

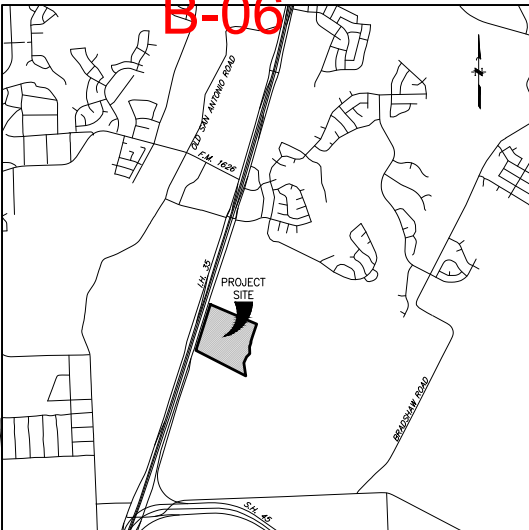
SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2019-0032.0A**ZAP DATE:** Jan. 7, 2020**SUBDIVISION NAME:** Three Hills Apartments Final Plat**AREA:** 58.39 ac.**LOT(S):** 6**OWNER:** South IH 35 Investors, LP (C.W. Hetherley)**AGENT/APPLICANT:** Gemsong N. Ryan, P.E. (Jones Carter, Inc.)**ADDRESS OF SUBDIVISION:** 12001 S IH 35 **COUNTY:** Travis**WATERSHED:** Onion Creek**EXISTING ZONING:** MF-4**PROPOSED LAND USE:** Multifamily, ROW and Parkland

DEPARTMENT COMMENTS: The request is for the approval of Three Hills Apartments Preliminary Plan which will develop a 58.39 ac. previously un-platted tract into 3 lots for multifamily use (48.82 ac.), 1 lot for ROW (4.89 ac.) and 2 lots for parkland (4.68 ac.) in order to create a three lot subdivision (Lots 1, 2 & 3, Block A, Three Hills Apartments Subdivision) with all associated improvements.

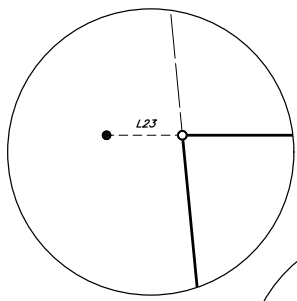
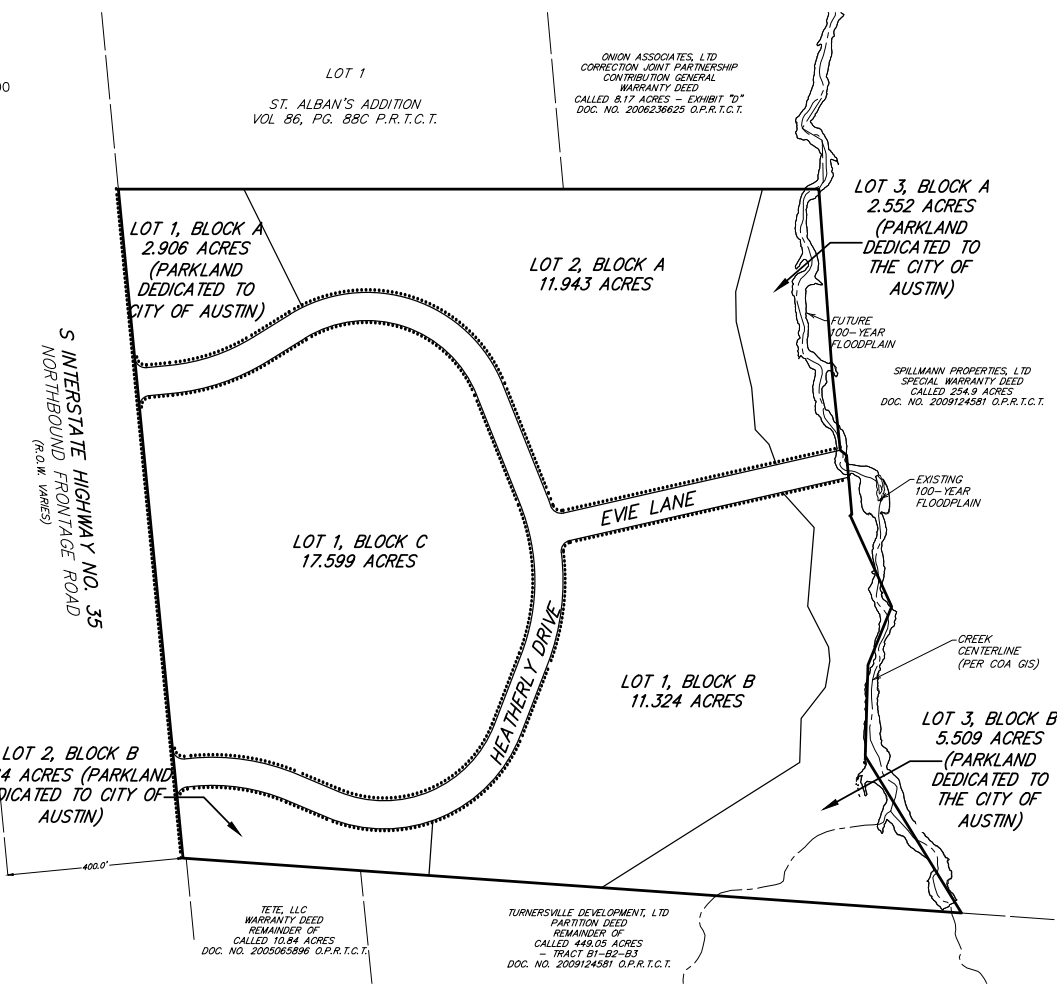
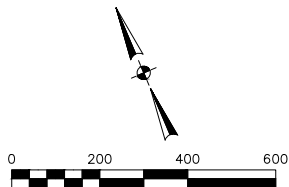
STAFF RECOMMENDATION: Staff recommends approval of this subdivision plat as it meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:**CASE MANAGER:** Joey de la Garza**PHONE:** 512-974-2664**EMAIL:** joey.delagarza@austintexas.gov

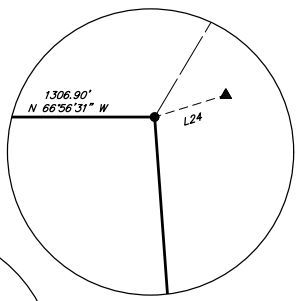
THREE HILLS APARTMENTS
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



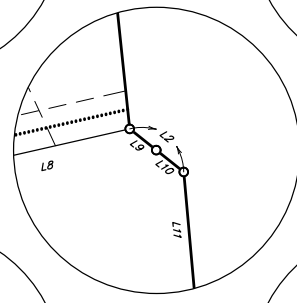
VICINITY MAP - N.T.S.



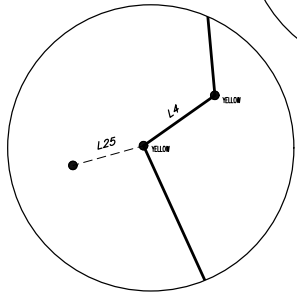
DETAIL "A"
N.T.S.



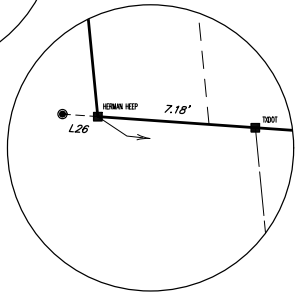
DETAIL "B"
N.T.S.



DETAIL "C"
N.T.S.



DETAIL "D"
N.T.S.



DETAIL "E"
N.T.S.

LOT 2, BLOCK B
1.764 ACRES (PARKLAND
DEDICATED TO CITY OF
AUSTIN)

LOT 1, BLOCK A
2.906 ACRES
(PARKLAND
DEDICATED TO
CITY OF AUSTIN)

LOT 2, BLOCK A
11.943 ACRES

LOT 3, BLOCK A
2.552 ACRES
(PARKLAND
DEDICATED TO
THE CITY OF
AUSTIN)

LOT 1, BLOCK C
17.599 ACRES

LOT 1, BLOCK B
11.324 ACRES

LOT 3, BLOCK B
5.509 ACRES
(PARKLAND
DEDICATED TO
THE CITY OF
AUSTIN)

TETE, LLC
WARRANTY DEED
REMAINDER OF
CALLED 10.84 ACRES
DOC. NO. 2005065896 O.P.R.T.C.T.

TURNERSVILLE DEVELOPMENT, LTD
PARTITION DEED
REMAINDER OF
CALLED 448.05 ACRES
TRACT B1-B2-B3
DOC. NO. 2009124581 O.P.R.T.C.T.

UNION ASSOCIATES, LTD
CORRECTION JOINT PARTNERSHIP
CONTRIBUTION GENERAL
WARRANTY DEED
CALLED 8.17 ACRES - EXHIBIT "D"
DOC. NO. 2006236625 O.P.R.T.C.T.

SPILLMANN PROPERTIES, LTD
SPECIAL WARRANTY DEED
CALLED 254.9 ACRES
DOC. NO. 2009124581 O.P.R.T.C.T.

LEGEND

○	5/8 INCH IRON ROD SET CAPPED "JONES/CARTER" (UNLESS OTHERWISE NOTED)	P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
●	1/2 INCH IRON ROD FOUND (UNLESS OTHERWISE NOTED)	D.R.T.C.T.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
●	1/2 INCH IRON PIPE FOUND (UNLESS OTHERWISE NOTED)	R.P.R.T.C.T.	REAL RECORDS PROPERTY OF TRAVIS COUNTY, TEXAS
■	CONCRETE MONUMENT FOUND	O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
▲	60D NAIL FOUND	SIDEWALK

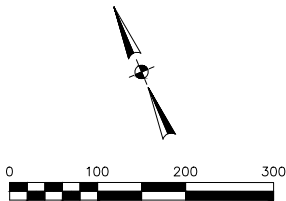
SHEET 1 OF 4

FILE: K:\04836\04836-0006-00 MULTIFAMILY SITE AT IH-35 S AND IH-45 SE\PROJECT MANAGEMENT\DELIVERABLES\FROM SURVEY\A836-0006-00 PLAT EDITED.DWG	DRAWN BY: RWL
JOB NO: A836-0006-00	CHECKED BY: GCB
SCALE: 1"=200'	REVISED:
SUBMITTAL DATE: DECEMBER 10, 2018	

THREE HILLS APARTMENTS

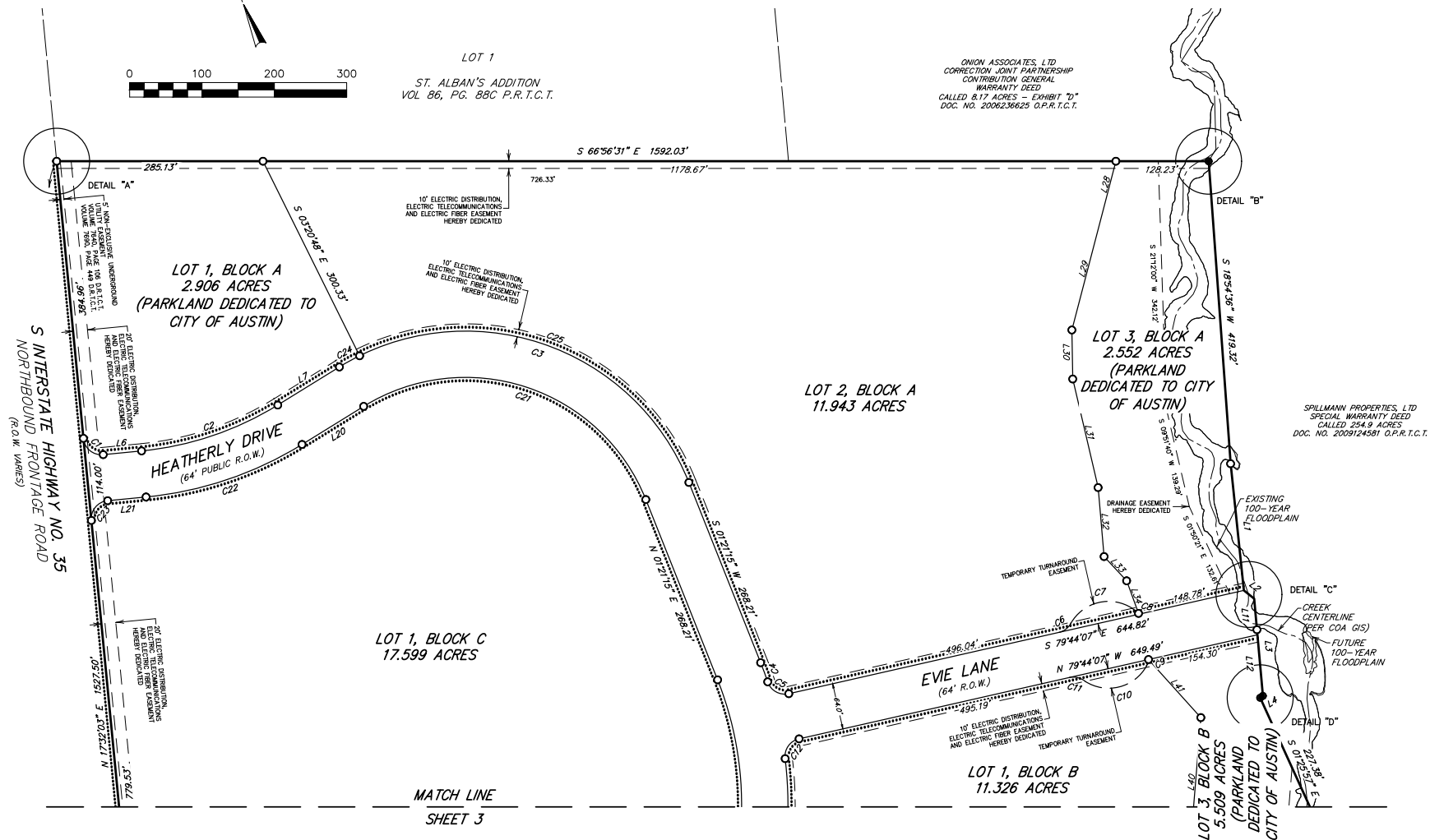
JC JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046101
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

THREE HILLS APARTMENTS
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



LOT 1
ST. ALBAN'S ADDITION
VOL. 86, PG. 88C P.R.T.C.T.

ONON ASSOCIATES, LTD
CORRECTION JOINT PARTNERSHIP
CONTRIBUTION GENERAL
WARRANTY DEED
CALLED 8.17 ACRES - EXHIBIT "D"
DOC. NO. 2006236625 O.P.R.T.C.T.



MATCH LINE
SHEET 3

LEGEND

○	5/8 INCH IRON ROD SET CAPPED "JONES/CARTER" (UNLESS OTHERWISE NOTED)	P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
●	1/2 INCH IRON ROD FOUND (UNLESS OTHERWISE NOTED)	D.R.T.C.T.	DEED RECORDS
●	1/2 INCH IRON PIPE FOUND (UNLESS OTHERWISE NOTED)	R.P.R.T.C.T.	REAL RECORDS PROPERTY OF TRAVIS COUNTY, TEXAS
■	CONCRETE MONUMENT FOUND	O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
▲	60D NAIL FOUND	SIDEWALK

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0000292643 SCALED FROM N: 10,018,248.84, E: 3,098,742.34, Z: 651.69'

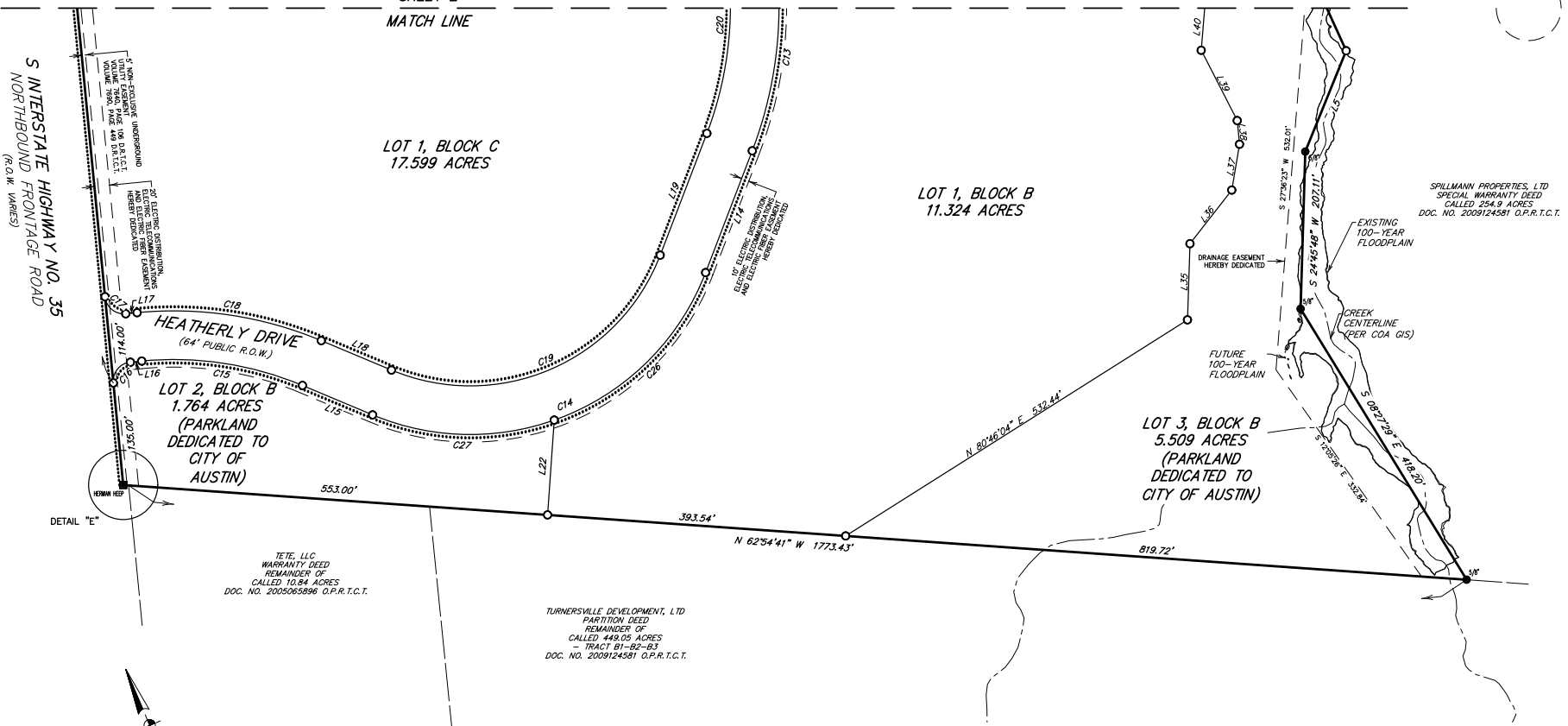
SHEET 2 OF 4

FILE: K:\0A836\0A836-0006-00 MULTIFAMILY SITE AT IH-35 S AND IH-45 SE\PROJECT MANAGEMENT\DELIVERABLES\FROM SURVEY\A836-0006-00 PLAT EDITED.DWG	
JOB NO: A836-0006-00	DRAWN BY: RWL
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THREE HILLS APARTMENTS

THREE HILLS APARTMENTS
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

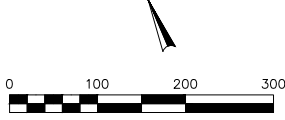
SHEET 2
MATCH LINE



TELE, LLC
WARRANTY DEED
REMAINDER OF
CALLED 10.84 ACRES
DOC. NO. 2005065896 O.P.R.T.C.T.

TURNERSVILLE DEVELOPMENT, LTD
PARTITION DEED
REMAINDER OF
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TRACT B1-B2-B3
DOC. NO. 2009124581 O.P.R.T.C.T.

SPILLMANN PROPERTIES, LTD
SPECIAL WARRANTY DEED
CALLED 254.9 ACRES
DOC. NO. 2009124581 O.P.R.T.C.T.



LEGEND

LINE	BEARING	DISTANCE
L1	S 17°05'54" W	176.11'
L2	S 28°23'06" E	18.22'
L3	S 17°46'45" W	133.04'
L4	S 77°49'55" W	4.54'
L5	S 45°08'31" W	743.25'
L6	N 22°27'57" W	33.30'
L7	S 61°20'23" W	100.13'
L8	S 28°23'06" E	8.96'
L9	S 28°23'06" E	9.26'
L10	S 28°23'06" E	9.26'
L11	S 17°46'45" W	43.16'
L12	S 17°46'45" W	91.98'
L13	S 44°01'42" W	171.71'
L14	S 44°01'42" W	171.71'
L15	N 44°11'00" W	100.22'
L16	N 22°27'57" W	15.00'
L17	S 72°27'57" E	16.00'
L18	S 44°11'00" E	100.22'
L19	N 44°01'42" E	171.71'
L20	S 61°20'23" W	100.13'
L21	N 22°27'57" W	15.00'
L22	S 27°05'19" W	125.11'
L23	N 66°56'31" W	0.86'
L24	S 84°36'10" E	0.10'
L25	N 62°34'41" W	3.91'
L26	N 62°34'41" W	1.61'
L27	N 03°00'34" E	124.69'
L28	S 37°40'08" W	68.87'
L29	S 37°40'08" W	172.27'
L30	S 22°01'57" W	62.79'
L31	S 09°54'17" W	154.12'
L32	S 18°02'27" W	95.74'
L33	S 10°41'16" E	45.75'
L34	S 03°00'34" W	49.24'
L35	N 24°55'39" E	100.31'
L36	N 61°01'28" E	89.49'
L37	N 32°38'58" E	61.21'
L38	N 17°32'07" E	31.30'
L39	N 04°05'15" W	103.93'
L40	N 27°42'47" E	129.58'
L41	N 18°57'27" W	108.08'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	39.27'	90°00'00"	S 27°27'57" E	35.36'
C2	438.00'	200.24'	26°11'40"	S 85°33'47" E	198.51'
C3	332.00'	578.53'	100°00'52"	S 48°39'11" E	508.71'
C4	532.00'	28.20'	102°13'11"	S 02°52'02" W	28.20'
C5	25.00'	36.71'	84°07'35"	S 37°40'19" E	33.50'
C6	25.00'	20.89'	47°53'15"	N 76°19'16" E	20.29'
C7	60.00'	108.17'	104°15'04"	S 25°29'50" E	94.22'
C8	25.00'	20.89'	47°53'15"	S 55°47'09" E	20.29'
C9	25.00'	20.89'	47°53'15"	S 76°19'16" W	20.29'
C10	60.00'	108.17'	104°15'04"	N 83°58'24" W	94.72'
C11	25.00'	20.89'	47°53'15"	N 55°47'09" W	20.29'
C12	25.00'	36.71'	84°07'35"	S 58°12'06" W	33.50'
C13	532.00'	258.96'	27°53'24"	S 30°05'00" W	256.41'
C14	332.00'	531.87'	91°47'18"	S 89°55'21" W	476.79'
C15	438.00'	216.21'	28°16'59"	N 58°19'28" W	214.02'
C16	25.00'	39.27'	90°00'00"	S 62°32'03" W	35.36'
C17	25.00'	39.27'	90°00'00"	S 27°27'57" E	35.36'
C18	502.00'	247.80'	28°16'59"	S 58°19'28" E	243.29'
C19	268.00'	429.34'	91°47'18"	N 89°55'21" E	384.88'
C20	468.00'	348.57'	42°40'27"	N 22°41'29" E	340.57'
C21	268.00'	467.82'	100°00'52"	N 48°39'11" W	410.64'
C22	502.00'	229.50'	26°11'40"	N 85°33'47" W	227.51'
C23	25.00'	39.27'	90°00'00"	S 62°32'03" W	35.36'
C24	332.00'	35.05'	31°03'01"	S 84°06'01" W	32.01'
C25	332.00'	54.51'	94°29'19"	N 45°53'25" W	48.55'
C26	332.00'	287.11'	49°32'55"	N 68°48'10" E	278.25'
C27	332.00'	244.78'	42°14'23"	S 85°18'11" E	239.25'

LOT	ACREAGE	USE
LOT 1, BLOCK A	2.906 ACRES	PARKLAND
LOT 2, BLOCK A	11.943 ACRES	MULTIFAMILY
LOT 3, BLOCK A	2.552 ACRES	PARKLAND
LOT 1, BLOCK B	11.324 ACRES	MULTIFAMILY
LOT 2, BLOCK B	1.764 ACRES	PARKLAND
LOT 3, BLOCK B	5.509 ACRES	PARKLAND
LOT 1, BLOCK C	17.599 ACRES	MULTIFAMILY
RIGHT-OF-WAY	4.802 ACRES	
TOTAL ACREAGE	58.399 ACRES	
TOTAL NO. OF LOTS	7	

BEARING BASIS NOTE:
HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0000292643 SCALED FROM N: 10,018,248.84; E: 3,098,742.34; Z: 651.69'

JC JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046101
3100 Alvin Devane Boulevard, Suite 150 • Austin, Texas 78741 • 512.441.9493

SHEET 3 OF 4
FILE: K:\04836\04836-0006-00 MULTIFAMILY SITE AT IH-35 S AND IH-45 SE\PROJECT MANAGEMENT\DELIVERABLES\FROM SURVEY\A836-0006-00 PLAT EDITED.DWG
JOB NO: A836-0006-00 DRAWN BY: RWL
SCALE: 1"=100' CHECKED BY: GCB
SUBMITAL DATE: DECEMBER 10, 2018 REVISED:

THREE HILLS APARTMENTS

THREE HILLS APARTMENTS
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

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

That Three Hills Land LLC being the owner of that certain 58.3885 acre tract of land out of the Santiago Del Valle Survey, Abstract Number 24 situated in the City of Austin, Travis County, Texas, as conveyed by General Warranty Deed as recorded in Document No. 2007013238 of the Official Public Records of Travis County, Texas, does hereby subdivide 58.3885 acres of land in accordance with the attached map or plat shown hereon, pursuant to Chapter 212 of the Texas Local Government Code, to be known as:

THREE HILLS APARTMENTS

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

WITNESS MY HAND, this the ____ day of _____, 2019, A.D.

By: Three Hills Land LLC

Sam Kumar
1000 N. Lamar, Suite 400
Austin, TX 78703

STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me, the undersigned authority on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Notary Public, State of Texas

Print Notary's Name
My Commission Expires: _____

I, Gary C. Boves, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with the surveying related portions of Title 25 of the City of Austin Land Development Code, and is true and correct to the best of my knowledge, and was prepared from an actual on the ground survey of the property made under my direction and supervision.

[Signature of Gary C. Boves]

Gary C. Boves
Registered Professional Land Surveyor No. 4053

Date 03/11/19

JONES | CARTER, INC.
3100 Alvin Devane Blvd. Suite 150
Austin, Texas 78741



FLOOD PLAIN NOTE:

No portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM Map #48453C685H, dated September 26, 2008 for Travis County, Texas, Community No. 480624.

I, Gemsong Ryan, am authorized under the laws of the State of Texas to practice the profession of engineering and hereby certify that this plat is feasible from an engineering standpoint and complies with the engineering related portions of Title 25 of the City of Austin Land Development Code, and is true to the best of my knowledge.

Gemsong Ryan
Registered Professional Engineer No. 99300

Date 03/11/19

JONES | CARTER, INC.
3100 Alvin Devane Blvd. Suite 150
Austin, Texas 78741



This subdivision is located in the Full Purpose City Limits of the City of Austin on this the ____ day of _____, 2019, A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 2019, A.D.

Joey de la Garza, for:
Denise Lucas, Director
Development Services Department

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE ____ DAY OF _____, 2019.

Jolene Kiolbassa, Chair Ana Aguirre, Secretary

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, Dana DeBeauvoir, Clerk of Travis County, Texas do hereby certify that the foregoing Instrument of Writing and its Certificate of Authentication was filed for record in my office on the ____ day of _____, 2019, A.D., at ____ o'clock ____ M., and duly recorded on the ____ day of _____, 2019, A.D., at ____ o'clock ____ M., in the Official Public Records of said County and State in Document No. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK of said County the ____ day of _____, 2019, A.D.

Dana DeBeauvoir, County Clerk, Travis County, Texas

Deputy

NOTES:

- 1. No lot shall be occupied until the structure is connected to the City of Austin water and wastewater system.
2. The water and wastewater utility system 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 Austin Water. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the city inspection fee with the utility construction.
3. The water and/or wastewater easements indicated on this plat are for the purpose of construction, operation, maintenance, repair, replacement, upgrade, decommissioning and removal of water and/or wastewater facilities and appurtenances. No objects, including but not limited to, buildings, retaining walls, trees or other structures are permitted in water and/or wastewater easements except as approved by Austin Water.
4. All drainage easements on private property shall be maintained by the property owner and his/her assigns.
5. Building setback lines shall be in conformance with City of Austin zoning ordinance requirements.
6. Development of these lots shall comply with requirements of the Airport Hazard and compatible land use regulations, (Chapter 25-13) as amended.
7. No buildings, fences, landscaping or other structures are permitted in drainage easements except as approved by the City of Austin.
8. Property owners shall provided access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
9. Prior to construction on this subdivision, a site development permit must be obtained from the City of Austin.
10. Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods.
11. Any relocation of electric facilities shall be at owners expense.
12. All electric easements must be shown on all plan sheets, left clear for electric use and maintenance on a 24/7 basis in perpetuity and maintain necessary clearances from any proposed structures, vegetation, etc at all times. Necessary clearance information (AE, OSHA, NESC, & NEC) may be found in Austin Energy's Design Criteria Manual - section 1.5.3.9. The manual is available on Austin Energy's website under contractors / electric service design & planning.

13. Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easements clear. The Utility will perform all tree work in compliance with the City of Austin Land Development Code.

14. 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 the City of Austin Land Development Code.

15. The owner of the 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 power lines and equipment. Austin Energy will not render electric service unless required clearances are maintained. All costs incurred because of failure to comply with the required clearances will be charged to the owner.

16. All electric easements must be shown on all plan sheets, left clear for electric use and maintenance on a 24/7 basis in perpetuity and maintain necessary clearances from any proposed structures, vegetation, etc. at all times. Necessary clearance information (AE, OSHA, NESC & NEC) may be found in Austin Energy's Design Criteria Manual - section 1.5.3.9. The manual is available on Austin Energy's website under contractor/electric service design & planning.

17. The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection for electric utility work required to provide electric service to this project.

18. The owner of this subdivision and the owner's successors and assigns are responsible for construction of subdivision improvements that comply with City of Austin and Travis County regulations. The owner understands that plat vacation or replatting may be required, at the owner's expense, if plans to construct this subdivision do not comply with the regulations.

19. 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 Travis County, Texas.

20. Public sidewalks, built to City of Austin standards, are required along IH 35, Evie Lane, & Heatherly Drive as shown by a dotted line on the face of the plat. The sidewalks along IH 35 are subject to the approval of the Texas Department of Transportation at the site plan phase. The required sidewalks shall be in place prior to the lot being occupied. Failure to construct the required sidewalks may result in the withholding of Certificates of Occupancy, building permits, or utility connections by the governing body or utility company.

21. Streets will be constructed to City of Austin standards.

22. Parkland dedication has been provided for 850 units by the dedication of 8.80 acres of land, two easements, a credit for amenities to be constructed, and fees in lieu. Fiscal surety was posted with the City until such time as the amenities are constructed and approved by the Parks and Recreation Department.

23. Vehicular access to IH 35 is subject to the approval of the Texas Department of Transportation at the site plan phase.

24. Slopes in excess of 25% exist on all lots. Construction on slopes is limited per the Land Development Code.

25. Vehicular access to and from IH-35 for Lot 2, Block B prohibited.

26. Waterway setbacks as defined by the Land Development Code may be located on this property. Development is limited within waterway setbacks.

27. Temporary turn around easement on Lot 2, Block A and Lot 1, Block B will be vacated with the construction of Evie Lane past the property line.

28. At the time of site plan for Block B, Lot 1, a minimum 25' joint-use access easement shall be dedicated from Heatherly Drive to the south property line.

Table with project details: FILE: K:\0A836\0A836-0006-00 MULTIFAMILY SITE AT IH-35 S AND IH-45 SE\PROJECT MANAGEMENT\DELIVERABLES\FROM SURVEY\A836-0006-00 PLAT EDITED.DWG; JOB NO: A836-0006-00; DRAWN BY: RWL; SCALE: ; CHECKED BY: GCB; SUBMITTAL DATE: DECEMBER 10, 2018; REVISED:

