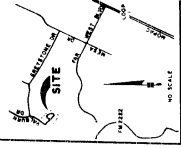


AMENDED PLAT OF
NORTH CAT MOUNTAIN IV - A
LAS VENTANAS TWO
PLANNED UNIT DEVELOPMENT



APPROVED FOR ACCEPTANCE:
July 1, 1986
Marilyn A. GAINES
City of Austin
Office of Land Development Services

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING
Commission of the City of Austin, Texas, on July 1, 1986, A.D.
City of Austin
JACQUELYNNE M. COOKMAN
Marilyn A. GAINES
City of Austin
Office of Land Development Services

FILED FOR RECORD AT 1:00 O'CLOCK, P.M.,
this the 1st day of August, 1986, A.D.
J. Terrell
K. TERRELL
Deputy
County Clerk
Travis County, Texas

WITNESS MY HAND AND SEAL OF THE COURT OF SAID COUNTY
ON THE DATE LAST WRITTEN ABOVE.
J. Terrell
K. TERRELL
Deputy
County Clerk
Travis County, Texas

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:
THAT, Nash Phillips/Copus, Inc., a corporation organized
and existing under the laws of the State of Texas, with its
home office in Austin, Texas, acting herein by and through its
Senior Vice-President, Ed Hamel, owner of Lots 6 through 16,
Subdivision 150A through 150C, of the Plat of North Cat Mountain
Development, a subdivision in Travis County, Texas, of record in Plat
Book 66, Pages 150A through 150C of the Plat Records of Travis
County, Texas, and also owner of Lots 17 through 34, of record in
Plat Book 672 through 675 of the Deed Records of Travis County,
Texas, does hereby amend said subdivision (19.868 acres) for the
purpose of subdividing the same into 34 lots, as shown hereon,
to be known as the LAS VENTANAS TWO PLANNED UNIT DEVELOPMENT,
subject to any easements, covenants, conditions, restrictions,
and dedications heretofore granted, and does hereby dedicate to
the Home Owners Association of North Cat Mountain, a corporation
organized and existing under the laws of the State of Texas, the
Plat of North Cat Mountain, together with use of all lot owners in Member-
ship in the Home Owners Association of North Cat Mountain, for
unit development, and as a drainage and public utility easement.
The Home Owners Association of North Cat Mountain shall be vested
with the right to use and maintain all governmental functions,
vehicular and non-vehicular access, utility lines, all collection
services, solid and other waste material pickup, any other
services, and all other services necessary, and does
hereby agree that all employees of the Home Owners Association
employees, shall not be liable for any damage occurring to the
property of any owner of the said private access and common areas as a result
of governmental vehicles traversing over same.

WITNESS MY HAND THIS 1st day of JULY, 1986, A.D.
Ed Hamel
Senior Vice-President
Nash Phillips/Copus, Inc.
6200 La Calma
Austin, Texas 78752

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY
APPEARED ED HAMEL, SENIOR VICE-PRESIDENT OF NASH PHILLIPS/COPUS,
THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE
EXECUTED THE SAME IN THE CAPACITY AFORESAID FOR THE
PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1st DAY
OF JULY, 1986, A.D.
Ed Hamel
Senior Vice-President
Nash Phillips/Copus, Inc.
6200 La Calma
Austin, Texas 78752



LAS VENTANAS TWO PLANNED UNIT DEVELOPMENT IS CONTAINED WITHIN THE
DRAWING SHEETS AS SHOWN HEREON.

RESTRICTIVE COVENANTS AND BY-LAWS ARE RECORDED IN
VOLUME 342, PAGE 342 OF THE DEED RECORDS OF
TRAVIS COUNTY, TEXAS.

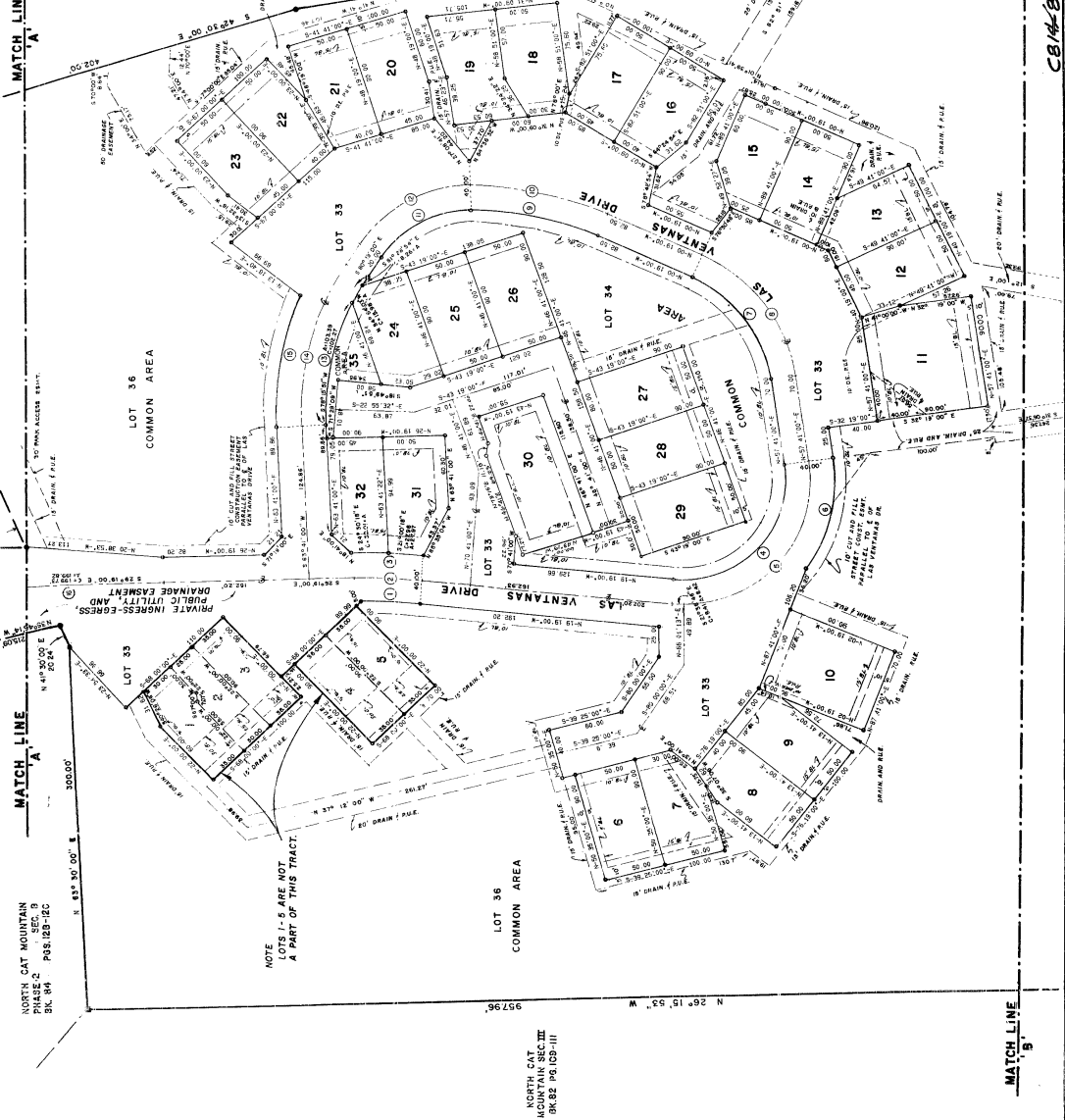
WITNESS MY HAND AND SEAL OF THE COURT OF SAID COUNTY
ON THE DATE LAST WRITTEN ABOVE.
J. Terrell
K. TERRELL
Deputy
County Clerk
Travis County, Texas

NOTES:
1. SIDEWALKS ARE REQUIRED ON THE SUBDIVISION SIDE
OF VALBURN DRIVE.
2. SUCH SIDEWALKS SHALL BE COMPLETED PRIOR TO THE
ACCEPTANCE OF ANY LOTS AND A UTILITY APPROACH AND
OR CERTIFICATE OF OCCUPANCY.
3. SIDEWALKS WHICH HAVE NOT BEEN INSTALLED WITHIN
THE TIME PERIOD SPECIFIED IN THE FOREGOING SHALL BE
MAINTAINED BY THE CITY OF AUSTIN. THE CITY OF AUSTIN
WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SIDEWALKS
AFFECTED PROPERTIES FOR ALL ENGINEERING ADMINISTRA-
TIONS AND CONSTRUCTION COSTS.
4. NO OCCUPANCY OR CERTIFICATE OF OCCUPANCY WILL
BE GRANTED UNTIL CONNECTED TO THE CITY OF AUSTIN
SEWER AND WASTEWATER COLLECTION SYSTEM.
5. ALL DRAINAGE EASEMENTS TO BE MAINTAINED BY
THE HOMEOWNERS ASSOCIATION.

1. I, Herman W. Chilton, am authorized under the law
of the State of Texas to perform the duties of a
Surveyor and hereby certify that this plat complies
with the laws of the State of Texas and is a true and
correct and was prepared and executed in accordance
with the laws of the State of Texas and under my
survey of the property made under my supervision on the
ground.
Herman W. Chilton
Registered Public Surveyor #146



Vol. 86 Page 186C
PLAT REPORT: TRINITY TRACT, TRINITY, TEXAS
AMENDED PLAT OF S.B. 18351
NORTH CAT MOUNTAIN IV - A
PLANNED UNIT DEVELOPMENT



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

LOT 44
DRAINAGE
NORTH CAT MOUNTAIN IV
LAS VENTNANAS PLANNED UNIT
DEVELOPMENT
PLAT BK. 82 PGS. 154-157

LEGEND
● IRON PIN SET
○ CONCRETE MONUMENT
□ CORNER MONUMENT

PLAT PREPARED BY:
CRICKITON ASSOCIATES

8618-BI-003.3 (86)
SHEET NO. 2 of 3

NORTH CAT MOUNTAIN
PHASE C
SEC. 9
P. 183-182-183

LOT 36
COMMON AREA
N. 26° 15' 53" W
957.96'

MATCH LINE
5

MATCH LINE
A

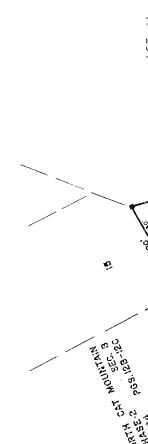
MATCH LINE
B

MATCH LINE
A

MATCH LINE
B

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

LOT 44
 PARK
 NORTH CAT MOUNTAIN II
 LAS VENTANAS PLANNED UNIT
 DEVELOPMENT
 PLAT BK 82 PPS 154-157



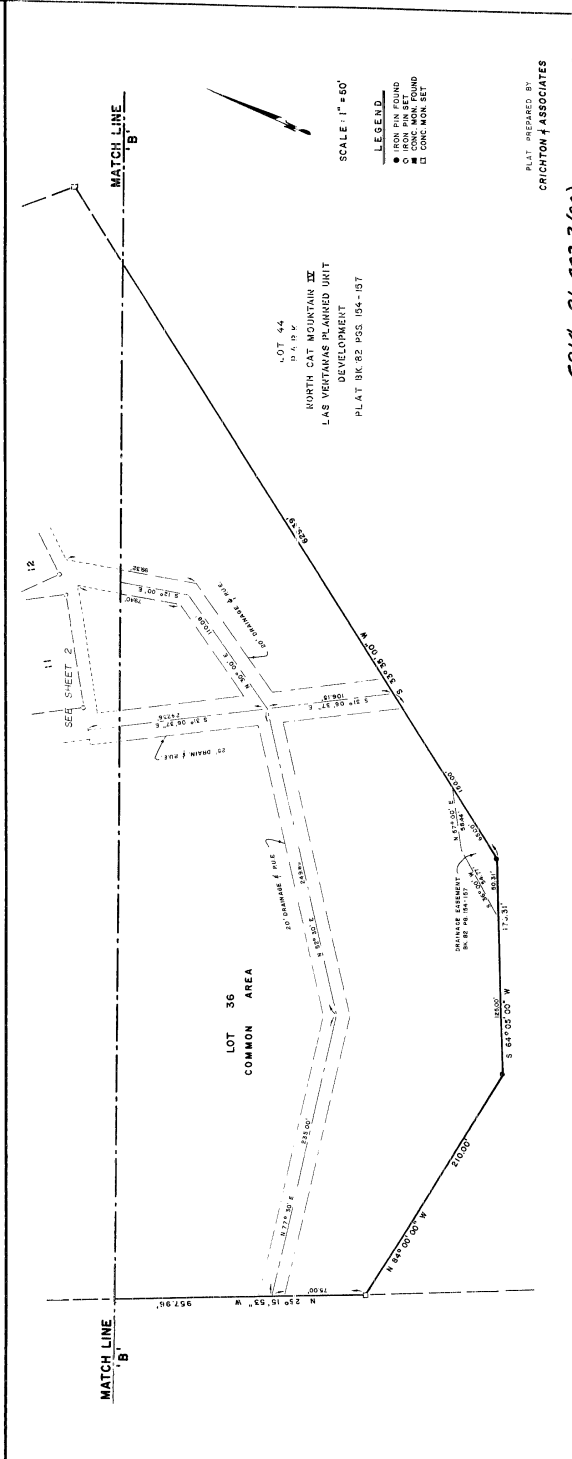
LEGEND
 ● IRON PIN FOUND
 ○ IRON MON FOUND
 □ CONC MON SET

SCALE: 1" = 80'

CURVE TABLE

NO.	BEARS	RADIUS	ARC	TANGENT	CHORD	BEARING
1	9 2862	10 28'	432.38	47.80	33.62	47.76
2	10 2862	10 28'	432.38	47.80	33.62	47.76
3	11 2862	10 28'	432.38	47.80	33.62	47.76
4	12 2862	10 28'	432.38	47.80	33.62	47.76
5	13 2862	10 28'	432.38	47.80	33.62	47.76
6	14 2862	10 28'	432.38	47.80	33.62	47.76
7	15 2862	10 28'	432.38	47.80	33.62	47.76
8	16 2862	10 28'	432.38	47.80	33.62	47.76
9	17 2862	10 28'	432.38	47.80	33.62	47.76
10	18 2862	10 28'	432.38	47.80	33.62	47.76
11	19 2862	10 28'	432.38	47.80	33.62	47.76
12	20 2862	10 28'	432.38	47.80	33.62	47.76
13	21 2862	10 28'	432.38	47.80	33.62	47.76
14	22 2862	10 28'	432.38	47.80	33.62	47.76
15	23 2862	10 28'	432.38	47.80	33.62	47.76
16	24 2862	10 28'	432.38	47.80	33.62	47.76
17	25 2862	10 28'	432.38	47.80	33.62	47.76
18	26 2862	10 28'	432.38	47.80	33.62	47.76
19	27 2862	10 28'	432.38	47.80	33.62	47.76
20	28 2862	10 28'	432.38	47.80	33.62	47.76
21	29 2862	10 28'	432.38	47.80	33.62	47.76
22	30 2862	10 28'	432.38	47.80	33.62	47.76
23	31 2862	10 28'	432.38	47.80	33.62	47.76
24	32 2862	10 28'	432.38	47.80	33.62	47.76
25	33 2862	10 28'	432.38	47.80	33.62	47.76
26	34 2862	10 28'	432.38	47.80	33.62	47.76
27	35 2862	10 28'	432.38	47.80	33.62	47.76
28	36 2862	10 28'	432.38	47.80	33.62	47.76
29	37 2862	10 28'	432.38	47.80	33.62	47.76
30	38 2862	10 28'	432.38	47.80	33.62	47.76
31	39 2862	10 28'	432.38	47.80	33.62	47.76
32	40 2862	10 28'	432.38	47.80	33.62	47.76
33	41 2862	10 28'	432.38	47.80	33.62	47.76
34	42 2862	10 28'	432.38	47.80	33.62	47.76
35	43 2862	10 28'	432.38	47.80	33.62	47.76
36	44 2862	10 28'	432.38	47.80	33.62	47.76
37	45 2862	10 28'	432.38	47.80	33.62	47.76
38	46 2862	10 28'	432.38	47.80	33.62	47.76
39	47 2862	10 28'	432.38	47.80	33.62	47.76
40	48 2862	10 28'	432.38	47.80	33.62	47.76
41	49 2862	10 28'	432.38	47.80	33.62	47.76
42	50 2862	10 28'	432.38	47.80	33.62	47.76
43	51 2862	10 28'	432.38	47.80	33.62	47.76
44	52 2862	10 28'	432.38	47.80	33.62	47.76
45	53 2862	10 28'	432.38	47.80	33.62	47.76
46	54 2862	10 28'	432.38	47.80	33.62	47.76
47	55 2862	10 28'	432.38	47.80	33.62	47.76
48	56 2862	10 28'	432.38	47.80	33.62	47.76
49	57 2862	10 28'	432.38	47.80	33.62	47.76
50	58 2862	10 28'	432.38	47.80	33.62	47.76
51	59 2862	10 28'	432.38	47.80	33.62	47.76
52	60 2862	10 28'	432.38	47.80	33.62	47.76
53	61 2862	10 28'	432.38	47.80	33.62	47.76
54	62 2862	10 28'	432.38	47.80	33.62	47.76
55	63 2862	10 28'	432.38	47.80	33.62	47.76
56	64 2862	10 28'	432.38	47.80	33.62	47.76
57	65 2862	10 28'	432.38	47.80	33.62	47.76
58	66 2862	10 28'	432.38	47.80	33.62	47.76
59	67 2862	10 28'	432.38	47.80	33.62	47.76
60	68 2862	10 28'	432.38	47.80	33.62	47.76
61	69 2862	10 28'	432.38	47.80	33.62	47.76
62	70 2862	10 28'	432.38	47.80	33.62	47.76
63	71 2862	10 28'	432.38	47.80	33.62	47.76
64	72 2862	10 28'	432.38	47.80	33.62	47.76
65	73 2862	10 28'	432.38	47.80	33.62	47.76
66	74 2862	10 28'	432.38	47.80	33.62	47.76
67	75 2862	10 28'	432.38	47.80	33.62	47.76
68	76 2862	10 28'	432.38	47.80	33.62	47.76
69	77 2862	10 28'	432.38	47.80	33.62	47.76
70	78 2862	10 28'	432.38	47.80	33.62	47.76
71	79 2862	10 28'	432.38	47.80	33.62	47.76
72	80 2862	10 28'	432.38	47.80	33.62	47.76
73	81 2862	10 28'	432.38	47.80	33.62	47.76
74	82 2862	10 28'	432.38	47.80	33.62	47.76
75	83 2862	10 28'	432.38	47.80	33.62	47.76
76	84 2862	10 28'	432.38	47.80	33.62	47.76
77	85 2862	10 28'	432.38	47.80	33.62	47.76
78	86 2862	10 28'	432.38	47.80	33.62	47.76
79	87 2862	10 28'	432.38	47.80	33.62	47.76
80	88 2862	10 28'	432.38	47.80	33.62	47.76
81	89 2862	10 28'	432.38	47.80	33.62	47.76
82	90 2862	10 28'	432.38	47.80	33.62	47.76
83	91 2862	10 28'	432.38	47.80	33.62	47.76
84	92 2862	10 28'	432.38	47.80	33.62	47.76
85	93 2862	10 28'	432.38	47.80	33.62	47.76
86	94 2862	10 28'	432.38	47.80	33.62	47.76
87	95 2862	10 28'	432.38	47.80	33.62	47.76
88	96 2862	10 28'	432.38	47.80	33.62	47.76
89	97 2862	10 28'	432.38	47.80	33.62	47.76
90	98 2862	10 28'	432.38	47.80	33.62	47.76
91	99 2862	10 28'	432.38	47.80	33.62	47.76
92	100 2862	10 28'	432.38	47.80	33.62	47.76

NORTH CAT MOUNTAIN
 PHASE 2
 SEC. 3
 BK. 84 PPS 123-12C



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

SCALE: 1" = 80'

PLAT PREPARED BY
 CRICHTON & ASSOCIATES
 CB/A-81-003.3(86) SHEET NO. 3 OF 3