



TRV 200100016
3 pgs

PLAT DOCUMENT# _____

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: Final Plat of Phase 4 Vista Ridge, P.U.D.
A 21.871 Acre Subdivision

OWNER'S NAME: PR-99-002 Limited Partnership

RESUBDIVISION ? (YES/NO) no

ADDITIONAL RESTRICTIONS/COMMENTS:
none

RETURN: **City of Austin**
Development Review & Inspection Dept.
505 Barton Springs
Austin, Texas 78701
Attn: Glenn Rhoades

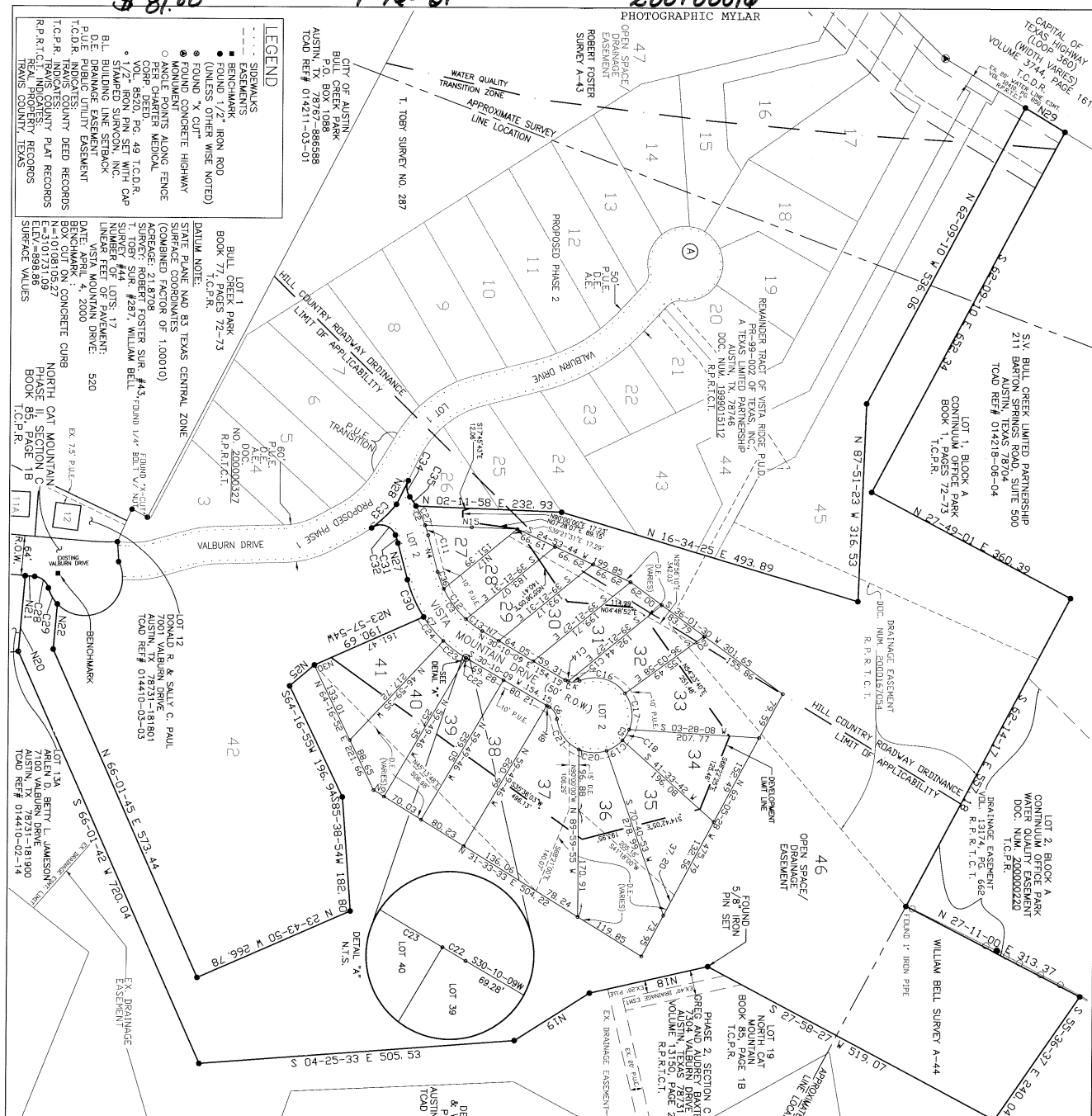
PLAT FILE STAMP

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

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

PHOTOGRAPHIC MYLAR



LEGEND

- SIDEWALKS
- EASEMENTS
- BENCHMARK
- FOUND 1/2" IRON ROD
- (UNLESS OTHERWISE NOTED)
- FOUND CONCRETE HIGHWAY
- ANGLE POINTS ALONG FENCE
- CORNER CHAIN MEDICAL
- VOL. 8620 P.G. 49 T.C.D.R.
- 1/2" IRON PIN SET WITH CAP
- B.L. BUILDING SURF CORNER
- P.U.E. PUBLIC UTILITY EASEMENT
- T.C.D.R. INDICATES COUNTY DEED RECORDS
- T.C.P.R. INDICATES REAL PROPERTY RECORDS
- R.P.R.T. INDICATES TRAVIS COUNTY, TEXAS

LOT 1
BULL CREEK PARK
BOOK 77, PAGES 72-73
STATE PLANT AND 83 TEXAS CENTRAL ZONE
SURFACE COORDINATES
(COMBINED FACTOR OF 1.00010)
APPROX. 21.8708
SURVEY: ROBERT FOSTER SUR. #3, FOUND 1/4" IRON PIN SET WITH CAP
SURVEY #44, 283', WILLIAM BELL
NUMBER OF LOTS: 17
DATE: APRIL 4, 2000
BENCHMARK: CONCRETE CURB
DATE: APRIL 4, 2000
P.U.E. PUBLIC UTILITY EASEMENT
N-10108109.27
E-3101731.09
ELEV.=898.86
SURFACE VALUES

LOT 12
R. & SALLY C. PAUL
7001 VALBURN DRIVE
AUSTIN, TX 78731-181801
TODD REF# 014410-03-03

LOT 13A
ARLEN D. BETTY L. JAMESON
AUSTIN, TX 78731-181900
TODD REF# 014410-02-14

LOT 19
NORTH CAT
BOOK 85, PAGE 1B
T.C.P.R.

DEAN M. GREENWOOD & WAYNE R. HARKINS
P.O. BOX 202470
AUSTIN, TX 78720-0270
TODD REF# 014410-02-09

DATE TABLE

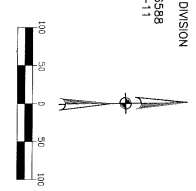
CURVE	ARC LENGTH	CHORD	CHORD BEARING	CHORD DISTANCE
1	48.50	44.38-34.34	178.00	178.00
2	127.72	44.38-34.34	178.00	178.00
3	40.55	35.28-26.05	22.00	22.00
4	50.55	25.38-20.05	25.00	25.00
5	53.55	15.38-10.05	17.00	17.00
6	18.80	15.38-10.05	17.00	17.00
7	62.24	22.32-10.30	19.00	19.00
8	14.80	11.32-0.40	2.00	2.00
9	14.80	11.32-0.40	2.00	2.00
10	43.22	11.32-0.40	2.00	2.00
11	43.22	11.32-0.40	2.00	2.00
12	43.22	11.32-0.40	2.00	2.00
13	43.22	11.32-0.40	2.00	2.00
14	43.22	11.32-0.40	2.00	2.00
15	43.22	11.32-0.40	2.00	2.00
16	43.22	11.32-0.40	2.00	2.00
17	43.22	11.32-0.40	2.00	2.00
18	43.22	11.32-0.40	2.00	2.00
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20	43.22	11.32-0.40	2.00	2.00
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23	43.22	11.32-0.40	2.00	2.00
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26	43.22	11.32-0.40	2.00	2.00
27	43.22	11.32-0.40	2.00	2.00
28	43.22	11.32-0.40	2.00	2.00
29	43.22	11.32-0.40	2.00	2.00
30	43.22	11.32-0.40	2.00	2.00

OWNER
THE BR-99-002 LMT.
PARTNER GENERAL PARTNER
3201 WESTLAKE DRIVE
AUSTIN, TEXAS 78746
CONTACT
EDWIN A. BRADEN, JR.
(512) 846-5131, OR
FAX (512) 346-3756
ENGINEER
TURNER COLLIE & BRADEN, INC.
430 WILSON STREET
SUITE 500
AUSTIN, TEXAS 78701
FAX (512) 472-4919
FAX (512) 751-7519
SURVEON INC.
5316 HWY. 290 WEST
AUSTIN, TEXAS 78725
(512) 899-8282
FAX (512) 899-9390

Turner Collie & Braden Inc.
Engineers & Planners & Project Managers
CASE #814-84-028104-44 SHEET 1 OF 3

**FINAL PLAT OF PHASE 4
VISTA RIDGE, P.U.D.
A 21.871 ACRE SUBDIVISION**

CITY OF AUSTIN REAL ESTATE DIVISION
AUSTIN, TEXAS 78767-886988
TODD REF# 014408-09-11



DATE TABLE

CURVE	ARC LENGTH	CHORD	CHORD BEARING	CHORD DISTANCE
1	48.50	44.38-34.34	178.00	178.00
2	127.72	44.38-34.34	178.00	178.00
3	40.55	35.28-26.05	22.00	22.00
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