



Hillside Creek | Buda

HillsideTerraceBuda.com

The Hillside Creek subdivision in Buda is a new construction residential community that has been previously approved for 115 residential lots and a 1 acre commercial lot. The subdivision approvals have expired and can be re-submitted to the city of Buda for approval. The community is located within 2 miles of the Toll Road 45 & I-35 intersection, as well as Cabela's, Home Depot, HEB, and numerous national retail, commercial and hotel businesses. This is a great location for all buyer types, from first time home buyers, to move up buyers with families, to empty nesters.

According to the Urban Land Institute, new statistics indicate that Texas is expected to have the second largest demand for new housing units between 2014 – 2030. The projected demand for Texas is over 5 million new housing units by 2030.

Austin is the capital of Texas and ranks 11th in the nation in population and is the 2nd fastest growing city in the US. According to a recent article in Forbes, Austin is the Number 1 city to do business and to advance your career. There are no state or local taxes for corporations or individuals. And Austin is home to the University of Texas, one of the largest universities in America.

Buda is a bustling community bordering Austin and is just fifteen minutes south of downtown along Interstate 35. There is excellent access to I-35 & toll road 45. Buda's pro-business climate, supportive city government and industry partnerships make it a perfect place for businesses and new communities. There are several employers nearby, including Cabela's, Centex Materials, Chip Semiconductor, Oracle, Dynamic Systems, ProBuild, and US Food Service. Additionally, Hays Consolidated Independent School District has a number of excellent schools. There are also numerous parks, golf courses and lakes within a 10 mile radius of the subject property.

The 30 acre Hillside Creek community is just a 2 miles from the toll road 45 & I-35 intersection. Toll road 45 runs from the toll road 130 intersection, through Buda and west to Oak Hill & Hwy 290. I-35 runs north and south, connecting Austin with San Antonio and Dallas. Currently there are several new big box retail centers that have been built near this major intersection, including Cabela's, Home Depot, Wal Mart, HEB super center, Target, Kohl's, JC Penney, Sam's Club, Bealls and a stadium-style movie complex. We believe that this connection will increase the demand for single family housing in the Buda area.

Highlights

Surrounded by Several New Residential Communities • Health Conscious Lifestyle • Pedestrian & Bicycle Friendly Neighborhood
Near to all major roads • Minutes to Down Town Austin • Close to Major Employers



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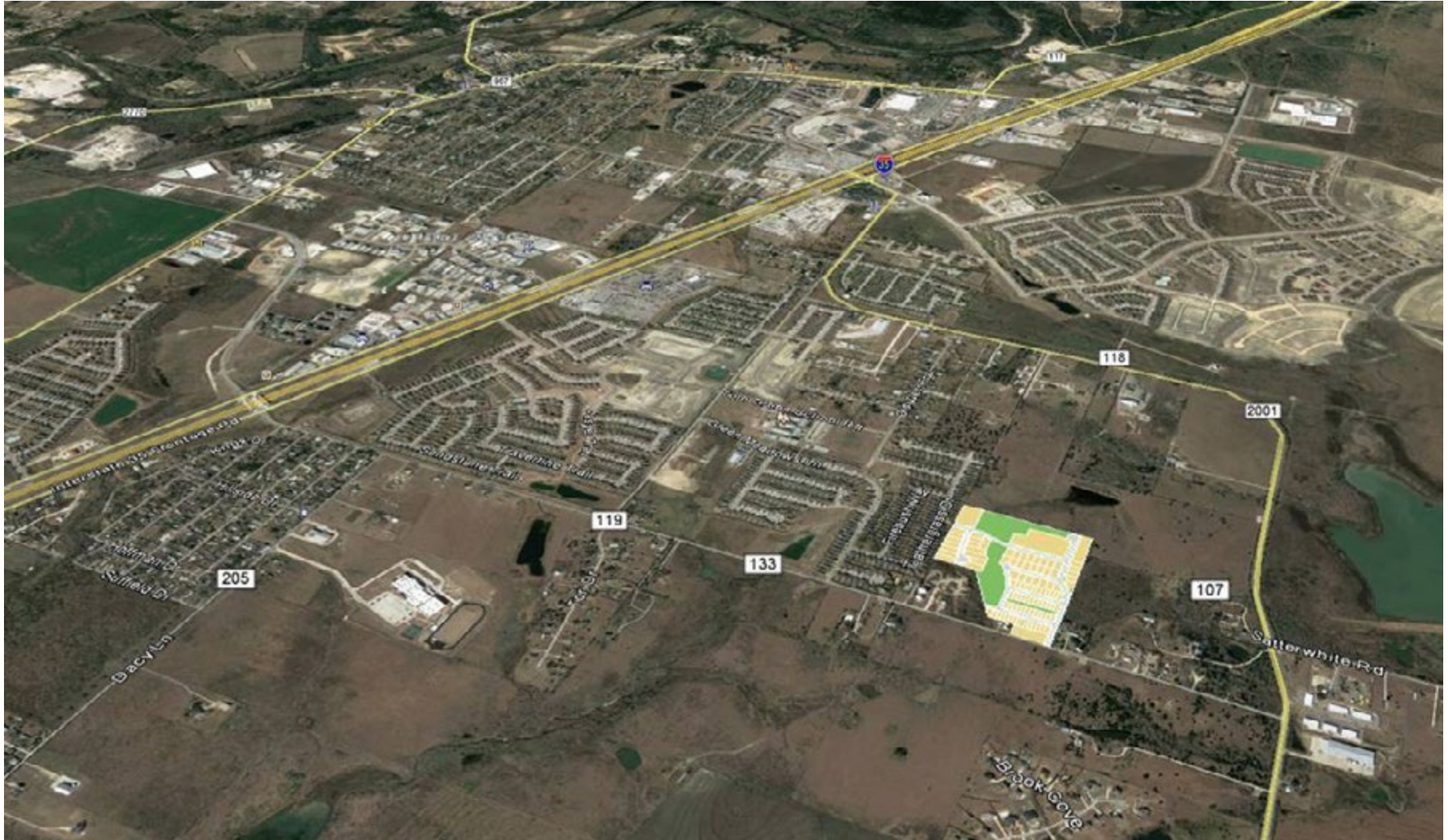


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SITE DEVELOPMENT PERMIT PLAN FOR SUNHOMES AT HILLSIDE CREEK CONSTRUCTION PLANS

FOR: SUNLION REAL ESTATE, LLC

MAP GRID: ME-4 MAPSCO PG: 7635
LOCATION MAP
SCALE: 1" = 80'

THOMPSON LAND ENGINEERING, LLC
Civil and Planning, Site Design, Substation Engineering
P.O. Box 66062, Austin, Texas 78776 (817) 338-0002
www.thompsonland.com

SUNHOMES AT HILLSIDE CREEK
1400 HILLSIDE TERRACE, BUDA, TEXAS 76020

COVER SHEET

SUBMITTAL DATE: SEP __, 2018

WATERSHED:
THIS PROJECT IS LOCATED IN THE PLUM CREEK WATERSHED.

EDWARDS AQUIFER
NO PORTION OF THIS PROJECT LIES OVER THE EDWARDS AQUIFER RECHARGE ZONE.

FLOOD PLAIN NOTE:
NO PORTION OF THIS PROJECT IS WITHIN THE 100 YEAR FLOOD PLAIN AND IS LOCATED IN ZONE X ACCORDING TO INFORMATION FROM FEDERAL FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48209C0291F, EFFECTIVE DATE SEPT. 2, 2005 FOR TRAVIS COUNTY, TEXAS.

LEGAL DESCRIPTION: 29.38 ACRES OUT OF THE GEORGE HERDER SURVEY, ABSTRACT 239

ENGINEER: THOMPSON LAND ENGINEERING, LLC
304 N. GUERNAVACA
AUSTIN, TEXAS 78733
(512) 328-0002

OWNER: SUNLION REAL ESTATE, LLC
158 BIRCHWOOD PARK DR.
JERICHO, NY 11733

SITE DATA:
ACREAGE: 29.38
TAX ID: R15362
MAP GRID: ME-4
DEED: 2016-16003036
ZONING: R-3 AND B-2

EXISTING LAND USE: AGRICULTURAL
PROPOSED LAND USE: MIXED RESIDENTIAL AND COMMERCIAL

WARNING!!!!
REVIEW THE SEQUENCE OF CONSTRUCTION ON THE GENERAL NOTES SHEET PRIOR TO BEGINNING CONSTRUCTION.

RESIDENTIAL	
TYPE OF BUILDING CONSTRUCTION:	V-B
LARGEST BUILDING AREA:	3500 sq ft
1FC FIRE FLOW (UNSPRINKLED):	1000 gpm (2 hrs)
DOMESTIC DEMAND: (PER 16 WSFU PER HSE)	13 gpm per hose
COMMERCIAL	
TYPE OF BUILDING CONSTRUCTION:	IB
LARGEST BUILDING AREA:	2000 sq ft
1FC FIRE FLOW (UNSPRINKLED):	3000 gpm (3 hrs)
DOMESTIC DEMAND (EST 50 WSFU):	33.5 gpm

NOTE: DOMESTIC DEMAND IS ESTIMATE FOR ONE 3 BEDROOM HOUSE

NOTE: SEE SHEET 72 FOR LETTER FROM PROVIDER REGARDING SUPPLY AND FOR WATER MODEL DEMONSTRATING FIRE FLOW

FOR CITY OF BUDA

REVIEWED BY: _____

CITY ENGINEER

2018-320

DEVELOPMENT PERMIT NUMBER

PP 17-28

PRELIMINARY PLAN NUMBER

NOTE:
THIS PROJECT PROPOSES TO DISCHARGE INTO JURISDICTIONAL WATERS. AN APPROVED CLEAN WATER ACT SECTION 404 PERMIT SHALL BE PROVIDED BEFORE ANY ENDOCKMENT INTO THE JURISDICTIONAL WATERS WITHIN THE SUBDIVISION AND SHALL BE PROVIDED FOR APPROVAL OF THESE PLANS, THE FINAL PLAT AND CONSTRUCTION DRAWINGS.

REVISION/CONSTRUCTION TABLE

NO.	DESCRIPTION	REVISED BY	DATE	REASON FOR CHANGE	TOTAL SHEET NO.	CITY OF BUDA APPROVAL DATE	DATE

In accordance with 137.33 of the Texas Engineering Practice Act, this document is released for the purpose of initial review and/or preliminary grading under the authority of Robber C. Thompson, P.E., 69524 (Form F-10220)

City of Buda

RELEASED FOR GEN. COMPLIANCE ZONING: B-2 AND B-2

REV. 1 CORRECTION 1

REV. 2 CORRECTION 2

REV. 3 CORRECTION 3

DATE: 09-05-18

1457

2018-_____

1 = 73



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<p>WATER</p> <p>PROVIDER: SOUTHWEST ENGINEERS CONTACT: NEIL R. GOEDRICH, PE DATE(S) OF CONTACT: APRIL 8, 2018</p>	<p>WATER</p> <p>PROVIDER: SOUTHWEST ENGINEERS CONTACT: NEIL R. GOEDRICH, PE DATE(S) OF CONTACT: APRIL 8, 2018</p>	<p>WASTEWATER</p> <p>PROVIDER: CONTACT: CITY OF BUDA PUBLIC WORKS LEFT A VOICEMAIL/ WAITING FOR A RESPONSE DATE(S) OF CONTACT: 7/16/2018</p> <p>NOTES: _____</p>	<p>TELEPHONE</p> <p>PROVIDER: FRONTIER COMMUNICATIONS CONTACT: LORENZO VALDEZ DATE(S) OF CONTACT: 5/31/2018</p>	<p>THOMPSON LAND ENGINEERING, LLC Land and Planning, Site Design, Substation Engineering P.O. Box 66062, Austin, Texas 78766 (817) 338-8000 www.thompsonland.com</p>
<p>ELECTRIC</p> <p>PROVIDER: PEC CONTACT: 1-877-372-0391 DATE(S) OF CONTACT: 7-13-2016</p>	<p>GAS</p> <p>PROVIDER: CENTERPOINT ENERGY CONTACT: MICHAEL BROWER DATE(S) OF CONTACT: 6/20/2018 RECEIVED MAP ON: 7/3/2018</p>	<p>CABLE</p> <p>PROVIDER: SPECTRUM (CHARTER) CONTACT: KEVIN ROONEY & TIM DATE(S) OF CONTACT: JUNE 5, 2018</p>	<p>UTILITY COLLECTION DATA & PERMITS</p> <p>SUNHOMES AT HILLSIDE CREEK 1400 HILLSIDE TERRACE, BUDA, TEXAS 78603</p> <p>1457</p> <p>2018-</p>	<p>UTILITY COLLECTION DATA & PERMITS</p> <p>4 - 73</p>



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Hillside Creek | Buda

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PRELIMINARY PLAN FOR SUNHOMES AT HILLSIDE LAKES SUBDIVISION

PREPARED FOR:
SUNLION REAL ESTATE, LLC
158 BIRCHWOOD PARK DR.
JERICHO, NY 11733

[Signature]
Hillside Creek

CITY OF BUDA
REVIEWED BY:

[Signature]
CITY ENGINEER

PP 17-28
PRELIMINARY PLAN NUMBER

SHEET INDEX

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- 2 PRELIMINARY PLAN
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- 4 DRAINAGE AREA MAP & CALCULATIONS
- 5 WATER AND WASTEWATER PLAN 1 OF 2
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- 7 GRADING & DRAINAGE PLAN 1 OF 2
- 8 GRADING & DRAINAGE PLAN 2 OF 2
- 9 OVERALL PROPOSED GRADING
- 10 EXISTING CONDITIONS MAP

SUBMITTAL DATE: APRIL 10, 2017

WATERSHED:
THIS PROJECT IS LOCATED IN THE PLUM CREEK WATERSHED
AND IS CLASSIFIED AS RURAL.

EDWARDS AQUIFER
NO PORTION OF THIS PROJECT LIES OVER THE EDWARDS
AQUIFER RECHARGE ZONE OR CONTRIBUTING ZONE.

FLOOD PLAIN NOTE:
NO PORTION OF THIS PROJECT IS WITHIN THE 100 YEAR
FLOOD PLAIN AND IS LOCATED IN ZONE X ACCORDING TO
INFORMATION FROM FEDERAL FLOOD INSURANCE RATE
MAP (FIRM) PANEL NO. 4829C0291F, EFFECTIVE DATE
09-02-2005 FOR HAYS COUNTY, TEXAS.

SITE DATA:
ACREAGE: 29.38 EXISTING LAND USE: AGRICULTURAL
TAX ID: R15382 PROPOSED LAND USE: SINGLE-FAMILY RESIDENTIAL & COMMERCIAL
MAP GRID: 763
DEED: N/A
ZONING: HIGH DENSITY RESIDENTIAL (HR) AND ARTERIAL COMMERCIAL / OFFICE-ARTERIAL RETAIL (C2 / R2)

LEGAL DESCRIPTION: 29.38 AC. OUT OF THE GEORGE HERDER SURVEY ABSTRACT 239

ENGINEER: THOMPSON LAND ENGINEERING, LLC ARCHITECT/PLANNER: DANZE AND DAVIS ARCHITECTS
804 N. CUERNAVACA 4701 SPICEWOOD SPRINGS RD.
AUSTIN, TEXAS 78733 AUSTIN, TEXAS 78759
(512) 328-0002 (512) 343-0714



LOCATION MAP

KEYMAP
MAP GRID: ME-4 MAPSCO PG: 7635



PARKLAND MAP

Hillside Lakes Subdivision

Parkland Dedication & Parkland Improvement Requirements

Item	Quantity	Unit	Value
Minimum Parkland Dedication	100,000	Sq. Ft.	\$100,000
Minimum Parkland Improvement Requirements	100,000	Sq. Ft.	\$100,000
Minimum Parkland Improvement Requirements	100,000	Sq. Ft.	\$100,000

Parkland & Open Space Credit

Item	Quantity	Unit	Value
Minimum Parkland Dedication	100,000	Sq. Ft.	\$100,000
Minimum Parkland Improvement Requirements	100,000	Sq. Ft.	\$100,000
Minimum Parkland Improvement Requirements	100,000	Sq. Ft.	\$100,000

Parkland Development Credit

Item	Quantity	Unit	Value
Minimum Parkland Dedication	100,000	Sq. Ft.	\$100,000
Minimum Parkland Improvement Requirements	100,000	Sq. Ft.	\$100,000
Minimum Parkland Improvement Requirements	100,000	Sq. Ft.	\$100,000

Parkland Summary

Item	Quantity	Unit	Value
Minimum Parkland Dedication	100,000	Sq. Ft.	\$100,000
Minimum Parkland Improvement Requirements	100,000	Sq. Ft.	\$100,000
Minimum Parkland Improvement Requirements	100,000	Sq. Ft.	\$100,000

- ### 3.07.05 Modified Area Vegetation and Ponds
1. The applicant shall submit a site plan showing the location of all modified areas and ponds. The applicant shall also submit a site plan showing the location of all modified areas and ponds. The applicant shall also submit a site plan showing the location of all modified areas and ponds.
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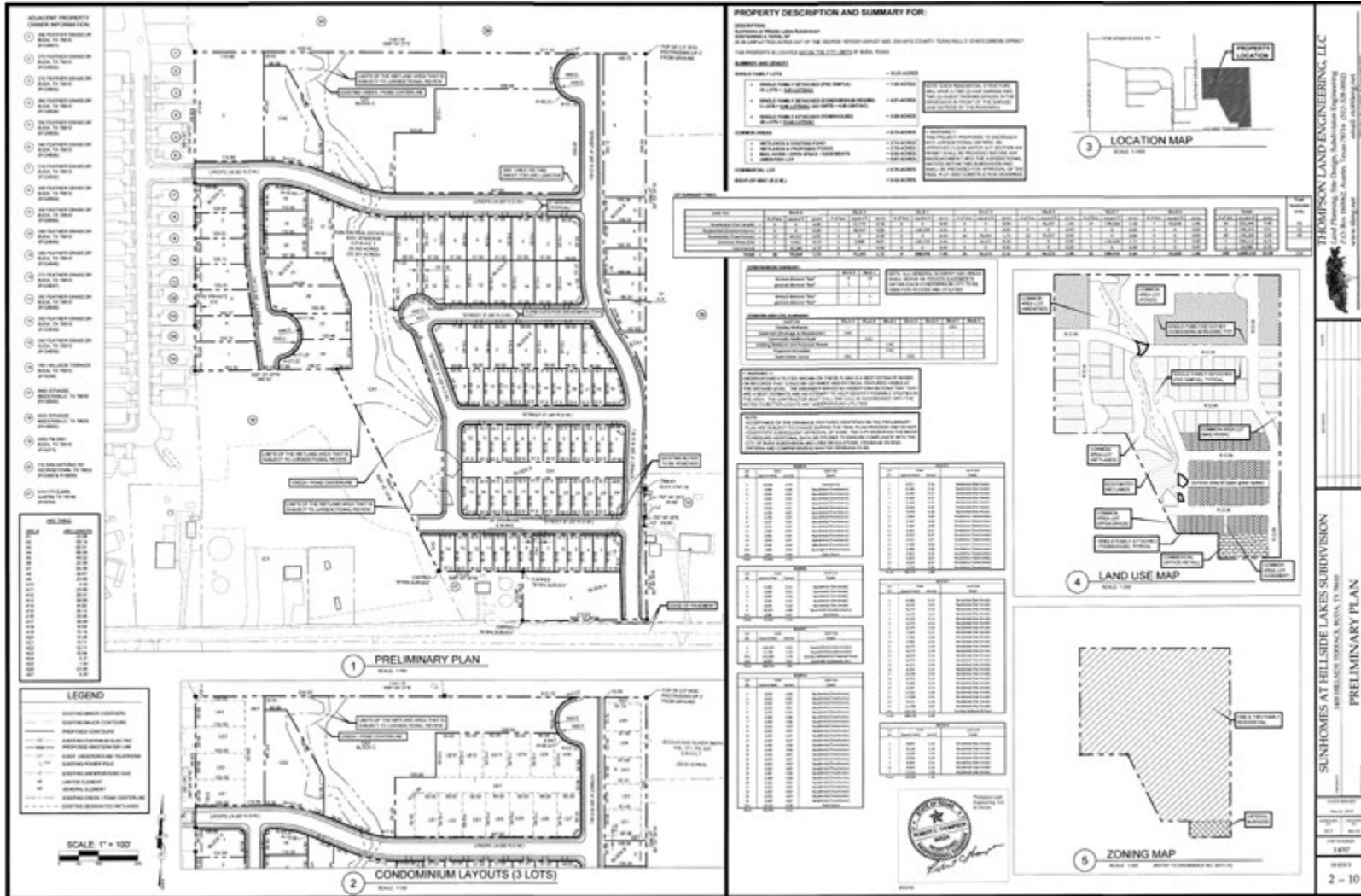
SUNHOMES AT HILLSIDE LAKES SUBDIVISION
158 BIRCHWOOD PARK DR., BUDA, TX 78610
COVER SHEET

1 - 10



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SUNHOMES AT HILLSIDE LAKES SUBDIVISION
 1100 BELLEVILLE AVENUE, SUITE 100
 BUDA, TEXAS 78610
 PRELIMINARY PLAN

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