

SUBDIVISION REVIEW SHEET

CASE NO.: C8-81-027.02.1(82)(VAC)

COMMISSION DATE: June 14, 2022

SUBDIVISION NAME: South Austin Acres Section Two-A

ADDRESS: 4007 James Casey Street

APPLICANT: St. David's Healthcare Partnership L.P. LLP.

AGENT: Griffin Engineering Group, Inc. (Greg Griffin, PE)

ZONING: GR-V-NP

NEIGHBORHOOD PLAN: South Manchaca

AREA: 10.242 acres

LOTS: 2

COUNTY: Travis

DISTRICT: 1

WATERSHED: West Bouldin Creek

JURISDICTION: Full Purpose

VARIANCE: N/A

DEPARTMENT COMMENTS:

The request is for the approval of the partial vacation of the South Austin Acres Section Two-A subdivision, which is composed of 2 lots on approximately 10.242 acres. The applicant proposes to vacate Lot 1 only.

Plat vacations are not subject to H.B. 3167 requirements.

STAFF RECOMMENDATION:

Staff recommends approval of this partial plat vacation. The partial vacation of the subdivision meets applicable State and City of Austin Land Development Code requirements.

CASE MANAGER: Jennifer Bennett

PHONE: 512-974-9002

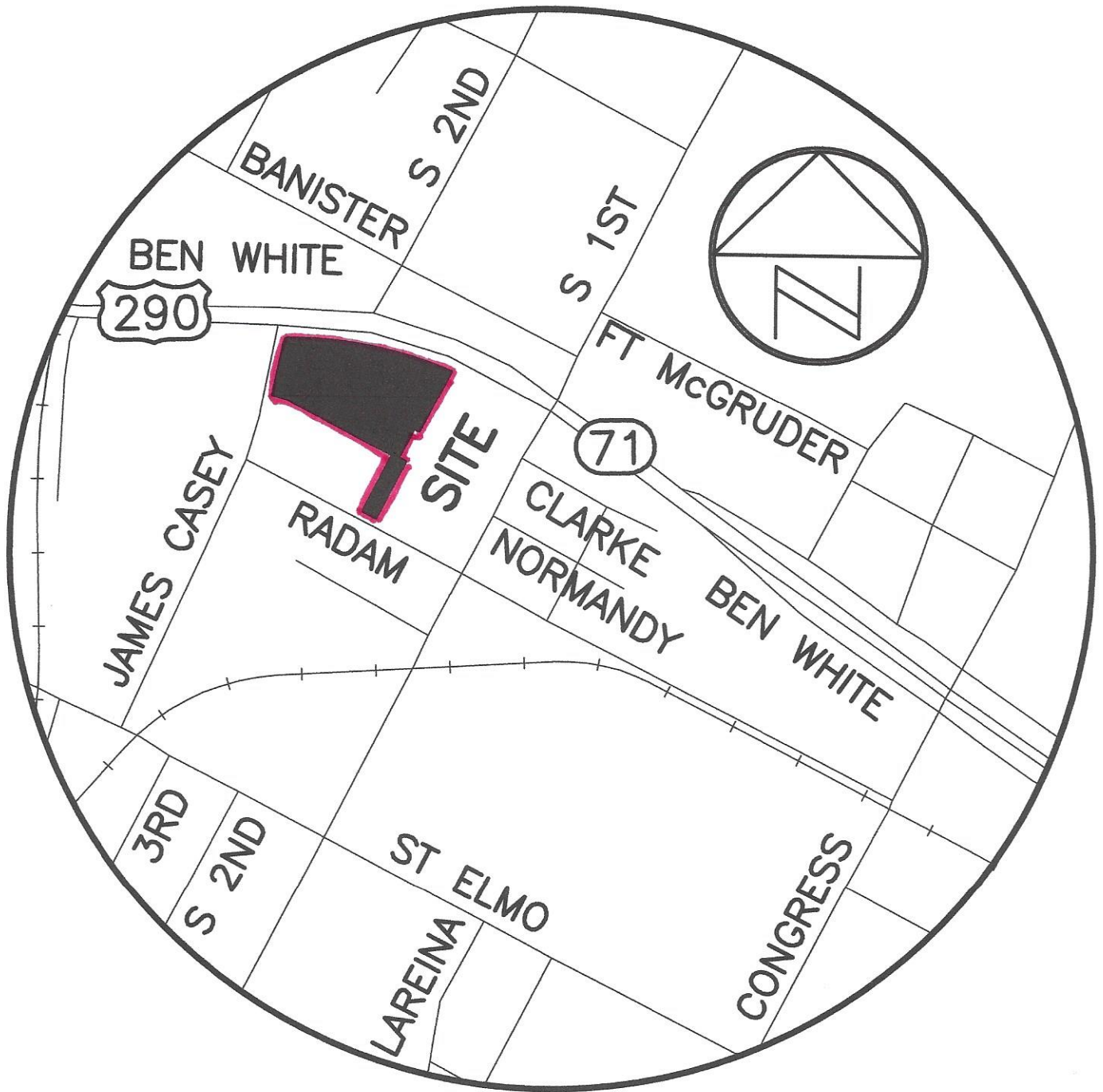
E-mail: jennifer.bennett@austintexas.gov

ATTACHMENTS

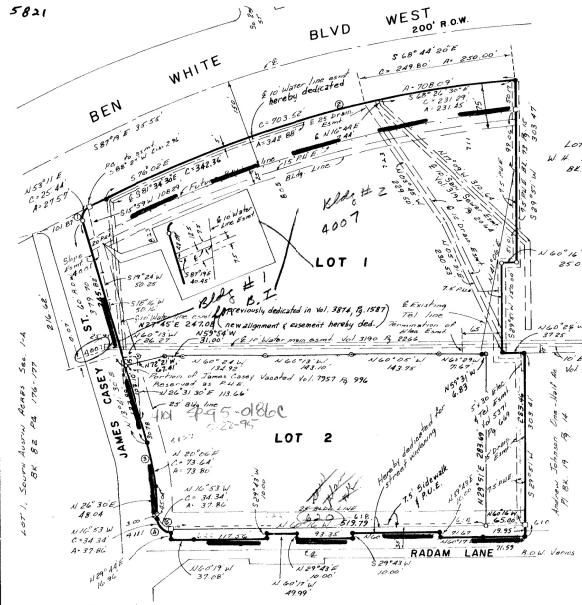
Exhibit A: Location map

Exhibit B: South Austin Acres Section Two-A subdivision (plat to be vacated)

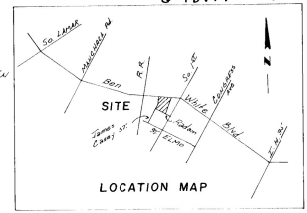
Exhibit C: Plat vacation document



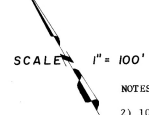
LOCATION MAP
NOT TO SCALE



SOUTH AUSTIN ACRES
MAR 9 1983 SECTION TWO-A
G-18419 J-N-6466



CURVE DATA				
1	2	3	4	5
178°59'30"	22°34'	12°48'30"	86°46'	86°46'
20.00'	1797.80'	330.00'	25.00'	25.00'
16.49'	318.69'	37.05'	23.63'	23.63'
27.57'	708.09'	71.80'	27.86'	27.86'
25.44'	703.50'	73.64'	34.34'	34.34'



LEGEND

- Iron Pin Found
- o Iron Pin Set
- o Iron Pin Found
- Corner Area Set

NOTES: 1) Vehicular access is hereby prohibited from Lot 1 to Ben White Blvd. West.
2) 10.065 ac. of the 10.242 ac. comprising this subdivision was previously known as "South Austin Acres Section Two" as recorded in Plat Bk. 82, Pg. 216, which plat was vacated in Vol. 7787 Pg. 208.
This tract lies entirely outside the limits of the 100 year frequency flood level based upon information obtained from City of Austin Engineering Department records.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT HOSPITAL CORPORATION OF AMERICA, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TENNESSEE, HAVING ITS HOME OFFICE IN NASHVILLE, TENNESSEE OWNER OF 27.433 ACRES OF LAND OUT OF THE ISAC DECKER LEAGUE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS CONVEYED TO IT BY DEEDS OF RECORD IN VOLUME 7564, PAGE 393; VOLUME 7518, PAGE 517; VOLUME 7534, PAGE 453; VOLUME 7573, PAGE 97; VOLUME 6955, PAGE 459; VOLUME 6955, PAGE 507; VOLUME 6955, PAGE 536; VOLUME 7404, PAGE 138; VOLUME 7425, PAGE 237; VOLUME 7469, PAGE 244; VOLUME 7500, PAGE 75; VOLUME 7811, PAGE 456 and VOL. 7522, PG. 226, LOCATED JAMES CASEY ST., DEED RECORDS TRAVIS COUNTY, TEXAS, SAID 27.433 ACRE TRACT OF LAND BEING A PORTION OF LOTS 7, 8 AND 9, BLOCK D, OF JAMES E. BOULDER ESTATE SUBDIVISION, A SUBDIVISION IN THE CITY OF AUSTIN AS RECORDED IN SAID 27.433 ACRE TRACT OF LAND BEING A PORTION OF LOTS 7, 8 AND 9, BLOCK D, OF JAMES E. BOULDER ESTATE SUBDIVISION, A SUBDIVISION IN THE CITY OF AUSTIN AS RECORDED IN SAID 27.433 ACRE TRACT OF LAND, IN ACCORDANCE WITH THE PLAT SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED, AND NOT VACATED OR RELEASED, TO BE KNOWN AS "SOUTH AUSTIN ACRES SECTION TWO" AND IT DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS THE HAND OF C. DEAN DAVIS, THIS THE 12th DAY OF November, 1982, A.D.

C. DEAN DAVIS, POWER-OF-ATTORNEY FOR HOSPITAL CORP. OF AMERICA

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED C. DEAN DAVIS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS POWER-OF-ATTORNEY FOR HOSPITAL CORPORATION OF AMERICA, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY OF THE ACT AND DEED OF SAID CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 12th DAY OF November, 1982, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 12-21-86 JUDY SINGLETON
PRINTED NAME OF NOTARY

APPROVED FOR ACCEPTANCE FEB. 8, 1983, A.D.

RICHARD R. LILLIE, DIRECTOR OF PLANNING

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, FEB. 8, 1983, A.D.

SECRETARY Mary E. Ley

FILED FOR RECORD AT 2:45 O'CLOCK P.M. THE 10th DAY OF Feb, 1983, A.D.

DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS

DEPUTY L. JONES

STATE OF TEXAS
COUNTY OF TRAVIS

I, DORIS SHROPSHIRE, CLERK COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE WITHIN AND FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 10th DAY OF February, 1983, A.D. AT 2:50 O'CLOCK P.M. IN THE PLAT RECORDS OF SAID COUNTY, IN PLAT BOOK 83, PAGE 1822.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, THIS THE 10th DAY OF Feb, 1983, A.D.

DORIS SHROPSHIRE, CLERK COUNTY COURT, TRAVIS COUNTY, TEXAS

DEPUTY L. JONES

SIDEWALK NOTE: SIDEWALKS SHALL BE INSTALLED ON THE SUBDIVISION SIDE OF ALL STREETS. SUCH SIDEWALKS SHALL BE COMPLETED PRIOR TO ACCEPTANCE OF TYPE 1 AND TYPE 2 DRIVEWAY APPROACH AND/OR CERTIFICATE OF OCCUPANCY. SIDEWALKS WHICH HAVE NOT BEEN INSTALLED WITHIN TWO YEARS FROM THE DATE OF ACCEPTANCE FOR MAINTENANCE OF THE STREETS MAY UPON APPROVAL OF THE CITY COUNCIL, BE CONSTRUCTED BY THE CITY OF AUSTIN AND ASSESSMENT SHALL BE MADE AGAINST THE AFFECTED PROPERTIES, FOR ALL ENGINEERING, ADMINISTRATION, AND CONSTRUCTION COSTS.

1. JAMES M. GRANT, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH CHAPTER 18-3 OF THE AUSTIN CITY CODE: IS TRUE AND CORRECT:

NOTES: 1) No lot in this subdivision may be occupied until connection is made to the City of Austin water and wastewater systems.
2) Prior to construction on Lots 1 & 2, drainage plans will be submitted to the City of Austin engineering Department for review. Rainfall runoff shall be held to the amount existing at undeveloped status by use of ponding or other approved methods.

AS SURVEYED BY:
RALPH HARRIS SURVEYORS, INC.
JAMES M. GRANT
REG. PUB. SUR. #1919
1400 Hether
Austin, Texas 78704 5821

RICHARD H. JONES
CLERK OF COUNTY COURT
TRAVIS COUNTY, TEXAS

CB-81-27.02.1 (82)

STATE OF TEXAS)

COUNTY OF TRAVIS)

WHEREAS Hospital Corporation of America, a Corporation organized and existing under the laws of the State of Tennessee., Owner of 27.433 acres of land out of the Isaac Decker League in the City of Austin, Travis County, Texas, as conveyed to it by deeds of record in Volume 7564, Page 393, Volume 7518, Page 517, Volume 7534 , Page 453, Volume 7523, Page 97, Volume 6955, Page 459, Volume 6955, Page 507, Volume 6955, Page 536, Volume 7404, Page 138, Volume 7425, Page 237, Volume 7469, Page 244, Volume 7500, Page 575, Volume 7811, Page 456, and Volume 7957, Page 996 of the Deed Records of Travis County, Texas, did heretofore subdivide 10.242 acres out of the 27.433 acres into the subdivision designated South Austin Acres Section Two-A, the plat of which is recorded in Volume 83, Page 69D, Plat Book of Travis County, Texas, and **WHEREAS**, the following lots in said subdivision are now owned by the parties indicated, to wit:

LOT 1

ST. DAVID'S HEALTHCARE PARTNERSHIP L.P. LLP, A TEXAS LIMITED LIABILITY PARTNERSHIP ACTING HEREIN THROUGH ITS CHIEF FINANCIAL OFFICER, SHARI COLLIER, OWNER OF THE FOLLOWING CONDOMINIUMS AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS : UNIT A-100, BUILDING A, UNIT A-130, BUILDING A, UNIT A-220, BUILDING A, UNIT B-100, BUILDING B, UNIT B-110, BUILDING B, UNIT B-130, BUILDING B, UNIT C-100, BUILDING C, UNIT C-200, BUILDING C, UNIT C-210, BUILDING C, UNIT C-230, BUILDING C, UNIT C-250, BUILDING C, UNIT D-100, BUILDING D, AS RECORDED IN SPECIAL WARRANTY DEED IN VOLUME 12677, PAGE 3301, AND UNIT B-200, BUILDING B, AND B-205, BUILDING B, AS RECORDED IN WARRANTY DEED IN DOCUMENT NUMBER 2002136978; AND, THAT KENNETH B. FERGUSON INVESTMENTS, INC, A TEXAS CORPORATION ACTING HEREIN THROUGH ITS CHIEF FINANCIAL OFFICER, SCOTT E. HAUSHILL, OWNER OF THE FOLLOWING CONDOMINIUMS AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS: UNIT D-200, BUILDING D, AS RECORDED IN CONDOMINIUM SPECIAL WARRANTY DEED IN DOCUMENT NUMBER 20155029376, UNIT A-250, BUILDING A, AS RECORDED IN CONDOMINIUM SPECIAL WARRANTY DEED IN DOCUMENT NUMBER 2015033460, UNIT A-230, BUILDING A, AS RECORDED IN CONDOMINIUM SPECIAL WARRANTY DEED IN DOCUMENT NUMBER 2015029378, UNIT B-220, BUILDING B, AS RECORDED IN CONDOMINIUM SPECIAL WARRANTY DEED IN DOCUMENT NUMBER 2015189334, AND UNIT D-110, BUILDING D, AS RECORDED IN CONDOMINIUM SPECIAL WARRANTY DEED IN DOCUMENT NUMBER 2016147398; AND, THAT KBF JACS SOUTH AUSTIN, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ACTING HEREIN THROUGH ITS VICE PRESIDENT, SCOTT E. HAUSHILL, OWNER OF THE FOLLOWING CONDOMINIUMS AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS:

UNIT D-250, BUILDING D, AS RECORDED IN CONDOMINIUM SPECIAL WARRANTY DEED IN DOCUMENT NUMBER 2016204554, UNIT A-150, BUILDING A, AS RECORDED IN CONDOMINIUM SPECIAL WARRANTY DEED IN DOCUMENT NUMBER 2017112532, UNIT D-130, BUILDING D, AS RECORDED IN CONDOMINIUM SPECIAL WARRANTY DEED IN DOCUMENT NUMBER 2017129036, UNIT D-210, BUILDING D, AS RECORDED IN CONDOMINIUM SPECIAL WARRANTY DEED IN DOCUMENT NUMBER 2018146136, UNIT C-130, BUILDING C, AS RECORDED IN CONDOMINIUM SPECIAL WARRANTY DEED IN DOCUMENT NUMBER 2019042791, UNIT A-210, BUILDING A, AS RECORDED IN CONDOMINIUM SPECIAL WARRANTY DEED IN DOCUMENT NUMBER 2018177183, UNIT A-240, BUILDING A, AS RECORDED IN CONDOMINIUM SPECIAL WARRANTY DEED IN DOCUMENT NUMBER 2021241396, UNIT A-200, BUILDING A, AS RECORDED IN CONDOMINIUM SPECIAL WARRANTY DEED IN DOCUMENT NUMBER 2021241414, UNIT B-210, BUILDING B, AS RECORDED IN CONDOMINIUM SPECIAL WARRANTY DEED IN DOCUMENT NUMBER 2021241403, AND UNIT C-110, BUILDING C, AS RECORDED IN CONDOMINIUM SPECIAL WARRANTY DEED IN DOCUMENT NUMBER 2021241392; ALL OF THE FOREGOING UNITS BEING OF THE SOUTH AUSTIN MEDICAL BUILDING CONDOMINIUMS, A CONDOMINIUM REGIME ESTABLISH BY THAT CERTAIN MASTER DEED RECORDED IN VOLUME 8313, PAGE 555, OF THE CONDOMINIUM RECORDS OF TRAVIS COUNTY, TEXAS, AS AMENDED, AND AS DEPICTED ON THE CONDOMINIUM PLAT RECORDED IN VOLUME 1, PAGE 76 OF THE CONDOMINIUM RECORDS OF TRAVIS COUNTY, TEXAS, AS AMENDED,

LOT 2

HCFD Austin, Ltd., a Texas Limited Partnership acting herein by its General Partner, HCFD-Austin G.P., Inc., a Texas Corporation

WHEREAS, St. David's Healthcare Partnership, L.P. LLP, Kenneth B. Ferguson Investments, Inc., KBF JACS South Austin, L.L.C., and HCFD Austin, Ltd., who collectively constitute the owners of all original, intact lots in South Austin Acres Section 2-A are desirous of partially vacating said subdivision plat as to destroy the force and effect of the recording of such subdivision plat insofar and only insofar as the same pertains to Lot 1.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, St. David's Healthcare Partnership, L.P. LLP, Kenneth B. Ferguson Investments, Inc., KBF JACS South Austin, L.L.C., and HCFD Austin, Ltd., for and in consideration of the premises and pursuant to the provisions of Chapter 212.013 of the Local Government Code, does hereby vacate Lot 1 only. Said subdivision shall, however, remain in full force and effect as to Lot 2 in South Austin Acres Section Two-A.

EXECUTED THE DAYS HEREAFTER NOTED

WITNESS MY HAND THIS THE _____ DAY OF MAY 2022 A.D.

SHARI COLLIER
CHIEF FINANCIAL OFFICER
ST. DAVID'S HEALTHCARE PARTNERSHIP L.P. LLP.
98 SAN JACINTO BOULEVARD SUITE 1800
AUSTIN, TEXAS 78701

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY
APPEARED SHARI COLLIER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT AND SHE ACKNOWLEDGED TO
ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND
CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN
STATED.

WITNESS MY AND SEALED IN MY OFFICE, THIS THE _____ DAY OF MAY 2022

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES

WITNESS MY HAND THIS THE _____ DAY OF MAY 2022 A.D.

SCOTT E. HAUSHILL
CHIEF FINANCIAL OFFICER
KENNETH B. FERGUSON INVESTMENTS, INC.
98 SAN JACINTO BOULEVARD SUITE 1810
AUSTIN, TEXAS 78701

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY
APPEARD SCOTT E. HAUSHILL 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 PURPOSES AND CONSIDERATIONS
THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY AND SEALED IN MY OFFICE, THIS THE _____ DAY OF MAY 2022
A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES

WITNESS MY HAND THIS THE _____ DAY OF MAY 2022 A.D

SCOTT E. HAUSHILL
VICE PRESIDENT
KBF JACS SOUTH AUSTIN, L.L.C.
98 SAN JACINTO BOULEVARD SUITE 1810
AUSTIN, TEXAS 78701

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY
APPEARD SCOTT E. HAUSHILL 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 PURPOSES AND CONSIDERATIONS
THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY AND SEALED IN MY OFFICE, THIS THE _____ DAY OF MAY 2022
A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES

WITNESS MY HAND THIS THE _____ DAY OF MAY 2022 A.D.

RONALD MILLION, SECRETARY
HCFD-AUSTIN G.P., INC. GENERAL PARTNER
HCFD AUSTIN, LTD.
98 SAN JACINTO BOULEVARD SUITE 1810
AUSTIN, TEXAS 78701

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY
APPEARED RONALD MILLION, 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 PURPOSES AND CONSIDERATIONS
THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY AND SEALED IN MY OFFICE, THIS THE _____ DAY OF MAY 2022 A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES

APPROVAL OF PARTIAL PLAT VACATION

BE IT KNOWN, that on the _____ day of _____, 2022, the Land Use Commission of the City of Austin, at its regular meeting, did approve the partial vacation of the subdivision known as South Austin Acres Section Two-A as recorded in Volume 83, Page 69D of the Travis County, Texas Official Public Records, upon application therefore by all of the owners of all the lots in said subdivision.

EXECUTED, this _____ day of _____, 2022.

Printed Name: _____, Chair
Land Use Commission
City of Austin

ATTEST:

Printed Name: _____, Senior Planner
City of Austin Development Services Department

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ known to be the person whose name is subscribed to the foregoing instrument as Senior Planner with the City of Austin Development Services Department, a municipal corporation, and he/she/they acknowledged to me that he/she/they executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

SEAL

Printed name: _____
Notary Public in and for the State of Texas
My commission expires: _____

