICE PRESIDENT
MASH PHILLIPS/COMPUS, INC.
AUSTIN, TEXAS 78752

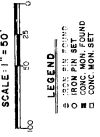
STATE OF TEXAS
COUNTY OF TRAVIS
I, DAN JOHNSON, 1986, A.D.
DAN JOHNSON
SENIOR VICE PRESIDENT
MASH PHILLIPS/COMPUS, INC.
AUSTIN, TEXAS 78752



NORTH CAT MOUNTAIN IV - A
 LAS VENTANAS TWO
 PLANNED UNIT DEVELOPMENT

86 1 065

LOT 44
 PARK
 NORTH CAT MOUNTAIN III
 LAS VENTANAS PLANNED UNIT
 DEVELOPMENT
 PLAT BK 92 PG 154-157



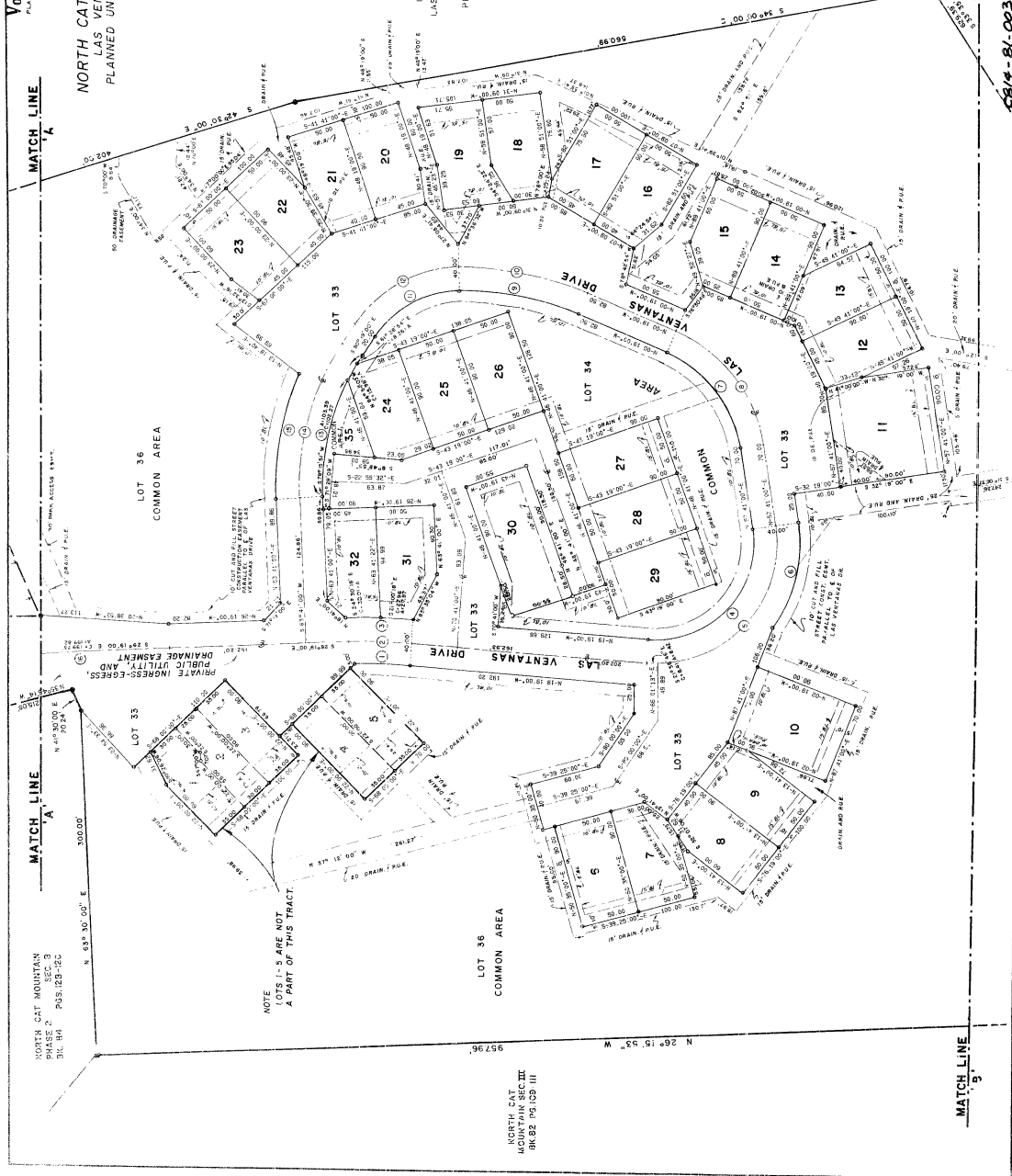
MATCH LINE
A

MATCH LINE
A

MATCH LINE
A

MATCH LINE
B

MATCH LINE
B



NORTH CAT MOUNTAIN
 MOUNTAIN SEC III
 PLAT BK 92 PG 154-157

LOT 36
 COMMON AREA

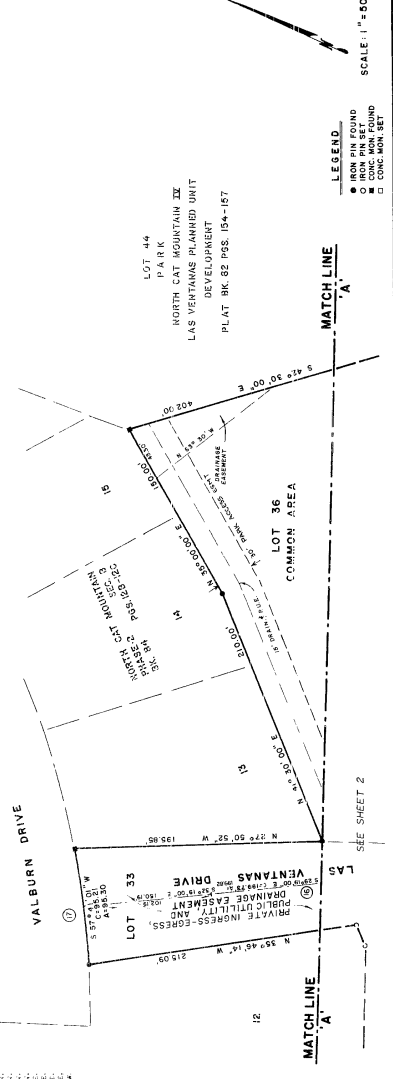
LOT 36
 COMMON AREA

NOTE:
 LOTS 1-5 ARE NOT
 A PART OF THIS TRACT.

PLAT BK 92 PG 154-157
 CRITCHFIELD ASSOCIATES

86-1-065-2 (67) SHEET NO. 2 of 3

NORTH CAT MOUNTAIN II-A
 LAS VENTANAS TWO
 PLANNED UNIT DEVELOPMENT



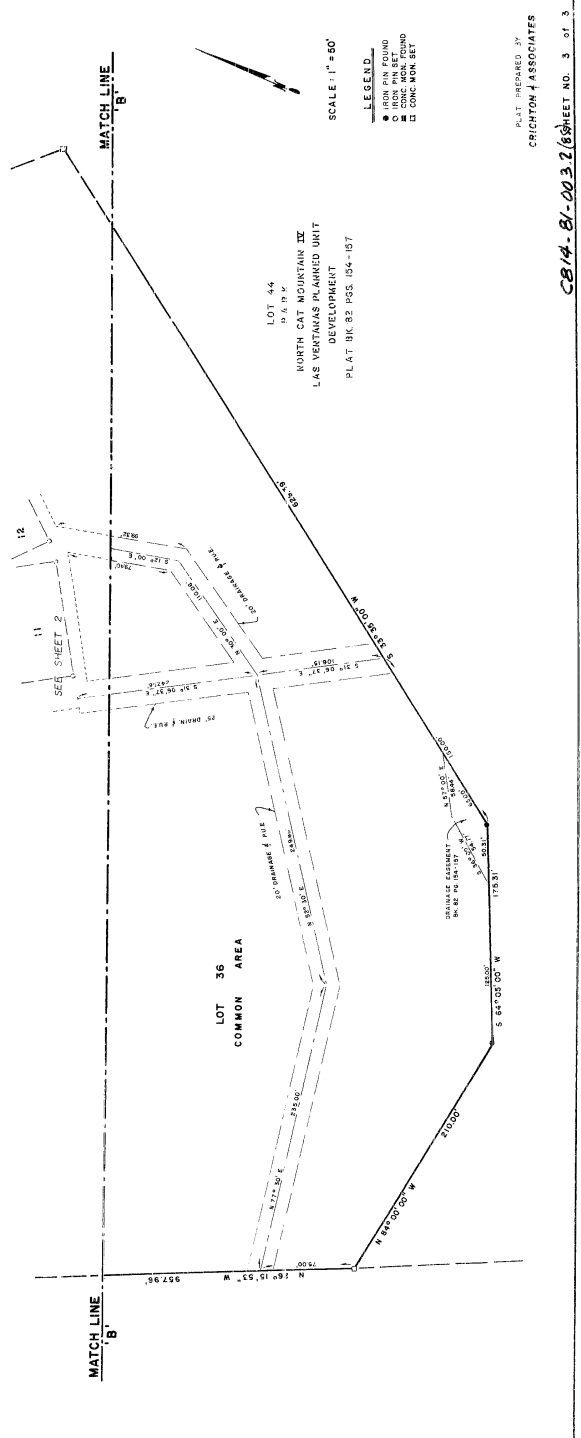
LEGEND
 ● IRON PIN FOUND
 ○ IRON PIN SET
 □ CONC. MON. SET

SCALE 1" = 50'

CURVE

STATION	CHORD	ARC	TANGENT	CHORD	BEARING
1	0.00	0.00	0.00	0.00	0.00
2	1.00	1.00	0.00	0.00	0.00
3	2.00	2.00	0.00	0.00	0.00
4	3.00	3.00	0.00	0.00	0.00
5	4.00	4.00	0.00	0.00	0.00
6	5.00	5.00	0.00	0.00	0.00
7	6.00	6.00	0.00	0.00	0.00
8	7.00	7.00	0.00	0.00	0.00
9	8.00	8.00	0.00	0.00	0.00
10	9.00	9.00	0.00	0.00	0.00
11	10.00	10.00	0.00	0.00	0.00
12	11.00	11.00	0.00	0.00	0.00
13	12.00	12.00	0.00	0.00	0.00
14	13.00	13.00	0.00	0.00	0.00
15	14.00	14.00	0.00	0.00	0.00
16	15.00	15.00	0.00	0.00	0.00
17	16.00	16.00	0.00	0.00	0.00
18	17.00	17.00	0.00	0.00	0.00
19	18.00	18.00	0.00	0.00	0.00
20	19.00	19.00	0.00	0.00	0.00
21	20.00	20.00	0.00	0.00	0.00
22	21.00	21.00	0.00	0.00	0.00
23	22.00	22.00	0.00	0.00	0.00
24	23.00	23.00	0.00	0.00	0.00
25	24.00	24.00	0.00	0.00	0.00
26	25.00	25.00	0.00	0.00	0.00
27	26.00	26.00	0.00	0.00	0.00
28	27.00	27.00	0.00	0.00	0.00
29	28.00	28.00	0.00	0.00	0.00
30	29.00	29.00	0.00	0.00	0.00
31	30.00	30.00	0.00	0.00	0.00
32	31.00	31.00	0.00	0.00	0.00
33	32.00	32.00	0.00	0.00	0.00
34	33.00	33.00	0.00	0.00	0.00
35	34.00	34.00	0.00	0.00	0.00
36	35.00	35.00	0.00	0.00	0.00
37	36.00	36.00	0.00	0.00	0.00
38	37.00	37.00	0.00	0.00	0.00
39	38.00	38.00	0.00	0.00	0.00
40	39.00	39.00	0.00	0.00	0.00
41	40.00	40.00	0.00	0.00	0.00
42	41.00	41.00	0.00	0.00	0.00
43	42.00	42.00	0.00	0.00	0.00
44	43.00	43.00	0.00	0.00	0.00
45	44.00	44.00	0.00	0.00	0.00
46	45.00	45.00	0.00	0.00	0.00
47	46.00	46.00	0.00	0.00	0.00
48	47.00	47.00	0.00	0.00	0.00
49	48.00	48.00	0.00	0.00	0.00
50	49.00	49.00	0.00	0.00	0.00
51	50.00	50.00	0.00	0.00	0.00
52	51.00	51.00	0.00	0.00	0.00
53	52.00	52.00	0.00	0.00	0.00
54	53.00	53.00	0.00	0.00	0.00
55	54.00	54.00	0.00	0.00	0.00
56	55.00	55.00	0.00	0.00	0.00
57	56.00	56.00	0.00	0.00	0.00
58	57.00	57.00	0.00	0.00	0.00
59	58.00	58.00	0.00	0.00	0.00
60	59.00	59.00	0.00	0.00	0.00
61	60.00	60.00	0.00	0.00	0.00
62	61.00	61.00	0.00	0.00	0.00
63	62.00	62.00	0.00	0.00	0.00
64	63.00	63.00	0.00	0.00	0.00
65	64.00	64.00	0.00	0.00	0.00
66	65.00	65.00	0.00	0.00	0.00
67	66.00	66.00	0.00	0.00	0.00
68	67.00	67.00	0.00	0.00	0.00
69	68.00	68.00	0.00	0.00	0.00
70	69.00	69.00	0.00	0.00	0.00
71	70.00	70.00	0.00	0.00	0.00
72	71.00	71.00	0.00	0.00	0.00
73	72.00	72.00	0.00	0.00	0.00
74	73.00	73.00	0.00	0.00	0.00
75	74.00	74.00	0.00	0.00	0.00
76	75.00	75.00	0.00	0.00	0.00
77	76.00	76.00	0.00	0.00	0.00
78	77.00	77.00	0.00	0.00	0.00
79	78.00	78.00	0.00	0.00	0.00
80	79.00	79.00	0.00	0.00	0.00
81	80.00	80.00	0.00	0.00	0.00
82	81.00	81.00	0.00	0.00	0.00
83	82.00	82.00	0.00	0.00	0.00
84	83.00	83.00	0.00	0.00	0.00
85	84.00	84.00	0.00	0.00	0.00
86	85.00	85.00	0.00	0.00	0.00
87	86.00	86.00	0.00	0.00	0.00
88	87.00	87.00	0.00	0.00	0.00
89	88.00	88.00	0.00	0.00	0.00
90	89.00	89.00	0.00	0.00	0.00
91	90.00	90.00	0.00	0.00	0.00
92	91.00	91.00	0.00	0.00	0.00
93	92.00	92.00	0.00	0.00	0.00
94	93.00	93.00	0.00	0.00	0.00
95	94.00	94.00	0.00	0.00	0.00
96	95.00	95.00	0.00	0.00	0.00
97	96.00	96.00	0.00	0.00	0.00
98	97.00	97.00	0.00	0.00	0.00
99	98.00	98.00	0.00	0.00	0.00
100	99.00	99.00	0.00	0.00	0.00

NORTH CAT MOUNTAIN
 LAS VENTANAS
 54, 84 PLATS 25-126



LEGEND
 ● IRON PIN FOUND
 ○ IRON PIN SET
 □ CONC. MON. SET

SCALE 1" = 50'