

C10
1

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0219.0A

P.C. DATE: May 13, 2014

SUBDIVISION NAME: Domain Rock Rose South District

AREA: 112.422

LOT(S): 4

OWNER/APPLICANT: RREEF Domain LP
(Ben Bufkin)

AGENT: Bury-Aust, Inc.
(Lauren Beavers)

ADDRESS OF SUBDIVISION: ROCK ROSE AVE

GRIDS: K33, K34

COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: Full Purpose

EXISTING ZONING: MI-PDA

NEIGHBORHOOD PLAN: North Burnet Gateway NPA

PROPOSED LAND USE: commercial/retail

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal circulation routes and the subdivision side of boundary streets, (Burnet Road).

DEPARTMENT COMMENTS: The request is for approval of the Rock Rose South District. The proposed plat is composed of 4 lots on 112.422 acres. The applicant is resubdividing a portion of the existing Lot 2A of RReef Domain Block K, creating 3 additional lots. Lot 1 will consist of 1.998 acres, Lot 2 will consist of 2.053 acres and Lot 3 will consist of approximately 2.170 acres. All City of Austin utilities are available to the site. The developer will be responsible for all costs associated with any required improvements including the costs associated with utility connections.

STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat does not meet all applicable State and City of Austin LDC requirements for resubdivision of land.

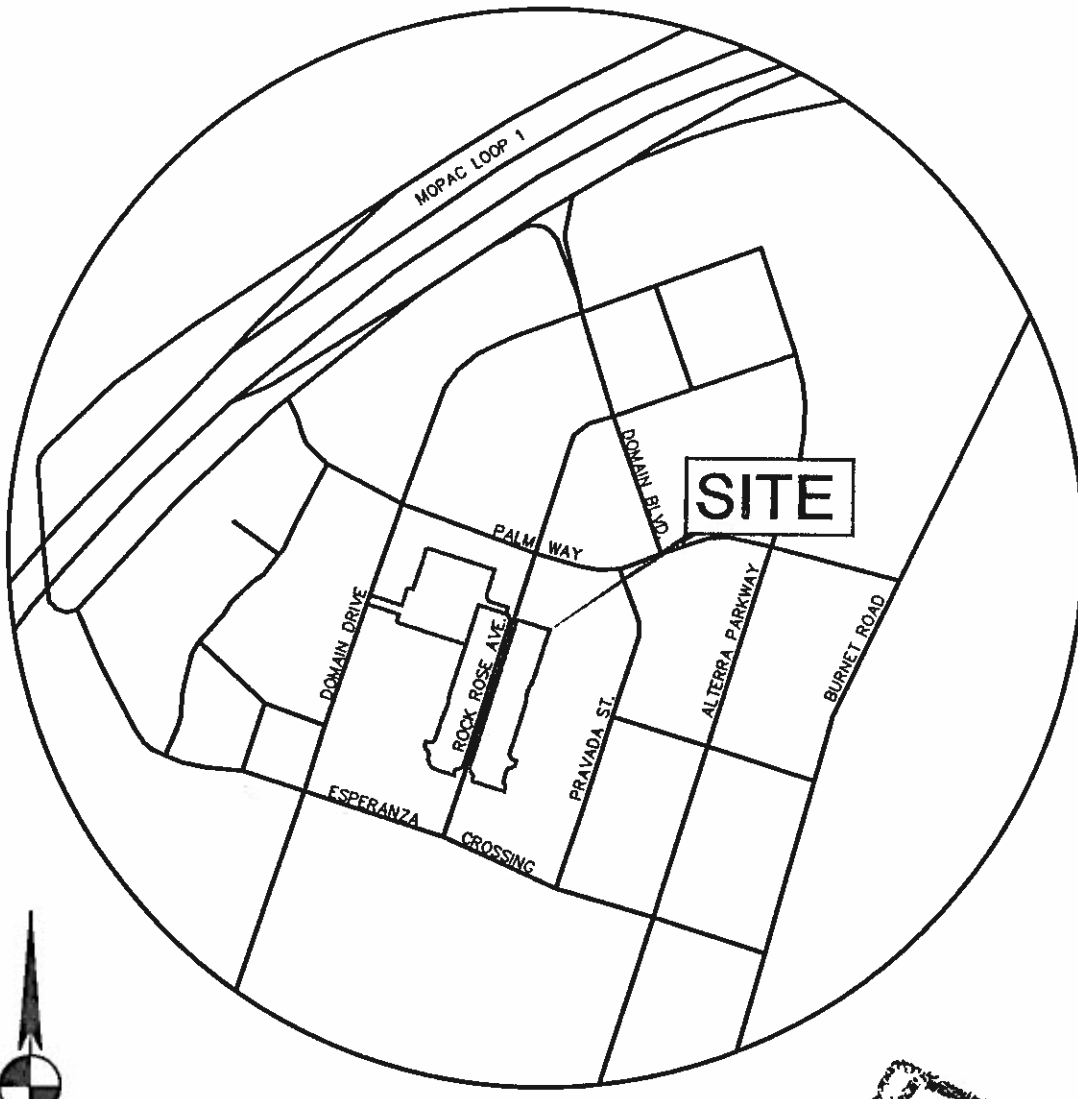
PLANNING COMMISSION ACTION:

CITY STAFF: Don Perryman

PHONE: 512-974-2786

E-MAIL: don.perryman@austintexas.gov

C10/2



BURY

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel (512) 328-0011 Fax (512) 328-0325
TBPE # F-1048 TBPLS # F-10107500
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ROCK ROSE SOUTH PLAT
ROCK ROSE AVENUE

ENDEAVOR REAL ESTATE GROUP

SITE LOCATION MAP

DATE 11/18/2013

SCALE: N.T.S

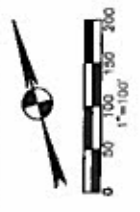
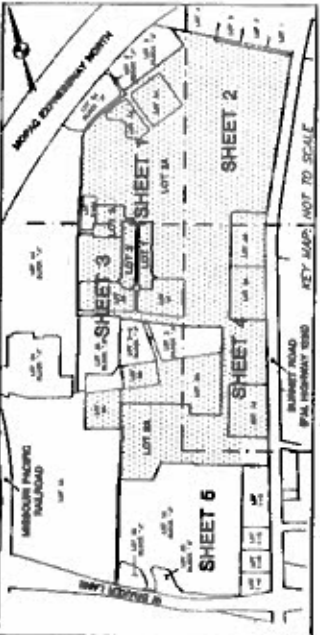
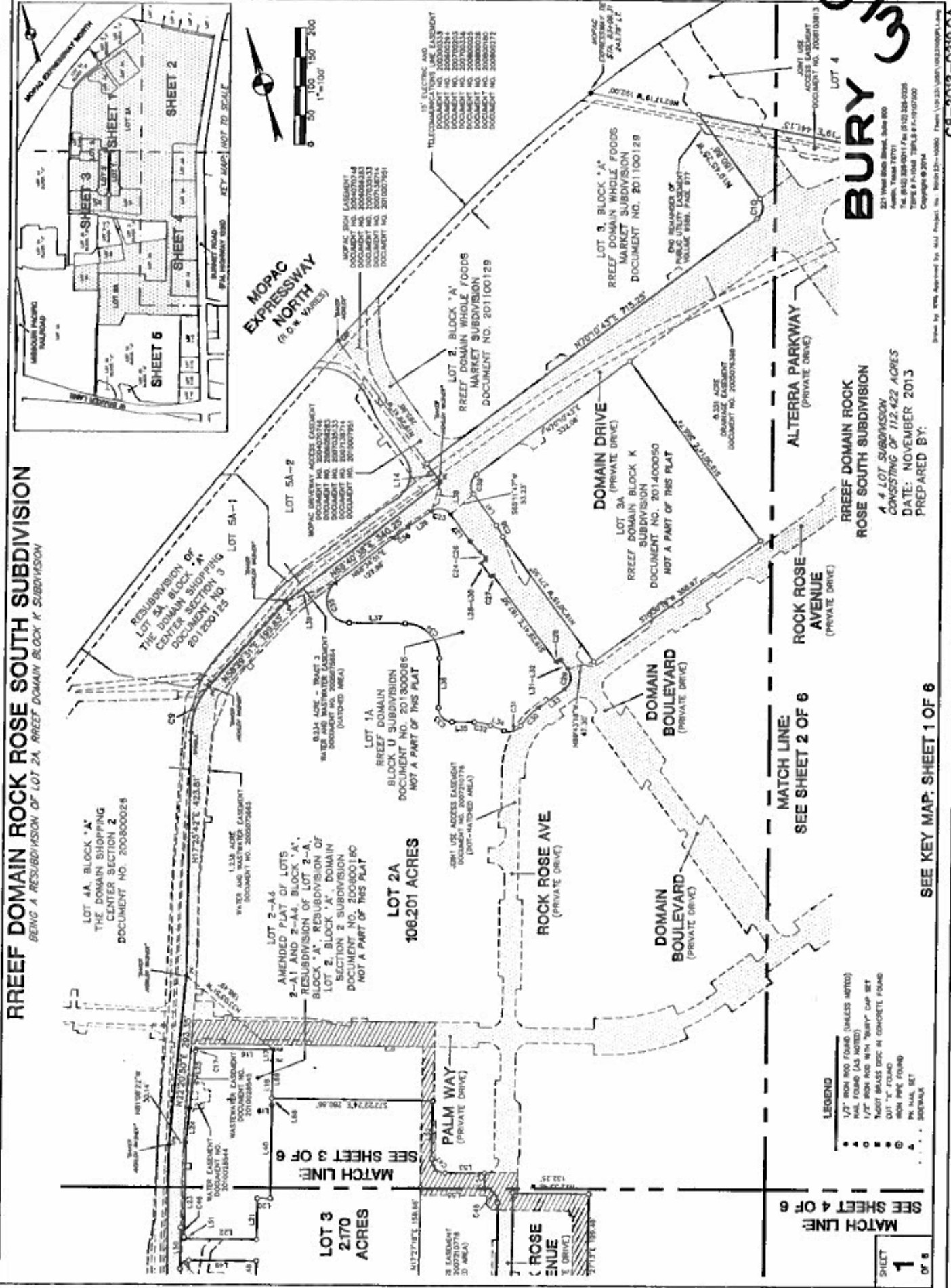
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FILE

PROJECT No. 101231 110050

RREEF DOMAIN ROCK ROSE SOUTH SUBDIVISION

BEING A RESUBDIVISION OF LOT 2A, RREEF DOMAIN BLOCK K SUBDIVISION



- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
 - 1/2" IRON ROD (AS NOTED)
 - 1/2" IRON ROD WITH "BUBBY" CAP SET
 - TIGHT BRASS DISC IN CONCRETE FOUND
 - QUIT "X" FOUND
 - IRON PIPE FOUND
 - PA. NAIL SET
 - SODALITE

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 Fax: (512) 382-0025
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RREEF DOMAIN ROCK ROSE SOUTH SUBDIVISION
 A 4 LOT SUBDIVISION
 CONSISTING OF 112.422 ACRES
 DATE: NOVEMBER 2013
 PREPARED BY:

SEE SHEET 4 OF 6
MATCH LINE

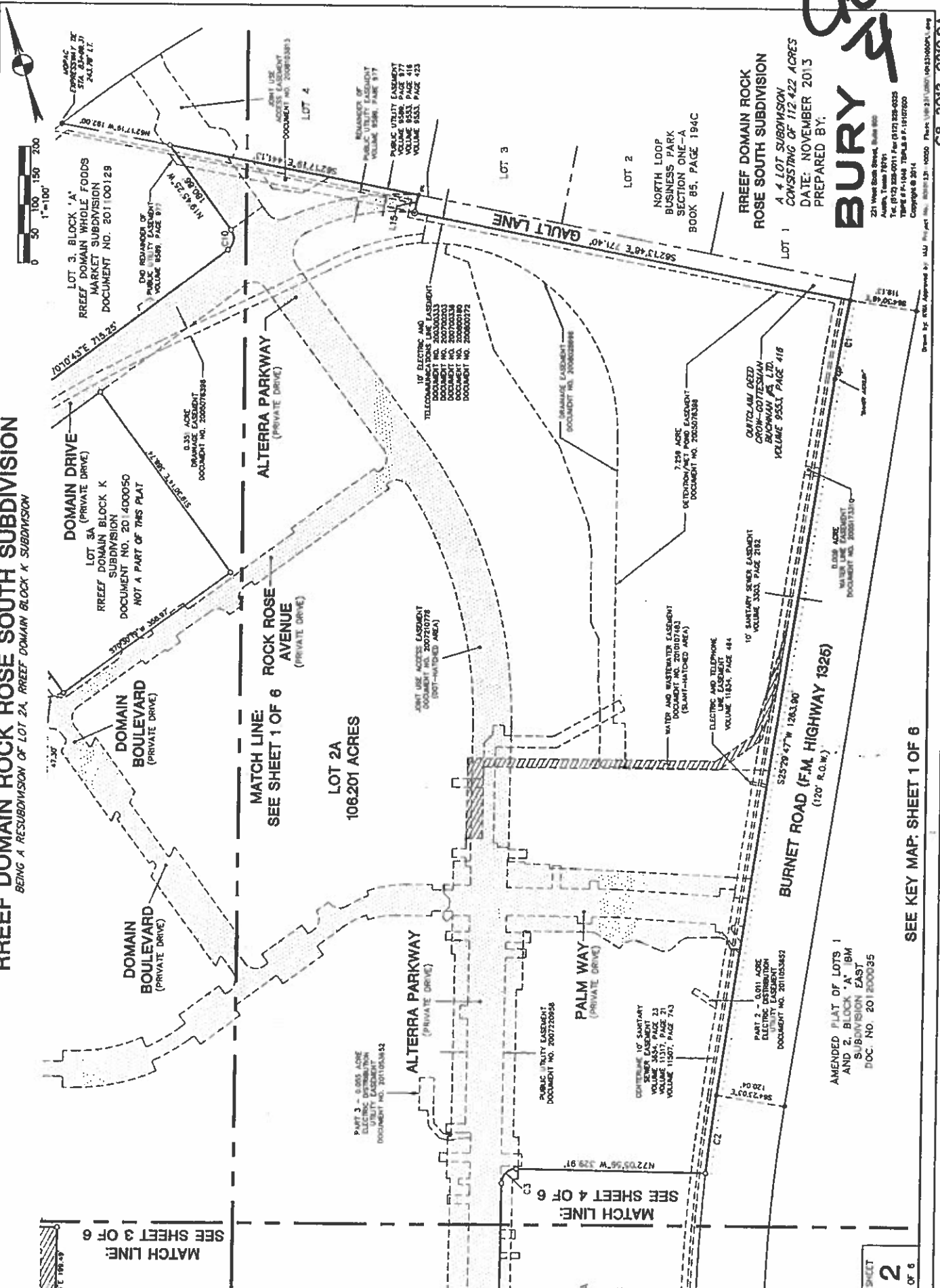
SHEET 1
 OF 6

SEE KEY MAP, SHEET 1 OF 6

SEE SHEET 3 OF 6
MATCH LINE

SEE SHEET 2 OF 6
MATCH LINE

RREEF DOMAIN ROCK ROSE SOUTH SUBDIVISION
 BEING A RESUBDIVISION OF LOT 2A, RREEF DOMAIN BLOCK K SUBDIVISION



LOT 3, BLOCK 'A',
 RREEF DOMAIN WHOLE FOODS
 MARKET SUBDIVISION
 DOCUMENT NO. 201100129

LOT 3A (PRIVATE DRIVE),
 RREEF DOMAIN BLOCK K
 SUBDIVISION
 DOCUMENT NO. 201400050
 NOT A PART OF THIS PLAT

DOMAIN BOULEVARD
 (PRIVATE DRIVE)

DOMAIN BOULEVARD
 (PRIVATE DRIVE)

50% REMAINDER OF
 PUBLIC UTILITY EASEMENT
 VOLUME 1539, PAGE 977

6.33 ACRE
 EASEMENT
 DOCUMENT NO. 2008070398

10' ELECTRIC AND
 TELECOMMUNICATIONS LINE EASEMENT
 DOCUMENT NO. 200300333
 DOCUMENT NO. 200702333
 DOCUMENT NO. 200808180
 DOCUMENT NO. 2008030772

10' ELECTRIC AND
 TELECOMMUNICATIONS LINE EASEMENT
 DOCUMENT NO. 200720778
 (NOT-HATCHED AREA)

10' ELECTRIC AND
 TELECOMMUNICATIONS LINE EASEMENT
 DOCUMENT NO. 200720778
 (NOT-HATCHED AREA)

REMAINDER OF
 PUBLIC UTILITY EASEMENT
 VOLUME 1539, PAGE 977

7.259 ACRE
 VETERINARY/WET POND EASEMENT
 DOCUMENT NO. 2005070398

10' SANITARY SEWER EASEMENT
 VOLUME 1539, PAGE 2182

10' SANITARY SEWER EASEMENT
 VOLUME 1153A, PAGE 484

10' SANITARY SEWER EASEMENT
 VOLUME 1153A, PAGE 2182

10' ELECTRIC AND
 TELECOMMUNICATIONS LINE EASEMENT
 DOCUMENT NO. 200300333
 DOCUMENT NO. 200702333
 DOCUMENT NO. 200808180
 DOCUMENT NO. 2008030772

WATER AND WASTEWATER EASEMENT
 DOCUMENT NO. 2010107483
 (SHAM-HATCHED AREA)

ELECTRIC AND TELEPHONE
 LINE EASEMENT
 VOLUME 1153A, PAGE 484

10' SANITARY SEWER EASEMENT
 VOLUME 1153A, PAGE 484

10' SANITARY SEWER EASEMENT
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10' SANITARY SEWER EASEMENT
 VOLUME 1153A, PAGE 484

AMENDED PLAT OF LOTS 1
 AND 2, BLOCK 'A', IBM
 SUBDIVISION EAST
 DOC. NO. 201800035

SEE KEY MAP: SHEET 1 OF 6

LOT 1
 RREEF DOMAIN ROCK
 ROSE SOUTH SUBDIVISION
 CONSISTING OF 172.422 ACRES
 DATE: NOVEMBER 2013
 PREPARED BY:
BURY
 231 West South Street, Suite 800
 Austin, Texas 78701
 Tel: (512) 322-0011 Fax: (512) 322-0023
 TOLL FREE: 1-800-998-3838
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LOT 2
 NORTH LOOP
 BUSINESS PARK
 SECTION ONE-A
 BOOK 85, PAGE 194C

LOT 3
 PUBLIC UTILITY EASEMENT
 VOLUME 853, PAGE 416
 PUBLIC UTILITY EASEMENT
 VOLUME 853, PAGE 423

LOT 4
 PUBLIC UTILITY EASEMENT
 VOLUME 853, PAGE 416
 PUBLIC UTILITY EASEMENT
 VOLUME 853, PAGE 423

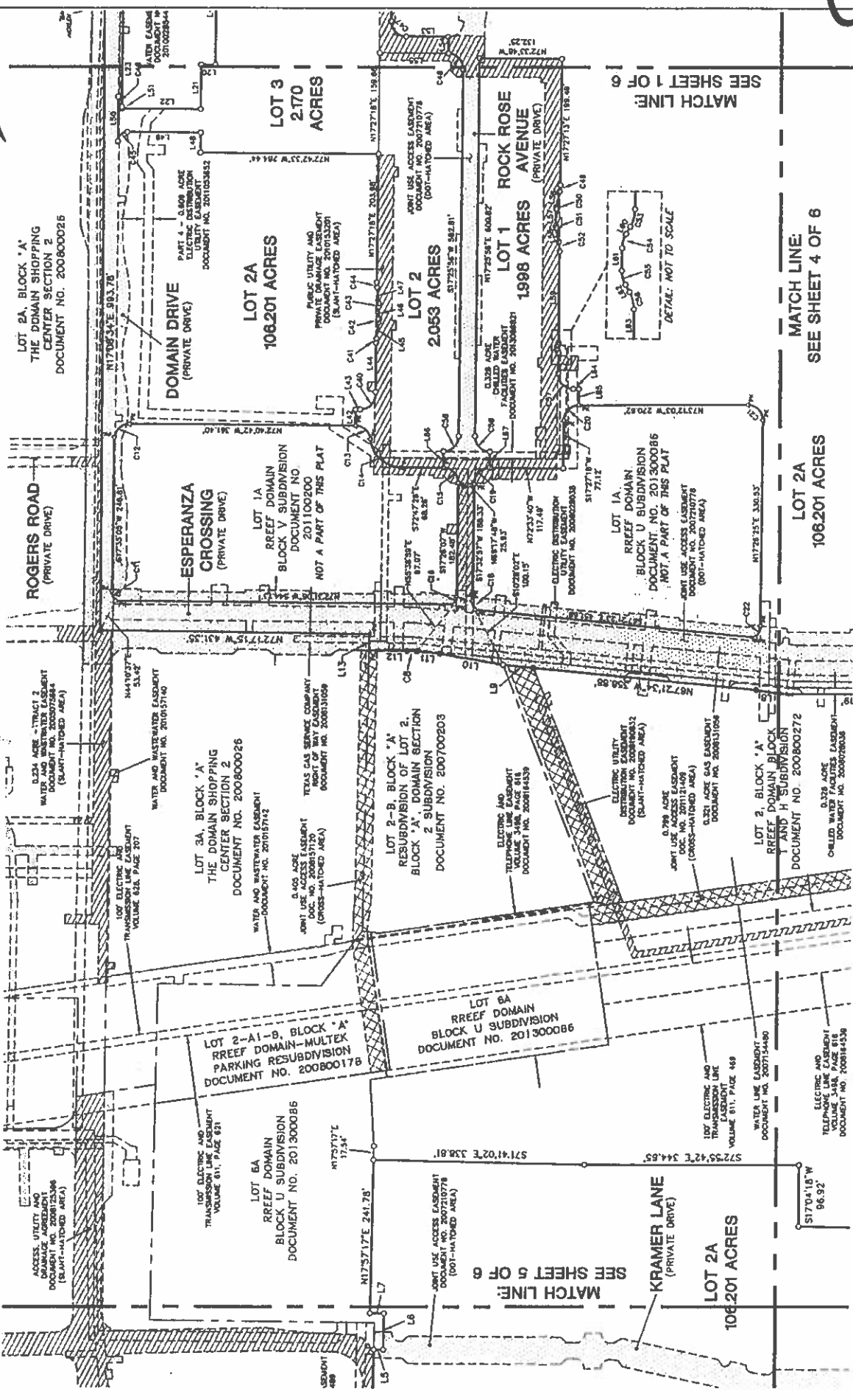
SEE KEY MAP: SHEET 1 OF 6

SHEET 2 OF 6

Drawn by: [Signature] Approved by: [Signature] Date: [Date]

CS-2013-0219.0A

RREEF DOMAIN ROCK ROSE SOUTH SUBDIVISION
 BEING A RESUBDIVISION OF LOT 2A, RREEF DOMAIN BLOCK K SUBDIVISION



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 TWP: 8 N-104E TRP: 18 E F-107000
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RREEF DOMAIN ROCK ROSE SOUTH SUBDIVISION
 A 4 LOT SUBDIVISION
 CONSISTING OF 112.422 ACRES
 DATE: NOVEMBER 2013
 PREPARED BY:

SEE KEY MAP: SHEET 1 OF 6

SEE SHEET 1 OF 6

SEE SHEET 2 OF 6

SEE SHEET 3 OF 6

SEE SHEET 4 OF 6

SEE SHEET 5 OF 6

SEE SHEET 6 OF 6

RREEF DOMAIN ROCK ROSE SOUTH SUBDIVISION

BEING A RESUBDIVISION OF LOT 2A, RREEF DOMAIN BLOCK K SUBDIVISION

SEE SHEET 6 OF 6
MATCH LINE

KRAMER LANE
(PRIVATE DRIVE)

LOT 2A
106.201 ACRES

100' ELECTRIC AND
TELEPHONE LINE
EASIMENT
VOLUME 81L, PAGE 463

527250.427' E 544.65'

WATER LINE EASEMENT
DOCUMENT NO. 200734480

ELECTRIC AND
TELEPHONE LINE EASEMENT
VOLUME 81A, PAGE 518
DOCUMENT NO. 200814539

LOT 5A
RREEF DOMAIN
BLOCK U SUBDIVISION
DOCUMENT NO. 201300088

2.516 ACRE
PUBLIC UTILITY EASEMENT
DOCUMENT NO. 200652045

517207.505' W

KRAMER LANE ALTERRA PARKWAY
(PRIVATE DRIVE)

LOT 1A
RREEF DOMAIN BLOCK K
SUBDIVISION
DOCUMENT NO. 201400050
NOT A PART OF THIS PLAT

WATER LINE EASEMENT
DOCUMENT NO. 200768610

BURNET ROAD (F.M. HIGHWAY 1326)
(R.O.W. VARIES)

KRAMER LANE
(R.O.W. VARIES)

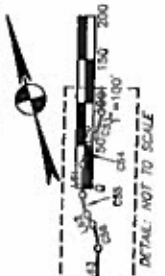
LOT 1, BLOCK 'A'
HARDAGE SUBDIVISION
DOCUMENT NO. 199900271

RREEF DOMAIN ROCK
ROSE SOUTH SUBDIVISION
A 4 LOT SUBDIVISION
CONSISTING OF 112.422 ACRES
DATE: NOVEMBER 2013
PREPARED BY:

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SEE KEY MAP: SHEET 1 OF 6



MATCH LINE
SEE SHEET 2 OF 6

LOT 2A
106.201 ACRES
MATCH LINE
SEE SHEET 3 OF 6

ALTERRA PARKWAY
(PRIVATE DRIVE)

1.515 ACRE
WATER LINE EASEMENT
DOCUMENT NO. 200807148

ADJUT USE ACCESS EASEMENT
DOCUMENT NO. 200721078
(100'-MATCHED AREA)

1.004 ACRE
ELECTRIC DISTRIBUTION
UTILITY EASEMENT
DOCUMENT NO. 201008802

16' ELECTRIC AND
TELEPHONE LINES USE
EASEMENT
DOCUMENT NO. 200800333

2.207 ACRE
ELECTRIC AND
TELEPHONE LINES USE
EASEMENT
DOCUMENT NO. 200770038

2.207 ACRE
ELECTRIC AND
TELEPHONE LINES USE
EASEMENT
DOCUMENT NO. 200800333

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DOCUMENT NO. 200800333

2.207 ACRE
ELECTRIC AND
TELEPHONE LINES USE
EASEMENT
DOCUMENT NO. 200800333

3/10

Drawn by: JRM Approved by: M.J. Project No.: 8020131-10000 Date: 10/23/2013 08:15:33 AM
C9-2013-0219.0A

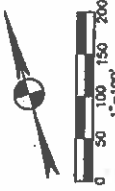
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Toll Free: 800.775.5811
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A 4 LOT SUBDIVISION
CONSISTING OF 112.422 ACRES
DATE: NOVEMBER 2013
PREPARED BY:

CG-2013-0219.0A

**REEF DOMAIN ROCK
ROSE SOUTH SUBDIVISION**
BEING A RESUBDIVISION OF LOT 2A,
REEF DOMAIN BLOCK K SUBDIVISION

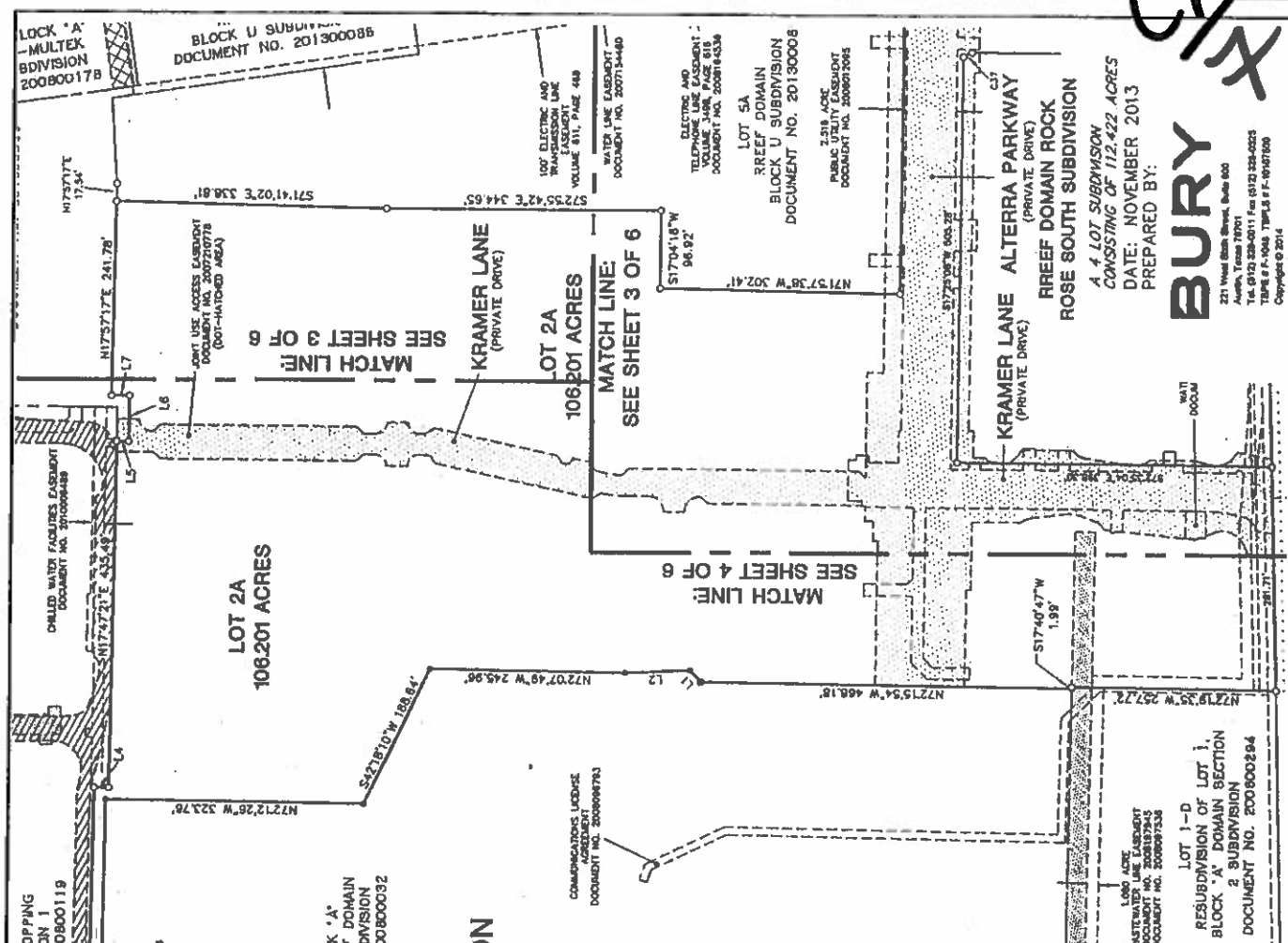


CURVE TABLE

NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
01	293.78	5879.71	138.31	138.31	S82°54'45"W
02	293.78	5879.71	138.31	138.31	S82°54'45"W
03	293.78	5879.71	138.31	138.31	S82°54'45"W
04	293.78	5879.71	138.31	138.31	S82°54'45"W
05	293.78	5879.71	138.31	138.31	S82°54'45"W
06	293.78	5879.71	138.31	138.31	S82°54'45"W
07	293.78	5879.71	138.31	138.31	S82°54'45"W
08	293.78	5879.71	138.31	138.31	S82°54'45"W
09	293.78	5879.71	138.31	138.31	S82°54'45"W
10	293.78	5879.71	138.31	138.31	S82°54'45"W
11	293.78	5879.71	138.31	138.31	S82°54'45"W
12	293.78	5879.71	138.31	138.31	S82°54'45"W
13	293.78	5879.71	138.31	138.31	S82°54'45"W
14	293.78	5879.71	138.31	138.31	S82°54'45"W
15	293.78	5879.71	138.31	138.31	S82°54'45"W
16	293.78	5879.71	138.31	138.31	S82°54'45"W
17	293.78	5879.71	138.31	138.31	S82°54'45"W
18	293.78	5879.71	138.31	138.31	S82°54'45"W
19	293.78	5879.71	138.31	138.31	S82°54'45"W
20	293.78	5879.71	138.31	138.31	S82°54'45"W
21	293.78	5879.71	138.31	138.31	S82°54'45"W
22	293.78	5879.71	138.31	138.31	S82°54'45"W
23	293.78	5879.71	138.31	138.31	S82°54'45"W
24	293.78	5879.71	138.31	138.31	S82°54'45"W
25	293.78	5879.71	138.31	138.31	S82°54'45"W
26	293.78	5879.71	138.31	138.31	S82°54'45"W
27	293.78	5879.71	138.31	138.31	S82°54'45"W
28	293.78	5879.71	138.31	138.31	S82°54'45"W
29	293.78	5879.71	138.31	138.31	S82°54'45"W
30	293.78	5879.71	138.31	138.31	S82°54'45"W
31	293.78	5879.71	138.31	138.31	S82°54'45"W
32	293.78	5879.71	138.31	138.31	S82°54'45"W
33	293.78	5879.71	138.31	138.31	S82°54'45"W
34	293.78	5879.71	138.31	138.31	S82°54'45"W
35	293.78	5879.71	138.31	138.31	S82°54'45"W
36	293.78	5879.71	138.31	138.31	S82°54'45"W
37	293.78	5879.71	138.31	138.31	S82°54'45"W
38	293.78	5879.71	138.31	138.31	S82°54'45"W
39	293.78	5879.71	138.31	138.31	S82°54'45"W
40	293.78	5879.71	138.31	138.31	S82°54'45"W
41	293.78	5879.71	138.31	138.31	S82°54'45"W
42	293.78	5879.71	138.31	138.31	S82°54'45"W
43	293.78	5879.71	138.31	138.31	S82°54'45"W
44	293.78	5879.71	138.31	138.31	S82°54'45"W
45	293.78	5879.71	138.31	138.31	S82°54'45"W
46	293.78	5879.71	138.31	138.31	S82°54'45"W
47	293.78	5879.71	138.31	138.31	S82°54'45"W
48	293.78	5879.71	138.31	138.31	S82°54'45"W
49	293.78	5879.71	138.31	138.31	S82°54'45"W
50	293.78	5879.71	138.31	138.31	S82°54'45"W
51	293.78	5879.71	138.31	138.31	S82°54'45"W
52	293.78	5879.71	138.31	138.31	S82°54'45"W
53	293.78	5879.71	138.31	138.31	S82°54'45"W
54	293.78	5879.71	138.31	138.31	S82°54'45"W
55	293.78	5879.71	138.31	138.31	S82°54'45"W
56	293.78	5879.71	138.31	138.31	S82°54'45"W
57	293.78	5879.71	138.31	138.31	S82°54'45"W
58	293.78	5879.71	138.31	138.31	S82°54'45"W
59	293.78	5879.71	138.31	138.31	S82°54'45"W
60	293.78	5879.71	138.31	138.31	S82°54'45"W

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
01	S82°54'45"W	138.31	31	S82°54'45"W	138.31
02	S82°54'45"W	138.31	32	S82°54'45"W	138.31
03	S82°54'45"W	138.31	33	S82°54'45"W	138.31
04	S82°54'45"W	138.31	34	S82°54'45"W	138.31
05	S82°54'45"W	138.31	35	S82°54'45"W	138.31
06	S82°54'45"W	138.31	36	S82°54'45"W	138.31
07	S82°54'45"W	138.31	37	S82°54'45"W	138.31
08	S82°54'45"W	138.31	38	S82°54'45"W	138.31
09	S82°54'45"W	138.31	39	S82°54'45"W	138.31
10	S82°54'45"W	138.31	40	S82°54'45"W	138.31
11	S82°54'45"W	138.31	41	S82°54'45"W	138.31
12	S82°54'45"W	138.31	42	S82°54'45"W	138.31
13	S82°54'45"W	138.31	43	S82°54'45"W	138.31
14	S82°54'45"W	138.31	44	S82°54'45"W	138.31
15	S82°54'45"W	138.31	45	S82°54'45"W	138.31
16	S82°54'45"W	138.31	46	S82°54'45"W	138.31
17	S82°54'45"W	138.31	47	S82°54'45"W	138.31
18	S82°54'45"W	138.31	48	S82°54'45"W	138.31
19	S82°54'45"W	138.31	49	S82°54'45"W	138.31
20	S82°54'45"W	138.31	50	S82°54'45"W	138.31
21	S82°54'45"W	138.31	51	S82°54'45"W	138.31
22	S82°54'45"W	138.31	52	S82°54'45"W	138.31
23	S82°54'45"W	138.31	53	S82°54'45"W	138.31
24	S82°54'45"W	138.31	54	S82°54'45"W	138.31
25	S82°54'45"W	138.31	55	S82°54'45"W	138.31
26	S82°54'45"W	138.31	56	S82°54'45"W	138.31
27	S82°54'45"W	138.31	57	S82°54'45"W	138.31
28	S82°54'45"W	138.31	58	S82°54'45"W	138.31
29	S82°54'45"W	138.31	59	S82°54'45"W	138.31
30	S82°54'45"W	138.31	60	S82°54'45"W	138.31



LOT 1-D
RESUBDIVISION OF LOT 1,
BLOCK 'A' SUBDIVISION
DOCUMENT NO. 200800284

LOT 2A
106.201 ACRES

LOT 2A
106.201 ACRES

LOT 5A
REEF DOMAIN
BLOCK U SUBDIVISION
DOCUMENT NO. 201300006

LOCK 'A'
MULTITEK
BDIVISION
200800178

SEE KEY MAP: SHEET 1 OF 6