

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8J-2008-0176.01.1A

**P.C. DATE:** 6/14/16

**SUBDIVISION NAME:** Sun Chase South Section One A Small Lot Subdivision

**AREA:** 56.417 acres

**LOT(S):** 48

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

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

**ADDRESS OF SUBDIVISION:** Pearce Lane West of Timber Hills Drive

**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, Commercial, Mixed Residential, HOA/Amenity/Easement, Park/Landscape/DE

**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 One, A Small Lot Subdivision Final Plat, consisting of 48 lots on 56.417 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:**

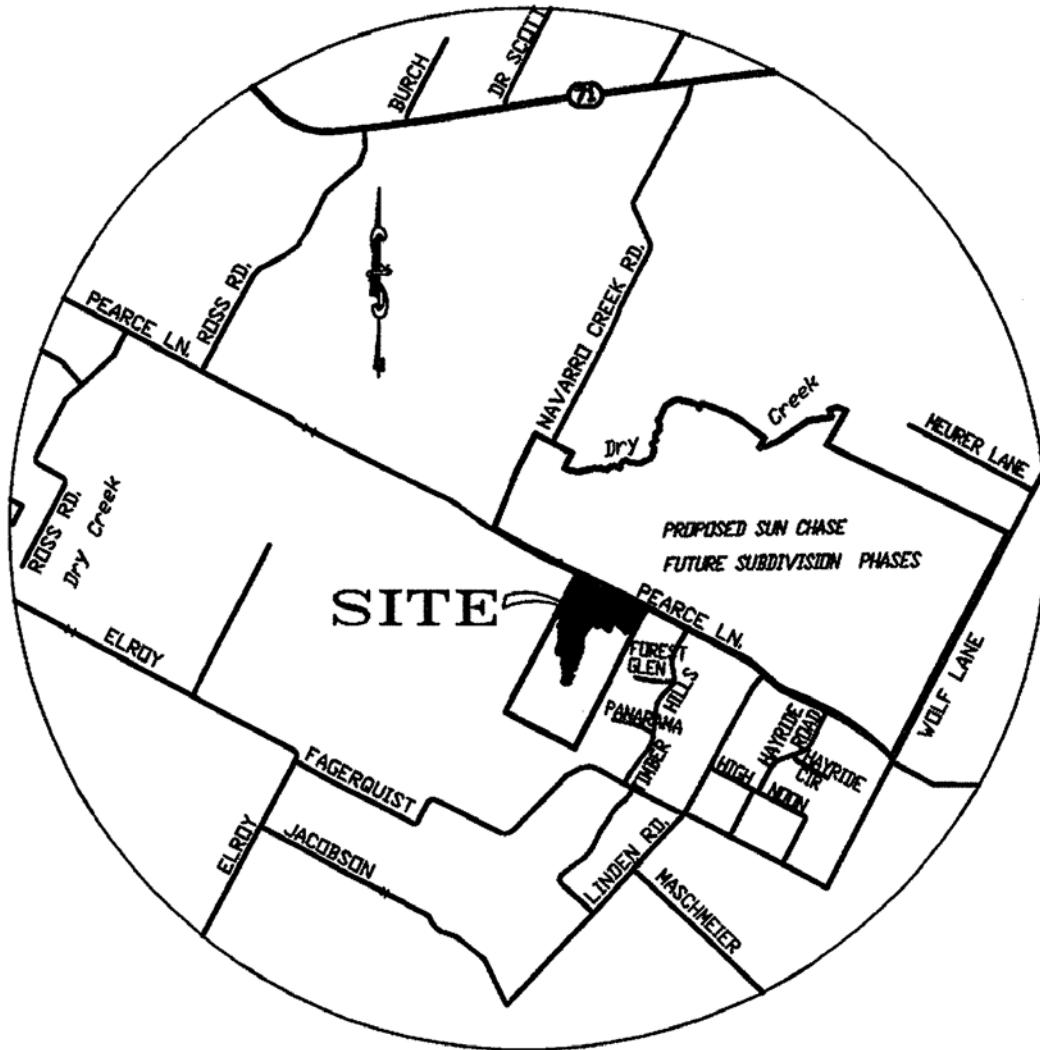
**CASE MANAGER:** Sarah Sumner

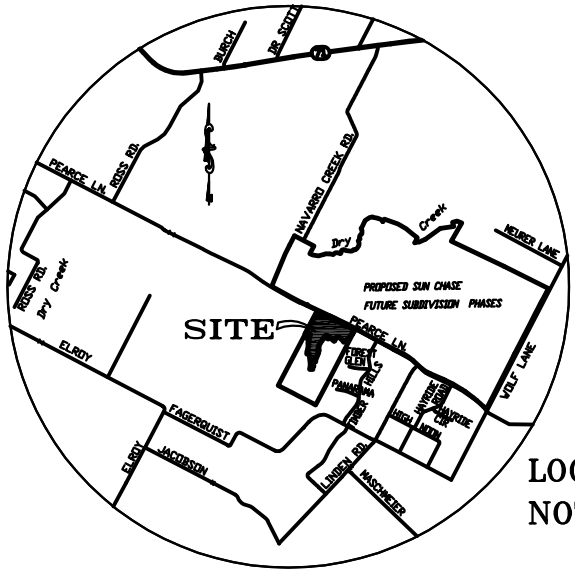
Email address: [sarah.sumner@traviscountytx.gov](mailto:sarah.sumner@traviscountytx.gov)

**PHONE:** 512-854-7687

# Sun Chase South Section 1

## Location Map





LOCATION MAP  
NOT TO SCALE

# SUN CHASE SOUTH SECTION 1

## A SMALL LOT SUBDIVISION

### 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.

SHEET 1 OF 7



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 1

## A SMALL LOT SUBDIVISION

QUALICO CR LP  
4.0220 ACRES  
L.B.# 03395001050000

PEARCE LANE  
(R.O.W. VARIES)

LOT 134  
L.S.E.,  
SLOPE ESMT.,  
& S.W.E.  
0.207 AC.

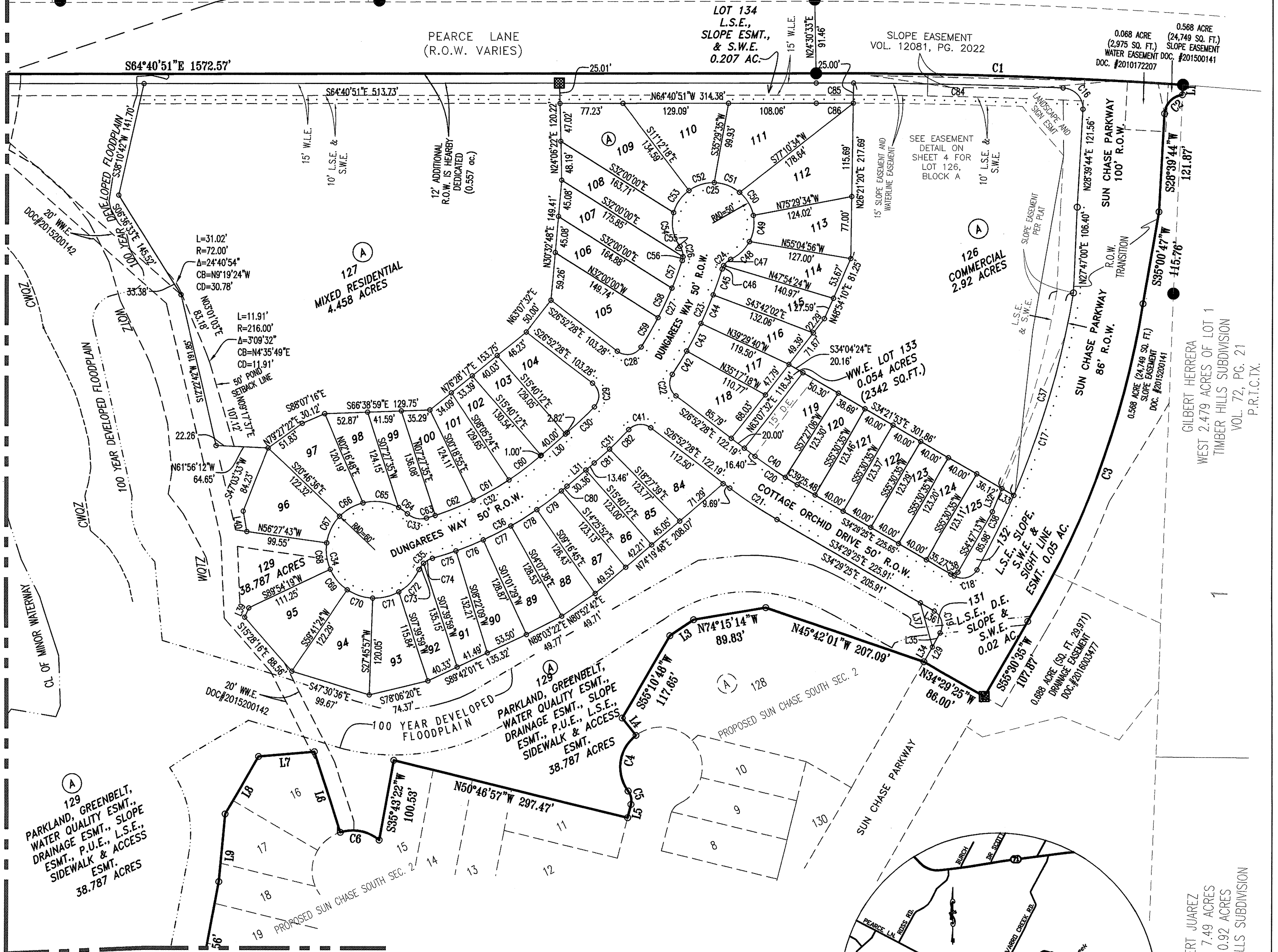
SLOPE EASEMENT  
VOL. 12081, PG. 2022

0.068 ACRE  
(2,975 SQ. FT.)  
SLOPE EASEMENT  
DOC. #201500141

GILBERT HERRERA  
WEST 2.479 ACRES OF LOT 1  
TIMBER HILLS SUBDIVISION  
VOL. 72, PG. 21  
P.R.T.C.T.X.

ALBERT JUAREZ  
LOT 5 7.49 ACRES  
LESS 0.92 ACRES  
TIMBER HILLS SUBDIVISION

MATCH-LINE AT SHEET NO. 3 OF 7



### LEGEND

- IRON ROD SET
- IRON ROD FOUND
- CONCRETE MONUMENT SET
- △ CALCULATED POINT
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- H.O.A. HOME OWNERS ASSOCIATION
- P.U.E. PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- S.E. SLOPE EASEMENT
- S.W.E. SIDEWALK EASEMENT
- W.L.E. WATER LINE EASEMENT
- WW.E. WASTEWATER EASEMENT
- (A) BLOCK NUMBER
- 1 LOT NUMBER
- APPROX. SIDEWALK LOCATION
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- - - MINOR WATERWAY - CENTERLINE
- - - 100 YR DEVELOPED F.P.
- - - WQTZ
- - - CWQZ

DATED: MAY 17, 2016

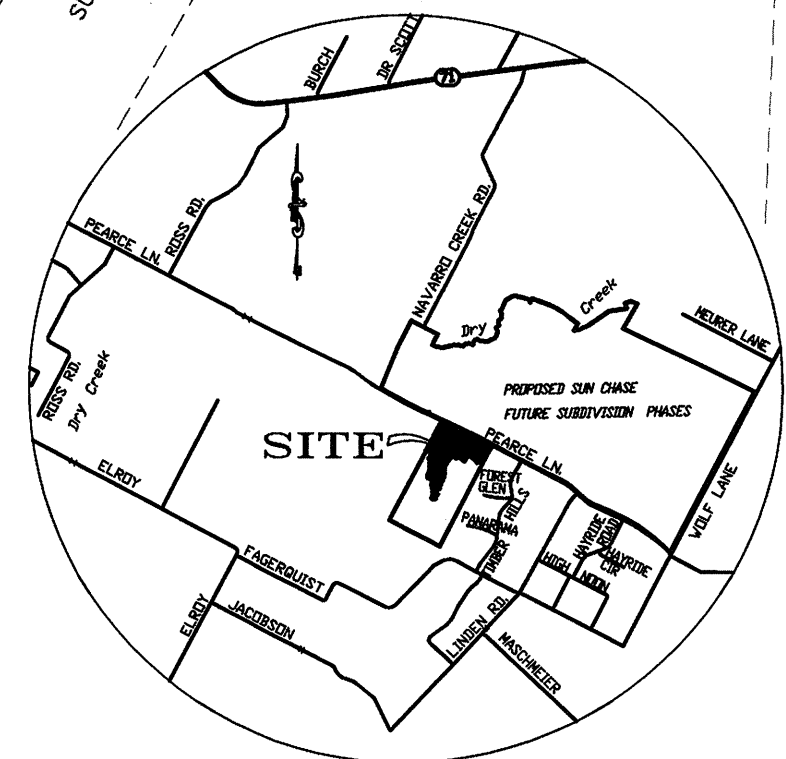
OWNER:  
QUALICO CR, LP  
ATTN: VERA MASSARO  
14400 THE LAKES BLVD.,  
BUILDING C, SUITE 200  
PFLUGERVILLE, TEXAS 78660  
PHONE: (512) 371-8937

ENGINEER & SURVEYOR:  
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: 56.417 ACRES  
SURVEY: JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NO. 18  
TOTAL OF LOTS: 48  
NO. OF SINGLE FAMILY LOTS: 42  
NO. OF COMMERCIAL LOTS: 1  
NO. OF BLOCKS: 1  
NO. OF MIXED RESIDENTIAL LOTS: 1  
NO. OF HOA/EASEMENT LOTS: 3  
NO. OF PARKS, GRBELT, WQ, ACCESS, D.E. & P.U.E. LOTS: 1

#### RIGHT-OF-WAY LINEAR FOOTAGE

SUN CHASE PARKWAY	86' ROW & 100' ROW	782.46'
COTTAGE ORCHID DRIVE	50' ROW	671.21'
DUNGAREES WAY	50' ROW	617.75'
TOTAL		2071.42'



### LOCATION MAP

BENCH MARKS:  
\*LCRA CONTROL MONUMENT- CS42, 3" ALUMINUM DISK,  
N- 1003490.01, 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), NAD 83, ELEV. DATUM: NAVD88, COMBINED  
SCALE FACTOR: 1.00003285

### SHEET 2 OF 7

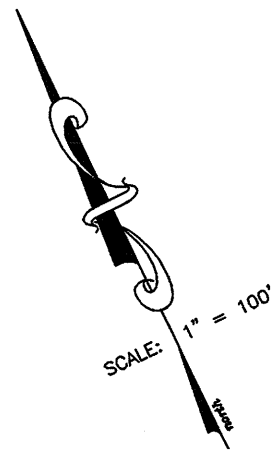


Carlson, Brigance & Doering, Inc.  
Civil Engineering  
5501 West William Cannon  
Phone No. (512) 280-5160  
Surveying  
Austin, Texas 78749  
Fax No. (512) 280-5165

COA CASE# C8J-2008-0176.01.1A

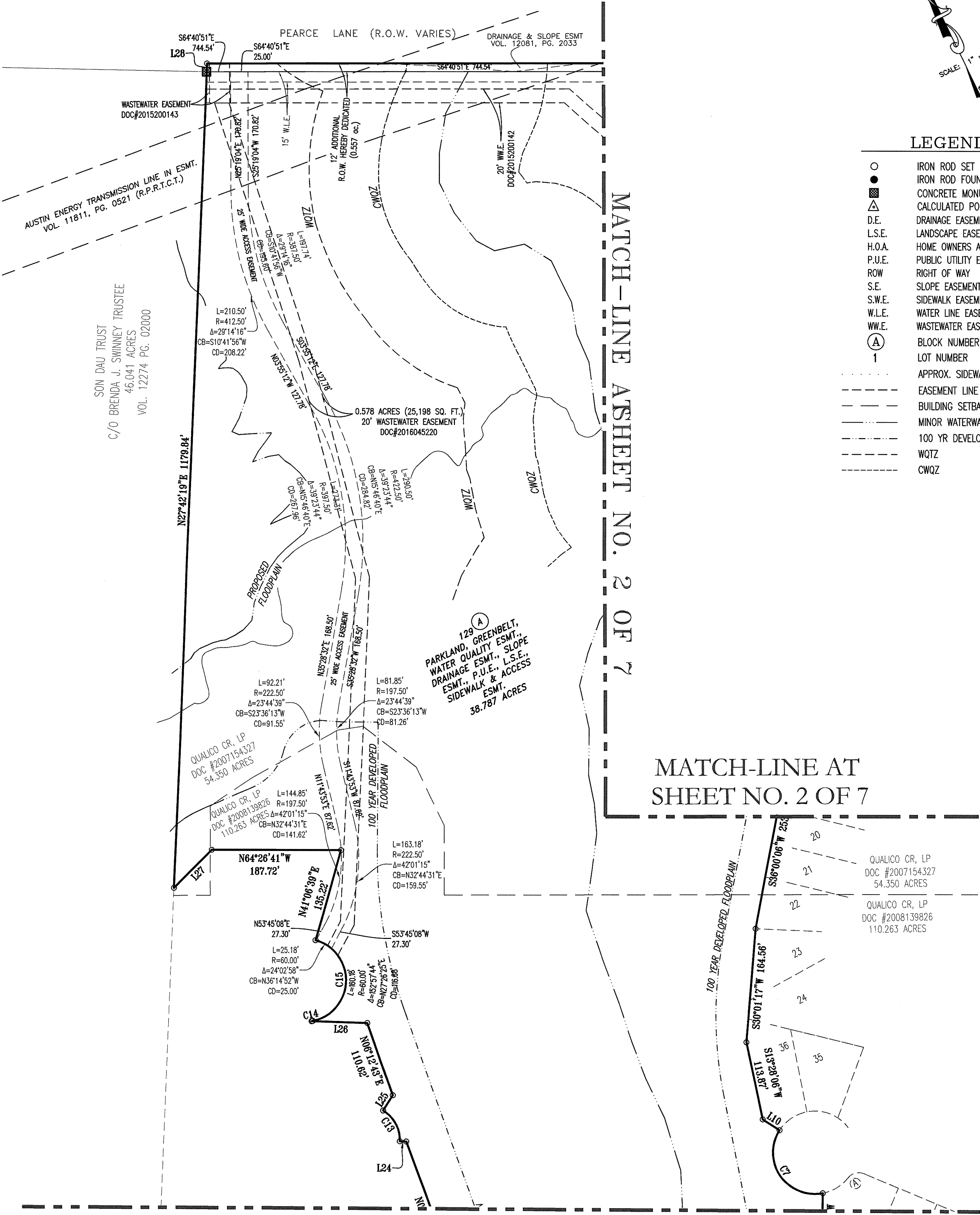
PATH-J: \AC2004LP\4412\survey\PLAT.dwg

SUN CHASE SOUTH SECTION 1  
A SMALL LOT SUBDIVISION



LEGEND

- IRON ROD SET
- IRON ROD FOUND
- CONCRETE MONUMENT SET
- △ CALCULATED POINT
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- H.O.A. HOME OWNERS ASSOCIATION
- P.U.E. PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- S.E. SLOPE EASEMENT
- S.W.E. SIDEWALK EASEMENT
- W.L.E. WATER LINE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- Ⓐ BLOCK NUMBER
- 1 LOT NUMBER
- APPROX. SIDEWALK LOCATION
- EASEMENT LINE
- BUILDING SETBACK LINE
- MINOR WATERWAY - CENTERLINE
- 100 YR DEVELOPED F.P.
- WQTZ
- CWQZ



SHEET 3 OF 7

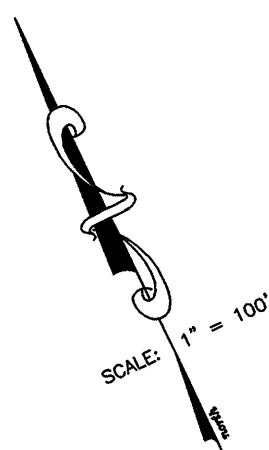


Carlson, Brigrance & Doering, Inc.

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

## A SMALL LOT SUBDIVISION

SHEET NO. 3 OF 7



○	IRON ROD SET
●	IRON ROD FOUND
■	CONCRETE MONUMENT SET
△	CALCULATED POINT
D.E.	DRAINAGE EASEMENT
L.S.E.	LANDSCAPE EASEMENT
H.O.A.	HOME OWNERS ASSOCIATION
P.U.E.	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
S.E.	SLOPE EASEMENT
S.W.E.	SIDEWALK EASEMENT
W.L.E.	WATER LINE EASEMENT
WW.E.	WASTEWATER EASEMENT
(A)	BLOCK NUMBER
1	LOT NUMBER
---	APPROX. SIDEWALK LOCATION
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	MINOR WATERWAY - CENTERLINE
---	100 YR DEVELOPED F.P.
---	WQTZ
---	CWQZ



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



SUN CHASE SOUTH SECTION 1
A SMALL LOT SUBDIVISION

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	451.25	6411.14	S62°50'34"E	451.16	225.72	4°01'58"
C2	34.82	25.00	S68°33'37"W	32.07	20.90	79°47'46"
C3	420.35	1143.00	S44°58'28"W	417.98	212.57	21°04'15"
C4	77.11	50.00	S33°24'05"W	69.69	48.59	88°21'26"
C5	17.45	20.00	S14°13'12"W	16.90	9.33	49°59'41"
C6	50.88	50.00	N53°12'11"W	48.71	27.89	58°18'14"
C7	139.62	60.00	S08°37'23"E	110.19	139.09	133°19'53"
C8	27.88	50.00	S47°54'05"W	27.52	14.31	31°56'48"
C9	133.98	470.00	S87°39'53"W	133.52	67.45	16°19'57"
C10	101.16	275.00	N05°23'04"E	100.59	51.16	21°04'32"
C11	18.03	20.00	N41°44'52"E	17.43	9.68	51°39'05"
C12	74.32	50.00	N24°59'37"E	67.66	45.94	85°09'34"
C13	52.55	50.00	N02°37'49"W	50.16	28.99	60°12'52"
C14	1.33	25.00	S77°36'25"E	1.33	0.67	3°03'22"
C15	160.18	60.00	N27°26'25"E	116.68	249.55	152°57'44"
C16	39.62	25.00	N16°44'03"W	35.60	25.35	90°47'34"
C17	207.87	1057.00	N43°00'44"E	207.54	104.27	11°16'04"
C18	31.87	20.00	S80°08'04"E	28.60	20.46	91°17'20"
C19	31.42	20.00	N10°30'35"E	28.28	20.00	90°00'00"
C20	63.14	475.00	S30°40'56"E	63.09	31.61	7°36'56"
C21	69.78	525.00	S30°40'56"E	69.73	34.94	7°36'56"
C22	29.76	20.00	S15°45'27"W	27.09	18.41	85°15'50"
C23	144.60	525.00	N50°29'55"E	144.15	72.76	15°46'53"
C24	16.45	20.00	S66°09'55"W	15.99	8.72	47°06'52"
C25	244.22	50.00	N50°12'11"W	64.38	42.07	279°51'03"
C26	18.60	20.00	N16°31'05"E	17.94	10.04	53°17'35"
C27	118.43	475.00	N50°18'26"E	118.12	59.52	14°17'06"
C28	33.40	20.00	S74°42'45"E	29.65	22.09	95°40'33"
C29	33.40	20.00	N20°57'48"E	29.65	22.09	95°40'33"
C30	45.83	475.00	N71°33'56"E	45.82	22.93	5°31'43"
C31	59.27	525.00	N71°05'45"E	59.24	29.67	6°28'06"
C32	162.54	375.00	N86°44'51"E	161.27	82.57	24°50'06"
C33	25.34	25.00	S51°48'02"E	24.27	13.88	58°04'10"
C34	301.34	60.00	S13°21'11"W	70.74	43.78	287°45'46"
C35	22.09	25.00	S74°47'03"W	21.38	11.82	50°37'30"
C36	191.13	425.00	N87°12'48"E	189.52	97.21	25°46'00"
C37	262.10	1057.00	N41°32'33"E	261.42	131.72	14°12'26"
C38	102.85	1057.00	N51°26'01"E	102.81	51.46	5°34'30"
C39	17.40	475.00	S33°26'27"E	17.40	8.70	2°05'55"
C40	45.74	475.00	S29°37'59"E	45.72	22.89	5°31'01"
C41	29.76	20.00	N69°30'23"W	27.09	18.41	85°15'50"
C42	33.70	525.00	N56°33'02"E	33.69	16.85	3°40'39"
C43	38.54	525.00	N52°36'31"E	38.53	19.28	4°12'22"
C44	38.54	525.00	N48°24'09"E	38.53	19.28	4°12'22"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C45	33.82	525.00	N44°27'13"E	33.82	16.92	3°41'29"
C46	4.77	20.00	S49°26'05"W	4.75	2.39	13°39'13"
C47	11.68	20.00	S72°59'31"W	11.51	6.01	33°27'38"
C48	32.11	50.00	N71°19'22"E	31.56	16.63	36°47'57"
C49	33.52	50.00	N33°42'55"E	32.90	17.42	38°24'58"
C50	33.70	50.00	N04°48'03"W	33.06	17.52	38°36'58"
C51	33.83	50.00	N43°29'22"W	33.18	17.59	38°45'40"
C52	33.45	50.00	N82°02'15"W	32.83	17.38	38°20'05"
C53	33.59	50.00	S59°33'00"W	32.96	17.46	38°29'25"
C54	44.01	50.00	S15°05'18"W	42.60	23.55	50°25'59"
C55	13.58	20.00	N09°19'30"E	13.32	7.06	38°54'24"
C56	5.02	20.00	N35°58'17"E	5.01	2.52	14°23'11"
C57	36.25	475.00	N45°11'02"E	36.24	18.13	4°22'19"
C58	40.41	475.00	N49°58'25"E	40.40	20.22	4°52'27"
C59	41.77	475.00	N54°55'49"E	41.76	20.90	5°02'20"
C60	49.61	375.00	N78°07'12"E	49.57	24.84	7°34'48"
C61	50.89	375.00	N85°47'50"E	50.85	25.48	7°46'30"
C62	50.89	375.00	S86°25'40"E	50.85	25.48	7°46'30"
C63	11.16	375.00	S81°41'16"E	11.16	5.58	1°42'19"
C64	13.41	60.00	N29°10'07"W	13.38	6.73	12°48'20"
C65	45.32	60.00	N57°12'43"W	44.25	23.80	43°16'53"
C66	33.43	60.00	S85°11'07"W	33.00	17.16	31°55'27"
C67	37.37	60.00	S51°22'50"W	36.77	19.31	35°41'07"
C68	33.43	60.00	S17°34'34"W	33.00	17.16	31°55'27"
C69	33.43	60.00	S14°20'53"E	33.00	17.16	31°55'27"
C70	33.43	60.00	S46°16'19"E	33.00	17.16	31°55'27"
C71	33.43	60.00	S78°11'46"E	33.00	17.16	31°55'27"
C72	38.09	60.00	N67°39'24"E	37.45	19.71	36°22'13"
C73	9.57	25.00	S60°26'00"W	9.51	4.84	21°55'25"
C74	12.52	25.00	S85°44'45"W	12.39	6.40	28°42'05"
C75	30.65	425.00	S81°58'10"E	30.65	15.33	4°07'57"
C76	36.64	425.00	S86°30'20"E	36.63	18.33	4°56'22"
C77	38.22	425.00	N88°26'56"E	38.20	19.12	5°09'07"
C78	38.22	425.00	N83°17'49"E	38.20	19.12	5°09'07"
C79	38.22	425.00	N78°08'42"E	38.20	19.12	5°09'07"
C80	9.19	425.00	N74°56'58"E	9.19	4.60	1°14'20"
C81	25.57	525.00	N72°56'05"E	25.57	12.79	2°47'26"
C82	33.70	525.00	N69°42'02"E	33.69	16.85	3°40'39"
C84	258.50	6399.14	N63°17'16"W	258.48	129.27	2°18'52"
C85	46.25	6399.14	N64°39'08"W	46.25	23.13	0°24'51"
C86	45.72	6374.14	N64°39'13"W	45.72	22.86	0°24'40"
C87	262.10	1057.00	N41°32'33"E	261.42	131.72	14°12'26"
C88	203.91	1057.00	N42°54'17"E	203.59	102.27	1°103'11"
C89	253.53	1037.00	N41°30'24"E	252.90	127.40	14°00'28"

Line Table		
Line #	Length	Direction
L1	12.44	S27°56'54"W
L3	35.16	S80°47'50"W
L4	27.38	S12°25'12"E
L5	17.02	S39°13'03"W
L6	105.00	N07°38'43"E
L7	68.91	N69°34'29"W
L8	82.58	S55°42'58"W
L9	84.34	S30°30'45"W
L10	28.84	S31°57'27"E
L11	38.04	S41°42'57"E
L12	42.98	S26°07'31"E
L13	115.28	N80°40'34"W
L14	64.78	S14°11'57"W
L15	79.92	S03°42'16"E
L16	65.60	S72°48'46"W
L17	114.79	N07°33'04"E
L18	50.00	N07°22'46"E
L19	67.72	N02°38'40"E
L20	58.87	N03°42'16"W
L21	42.10	N33°44'14"W

Line Table		
Line #	Length	Direction
L22	99.86	S84°50'48"W
L23	29.99	N05°09'12"W
L24	9.05	N62°31'23"W
L25	25.96	N57°15'45"E
L26	80.08	N62°46'57"W
L27	77.38	S70°10'21"W
L28	12.01	N27°42'19"E
L29	21.19	S55°30'35"W
L30	40.00	N74°19'48"E
L31	43.82	N74°19'48"E
L32	30.97	S47°35'32"W
L33	16.74	S34°21'53"E
L34	21.19	S55°30'35"W
L35	20.00	S55°30'35"W
L36	20.00	S34°29'25"E
L37	56.57	S10°30'35"W
L38	8.90	N80°19'59"W
L39	12.72	S50°08'51"W
L40	25.81	S14°56'03"W

COA CASE# C8J-2008-0176.01.1A

SHEET 5 OF 7



Carlson, Brigance & 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 1
A SMALL LOT SUBDIVISION

GENERAL NOTES:

- 1. 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.
- 2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM
- 3. 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 FEE WITH THE UTILITY CONSTRUCTION.
- 4. 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.
- 5. 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.
- 6. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LAND DEVELOPMENT CODE.
- 7. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS INCLUDING: COTTAGE ORCHID DRIVE, DUNGAREES WAY AND THE WEST SIDE OF SUN CHASE PARKWAY; AND A PORTION OF THE SUBDIVISION SIDE OF PEARCE LANE; 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.
- 8. NO OBJECTS, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- 9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- 10. THIS SUBDIVISION IS IN THE CITY OF AUSTIN'S LIMITED PURPOSE JURISDICTION.
- 11. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO SITE DEVELOPMENT.
- 12. 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.
- 13. A 10 FOOT (10') P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREETS.
- 14. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:  
  
WATER & WASTEWATER - CITY OF AUSTIN  
ELECTRIC - BLUEBONNET ELECTRIC  
GAS - TEXAS GAS SERVICE
- 15. 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.
- 16. 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.
- 17. 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.
- 18. 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.
- 19. WITHIN A SIGHT DISTANCE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDING, SIGN, PARKED CARS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY TRAVIS COUNTY OR THE CITY OF AUSTIN AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN BOUNDS OF SUCH EASEMENT AT ALL TIMES.
- 20. 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.
- 21. 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 AND TRAVIS COUNTY. 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.
- 22. 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.
- 23. 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. 2011044079, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- 24. 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  
84 A 473.00 91 A 467.00  
85 A 471.50 92 A 466.00  
86 A 471.50 93 A 465.00  
87 A 471.00 94 A 464.50  
88 A 470.00 95 A 462.00  
89 A 468.00 96 A 461.70  
90 A 468.00 127 A 461.70
- 25. 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 NO. 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.
- 26. 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 NO. 2016069600, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- 27. ACCESS IS PROHIBITED TO PEARCE LANE AND SUN CHASE PARKWAY FROM ANY SINGLE FAMILY RESIDENTIAL LOT.
- 28. 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.
- 29. LOTS 131-134, BLOCK A, WILL BE OWNED AND MAINTAINED BY THE SUN CHASE HOMEOWNER'S ASSOCIATION, INC. OR IT'S ASSIGNS. LOT 129, BLOCK A WILL BE OWNED AND MAINTAINED BY SOUTHEAST TRAVIS COUNTY M.U.D. NO.1.
- 30. THE DEDICATION OF BLOCK A, LOT 129 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.
- 31. ANY TEMPORARY OR PERMANENT FENCE PREVENTING ACCESS TO THE EASEMENT, SHALL BE COORDINATED WITH AUSTIN ENERGY STAFF. AE STAFF SHALL INSTALL A LOCK ON THE GATE FOR ACCESS. 24-HOUR ACCESS TO ELECTRIC FACILITIES SHALL BE MAINTAINED. THE EMERGENCY ACCESS ROAD SHOWN TO CROSS THE TRANSMISSION EASEMENT MUST BE CONSTRUCTED TO WITHSTAND 80,000 POUNDS - PROPERTY OWNER IS RESPONSIBLE FOR ALL DAMAGES TO THIS ROAD CAUSED BY AUSTIN ENERGY WHILE WORKING ON THE TRANSMISSION LINE. DIGGING OR GRADING WITHIN 15 FEET OF THE TRANSMISSION STRUCTURE IS PROHIBITED. ANY GRADING WITHIN THIS TRANSMISSION EASEMENT MUST BE COORDINATED WITH AUSTIN ENERGY BY CALLING DOUG WEISE AT 512-505-7023.
- 32. 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.
- 33. 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 AS 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.
- 34. DETENTION FACILITIES TO BE CONSTRUCTED ON LOT 129, BLOCK A AND WILL PROVIDE DETENTION FOR ALL SINGLE FAMILY AND LOTS 126 & 127, BLOCK "A"
- 35. LOTS 126 AND 127, BLOCK A, WILL BE REQUIRED TO PROVIDE WATER QUALITY FOR ANY DEVELOPMENT ON SAID LOTS.
- 36. THE WET POND "D" WILL BE CONSTRUCTED IN LOT 129, BLOCK "A". THIS WET POND SERVES AS THE MITIGATION FOR THE LOSS OF EXISTING WETLANDS AND THEIR ASSOCIATED 150 FT BUFFER ZONE.
- 37. 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.
- 38. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS, AS RECORDED IN DOCUMENT NO. \_\_\_\_\_, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- 39. OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
- 40. A MINIMUM OF TWO (2) OFF STREET PARKING SPOTS ARE REQUIRED FOR EACH SINGLE FAMILY LOT IN THIS SUBDIVISION.

Carlson, Brigance & Doering, Inc.  
Civil Engineering 5501 West William Cannon Phone No. (512) 280-5160  
Surveying Austin, Texas 78749 Fax No. (512) 280-5165



# SUN CHASE SOUTH SECTION 1

## A SMALL LOT SUBDIVISION

STATE OF TEXAS:  
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT 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 56.417 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 1: A SMALL LOT SUBDIVISION

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

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.

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

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 \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS


\_\_\_\_\_  
DEPUTY

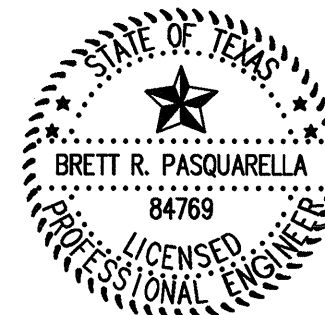
STATE OF TEXAS:  
COUNTY OF TRAVIS:

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 TRACT IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN AS DEFINED BY FEMA/FIRM PANEL 48453C0640H, DATED SEPTEMBER 26, 2008 AND IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN HEREON.

ENGINEERING BY: \_\_\_\_\_

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




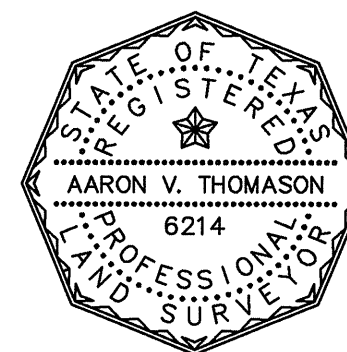
CARLSON, BRIGANCE & DOERING, INC.  
ID# F3791

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: \_\_\_\_\_

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



SHEET 7 OF 7



Carlson, Brigance & Doering, Inc.

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