

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2019-0007.0A**COMMISSION DATE:** May 10, 2022**SUBDIVISION NAME:** Resubdivision of Lot 1, Block M, Georgian Acres Subdivision**ADDRESS OF SUBDIVISION:** 507 Middle Lane**APPLICANT:** Florence Raw Land, LLC
(Michael Issa)**AGENT:** TDI Engineering
(F.P. Howland, III, P.E.)**ZONING:** SF-3-NP (Residential)**AREA:** 0.379 acres**LOTS:** 2**COUNTY:** Travis**DISTRICT:** 2**WATERSHED:** Little Walnut Creek**JURISDICTION:** Full Purpose**DEPARTMENT COMMENTS:**

The request is for the approval of Resubdivision of Lot 1, Block M, Georgian Acres Subdivision plat, comprised of 2 lots on 0.379 acres.

The plat complies with the criteria for approval and staff recommends approval.

STAFF RECOMMENDATION:

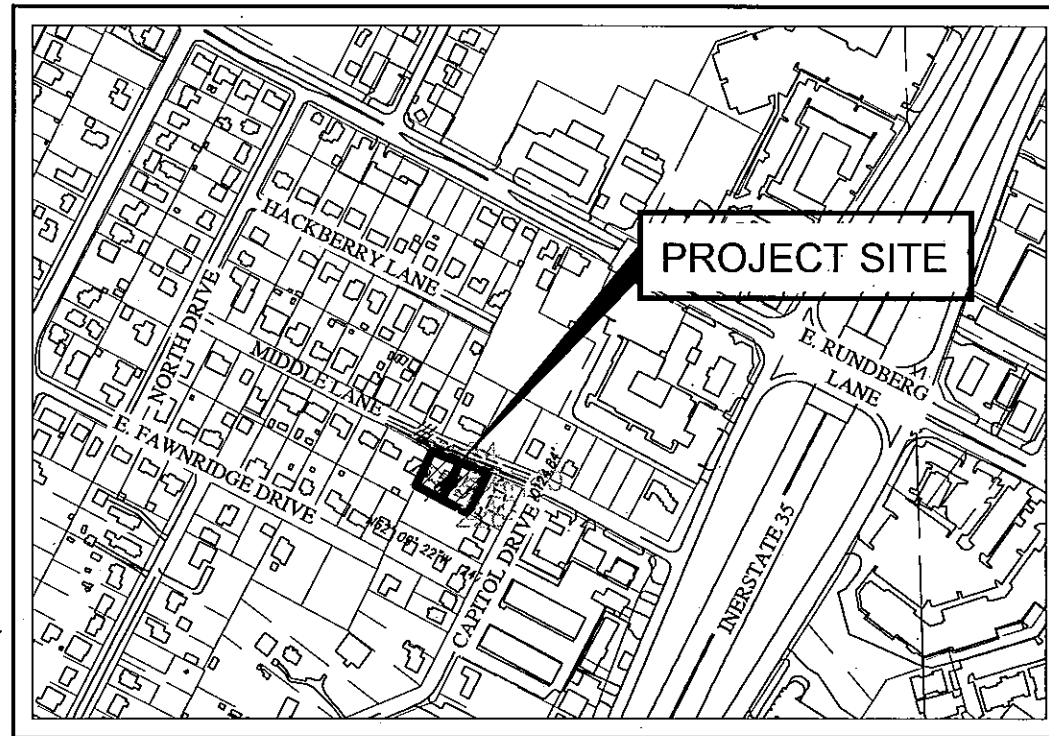
The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

CASE MANAGER: Cesar Zavala**PHONE:** 512-974-3404**E-mail:** cesar.zavala@austintexas.gov**ATTACHMENTS**

Exhibit A: Vicinity map

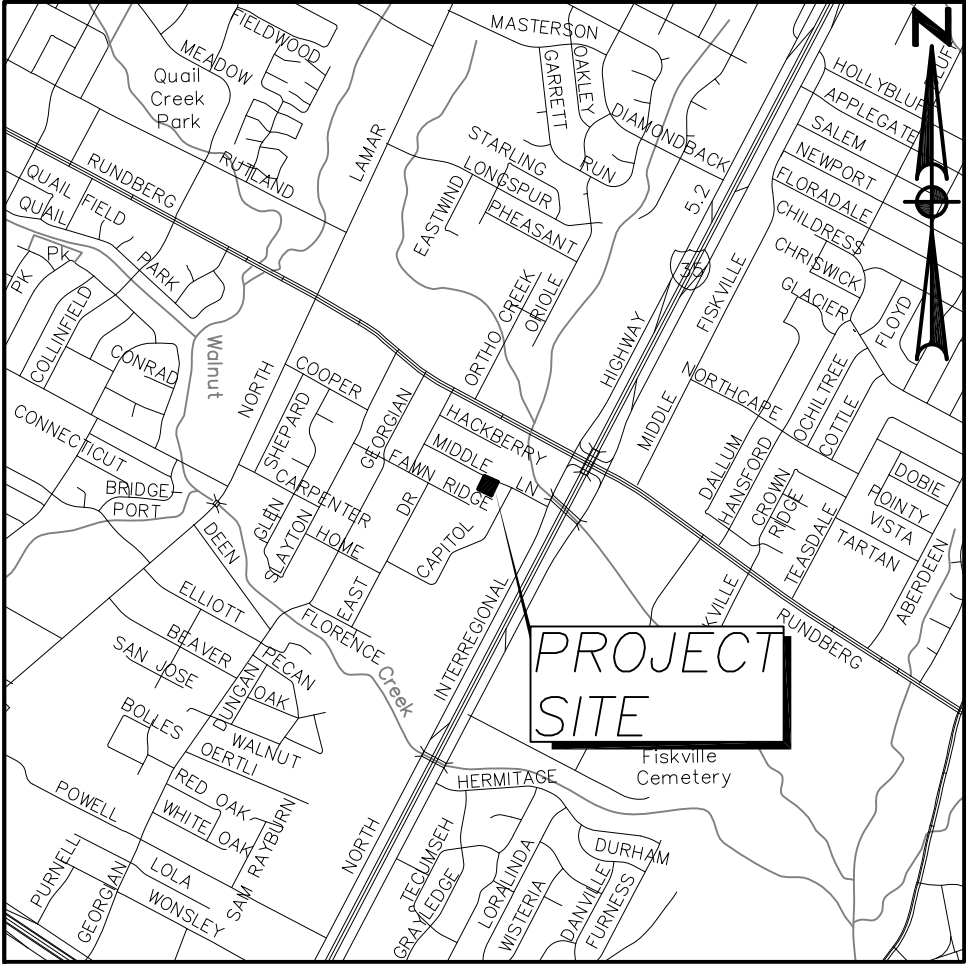
Exhibit B: Proposed plat

This site is located at 507 Middle Lane. It is approximately ± 601 feet west from the intersection of Middle Lane and S. I-35 Frontage Road.



VICINITY MAP

SCALE: 1"=250'



VICINITY MAP
1"=2000'

RESUBDIVISION OF LOT 1, BLOCK "M" GEORGIAN ACRES SUBDIVISION

BEING 0.379 ACRE OUT OF THE WEST PORTION OF LOT 1, BLOCK "M", GEORGIAN ACRES,
RECORDED IN VOLUME 4, PAGE 341, PLAT RECORDS, TRAVIS COUNTY, TEXAS

BEARING BASIS
TEXAS STATE PLANE
COORDINATE SYSTEM,
TEXAS CENTRAL
ZONE 4203
NAD 83/NAVD 88

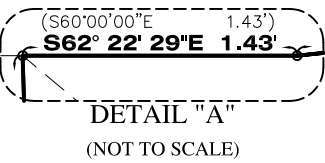
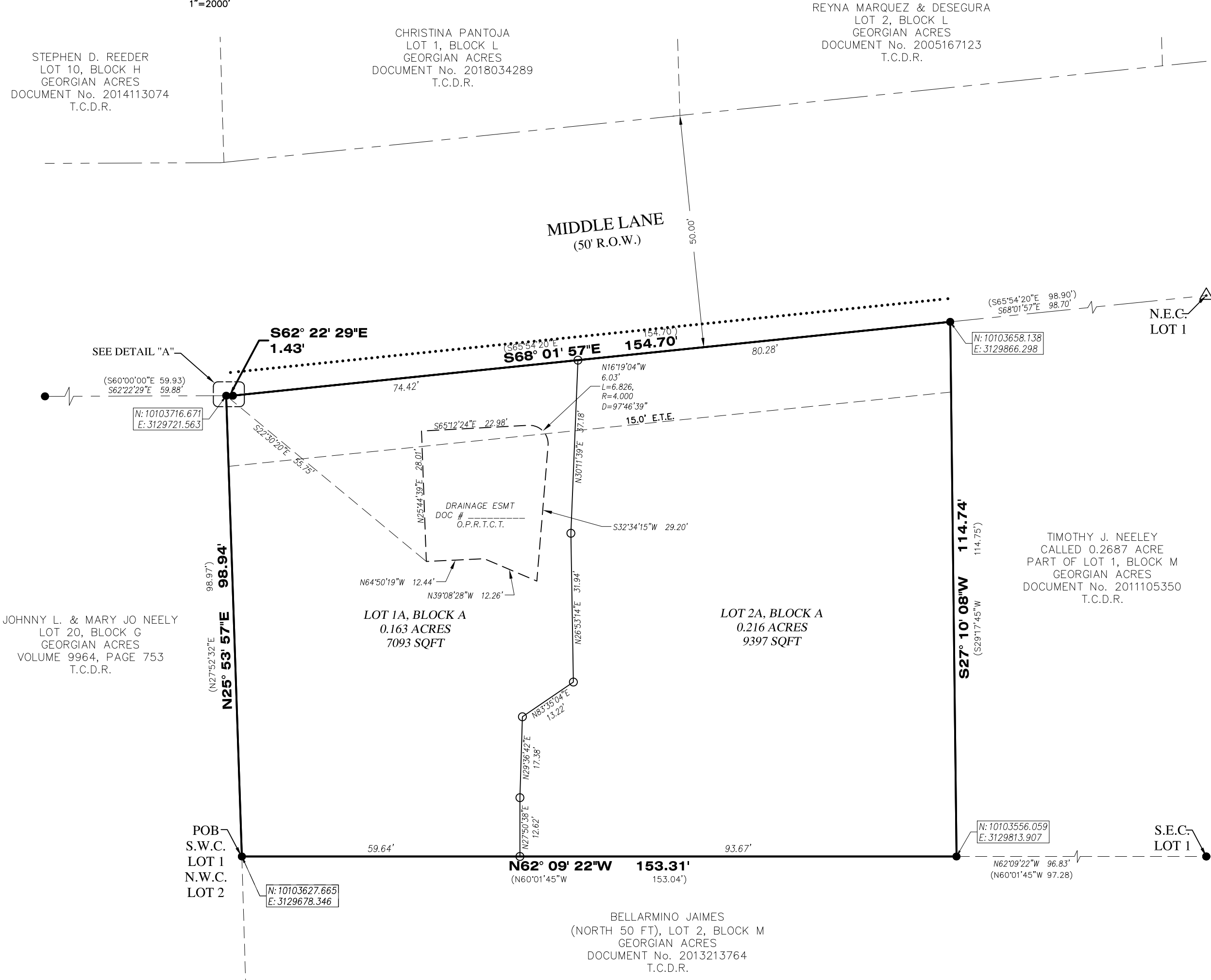
GRAPHIC SCALE

1"=20'

PREPARATION DATE NOVEMBER 27, 2019
SUBMITTAL DATE DECEMBER 20, 2019

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- PROPOSED SIDEWALK
- CONCRETE MONUMENT SET
- ⊙ TBM PK NAIL
- △ IRON ROD SET
- E.T.E. ELECTRICAL TELEPHONE EASE.
- N.E.C. NORTHEAST CORNER
- S.E.C. SOUTHEAST CORNER



DETAIL "A"
(NOT TO SCALE)

- OWNER:
FLORENCE RAW LAND, LCC
705-C WEST 24th STREET
AUSTIN, TEXAS 78741
- ENGINEERED BY:
F.P. HOWLNAD, III, P.E.
TDI ENGINEERING, LLC
TBPE FIRM #8601
5906 OLD FREDERICKSBURG RD, SUITE 300
AUSTIN, TX 78749
512-301-3389
- SURVEYED BY:
CARRIZALES LAND SURVEYING, LLC
4807 GONDOLA AVENUE
EDINBURG, TEXAS 78542
512-470-1489
- TOTAL ACRES: 0.379
- TOTAL NUMBER OF LOTS: 2
- 0 LF OF NEW STREET
- ZONE "X" - AREAS DETERMINED TO BE OUTSIDE
THE 0.2% ANNUAL CHANCE FLOODPLAIN. FIRM MAP
No. 48453C0455 J, DATED: 06 JANUARY, 2016

LOT SUMMARY:

TOTAL NUMBER OF LOTS - 2

LOT 1A, BLOCK A - 0.163 ACRES (7093 SQFT)
LOT 2A, BLOCK A - 0.216 ACRES (9397 SQFT)

RESUBDIVISION
OF LOT 1, BLOCK "M"
GEORGIAN ACRES SUBDIVISION

BEING 0.379 ACRE OUT OF THE WEST PORTION OF LOT 1, BLOCK "M", GEORGIAN ACRES,
RECORDED IN VOLUME 4, PAGE 341, PLAT RECORDS, TRAVIS COUNTY, TEXAS

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

THAT, FLORENCE RAW LAND, LLC OWNER(S) OF 0.379 ACRE OUT OF THE WEST PORTION OF LOT 1, BLOCK "M", GEORGIAN ACRES, RECORDED IN VOLUME 4, PAGE 341, PLAT RECORDS, TRAVIS COUNTY, TEXAS, BEING THE SAME LAND CONVEYED TO ME BY WARRANTY DEED RECORDED IN DOCUMENT No. 2017144413, TRAVIS COUNTY DEED RECORDS, TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE PURSUANT TO CHAPTER 212, OF THE LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

RESUBDIVISION OF LOT 1, BLOCK "M" GEORGIAN ACRES SUBDIVISION

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

WITNESS OUR HANDS, THIS THE ____ DAY OF _____, 2022, A.D.

MICHEL ISSA, MANAGER
FLORENCE RAW LAND, LLC
705 WEST 24th STREET SUITE C
AUSTIN, TEXAS 78741

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS THE ____ DAY OF _____, 2022, A.D. PERSONALLY APPEARED MICHEL ISSA, MANAGER of FLORENCE RAW LAND, LLC, KNOW TO ME THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT, AND ACKNOWLEDGES BEFORE ME THAT THEY EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2022, A.D.

NOTARY PUBLIC IN AND FOR
TRAVIS COUNTY, TEXAS

MY COMMISSION EXPIRES _____

THIS SUBDIVISION PLAT IS LOCATED IN THE CITY OF AUSTIN FULL PURPOSE JURISDICTION ON THIS THE ____ DAY OF _____, 2022.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS.

THIS THE ____ DAY OF _____, 2022, AD.

CESAR ZAVALA FOR:
DENIS LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS.

THIS THE ____ DAY OF _____, 2022, AD.

CHAIRMAN SECRETARY

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2022 A.D. AT ____ O'CLOCK ____ M. AND DULY RECORDED ON THE ____ DAY OF _____,

2022 A.D. AT ____ O'CLOCK ____ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND

STATE IN DOCUMENT No. _____. WITNESS MY HAND AND SEAL OF OFFICE OF

THE COUNTY CLERK, THE ____ DAY OF _____, 2022, A.D.

REBECCA GUERRERO, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

DEPUTY

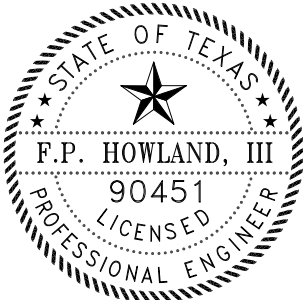
ENGINEER'S CERTIFICATION:

THIS SUBDIVISION IS NOT WITHIN THE 100 YEAR FLOODPLAIN OF ANY WATERCOURSE SEE ALSO FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL No. 48453C0455 J, DATED JANUARY 06, 2016.

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF AND THAT SAID PLAT COMPLIES WITH CHAPTER 25 OF THE AUSTIN CITY CODE AS AMENDED, AND ALL OTHER APPLICABLE CODES AND ORDINANCES.

ENGINEERED BY:

F.P. HOWLAND, III, PE
REGISTERED PROFESSIONAL ENGINEER
NO. 90451 STATE OF TEXAS
TDI ENGINEERING
5906 OLD FREDERICKSBURG ROAD
SUITE 300
AUSTIN, TEXAS 78749
512-301-3389



1. THE OWNERS OF THE 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 THE 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.
2. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY AND DUPLEX CONSTRUCTION, IN ACCORDANCE WITH THE CITY OF AUSTIN'S ENVIRONMENTAL CRITERIA MANUAL.
3. TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED DURING THE CONSTRUCTION OF ANY IMPROVEMENTS ON ANY LOT. SUCH CONTROLS MUST BE MAINTAINED UNTIL, PERMANENT REVEGETATION OR STABILIZATION OF ALL DISTURBED AREAS IS ESTABLISHED.
4. NO OBJECTS, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
5. THIS SUBDIVISION IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
6. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
7. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
8. 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 ONGOING 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.
9. THE OWNER MUST SEEK A TREE REMOVAL PERMIT PRIOR TO REMOVAL OF A TREE.
10. RELOCATION OF ELECTRIC FACILITIES REQUESTED BY OWNER SHALL BE AT THE OWNERS EXPENSE.
11. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT ON THIS SUBDIVISION A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
12. NO LOT SHALL NOT BE OCCUPIED UNTIL THE STRUCTURES ARE CONNECTED TO THE CITY OF AUSTIN'S WATER AND WASTEWATER UTILITY SYSTEMS.
13. WATER AND WASTEWATER UTILITY SYSTEMS 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 CITY OF AUSTIN WATER UTILITY. ALL THE WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LAND OWNER MUST PAY THE CITY INSPECTION FEES WITH THE UTILITY CONSTRUCTION.
14. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG MIDDLE LANE STREET AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
15. 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 _____, 20____, 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 THE SEPARATE INSTRUMENT RECORDED IN

DOCUMENT NO. _____, IN THE OFFICIAL PUBLIC RECORDS OF _____ COUNTY, TEXAS.

16. THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF PROPOSED OVERHEAD ELECTRIC 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.

17. THE OWNER OF THIS 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 LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRICAL SERVICES UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COST INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

18. WATER METERS AND WASTEWATER CLEAN OUTS SHALL NOT BE INSTALLED IN DRIVEWAYS OR SIDEWALKS.

19. EACH LOT WITHIN 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.

20. PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM WAS GRANTED FOR THIS SUBDIVISION ON _____ (DATE) BY THE CITY OF AUSTIN WATER PROTECTION DEPARTMENT, OFFICE OF THE DIRECTOR.

21. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, GEORGIAN ACRES, RECORDED IN VOLUME 4, PAGE 341 OF THE PLAT RECORDS OF TRAVIS COUNTY, SHALL APPLY TO THIS PLAT.

METES AND BOUNDS

BEING 0.379 ACRE TRACT OF LAND OUT OF THE WEST PORTION OF LOT 1, BLOCK M" GEORGIAN ACRES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN VOL. 4, PG. 341, T.C.P.R., AND BEING THAT SAME TRACT CONVEYED TO FLORENCE RAW LAND, LLC BY DEED RECORDED IN DOCUMENT No. 2017144413, T.C.D.R., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT AN IRON PIPE FOUND THE SOUTHWEST CORNER OF THE SAID LOT 1, SAME BEING THE NORTHWEST CORNER OF LOT 2, OF THE SAID SUBDIVISION, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT AND THE POINT OF BEGINNING;

THENCE, NORTH 25°53'37" EAST, ALONG THE WEST LOT LINE OF THE SAID LOT 1, SAME BEING THE EAST LINE OF LOT 20, OF THE SAID SUBDIVISION, A DISTANCE OF 98.94' FEET TO A CAPPED IRON ROD FOUND, ON THE SOUTH RIGHT-OF-WAY OF MIDDLE LANE, SAME BEING THE NORTHEAST CORNER OF THE SAID LOT 20, FOR THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 62°22'29" EAST WITH THE SOUTH RIGHT-OF-WAY OF THE SAID MIDDLE LANE AND THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 1.43' TO A CAPPED IRON ROD FOUND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 68°01'57" EAST CONTINUING WITH THE SOUTH RIGHT-OF-WAY OF THE SAID MIDDLE LANE AND THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 154.70' TO A 1/2" IRON PIPE FOUND THE NORTHWEST CORNER OF A CALLED 0.2687 ACRE TRACT CONVEYED TO TIMOTHY J. NEELY BY DEED RECORDED IN DOCUMENT No. 2011105350, T.C.D.R., FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 27°10'08" WEST ACROSS THE SAID LOT 1, SAME BEING THE EAST LINE OF THE SAID NEELY TRACT, A DISTANCE OF 114.74' FEET TO A CAPPED IRON ROD FOUND ON THE SOUTH LINE OF THE SAID LOT 1, FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 62°09'22" WEST WITH THE NORTH LINE OF THE SAID LOT 2, SAME BEING THE SOUTH LINE OF THE SAID LOT 1, A DISTANCE OF 153.31' FEET TO THE POINT OF BEGINNING AND CONTAINING 0.379 ACRE OF LAND MORE OR LESS.

I, MANUEL CARRIZALES, 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 OF AS CURRENTLY AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

SURVEYED BY:

CARRIZALES LAND SURVEYING, LLC
FIRM NO. 10194417
512-470-1489



MANUEL CARRIZALES, RPLS # 6388