

CB  
1

**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2010-0130.0A

**Z.A.P. DATE:** May 3, 2011

**SUBDIVISION NAME:** Resubdivision Of Lot 15, Block A, Barr II-B

**AREA:** 2.735 acres

**LOTS:** 11

**OWNER/APPLICANT:** Jollyland Partners  
(Doug Moss)

**AGENT:** Longaro & Clarke  
(Alex Clarke)

**ADDRESS OF SUBDIVISION:** 11619 Q Ranch Road

**GRIDS:** H-35

**COUNTY:** Travis

**WATERSHED:** Bull & Walnut Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-2

**PROPOSED LAND USE:** Single Family

**SIDEWALKS:** Sidewalks are required along Q Ranch Road, Sierra Leone and Sierra Nevada prior to the lot(s) being occupied.

**DEPARTMENT COMMENTS:** The request is for approval of the resubdivision, namely Resubdivision Of Lot 15, Block A, Barr II-B. The proposed resubdivision plat is composed of 11 lots on 2.735 acres. The plat has been approved and accepted for Regional Stormwater Management Program (RSMP).

**STAFF RECOMMENDATION:** Staff recommends approval of this resubdivision plat. This plat meets all applicable City of Austin Land Development and State Local Government requirements.

**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Sylvia Limon  
Email address: [sylvia.limon@ci.austin.tx.us](mailto:sylvia.limon@ci.austin.tx.us)

**PHONE:** 974-2767

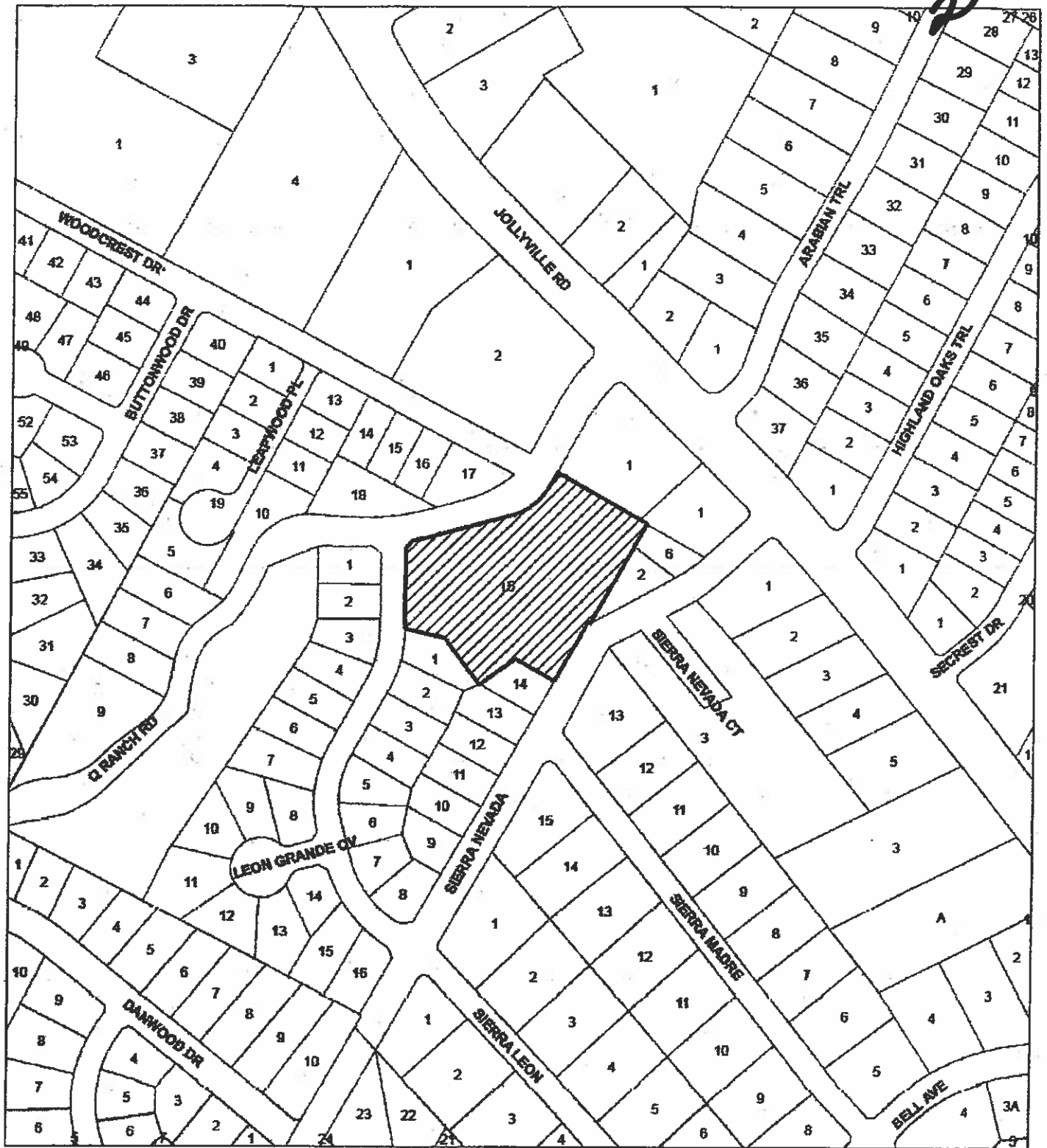
**Drainage/Water Quality:** Jennifer Groody  
Email address: [jennifer.groody@ci.austin.tx.us](mailto:jennifer.groody@ci.austin.tx.us)

**PHONE:** 974-6361

**Environmental:** Jim Dymkowski  
Email address: [james.dymkowski@ci.austin.tx.us](mailto:james.dymkowski@ci.austin.tx.us)

**PHONE:** 974-2707

C13  
2



Subject Tract



Base Map

Bar II

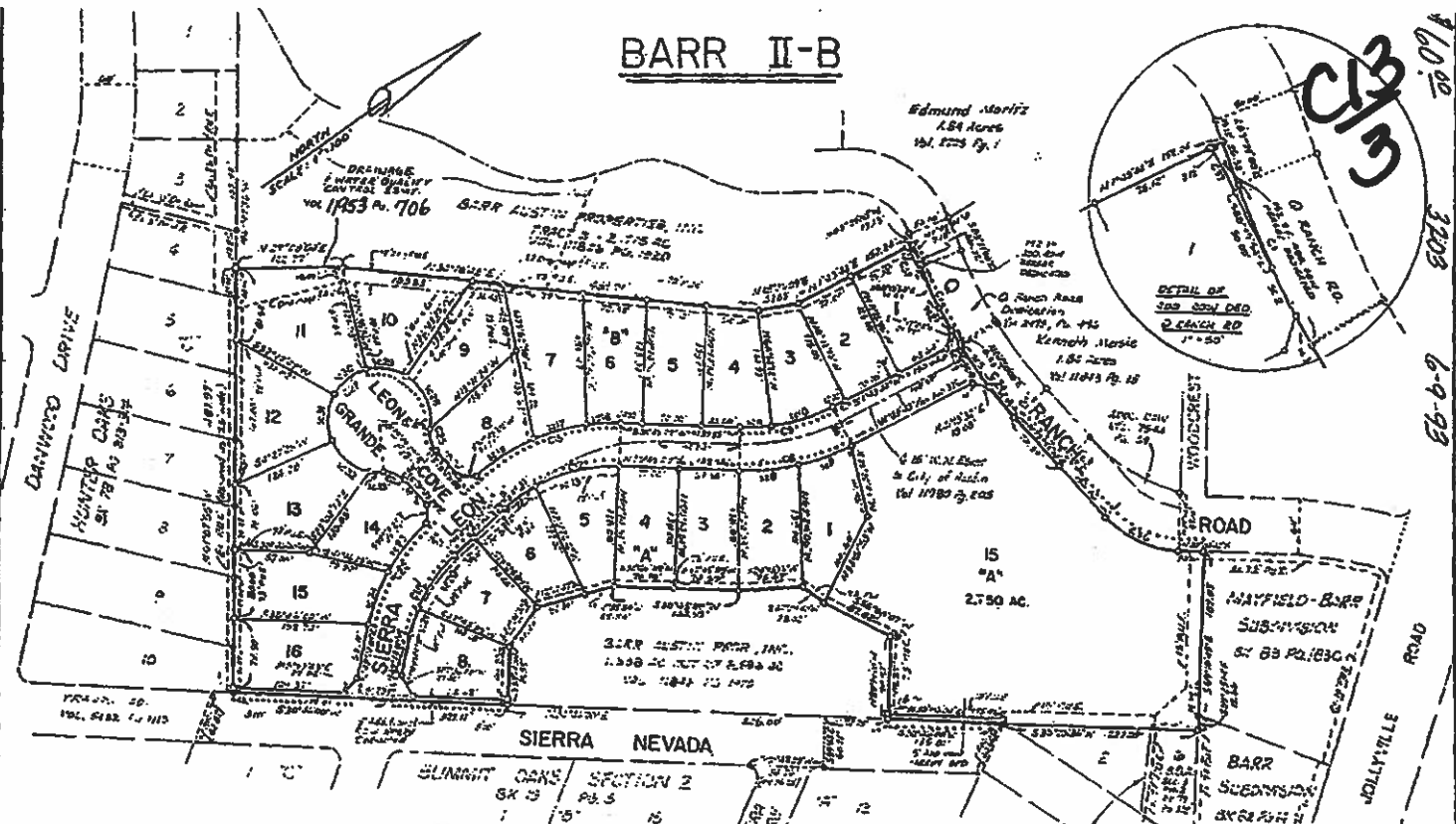
CASE#: C8-2010-0130.A  
ADDRESS: 11819 Q Ranch Road  
MANAGER: Sylvia Limon

1" = 400'

OPERATOR: D. SUSTAITA

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.

# BARR II-B



STATE OF TEXAS  
COUNTY OF TRAVIS  
KNOW ALL MEN BY THESE PRESENTS:

That BARR AUSTIN PROPERTIES, INC., a corporation organized and existing under the laws of the State of Texas, acting herein by and through its President, Dorothea Barr and its Secretary-Treasurer, Ben B. Barr, and Ben B. Barr and wife, Dorothea Barr, individuals, owners of the tracts of land as described below, out of and a part of the William Boll Survey No. 24 situated in the City of Austin, Travis County, Texas, subdivide the following tracts as tabulated below:

BARR AUSTIN PROPERTIES, INC.,  
7.258 acres out of 8.596 acre tract designated as Tract 1, conveyed to it by deed recorded in Volume 11836 Page 1920 of the Real Property Records of Travis County, Texas;

BEN B. BARR AND WIFE, DOROTHA BARR  
2.750 acres out of 14.27 acre tract conveyed to them by deed recorded in Volume 2472 Page 30 of the Deed Records of Travis County, Texas;

do hereby subdivide 10.008 acres of land in accordance with the attached plat to be known as BARR II-B and do hereby dedicate to the public the use of the streets, easements and restrictions as shown hereon, subject to any easements or restrictions heretofore granted and not released.

BARR AUSTIN PROPERTIES, INC.

*Dorothea Barr* Ben B. Barr, Sec.-Treas.  
Dorothea Barr, President  
11619 Q Ranch Road  
Austin, TX 78753

*Ben B. Barr* Dorothea Barr, Individual  
Ben B. Barr, Individual  
11619 Q Ranch Road  
Austin, TX 78753

STATE OF TEXAS  
COUNTY OF TRAVIS  
This instrument was acknowledged before me on May 4, 1993, by Dorothea Barr, President and Ben B. Barr, Secretary-Treasurer of BARR AUSTIN PROPERTIES, INC., a Texas corporation, on behalf of said corporation and by Ben B. Barr and wife, Dorothea Barr, as individuals



*Vana H. Proffitt*  
Notary Public, State of Texas  
Vana H. Proffitt  
(Print or Type Notary's Name)  
My Commission Expires: 1-22-94

APPROVED FOR ACCEPTANCE

*Jim Smith*  
Jim Smith, Director  
Department of Planning and Development

05/25/93  
Date

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS 25th DAY OF May, 1993

*M. Scott Roberts* *Brooks Kason*  
M. Scott Roberts, Chair Brooks Kason, Secretary

JHJE Jerry Hall Engineers Inc.  
P. O. Box 27156  
Austin, Texas 78755-2156  
500 Capital of Tx. Hwy. N. Bldg. 3 #100  
Ph. (512)328-7752 FAX 328-0660

STATE OF TEXAS  
COUNTY OF TRAVIS

I, Dana DeBoavoir, Clerk of Travis County, Texas do hereby certify that the foregoing instrument of Writing, and its Certificate of Authentication was filed for record in my office on the 9th day of June, 1993 at 4:15 o'clock P.M., and duly recorded on the 9th day of June, 1993, A.D. at 4:15 P.M. Plat Book 91 Page 333

WITNESS MY HAND AND SEAL OF OFFICE of the County Clerk, the 9th day of June, 1993, A.D.

Dana DeBoavoir, County Clerk  
Travis County, Texas

*V. Deal*  
Deputy

FILED FOR RECORD at 4:15 o'clock P.M., this the 9th day of June, 1993, A.D.

Dana DeBoavoir, County Clerk  
Travis County, Texas

*V. Deal*  
Deputy

## SUBDIVISION CONSTRUCTION AGREEMENT

This subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms of a Subdivision Construction Agreement between the subdivider and the City of Austin, Dated, May 4th, 1993, the subdivider is responsible for the construction of all streets and facilities needed to serve the lots within the subdivision. This responsibility may be assigned in accordance with the terms of that agreement.

For the Construction Agreement pertaining to this subdivision, see separate instrument recorded in Volume 11836 Page 1920 of the Travis County Real Property Records.

## STREET STANDARDS NOTE

Leon Grande Cove and Q Ranch Road will be constructed to City of Austin alternative street standards. The other streets in this subdivision will be constructed to City of Austin urban street standards.

## BUILDING SETBACK NOTE

Building setback lines shall be in conformance with City of Austin zoning ordinance requirements.

CHORD BEING	CHORD	CHORD	CHORD	CHORD	CHORD
C1	519°15'30"E	101.33'	102.45'	0°44'11"00"	541.16'
C2	389°49'12"E	36.06'	31.07'		51.35'
C3	187°35'16"E	18.39'	18.39'		
C4	105°00'57"E	18.58'	18.58'		
C5	381°16'18"E	58.18'	59.72'	45°06'41"	545.87'
C6	324°16'27"E	125.31'	127.27'	29°02'25"	270.00'
C7	100°13'10"E	65.80'	65.80'		65.80'
C8	103°14'12"E	70.12'	70.12'		
C9	214°14'17"E	124.26'	124.44'	29°01'19"	270.00'
C10	311°22'15"E	75.00'	75.00'		75.00'
C11	326°43'18"E	36.00'	36.00'		
C12	109°13'01"E	141.31'	145.01'	45°00'00"	184.64'
C13	101°11'25"E	100.00'	101.14'		75.48'
C14	107°27'34"E	43.33'	43.33'		
C15	323°15'09"E	179.38'	179.38'	45°00'00"	224.64'
C16	323°15'14"E	71.34'	71.34'		97.13'
C17	313°10'41"E	63.63'	63.63'		
C18	301°25'56"E	98.40'	98.40'		
C19	326°43'18"E	106.14'	106.14'	14°59'00"	195.00'
C20	325°15'09"E	70.31'	70.31'		55.43'
C21	104°13'01"E	30.00'	30.00'		
C22	323°15'09"E	125.27'	125.27'	14°59'13"	225.80'
C23	323°15'09"E	65.00'	65.00'		
C24	319°53'43"E	45.00'	45.00'		
C25	107°01'39"E	26.44'	27.65'	52°13'46"	10.00'
C26	319°53'43"E	27.40'	27.40'	52°13'46"	10.00'
C27	319°53'43"E	75.22'	75.22'	181°39'17"	60.91'
C28	105°00'57"E	64.38'	64.38'		48.66'
C29	317°48'10"E	47.32'	47.32'		
C30	289°06'14"E	48.43'	47.21'		
C31	313°10'41"E	63.63'	63.63'		
C32	304°25'56"E	98.40'	98.40'		
C33	323°15'09"E	125.27'	125.27'	10°50'00"	345.87'
C34	107°27'34"E	43.33'	43.33'		82.23'
C35	101°11'25"E	100.00'	101.14'		75.48'
C36	109°13'01"E	141.31'	145.01'	45°00'00"	184.64'
C37	107°27'34"E	43.33'	43.33'		
C38	323°15'09"E	179.38'	179.38'	45°00'00"	224.64'
C39	323°15'09"E	71.34'	71.34'		97.13'

## LOCATION MAP

M.T.S.

LEGEND  
 \* IRON ROD FOUND  
 \* IRON ROD SET  
 \* CONC. MONUMENT SET  
 \* PUBLIC UTILITY EBMK  
 \* SIGNALS REQUIRED

## CORNER DATA

N

R

CHORD

CHORD |

CHORD |

CHORD |

CHORD |

CHORD |

CHORD |

CHORD |

CHORD |

CHORD |

CHORD |

CHORD |

CHORD |

CHORD |

CHORD |

CHORD |

CHORD |

CHORD |

CHORD |

CHORD |

C8-84-053.01.2A

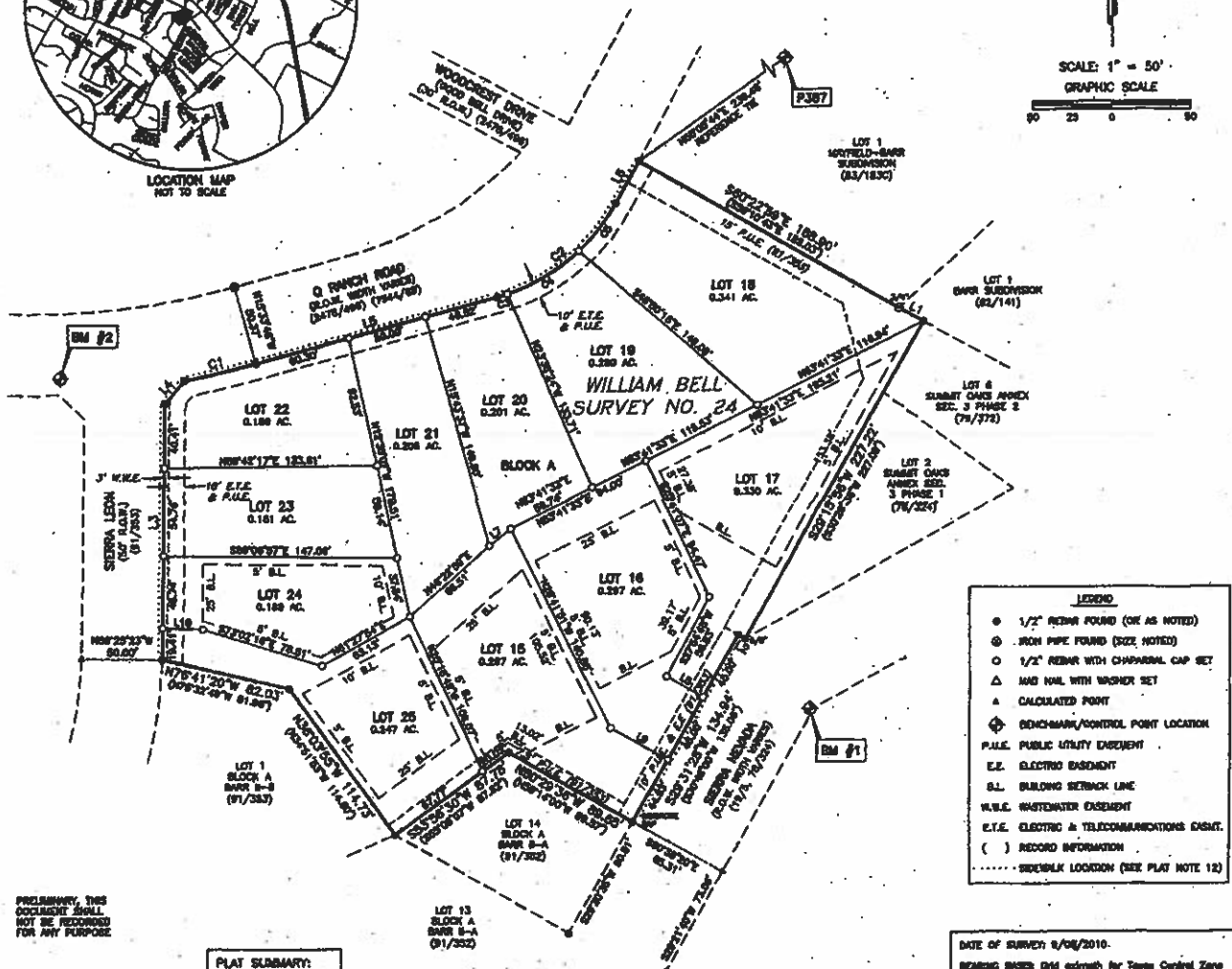
Sheet  
1  
of  
2

# RESUBDIVISION OF LOT 15, BLOCK A, BARR II-B



LOCATION MAP  
NOT TO SCALE

SCALE: 1" = 50'  
GRAPHIC SCALE



PRELIMINARY: THIS  
DOCUMENT SHALL  
NOT BE RECORDED  
FOR ANY PURPOSE

PLAT SUMMARY:  
ACREAGE: 2.726 ACRES  
RESUBDIVISION LOTS: 11

DATE OF SURVEY: 8/08/2010

BEARING: BARR II-B, Old address for Time Control Zone  
state plane coordinates, 1983/83 10494, based on GPS  
adjustment from The National Geodetic Survey (NGS)  
On-line Positioning User Service (OPUS).

NO.	BEARING	LENGTH	RECORD LINE
L1	S89°41'50"E	17.89'	(S89°37'18"E 17.89')
L2	N89°04'50"W	4.85'	(S.00')
L3	N00°34'37"E	180.33'	(N00°34'37"E 180.33')
L4	N00°18'58"E	18.03'	(N00°18'58"E 18.03')
L5	N74°43'48"E	188.62'	(N74°43'48"E 188.62')
L6	N22°02'48"E	28.88'	(N22°02'48"E 28.88')
L7	N81°07'14"E	17.02'	(N81°07'14"E 17.02')
L8	S80°44'48"E	28.83'	(S80°44'48"E 28.83')
L9	S81°10'17"E	41.43'	(S81°10'17"E 41.43')
L10	S88°22'53"E	28.20'	(S88°22'53"E 28.20')

DELTA	ARCUS	TAN	ARC	CHORD	BEARING	RECORD CHORD
4°48'28"	848.67'	23.00'	48.98'	48.98'	N78°53'02"E	(N78°53'02"E 48.98')
47°32'44"	120.84'	81.18'	98.84'	94.27'	N51°47'25"E	(N51°47'25"E 94.27')
37°47'48"	120.84'	3.28'	8.60'	8.60'	N78°11'23"E	(N78°11'23"E 8.60')
26°59'45"	120.84'	28.81'	82.78'	82.34'	N58°08'07"E	(N58°08'07"E 82.34')
17°48'12"	120.84'	18.84'	37.68'	37.43'	N57°45'08"E	(N57°45'08"E 37.43')

THIS IS A SURFACE DRAWING.  
CHAPARRAL CONTROL POINT "POST"  
4" ALUMINUM DISK SET IN CONCRETE  
TEXAS CENTRAL ZONE STATE  
PLANE COORDINATES  
N 10128825.82  
E 3108190.35  
SURFACE COORDINATES  
N 10127741.37  
E 3108481.41  
ELEVATION = 888.04'  
VERTICAL DATUM: NAVD 83 (DEED 08)  
COMBINED SCALE FACTOR = 0.999988350  
(FOR SURFACE TO GRID CONVERSION)  
INVERSE SCALE FACTOR = 1.000011654  
(FOR GRID TO SURFACE CONVERSION)  
SCALED ABOUT G.D.  
TEXAS CENTRAL ZONE 4803  
THEAD ANGLE: 119°41'

## BENCHMARK INFORMATION:

BM #1: SQUARE SCRIED ON TOP OF CONCRETE CURB,  
AT END OF CURB, SOUTHWEST CORNER OF SEQUA HENRICH,  
4'-1" 132' NORTHEAST OF THE SOUTHWEST CORNER OF  
LOT 18, BLOCK B, BARR II-B, SUBDIVISION RECORDED IN  
VOL. 91, PG. 353, PLAT RECORD, TARRANT COUNTY, TX.  
ELEVATION = 888.05'  
VERTICAL DATUM: NAVD 83 (DEED 08)  
BM #2: SQUARE SCRIED ON TOP OF CONCRETE CURB, IN  
FRONT OF A FIRE HYDRANT, SOUTH SIDE OF G RANCH  
ROAD, +/- 10' WEST OF CENTRAL LINE OF SIERRA LEON.  
ELEVATION = 888.39'  
VERTICAL DATUM: NAVD 83 (DEED 08)

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3800 McCall Lane  
Austin, Texas 78744  
512-443-1724

PROJECT NO.:  
2318-022  
DRAWING NO.:  
2318-022-PL1  
PLOT DATE:  
3/10/2011  
PLOT SCALE:  
1"=50'  
DRAWN BY:  
EJD  
SHEET  
01 OF 02

## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

For additional information on the City of Austin's land development process, visit our web site: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2010-0130.0A

Contact: Sylvia Limon, 512-974-2767 or

Cindy Casillas, 512-974-3437

Public Hearing: May 3, 2011, Zoning & Platting Commission

Guoen Wang & Huilan Liu  
Your Name (please print)

☐ I am in favor  
☒ I object

11851 Jollyville Rd. Austin, TX 78759  
Your address(es) affected by this application

[Signature] 4/19/11  
Signature Date

Daytime Telephone: 512-453-5352

Comments: \_\_\_\_\_

If you use this form to comment, it may be returned to:

City of Austin - Planning & Development Review Dept., 4<sup>th</sup> Fl

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

C13/6

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2010-0130.0A

Contact: Sylvia Limon, 512-974-2767 or  
Cindy Casillas, 512-974-3437

Public Hearing: May 3, 2011, Zoning & Platting Commission

VADIM IVANOV

Your Name (please print)

☐ I am in favor  
☒ I object

6122 SIERRA LEON

Your address(es) affected by this application

*Vadim Ivanov*

April 19, 2011

Signature

Date

Daytime Telephone: 512-627-4050

Comments:

The proposed re-subdivision may have a negative impact on the value of my property. I want the applicant of the proposed re-subdivision to prove beyond reasonable doubt that the value of my property will not be affected.

If you use this form to comment, it may be returned to:

City of Austin - Planning & Development Review Dept./4<sup>th</sup> Fl

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

