

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2008-0176.01.2A

P.C. DATE: 6/14/16

SUBDIVISION NAME: Sun Chase South Section Two

AREA: 17.136 acres

LOT(S): 63

OWNER/APPLICANT: Qualico CR, LP (Vera Massaro)

AGENT: Carlson Brigrance & Doering, Inc. (Bill Couch)

ADDRESS OF SUBDIVISION: Sun Chase Parkway

GRIDS: R-11, R-12

COUNTY: Travis

WATERSHED: Dry Creek E

JURISDICTION: Limited Purpose

EXISTING ZONING: N/A

MUD: Southeast Travis County MUD Number 1

PROPOSED LAND USE: Single Family, Park/Amenity Center, Sidewalk/Landscape

ADMINISTRATIVE WAIVERS: Granted for cut and fill associated with water quality and detention facilities.

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on all internal streets.

DEPARTMENT COMMENTS: Approval of Sun Chase South Section Two Final Plat, consisting of 63 lots on 17.136 acres. Water and wastewater will be provided by the City of Austin.

STAFF RECOMMENDATION: The staff recommends approval of this resubdivision. This plan meets all applicable County, State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

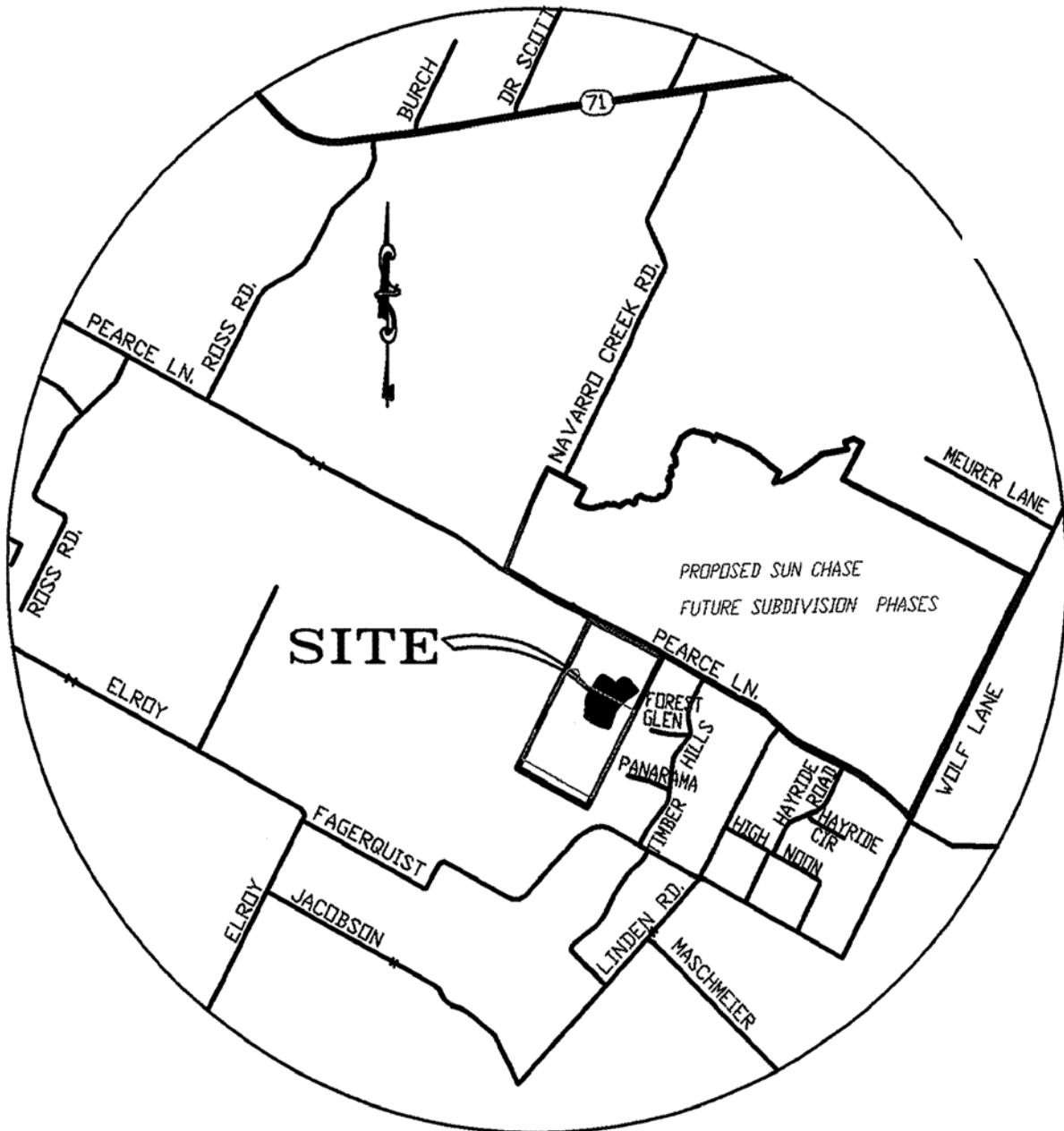
CASE MANAGER: Sarah Sumner

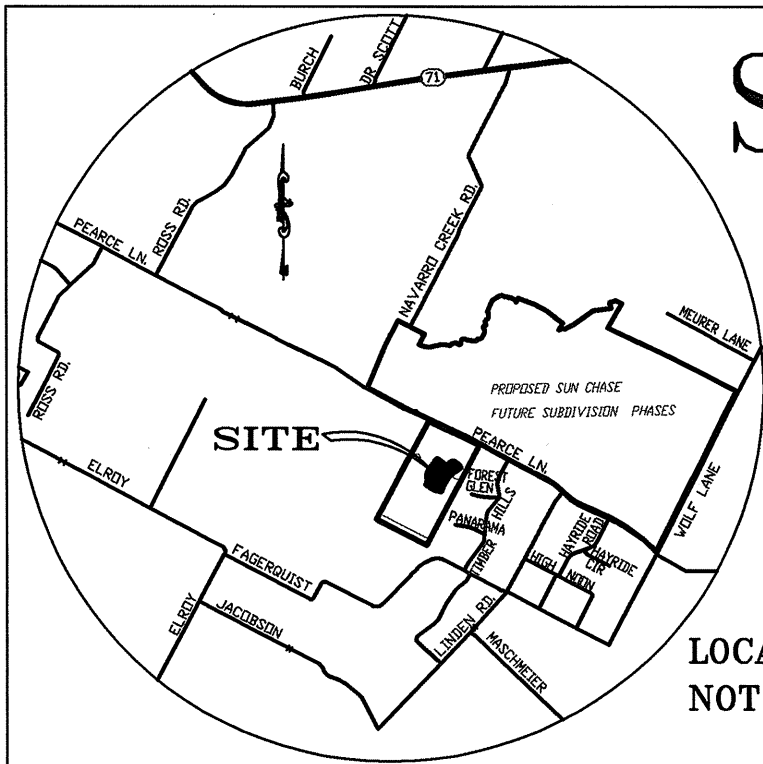
PHONE: 512-854-7687

Email address: sarah.sumner@traviscountytx.gov

Sun Chase South Section 2

Location Map





SUN CHASE SOUTH SECTION 2

CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

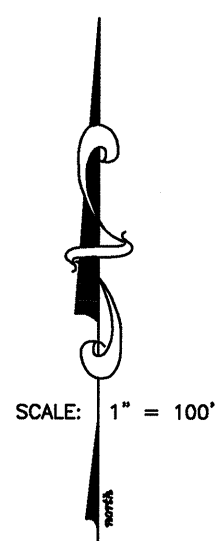
IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

SUN CHASE SOUTH SECTION 2



LEGEND

- IRON ROD SET
- IRON ROD FOUND
- CONCRETE MONUMENT SET
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- S.W.E. SIDEWALK EASEMENT
- ROW RIGHT OF WAY
- (A) BLOCK NUMBER
- 1 BLOCK NUMBER
- APPROX. SIDEWALK LOCATION
- EASEMENT LINE
- BUILDING SETBACK LINE
- CREEK CENTERLINE
- 100 YR DEVELOPED F.P.
- 100 YR FEMA F.P.
- WQTZ
- CWQZ

DATED: MAY 17, 2016

OWNER:
QUALICO CR, LP
ATTN: VERA MASSARO
14400 THE LAKES BLVD.,
BUILDING C, SUITE 200
PFLUGERVILLE, TEXAS 78660
PHONE: (512) 371-8937

SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DR.
AUSTIN, TX 78749
PHONE: (512) 282-0170
FAX: (512) 280-5165

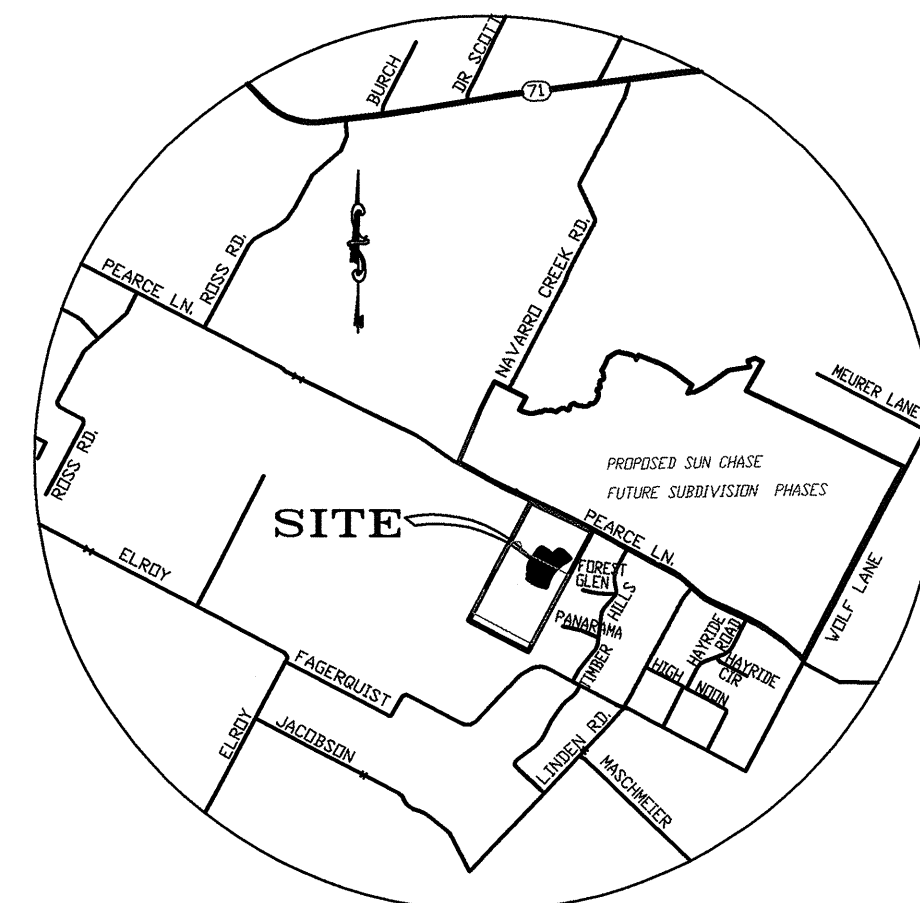
ENGINEER:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DR.
AUSTIN, TX 78749
PHONE: (512) 280-5160
FAX: (512) 280-5165

FEMA MAP NUMBER 48453C0640H
DATED: SEPTEMBER 26, 2008

TOTAL ACREAGE: 17.136 ACRES
SURVEY: JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NO. 18
TOTAL OF LOTS: 63
NO. OF SINGLE FAMILY LOTS: 60 10.44AC
NO. OF PRIVATE PARK LOTS: 1 1.127AC
NO. OF LANDSCAPE & SIDEWALK LOTS: 2 0.44AC
NO. OF BLOCKS: 3

RIGHT-OF-WAY LINEAR FOOTAGE

SUN CHASE PARKWAY	86' ROW	58' STREET WIDTH	764.39'
SPRING RAY DRIVE	50' ROW	30' STREET WIDTH	1,065.90'
SUMMER RAY DRIVE	50' ROW	30' STREET WIDTH	508.17'
FALL RAY DRIVE	50' ROW	30' STREET WIDTH	290.00'
WINTER RAY DRIVE	50' ROW	30' STREET WIDTH	338.83'
JAZZBERRY WAY	50' ROW	30' STREET WIDTH	438.69'
TOTAL			3,405.98'



LOCATION MAP
NOT TO SCALE

BENCH MARKS:
*LCRA CONTROL MONUMENT- CS42, 3" ALUMINUM DISK,
N- 10034904.01, E- 3154863.90, ELEV.= 459.38'

*SQUARE CUT ON CENTER OF CONCRETE HEADWALL, N-
10030526.2, E- 3163052.5, ELEV.= 455.12'

BEARING BASIS: TEXAS COORDINATE SYSTEM, CENTRAL
ZONE (4203), ELEV. DATUM: NAVD83, COMBINED SCALE
FACTOR: 1.00003285

COA CASE# C8J-2008-0176.01.2A

SHEET 2 OF 5



Carlson, Brigance & Doering, Inc.

Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
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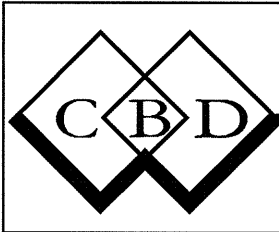
PATH-J: \AC2004LP\4423\SURVEY\PLAT.dwg

SUN CHASE SOUTH SECTION 2

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	TANGENT
C1	60.00'	139.62'	110.19'	N08°37'23"W	139.09
C2	50.00'	50.88'	48.71'	S53°12'11"E	27.89
C3	20.00'	17.45'	16.90'	N14°13'12"E	9.33
C4	50.00'	77.11'	69.69'	N33°24'05"E	48.59
C5	20.00'	31.27'	28.18'	N81°06'10"E	19.85
C6	20.00'	31.42'	28.28'	S05°46'57"E	20.00
C7	20.00'	17.45'	16.90'	S64°12'54"W	9.33
C8	50.00'	244.34'	64.29'	N50°46'57"W	41.96
C9	20.00'	31.42'	28.28'	N84°13'03"E	20.00
C10	20.00'	17.45'	16.90'	S25°47'06"E	9.33
C11	50.00'	165.80'	99.62'	S84°13'03"W	572.10
C12	20.00'	17.45'	16.90'	N14°13'12"E	9.33
C13	20.00'	17.45'	16.90'	N64°12'54"E	9.33
C14	50.00'	165.80'	99.62'	S05°46'57"E	572.10
C15	20.00'	17.45'	16.90'	N75°46'48"W	9.33
C16	20.00'	31.42'	28.28'	N05°46'57"W	20.00
C17	425.00'	67.25'	67.18'	N43°45'03"E	33.70
C18	20.00'	31.42'	28.28'	S86°42'57"E	20.00
C19	20.00'	10.48'	10.36'	S26°42'19"E	5.36
C20	60.00'	298.45'	73.05'	S25°48'17"W	46.04
C21	20.00'	26.17'	24.34'	N79°12'21"W	15.34
C22	20.00'	31.42'	28.28'	N03°17'03"E	20.00
C23	325.00'	83.79'	83.56'	S40°53'53"W	42.13
C24	275.00'	73.41'	73.19'	S40°38'12"W	36.92
C25	12.50'	36.57'	24.85'	N47°54'47"W	115.12
C26	50.00'	224.80'	77.93'	N87°05'13"E	62.18
C27	20.00'	31.42'	28.28'	S03°17'03"W	20.00
C28	475.00'	75.17'	75.09'	N43°45'03"E	37.66
C29	20.00'	31.42'	28.28'	S84°13'03"W	20.00
C30	1025.00'	62.29'	62.28'	S52°31'24"E	31.15
C31	20.00'	30.07'	27.32'	N11°11'35"W	18.70
C32	975.00'	56.62'	56.61'	S52°26'46"E	28.32
C33	20.00'	31.42'	28.28'	N05°46'58"W	20.00
C34	25.00'	39.27'	35.36'	S84°13'03"W	25.00
C35	25.00'	39.27'	35.36'	S05°46'57"E	25.00
C36	20.00'	31.42'	28.28'	N84°13'03"E	20.00
C37	975.00'	19.98'	19.98'	S53°31'22"E	9.99
C38	975.00'	36.64'	36.64'	S51°51'33"E	18.32
C39	1158.00'	324.15'	323.09'	S44°35'08"W	163.14
C40	20.00'	2.99'	2.98'	S43°29'44"W	1.50
C41	20.00'	14.46'	14.15'	S68°29'34"W	7.57
C42	50.00'	42.99'	41.67'	N64°35'01"E	22.92
C43	50.00'	48.94'	47.01'	N11°54'46"E	26.63
C44	50.00'	75.30'	68.39'	N59°16'29"W	46.86
C45	50.00'	20.30'	20.16'	N12°25'10"W	10.29
C46	50.00'	36.49'	35.69'	S76°44'15"W	19.10
C47	50.00'	46.58'	44.91'	S29°08'30"W	25.13
C48	50.00'	11.55'	11.52'	S04°09'43"E	5.80
C49	50.00'	23.40'	23.18'	S75°48'29"W	11.92
C50	50.00'	40.24'	39.16'	S19°10'24"W	21.28
C51	50.00'	34.75'	34.05'	S23°47'23"E	18.11
C52	50.00'	49.81'	47.78'	S72°14'15"E	27.19
C53	60.00'	25.56'	25.37'	N23°53'57"W	12.98
C54	60.00'	41.46'	40.64'	N55°53'55"W	21.60
C55	425.00'	62.72'	62.66'	N43°26'42"E	31.42
C56	425.00'	4.54'	4.54'	N47°58'42"E	2.27
C59	60.00'	48.45'	47.14'	S81°10'28"W	25.63
C60	60.00'	43.36'	42.42'	N84°00'28"E	22.68
C61	50.00'	59.14'	55.75'	S02°00'22"W	33.58
C62	50.00'	39.86'	38.82'	S54°43'05"E	21.06
C63	50.00'	33.63'	33.00'	N83°10'21"E	17.48
C64	50.00'	33.63'	33.00'	N44°38'06"E	17.48
C65	50.00'	33.63'	33.00'	N06°05'51"E	17.48
C66	50.00'	24.91'	24.65'	N27°26'37"W	12.72
C67	475.00'	33.10'	33.10'	N46°17'16"E	16.56
C68	475.00'	42.06'	42.05'	N41°45'16"E	21.05
C69	1025.00'	41.13'	41.13'	S51°55'55"E	20.57
C70	1025.00'	21.16'	21.16'	S53°40'23"E	10.58
C71	1158.00'	429.67'	427.21'	S21°00'23"W	217.33
C72	325.00'	31.06'	31.05'	S45°32'46"W	15.54
C73	325.00'	52.73'	52.67'	S38°09'37"W	26.42
C74	1158.00'	121.78'	121.72'	S13°23'22"W	60.94
C75	1158.00'	123.18'	123.12'	S19°26'58"W	61.65
C76	1158.00'	33.97'	33.97'	S23°20'14"W	16.99
C77	1158.00'	51.48'	51.48'	S25°27'04"W	25.75
C78	1158.00'	50.98'	50.98'	S27°59'10"W	25.49
C79	1158.00'	48.28'	48.28'	S30°26'30"W	24.15
C80	1158.00'	42.09'	42.08'	S37°36'28"W	21.05
C81	1158.00'	51.01'	51.00'	S39°54'39"W	25.51
C82	1158.00'	50.08'	50.08'	S42°24'42"W	25.04
C83	1158.00'	50.25'	50.25'	S44°53'37"W	25.13
C84	1158.00'	50.52'	50.51'	S47°23'12"W	25.26
C85	1158.00'	50.89'	50.88'	S49°53'43"W	25.45
C86	1158.00'	29.32'	29.32'	S51°52'46"W	14.66
C87	1143.00'	15.00'	15.00'	S31°30'09"W	7.50
C88	50.00'	24.51'	24.26'	S48°21'44"W	12.50

LINE TABLE		
LINE	LENGTH	BEARING
L1	38.04	N41°42'57"W
L2	28.84	N31°57'27"W
L3	17.02	N39°13'03"E
L4	27.38	N12°25'12"W
L5	10.00	N73°52'15"E
L6	35.26	N81°06'39"E
L7	36.26	S11°11'21"E

COA CASE# C8J-2008-0176.01.2A
SHEET 3 OF 5



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Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

SUN CHASE SOUTH SECTION 2

GENERAL NOTES:


- ALL STREETS IN THE SUBDIVISION WILL BE CONSTRUCTED USING CITY OF AUSTIN URBAN STANDARDS AND WILL BE DEDICATED AS PUBLIC R.O.W. AT FINAL PLATTING.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL 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 THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION WITH THE UTILITY CONSTRUCTION.
- PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT OF PRE-DEVELOPED CONDITIONS.
- NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 150 FEET (150') TO THE EDGE OF PAVEMENT OF AN INTERSECTING ARTERIAL STREET. TYPE I DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF THE PARCEL FRONTAGE OR 50 FEET, WHICHEVER IS LESS. ALL OTHER DRIVEWAYS ARE TO BE LOCATED NO CLOSER TO THE CORNER OF INTERSECTING RIGHTS OF WAY THAN 60 PERCENT OF PARCEL FRONTAGE OR 100 FEET; WHICHEVER IS LESS. ALSO, DRIVEWAYS SHALL NOT BE CONSTRUCTED WITHIN THE CURB RETURN OF A STREET INTERSECTION.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS INCLUDING: SPRING RAY DRIVE, WINTER RAY DRIVE, FALL RAY DRIVE, SUMMER RAY DRIVE, JAZZBERRY WAY AND THE WEST SIDE OF SUN CHASE PARKWAY, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS ARE REQUIRED TO BE IN PLACE PRIOR TO THE LOTS BEING OCCUPIED, AND SIDEWALKS ABUTTING COMMON AREAS WILL BE CONSTRUCTED WITH THE SUBDIVISION.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- THIS SUBDIVISION IS IN THE CITY OF AUSTIN'S LIMITED PURPOSE JURISDICTION.
- TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO SITE DEVELOPMENT.
- THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NONSTANDARD TREATMENTS OF THE R.O.W. MAY ALSO REQUIRE A LICENSE AGREEMENT.
- A 10 FOOT (10') P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREETS.
- THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:

WATER & WASTEWATER – CITY OF AUSTIN
ELECTRIC – BLUEBONNET ELECTRIC
GAS – TEXAS ENERGY

- TWO-YEAR PEAK FLOW CONTROL AS DETERMINED UNDER THE DRAINAGE CRITERIA MANUAL AND THE ENVIRONMENTAL CRITERIA MANUAL IS REQUIRED PURSUANT TO THE LAND DEVELOPMENT CODE.
- 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.
- PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
- THIS SUBDIVISION WAS APPROVED AND RECORDED PRIOR TO THE CONSTRUCTION AND ACCEPTANCE OF ALL STREETS AND OTHER SUBDIVISION IMPROVEMENTS, PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____, 20____. 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 SEPARATE INSTRUMENT RECORDED IN DOCUMENT NUMBER _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 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 RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OR MAINTENANCE.
- THE USE OF PESTICIDES WILL BE IN ACCORDANCE WITH SPECIFICATION OF THE INTEGRATED PEST MANAGEMENT (IPM) PLAN AS REQUIRED BY SECTION 1.6.9.2D OF THE ENVIRONMENTAL CRITERIA MANUAL (ECM), DOCUMENT NO. 2016016116, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- ALL FINISHED FLOOR ELEVATIONS IN THE SUBDIVISION SHALL BE 1.0 FEET MINIMUM ABOVE THE 100 YEAR FREQUENCY FLOOD LEVEL. THE FOLLOWING MINIMUM FINISHED FLOOR ELEVATIONS ARE HEREBY SET FOR THE AFFECTED LOTS;

LOT	BLOCK	MIN F.F. ELEVATION	LOT	BLOCK	MIN F.F. ELEVATION	LOT	BLOCK	MIN F.F. ELEVATION
11	A	466.8	19	A	473.2	37	A	473.2
13	A	466.0	20	A	473.2	40	A	473.2
14	A	465.0	21	A	473.2	128	A	476.0
15	A	464.0	22	A	473.2			
16	A	473.2	23	A	473.2			
17	A	473.2	24	A	473.2			
18	A	473.2	36	A	473.2			

- PER APPENDIX "D" OF THE TRAVIS COUNTY FIRE CODE, TWO ACCESS DRIVES ARE REQUIRED FOR ALL PORTIONS OF THE COMMUNITY WHICH CONTAIN 30 OR MORE DWELLING UNITS. THE TRAVIS COUNTY FIRE MARSHAL'S OFFICE HAS APPROVED SECTIONS 1 AND 2 WITH A SINGLE ACCESS DRIVE. PER THE PHASING AGREEMENT AS RECORDED IN DOCUMENT NUMBER 2010040073 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. AND AS AMENDED IN DOCUMENT NUMBER 2016069600, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. THIS IS A TEMPORARY APPROVAL. A SECOND ACCESS DRIVE, OR AN APPROVED EMERGENCY DRIVE, MUST BE PROVIDED FOR SECTIONS 1 AND 2 DURING ANY FUTURE EXPANSION OF THE DEVELOPMENT.
- THIS PLAT IS PART OF THE APPROVED SUN CHASE PHASING AGREEMENT AS RECORDED IN DOCUMENT NUMBER 2010040073 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND AMENDED IN DOCUMENT NUMBER 2016069600, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- ACCESS IS PROHIBITED TO SUN CHASE PARKWAY FROM ANY SINGLE FAMILY RESIDENTIAL LOT.
- 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 THE AUSTIN WATER UTILITY.
- LOT 31, BLOCK D AND LOTS 130 & 128, BLOCK A ARE RESTRICTED TO NON-RESIDENTIAL USE AND WILL BE OWNED AND MAINTAINED BY THE SUN CHASE HOMEOWNER'S ASSOCIATION, INC. OR ITS ASSIGNS.
- THE DEDICATION OF BLOCK A, LOT 129 IN SUN CHASE SOUTH SECTION 1 AS PARKLAND SATISFIES PARKLAND DEDICATION IN ACCORDANCE WITH THE SOUTHEAST TRAVIS COUNTY MUD NO. 1 CONSENT AGREEMENT BETWEEN THE CITY OF AUSTIN AND QUALICO CR, LP, PER CITY ORDINANCE 20120322-036, ARTICLE VIII, SECTION 8.01 AND EXHIBIT D.
- PER CHAPTER 82.215 OF TRAVIS COUNTY POLICIES, PROCEDURES AND REGULATIONS MANUAL. THE FIRE FLOW REQUIREMENTS OF THIS SUBDIVISION IS GREATER THAN THE MINIMUM 1000 GPM MEASURED AT 20 PSI RESIDUAL PRESSURE.
- DRAINAGE AND LATERAL SUPPORT EASEMENTS TO THE LIMITS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR THE CONSTRUCTION, MAINTENANCE, AND THE RIGHT TO PLACE EARTHEN FILL FOR DRAINAGE AND LATERAL SUPPORT FOR PUBLIC ROADWAYS ON THIS PLAT. PROPERTY OWNERS MAY USE THEIR PROPERTY WITHIN THESE EASEMENTS ONLY IN THOSE WAYS THAT ARE CONSISTENT WITH THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF THE DRAINAGE AND LATERAL SUPPORT EASEMENTS DEDICATED HEREIN. PROPERTY OWNERS MAY DO NOTHING THAT WOULD IMPAIR, DAMAGE, OR DESTROY THE DRAINAGE AND LATERAL SUPPORT EASEMENTS. TRAVIS COUNTY AND ITS SUCCESSORS AND ASSIGNS HAVE THE RIGHT TO USE SO MUCH OF THE SURFACE OF THE PROPERTY WITHIN THE EASEMENTS AS MAY BE REASONABLY NECESSARY TO CONSTRUCT, INSTALL, AND MAINTAIN DRAINAGE AND LATERAL SUPPORT FACILITIES WITHIN THE EASEMENTS.
- LOT 135, BLOCK A WILL BE MAINTAINED AND OWNED BY THE SOUTHEAST TRAVIS COUNTY MUD NO. 1.
- AN ADMINISTRATIVE VARIANCE HAS BEEN APPROVED FOR THIS PROJECT PER SECTION 30-5-42(B)(6) OF THE LDC, FOR CUT IN UPLANDS AT DEPTHS FROM 4' TO 8', AND FILL IN UPLANDS AT DEPTHS FROM 4' TO 8', AND AN ADMINISTRATIVE VARIANCE HAS BEEN APPROVED PER SECTION 30-5-42(B)(5) OF THE LDC FOR CUT AT DEPTHS FROM 4' TO 12', AND FILL AT DEPTHS FROM 4' TO 12' ASSOCIATED WITH THE WATER QUALITY AND/OR DETENTION FACILITIES. THESE VARIANCES WERE GRANTED WITH THE SUN CHASE SOUTH PRELIMINARY PLAN, CITY OF AUSTIN CASE FILE # C8J-2008-0176.
- THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS, AS RECORDED IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.



Carlson, Brigrance & Doering, Inc.

Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

SUN CHASE SOUTH SECTION 2

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT VERA MASSARO, VICE PRESIDENT OF QUALICO CR LP, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, AND HAVING ITS HOME OFFICE IN AUSTIN, TEXAS, BEING OWNERS OF THOSE TWO CERTAIN TRACTS OF LAND OUT OF THE JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NO. 18, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 54.350 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2007154327 AND A PORTION OF THAT CERTAIN 110.263 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2008139826, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 17.136 ACRES OF LAND IN ACCORDANCE WITH CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE AND WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

SUN CHASE SOUTH SECTION 2

AND DOES 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 _____, DAY OF _____, 20____, A.D.

BY: _____

VERA D. MASSARO, ASSISTANT SECRETARY
QUALICO CR, L.P., A TEXAS LIMITED PARTNERSHIP
BY: QUALICO CR MANAGEMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY, ITS
GENERAL PARTNER
BY: QUALICO DEVELOPMENTS (U.S.), INC.,
ITS SOLE MANAGER
14400 THE LAKES BLVD.,
BUILDING C, SUITE 200
PFLUGERVILLE, TEXAS 78660

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VERA D. MASSARO, ASSISTANT SECRETARY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

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

CHAIRPERSON, STEPHEN OLIVER

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 20____, AD.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

COMISSIONERS COURT RESOLUTION

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

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

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

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 _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK____M., DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK____M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

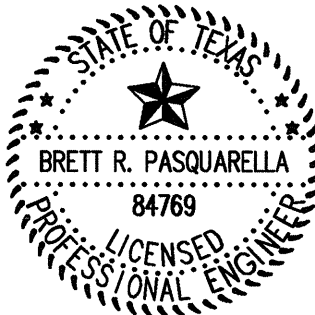
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 20____, A.D.

DEPUTY, COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, BRETT R. PASQUARELLA, P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF CIVIL ENGINEERING IN THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH CHAPTER 30 OF THE AUSTIN CITY CODE, OF 2002, AS AMENDED.
FLOOD PLAIN NOTES: A PORTION OF THIS PROJECT IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN AS DEFINED BY FEMA FIRM PANEL 48453C0640H, DATED SEPTEMBER 26, 2008. THE 100 YEAR FLOODPLAIN SHALL BE CONTAINED IN DEDICATED DRAINAGE EASEMENTS SHOWN HEREON.


ENGINEERING BY:  6/2/16
BRETT R. PASQUARELLA, ~ P.E. NO. 84769
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON
AUSTIN, TEXAS 78749

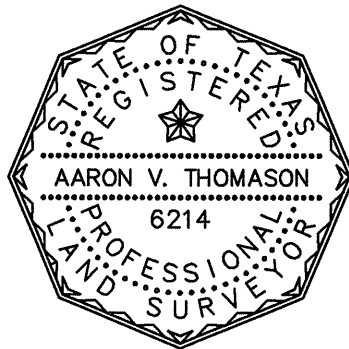


CARLSON, BRIGANCE & DOERING, INC.
ID# F3791


STATE OF TEXAS:
COUNTY OF TRAVIS:

I, AARON V. THOMASON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 30 OF THE AUSTIN CITY CODE OF 2002, AS AMENDED, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY:  02 Jun 2016
AARON V. THOMASON ~ R.P.L.S. NO. 6214
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON
AUSTIN, TEXAS 78749
aaron@cbdeng.com



SHEET 5 OF 5



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