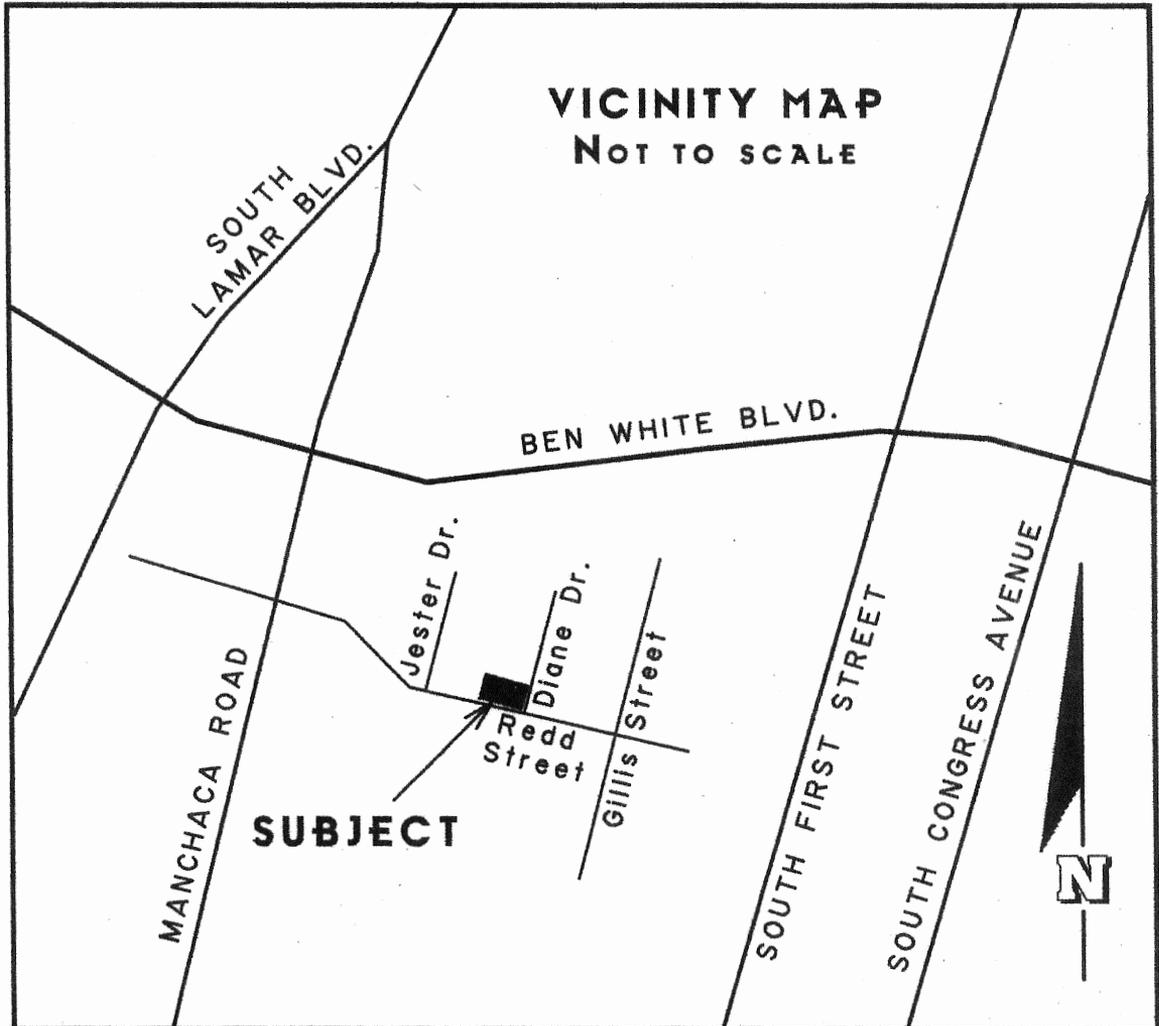


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2018-0018.0A**PC DATE:** March 12, 2019**SUBDIVISION NAME:** Resubdivision of Lot 12, Block E, Ford Place No. 2**AREA:** 0.273 acre (11,892 sf)**LOTS:** 2**APPLICANT:** Water's Edge, LLC (Richard Wagner)**AGENT:** Hector Avila**ADDRESS OF SUBDIVISION:** 4424 Diane Drive**GRIDS:** MG18**COUNTY:** Travis**WATERSHED:** Williamson Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**LAND USE:** Residential**NEIGHBORHOOD PLAN:** South Manchaca**DISTRICT:** 5**SIDEWALKS:** Sidewalks will be constructed along Diane Drive and Redd Street.

**DEPARTMENT COMMENTS:** The request is for the approval of the Resubdivision of Lot 12, Block E of Ford Pace No. 2. The plat is comprised of 2 lots on 11,892 sf. The applicant proposes to resubdivide an existing lot into two lots for residential use. The proposed lots comply with zoning requirements for use, lot width and lot size.

**STAFF RECOMMENDATION:** The staff recommends approval of the plat. The resubdivision meets all applicable State and City of Austin Land Development Code requirements.

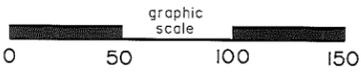
**PLANNING COMMISSION ACTION:****CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)



# RESUBDIVISION OF LOT 12 BLOCK E FORD PLACE No. 2

Plat Preparation Date: September 25, 2017  
Application Submittal Date: February 21, 2018

SCALE: 1" = 50'



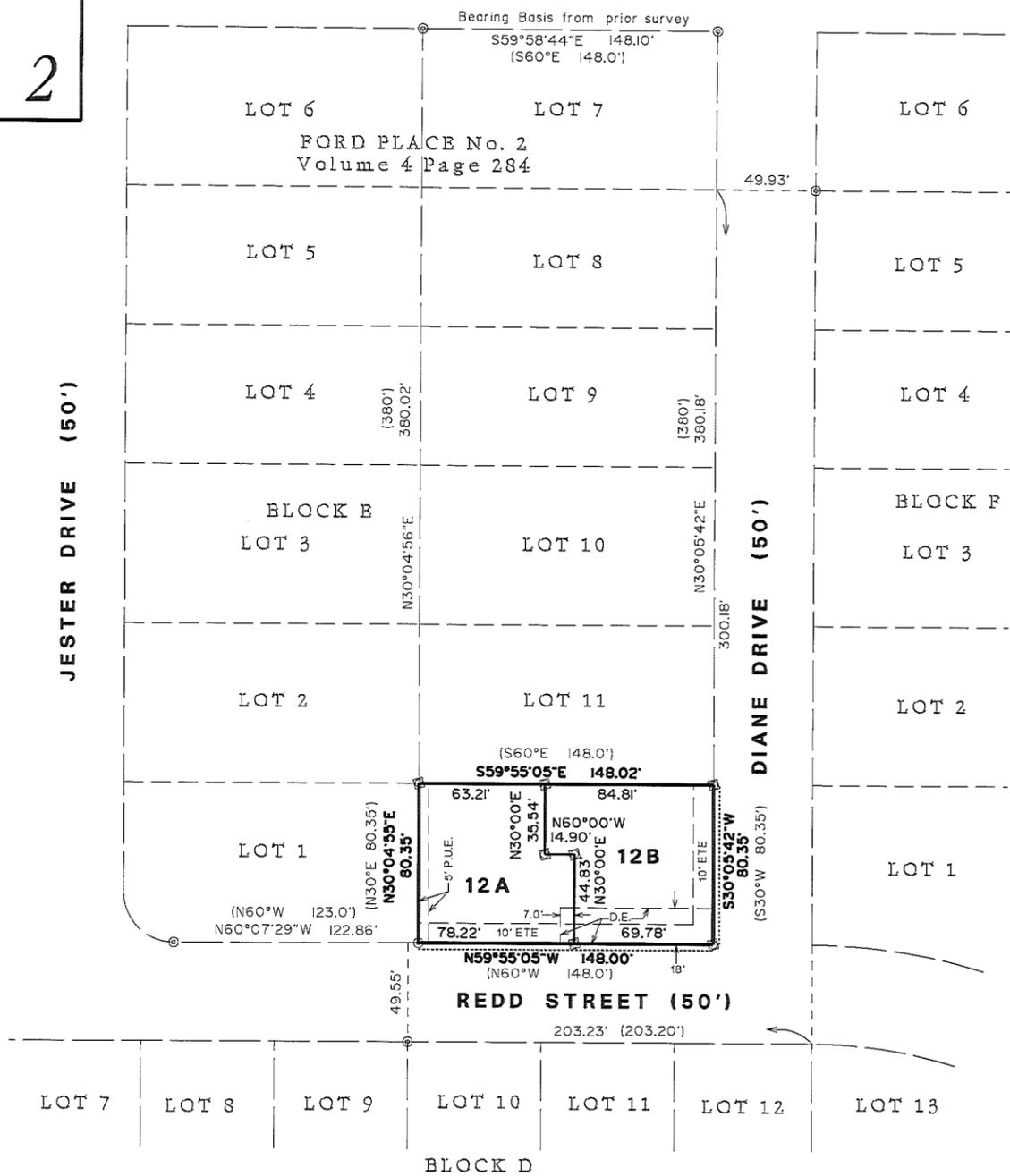
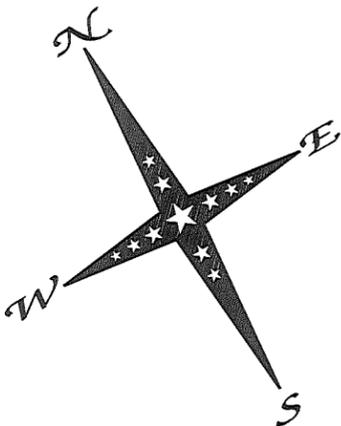
### Legend

- ⊙ 1/2" Iron Rod Found
- IPF ⊙ 1/2" Iron Pipe Found (unless noted)
- ⊠ 1/2" Iron Rod Set with plastic cap imprinted with "Holl Carson, Inc."
- Sidewalk

ETE = Electric and Telecommunications Easement  
D.E. = Drainage Easement  
(Record Bearing and Distance)

### LOT SUMMARY

Total Number of Lots = 2  
Lot 12A = 5,751 Square Feet  
Lot 12B = 6,141 Square Feet  
Total Area = 11,892 Square Feet = 0.273 Acre



THE STATE OF TEXAS  
THE COUNTY OF TRAVIS  
KNOW ALL MEN BY THESE PRESENTS:  
That Waters Edge, LLC, acting by and through its Managing Member, Gerald Richard Wagner, owner of all of Lot 12, Block E, Ford Place No. 2, a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 4 Page 284 of the Plat Records of Travis County, Texas, as conveyed to it by Warranty Deed recorded in Document Number 2017136014 of the Official Public Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.014, of the Local Government Code, do hereby resubdivide said Lot 12 in accordance with the attached map or plat shown hereon pursuant to Chapter 212 of the Texas Local Government Code, to be known as

## RESUBDIVISION OF LOT 12 BLOCK E FORD PLACE No. 2

subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the \_\_\_\_ day of \_\_\_\_\_, A.D. 20 \_\_\_\_.

Gerald Richard Wagner -- Managing Member of Waters Edge, LLC  
P.O. Box 9742  
Austin, Texas 78766

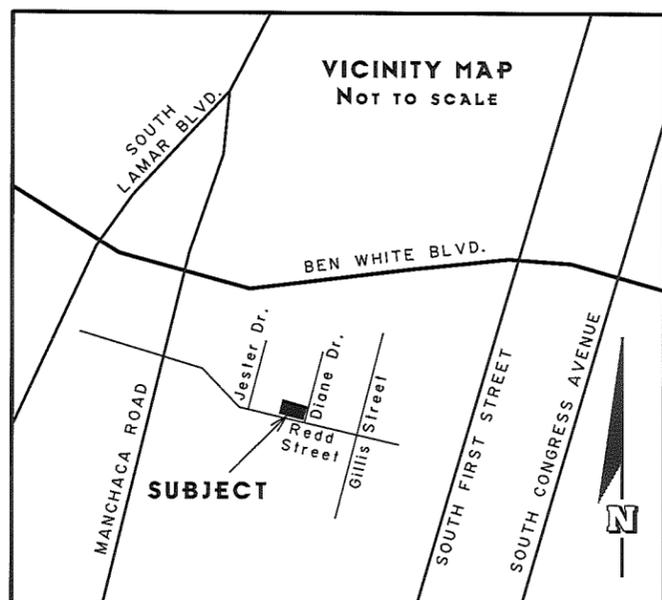
This subdivision is located within the Full Purpose Jurisdiction of the City of Austin on this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

Jolene Kiobassa Chair Ana Aguirre Secretary

ACCEPTED AND AUTHORIZED for record by the Director, Development Services Department, City of Austin, County of Travis, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

J. Rodney Gonzales, Director, Development Services Department



RESUBDIVISION OF  
LOT 12 BLOCK E  
FORD PLACE No. 2

Plat Preparation Date: September 25, 2017  
Application Submittal Date: February 21, 2018

NOTES:

1. No lot shall be occupied until the structure is connected to the City of Austin water and wastewater utility system.
2. The water and wastewater utility system serving this subdivision must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction.
3. Building Setback Lines shall be in conformance with the City of Austin Zoning ordinance requirements.
4. No buildings, fences, landscaping, or other obstructions are permitted in drainage easements except as approved by the City of Austin.
5. All drainage easements on private property shall be maintained by the property owner or his assigns.
6. Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
7. The owner of this subdivision, and his or her successors and assigns, assumes responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Austin. The owner understands and acknowledges that plat vacation or replatting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
8. Prior to construction, except detached single family on any lot in this subdivision, a Site Development Permit must be obtained from the City of Austin.
9. All streets, drainage, sidewalks, erosion controls, and water and wastewater lines are required to be constructed and installed to City of Austin Standards.
10. Austin Energy has the right to cut and trim trees and shrubbery and remove obstructions to the extent necessary to keep the easements clear of obstructions. Austin Energy will perform all tree work in compliance with the City of Austin Land Development Code.
11. The owner/developer of this subdivision/lot may provide Austin Energy with any easement and/or access required for the installation and ongoing maintenance of overhead and underground electric facilities within or along the perimeter of this subdivision/lot. These easements/access are required to provide electric service to the buildings and will not be located as to cause the site to be out of compliance with the City of Austin Land Development Code.
12. The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection. In addition, the owner shall be responsible for any initial pruning and tree removal that is within ten feet of the center line of the proposed overhead electrical facilities designed to provide electric service to this project. The owner shall include Austin Energy's work within the limits of construction for this project.
13. By approving this plat, the City of Austin assumes no obligation to construct any infrastructure in connection with this subdivision. Any subdivision infrastructure required for the development of the lots in this subdivision is the responsibility of the developer and/or the owners of the lots. Failure to construct any required infrastructure to City standards may be just cause for the City of deny applications for certain development permits including building permits, site plan approvals and/or certificates of occupancy.
14. The landowner is responsible for providing the subdivision infrastructure, including the water and wastewater utility improvements.
15. No portion of this subdivision is within the boundaries of the 100-year flood plain of any waterway that is within the limits of study of the Federal Flood Administration FIRM panel 48453C 0585 H, dated September 26, 2008.
16. Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to the City of Austin Land Development Code and the Environmental Criteria Manual (ECM).
17. Lots 12A and 12B of this subdivision shall have separate sewer taps, separate water meters, and their respective private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.
19. The owner of the property is responsible for maintaining clearances required by the National Electric Safety Code, Occupational Safety and Health Administration (OSHA) regulations, City of Austin rules and Texas state laws pertaining to clearances when working in close proximity to overhead power lines and equipment. Austin Energy will not render electric service unless required clearances are maintained. All costs incurred because of failure to comply with the required clearances will be charged to the owner.
19. Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods.
20. All restrictions and notes from the previous subdivision, Ford Place No. 2 according to the map or plat of record in Volume 4 Page 284 of the Travis County Plat Records, shall apply to this resubdivision plat.
21. Public sidewalks, built to City of Austin standards, are required along the following streets and as shown by a dotted line on the face of the plat: Diane Drive and Redd Street. These sidewalks shall be in place prior to the lot being occupied. Failure to construct the required sidewalks may result in the withholding of Certificates of Occupancy, building permits, or utility connections by the governing body or utility company.
22. A fee-in-lieu of parkland dedication and park development has been paid for 1 residence. No fee was charged for the existing residence.
23. The maintenance of the detention pond located within the Drainage Easement situated on Lot 12A and Lot 12B, as shown hereon, shall be the responsibility of the lot owners of Lot 12A and Lot 12B.

THE STATE OF TEXAS \*  
THE COUNTY OF TRAVIS \*

I do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act, including Section 131.152(e). I hereby acknowledge that any misrepresentation regarding this certification constitutes a violation of the Act, and may result in criminal, civil and/or administrative penalties against me as authorized by the Act.

No portion of this subdivision is within the boundaries of the 100-year flood plain of any waterway that is within the limits of study of the Federal Flood Administration FIRM panel 48453C 0585 H, dated September 26, 2008.

\_\_\_\_\_  
Kerri Pena P.E. No. 90255  
GREEN CIVIL DESIGN, LLC  
201 University Oaks Boulevard  
Suite 540 PMB 101  
Round Rock, Texas 78665  
(512) 773-2766

\_\_\_\_\_  
Date

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, Dana DeBeauvoir, 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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D., at \_\_\_\_ o'clock \_\_\_\_ M. and duly recorded on the \_\_\_\_ day of \_\_\_\_\_, A.D., at \_\_\_\_ o'clock \_\_\_\_ M. in the Official Public Records of said County and State in Document No. \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_  
Deputy

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, Holt Carson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Title 25 of the Austin City Code, and is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

\_\_\_\_\_  
Holt Carson  
Registered Professional Land Surveyor No. 5166  
HOLT CARSON, INC.  
1904 Fortview Road Austin, Texas 78704  
(512)-442-0990

\_\_\_\_\_  
Date

1009080.dgn