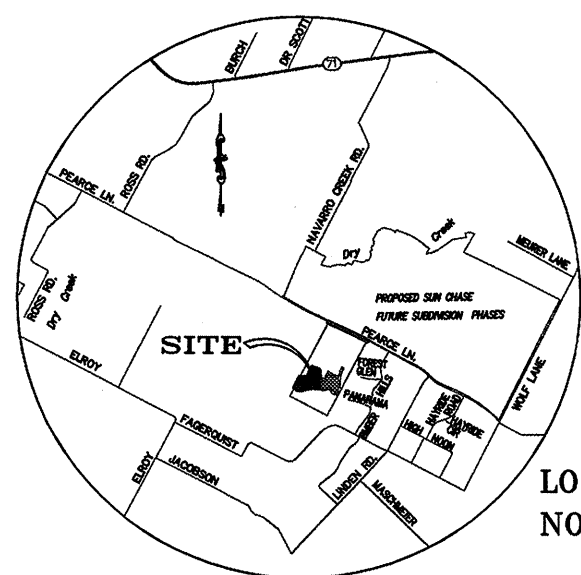


SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2008-0176.01.4A**P.C. DATE:** 2/28/17**SUBDIVISION NAME:** Sun Chase South Section Four**AREA:** 15.655 acres**LOT(S):** 65**OWNER/APPLICANT:** Qualico CR, LP (Vera Massaro)**AGENT:** Carlson Brigrance & Doering, Inc. (Bill Couch)**ADDRESS OF SUBDIVISION:** Sweet Mimosa Drive**GRIDS:** R-11, R-12**COUNTY:** Travis**WATERSHED:** Dry Creek East**JURISDICTION:** Limited Purpose**EXISTING ZONING:** I-SF-4A**MUD:** Southeast Travis County MUD Number 1**PROPOSED LAND USE:** Single Family, 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 Four Final Plat, consisting of 65 lots on 15.655 acres. Water and wastewater will be provided by the City of Austin.**STAFF RECOMMENDATION:** The staff recommends approval of this subdivision. This plan meets all applicable County, State and City of Austin LDC requirements.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Sarah Sumner**PHONE:** 512-854-7687Email address: sarah.sumner@traviscountytx.gov

SUN CHASE SOUTH SECTION 4



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.

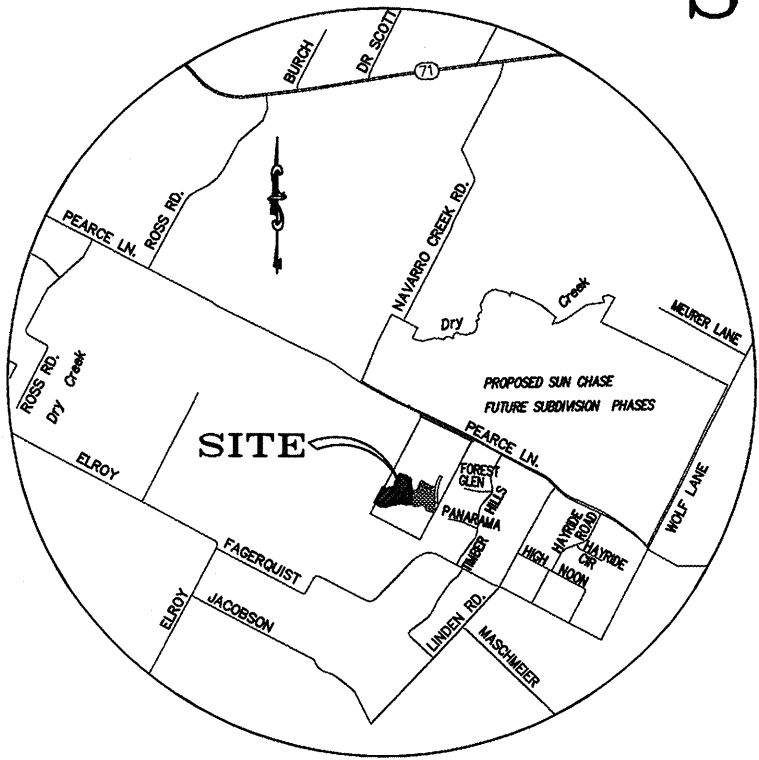
THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

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.

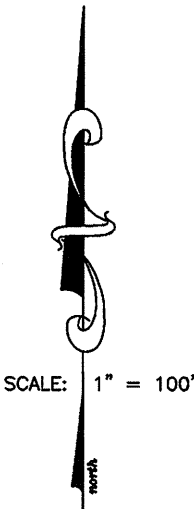
SHEET NO. 1 OF 5



SUN CHASE SOUTH SECTION 4



LOCATION MAP
NOT TO SCALE



LEGEND

IRON ROD SET

IRON ROD FOUND

L.S.E.

LANDSCAPE EASEMENT

S.W.E.

SIDEWALK EASEMENT

S.L.E.

SIGHT LINE EASEMENT

R.O.W.

RIGHT OF WAY

AC.

ACRES

D

BLOCK NUMBER

1

BLOCK NUMBER

APPROX. SIDEWALK LOCATION

LOT LINE

EASEMENTS

CENTERLINE CREEK

FEMA 100 YEAR FLOODPLAIN

DEVELOPED 100 YEAR FLOODPLAIN

CLOMR 09--06-0452R

APPROXIMATE SURVEY LINE

SIGHT LINE EASEMENT AREA

WETLAND MITIGATION, CEF BUFFER AREA



FEMA MAP NUMBER 48453C0640J
CLOMR CASE NO. 09-06-0452R
DATED: JANUARY 6, 2016

TOTAL ACREAGE: 15.655 ACRES
SURVEY: JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NO. 18
AYRES MOODY SURVEY NO. 169, ABSTRACT NO. 2196

TOTAL OF LOTS : 65

NO. OF SINGLE FAMILY LOTS: 61
NO. OF LANDSCAPE & SIDEWALK LOTS: 4
NO. OF BLOCKS: 3

RIGHT-OF-WAY LINEAR FOOTAGE		
SWEET MIMOSA DRIVE	60' ROW	1,252'
GRENADINE BLOOM BEND	50' ROW	881'
SPARKLING LIGHT DRIVE	50' ROW	504'
SPRUCE FROST COVE	50' ROW	230'
GRENADINE BLOOM COVE	50' ROW	167'
PALE GLOW COVE	50' ROW	104'
TOTAL		3,138'

DATED: JULY 21, 2016

OWNER:
QUALICO CR, LP
ATTN: VERA MASSARO, ASSISTANT SECRETARY
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

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: NAVD88, COMBINED SCALE
FACTOR: 1.00003285

SHEET NO. 2 OF 5

CBD

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791

REG. # 10024900

Civil Engineering

5501 West William Cannon

Phone No. (512) 280-5160

Surveying

Austin, Texas 78749

Fax No. (512) 280-5165

SUN CHASE SOUTH SECTION 4

Easement Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	95.03	470.00	S89°57'40"E	94.87	47.68	11°35'04"
C2	123.07	530.00	N89°06'04"W	122.79	61.81	13°18'16"
C3	31.42	20.00	S52°33'04"W	28.28	20.00	90°00'00"
C4	31.42	20.00	N37°26'56"W	28.28	20.00	90°00'00"
C5	253.45	720.00	S87°28'00"W	252.14	128.05	20°10'07"
C6	32.23	20.00	S31°12'37"W	28.86	20.84	92°20'39"
C7	31.42	20.00	N59°57'43"W	28.28	20.00	90°00'00"
C8	29.93	20.00	S32°10'08"W	27.21	18.57	85°44'18"
C9	28.84	20.00	N52°00'24"W	26.40	17.57	82°36'47"
C10	103.12	330.00	N84°21'39"W	102.70	51.99	17°54'17"
C11	28.84	20.00	S63°17'06"W	26.40	17.57	82°36'47"
C12	29.41	20.00	N20°09'09"W	26.83	18.09	84°15'44"
C13	47.51	275.00	S00°12'14"E	47.45	23.82	9°53'58"
C14	14.11	470.00	S83°18'33"E	14.11	7.06	1°43'12"
C15	31.42	20.00	S37°26'56"E	28.28	20.00	90°00'00"
C16	94.24	425.00	N01°11'56"E	94.04	47.31	12°42'16"
C17	56.15	325.00	S00°12'14"E	56.08	28.15	9°53'58"
C18	31.42	20.00	N39°50'48"E	28.28	20.00	90°00'00"
C19	17.45	20.00	S70°09'22"E	16.90	9.33	49°59'41"
C20	244.34	50.00	S05°09'12"E	64.29	41.96	279°59'23"

Easement Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C21	17.45	20.00	S59°50'57"W	16.90	9.33	49°59'41"
C22	31.42	20.00	N50°09'12"W	28.28	20.00	90°00'00"
C23	31.42	20.00	N39°50'48"E	28.28	20.00	90°00'00"
C24	17.45	20.00	S70°09'22"E	16.90	9.33	49°59'41"
C25	244.34	50.00	S05°09'12"E	64.29	41.96	279°59'23"
C26	17.45	20.00	S59°50'57"W	16.90	9.33	49°59'41"
C27	31.42	20.00	N50°09'12"W	28.28	20.00	90°00'00"
C28	83.15	375.00	N01°11'56"E	82.98	41.75	12°42'16"
C29	31.42	20.00	N52°33'04"E	28.28	20.00	90°00'00"
C30	278.56	780.00	S87°19'12"W	277.08	140.78	20°27'43"
C31	30.70	20.00	S58°56'11"E	27.77	19.30	87°56'57"
C32	31.42	20.00	N30°02'17"E	28.28	20.00	90°00'00"
C33	17.45	20.00	S79°57'52"E	16.90	9.33	49°59'41"
C34	244.34	50.00	S14°57'43"E	64.29	41.96	279°59'23"
C35	17.45	20.00	S50°02'27"W	16.90	9.33	49°59'41"
C36	31.42	20.00	N59°57'43"W	28.28	20.00	90°00'00"
C37	31.42	20.00	N30°02'17"E	28.28	20.00	90°00'00"
C38	201.12	270.00	S83°37'22"E	196.50	105.48	42°40'41"
C39	6.72	270.00	S62°59'48"E	6.72	3.36	1°25'32"
C40	86.21	270.00	S72°51'24"E	85.85	43.48	18°17'41"

Easement Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C41	86.21	270.00	N88°50'55"E	85.85	43.48	18°17'41"
C42	21.97	270.00	N77°22'11"E	21.97	10.99	4°39'47"
C43	28.73	50.00	N41°30'07"E	28.33	14.77	32°55'02"
C44	39.81	50.00	N80°46'17"E	38.77	21.03	45°37'18"
C45	35.76	50.00	S55°55'50"E	35.00	18.68	40°58'29"
C46	35.76	50.00	S14°57'21"E	35.00	18.68	40°58'29"
C47	35.76	50.00	S26°01'08"W	35.00	18.68	40°58'29"
C48	39.80	50.00	S69°18'39"W	38.76	21.02	45°36'35"
C49	28.73	50.00	N71°25'32"W	28.33	14.77	32°55'02"
C50	10.71	780.00	S77°28'57"W	10.71	5.36	0°47'13"
C51	35.00	780.00	S79°09'42"W	35.00	17.50	2°34'16"
C52	51.35	780.00	S82°20'00"W	51.34	25.69	3°46'20"
C53	52.93	780.00	S86°09'48"W	52.92	26.47	3°53'16"
C54	51.71	780.00	N89°59'36"W	51.70	25.86	3°47'54"
C55	50.01	780.00	N86°15'27"W	50.00	25.01	3°40'24"
C56	26.84	780.00	N83°26'06"W	26.84	13.42	1°58'19"
C57	12.79	425.00	N06°41'20"E	12.79	6.40	1°43'27"
C58	50.03	425.00	N02°27'16"E	50.00	25.04	6°44'40"
C59	31.42	425.00	N03°02'08"W	31.41	15.72	4°14'09"
C60	14.82	50.00	N43°20'30"E	14.76	7.46	16°58'47"

Easement Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C61	35.76	50.00	N72°19'08"E	35.00	18.68	40°58'29"
C62	33.63	50.00	S67°55'30"E	33.00	17.48	38°32'15"
C63	33.63	50.00	S29°23'15"E	33.00	17.48	38°32'15"
C64	33.63	50.00	S09°09'00"W	33.00	17.48	38°32'15"
C65	33.63	50.00	S47°41'15"W	33.00	17.48	38°32'15"
C66	44.42	50.00	N87°35'28"W	42.98	23.80	50°54'19"
C67	14.82	50.00	N53°38'55"W	14.76	7.46	16°58'47"
C68	29.00	50.00	N51°28'11"E	28.60	14.92	33°14'09"
C69	38.94	50.00	S89°36'11"E	37.96	20.52	44°37'06"
C70	34.39	50.00	S47°35'28"E	33.71	17.91	39°24'20"
C71	33.98	50.00	S08°25'02"E	33.33	17.68	38°56'33"
C72	40.08	50.00	S34°01'14"W	38.02	21.19	45°55'59"
C73	38.94	50.00	S79°17'47"W	37.96	20.52	44°37'06"
C74	29.00	50.00	N61°46'36"W	28.60	14.92	33°14'09"

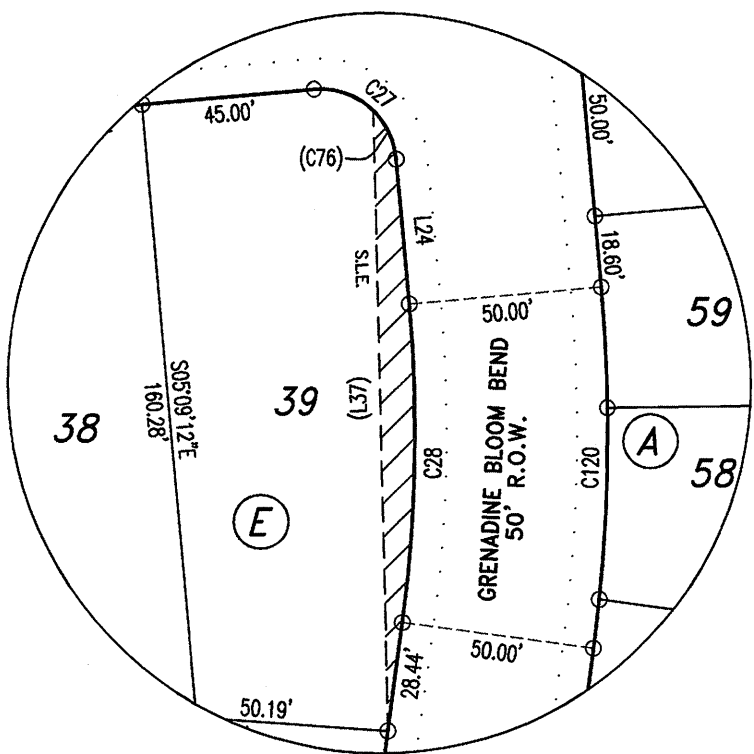
Esmt. Line Table		
Line #	Length	Direction
L1	99.86	N84°50'48"E
L2	42.10	S33°44'14"E
L3	58.87	S03°42'16"E
L4	67.72	S02°38'40"W
L5	50.00	S07°22'45"W
L6	60.00	S05°45'12"E
L7	85.89	N82°26'56"W
L8	50.00	N82°26'56"W
L9	18.16	N82°26'56"W
L10	50.00	S75°42'34"W
L11	50.00	S79°53'53"W
L12	20.00	S21°48'42"W
L13	50.00	N68°11'18"W
L14	20.00	N21°48'42"E
L15	50.70	N84°33'32"E
L16	36.00	S82°17'18"E
L17	41.37	S58°11'31"E

Esmt. Line Table		
Line #	Length	Direction
L18	29.99	S05°09'12"E
L19	53.48	N05°09'12"W
L20	5.80	N84°50'48"E
L21	5.80	N84°50'48"E
L22	68.62	N84°50'48"E
L23	68.62	N84°50'48"E
L24	37.94	N05°09'12"W
L25	132.21	N07°33'04"E
L26	18.16	S82°26'56"E
L27	107.08	S14°57'43"E
L28	131.06	N75°02'17"E
L29	131.06	N75°02'17"E
L30	42.43	S37°26'56"E
L31	42.43	N52°33'04"E
L32	43.06	S59°05'38"E
L33	42.43	N30°02'17"E
L34	85.89	S82°26'56"E

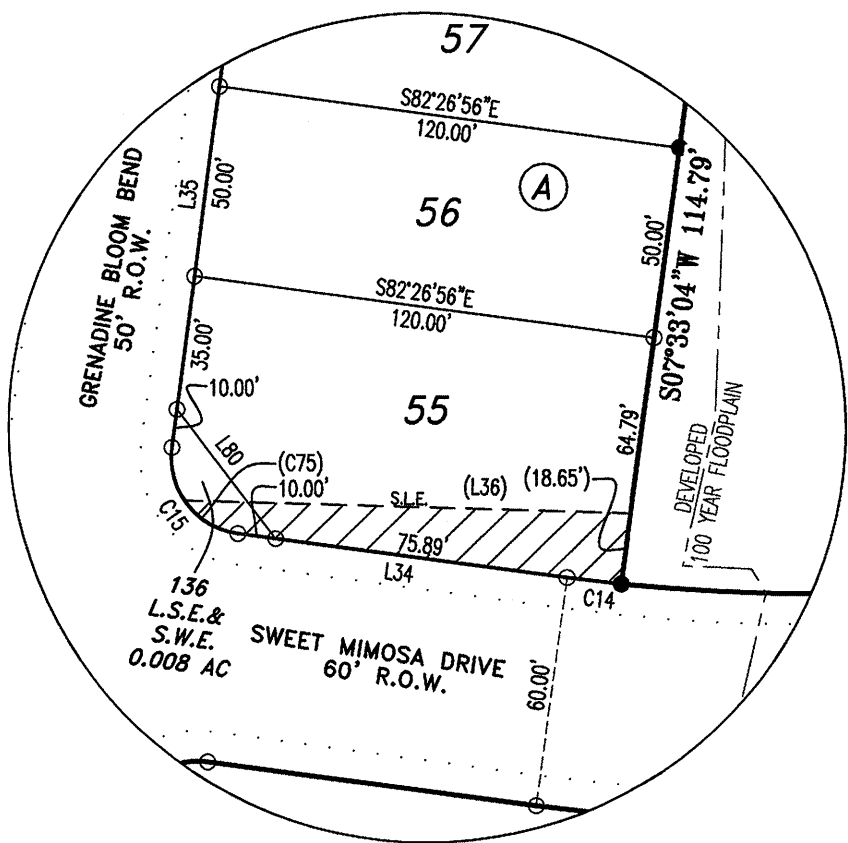
Esmt. Line Table		
Line #	Length	Direction
L35	132.21	N07°33'04"E

Esmt. Line Table		
Line #	Length	Direction
(L36)	115.58	S88°29'05"E
(L37)	161.13	N01°26'03"W

Easement Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C75)	16.88	20.00	S58°16'38"E	16.38	8.98	48°20'38"
(C76)	14.27	20.00	N25°35'46"W	13.97	7.45	40°53'07"



EASEMENT DETAIL 'A'
SCALE: 1"= 50'



EASEMENT DETAIL 'B'
SCALE: 1"= 50'

SHEET NO. 3 OF 5



Carlson, Brigrance & Doering, Inc.
FIRM ID #F3791 ♦ REG. # 10024900
Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

SUN CHASE SOUTH SECTION 4

- 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
 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 THE LAND DEVELOPMENT CODE.
 7. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS INCLUDING: SWEET MIMOSA DRIVE, GRENADINE BLOOM BEND, SPARKLING LIGHT DRIVE, SPRUCE FROST COVE, GRENADINE BLOOM COVE AND PALE GLOW COVE; 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. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO SITE DEVELOPMENT.
 11. 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.
 12. A 10 FOOT (10') P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREETS.
 13. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:

WATER & WASTEWATER – CITY OF AUSTIN

ELECTRIC – BLUEBONNET ELECTRIC

GAS – TEXAS GAS SERVICE
 14. 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.
 15. 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.
 16. 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.
 17. 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.
 18. 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.
 19. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS, AS RECORDED IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
 20. 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.
 21. 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.
 22. 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.
 23. 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'. THESE VARIANCES WERE GRANTED WITH THE SUN CHASE SOUTH PRELIMINARY PLAN, CITY OF AUSTIN CASE FILE #C8J-2008-0176.
 24. THE WATER AND/OR WASTEWATER EASEMENT 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, FENCES, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY, TEXAS.
 25. 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. 2016022438, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
 26. THE EMERGENCY ACCESS DRIVE CONSTRUCTED WITH SUN CHASE SOUTH SECTION 1 WILL PROVIDE EMERGENCY ACCESS FOR THIS SUBDIVISION.
 27. 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.
 28. LOTS 40 & 41, BLOCK E, LOT 37, BLOCK F, AND LOT 137, BLOCK A WILL BE OWNED AND MAINTAINED BY THE SUN CHASE HOMEOWNER’S ASSOCIATION, INC. OR IT’S ASSIGNS.

SHEET NO. 4 OF 5

CBD

Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 ♦ REG. # 10024900

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

SUN CHASE SOUTH SECTION 4

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 OWNER OF THAT CERTAIN TRACT OF LAND OUT OF THE JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NO. 18, ADN THE AYRES MOODY SURVEY NO. 169, ABSTRACT NO. 2196, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 110.263 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2008139826, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 15.655 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 4

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.

QUALICO CR, LP
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

BY: _____
VERA MASSARO, ASSISTANT SECRETARY
QUALICO CR, LP
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 MASSARO, ASSISTANT SECRETARY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND SHE ACKNOWLEDGED TO ME THAT SHE 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 REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 20____, A.D.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT REVIEW DEPARTMENT

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE LIMITED PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 20____, AD.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT REVIEW 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.

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 _____, 2016, A.D., THE COMMISSIONER'S 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, THIS THE _____ DAY OF _____, 2016, A.D.

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 _____, 2016, A.D., AT _____ O'CLOCK____M., DULY RECORDED ON THE _____ DAY OF _____, 2016, 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 _____, 2016, A.D.

DEPUTY, COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

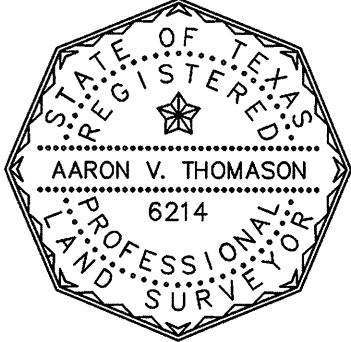
I, BRETT R. PASQUARELLA, P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF CIVIL ENGINEERING IN THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH CHAPTER 30 OF THE AUSTIN CITY CODE, OF 2002, AS AMENDED.
FLOOD PLAIN NOTES: A PORTION OF THIS PROJECT IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN AS DEFINED BY FEMA FIRM PANEL 48453C0640J, DATED JANUARY 6, 2016. THE 100 YEAR FLOODPLAIN SHALL BE CONTAINED IN DEDICATED DRAINAGE EASEMENTS SHOWN HEREON.

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

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



SHEET NO. 5 OF 5



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Sun Chase South Section 4 Location Map

