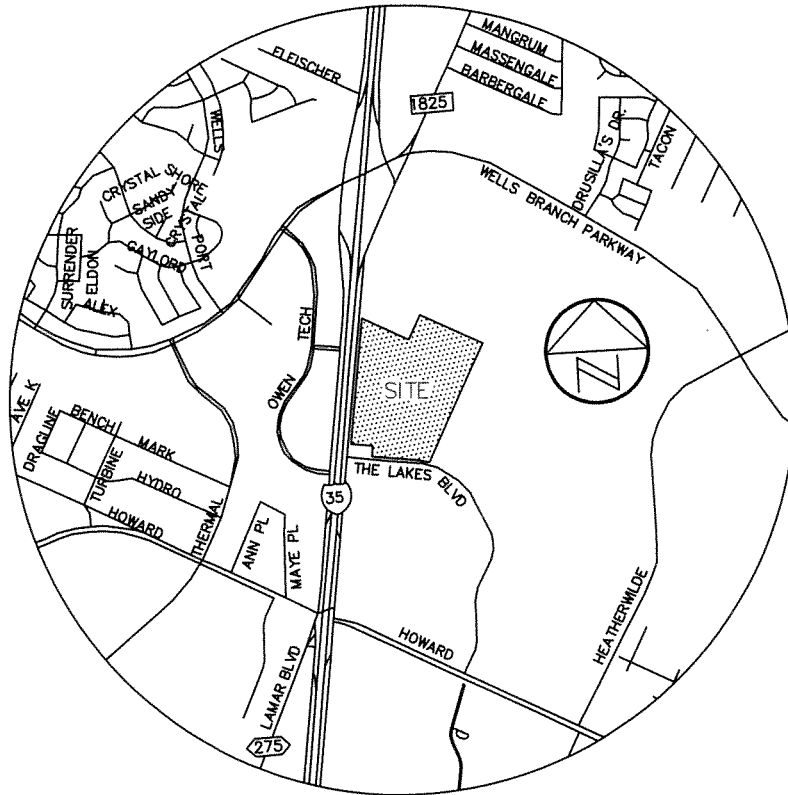
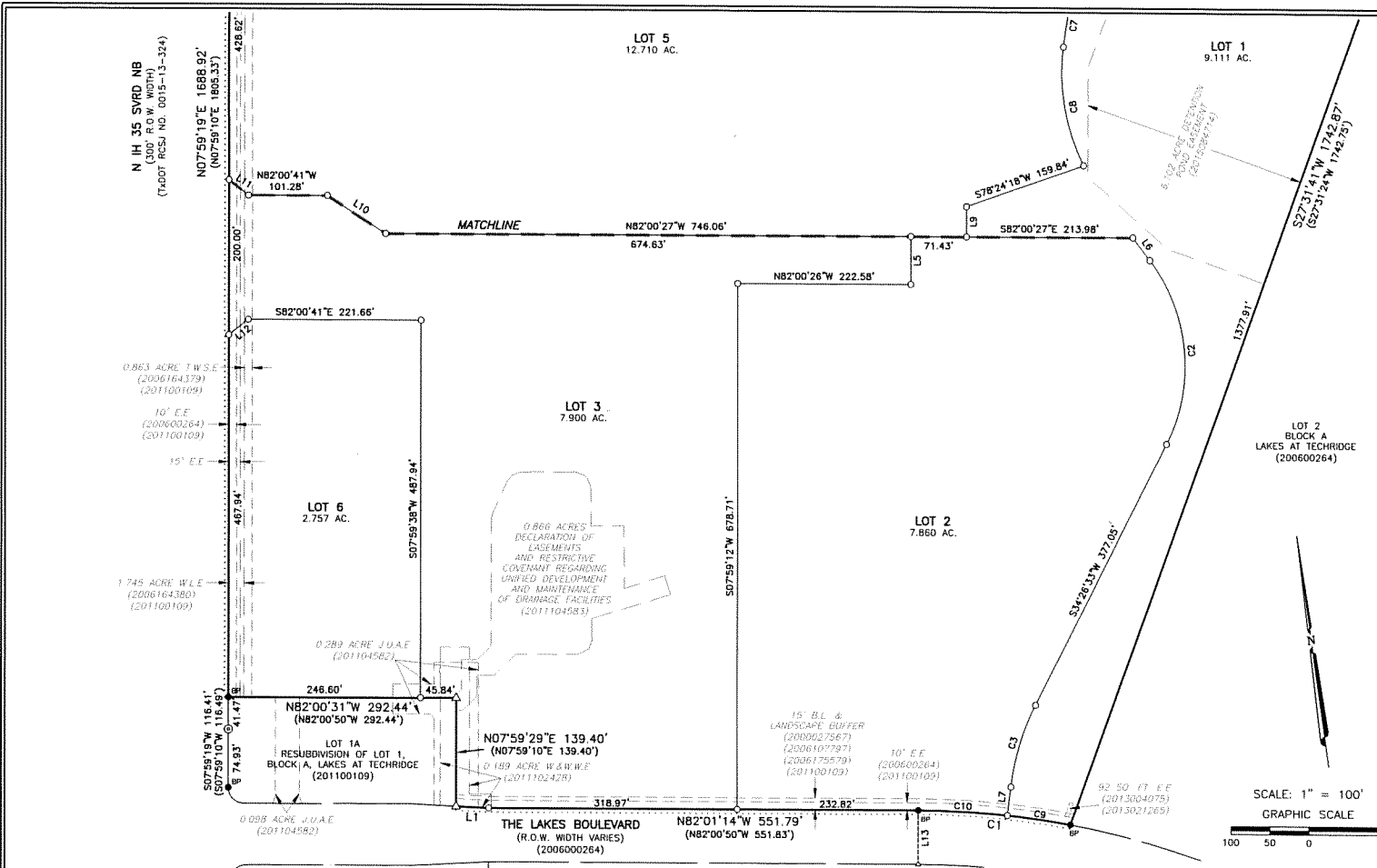


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0114.0A**Z.A.P. DATE:** 11-03-15**SUBDIVISION NAME:** NE Corner, (Resubdivision of Lot 1-B, of the Resubdivision of Lot 1, Lakes at Techridge)**AREA:** 55.3 acres**LOT(S):** 6**OWNER/APPLICANT:** Techridge Spectrum BC, LP
(Ian Asselstine)**AGENT:** 360 Professional Services, Inc.
(Scott Foster)**ADDRESS OF SUBDIVISION:** 14401 THE LAKES BLVD**GRIDS:** MM36**COUNTY:** Travis**WATERSHED:** Harris/Walnut Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** CS-MU-CO**DISTRICT:** 7**PROPOSED LAND USE:** office, multi-family, retail**ADMINISTRATIVE WAIVERS:** None**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on the subdivision side of boundary streets.**DEPARTMENT COMMENTS:** The request is for approval of the NE Corner, a Resubdivision of Lot 1-B, of the Resubdivision of Lot 1, Lakes at Techridge. The proposed plat is composed of 6 lots on 55.3 acres for proposed multi-family, office and retail use. Parkland dedication requirements will be satisfied at time of site plan approval. The developer will be responsible for all costs associated with any required improvements.**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.**ZONING AND PLATTING COMMISSION ACTION:****CITY STAFF:** Don Perryman**PHONE:** 512-750-6530**E-MAIL:** don.perryman@austintexas.gov



LOCATION MAP
NOT TO SCALE

RESUBDIVISION OF LOT 1B, OF THE RESUBDIVISION OF LOT 1, BLOCK A, LAKES AT TECHRIDGE



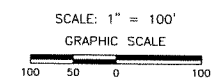
OWNER:
TECHRIDGE SPECTRUM B.C. LP
1057 WEST CORDOVA STREET, SUITE 1200
VANCOUVER, BRITISH COLUMBIA V6C1C7

TOTAL ACREAGE: 55.288 ACRES
BEING ALL OF LOT 1B, OF THE RESUBDIVISION OF LOT 1,
BLOCK A, LAKES AT TECHRIDGE, A SUBDIVISION IN TRAVIS
COUNTY, TEXAS ACCORDING TO THE MAP OR PLAN THEREOF
RECORDED IN DOCUMENT NO. 201100109 OF THE OFFICIAL
PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TOTAL NUMBER OF LOTS: 6

LOT 1: 9.111 AC. OPEN SPACE/DRAINAGE/DEVELOPMENT
LOT 2: 7.860 AC. DEVELOPMENT
LOT 3: 7.900 AC. DEVELOPMENT
LOT 4: 14.944 AC. DEVELOPMENT
LOT 5: 12.710 AC. DEVELOPMENT
LOT 6: 2.757 AC. DEVELOPMENT

- LEGEND**
- 1/2" REBAR FOUND
 - ^{LP} 1/2" REBAR WITH "BURY PARTNERS" CAP FOUND
 - ^{LD} 1/2" REBAR WITH "LAND DESIGN" CAP FOUND
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - ⊙ TxDOT TYPE II DISK FOUND
 - ⊕ MAG NAIL WITH "CHAPARRAL" WASHER SET
 - ⊙ CONTROL POINT LOCATION
 - △ CALCULATED POINT
 - E.E. ELECTRIC EASEMENT
 - W.L.E. WATERLINE EASEMENT
 - T.W.S.E. TEMPORARY WORKSPACE EASEMENT
 - D.E. DRAINAGE EASEMENT
 - B.L. BUILDING SETBACK LINE
 - J.U.A.E. JOINT USE ACCESS EASEMENT
 - W.&W.W.E. WATER AND WASTEWATER EASEMENT
 - SIDEWALK
 - () RECORD INFORMATION



THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P529".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:
N 10132987.51
E 3136378.00

TEXAS STATE PLANE COORDINATES:
N 10131974.32
E 3136064.39

ELEVATION = 787.75'
VERTICAL DATUM: NAVD 88 (GEOID 09)

COMBINED SCALE FACTOR = 0.999900010
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000100000
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
THETA ANGLE: 1'22"20"

LOT 4A
BLOCK B
RESUBDIVISION OF
LOT 4, BLOCK B,
LAKES AT TECHRIDGE
(200900151)

LOT 4B
BLOCK B
RESUBDIVISION OF
LOT 4, BLOCK B,
LAKES AT TECHRIDGE
(200900151)

LOT 1
BLOCK B
LAKES AT TECHRIDGE
BLOCK A, LOTS 3 AND
4 AND BLOCK B LOT 1
(200800116)

LINE	BEARING	DISTANCE	RECORD LINE
L1	N79°08'30"W	41.80'	(N79°08'49"W 41.80')
L2	S09°36'22"E	0.09'	
L3	S12°48'40"W	0.21'	
L4	S42°03'03"W	137.27'	
L5	S07°59'38"W	62.07'	
L6	S28°45'55"E	36.47'	
L7	S14°46'26"W	37.22'	
L8	S32°06'39"W	25.96'	
L9	S07°59'33"W	38.73'	
L10	N49°00'18"W	89.20'	
L11	N43°21'05"W	32.02'	
L12	N59°19'45"E	31.99'	
L13	S07°58'38"W	70.00'	

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	RECORD CHORD
C1	1080.00'	10°25'45"	196.58'	N76°47'15"W	196.31'	(N76°48'00"W 196.29')
C2	227.52'	63°12'28"	251.00'	S02°50'19"W	238.46'	
C3	322.53'	19°40'07"	110.72'	S24°36'30"W	110.18'	
C4	60.01'	153°14'57"	160.50'	N87°46'05"W	116.76'	
C5	60.01'	61°39'32"	64.58'	S15°13'19"E	61.50'	
C6	15.00'	78°10'18"	20.47'	S06°58'13"E	18.91'	
C7	685.57'	17°16'57"	206.79'	S23°28'11"W	206.01'	
C8	272.53'	33°13'25"	158.03'	S01°47'00"E	155.82'	
C9	1080.00'	4°20'34"	81.86'	N73°44'40"W	81.84'	
C10	1080.00'	6°05'11"	114.72'	N78°57'32"W	114.67'	

Chaparral
Surveying and Mapping, Inc.

3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
877-006

DRAWING NO.:
877-006-PL

PLOT DATE:
10/21/2015

PLOT SCALE:
1"=100'

DRAWN BY:
EJD

SHEET
02 OF 03