

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2019-0032.0A(VAC)

COMMISSION DATE: April 18, 2023

SUBDIVISION NAME: Three Hills Apartments

ADDRESS: 12234 Heartherly Drive

APPLICANT: Three Hills Land, LLC

AGENT: Quiddity (Gemsong N. Ryan, P.E)

ZONING: MF-4 (multi family)

NEIGHBORHOOD PLAN: n/a

AREA: 58.39 acres (2543468.4 sf)

LOTS: 7

COUNTY: Travis

DISTRICT: 5

WATERSHED: Onion Creek

JURISDICTION: Full Purpose

VARIANCE: none

DEPARTMENT COMMENTS:

The request is for the approval of Three Hills Apartments plat vacation comprised of 7 lots and right-of-way on 58.39 acres (2,543,468.4 sf).

STAFF RECOMMENDATION:

Staff recommends approval of the subdivision vacation, the application meets City of Austin code requirements.

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

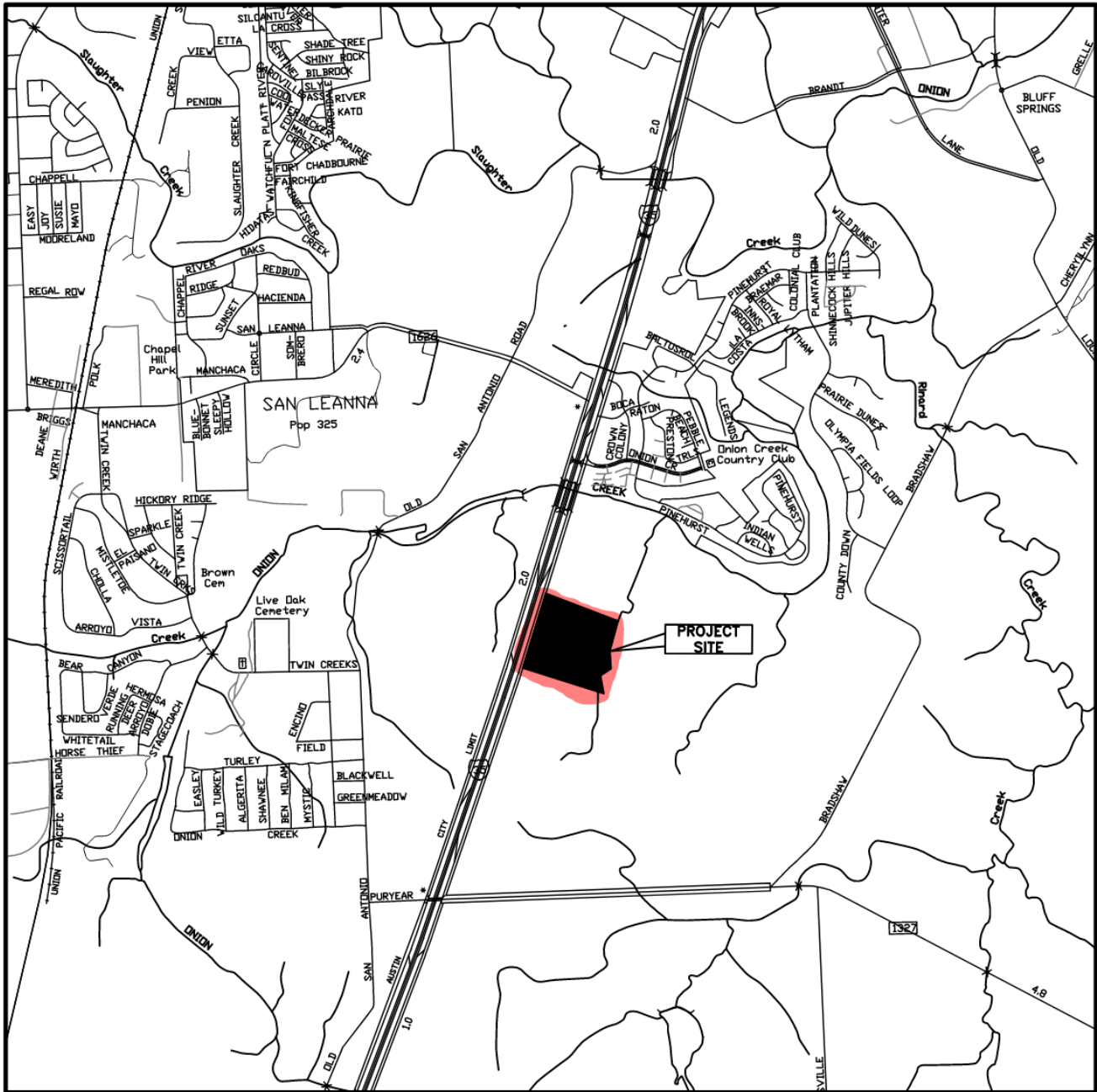
E-mail: cesar.zavala@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity Map

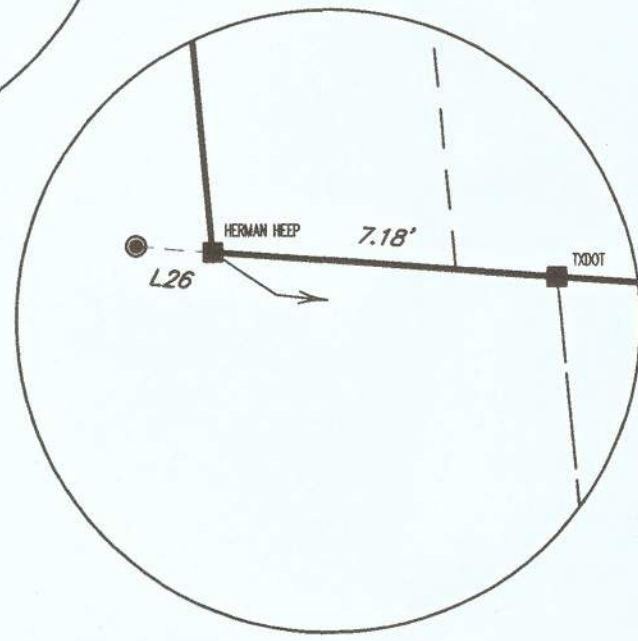
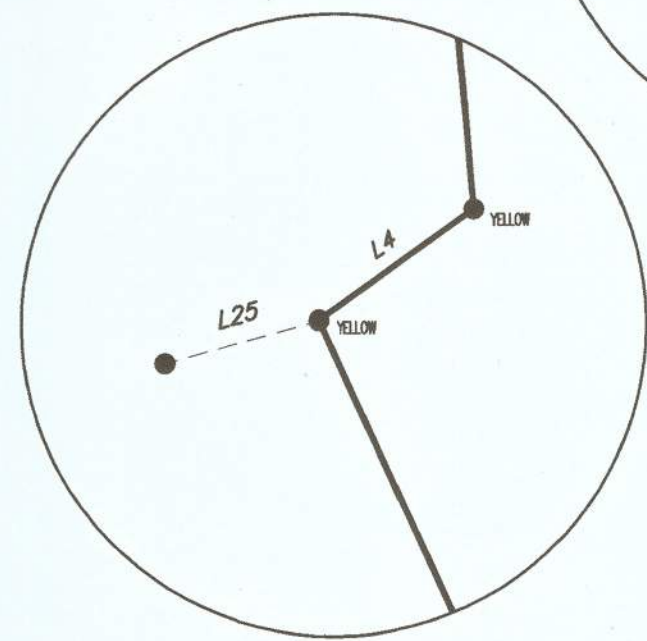
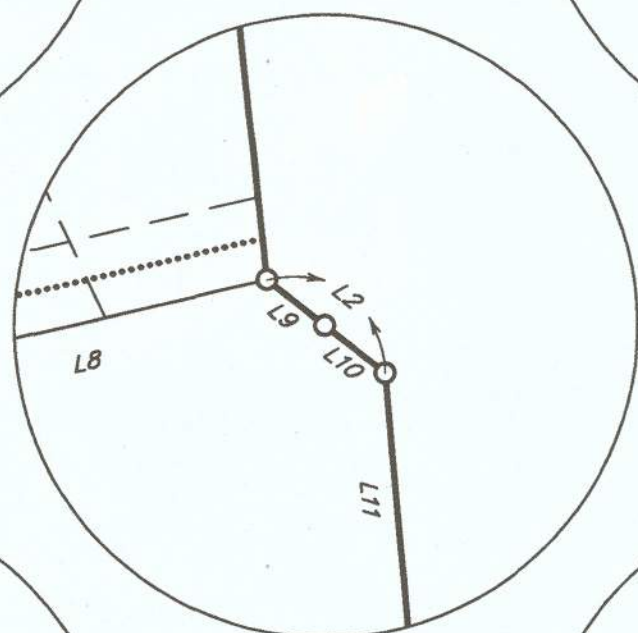
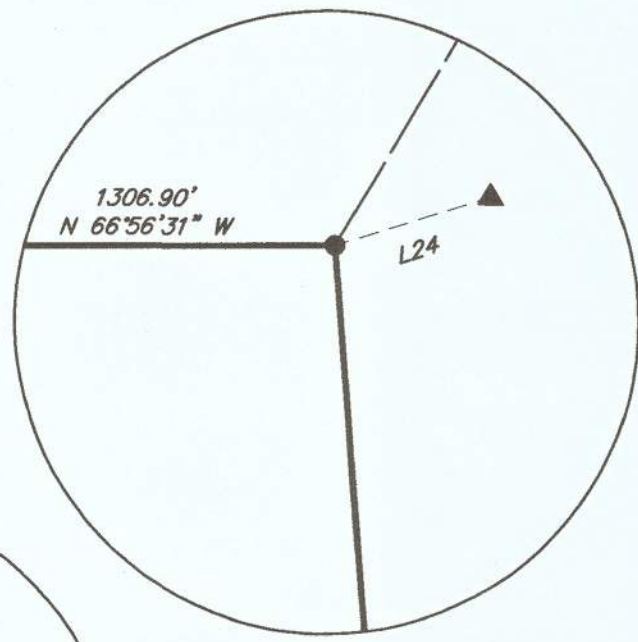
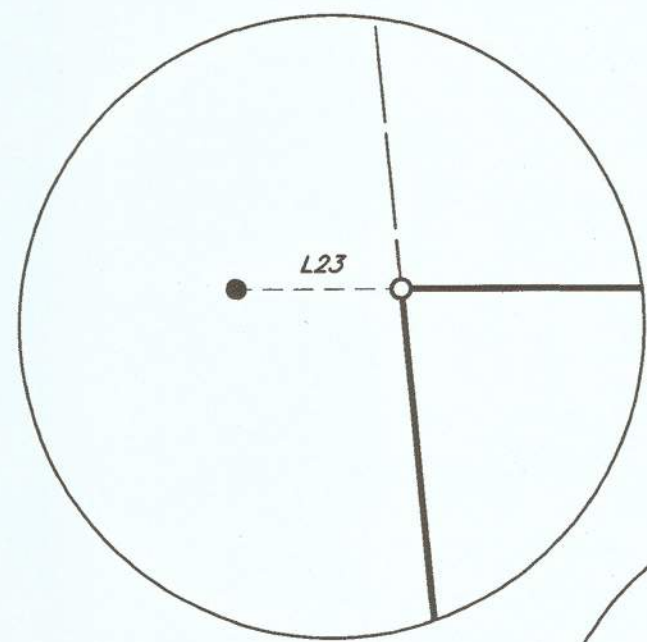
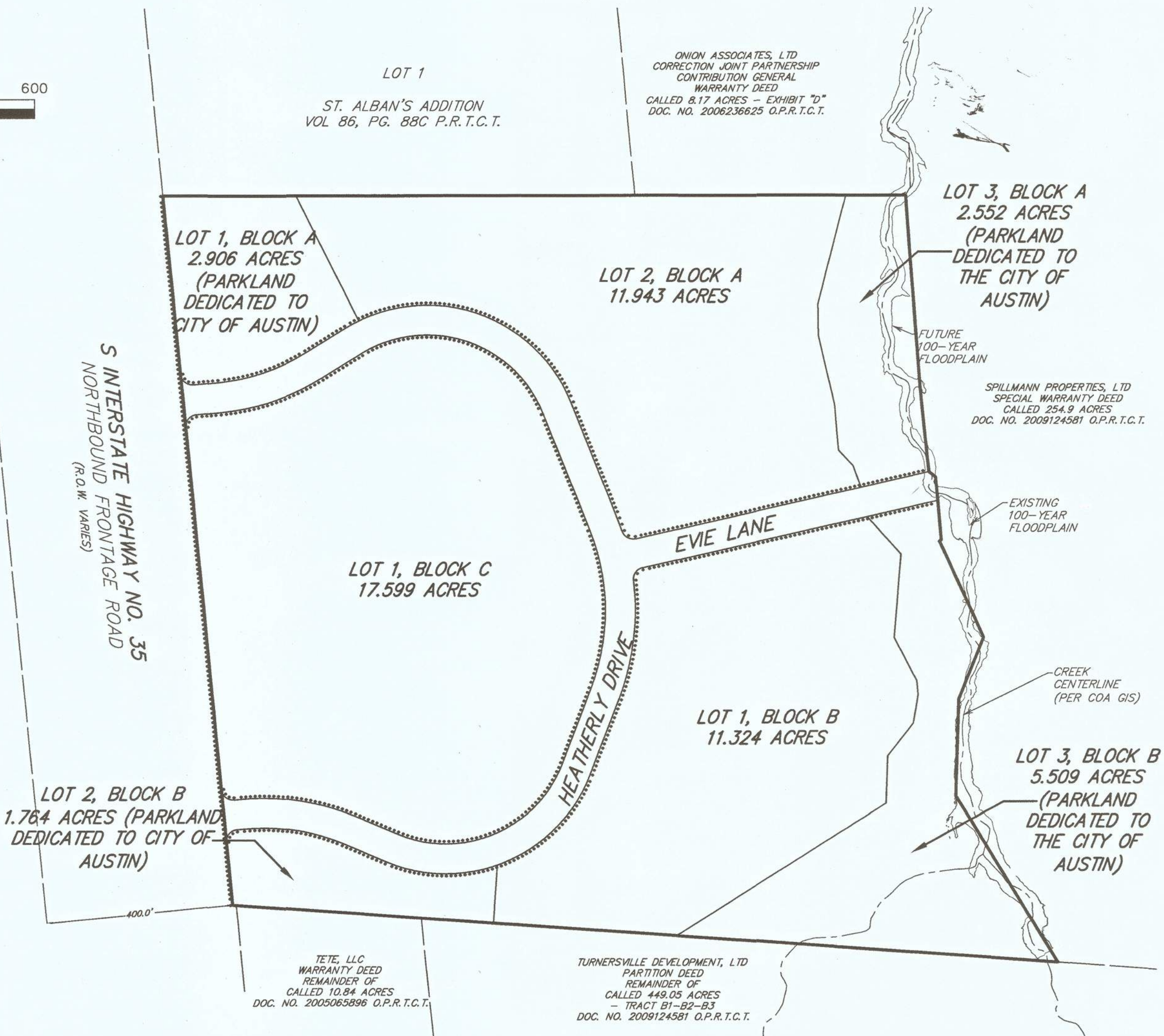
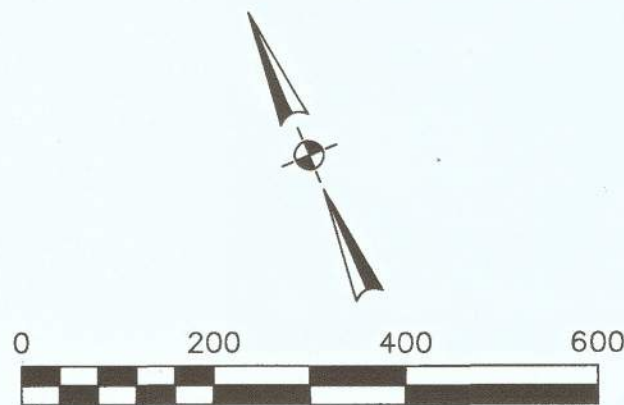
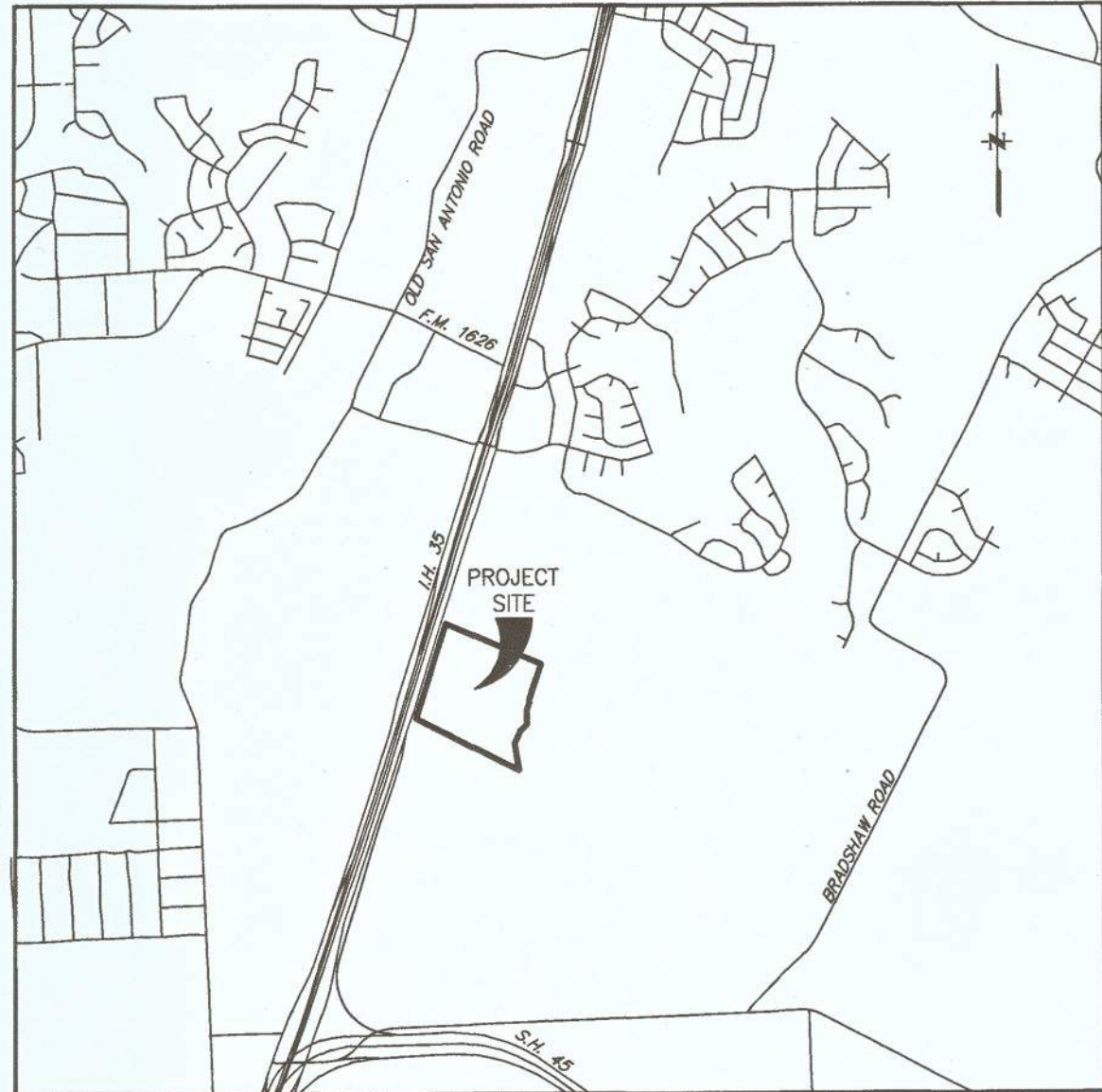
Exhibit B: Existing plat to be vacated

Exhibit C: Subdivision Vacation document



SITE LOCATION MAP

THREE HILLS APARTMENTS
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



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

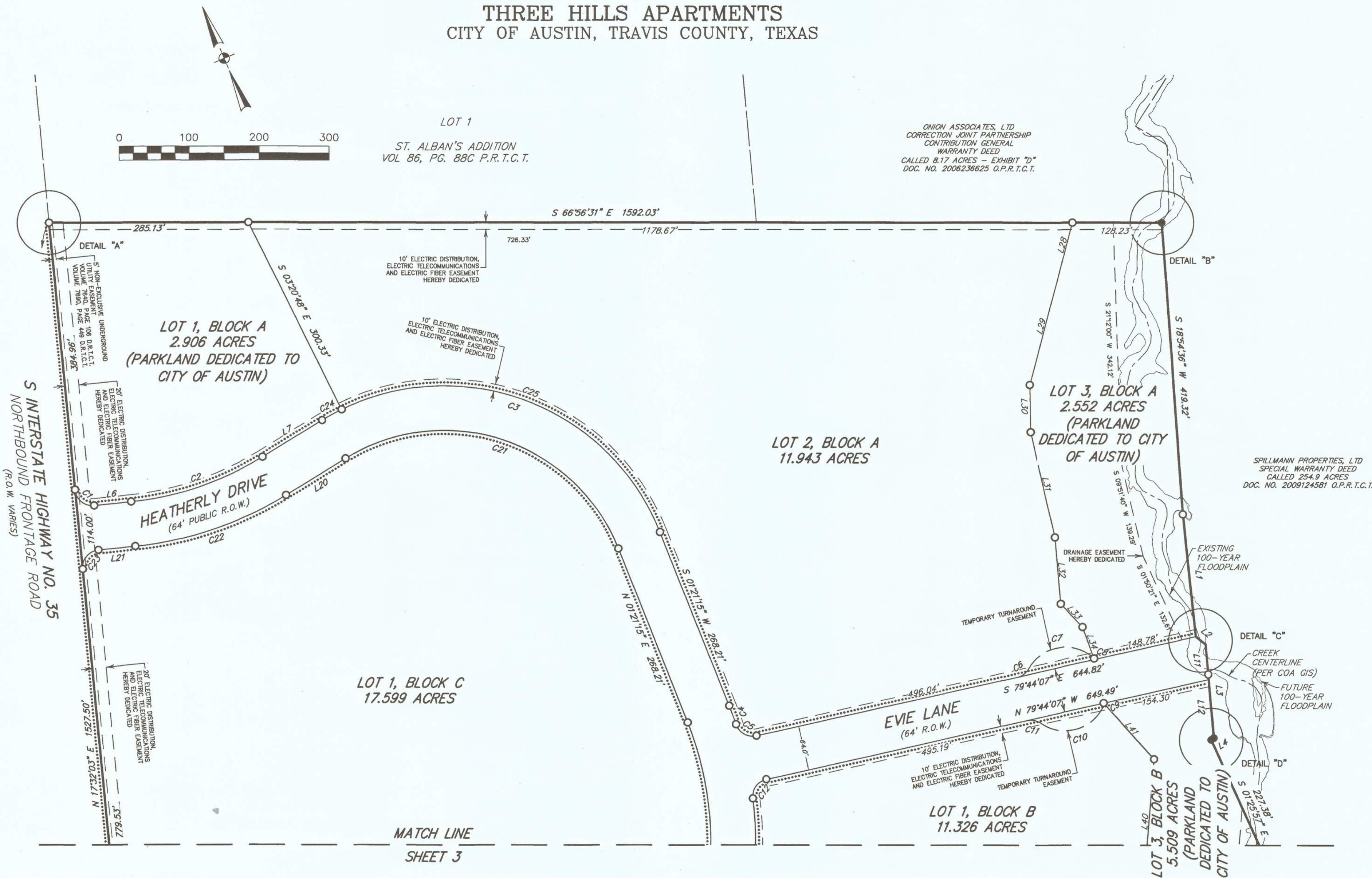
FILE: K:\0A836\0A836-0006-00 MULTIFAMILY SITE AT IH-35 S AND IH-45
SE\PROJECT MANAGEMENT\DELIVERABLES\FROM SURVEY\A836-0006-00
PLAT EDITED.DWG

JOB NO: A836-0006-00	DRAWN BY: RWL
SCALE: 1"=200'	CHECKED BY: GCB
SUBMITTAL DATE: DECEMBER 10, 2018	REVISED:

THREE HILLS APARTMENTS

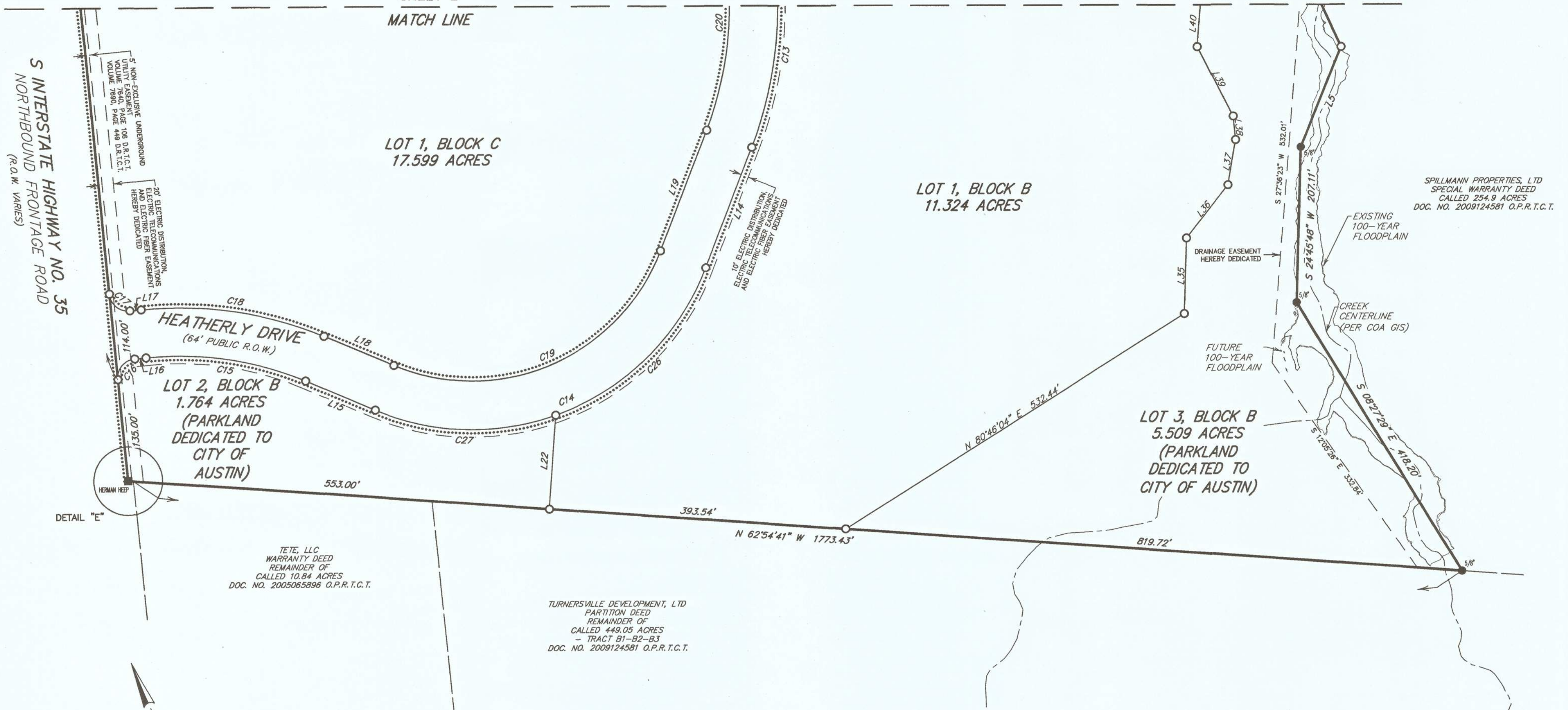
CASE# C8-2019-0032.0A

THREE HILLS APARTMENTS
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



THREE HILLS APARTMENTS CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

SHEET 2
MATCH LINE



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 |

LINE	BEARING	DISTANCE
L1	S 17°05'54" W	176.11'
L2	S 28°23'06" E	18.22'
L3	S 17°56'35" W	135.04'
L4	S 77°49'55" W	4.54'
L5	S 45°08'31" W	143.25'
L6	N 72°27'57" W	53.30'
L7	S 81°20'23" W	100.13'
L9	S 28°23'06" E	8.96'
L10	S 28°23'06" E	9.26'
L11	S 17°56'35" W	43.16'
L12	S 17°56'35" W	91.88'
L14	S 44°01'42" W	171.71'
L15	N 44°01'00" W	100.22'
L16	N 72°27'57" W	15.00'
L17	S 72°27'57" E	15.00'
L18	S 44°01'00" E	100.22'
L19	N 44°01'42" E	171.71'
L20	S 81°20'23" W	100.13'
L21	N 72°27'57" W	53.30'
L22	S 27°05'19" W	125.11'
L23	N 66°56'31" W	0.86'
L24	S 84°06'10" E	0.10'
L25	N 82°32'29" W	3.81'
L26	N 62°54'41" W	1.61'
L27	N 03°00'34" E	124.68'
L28	S 37°40'08" W	68.87'
L29	S 37°40'08" W	172.27'
L30	S 22°01'57" W	67.79'
L31	S 09°54'17" W	154.12'
L32	S 18°07'27" W	95.74'
L33	S 19°54'16" W	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°38'55" E	61.21'
L38	N 17°32'07" E	31.30'
L39	N 04°05'15" W	103.93'
L40	N 27°44'21" E	179.58'
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'	579.53'	100°00'52"	S 48°39'11" E	508.71'
C4	532.00'	28.20'	3°02'13"	S 02°52'22" 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'	109.17'	104°15'04"	S 75°29'50" E	94.72'
C8	25.00'	20.89'	47°53'15"	S 55°47'29" E	20.29'
C9	25.00'	20.89'	47°53'15"	S 76°19'16" W	20.29'
C10	60.00'	109.17'	104°15'04"	N 83°58'24" W	94.72'
C11	25.00'	20.89'	47°53'15"	N 55°47'29" 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°16'57"	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°16'57"	S 58°19'28" E	245.29'
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'	32.02'	5°31'33"	S 84°06'09" W	32.01'
C25	332.00'	547.51'	94°29'19"	N 45°53'25" W	487.55'
C26	332.00'	287.11'	49°32'55"	N 68°48'10" E	278.25'
C27	332.00'	244.76'	42°14'23"	S 65°18'11" E	239.25'

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'

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	

SHEET 3 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
SCALE: 1"=100'	CHECKED BY: GCB
SUBMITTAL DATE: DECEMBER 10, 2018	REVISED:

THREE HILLS APARTMENTS

CASE# C8-2019-0032.0A

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

February 12, 2020

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. 2019020845 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 13th day of January, 2020, A.D.

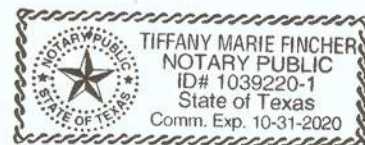
By: Three Hills Land LLC

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 Sam Kumar 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.

Tiffany Marie Fincher
Notary Public, State of Texas
Print Notary's Name: Tiffany Marie Fincher
My Commission Expires: 10/31/2020



I, Gary C. Bowes, 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.

Gary C. Bowes
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 N. 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 7th day of January, 2020, A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 7th DAY OF JANUARY, 2020, 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 17th DAY OF January, 2020, A.D.

Jolene Klobbassa, 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 12th day of February, 2020, A.D., at 1:22 o'clock P.M., and duly recorded on the 12th day of February, 2020, A.D., at 1:22 o'clock P.M., in the Official Public Records of said County and State in Document No. 202000027.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK of said County the 12th day of February, 2020, A.D.

Dana DeBeauvoir, County Clerk, Travis County, Texas

Deputy: [Signature]



NOTES:

- No lot shall be occupied until the structure is connected to the City of Austin water and wastewater system.
- 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.
- 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.
- All drainage easements on private property shall be maintained by the property owner and his/her assigns.
- Building setback lines shall be in conformance with City of Austin zoning ordinance requirements.
- Development of these lots shall comply with requirements of the Airport Hazard and compatible land use regulations, (Chapter 25-13) as amended.
- No buildings, fences, landscaping or other structures are permitted in drainage easements except as approved by the City of Austin.
- Property owners shall provided access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
- Prior to construction on this subdivision, a site development permit must be obtained from the City of Austin.
- 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.
- Any relocation of electric facilities shall be at owners expense.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 Jan 15, 2020, 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. 2020002262, in the Official Public Records of Travis County, Texas.
- 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.
- Streets will be constructed to City of Austin standards.
- 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.
- Vehicular access to IH 35 is subject to the approval of the Texas Department of Transportation at the site plan phase.
- Slopes in excess of 25% exist on all lots. Construction on slopes is limited per the Land Development Code.
- Vehicular access to and from IH-35 for Lot 2, Block B prohibited.
- Waterway setbacks as defined by the Land Development Code may be located on this property. Development is limited within waterway setbacks.
- The temporary turn-around easement on Lot 2, Block A and Lot 1, Block B shall expire with the construction of Evie Lane to the plat boundary line.
- 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.

SHEET 4 OF 4

K:\0A836\0A836-0006-00 MULTIFAMILY SITE AT IH-35 S AND IH-45 FILE: SE\PROJECT MANAGEMENT\DELIVERABLES\FROM SURVEY\A836-0006-00 PLAT EDITED.DWG	
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THREE HILLS APARTMENTS

CASE# C8-2019-0032.OA

TOTAL VACATION OF THREE HILLS APARTMENTS

THE STATE OF TEXAS

COUNTY OF TRAVIS

Whereas Three Hills Land LLC, owners of that certain 58.3885 acre tract of land out of the Santiago Del Valle Survey, Abstract Number 24, did heretofore subdivide the same into the subdivision designated Three Hills Apartments the plat of which is recorded in Document Number 20200007 of the Travis County, Texas Official Public Records, and

WHEREAS, the following lots in said subdivision are now owned by the parties indicated, to wit:

<u>LOT</u>	<u>Block</u>	<u>OWNER</u>
1 & 3	A	Three Hills Land, LLC
1, 2, 3	B	Three Hills Land, LLC
2	A	Three Hills Apartments, LP
1	C	Water Oak Apartments, LP

WHEREAS, Three Hills Land, LLC, Water Oak Apartments, LP, Three Hills Apartments, LP, for and in consideration of the premises and pursuant to the provisions of Chapter 212.013 of the Local Government code, does hereby vacate all of Three Hills Apartments plat.

EXECUTED THE DAYS HEREAFTER NOTED.

DATE

OWNER'S SIGNATURE

Owner or owner's representative signature above

Representative for:

Three Hills Land, LLC

Water Oak Apartments, LP

Three Hills Apartments, LP

Insert printed version of owner's name above. Also, if a representative is signing on behalf of a company, include representative's name and the capacity in which they are signing. Example: John Smith, Director for Hypothetical Company LLC).

Insert owner's address above (or if a company, insert company's address).

TOTAL VACATION OF THREE HILLS APARTMENTS

THE STATE OF TEXAS

COUNTY OF _____

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

Name of individual signing above

subscribed to the foregoing instrument 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____.

Printed name: _____

Notary Public in and for the State of
Texas

SEAL

My commission expires: _____

TOTAL VACATION OF THREE HILLS APARTMENTS

BE IT KNOWN, that on the _____ day of _____, 2023, the Land Use Commission of the City of Austin, at its regular meeting, did approve the total vacation of the subdivision known as Three Hills Apartments as recorded in Document Number 20200007 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 _____, 2023.

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

ATTEST:

Printed Name: Cesar Zavala, 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 Cesar Zavala 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 _____, 2023.

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

After recorded, please return to:

Attn: Cesar Zavala # 2109.03
City of Austin – P.D.C – 2nd Floor
Development Services
P.O. Box 1088
Austin, TX 78767