

**SUBDIVISION REVIEW SHEET**

C14  
1

**CASE NO:** C8-2009-0089.1A

**Z & P DATE:** May 3, 2011

**SUBDIVISION NAME:** BARSTOW COURT FINAL PLAT

**AREA:** 6.38 Acres

**LOTS:** (25)

**APPLICANT:** Durham Trading Office Suites LLC  
(Steve Bartlett)

**AGENT:** Rivera Engineering  
(Michael Rivera)

**ADDRESS OF SUBDIVISION:** Barstow Ave. at Slaughter Lane

**GRIDS:** B17

**COUNTY:** Travis

**WATERSHED:** Slaughter/Williamson

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-2

**PROPOSED LAND USE:** Single Family, Public

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** None

**SIDEWALKS**

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

**DEPARTMENT COMMENTS:**

The request is for approval of the final out of an approved preliminary plan. The subdivision will be composed of 22 single-family lots and 3 common area lots on 6.3 acres. The lots will take access via a new internal street, Barstow Court, (lot access is prohibited to Barstow Dr. and Slaughter Lane). The City of Austin will provide water service and wastewater service. The PEC will provide electric service. Parkland dedication requirements have been satisfied in accordance with the Circle C Agreement. The developer will be responsible for all costs associated with any required improvements.

**STAFF RECOMMENDATION:**



The staff recommends approval of the final with preliminary plan. The plat meets all applicable State and City of Austin LDC requirements.

**ZONING AND PLATTING ACTION:**

**CASE MANAGER:** Don Perryman  
**e-mail:** [don.perryman@ci.austin.tx.us](mailto:don.perryman@ci.austin.tx.us)

**PHONE:** 974-2786



 Subject Tract  
 Base Map

BARSTOW COURT

CASE#: C8-2009-0089  
 ADDRESS: BARSTOW AVENUE  
 MANAGER: DON PERRYMAN

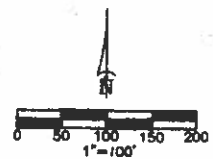
1" = 400'

OPERATOR: R.CERVANTEZ

This map has been produced by Notification Services for the sole purpose of geographic reference.  
 No warranty is made by the City of Austin regarding specific accuracy or completeness.

# BARSTOW COURT

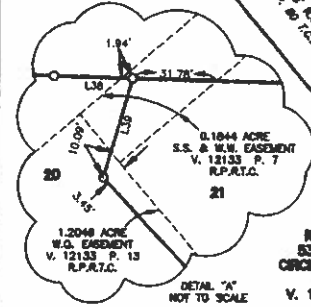
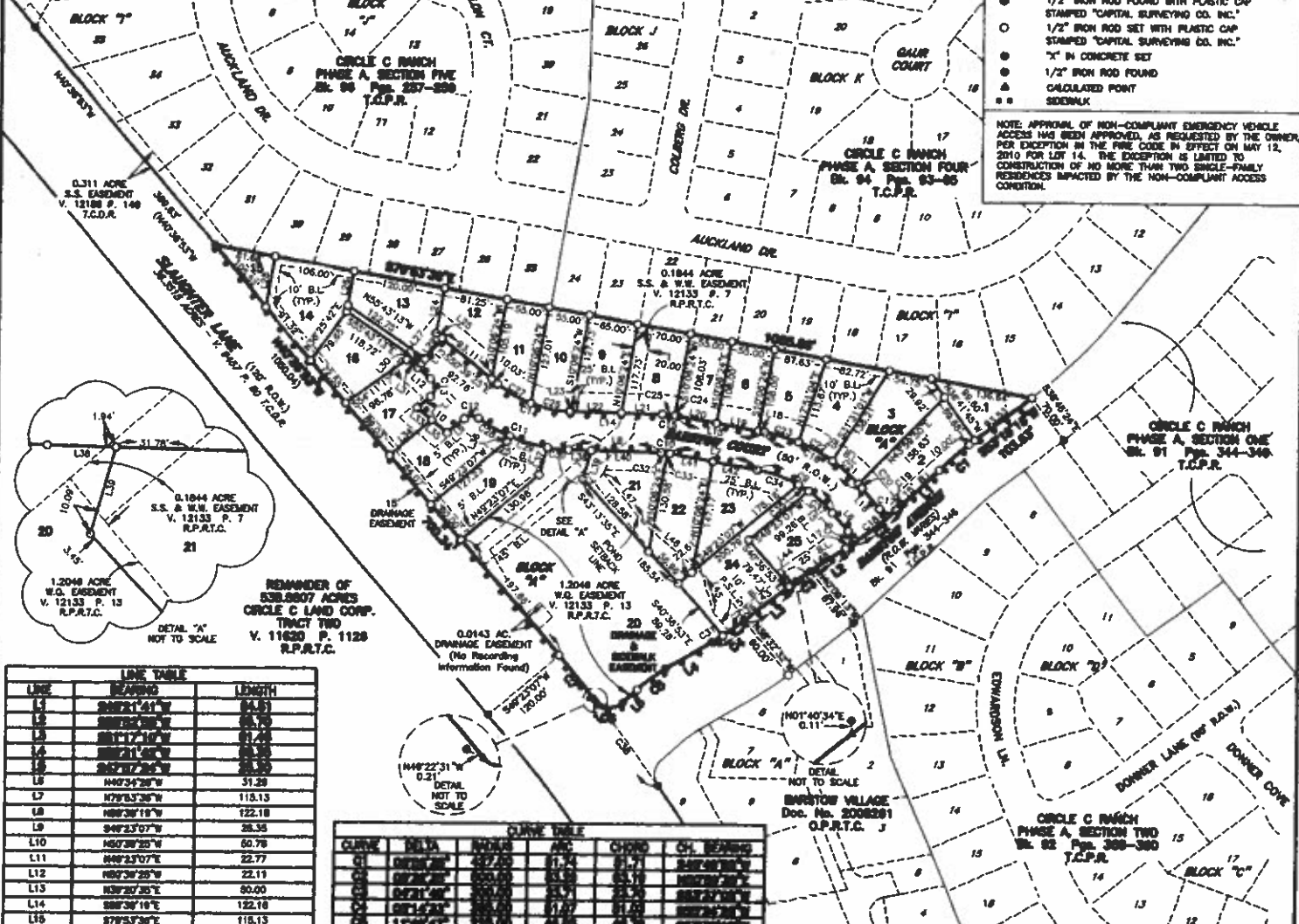
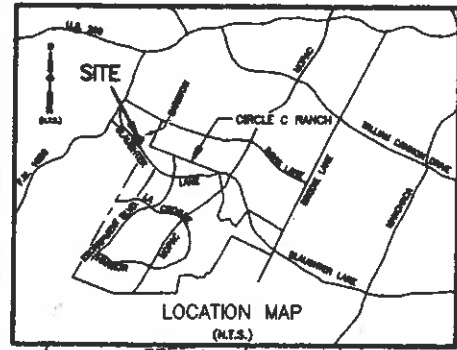
CM 13



## LEGEND

- SPATS. REAL PROPERTY PUBLIC RECORDS TRAVIS COUNTY
- SPATS. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- TAPA. TRAVIS COUNTY PLAT RECORD
- TASS. TRAVIS COUNTY DEED RECORD
- ROS. RIGHT OF WAY
- BL. BUILDING SETBACK LINE
- PAL. POND SETBACK LINE
- 1. RECORD INFORMATION
- 1/2" IRON ROD FOUND WITH PLASTIC CAP STAMPED "CAPITAL SURVEYING CO. INC."
- 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "CAPITAL SURVEYING CO. INC."
- "X" IN CONCRETE SET
- 1/2" IRON ROD FOUND
- ▲ CALCULATED POINT
- SIDEWALK

NOTE: APPROVAL OF NON-COMPLIANT EMERGENCY VEHICLE ACCESS HAS BEEN APPROVED, AS REQUESTED BY THE OWNER, FOR EXCEPTION IN THE FIRE CODE IN EFFECT ON MAY 12, 2010 FOR LOT 14. THE EXCEPTION IS LIMITED TO CONSTRUCTION OF NO MORE THAN TWO SINGLE-FAMILY RESIDENCES IMPACTED BY THE NON-COMPLIANT ACCESS CONDITION.



LINE	BEARING	LENGTH
L1	S89°14'11"W	64.81
L2	S89°14'11"W	64.81
L3	S89°14'11"W	64.81
L4	S89°14'11"W	64.81
L5	S89°14'11"W	64.81
L6	N40°34'26"W	31.29
L7	N79°53'36"W	118.13
L8	N89°38'16"W	122.18
L9	S47°37'07"W	28.35
L10	N89°38'16"W	60.78
L11	N89°37'07"E	22.77
L12	N89°38'25"E	22.11
L13	N39°25'36"E	90.00
L14	S89°38'16"E	122.18
L15	S79°53'36"E	118.13
L16	S47°34'26"E	38.18
L17	S39°52'58"W	10.86
L18	N79°53'36"W	7.82
L19	N79°53'36"W	55.00
L20	N79°53'36"W	52.32
L21	N89°38'16"W	54.41
L22	N89°38'16"W	66.78
L23	N89°38'16"W	3.00
L24	N10°08'24"E	58.71
L25	S89°38'25"E	10.37
L26	S10°08'24"E	46.00
L27	S39°52'58"W	7.53
L28	S10°08'24"E	68.80
L29	S39°52'58"W	34.84
L30	S39°52'58"W	7.53
L31	S89°43'15"E	18.04
L32	N89°43'15"E	18.04
L33	S89°38'25"E	24.46
L34	S89°38'25"E	71.72
L35	S89°38'25"E	28.38
L36	S23°46'52"E	7.84
L37	S10°17'10"E	37.13
L38	S89°38'16"E	30.37
L39	S10°17'10"E	38.26
L40	S89°38'16"E	81.81
L41	S79°53'36"E	56.78
L42	S79°53'36"E	58.37
L43	S81°17'10"W	72.02
L44	S81°17'10"W	8.44
L45	N17°09'33"W	53.02
L46	N49°24'58"W	101.17
L47	N39°30'50"W	81.86
L48	S89°52'58"W	55.12

CURVE	BEARING	CHORD	CH. BEARING
C1	S89°38'25"E	212.25	81.74
C2	S89°38'25"E	212.25	81.74
C3	S89°38'25"E	212.25	81.74
C4	S89°38'25"E	212.25	81.74
C5	S89°38'25"E	212.25	81.74
C6	S89°38'25"E	212.25	81.74
C7	S89°38'25"E	212.25	81.74
C8	S89°38'25"E	212.25	81.74
C9	S89°38'25"E	212.25	81.74
C10	S89°38'25"E	212.25	81.74
C11	S89°38'25"E	212.25	81.74
C12	S89°38'25"E	212.25	81.74
C13	S89°38'25"E	212.25	81.74
C14	S89°38'25"E	212.25	81.74
C15	S89°38'25"E	212.25	81.74
C16	S89°38'25"E	212.25	81.74
C17	S89°38'25"E	212.25	81.74
C18	S89°38'25"E	212.25	81.74
C19	S89°38'25"E	212.25	81.74
C20	S89°38'25"E	212.25	81.74
C21	S89°38'25"E	212.25	81.74
C22	S89°38'25"E	212.25	81.74
C23	S89°38'25"E	212.25	81.74
C24	S89°38'25"E	212.25	81.74
C25	S89°38'25"E	212.25	81.74
C26	S89°38'25"E	212.25	81.74
C27	S89°38'25"E	212.25	81.74
C28	S89°38'25"E	212.25	81.74
C29	S89°38'25"E	212.25	81.74
C30	S89°38'25"E	212.25	81.74
C31	S89°38'25"E	212.25	81.74
C32	S89°38'25"E	212.25	81.74
C33	S89°38'25"E	212.25	81.74
C34	S89°38'25"E	212.25	81.74
C35	S89°38'25"E	212.25	81.74
C36	S89°38'25"E	212.25	81.74
C37	S89°38'25"E	212.25	81.74
C38	S89°38'25"E	212.25	81.74

Lot	Acres
1*	0.1089
2	0.2309
3	0.2191
4	0.1884
5	0.1811
6	0.1384
7	0.1384
8	0.1807
9	0.1831
10	0.1828
11	0.1828
12	0.1838
13	0.1887

Lot	Acres
14	0.2492
15	0.2309
16	0.1837
17	0.1880
18	0.2087
19	0.2034
20*	1.2806
21	0.1887
22	0.2081
23	0.1887
24	0.2380
25	0.1883
TOTAL	8.5833

\* DENOTES COMMON AREA LOTS

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BLOCK "A"	22 Single Family Lots	4.1833 Ac.
	3 Common Area Lots	1.4300 Ac.
BARSTOW COURT 80' RIGHT-OF-WAY		0.7816 Ac.
Total Acreage of Subdivision		6.3949 Ac.

## BARSTOW COURT

DATE	BY	SCALE	N/A	F.S.
08/28/10	08/28/10	08/28/10	08/28/10	08/28/10
08/28/10	08/28/10	08/28/10	08/28/10	08/28/10