

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0072.0A**P.C. DATE:** December 8, 2015**SUBDIVISION NAME:** RREEF Domain Lot Q1 Subdivision**AREA:** 67.193**LOT(S):** 3**OWNER/APPLICANT:** RREEF Domain LP
(Ben Bufkin)**AGENT:** Bury-Aus, Inc.
(Lauren Beavers)**ADDRESS OF SUBDIVISION:** KRAMER LN**GRIDS:** L32**COUNTY:** Travis**WATERSHED:** Walnut Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** MI-PUD**DISTRICT:** 7**NEIGHBORHOOD PLAN:** North Burnet Gateway**PROPOSED LAND USE:** Commercial, Multi Family**ADMINISTRATIVE WAIVERS:** None**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the RREEF Domain Lot Q1 and R Subdivision. The proposed plat is composed of 3 lots on 67.193 acres being resubdivided out of the Original Lot 2A. The newly created Lot Q1 will consist of 2.169 acres, Lot R is 4.918 acres and Lot R1 is 1.464 acres. The applicant proposes to resubdivide an existing lot into three lots for commercial/multi-family use. All City of Austin utilities are available. Parkland dedication has been satisfied by payment of fees in lieu of land dedication. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

CITY STAFF: Don Perryman
e-mail: don.perryman@austintexas.gov

PHONE: 512-974-2786



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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LOT Q1
KRAMER LANE

ENDEAVOR REAL ESTATE GROUP

SITE LOCATION MAP

DATE: 03/12/2015

SCALE: N.T.S.

DRAWN BY: RWM

FILE:

PROJECT No. 101231.10072

RREEF DOMAIN LOT Q1 AND LOT R SUBDIVISION

BEING A RESUBDIVISION OF LOT 2A, RREEF DOMAIN LOT E SUBDIVISION, A RESUBDIVISION OF LOT 6A, RREEF DOMAIN BLOCK V SUBDIVISION, AND A RESUBDIVISION OF LOT 2-A1-B, BLOCK "A", RREEF DOMAIN-MULTEK PARKING RESUBDIVISION

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

1.238 ACRE
WATER AND WASTEWATER EASEMENT
DOCUMENT NO. 2005075665

LOT 4B
RREEF DOMAIN Z4
SUBDIVISION
DOCUMENT NO. 201500020
NOT A PART OF THIS PLAT

LOT 4A
RREEF DOMAIN Z4
SUBDIVISION
DOCUMENT NO. 201500020
NOT A PART OF THIS PLAT

LOT 1A
RREEF DOMAIN
BLOCK U SUBDIVISION
DOCUMENT NO. 201300086
NOT A PART OF THIS PLAT

LOT 2A
65.025 ACRES

LOT 3
RREEF DOMAIN RETAIL
DISTRICT SUBDIVISION
DOCUMENT NO. 201400116
NOT A PART OF THIS PLAT

LOT 2A
65.025 ACRES

LOT 5
RREEF DOMAIN RETAIL
DISTRICT SUBDIVISION
DOCUMENT NO. 201400116
NOT A PART OF THIS PLAT

DOMAIN
BOULEVARD
(PRIVATE DRIVE)

DOMAIN
BOULEVARD
(PRIVATE DRIVE)

LOT 6
RREEF DOMAIN RETAIL
DISTRICT SUBDIVISION
DOCUMENT NO. 201400116
NOT A PART OF THIS PLAT

MATCH LINE:
SEE SHEET 2 OF 6

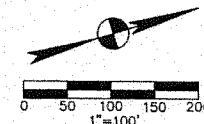
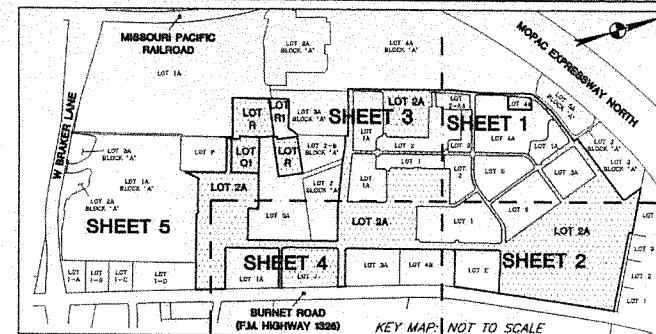
DOMAIN DRIVE
(PRIVATE DRIVE)

LOT 3A
RREEF DOMAIN BLOCK K
SUBDIVISION
DOCUMENT NO. 201400050
NOT A PART OF THIS PLAT

LOT 2A
65.025 ACRES

ALTERRA PARKWAY
(PRIVATE DRIVE)

**RREEF DOMAIN LOT Q1
AND LOT R SUBDIVISION**
A 4 LOT SUBDIVISION
CONSISTING OF 73.537 ACRES
DATE: MARCH, 2015
PREPARED BY:



MOPAC EXPRESSWAY
(R.O.W. VARIES)

MOPAC SIGN EASEMENT
DOCUMENT NO. 2004070746
DOCUMENT NO. 2006056283
DOCUMENT NO. 2007035133
DOCUMENT NO. 2007138714
DOCUMENT NO. 2010007951

15' ELECTRIC AND
TELECOMMUNICATIONS LINE EASEMENT
DOCUMENT NO. 200300333
DOCUMENT NO. 2016002294
DOCUMENT NO. 200700203
DOCUMENT NO. 200700336
DOCUMENT NO. 200800025
DOCUMENT NO. 200800026
DOCUMENT NO. 200800180
DOCUMENT NO. 200800272

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

MOPAC EXPRESSWAY DE
STA. 83+09.31
243.78' LT.

END REMAINDER OF
PUBLIC UTILITY EASEMENT
VOLUME 9589, PAGE 977

JOINT USE
ACCESS EASEMENT
DOCUMENT NO. 2008103813

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C8-2015-0072.0A

SEE KEY MAP: SHEET 1 OF 6

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- ▲ NAIL FOUND (AS NOTED)
- 1/2" IRON ROD WITH "BURY" CAP SET
- TWOT BRASS DISC IN CONCRETE FOUND
- ⊗ CUT "X" FOUND
- ⊙ IRON PIPE FOUND
- △ PK NAIL SET
- SIDEWALK

SHEET
1
OF 6

MATCH LINE:
SEE SHEET 3 OF 6

MATCH LINE:
SEE SHEET 4 OF 6

PALM WAY
(PRIVATE DRIVE)

ROCK ROSE AVE.
(PRIVATE DRIVE)

LOT 2
RREEF DOMAIN RETAIL
DISTRICT SUBDIVISION
DOCUMENT NO. 201400116
NOT A PART OF THIS PLAT

LOT 3
RREEF DOMAIN RETAIL
DISTRICT SUBDIVISION
DOCUMENT NO. 201400116
NOT A PART OF THIS PLAT

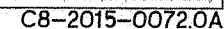
LOT 4
RREEF DOMAIN RETAIL
DISTRICT SUBDIVISION
DOCUMENT NO. 201400116
NOT A PART OF THIS PLAT

LOT 5
RREEF DOMAIN RETAIL
DISTRICT SUBDIVISION
DOCUMENT NO. 201400116
NOT A PART OF THIS PLAT

LOT 6
RREEF DOMAIN RETAIL
DISTRICT SUBDIVISION
DOCUMENT NO. 201400116
NOT A PART OF THIS PLAT

LOT 7
RREEF DOMAIN RETAIL
DISTRICT SUBDIVISION
DOCUMENT NO. 201400116
NOT A PART OF THIS PLAT

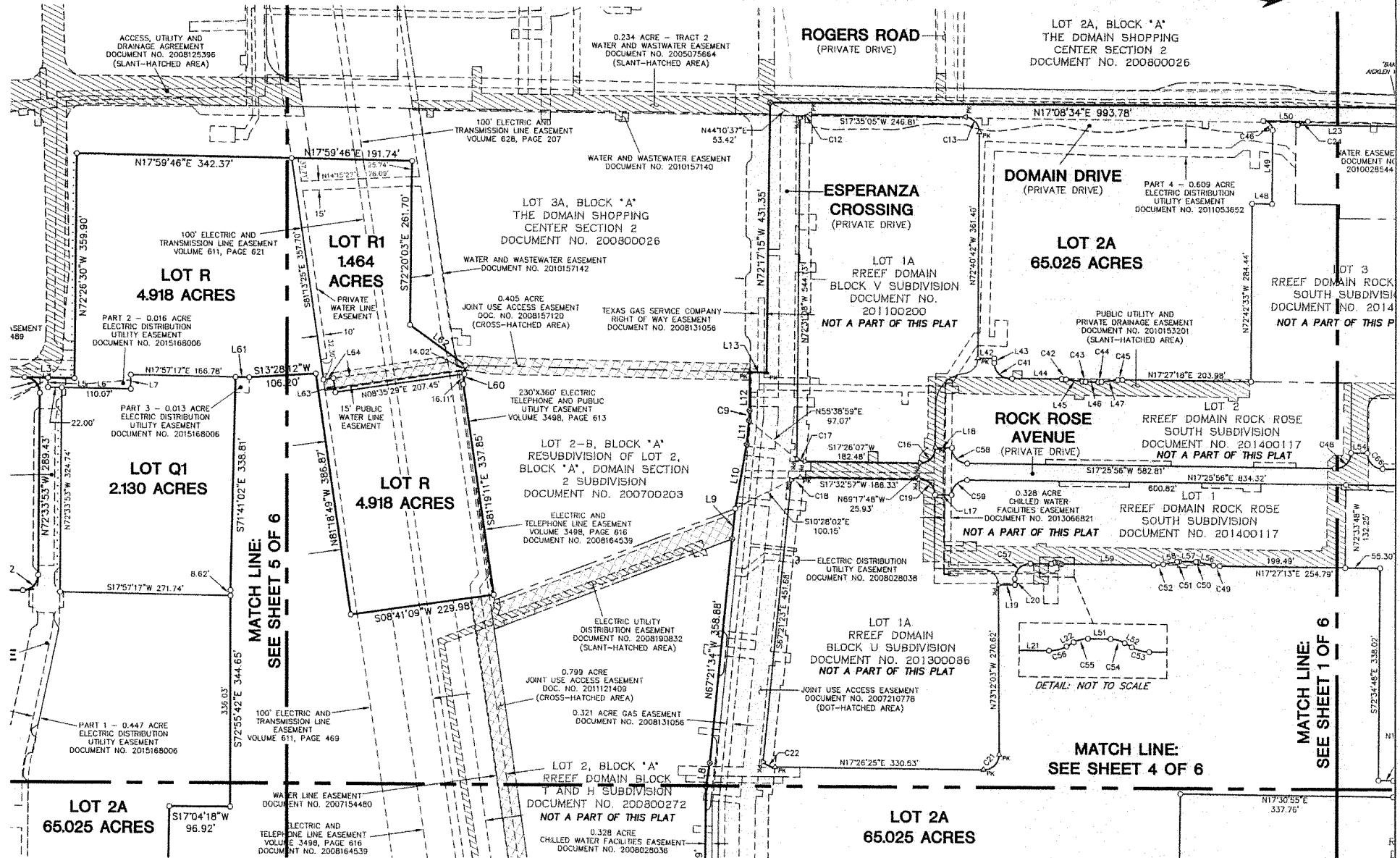
LOT 8
RREEF DOMAIN RETAIL
DISTRICT SUBDIVISION
DOCUMENT NO. 201400116
NOT A PART OF THIS PLAT



RREEF DOMAIN LOT Q1 AND LOT R SUBDIVISION

BEING A RESUBDIVISION OF LOT 2A, RREEF DOMAIN LOT E SUBDIVISION, A RESUBDIVISION OF LOT 6A, RREEF DOMAIN BLOCK V SUBDIVISION, AND A RESUBDIVISION OF LOT 2-A1-B, BLOCK "A", RREEF DOMAIN-MULTEK PARKING RESUBDIVISION

0 50 100 150 200
1"=100'



SHEET
3
OF 6

SEE KEY MAP: SHEET 1 OF 6

**RREEF DOMAIN LOT Q1
AND LOT R SUBDIVISION**
A 4 LOT SUBDIVISION
CONSISTING OF 73.537 ACRES
DATE: MARCH, 2015
PREPARED BY:

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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C8-2015-0072.OA

BEING A RESUBDIVISION OF LOT 2A, RREEF DOMAIN LOT E SUBDIVISION, A RESUBDIVISION OF LOT 6A, RREEF DOMAIN BLOCK V SUBDIVISION, AND A RESUBDIVISION OF LOT 2-A1-B, BLOCK "A," RREEF DOMAIN-MULTEK PARKING RESUBDIVISION



SURVEYOR'S CERTIFICATION:
I, JOHN T. BILNOSKI, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 25 OF THE AUSTIN CODE OF 1999, AS AMENDED, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

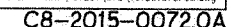
JOHN J. BILNOSKI, R.P.L.S.
TEXAS REGISTRATION NO. 4998
BURY-AUS, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701

A 4 LOT SUBDIVISION
CONSISTING OF 73.537 ACRES
DATE: MARCH, 2015
PREPARED BY:

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0911 Fax (512) 328-0325
TBPE # F-1048 TBPLS # F-10107500
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C8-2015-0072.0A



RREEF DOMAIN LOT Q1 AND LOT R SUBDIVISION

BEING A RESUBDIVISION OF LOT 2A, RREEF DOMAIN LOT E SUBDIVISION, A RESUBDIVISION OF LOT 6A, RREEF DOMAIN BLOCK V SUBDIVISION, AND A RESUBDIVISION OF LOT 2-A1-B, BLOCK "A", RREEF DOMAIN-MULTEK PARKING RESUBDIVISION

STATE OF TEXAS X
COUNTY OF TRAVIS X

KNOW ALL MEN BY THESE PRESENTS X

THAT, TR MF DOMAIN, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ROBERT H. THOMAS, JR., ITS SENIOR VICE PRESIDENT AND AGENT; AND TR DOMAIN, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ALSO ACTING BY AND THROUGH ROBERT H. THOMAS, JR., ITS SENIOR VICE PRESIDENT AND AGENT; AND RREEF DOMAIN, LP, ACTING BY AND THROUGH CHAD MARSH, ITS ASSISTANT VICE-PRESIDENT AND AGENT, BEING THE OWNERS OF THAT CERTAIN 73.537 ACRE TRACT OF LAND OUT OF THE JAMES ROGERS SURVEY NO. 19, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID 73.537 ACRES OF LAND BEING ALL OF LOT 2A, RREEF DOMAIN LOT E SUBDIVISION, OF RECORD IN DOCUMENT NO. 201500148, ALL OF LOT 6A, RREEF DOMAIN BLOCK V SUBDIVISION, OF RECORD IN DOCUMENT NO. 201100200, AND ALL OF LOT 2-A1-B, BLOCK "A", RREEF DOMAIN-MULTEK PARKING RESUBDIVISION, OF RECORD IN DOCUMENT NO. 200800078, ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 2A AND SAID LOT 6A, BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO TR DOMAIN, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED OF RECORD IN DOCUMENT NO. 2015117722, AND TR MF DOMAIN, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED OF RECORD IN DOCUMENT NO. 2015117723, AND ALSO RREEF DOMAIN, LP, A TEXAS LIMITED PARTNERSHIP BY DEED OF RECORD IN DOCUMENT NO. 2005182007, ALL OF SAID OFFICIAL PUBLIC RECORDS; SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.015, OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID 73.537 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS "RREEF DOMAIN LOT Q1 AND LOT R SUBDIVISION", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS HEREON, SUBJECT TO ANY EASEMENTS PREVIOUSLY GRANTED BUT NOT RELEASED, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND TITLE 25 OF THE AUSTIN CITY CODE.

ROBERT H. THOMAS, JR. DATE 11/18/15
SENIOR VICE-PRESIDENT AND AGENT
TR DOMAIN, LLC
TR MF DOMAIN, LLC
C/O TIER REIT, INC.
17300 NORTH DALLAS PARKWAY, SUITE 1010
DALLAS, TEXAS 75248

STATE OF TEXAS X
COUNTY OF TRAVIS X

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 18th DAY OF November, 2015, BY ROBERT H. THOMAS, JR. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 18th DAY OF November, 2015 A.D.

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS.

My Commission Expires April 28, 2019



STATE OF TEXAS X
COUNTY OF TRAVIS X

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2015, BY CHAD MARSH KNOWN TO ME TO BE

THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2015 A.D.

NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS.

My Commission Expires _____

FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON COMMUNITY PANEL NO. 4843302656 DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS.

ENGINEER'S CERTIFICATION:

I, DWAYNE M. SHOPPA, 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 AUSTIN CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DWAYNE M. SHOPPA, P.E.
TEXAS REGISTRATION NO. 96599
BURY-AUS, INC.
221 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701



GENERAL NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
2. PRIOR TO THE CONSTRUCTION, EXCEPT SINGLE FAMILY AND/OR DUPLEX ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

3. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN STANDARD SPECIFICATIONS AGREED BY THE CITY OF AUSTIN AND THE WASTEWATER DEPARTMENT FOR REVIEW. EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

4. CITY OF AUSTIN POLICES AND ORDINANCES PROHIBIT THE EXTENSION OF CUSTOMER UTILITY LINES ACROSS OR UNDER A PUBLIC STREET, ALLEY RIGHT-OF-WAY OR OTHER PRIVATE SPACE, INCLUDING LOT LINES, TO ACCESS UTILITY SERVICE FOR ADJACENT PROPERTY THROUGH ONE UTILITY METER OR CONNECTION EVEN THOUGH SUCH ADJACENT PROPERTY IS OWNED, CONTROLLED, OR OCCUPIED BY THE CUSTOMER. WATER AND WASTEWATER LINES THAT NOW CROSS LOT LINES WERE PREVIOUSLY INSTALLED WITHIN THE PROPERTY COMPRISING DOMAIN SECTION 2 WHEN THE DEVELOPMENT WAS UNDER COMMON OWNERSHIP AND PART OF A UNIFIED DEVELOPMENT. THE PRIVATE WATER AND WASTEWATER LINES PREVIOUSLY INSTALLED WITHIN THIS SUBDIVISION THAT CROSS LOT LINES MUST BE PLACED IN A PRIVATE EASEMENT AND A RESTRICTIVE COVENANT MUST BE RECORDED IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS THAT OBLIGATES THE OWNER AND THE DOMAIN PROPERTY OWNERS ASSOCIATION, AND EACH OF THEM, AND THEIR SUCCESSORS AND ASSIGNS, TO OPERATE AND MAINTAIN THE PRIVATE WATER AND WASTEWATER LINES AT THEIR SOLE EXPENSE AND WITHOUT COST OR EXPENSE TO THE CITY OF AUSTIN.

IN THE EVENT THAT (1) THE PROPERTY IS REDEVELOPED IN A MANNER THAT INCREASES WATER AND WASTEWATER SERVICE REQUIREMENTS IN EXCESS OF THAT CURRENTLY AVAILABLE TO THE LOTS SO AFFECTED; (2) NEW DEVELOPMENT PROPOSED WITHIN THE PROPERTY, PROPOSED LAND USE CHANGES FOR EXISTING STRUCTURES OR CHANGES IN OPERATIONS CONDUCTED ON THE PROPERTY INCREASE WATER AND WASTEWATER SERVICE REQUIREMENTS IN EXCESS OF THAT CURRENTLY AVAILABLE TO THE LOTS SO AFFECTED; (3) A CATEGORICAL DISCHARGE WITHIN THE MEANING OF 40 C.F.R. PART 403 PROPOSES TO OCCUPY ONE OR MORE STRUCTURES WITHIN THE SUBDIVISION; OR (4) CHANGES IN FIRE SAFETY, INDUSTRIAL WASTE OR OTHER HEALTH AND SAFETY REGULATIONS, OR COMPLIANCE WITH FEDERAL OR STATE LAWS OR REGULATIONS REQUIRE A SEPARATE CONNECTION TO CITY WATER AND WASTEWATER SYSTEMS; THEN (A) ALL LOTS SO AFFECTED MUST RECEIVE WATER AND/OR WASTEWATER SERVICE FROM THE CITY OF AUSTIN VIA SEPARATE CONNECTION TO CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH CITY POLICES, ORDINANCES AND DESIGN CRITERIA, INCLUDING WITHOUT LIMITATION, THE CITY'S PLUMBING CODE, FIRE CODE AND INDUSTRIAL WASTE ORDINANCE; AND (B) THE OWNER WILL BE RESPONSIBLE FOR THE PROPER DESIGN AND INSTALLATION OF EACH SUCH SEPARATE CONNECTION TO THE CITY'S WATER AND WASTEWATER SYSTEMS AS WELL AS NEW PRIVATE ON-SITE LINES NECESSARY FOR EACH SUCH SEPARATE CONNECTION TO THE CITY WATER AND WASTEWATER SYSTEMS AT ITS SOLE EXPENSE. (C) THE OWNER WILL BE RESPONSIBLE FOR SEVERING (CUTTING AND PLUGGING) THE EXISTING PRIVATE WATER, WASTEWATER AND FIRE LINES THAT CROSS LOT LINES AT ITS SOLE EXPENSE.

5. FACILITIES FOR OFF-STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL NON-RESIDENTIAL SITES.

6. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

7. NO BUILDING, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN/TRAVIS COUNTY.

8. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITY.

9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.

10. OWNER ACKNOWLEDGES THE RESPONSIBILITY PURSUANT TO THE LAND DEVELOPMENT CODE FOR THE CONVEYANCE OF ALL STORMWATER FLOWING THROUGH THE PROPERTY. THE OWNER AGREES THAT PRIOR TO COMMENCEMENT OF CONVEYANCE OF ANY NEW DEVELOPMENT (AS HEREINAFTER DEFINED) WHICH WOULD IMPACT STORMWATER FLOWING THROUGH THE PROPERTY, OWNER SHALL CAUSE THE DEDICATION OF PUBLIC OR PRIVATE DRAINAGE EASEMENTS ON THE PROPERTY AND CONSTRUCTION OF SUCH IMPROVEMENTS AS SHALL BE REQUIRED BY THE CITY FOR CONVEYANCE OF SUCH STORMWATER CONSISTENT WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

11. FOR PURPOSES HEREOF, THE TERM "NEW DEVELOPMENT" SHALL MEAN (A) THE CONSTRUCTION OF NEW IMPROVEMENTS ON ANY UNDEVELOPED LAND AND (B) THE REDEVELOPMENT OF ANY PREVIOUSLY DEVELOPED LAND.

12. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

13. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

14. ANY OWNER HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

15. 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.

16. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

17. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.

18. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNERS EXPENSE.

19. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.

20. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THIS FACE OF THE PLAT. SIDEWALKS SHALL BE CONSTRUCTED TO THE REQUIRED SIDEWALKS WILL RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

21. FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.

22. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISIONS FROM WHICH THIS PLAT AND OTHERS HAVE BEEN SUBDIVIDED, SHALL APPLY TO THIS PLAT.

23. 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 ITS STATUS BY THE AMOUNT LISTS FOR THE CITY OF AUSTIN. OTHER APPROVED METHODS, ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON ALL LOTS IN THIS SUBDIVISION REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.

24. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE PROVISIONS OF A RESTRICTIVE COVENANT FOR POND MAINTENANCE AS RECORDED IN DOCUMENT NO. 2007210788 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

25. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE PROVISIONS OF A UNIFIED DEVELOPMENT AGREEMENT AS RECORDED IN DOCUMENT NO. 2007210778 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

26. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY.

GENERAL NOTES CONTINUED:

27. STORM WATER CONVEYANCE TO THE POND WILL BE ADDRESSED WITH THE SITE PLAN. NECESSARY OFFSITE STORM SEWER IMPROVEMENTS WILL BE ADDRESSED AT THE SITE PLAN STAGE.

28. THE WATER AND/OR WASTEWATER EASEMENTS INSTALLED 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, FENCES, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE AUSTIN WATER UTILITY.

29. THIS PLAT IS SUBJECT TO THE WATER AND WASTEWATER BLANKET UTILITY EASEMENT AS RECORDED IN DOCUMENT NO. 2008129168 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

30. REQUIREMENTS FOR PARKLAND DEDICATION ARE GOVERNED BY RESTRICTIVE COVENANT FOUND IN DOCUMENT NO. 2010156427.

31. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-B, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

32. 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 CHAPTER 25-B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

33. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

34. 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.

35. OWNER IS RESPONSIBLE FOR ALL DAMAGES TO CURBING, LANDSCAPE AND WALLS PLACED NEAR THE ELECTRIC TRANSMISSION STRUCTURES/POLES/LINES CAUSED BY AUSTIN ENERGY DURING MAINTENANCE AND REPAIRS. THE TRANSMISSION BUCKET TRUCK (CONDOR) REQUIRES 20-FT ROADWAY AND A GRADE OF 4:100 FOR ACCESSING THE LINES AND 25 FOOT RADIUS FROM BASE OF FOR STRUCTURES MUST BE FREE AT ALL TIMES FOR THE CONDOR TO TURN AROUND DURING ROUTINE MAINTENANCE OPERATIONS AND EMERGENCIES. THE TURNING RADIUS FOR THE CONDOR IS 75 FEET. ROADS/DRIVEWAYS WITHIN THE EASEMENT BUILT TO HANDLE THE WEIGHT OF THE CONDOR (80,000) TO ENSURE SAFETY. THE FINAL GRADE OF THE ROAD (DRIVEWAY) MUST MEET THE REQUIRED CLEARANCES FOR ALL FACILITIES AND THOSE OF OUR FRANCHISED ATTACHEMENTS. CLEARANCE ON ROADS MUST HAVE AT LEAST A DISTANCE OF 30 FEET FROM THE TRANSMISSION LINE TO THE GROUND. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ANY COSTS OF RAISING LINES AND ATTACHMENTS. AUSTIN ENERGY HAS AN ELECTRIC SUBSTATION ADJACENT TO THE PROPERTY. METAL FENCES MUST NOT CONNECT DIRECTLY TO THE SUBSTATION FENCE. INSTEAD A WOODEN FENCE OF 10 FEET SHALL BE USED AS THE CONNECTING FENCE. 24-HOUR ACCESS TO ELECTRIC FACILITIES SHALL BE MAINTAINED.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN

ON THIS _____ DAY OF _____, 20____

CITY CERTIFICATIONS:

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR OF THE DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE
CITY OF AUSTIN ON THE _____ DAY OF _____, 20____ A.D.

CHAIRPERSON

SECRETARY

STATE OF TEXAS X
COUNTY OF TRAVIS X

I, DANA DEBEAUVOUR, 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 _____ DAY OF _____, 20____ A.D. AT _____

O'CLOCK _____ M., AND DULY RECORDED ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK _____ M., OFFICIAL PUBLIC

RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

RREEF DOMAIN LOT Q1
AND LOT R SUBDIVISION

A 4 LOT SUBDIVISION
CONSISTING OF 73.537 ACRES

DATE: MARCH, 2015

BURY

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Drawn by: KWA Approved by: MJJ Project No: K010231-10072 File: K010231-10072-PL2.dwg

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