

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0116.0A

P.C. DATE: July 10, 2018

SUBDIVISION NAME: Resubdivision of portions of Lots 5 and 6 Rector's Subdivision and a portion of the vacated Rector Street

AREA: 0.19 acres

LOTS: 2

APPLICANT: Monika V. Bustamante /
Walter M. Coots

AGENT: Moncada Enterprises
(Phil Moncada)

ADDRESS OF SUBDIVISION: 1500 E. 11th Street

WATERSHED: Lady Bird Lake

COUNTY: Travis

EXISTING ZONING: SF-3-NP

JURISDICTION: Full Purpose

NEIGHBORHOOD PLAN: Central East Austin

PROPOSED LAND USE: Single Family

VARIANCE: none

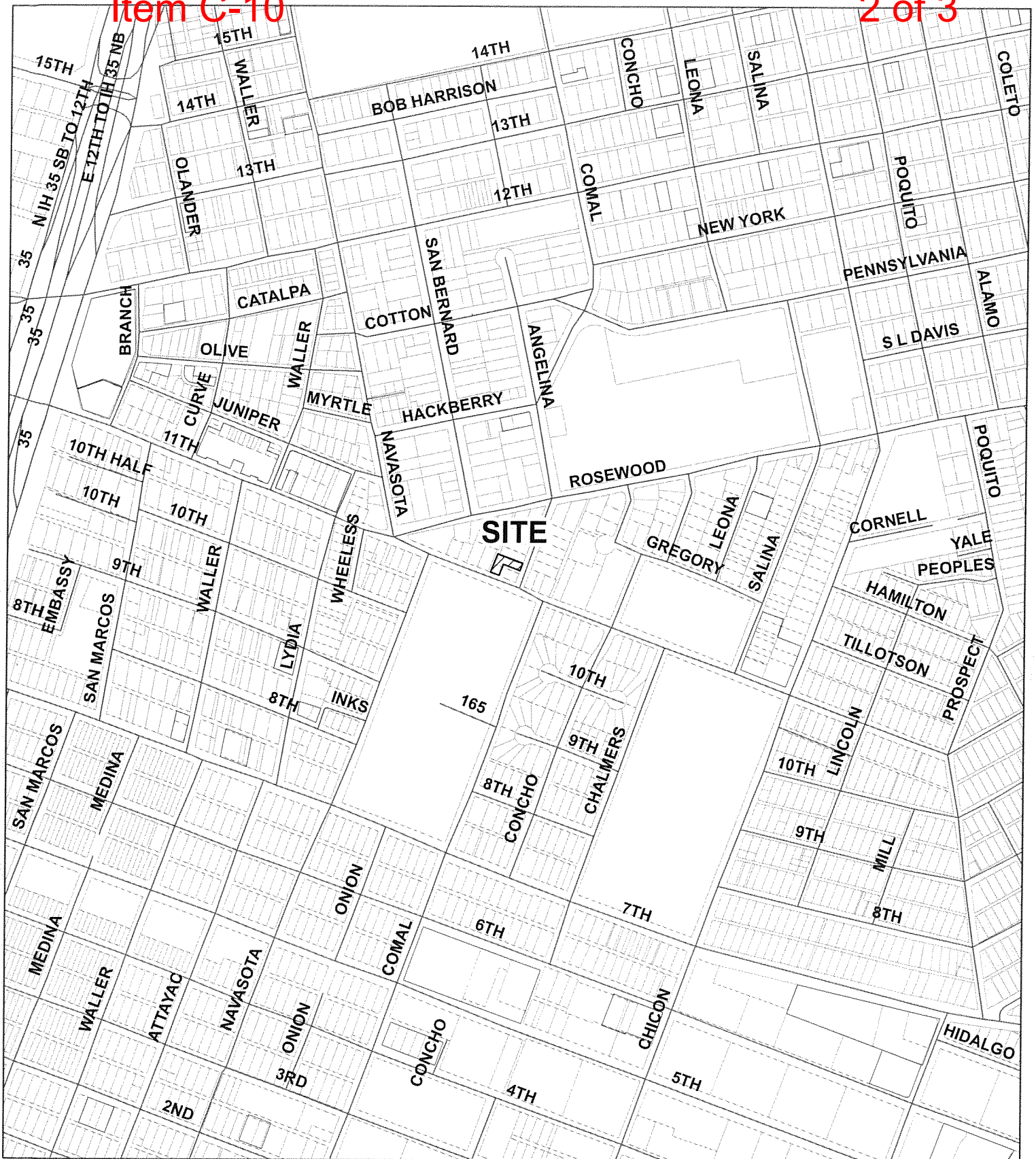
STAFF RECOMMENDATION: Staff recommends approval of the final plat, the plat meets all applicable State and City of Austin Land Development Code requirements.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of portions of Lots 5 and 6 Rector's Subdivision and a portion of the vacated Rector Street composed of 2 lots on 0.19 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

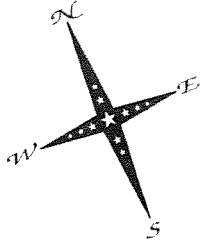
E-mail: cesar.zavala@austintexas.gov



CASE#: C8-2017-0115.0a
 ADDRESS: 1500 E. 11TH STREET
 RESUBDIVISION OF PORTIONS OF
 PROJECT: LOTS 5 AND 6 RECTORS SUBDIVISION
 CASE MANAGER: CESAR ZAVALA

RESUBDIVISION OF PORTIONS OF LOTS 5 AND 6 RECTOR'S SUBDIVISION AND A PORTION OF THE VACATED RECTOR STREET

Plat Preparation Date: December 23, 2015
Application Submittal Date May 16, 2017



SURVEYOR'S NOTE:
There appears to be two different
alignments utilized for the centerline
of the vacated Rector Street.

ROSEWOOD AVENUE
N00°40'50"E 179.25'

SCALE: 1" = 50'

GRAPHIC
SCALE

Legend

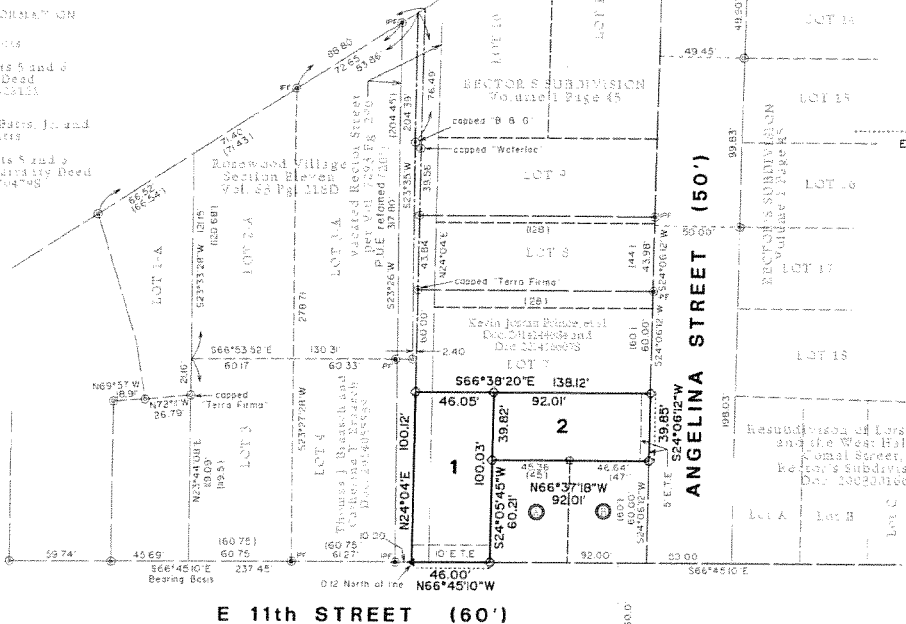
- ⊗ X-Iron Pipe Found
- ⊗ X-Iron Rod Found
- ⊗ Chiseled "X" Mark in Concrete Found
- ⊗ X-Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- ⬢ PK Nail Found
- ⬢ Railroad Spike Found
- Sidewalk

E.T.E. = Electric Distribution, Electric Telecommunications and Electric Fiber Easement (Record Dimension)

LOT SUMMARY
NUMBER OF LOTS = 2
LOT 1 = 4,605 SQUARE FEET
LOT 2 = 3,665 SQUARE FEET
Total Area = 8,270 SQUARE FEET

ADDITIONAL INFORMATION

- ⊗ Walter Coats
45 a portion
part of Lots 5 and 6
General Warranty Deed
Doc. 200413852
- ⊗ Curtis L. Harris, Jr. and
Nina L. Harris
147 a portion
part of Lots 5 and 6
Special Warranty Deed
Doc. 200413852



E 11th STREET (60')

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

That I, Monika V. Bustamante, owner of portions of Lots 5 and 6, Rector's Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 1 Page 45 of the Plat Records of Travis County, Texas, together with one-half of the vacated Rector Street, as vacated by Ordinance No. 800904-D and recorded in Volume 7293 Page 290 of the Deed Records of Travis County, Texas, and as conveyed to me by General Warranty Deed recorded in Document No. 200413852 of the Official Public Records of Travis County, Texas, and

and
That I, Walter M. Coats, owner of a portion of Lot 6, Rector's Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 1 Page 45 of the Plat Records of Travis County, Texas, together with one-half of the vacated Rector Street, as vacated by Ordinance No. 800904-D and recorded in Volume 7293 Page 290 of the Deed Records of Travis County, Texas, and as conveyed to me by General Warranty Deed recorded in Document No. 2010035046 of the Official Public Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.016, of the Local Government Code, do hereby subdivide said tracts of land in accordance with the attached map or plat shown hereon, to be known as:

RESUBDIVISION OF PORTIONS OF LOTS 5 AND 6 RECTOR'S SUBDIVISION AND A PORTION OF THE VACATED RECTOR STREET

subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the ____ day of _____, A.D. 20____

Monika V. Bustamante
1500 East 11th Street
Austin, Texas 78702

WITNESS MY HAND this the ____ day of _____, A.D. 20____

Walter M. Coats
1100 Angelina Street
Austin, Texas 78702

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the ____ day of _____, A.D., 20____, did personally appear Monika V. Bustamante, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and she acknowledged before me that she executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the ____ day of _____, A.D., 20____, did personally appear Walter M. Coats, 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 _____