

**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2017-0075.0A

**ZAP/PC DATE:** May 22, 2018

**SUBDIVISION NAME:** Resubdivision of Lots 1 and 2, Block 2, Marlo Heights Section 2

**AREA** 0.97 ac

**LOT(S):** 4

**OWNER:** Pendleton Plus LLC

**AGENT/APPLICANT:** Servant Engineering and Consulting, LLC (Mauricio Quintero-Rangel)

**ADDRESS OF SUBDIVISION:** 4520 Rimrock Trail

**WATERSHED:** Tannehill Branch

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

**NEIGHBORHOOD PLAN:** MLK

**PROPOSED LAND USE:** Single Family

**DEPARTMENT COMMENTS:** The request is for approval of the Resubdivision of Lots 1 and 2, Block 2, Marlo Heights Section 2, composed of 4 lots on 0.97 acres.

**STAFF RECOMMENDATION:** The staff recommends approval of the plat as it meets all applicable State and City of Austin LDC requirements.

**PLANNING COMMISSION ACTION:**

**CASE MANAGER:** Jeremy Siltala

**PHONE:** 512-974-2945

**EMAIL:** jeremy.siltala@austintexas.gov

# RESUBDIVISION OF LOTS 1 AND 2 BLOCK 2 MARLO HEIGHTS SECTION 2

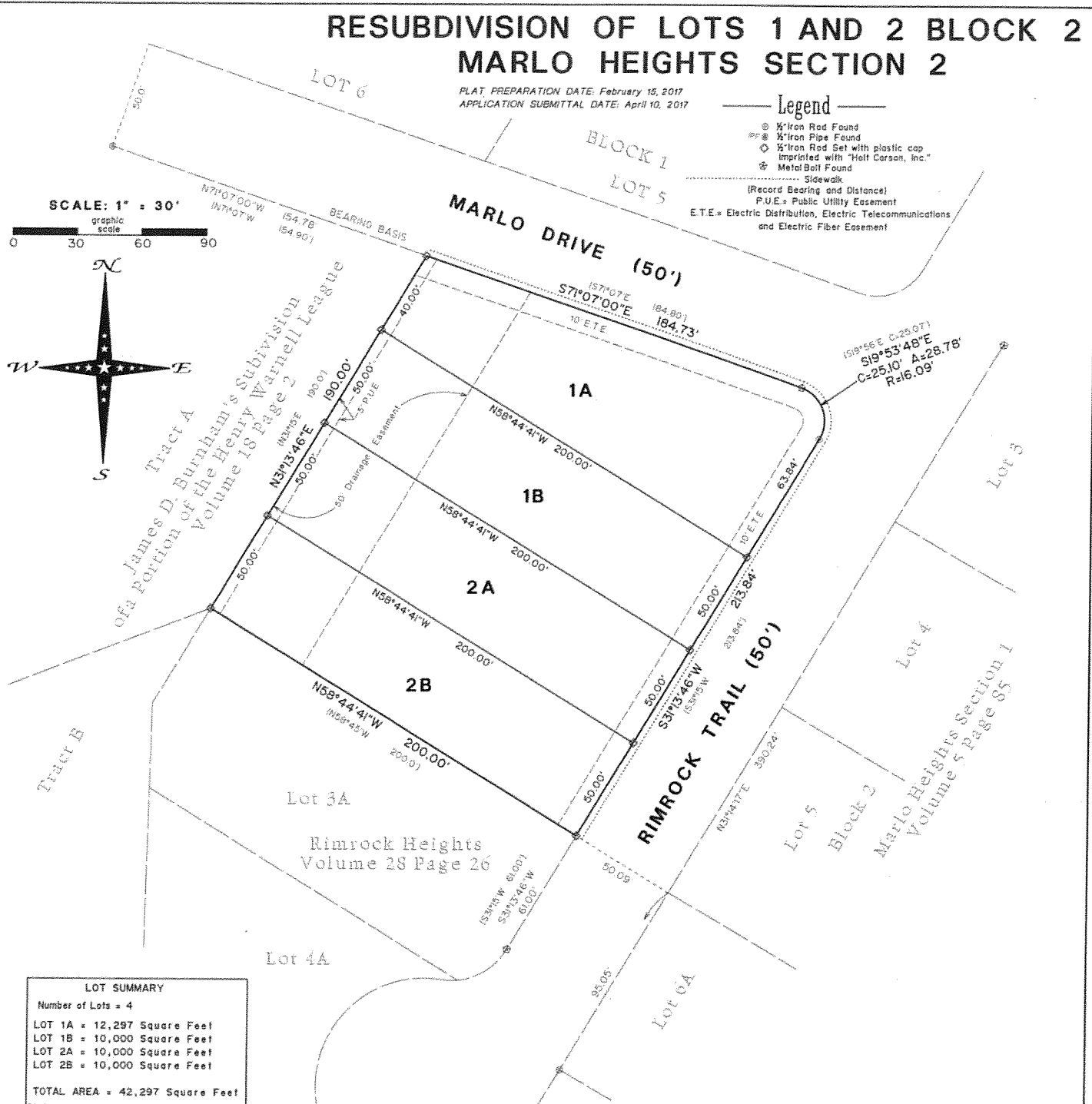
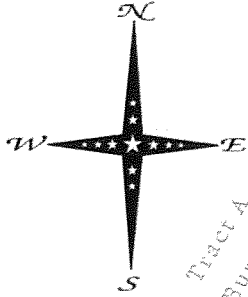
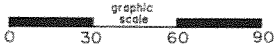
PLAT PREPARATION DATE: February 15, 2017  
APPLICATION SUBMITTAL DATE: April 10, 2017

### Legend

- ⊗ Iron Rod Found
- ⊙ Iron Pipe Found
- ⊕ Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- ⊛ Metal Bolt Found

— Sidewalk  
(Record Bearing and Distance)  
P.U.E. = Public Utility Easement  
E.T.E. = Electric Distribution, Electric Telecommunications and Electric Fiber Easement

SCALE: 1" = 30'



Tract A  
of a portion of the James D. Burnham's Subdivision  
Volume 18 Page 2

Marlo Heights Section 1  
Volume 5 Page 85

Rimrock Heights  
Volume 28 Page 26

LOT SUMMARY	
Number of Lots =	4
LOT 1A =	12,297 Square Feet
LOT 1B =	10,000 Square Feet
LOT 2A =	10,000 Square Feet
LOT 2B =	10,000 Square Feet
<b>TOTAL AREA =</b>	<b>42,297 Square Feet</b>

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS  
KNOW ALL MEN BY THESE PRESENTS  
That, Pendleton Plus, LLC, acting by and through Bruce Beatty, owner of all of Lots 1 and 2, Block 2, Marlo Heights Section 2, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 5 Page 85 of the Plat Records of Travis County, Texas, as conveyed to it by Warranty Deed recorded in Document No. 2016129599 of the Official Public Records of Travis County, Texas, 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 resubdivide said lots in accordance with the attached map or plat shown hereon to be known as

## RESUBDIVISION OF LOTS 1 AND 2 BLOCK 2 MARLO HEIGHTS SECTION 2

and do hereby dedicate to the Public the use of all streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted, and not released.

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

Bruce Beatty  
Pendleton Plus, LLC  
1930 Pendleton Drive  
Garland, Texas 75041

THE STATE OF TEXAS  
THE COUNTY OF \_\_\_\_\_  
I, the undersigned authority, on this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2017, did personally appear Bruce Beatty, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC \_\_\_\_\_  
Printed Name \_\_\_\_\_  
Commission Expires \_\_\_\_\_

Resubdivision of lots 1 & 2 Block 2 Marlo Height Section 2  
(C8-2017-0075.0A)

