

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0227.0A

P.C. DATE: October 9, 2018

SUBDIVISION NAME: Resubdivision of Lot 3, Block 1, Marlo Heights, Section 1

AREA: 0.307 acres

LOTS: 2

APPLICANT: Franciscus Sani

AGENT: Hector Avila

ADDRESS OF SUBDIVISION: 3507 Pecan Springs Rd.

WATERSHED: Fort Branch

COUNTY: Travis

EXISTING ZONING: SF-3-NP

JURISDICTION: Full Purpose

NEIGHBORHOOD PLAN: M.L.K.

PROPOSED LAND USE: Single Family

VARIANCE: none

STAFF RECOMMENDATION: Staff recommends approval of the final plat, the plat meets all applicable State and City of Austin Land Development Code requirements.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 3, Block 1, Marlo Heights, Section 1 composed of 2 lots on 0.307 acres. The applicant proposes to subdivide the property for residential uses. The developer will be responsible for all cost associated with required improvements.

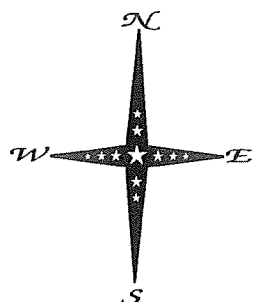
CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

E-mail: cesar.zavala@austintexas.gov



CASE#: C8-2017-0227.0A
ADDRESS: 3507 PECAN SPRINGS ROAD
PROJECT: RESUBDIVISION OF LOT 3
MARLO HEIGHTS SECTION 1
CASE MANAGER: CESAR ZAVALA

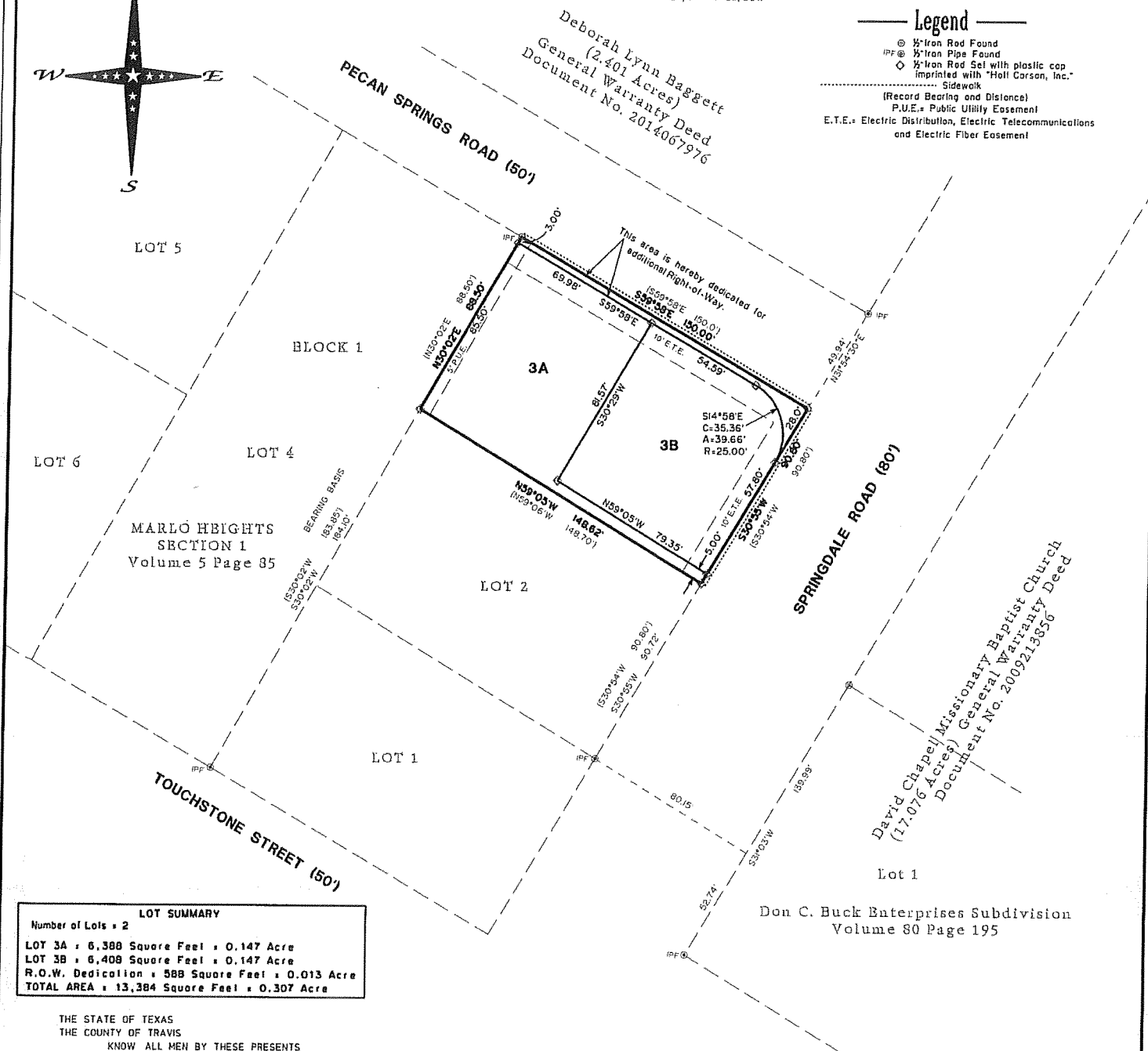


PLAT PREPARATION DATE: August 1, 2017
APPLICATION SUBMITTAL DATE: September 25, 2017

Deborah Lynn Baggett
(2.401 Acres)
General Warranty Deed
Document No. 2014067976

- Legend

- X Iron Rod Found
 IPF @ X Iron Pipe Found
 ◇ X Iron Rod Set with plastic cap
 imprinted with "Holt Carson, Inc."
 ----- Sidewalk
 (Record Bearing and Distance)
 P.U.E.= Public Utility Easement
 E.T.E.= Electric Distribution, Electric Telecommunications
 and Electric Fiber Easement



LOT SUMMARY

Number of Lots = 2

LOT 3A : 6,388 Square Feet : 0.147 Acre
 LOT 3B : 6,408 Square Feet : 0.147 Acre
 R.O.W. Dedication : 588 Square Feet : 0.013 Acre
TOTAL AREA : 13,384 Square Feet : 0.307 Acre

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

That I, Francisco Sani, owner of all of Lot 3, Block 1, Marlo Heights Section 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Public 5 Page 85 of the Plat Records of Travis County, Texas, as conveyed to me by Warranty Deed recorded in Document No. 2017023547 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 212.01A of the Local Government Code, do hereby resubdivide said lot in accordance with the attached map or plat shown hereon to be known as

RESUBDIVISION OF LOT 3 BLOCK 1
MARLO HEIGHTS SECTION 1

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 the _____ day of _____ A.D. 20_____

Franciscus Soni
16013 McAloon Way
Austin, Texas 78644

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the _____ day of _____, A.D. 2017, did personally appear Franciscus Sani, 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