

C11

PARTIAL VACATION SUBDIVISION REVIEW SHEET

CASE NO: C8-05-0245.0A(VAC)

ZAP DATE: June 3, 2014

SUBDIVISION NAME: Tech Ridge Center Phase III

LOTS: 7, 8, and 9

APPLICANT: Tech Ridge Center III L.P.

AGENT: Gina Diehl

ADDRESS OF SUBDIVISION: Canyon Ridge Drive and McCallen Pass

GRIDS: M34

COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: Full Purpose

EXISTING ZONING: MF-4

PROPOSED LAND USE: Multi-family

DEPARTMENT COMMENTS:

The request is for approval of the Partial Vacation of Lots 7, 8, and 9 of Tech Ridge Center Phase III subdivision. The original subdivision is composed of 10 lots. The lots are being replatted in a new configuration.

STAFF RECOMMENDATION:

The staff recommends approval of the partial vacation.

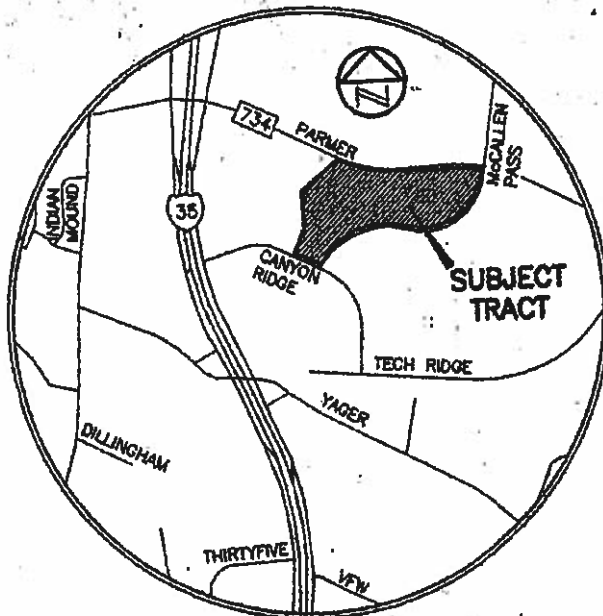
ZONING & PLATTING COMMISSION ACTION:

CASE MANAGER: David Wahlgren

PHONE: (512) 974-6455

Email: david.wahlgren@austintexas.gov

C11/2



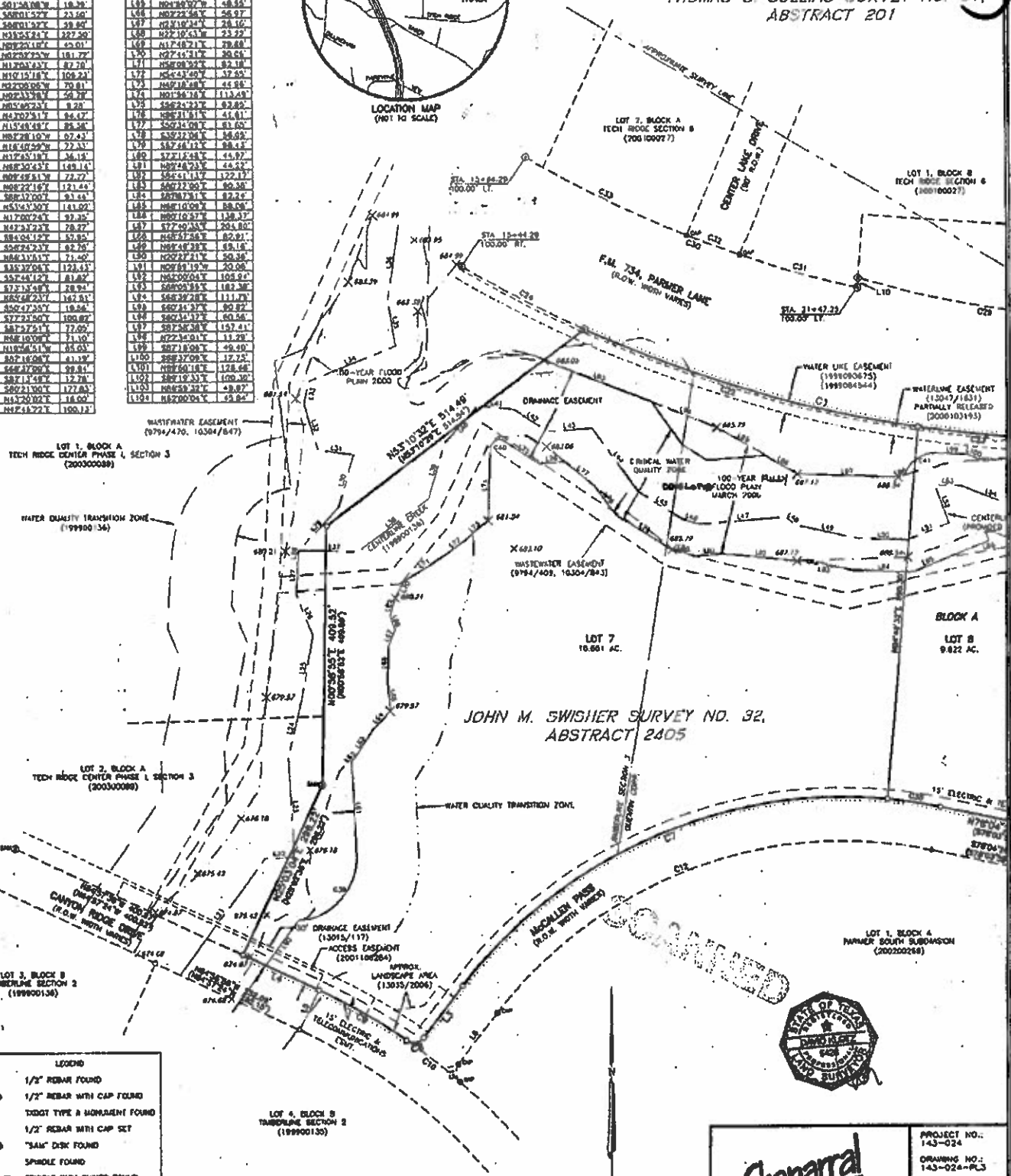
LOCATION MAP
(NOT TO SCALE)

ER
CL
TY NO. 51.

INDEX	EX	CWLT	TIME
	BEARING	LENGTH	
100	080700-047	56.59	
101	080831-247	56.61	
101	080831-247	56.72	
102	080922-147	56.73	
103	081226-147	56.38	
104	081625-247	56.71	
105	081903-27	56.71	
106	082223-56	56.77	
107	082503-147	56.78	
108	082810-147	57.22	
109	081482-11	70.68	
110	082746-312	56.68	
111	080809-237	82.18	
112	083443-487	82.18	
113	083703-147	82.18	
114	084018-147	113.49	
115	084623-237	82.85	
116	084831-51	56.61	
117	085043-307	81.63	
118	085323-101	56.62	
119	085644-147	56.67	
120	085903-147	56.67	
121	085924-237	46.62	
122	085641-57	127.17	
123	085622-207	80.38	
124	085857-111	72.24	
125	085850-207	80.38	
126	085903-147	138.37	
127	085740-34	204.80	
128	085947-567	80.21	
129	085948-37	43.18	
130	085953-107	20.36	
131	085953-107	20.36	
132	085953-107	105.94	
133	085953-287	181.38	
134	085839-287	111.73	
135	085943-37	80.72	
136	085943-37	50.56	
137	085943-37	50.56	
138	085943-37	11.29	
139	08571808	49.40	
140	085837-09	17.25	
141	085709-11	178.46	
142	085913-55	169.32	
143	085913-55	169.32	
144	085913-55	169.32	
145	085920-09	54.84	



THOMAS C. COLLINS SURVEY NO. 61,
ABSTRACT 201



- LEGEND
- 1/2" REBAR FOUND
 - 1/2" REBAR WITH CAP FOUND
 - ① EXIST TYPE A MOMENT FOUND
 - 1/2" REBAR WITH CAP SET
 - ⊙ "BAM" DISK FOUND
 - ⊙ SPINDLE FOUND
 - ⊙ SHIMMER WITH SHIMMER FOUND
 - △ CONCRETE REAR WITH SHIMMER SET
 - CALCULATED POINT
 - () RECORD INFORMATION
 - SOMETIMES LOCATION

TOTAL ACREAGE: 30.337
NUMBER OF LOTS: 4

SCALE IN FEET



100 50 0 10



Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

PROJECT NO.:
143-024
DRAWING NO.:
143-024-PL3
PLOT DATE:
04/12/08
PLOT SCALE:
1"=100'
DRAWN BY:
CJD
SHEET
01 OF 03

CS-05-0245-0A

200600120

CH 4

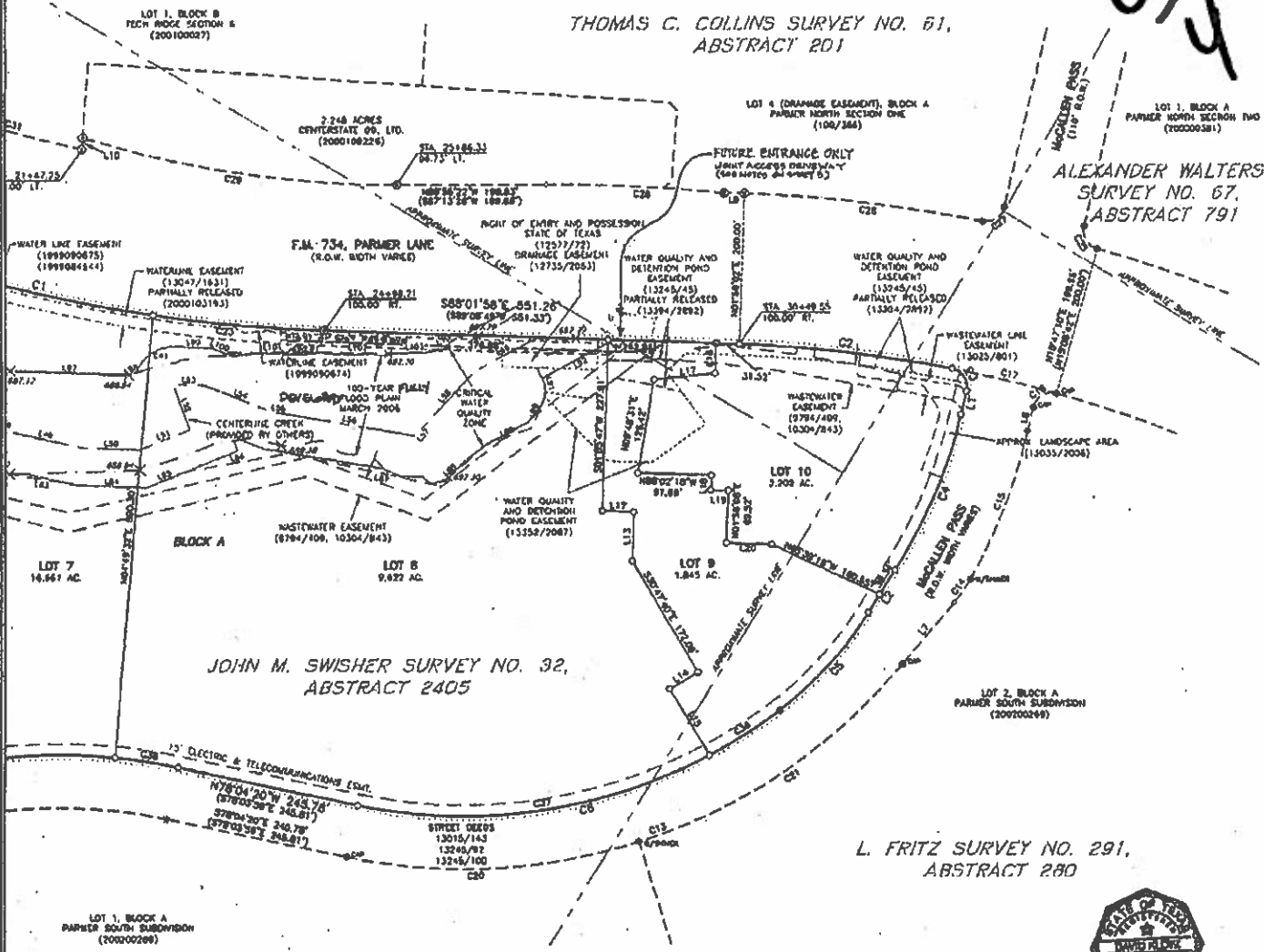
TECH RIDGE CENTER PHASE III

THOMAS C. COLLINS SURVEY NO. 61,
ABSTRACT 201

ALEXANDER WALTERS
SURVEY NO. 67,
ABSTRACT 791

L. FRITZ SURVEY NO. 291,
ABSTRACT 280

JOHN M. SWISHER SURVEY NO. 32,
ABSTRACT 2405



- LEGEND**
- 1/2" REBAR FOUND
 - 1/2" REBAR WITH CAP FOUND
 - TIE-BOLT TYPE B MONUMENT FOUND
 - 1/2" REBAR WITH CAP SET
 - "SAM" MARK FOUND
 - SPINDLE FOUND
 - SPINDLE WITH SHIMMER FOUND
 - △ CONCRETE NAIL WITH SHIMMER SET
 - CALCULATED POINT
 - () RECORD INFORMATION
 - SIDEWALK LOCATION

CURVE TABLE							
NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	RECORD CHORD
C1	22°22'39"	2009.86	397.65'	755.17'	780.18'	S76°30'24"E	
C2	9°05'44"	1809.84	143.96'	287.31'	287.01'	S83°29'03"E	
C3	8°11'56"	25.00'	25.98'	40.23'	36.03'	S33°58'17"E	(S32°47'20"E 36.00')
C4	19°02'22"	678.00'	113.70'	225.30'	224.26'	S27°55'59"W	(S22°53'47"W 224.90')
C5	20°24'51"	499.34'	89.91'	177.91'	176.97'	S42°40'52"W	(S41°38'40"W 177.16')
C6	49°04'44"	690.00'	315.02'	591.06'	573.14'	S77°21'39"W	
C7	6°18'38"	780.00'	477.77'	853.05'	808.97'	S69°48'54"W	(S69°46'37"W 809.00')
C8	8°51'51"	20.00'	18.93'	30.32'	27.50'	S81°03'22"W	(S81°03'07"W 27.50')
C9	9°25'28"	985.00'	81.34'	182.30'	182.12'	N60°14'24"W	(N60°14'12"W 182.10')
C10	6°18'32"	985.00'	81.34'	182.30'	182.12'	N60°14'24"W	(N60°14'12"W 182.10')
C11	8°10'45"	20.00'	18.93'	30.32'	27.50'	S81°03'22"W	(S81°03'07"W 27.50')
C12	8°18'52"	890.00'	433.80'	774.50'	734.60'	N69°48'51"E	(N69°48'37"E 734.48')
C13	62°00'10"	780.00'	456.88'	822.43'	782.89'	N70°56'16"E	(N70°56'38"E 783.80')
C14	10°44'39"	200.00'	18.81'	37.50'	37.45'	N34°13'51"E	(N34°13'47"E 37.48')
C15	18°48'18"	770.00'	106.88'	212.40'	211.72'	N21°16'50"E	(N21°16'12"E 211.74')
C16	9°21'10"	25.00'	26.02'	40.27'	36.05'	N59°25'17"E	(N59°25'27"E 36.04')
C17	4°33'36"	1809.84	72.08'	144.04'	144.00'	N76°38'24"W	
C20	28°35'03"	760.00'	200.69'	392.47'	388.07'	N67°08'49"E	(N67°08'25"E 388.10')
C21	32°25'07"	760.00'	220.93'	430.02'	424.30'	N58°08'55"E	(N58°08'05"E 424.40')
C22	15°49'49"	2009.86	378.43'	555.31'	553.35'	S73°33'30"W	
C23	6°33'10"	2009.86	115.05'	229.86'	229.73'	S84°45'19"E	
C24	6°13'55"	2009.86	109.41'	218.61'	218.50'	N82°31'57"W	(N82°32'17"W 218.61')
C25	8°43'22"	25.00'	24.03'	38.28'	34.65'	N30°28'13"W	(N30°28'48"W 34.73')
C26	9°09'51"	2009.86	181.07'	321.48'	321.12'	S85°28'20"E	(S84°04'52"E 321.10')
C27	8°41'44"	25.00'	24.01'	38.28'	34.64'	N58°44'55"E	(N58°44'38"E 34.58')
C28	4°25'03"	2496.19'	118.10'	236.02'	235.85'	N87°12'48"W	
C29	17°08'53"	1412.77'	213.01'	422.83'	421.25'	N81°19'29"W	(N81°19'24"W 421.27')
C30	18°05'05"	1809.88'	288.03'	571.28'	568.89'	N58°28'03"W	(N57°17'26"W 568.87')
C31	6°14'32"	1809.88'	98.69'	187.18'	187.09'	N74°23'19"W	(N77°12'42"W 187.06')
C32	2°51'12"	1809.88'	45.06'	90.13'	88.13'	N88°50'25"W	(N77°38'48"W 90.16')
C33	6°58'20"	1809.88'	128.28'	283.94'	283.65'	N83°55'10"W	
C34	16°45'06"	678.00'	98.83'	186.23'	187.53'	N21°47'22"E	
C35	2°12'14"	678.00'	13.53'	27.06'	27.06'	N31°18'33"E	
C36	9°14'10"	690.00'	55.73'	111.23'	111.11'	N87°28'22"E	
C37	38°50'34"	690.00'	230.07'	479.82'	470.21'	N81°08'44"E	
C38	6°24'18"	760.00'	42.52'	84.86'	84.91'	N81°15'55"W	

LINE TABLE			
NO.	BEARING	LENGTH	RECORD LINE
L1	S13°24'27"W	31.89'	(S13°27'01"W 31.76')
L2	S32°27'46"W	86.49'	(S32°25'34"W 86.56')
L3	S37°28'05"W	102.40'	(S37°37'14"W 102.52')
L4	N84°57'36"W	137.33'	(N84°57'24"W 137.31')
L5	S28°10'08"W	70.04'	
L6	N37°39'05"E	102.40'	(N37°37'14"E 102.52')
L7	N38°56'16"E	106.27'	(N38°55'16"E 106.30')
L8	N17°24'27"E	31.89'	(N13°27'01"E 31.89')
L9	N68°04'28"W	27.51'	(N68°32'52"W 27.51')
L10	S04°10'08"W	15.53'	(S00°57'07"W 15.51')
L12	S86°04'13"E	41.62'	
L13	S01°55'47"W	85.09'	
L14	S58°12'20"W	43.51'	
L15	S30°47'40"E	102.46'	
L16	S01°58'08"W	39.88'	
L17	S84°15'48"W	81.18'	
L18	S01°58'08"W	19.39'	
L19	S88°01'52"E	23.50'	
L20	N88°02'18"W	80.25'	

SCANNED

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

2807 Monrovia Rd., Building 1
Austin, Texas 78704
512-443-1724

PROJECT NO.: 143-024
DRAWING NO.: 143-024-PL3
PLOT DATE: 04/12/06
PLOT SCALE: 1"=100'
DRAWN BY: EAD
SHEET 02 OF 03

CB-05-0245-0A