PLAT

PLAT RECORDS INDEX SHEET:

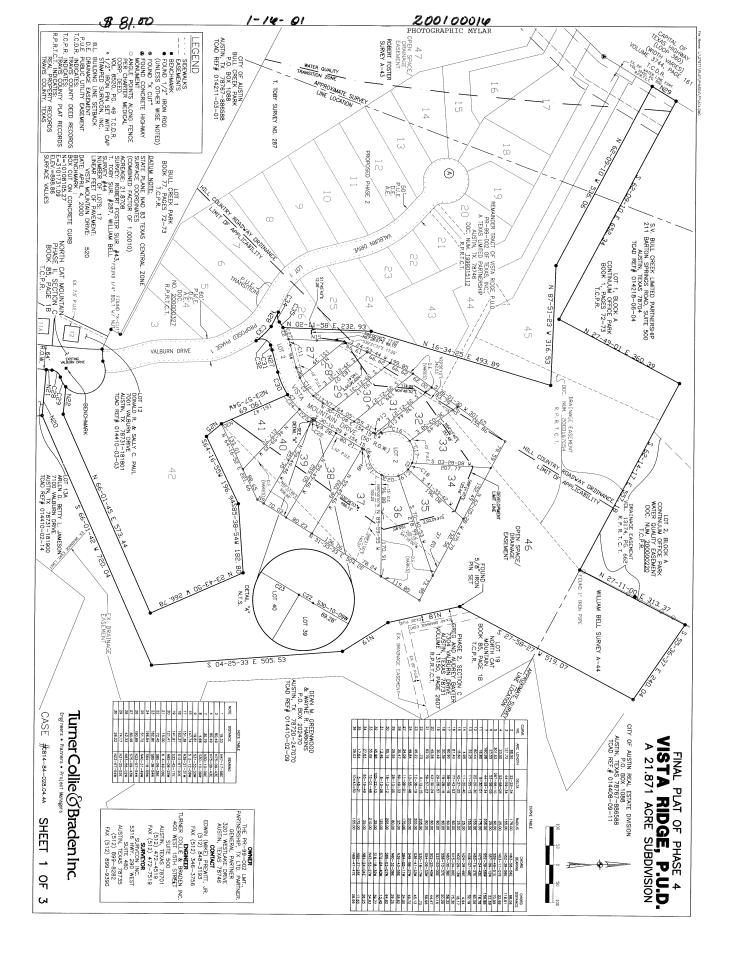
SUBDIVISI	ON NAME: Final Plat of Phase 4 Vista Ridge, P.U.I
A 21.871 Acre Subdivision	
OWNER'S	NAME: PR-99-002 Limited Partnershipj
RESUBDIV	ISION ? (YES/NO) no
ADDITION	AL RESTRICTIONS/COMMENTS:
	none
RETURN:	City of Austin
	Development Review & Inspection Dept.
	505 Barton Springs
	Austin, Texas 78701
	Attn: Glenn Rhoades

PLAT FILE STAMP

FILED AND RECORDED

01-16-2001 04 43 PM 200100016 KNOWLESR \$81 00 DANA DEBEAUYOIR ,COUNTY CLERK TRAVIS COUNTY, TEXAS

Cana a Krawici.



CAPITAL OF TEXAS HIGHWAY CORRIDOR NOTES

- THE CAPTAL OF TEXAS HIGHWAY (LOOP 350) CORRIDOR SMALL CONSIST OF THE DEBOCATED WHINN ONE THOUSAND (1000) FEET ON EXCH SIDE OF THE DEBOCATED WHINN OF THE CAPTAL OF TEXAS HIGHWAY (LOOP 350) WHICH IS MITHIN THE CITY OF MUSINN OR WHICH IS ANNEXED THEREO AT A SUBSEQUENT DATE. BUILDING HOHER SMALL NOT EXCEED FORTY (AN) FEET OF HEE CAPTAL OF TEXAS HIGHWAY ROBIT-OF—MAY:
- ALL ON-SITE UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS OTHERWISE DETERMINED BY THE UTILITY.
- NO MIRRORED GLASS SHALL BE USED IN DEVELOPMENTS WITHIN THE CAPITAL OF TRUSH HIGHMAY CORRIDOR.

 NO SINGLE-FAMILY DETACHED DEVELOPMENT SHALL CONTAIN MORE THAN TWO AND ONE-HALF (2 1/2) DWELLING UNITS FERR ACRE.

 ALL CUTS AND FILLS ON LAND WITHIN THE CAPITAL OF THE ANTIFAL ON LAND WITHIN THE CAPITAL OF THE MATURAL OF THE MATURATION OF THE MATURAL OF THE
- EXCEPT FOR CLEARING NECESSARY TO PROVIDE UTILITIES AND ACCESS TO THE SITE. YO CLEARING OF YECETATION SHALL BE PERMITTED WITHIN TWENTY-FAVE (25) FEET OF THE RIGHT-OF-MAX.
- AT LEAST FORTY PERCENT (40%) OF THE SITE SHALL BE LEFT IN A NATURAL STATE WITH AT LEAST ONE HALF OF SUCH FORTY PERCENT AREA LOCATED BETWEEN THE BUILDINGS AND THE RIGHT-OF-WAY.
- GENERAL NOTES MATERSHED SYMUS— THIS PROJECT IS LOCATED IN THE BULL
 CREEK WATERSHED, IS CLASSIFIED AS WATER SUPPLY
 SUBURBAN CLASS I AND SHALL BE EDEKLOPED, CONSTRUCTED
 AND MANTANED IN CONFORMANCE WITH THE TEMS AND
 CONDITIONS OF THE 199 CITY LAND ENFELOPMENT CODE AND
 THE PLUD, BERNANCE.
- PROVIDED BY TRANS COUNTY AND ONTY OF AUSTINE SIXCEPT AS PROVIDED BY TRANS COUNTY AND ONTY OF AUSTIN THE 100 YEAR STORM RUN-OFF IS CONTAINED COMPLETELY WITHIN THE DESIGNATIS "O'PRISPACE/DRAINAGE EXSEMENT" AREA AND WATER DUALITY ESSEMENTS. WHITE AND SEMER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED THE CITY OF ALSTIN. OF THE CITY OF ALSTIN. OF THE CITY OF ALSTIN. OF THE CITY OF ALSTIN. SERVICE SAID ON OBJECTS. INCLUDING BUT NOT LIMITED TO BUILDING, FENCES AND ONDSCHING, WILL BE ALLOWED IN DEMANGE LESSENINTS EXCEPT AS PROVIDED BY THANKS COUNTY AND CITY OF ALSTIN.
- THIS SUBDIVISION PLAT HIMS APPROVED AND RECORDED BEFORE THE OPISTRACTION. AND ACCEDINACE OF MATER MEDITATION. DEPROPRIEMTS. PROVIDENTS. PROPRIEMT FOR A STANDARD MEDITATION. PROPRIEMTS. PROVIDENTS. PROPRIEMT BETWEEN OF A SLABBIVISION CONSTRUCTION. AGREEMENT OF THE SUBDIVISION AND THE SUBDIVISION AND THE SUBDIVISION FOR ALL MARROWSHENTS. REEDED TO SERVE THE LOTS WHITHIN HE TENAS OF THAT MARREMENT. WAY BE IN ACCORDANCE WITH HE TENAS OF THAT MARREMENT. THE SUBDIVISION MATERIAL SAFELERS. THE SUBDIVISION MATERIAL PREVIOUS PERMANNO TO THIS TOP THE SUBDIVISION MATERIAL PROPRIEMENT. AGREEMENT TO THE SUBDIVISION MATERIAL PROPRIEMENT. AGREEMENT.
- ALL WATER AND WASTEWATER SYSTEM MEPROVERINTS MIST BE IN ACCORRANGE WITH CITY OF AUSTIN WATER AND WASTEWATER PLANS MUST BE PRESENTED TO THE CITY OF AUSTIN WATER AND WASTEWATER PLANS WASTE BE PRESENTED TO THE CITY OF AUSTIN WATER AND WASTEWATER CONNECTIONS THE PRESENTED BY THE CITY OF AUSTIN WATER AND WASTEWATER CONNECTIONS WASTE ARE REQUIRED FOR ALL PATE AREA OF DUCH WATER COUNTRY OF THE WAST OF THE WASTE OF AUST OF THE WASTE WASTE WASTE
- CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE REVIEWED AND APPROVED BY THE CITY OF AUSTIN PROPA TO ANY CONSTRUCTION WITHIN THE SUBDIVISION INCLUDING BUT NOT LIMITED TO STREETS, DRAINAGE, GRADING, WATER AND WASTEWARDS SYSTEMS.

 ALL STREETS, DRAINAGE, SIDEMALAS, AND EROSION COMPROLS AND STREETS, DRAINAGE, SIDEMALAS, SI

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- THE COMER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND INSORRE, ASSURES REPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION MEPOPECHERIS WHICH COMEDY WITH APPLICABLE CODES AND REQUIRELANTS WHICH COMEDY WITH APPLICABLE CODES AND REQUIRELANTS OF THE CITY OF AUSTIN. THE WARRE MUDESTANDS AND REPORT OF THE CONTRACT OF THE AUTHOR WAY BE REQUIRED. AT THE OWNERS SOLD EXPONSE TO PAINS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- PUBLIC SIDEMALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ACONG THE FOLLOWING STREETS AS SHOWN BY A BOTTED LINE ON THE FACE OF THE PLATE. RAWFALL RIN-OFF SHALL BE HELD TO THE AMOUNT STANDARD FOR BECOME DEFENDION PURE. STANDARD BY THE OTTO OF AMSTAN COMPT THAT RAILY SHALL BE DETAINED BY THE GOODAL DESTROY STEEL SHALL BE DETAINED BY THE GOODAL DESTROY STEEL SHALL BE DETAINED BY THE USE OF ON-SITE PONDING OR OTHER APPROVED METHODS.

39.

REQUIREMENTS. THE IMPERWOUS COVER FOR THIS SUBDIVISION IS HEREBY RESTRICTED TO THAT SHOWN ON THE APPROVED P.U.D. SITE PLAN.

13.

SIDEMALKS SHALL BE IN PLACE PRIOR TO THE LOTS BEING OCCUPIED. FALURE TO CONSTRUCT THE REQUIEDS SIDEMALKS MAY RESULT IN THE WITHOLOUNG OF CERTIFICATES OF OCCUPANCY, BULLDING FERMITS, OR UTILITY COMPANY. /ISTA MOUNTAIN DRIVE

SURVEYOR SURVCON INC. 5316 HWY. 290 WEST, SUITE 480 AUSTIN, TEXAS 78735 (512) 899-8282 FAX (512) 899-9390

ENGINEER
TURNER COLLE & BRADEN INC.
400 WEST 15TH STREET, SUITE 500
AUSTIN, TEXAS 78701
(512) 472-4519 FAX (512) 472-7519

ALTERNATIVE STREETS STANDARDS FOR THE CITY OF AUSTIN FOR THIS SUBDIVISION WITH THE APPROVED P.U.D.

THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF COMPLIANCE PURSUANT TO CHAPTER 13-7 OF THE CITY LIND CODE. THE USE RAID MAINTENANCE OF THESE EASEMENTS IS SECTION 13-7-18, 34 AND 35 THEREOF.

NO IMPERVIOUS COVER EXCEPT FOR ROADS AND COMMON ACCESS DRIVEWAYS SHALL BE PERMITTED ON SLOPES OVER 25 PERCENT GRADIENT.

20.

ALL ROAMAY FILL OVER 4 FEET SHALL BE STRUCTURALLY CONTANED.
HILL COUNTRY REQUIRED FOR DEVELOPMENT LOCATED WITHIN THE FILL COUNTRY REQUIRED FOR DEVELOPMENT LOCATED WITHIN THE FILL COUNTRY ROAMWAY OPERIODE.

-METHODS OF SOREEWING ALL AND CONDITIONING AND HEATING LINES, FEET ROAMWAY OF REPORT OF MATER STORAGE RESERVOINES FOR FIRE SAFETY FROM PUBLIC VIEW, BOTH VERTICALLY AND HORIZONIALLY.

FROM PUBLIC VIEW, BOTH VERTICALLY AND HORIZONIALLY.

-HORIZONIAL, HUR CROSSS SECTION OF ALL STRUCTURES AND THE HEIGHT OF CALCULATIONS.

NO PORTION OF THIS TRACT LISES WHITHIN THE EMPHASIS AGAINET RECHARGE ZONE.

NO LOTIN THIS SUBDINGSIN SHALL DOCUPED UNTIL CONNECTED TO THE CITY OF ASSIST WATER AND WASTENMENTE SYSTEMS.

IOT 7 AS SHOWN IS HEREBY DEDICATED AS A D.E., P.U.F., & ACCESS EASEMENT, BERANGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CERTRAL ZING, AND BASED DAY OFF OF ALIGNIN ELD MONUMENTS NUMBERS 152, 399, 425, 400 1000.

THE OWNER OF HIS ASSIGNS WILL PROVIDE ACCESS TO WATER QUALITY POWDS AND COMMANGE LANGERHING, ME IN RECESSARY AND SHALL NOT PROHIBIT ACCESS TO CONTRIBUTE ACCESS TO THE PROVIDE ACCESS TO THE DESCRIPTION OF THE OWNER ACCESS TO THE PROVIDE ACCES TO THE PROVIDE ACCESS TO THE PROVIDE A

ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.

A VARIANCE TO SEC. 13-3-87, OF THE LAND DEVELOPMENT CODE WAS GRANTED BY THE PLANNING COMMISSION ON NOVEMBER 13, 1984.

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32.

A VARIANCE TO SEC. 13-3-157(o)(4), OF THE LAND DEVELOPMENT CODE WAS GRANTED BY THE PLANNING COMMISSION ON NOVEMBER 13, 1984.

A VARIANCE TO SEC. 13-3-628, OF THE LAND DEVELOPMENT CODE WAS GRANTED BY THE PLANNING COMMISSION ON <u>DECEMBER 19, 1997</u> A VARIANCE TO SEC. 13-3-ART. IV DIVISION 3, OF THE LAND DEVELOPMENT CODE WAS GRANTED BY THE PLANNING COMMISSION ON NOVEMBER 13, 1984

OR THE PURPOSE OF COMPLIANCE WITH WATER QUALITY CONTROL

OF ACHIEVING
DEVELOPMENT
RESTRICTED BY

. 8.

LOT 2 BLOCK A SHALL BE DESIGNATED AS A PRIVATE ROADWAY.
WHAT THE SUBDICIONATESHIP TO BE RETAINED BY ASSOCIATION OF OWNERS
TOPOGRAPH BASED HOW. SURVICION, INC. GROUND SURVEY, DATED MARCH 1998
TOPOGRAPH BASED HOW. SURVICION, INC. GROUND SURVEY, DATED MARCH 1998

TOR A MUNIUM TRANEL DISTANCE OF 25' FROM ROADWAY EDGE, DRIVENAY GRADES MAY EXCEED 14% ONLY MITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.

47.

A VARIANCE TO SEC. 13-3-157(b), OF THE LAND DEVELOPMENT CODE WAS GRANTED BY THE PLANNING COMMISSION ON NOVEMBER 13, 1984.

A VARIANCE TO SEC. 13-3-158(b), OF THE LAND DEVELOPMENT CODE WAS GRANTED BY THE PLANNING COMMISSION ON NOVEMBER 13, 1984.

A VARIANCE TO SEC. 13-3-120(f), OF THE LAND DEVELOPMENT CODE WAS GRANTED BY THE PLANNING COMMISSION ON NOVEMBER 13, 1984.

53.

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HAVE BEEN APPROVED

VISTA RIDGE, P.U.D A 21.871 ACRE SUBDIVISION

FINAL PLAT OF PHASE 4

MINIMUM BUILDING LINES ARE AS FOLLOWS: FRONT - 15', INT. SIDE YARD - 5', REAR - 10', EXT. SIDE YARD - 15'

STANDARO STREET WAKE SIGNS WILL BE INSTALED AT ALL PRIVATE STREET INTERSECTIONS. AN ADDITIONAL "PRIVATE STREET" SIGN WILL BE POSTED AT ALL INTERSECTIONS OF PRIVATE STREETS. WITH PUBLIC STREETS.
ALL PRIVATE STREETS TO BE CONTAINED WITHIN PUBLIC UTILITY EASEAURITS. ALL PRIVATE STREETS TO HAVE CURB AND GUTTER MEETING CITY OF AUSTIN ALTERNATE.

29.

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25. 26. 27. 24.

WITH THE SUBMITIAL OF THE 1984 PLAN, THE FOLLOWING VARIANCES WERE APPROVED ON NOVEMBER 13, 1984; CULI-DE-SACE LENGTH PACKLENT WIDTH, CENTERINE RADIUS REDUCTION, ROADWAY CUT AND FILL ROADWAY CRADERT, AND OMISSION OF PEAK SHAWNE BASINS. THE HILLTOWN PLUD, WAS APPROVED BY THE CITY COUNCIL. WITH THE VARIANCES. ON PERMANERAL 72, 11-885. DOCUMENTATION OF THE CHARMACES AND PERMANERAL PLANS AND PERMANERAL PROPERTY OF THE CITY COUCIL, WITH THE SAME VARIANCES, ON FEBRUARY 23, 2000.

CONSTRUCTION ON SLOPES IN EXCESS OF 15% IS RESTRICTED TO THAT AS SHOWN ON P.U.D. SITE PLAN.

PROR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, A RESTRICTIVE COVENANT FOR MANITEMANE MILL BE SUBMITTED BY THE OWNER AND APPROVED BY THE CITY, THAT REQUIRES THE OWNER TO MANITAIN AND ENSURE THE PERFORMANCE OF THE WATER QUALITY CONTROLS. WATER QUALITY CONTROLS ARE REQUIRED FOR THIS SUBDIVISION. NO CONSTRUCTION CAN OCCUR WITHOUT THE CONCURRENT CONSTRUCTION WATER QUALITY CONTROLS FOR THAT CONSTRUCTION.

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FOR HOMEOWNERS ASSOCIATION, REGARDING THE DECLARATION OF COVENANTS AND RESTRICTIONS, SEE DOC. NUM. 2000157053 OF THE OFFICIAL RECORDS OF TRANS COUNTY, TEVAS.

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CUBB BAMPS MIL BE PROVIDED WHEREVER AN ACCESSIBLE ROUTE GROSSES A CUBB AUSTRAL ACCESSIBLE AUSTR CROSSES A CUBB AUSTRAL ACCESSIBLE ROUTE GROSSES AND OFFER OBSTRUCTIONS TO THE EXTENT REEDS MANUEL STEPS AND OFFER OBSTRUCTIONS TO THE EXTENT REEDS AND THE EXTENT AUSTRAL AND OBSTRUCTION OF THE CONTROL OF AUSTRAL ACCESSIBLE AS TO THE CITY OF AUSTRAL AUSTRAL AND SECONDARY OF THE CITY OF AUSTRAL AUSTRAL AND SECONDARY OF THE CITY OF AUSTRAL AUSTRAL AND AUSTRAL AUSTRAL

THE OWNER/DEFLOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY ESCENIETY MAY/OR ACCESS REQUIRED. WADDING TO THOSE NINDAYED, FOR THE INSTALLATION AND ONCOME AWARDENCE OF OVERFLED AND UNDESTREADURE LECTRIC FACULITIES. THESE EXCELENTS AND/OR ACCESS ARE REQUIRED TO FROMDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO SE OUT OF COMPLIANCE WITH CAMPER X.26-AG OF THE COTY OF AUSTIN LAND DEFLOCATIONS.

THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSINO CONTROL REFERENCIAL NO NOT THE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPOSIBLE FOR ANY TREE PRUNNING AND TREI RELATIONAL THAT IS APPLIED TO THE CENTRELLE OF THE ORDERED LECTRICAL FACULTIES DESIGNED TO PROVIDE ELECTRICA SERVICE TO THIS PROJECT. AUSTIN EMERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION OF THIS PROJECT.

ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNERS EXPENSE.

THE DEVELOPMENT ENVELOPE AS SHOWN ON THE FACE OF THE PLAT IS THE LIMITS OF ALL CONSTRUCTION AND/OR DISTURBANCE WITHIN THE BOUNDARIES OF THIS P.U.D. FLOW IN OPEN CHANNEL SYSTEMS WILL BE ACHIEVED UTILIZING EXISTING NATURAL CHANNELS WHERE FEASIBLE.

NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS. 류

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WATER QUALITY POND TO SERVE THE VISTA BIDGE, PUID. TO BE LOCATED OFF-STEE ON AUXECT LOT 2 OF CONTINUUM OFFICE PARK, LOT 2 IS RESTRICTION IN USE BY A RESTRICTINE CONFINUIT AS RECORDED IN OCC. NUM. 2000, 1398,66 (R.P.R.T.G.T.), LOT 2, BLOCK A OF CONTINUUM OFFICE PARK HAS BEEN DEEDED TO PA-99-002, LTD. PARTNERSHIP IN OCC. NUM. 2000,14127 (R.P.R.T.G.T.).

NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EXSEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY. DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED THE PROPERTY OWNER OR ASSIGNS.

ACCESS IS PROHIBITED FROM LOT 46 TO LOOP 360

CONTACT MIKE PREWIT (512) 848-3193 FAX (512) 346-3756

Turner Collie & Braden Inc.

#C814-84-028.04.4A

SHEET 2 윾

COUNTY OF TRAVIS STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

THAT PR-39—002 LIMITED PARTNERSHIP A TEXAS LIMITED PARTNERSHIP OWNER OF 21871 ACRES OUT OF THE ROBERT PICTURE SURFEY NO. 24 NI TRANS COUNTY TEXAS LIMINE'S PARTNERS OUT OF THE ROBERT PICTURE SURFEY NO. 24 NI TRANS COUNTY TEXAS LIMINE'S PARTNERS OF THAT \$1.088 ACRES OF LAWN DESCRIBED IN THE DEED TO THEM A CONNECTED BY THE INSTRUMENT RECORDS OF THAN DOCUMENT NUMBER 19990'1912 OF THE REAL PROPERTY RECORDS OF THAN COUNTY, TEXAS, DO HEREEM SUBJECT TO THE CONCEAUNTS AND RESTRICTIONS SHOWN HEREON, AND DEBRIFSHIP SUBJECT TO THE CONCEAUNTS AND RESTRICTIONS SHOWN HEREON, AND SUBJECT TO THE CONCEAUNTS AND RESTRICTIONS SHOWN HEREON, AND NOT PELEASED PURTHER HAT THE RESPONSIBILITY FOR WAIR THANKS AND TAXATION OF WALBERN PICTURE, A PRIVATE STREET SHALL BE VESTED IN THE OWNER AND POLICE APPRIVATE STREET SHALL BE VESTED IN THE SHEAR FOR ALL GOVERNMENTAL FUNCTIONS, CHICAULAR AND NOT-VEHICULAR AND POLICE FOR THIS REPORT OF THE SHEAR AND POLICE FORTICTION, SOLID AND OTHER WASTE AND POLICE FORTICTION, SOLID AND OTHER WASTE AND POLICE FORTICTION, SOLID AND OTHER WASTE MATERIAL PICKUR, SHALL BE VESTED IN THE SHEAR AND POLICE FORTICTION, SOLID AND OTHER WASTE MATERIAL PICKUR, SHALL BE VESTED AND ANY OTHER PURPOSE ANY CONTRANSMENTAL ENTRIES OF THE RESERVANCE AND POLICE FORTICTION, SOLID AND OTHER WASTE MATERIAL PICKUR, SHALL BE VESTED AND ANY OTHER AND POLICE FORTICTION, SOLID AND OTHER WASTE MATERIAL PICKUR, SHALL BE VESTED AND ANY OTHER AND PART OF THE SAND PRIVATE STREET OF ANY ONE PART OF THE MATERIAL PICKUR. SHALL BE WESTED AND PART OF THE SAND PRIVATE STREET OF ANY ONE PART OF THE MATERIAL PICKUR. SHALL BE WESTED AND ANY OTHER AND PART OF THE SAND PRIVATE STREET OF ANY ONE PART OF THE MATERIAL PICKUR. SHALL BE WESTED AND ANY OTHER AND THE PART OF THE SAND PRIVATE STREET OF ANY OTHER AND THE PART OF THE SAND PRIVATE STREET.

NOO., 2000,

WINESS MY HAND, THIS THE 16 DAY OF 1200, A.D.

LOWIN PREWIT, JR., CO-260 OF PR-99-002 OF TEXAS, INC., GENERAL PARTNERS OF PR-99-002 LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP ASON WESTLAKE, DOP WE THANK TO PROPER AUSTIN, TEXAS 78746

COUNTY OF TRAVIS STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPLACED EDWIN PREWITH, HE, KNOWN TO ME THE PERSON WHOSE NAME IS SUBSCRIED TO THE FORECOMO, INSTRUMENT OF WRITING, AND SHE ACKNOWLEDGED TO WE THAT SHE DECURED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND, THIS THE SS MY HAND, THIS THE 1/4 DAY OF 1/4U 200

REMIEL RAS CHIPTING TARY PUBLIC, STATE OF TEXAS

STATE DISTRICT TOWNS COMMISSION EXPIRES: 12-21-200 2000, A.D.

STATE OF TEXAS

COUNTY OF TRAVIS

L DANA DEBEAUVOR CLERK OF TRANS COUNTY, TEXAS, DO HERERY CERTIFY THAT THE FORECOME INSTRUMENT OF WINTING AND ITS GERTIFICATE OR AUTHENTICATIVE WAS FILED FOR FECODO IN WY OFFICE ON THE HEAT. DAY OF JANUALY, 2008, A.D., AT 42.43. OCIOAX 2. M., AND BULY RECORDED ON THE MARKE DAY OF JANUALY, 2008, A.D., AT 42.43. OCIOAX 2. M., BULY RECORDED ON THE MARKE ORDER OF THE MARKET OF THE M

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE /// OF JOYNACY 2008 AD.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: H. Knawles R. Knostu

TILED FOR RECORD AT 4:43 O'CLOCK THIS S THE THEYA

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS of Dearly H. Knowles

SURVEYOR SURVCON INC. 5316 HWY. 290 WEST, SUITE 480 AUSTIN, TEXAS 78735 (512) 899-8282 FAX (512) 899-9390

ENGINEER
TURNER COLLIE & BRADEN INC.
400 WEST 15TH STREET, SUITE 500
AUSTIN, TEXAS 78701
(512) 472-4519 FAX (512) 472-7519

NOON

NO PORTION OF THIS TRACT LES WITHIN THE EDWARDS ADJIFER RECHARGE ZONE NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLANN OF BULL CREEK AS SHOWN WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSEPANCE ADMINISTRATION FIRM FAMEL NO. 4845302200 E. DATED JUNE 16, 1933 FOR TRAVIS COLUMN, 400 BY SURPERANTED AREAS. I, KETH E. YOUNG, AM ANTHORZED LUNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, COMPLIES WITH THE ENGINEERING ELAMED PORTIONS OF TITLE 13 OF THE AUSTIN CITY CODE OF 1981 AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. WEST TE 500 TEXAS 15TH TREET \$222

I, ARTHUR J, GRTS, JR. AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SUR-KEYING AND HERBEY CERTIFY THAT THIS PLAT COMPLIES WITH SURPEY-RELATED PORTIONS OF TITLE 13 OF THE AUSTIN CITY CODE OF 1981 AS AMENDED; IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; AND WAS PREPAPERE TROM, AN ACTUL, SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

KEITH EVAN YOUNG

VISTA RIDGE, P.U.D. A 21.871 ACRE SUBDIVISION

FINAL PLAT OF PHASE 4

SURVCON, INC.

() 1 4 2) 5 4 0 9 - 24 - 00 ARTHUR J. GIRTS, JR. R. R.L.S. NO. 4741 5316 HWY. 290, SUITE 480 AUSTIN, TEXAS 78735

APPROVED FOR ACCEPTANCE

LELUM MEAGED TO THE DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT CITY OF AUSTIN

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS IN TRAVIS COUNTY THIS THE DAY OF DECEMBER OF THE DAY OF

CHAIRPERSON

Ray Windlinks

OWNER
THE PR-99-002 LTD. PARTNERSHIP,
A TEXAS LIMITED PARTNERSHIP
3201 WESTLAKE DRIVE
AUSTIN, TEXAS 78746

Turner Collie 6 Braden Inc

SHEET 3 OF

CONTACT MIKE PREWITT (512) 848-3193 FAX (512) 346-3756

#C814-84-028.04.4A