

SUBDIVISION REVIEW SHEET

C20
1

CASE NO: C8-2011-0089.0A

PC DATE: November 8, 2011
December 13, 2011

SUBDIVISION NAME: RREEF DOMAIN BLOCK V RESUBDIVISION

AREA: 149.595 Acres

LOTS: (7)

APPLICANT: RREEF DOMAIN, LP
(Chad Marsh)

AGENT: Bury & Partners, Inc.
(Nick Brown)

ADDRESS OF SUBDIVISION: 11501 Domain Dr.

GRIDS: MK33

COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: Full Purpose

EXISTING ZONING: MI-PDA

PROPOSED LAND USE: Commercial/Mixed

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS

Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

NEIGHBORHOOD PLAN:

North Burnet

DEPARTMENT COMMENTS:

The request is for approval of the above referenced final without preliminary plan. The resubdivision proposes to resubdivide an existing (3) lots into (7) lots for commercial-mixed use on 149.595 acres. All lots will take access via existing streets and internal drives. The City of Austin will provide water service and wastewater service as well as electric service. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION:

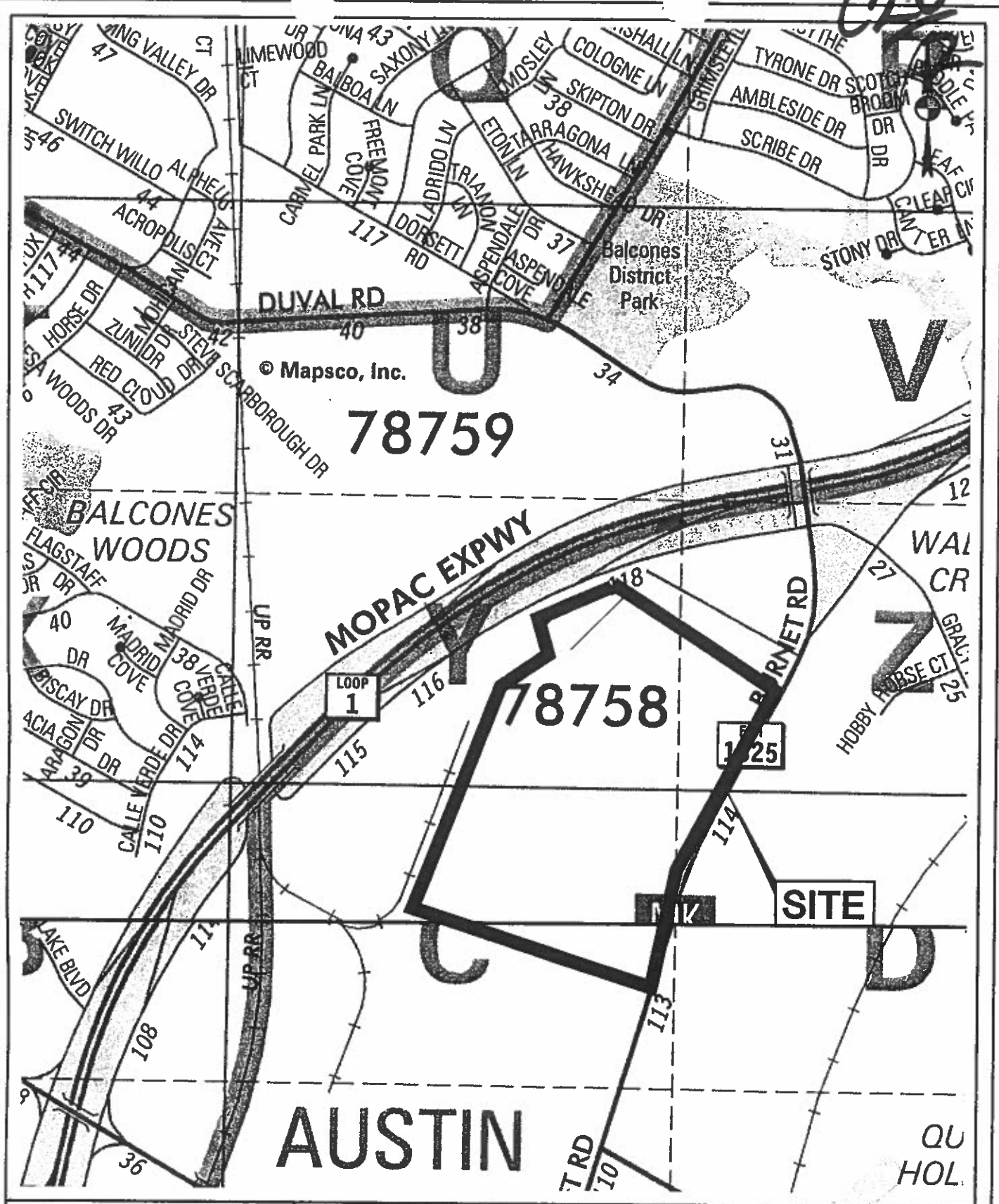
The staff recommends approval of the resubdivision plat. The plat meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Don Perryman
e-mail: don.perryman@austintexas.gov

PHONE: 974-2786

672



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78759

78758

SITE

AUSTIN

Bury+Partners
 ENGINEERING SOLUTIONS
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 Tel. (512)328-0011 Fax (512)328-0325
 TSPS Registration Number F-1040
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LOT V SUBDIVISION
AUSTIN, TRAVIS COUNTY,
TEXAS

SITE VICINITY MAP

ENDEAVOR REAL ESTATE GROUP

C20/3

PREEF DOMAIN BLOCK V SUBDIVISION

BEING A RESUBDIVISION OF LOT 1, BLOCK "A", PREEF DOMAIN WHOLE FOODS MARKET SUBDIVISION, LOT 2-A2, BLOCK "A", RESUBDIVISION OF LOT 2, BLOCK "A", DOMAIN SECTION 2 SUBDIVISION, AND LOT 3, BLOCK "A", MUXTEX SUBDIVISION

PALM WAY
(PRIVATE DRIVE)

LOT 4A, BLOCK "A"
THE DOMAIN SHOPPING CENTER SECTION 2
DOCUMENT NO. 200800026

DOMAIN DRIVE
(PRIVATE DRIVE)

MATCH LINE:
SEE SHEET 3 OF 6

MATCH LINE:
SEE SHEET 4 OF 6

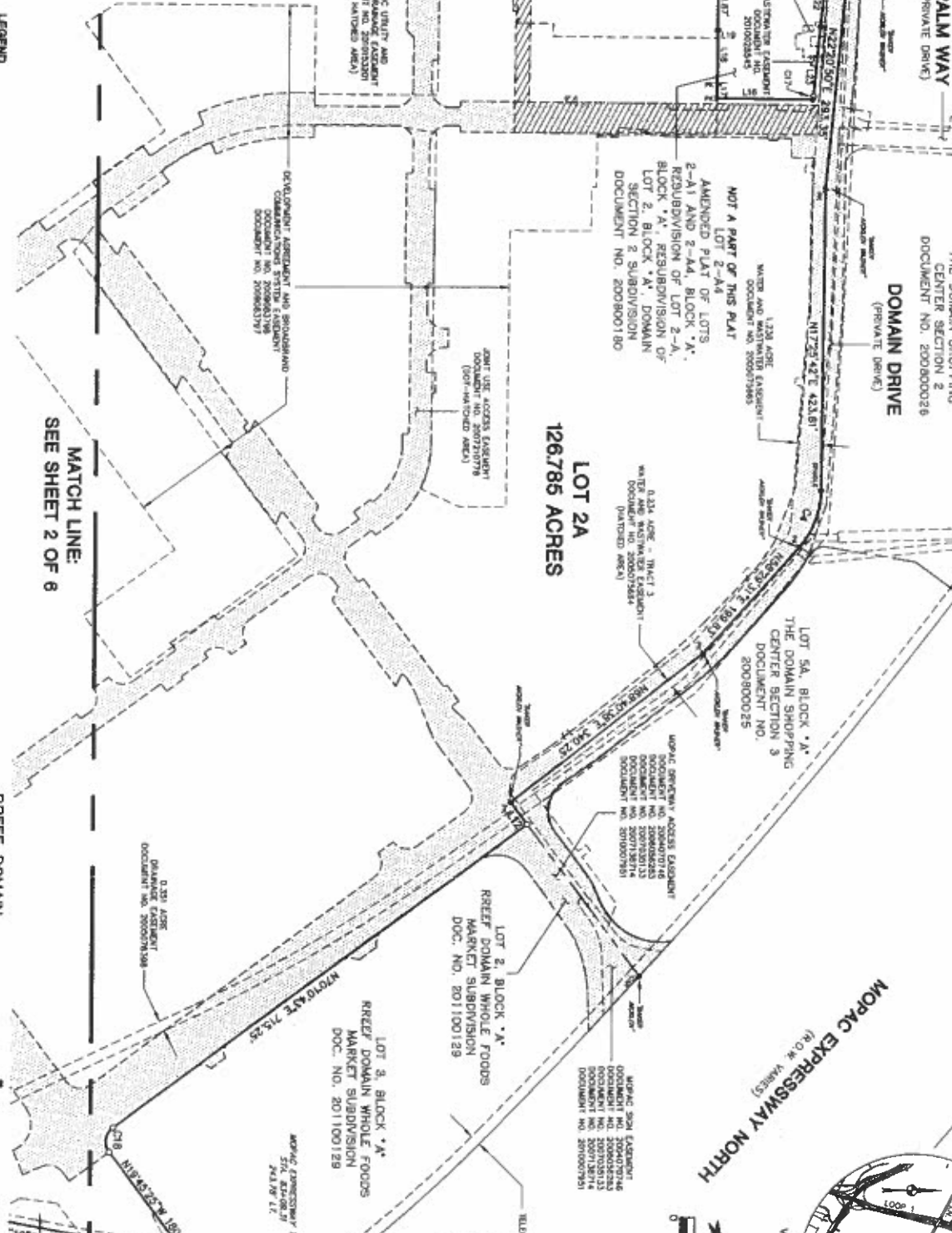
LOT 2A
126.785 ACRES

LOT 5A, BLOCK "A"
THE DOMAIN SHOPPING CENTER SECTION 3
DOCUMENT NO. 800800025

LOT 2, BLOCK "A"
PREEF DOMAIN WHOLE FOODS MARKET SUBDIVISION
DOC. NO. 201100129

LOT 3, BLOCK "A"
PREEF DOMAIN WHOLE FOODS MARKET SUBDIVISION
DOC. NO. 201100129

LOT 4
ADJACENT LOT
DOCUMENT NO. 200800013



MATCH LINE:
SEE SHEET 2 OF 6

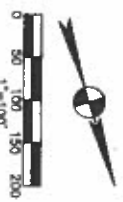
LEGEND

- 1/2" FROM 800 PAVEMENT (WALKWAY NOTED)
- 1/2" FROM ROAD (AS NOTED)
- 1/2" FROM ROAD WITH CURB SET
- 1/2" FROM ROAD WITH CONCRETE PAVEMENT
- 1/2" FROM ROAD
- 1/2" FROM ROAD

SEE KEY MAP SHEET 5 OF 6

PREEF DOMAIN
BLOCK V SUBDIVISION
A 7 LOT SUBDIVISION
CONSISTING OF 149,565 ACRES
DATE: AUGUST 2011
PREPARED BY:

Bury+Partners
ENGINEERING SOLUTIONS
221 East South Street, Suite 600 Austin, Texas 78701
Tel: (512) 388-9511 Fax: (512) 388-4225
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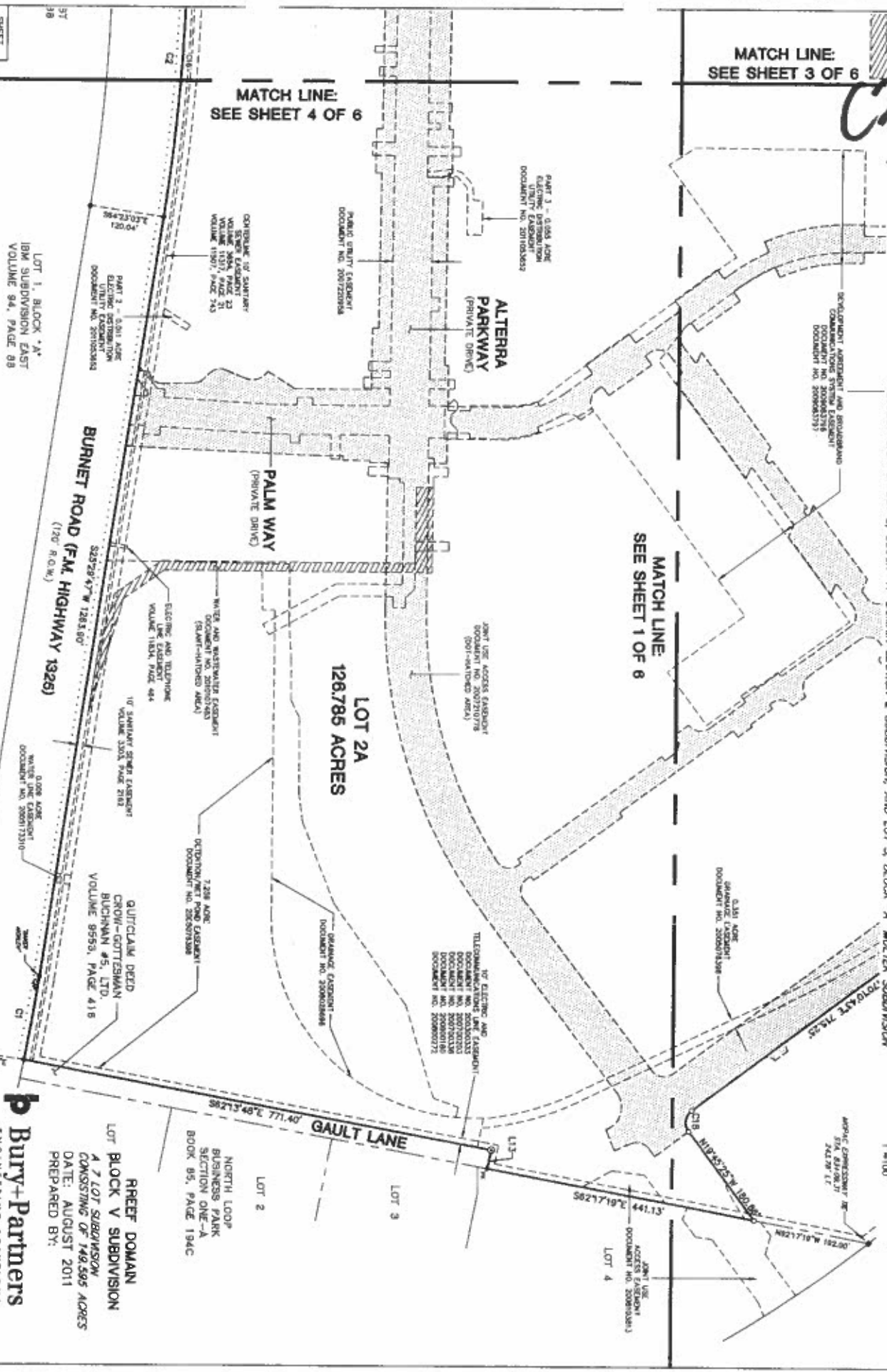
MATCH LINE:
SEE SHEET 3 OF 6

MATCH LINE:
SEE SHEET 4 OF 6

MATCH LINE:
SEE SHEET 1 OF 6

REEF DOMAIN BLOCK V SUBDIVISION

BEING A RESUBDIVISION OF LOT 1, BLOCK "A", REEF DOMAIN WHOLE FOODS MARKET SUBDIVISION, LOT 2-42, BLOCK "A", RESUBDIVISION OF LOT 2, BLOCK "A", DOMAIN SECTION 2 SUBDIVISION, AND LOT 1, BLOCK "A", WILTEX SUBDIVISION



SHEET
2
OF 6

LOT 1, BLOCK "A",
BIM SUBDIVISION EAST
VOLUME 94, PAGE 88

SEE KEY MAP SHEET 6 OF 6

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LOT 2
NORTH LOOP
BUSINESS PARK
SECTION ONE-A
BOOK 85, PAGE 194C

LOT 3

LOT 4

LOT 1
BLOCK V SUBDIVISION
A 7 LOT SUBDIVISION
CONSISTING OF 149.565 ACRES
DATE: AUGUST 2011
PREPARED BY:

CB-2011-

02/9

MATCH LINE:
SEE SHEET 5 OF 6

RREEF DOMAIN BLOCK V SUBDIVISION

BEING A RESUBDIVISION OF LOT 1, BLOCK "A", RREEF DOMAIN WHOLE FOODS MARKET SUBDIVISION, LOT 2-42, BLOCK "A", RESUBDIVISION OF LOT 2, BLOCK "A", DOMAIN SECTION 2 SUBDIVISION, AND LOT 1, BLOCK "A", MOLETEX SUBDIVISION

LOT 5A
9.064 ACRES

ELECTRIC (PUB-INT)
DRAINAGE (PUB-INT)
DOCUMENT NO. 200810333
(SUAH-HATCHED AREA)

WATER LINE EASEMENT
DOCUMENT NO. 200808280

LOT 2A
126.786 ACRES



MATCH LINE:
SEE SHEET 3 OF 6

MATCH LINE:
SEE SHEET 2 OF 6

KRAMER LANE
(PRIVATE DRIVE)

ALTERRA
PARKWAY
(PRIVATE DRIVE)

LOT 2A
126.786 ACRES

BURNET ROAD (F.M. HIGHWAY 1325)
(R.O.W. VARIES)

LOT 1, BLOCK "A"
KRAMER LANE
HARDAGE SUBDIVISION
DOCUMENT NO. 199900271
(R.O.W. VARIES)

NOT A PART OF THIS PLAT
LOT 2, BLOCK "A"
RREEF DOMAIN BLOCK
"A" AND "H" SUBDIVISION
DOCUMENT NO. 200800272

WATER LINE EASEMENT
DOCUMENT NO. 200810333
(SUAH-HATCHED AREA)

WATER LINE EASEMENT
DOCUMENT NO. 200810333
(SUAH-HATCHED AREA)

LOT 3A
4.256 ACRES

ALTERRA
PARKWAY
(PRIVATE DRIVE)

LOT 3A
4.256 ACRES

LOT 4A
1.241 ACRES

ALTERRA
PARKWAY
(PRIVATE DRIVE)

LOT 1, BLOCK "A"
IBH SUBDIVISION EAST
VOLUME 94, PAGE 88

LOT 2, BLOCK "A"
IBH SUBDIVISION EAST
VOLUME 94, PAGE 88

LOT 1, BLOCK "A"
IBH SUBDIVISION EAST
VOLUME 94, PAGE 88

RREEF DOMAIN
BLOCK V SUBDIVISION

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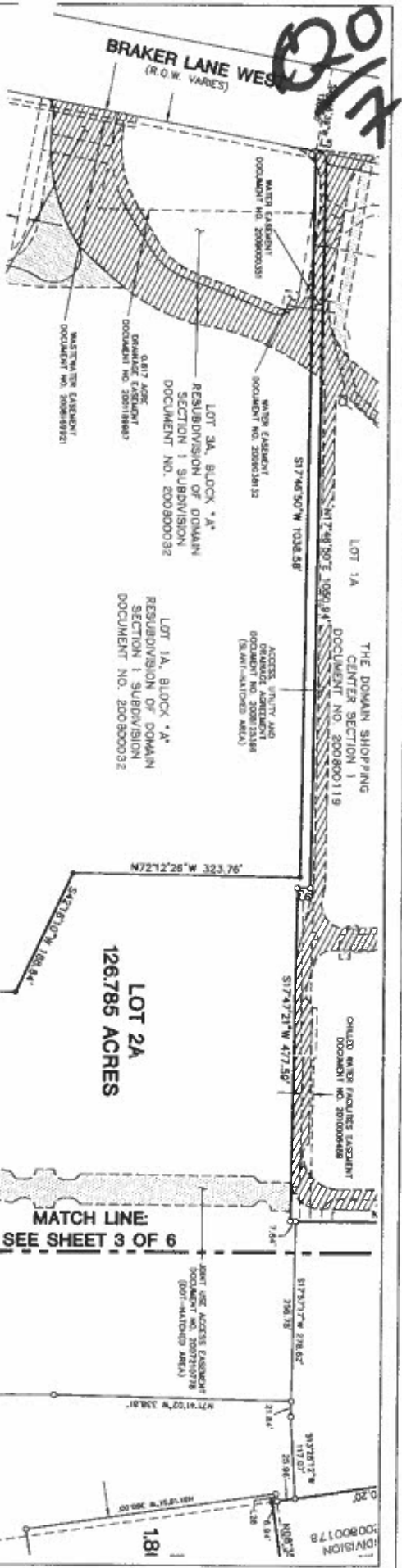
A 7 LOT SUBDIVISION
CONSISTING OF 149.595 ACRES
DATE: AUGUST 2011
PREPARED BY:

SEE KEY MAP, SHEET 5 OF 6

CG-2011-

SHEET
4
OF 6

014



RREEF DOMAIN BLOCK V SUBDIVISION
 BEING A RESUBDIVISION OF LOT 1, BLOCK "A," RREEF DOMAIN WHOLE FOODS MARKET SUBDIVISION,
 LOT 2-A2, BLOCK "A," RESUBDIVISION OF LOT 2, BLOCK "A," DOMAIN SECTION 2 SUBDIVISION, AND
 LOT 3, BLOCK "A," MULTITEN SUBDIVISION

LINE TABLE

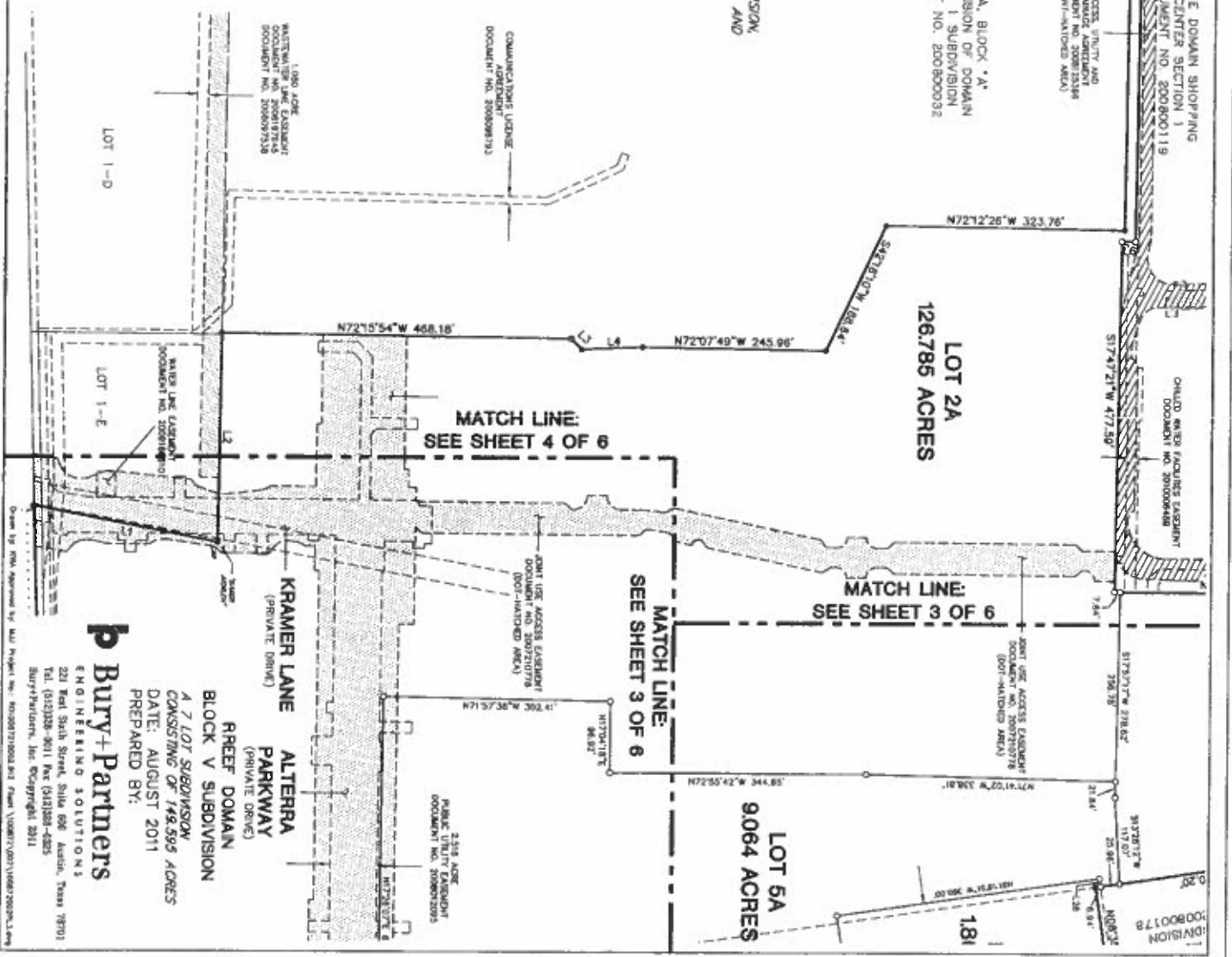
LINE	BEARING	LENGTH
1	S81°17'55.7"E	253.77
2	N17°06'43.7"E	263.09
3	N72°55'54.7"E	468.18
4	N72°55'54.7"E	468.18
5	S81°17'55.7"E	253.77
6	N72°12'26.7"W	323.76
7	N72°12'26.7"W	323.76
8	N72°12'26.7"W	323.76
9	N72°12'26.7"W	323.76
10	N72°12'26.7"W	323.76
11	N72°12'26.7"W	323.76
12	N72°12'26.7"W	323.76
13	N72°12'26.7"W	323.76
14	N72°12'26.7"W	323.76
15	N72°12'26.7"W	323.76
16	N72°12'26.7"W	323.76
17	N72°12'26.7"W	323.76
18	N72°12'26.7"W	323.76
19	N72°12'26.7"W	323.76
20	N72°12'26.7"W	323.76
21	N72°12'26.7"W	323.76
22	N72°12'26.7"W	323.76
23	N72°12'26.7"W	323.76
24	N72°12'26.7"W	323.76
25	N72°12'26.7"W	323.76
26	N72°12'26.7"W	323.76
27	N72°12'26.7"W	323.76
28	N72°12'26.7"W	323.76
29	N72°12'26.7"W	323.76
30	N72°12'26.7"W	323.76
31	N72°12'26.7"W	323.76
32	N72°12'26.7"W	323.76
33	N72°12'26.7"W	323.76
34	N72°12'26.7"W	323.76
35	N72°12'26.7"W	323.76
36	N72°12'26.7"W	323.76
37	N72°12'26.7"W	323.76
38	N72°12'26.7"W	323.76
39	N72°12'26.7"W	323.76
40	N72°12'26.7"W	323.76
41	N72°12'26.7"W	323.76
42	N72°12'26.7"W	323.76
43	N72°12'26.7"W	323.76
44	N72°12'26.7"W	323.76
45	N72°12'26.7"W	323.76
46	N72°12'26.7"W	323.76
47	N72°12'26.7"W	323.76
48	N72°12'26.7"W	323.76
49	N72°12'26.7"W	323.76
50	N72°12'26.7"W	323.76

CHAIN TABLE

LINE	BEARING	LENGTH	CHAINED LENGTH	CHAINED BEARING
1	S81°17'55.7"E	253.77	253.77	S81°17'55.7"E
2	N17°06'43.7"E	263.09	263.09	N17°06'43.7"E
3	N72°55'54.7"E	468.18	468.18	N72°55'54.7"E
4	N72°55'54.7"E	468.18	468.18	N72°55'54.7"E
5	S81°17'55.7"E	253.77	253.77	S81°17'55.7"E
6	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
7	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
8	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
9	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
10	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
11	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
12	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
13	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
14	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
15	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
16	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
17	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
18	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
19	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
20	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
21	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
22	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
23	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
24	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
25	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
26	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
27	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
28	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
29	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
30	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
31	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
32	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
33	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
34	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
35	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
36	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
37	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
38	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
39	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
40	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
41	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
42	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
43	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
44	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
45	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
46	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
47	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
48	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
49	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W
50	N72°12'26.7"W	323.76	323.76	N72°12'26.7"W



KEY MAP: NOT TO SCALE



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