

C11
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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2011-0006.0A

Z.A.P. DATE: July 5, 2011

SUBDIVISION NAME: Resubdivision of Lot 1, Blk. A, Lakes at Techridge Subdivision

AREA: 56.20 acres

LOT(S): 2

OWNER/APPLICANT: Techridge BC, LP (Steve Harrison)

AGENT: Bury & Partners, Inc. (Kelly Bell)

ADDRESS OF SUBDIVISION: 14021 N IH 35 Service Road NB

GRIDS: MM36

COUNTY: Travis

WATERSHED: Harris Branch/Walnut Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: CS-CO

PROPOSED LAND USE: Commercial

VARIANCES: None

SIDEWALKS: Are required.

DEPARTMENT COMMENTS: The request is for approval of the Resubdivision of Lot 1, Blk. A, Lakes at Techridge Subdivision. The proposed plat is requesting to resubdivide 1 lot into 2 lots.

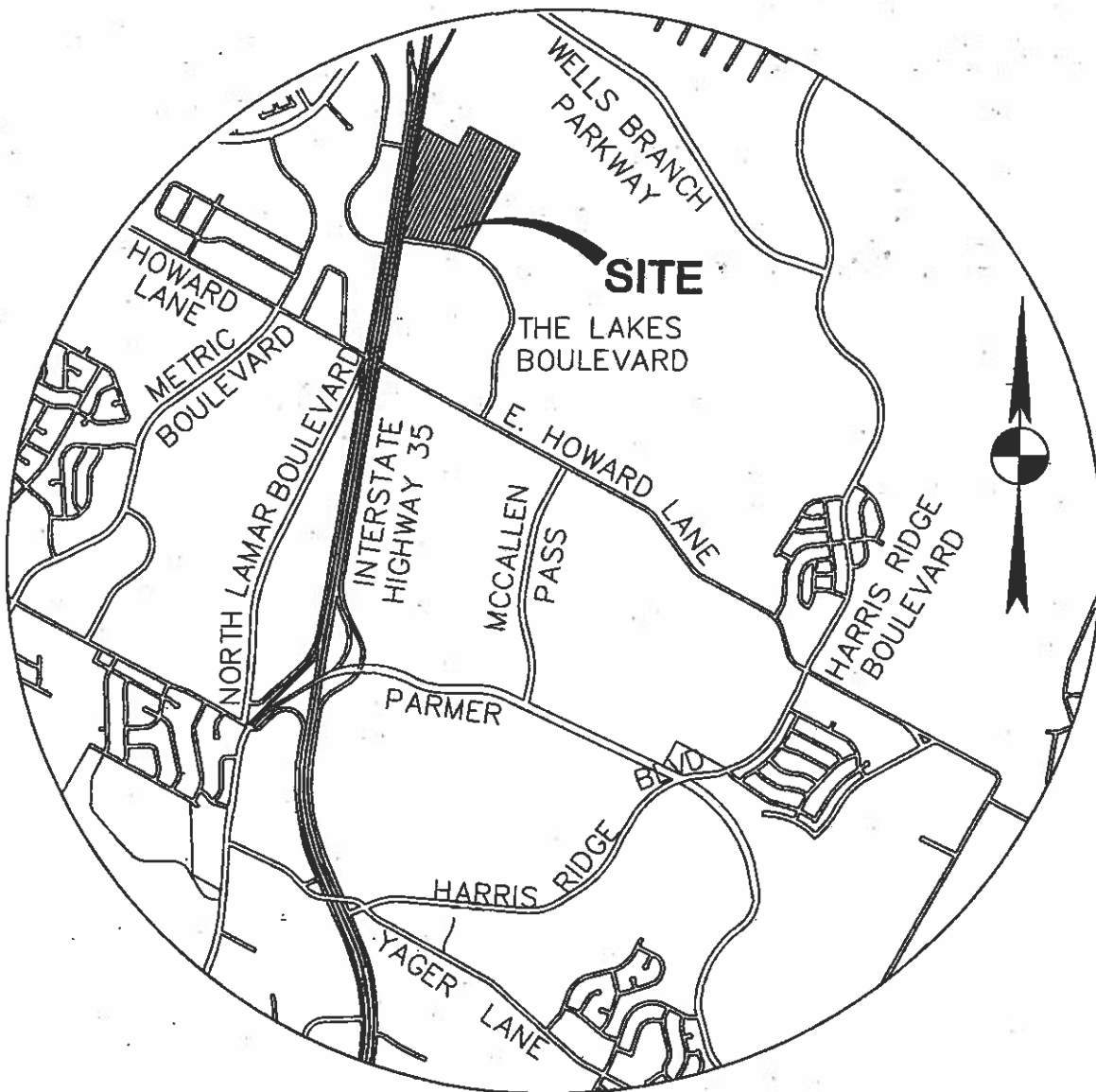
STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat now meets all applicable State and City of Austin LDC requirements.

ZONING & PLATTING COMMISSION ACTION:

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

PHONE: 974-6455

CU
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VICINITY MAP

N.T.S.

b Bury+Partners
ENGINEERING SOLUTIONS
221 West Sixth Street, Suite 400
Austin, Texas 78701
Tel: (512)328-6011 Fax: (512)328-0325
TSP# Registration Number F-1048
Bury+Partners, Inc. © Copyright 2010

TEXAS LEATHER AT LAKES AT TECHRIDGE
14021 N IH-35 HWY

TECHRIDGE SPECTRUM BC, LP

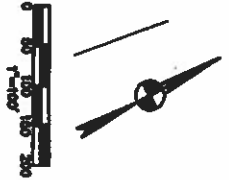
VICINITY MAP

DATE: 01/20/2011 SCALE: N.T.S.

DRAWN BY: BRB FILE: G:\102117\10003\EXHIBITS

PROJECT No.: R0102117-10003

MATCH LINE: SEE SHEET 2 OF 3



- 1/2" FROM ROD TAIL
- (GALVES NOTED)
- 1/2" FROM ROD WITH CAP SET
- ... • SIDEWALK

LOT 2, BLOCK 'A'
LAKES AT TECHNIQUE
DOCUMENT NO. E0800264

LOT 1, BLOCK "B"
LAKES AT TECHABOGE BLOCK "A",
LOTS 3 AND 4 AND BLOCK "B" LOT
DOCUMENT NO. 220800116

**RESUBDIVISION OF LOT 1,
BLOCK "A" LAKES AT
TECHRIDGE
A TWO LOT SUBDIVISION CONSISTING
OF 34.202 ACRES**

Bury+Partners
ENGINEERING SOLUTIONS

Sheet 1 of 3

[illegible]

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REMAINDER OF 52.16 ACRES
CAPITAL PARKS
LAND INVESTMENTS, INC.
VOLUME 9511, PAGE 861

HILL, COUNTRY GARDEN AND
COOK-WALDEN/CAPITAL PARK
VOLUME 102, PAGE 218

PROPERTY RECORDS AND RECORDS
BUREAU AND RECORDS

REMAINDER OF 55.007 ACRES
HANNA/MAGEE LP #1
DOCUMENT NO. 2007055287

LOT 2, BLOCK 'A'
LAKES AT TECHRIDGE
DOCUMENT NO. 200800264

WATCHED AREA

**RESUBDIVISION OF LOT 1, BLOCK "A"
LAKES AT TECHRODGE
A TWO LOT SUBDIVISION CONSISTING OF 66,802 ACRES
DATE: JANUARY 2011
PREPARED BY:**

ENGINEERING SOLUTIONS
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