

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

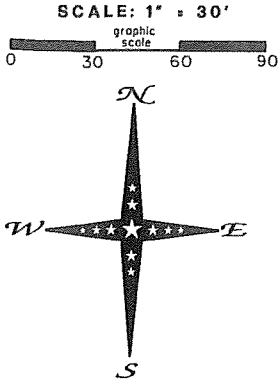


CASE#: C8-2017-0227.0A
ADDRESS: 3507 PECAN SPRINGS ROAD
PROJECT: RESUBDIVISION OF LOT 3
MARLO HEIGHTS SECTION 1
CASE MANAGER: CESAR ZAVALA

This map has been produced by site plan review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

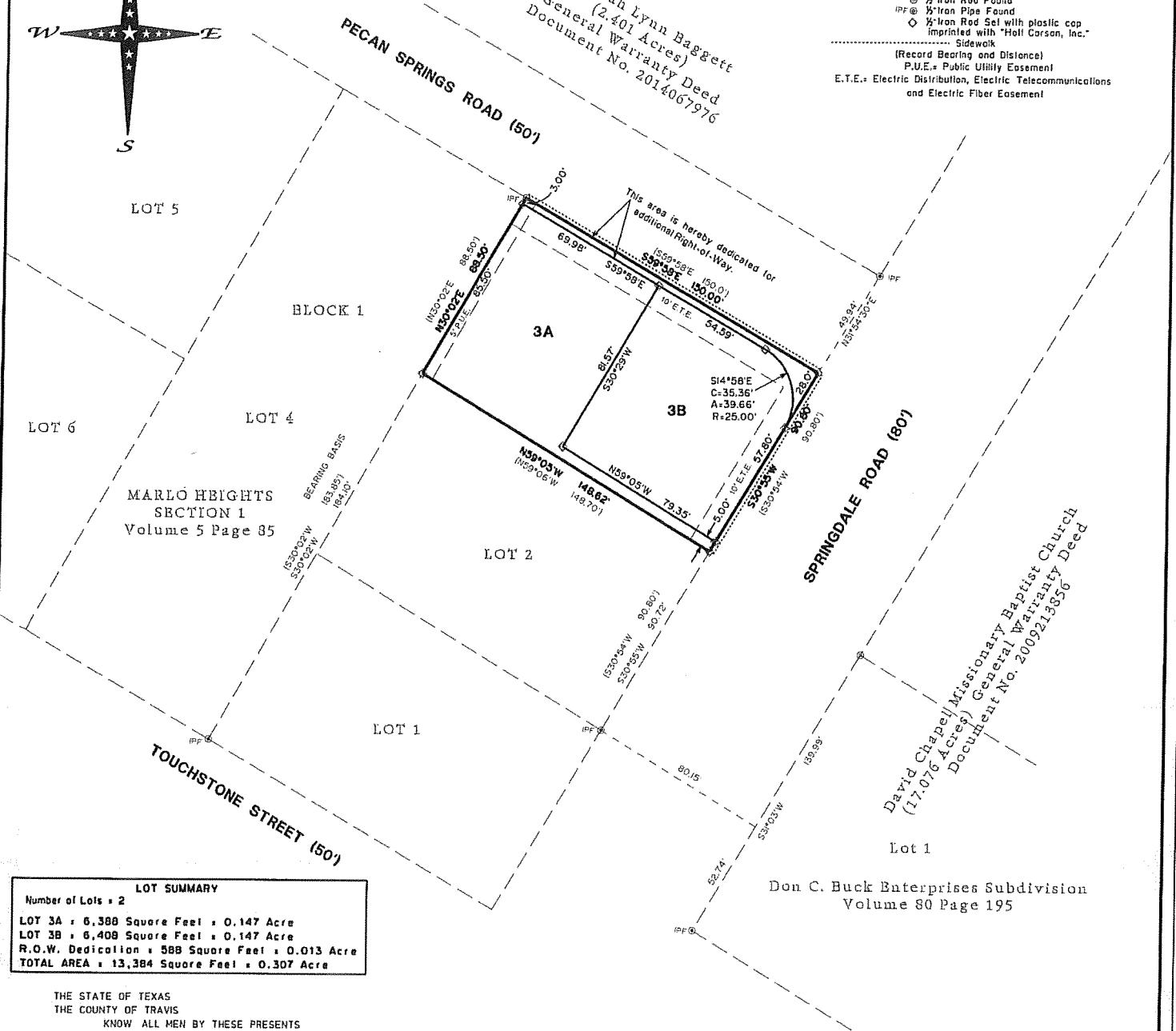
RESUBDIVISION OF LOT 3 BLOCK 1 MARLO HEIGHTS SECTION 1

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



- Legend**
- ⊙ 1/2" Iron Rod Found
 - ⊖ 1/2" Iron Pipe Found
 - ⊕ 1/2" Iron Rod Set with plastic cap imprinted with "Holl Carson, Inc."
 - Sidewalk
 - (Record Bearing and Distance)
 - P.U.E. Public Utility Easement
 - E.T.E. Electric Distribution, Electric Telecommunications and Electric Fiber Easement

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



MARLO HEIGHTS SECTION 1
Volume 5 Page 85

David Chapel Missionary Baptist Church
(17.076 Acres) General Warranty Deed
Document No. 2009213856

Don C. Buck Enterprises Subdivision
Volume 80 Page 195

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, Franciscus 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 Volume 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 212.014 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 Sani
16013 McAlon 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 _____

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