SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0302.0A **P. C. DATE:** March 26, 2019

SUBDIVISION NAME: Resubdivision of Lots 15 & 16, Block B, Ford Place No. 1

AREA: 0.543 acres **LOT(S):** 3

OWNER/APPLICANT: Short Ridge Ave LLC; Bite The Bullet LLC; BYB Inc. (Jeffery K. Davis) **AGENT:** LandDev Consulting LLC (Judd Willmann)

ADDRESS OF SUBDIVISION: 4412 & 4414 Merle Drive

GRIDS: G-19 **COUNTY:** Travis

WATERSHED: Williamson Creek **JURISDICTION:** Full Purpose

EXISTING ZONING: SF-3-NP **DISTRICT:** 1

PROPOSED LAND USE: Residential

NEIGHBORHOOD PLAN: South Manchaca

SIDEWALKS: Sidewalks will be provided along Merle Drive and Redd Street.

DEPARTMENT COMMENTS: The request is for approval of the final plat, namely Resubdivision of Lots 15 & 16, Block B, Ford Place No. 1. The proposed plat is composed of 3 lots on 0.543 acres.

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

PLANNING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon **PHONE:** 512-974-2767
E-mail: Sylvia.limon@austintexas.gov

N

Subject Tract

Base Map

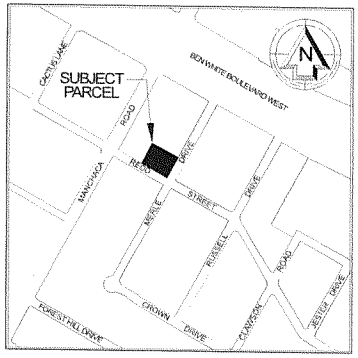
CASE#:C8-2017-0302.0A
LOCATION:4414 & 4412 Merle Drive

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.

LEGEND:

..... INDICATES SIDEWALK TO BE BUILT.



LOCATION MAP
NOT TO SCALE

LOT TABLE

LOT #	ACRE	SQ. FT.
15A	0.242	10533
16A	0.150	6519
16B	0.151	6566

TABLE:
L-1 N 27°29'00" E 5.00'
L-2 N 62°43'42" W 3.71'

FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO 48453C0585H DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS. NO PORTION OF THIS SITE IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

ENGINEER'S CERTIFICATION:

I, JUDD WILLIMANN, AM AUTHORIZED UNDER THE LAWS OF STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CODE OF 01/17/2018, AS AMENDED AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

JUDD WILLMANN, P.E. DATE
REGISTERED PROFESSIONAL ENGINEER NO. 90356
T.B.P.E. FIRM #F-16384
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735

SURVEYOR'S CERTIFICATION:

I, WESLEY BRIAN HAAS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 25 OF THE AUSTIN CODE OF 01/17/2018, AS AMENDED, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

WESLEY BRIAN HAAS, R.P.L.S. #5341 — JANUARY 25, 2019 DATE
EXACTA TEXAS SURVEYORS, INC.
512 E. 11th STREET
AUSTIN, TEXAS 78701
PHONE: 866-735-1916
FIRM REGISTRATION NUMBER 10193993

STATE OF TEXAS REGISTERED WESLEY BRIAN HAAS 5341 PROFESSIONAL LAND SURVEYOR

CASE NO.: C8-2017-0302.0A

PLAT PREPARED 12/13/17
LAST REVISED 02/25/19
APPLICATION SUBMITTED 01/18/18

EXACTA TEXAS SURVEYORS, INC.
2132 E. 9th Street — Cleveland, Ohio
www.exacta365.com phone: 866-735-1916 — LIC. 10193993

RESUBDIVISION OF LOTS 15 & 16, BLOCK B, FORD PLACE NO. 1

20' 16' 12' 8' 4' 0 10' 20'
GRAPHIC SCALE
1 inch = 20 feet

1710.1319
SUBDIVISION PLAT
TRAVIS COUNTY

SHEET 1 OF 2

GENERAL NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER 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. FACILITIES FOR OFF-STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL NON-RESIDENTIAL SITES.

4. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

5. 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. ALL PROPOSED CONSTRUCTION OF SITE ALTERATION ON LOTS 15A, 16A & 16B, BLOCK B REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.

6. NO BUILDING, FENCES, LANDSCAPING OR OTHER SUCH STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN.

7. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO CITY OF AUSTIN DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITY.

8. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ITS ASSIGNS.

9. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

10. 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.

11. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP ITS EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

12. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.

13. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.

14. PARKLAND DEDICATION OR FEE IN LIEU IS REQUIRED PER ORDINANCE 20070621-027, OR AS AMENDED, PRIOR TO APPROVAL OF ANY SITE PLAN IN THIS SUBDIVISION.

15. 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.

16. WATER QUALITY CONTROLS AND IMPERVIOUS COVER WILL BE PER THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

17. THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE LAND DEVELOPMENT CODE (L.D.C.) OF THE CITY OF AUSTIN.

18. THE LOCATION OF EASEMENTS SHOWN HEREON, THAT ARE GRANTED BY SEPARATE INSTRUMENT, ARE APPROXIMATE AND SUCH EASEMENTS AND THEIR LOCATIONS ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF SUCH SEPARATE INSTRUMENT AND ARE NOT BEING PUBLICLY DEDICATED UNDER THIS PLAT.

19. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG MERLE DRIVE AND REDD STREET AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE REQUIRED 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.

20. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND /OR WASTEWATER FACILITIES AND APPURTENANCES. NO BUILDINGS, RETAINING WALLS OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN, TEXAS.

21. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCETANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION ATREEMENT BETWEEN THE SUBDIVIDER AND THE DITY OF AUSTIN, DATED _____, 20____. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THIE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTINO AGREEMENT PERTAINING TO THIS SUBDIVISON, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC# _____, IN THE OFFICIAL PUBLIC RECORDS OF _____ COUNTY, TEXAS.

22. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ON GOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

23. 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 REGULATIONS 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.

24. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, FORD PLACE NUMBER ONE (VOLUME 4, PAGE 265), SHALL APPLY TO THIS RESUBDIVISION PLAT.

25. A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 4 RESIDENCES. NO FEE WAS CHARGED FOR THE 2 EXISTING RESIDENCES.

26. ACCESS TO REDD STREET SHALL BE PROHIBITED FROM LOT 16A.

DEDICATION:

STATE OF TEXAS)
COUNTY OF TRAVIS)

KNOW ALL MEN BY THESE PRESENTS:

THAT SHORT RIDGE AVE LLC, BEING OWNER OF UNIT 1, LOT 16, BLOCK B, FORD PLACE NO.1, A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 265 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN DOCUMENT NUMBER 2018135438 OF THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BITE THE BULLET LLC, BEING OWNER OF UNIT 2, LOT 16, BLOCK B, FORD PLACE NO.1, A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 265 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN DOCUMENT NUMBER 2018198915 OF THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BYB INC, BEING OWNER OF LOT 15, BLOCK B, FORD PLACE NO.1, A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 265 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN DOCUMENT NUMBER 2017172547 OF THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RE-SUBDIVIDE LOTS 15 AND 16, BLOCK B, FORD PLACE NO.1, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

RESUBDIVISION OF LOTS 15 & 16, BLOCK B FORD PLACE NO. 1,

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

_____
SHORT RIDGE AVENUE, LLC,
4414 MERLE DR,
AUSTIN, TX 78745

_____
BITE THE BULLET, LLC.,
4414 MERLE DR,
AUSTIN, TX 78745

_____
BYB, INC.
4412 MERLE DR,
AUSTIN, TX 78745

ACKNOWLEDGMENT:

STATE OF TEXAS)
COUNTY OF TRAVIS)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2019, BY KNOWN TO ME TO BE THE PERSON WHOSE NAME TS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019, AD.

_____
NOTARY PUBLIC
IN THE FOR THE STATE OF TEXAS.
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT:

STATE OF TEXAS)
COUNTY OF TRAVIS)

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_____
NOTARY PUBLIC
IN THE FOR THE STATE OF TEXAS.
MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENT:

STATE OF TEXAS)
COUNTY OF TRAVIS)

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019, AD.

_____
NOTARY PUBLIC
IN THE FOR THE STATE OF TEXAS.
MY COMMISSION EXPIRES: _____

CITY CERTIFICATIONS:

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON THIS _____ DAY OF _____, 2019.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT. CITY OF AUSTIN, COUNTY OF TRAVIS, THIS _____ DAY OF _____, 2019, AD.

_____
J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS _____ DAY OF _____, 2019.

_____
STEPHEN OLIVER, CHAIR

_____
JAMES SHIEH, SECRETARY

STATE OF TEXAS)
COUNTY OF TRAVIS)

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FORECOINC INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2019, AD, AT _____ O'CLOCK _____.M., AND DULY RECORDED ON THE _____ DAY OF _____ 2019, AD. 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, THIS _____ DAY OF _____, 2019 AD.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

_____
DEPUTY

Item C-10

4 of 4

CASE NO.: C8-2017-0302.0A

EXACTA TEXAS SURVEYORS, INC.
2132 E. 9th Street
www.exacta365.com phone: 866-735-1916
Cleveland, Ohio
LIC. 10193993

RESUBDIVISION OF LOTS 15 & 16, BLOCK B, FORD PLACE NO. 1

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LAST REVISED 02/25/19
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1710.1319
SUBDIVISION PLAT
TRAVIS COUNTY

SHEET 2 OF 2