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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0050.0A

ZAP DATE: October 15, 2013

SUBDIVISION NAME: Tech Ridge Section 2

AREA: 54.89

LOT(S): 3

OWNER/APPLICANT: Centerstate 99 Ltd (Steve Mattingly); HID Global Corp (Chris Milford)

AGENT: Bury & Partners, Inc. (Kristi English)

ADDRESS OF SUBDIVISION: 600 Center Ridge Drive

GRIDS: M34

COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: LI-PDA

MUD: N/A

NEIGHBORHOOD PLAN: N/A

PROPOSED LAND USE: Office/Industrial

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the Tech Ridge Section 2 subdivision. The proposed plat is composed of 3 lots on 54.89 acres.

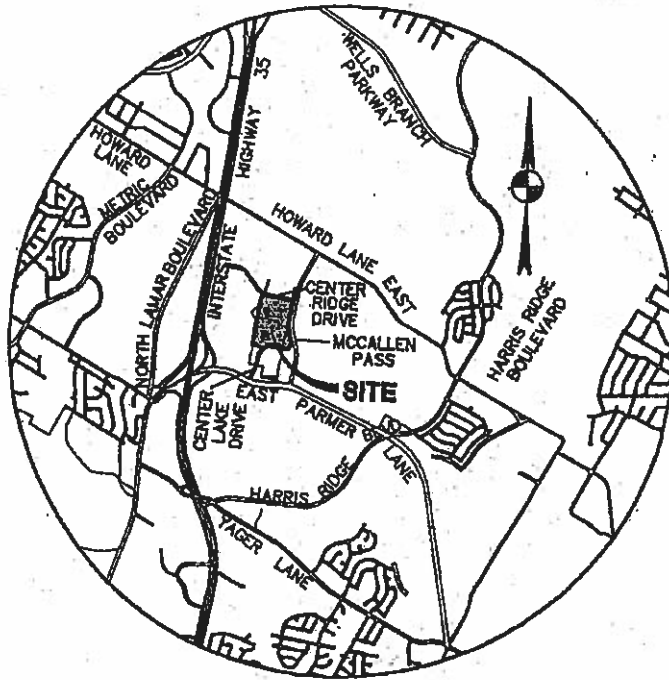
STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat now meets all applicable State and City of Austin LDC requirements.

ZONING & PLATTING COMMISSION ACTION:

CASE MANAGER: David Wahlgren
Email address: david.wahlgren@ci.austin.tx.us

PHONE: 974-6455

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VICINITY MAP
N.T.S.

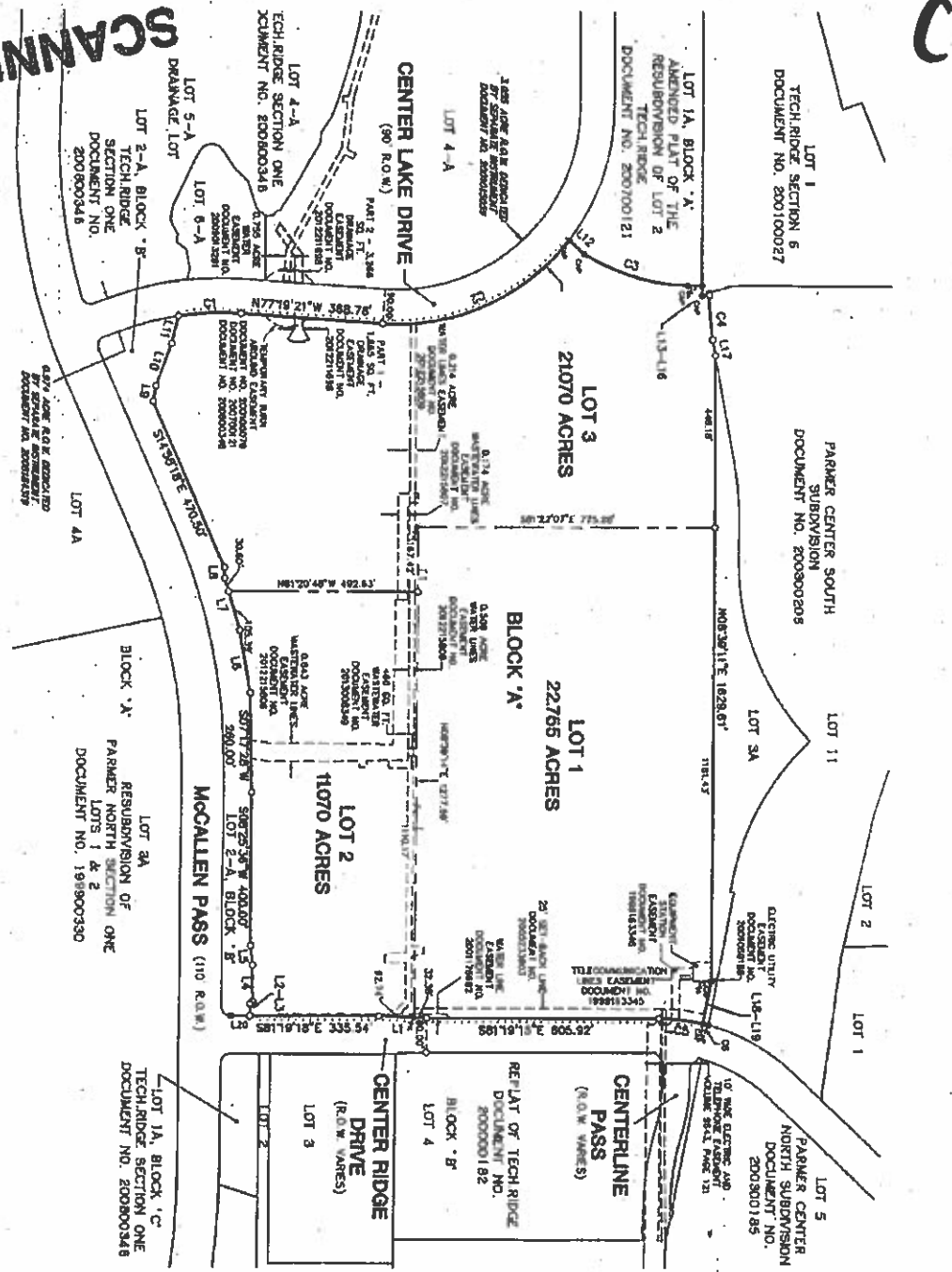


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TECH RIDGE SECTION 2

BEING 54,893 ACRES OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS BEING A RESUBDIVISION OF LOTS 1, 3 AND 4, BLOCK 'A' REPLAY OF TECH RIDGE; LOTS 2A, 4A AND 5A, BLOCK 'A' AMENDED PLAY OF THE RESUBDIVISION OF LOT 2 TECH RIDGE; AND LOT 1-A, BLOCK 'B' TECH RIDGE SECTION ONE.

SCANNED



- LEGEND**
- 1/4" IRON ROD FULCRUM WITH CAP
 - 1/4" IRON ROD WITH CAP SET
 - 1/4" IRON ROD FULL SET
 - 1/4" IRON ROD FULL SET

LINE TABLE

NO.	BEARING	DISTANCE
1	N 89° 52' 30" E	134.17
2	S 89° 52' 30" E	134.17
3	S 89° 52' 30" E	134.17
4	S 89° 52' 30" E	134.17
5	S 89° 52' 30" E	134.17
6	S 89° 52' 30" E	134.17
7	S 89° 52' 30" E	134.17
8	S 89° 52' 30" E	134.17
9	S 89° 52' 30" E	134.17
10	S 89° 52' 30" E	134.17
11	S 89° 52' 30" E	134.17
12	S 89° 52' 30" E	134.17
13	S 89° 52' 30" E	134.17
14	S 89° 52' 30" E	134.17
15	S 89° 52' 30" E	134.17
16	S 89° 52' 30" E	134.17
17	S 89° 52' 30" E	134.17
18	S 89° 52' 30" E	134.17
19	S 89° 52' 30" E	134.17
20	S 89° 52' 30" E	134.17

CURVE TABLE

NO.	BEARING	CHORD	CHORD BEARING	CHORD DISTANCE	CHORD BEARING
1	N 89° 52' 30" E	134.17	S 89° 52' 30" E	134.17	S 89° 52' 30" E
2	S 89° 52' 30" E	134.17	N 89° 52' 30" E	134.17	N 89° 52' 30" E
3	S 89° 52' 30" E	134.17	N 89° 52' 30" E	134.17	N 89° 52' 30" E
4	S 89° 52' 30" E	134.17	N 89° 52' 30" E	134.17	N 89° 52' 30" E
5	S 89° 52' 30" E	134.17	N 89° 52' 30" E	134.17	N 89° 52' 30" E
6	S 89° 52' 30" E	134.17	N 89° 52' 30" E	134.17	N 89° 52' 30" E
7	S 89° 52' 30" E	134.17	N 89° 52' 30" E	134.17	N 89° 52' 30" E
8	S 89° 52' 30" E	134.17	N 89° 52' 30" E	134.17	N 89° 52' 30" E
9	S 89° 52' 30" E	134.17	N 89° 52' 30" E	134.17	N 89° 52' 30" E
10	S 89° 52' 30" E	134.17	N 89° 52' 30" E	134.17	N 89° 52' 30" E
11	S 89° 52' 30" E	134.17	N 89° 52' 30" E	134.17	N 89° 52' 30" E
12	S 89° 52' 30" E	134.17	N 89° 52' 30" E	134.17	N 89° 52' 30" E
13	S 89° 52' 30" E	134.17	N 89° 52' 30" E	134.17	N 89° 52' 30" E
14	S 89° 52' 30" E	134.17	N 89° 52' 30" E	134.17	N 89° 52' 30" E
15	S 89° 52' 30" E	134.17	N 89° 52' 30" E	134.17	N 89° 52' 30" E
16	S 89° 52' 30" E	134.17	N 89° 52' 30" E	134.17	N 89° 52' 30" E
17	S 89° 52' 30" E	134.17	N 89° 52' 30" E	134.17	N 89° 52' 30" E
18	S 89° 52' 30" E	134.17	N 89° 52' 30" E	134.17	N 89° 52' 30" E
19	S 89° 52' 30" E	134.17	N 89° 52' 30" E	134.17	N 89° 52' 30" E
20	S 89° 52' 30" E	134.17	N 89° 52' 30" E	134.17	N 89° 52' 30" E

TECH RIDGE SECTION 2
 A THREE LOT SUBDIVISION
 CONSISTING OF 54,893 ACRES
 DATE: MARCH 2013
 PREPARED BY:
Bury+Partners

GENERAL NOTES:
 1. SEE PLANS FOR LOCATION OF ALL SURVEY POINTS, BEING IN THIS STATE.
 2. PLANS CONSTITUTE A PART OF THE SURVEY AND SHALL BE KEPT WITH THE ORIGINAL DATA SYSTEMS CONTAINING ORIGINAL INSTRUMENT STATION (S) RECORDS.
 3. ALL SURVEY DATA SHALL BE KEPT IN THE ORIGINAL INSTRUMENT STATION (S) RECORDS.