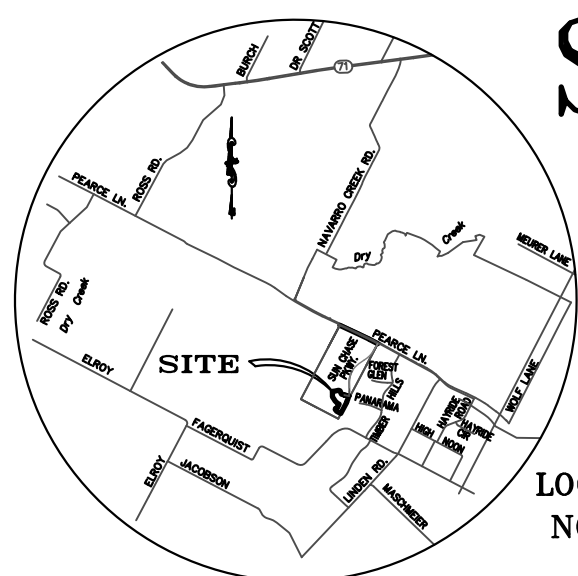


SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2008-0176.01.6A**P.C. DATE:** 11/12/19**SUBDIVISION NAME:** Sun Chase South Section Six**AREA:** 10.872 acres**LOT(S):** 42**OWNER/APPLICANT:** Qualico CR, LP (Vera Massaro)**AGENT:** Carlson Brigrance & Doering, Inc. (Charles Brigrance)**ADDRESS OF SUBDIVISION:** Sun Chase Parkway**GRIDS:** N15**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**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 Six Final Plat, consisting of 42 lots on 10.872 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@traviscountytexas.gov



SUN CHASE SOUTH SECTION 6

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.

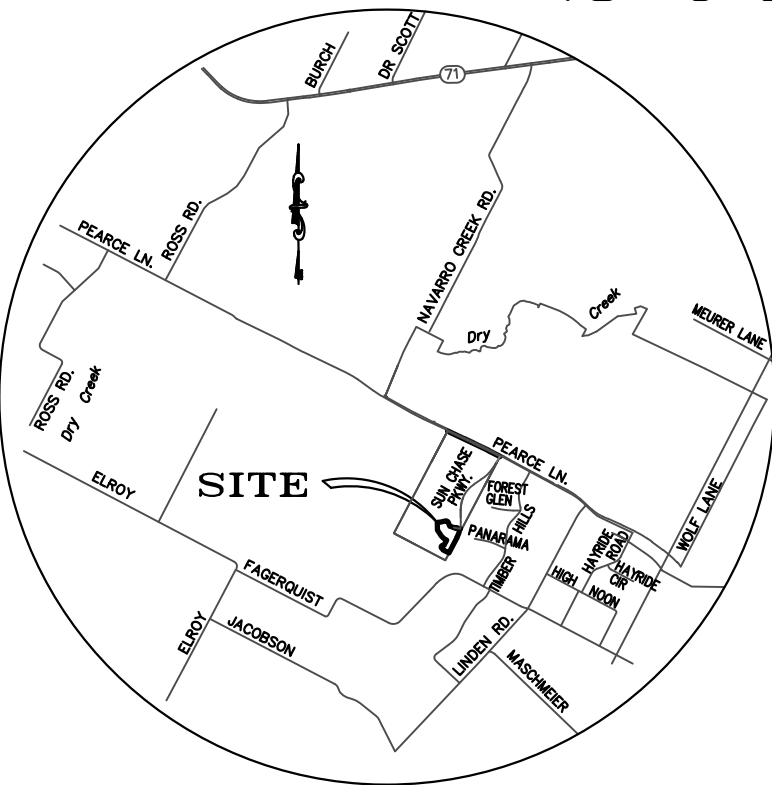
THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

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 6



LOCATION MAP
NOT TO SCALE



SCALE: 1" = 100'

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- L.S.E. LANDSCAPE EASEMENT
- S.W.E. SIDEWALK EASEMENT
- D.E. DRAINAGE EASEMENT
- R.O.W. RIGHT OF WAY
- AC. ACRES
- (D) BLOCK NUMBER
- 1 LOT NUMBER
- APPROX. SIDEWALK LOCATION
- CENTERLINE CREEK
- DEVELOPED 100 YEAR FLOODPLAIN
- CLOMR 09-06-0452R
- APPROXIMATE SURVEY LINE
- [Hatched Box] SIGHT LINE EASEMENT AREA
- 100 YR FEMA F.P.

DATED: JULY 12, 2018

OWNER:
QUALICO CR, LP
ATTN: VERA MASSARO, V.P.
14400 THE LAKES BLVD.,
BUILDING C, SUITE 200
PFLUGERVILLE, TEXAS 78660
PHONE: (512) 703-9412

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 48453C0640J
DATED: JANUARY 6, 2016

TOTAL ACREAGE: 10.872 ACRES
SURVEY: AYRES MOODY SURVEY NO. 169, ABSTRACT NO. 2196

TOTAL OF LOTS :	42	
NO. OF SINGLE FAMILY LOTS:	39	6.415 AC.
NO. OF LANDSCAPE & SIDEWALK LOTS:	1	0.125 AC.
NO. OF DRAINAGE EASEMENT LOTS:	2	0.349 AC.
NO. OF BLOCKS:	3	3
TOTAL ACREAGE OF LOTS:		6.889 AC.

RIGHT-OF-WAY LINEAR FOOTAGE		
SUN CHASE PARKWAY	86' ROW	911'
PEWTER LUSTER BEND	50' ROW	770'
PEWTER LUSTER COVE	50' ROW	85'
IVY TRELLIS TRAIL	50' ROW	813'
TOTAL	3.983 AC.	2,579'

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 (RH)

Carlson, Brigance & 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

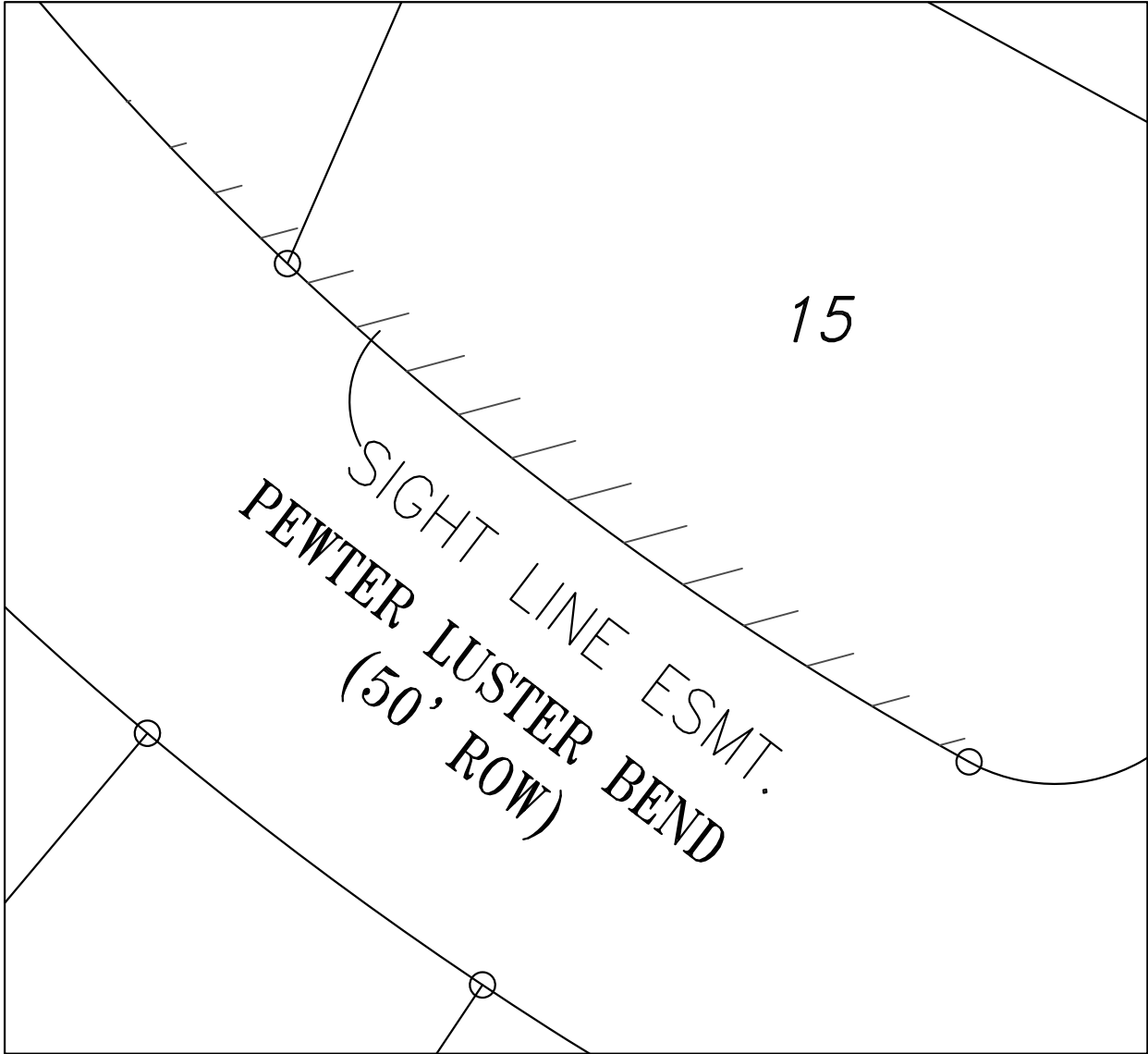
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SUN CHASE SOUTH SECTION 6

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	325.93	1143.00	S19°30'18"W	324.83	164.08	16°20'17"
C2	214.36	60.00	N05°09'40"E	117.22	274.07	204°41'48"
C3	34.83	25.00	N67°35'30"E	32.08	20.92	79°50'08"
C4	152.52	325.00	S13°55'23"E	151.12	77.69	26°53'16"
C5	34.18	20.00	S49°26'42"E	30.17	22.98	97°55'55"
C6	18.77	20.00	S53°44'26"W	18.09	10.14	53°46'11"
C7	244.09	50.00	N13°17'30"W	64.48	42.17	279°42'19"
C8	15.87	20.00	S76°09'58"E	15.45	8.38	45°27'14"
C9	34.96	20.00	N31°01'30"E	30.68	23.90	100°09'51"
C10	39.88	275.00	N23°12'44"W	39.85	19.98	8°18'35"
C11	220.99	375.00	N44°14'57"W	217.80	113.81	33°45'52"
C12	252.24	425.00	S44°22'12"E	248.56	129.96	34°00'22"
C13	31.83	20.00	S73°16'17"W	28.58	20.42	91°11'41"
C14	31.08	20.00	S16°50'58"E	28.05	19.67	89°02'49"
C15	272.27	60.00	S22°29'31"E	91.92	71.50	260°00'10"
C16	31.42	20.00	N72°40'26"E	28.28	20.00	90°00'00"
C17	31.42	20.00	N17°19'34"W	28.28	20.00	90°00'00"
C18	31.42	20.00	S72°40'26"W	28.28	20.00	90°00'00"
C19	31.42	20.00	S17°19'34"E	28.28	20.00	90°00'00"
C20	302.70	1057.00	S19°28'11"W	301.67	152.39	16°24'30"
C21	242.41	875.00	S19°44'14"W	241.64	121.99	15°52'24"
C22	249.80	925.00	N19°56'15"E	249.04	125.67	15°28'23"
C23	273.65	1042.00	S20°09'01"W	272.87	137.62	15°02'50"
C24	22.09	60.00	S38°03'18"W	21.97	11.17	21°05'49"
C25	35.82	60.00	S65°42'29"W	35.29	18.46	34°12'33"
C26	37.72	425.00	N58°49'51"W	37.70	18.87	5°05'05"
C27	47.25	425.00	N53°06'13"W	47.22	23.65	6°22'10"
C28	47.25	425.00	N46°44'03"W	47.22	23.65	6°22'10"
C29	47.25	425.00	N40°21'53"W	47.22	23.65	6°22'10"
C30	47.25	425.00	N33°59'43"W	47.22	23.65	6°22'10"
C31	25.54	425.00	N29°05'19"W	25.54	12.77	3°26'36"
C32	4.12	325.00	N27°00'13"W	4.12	2.06	0°43'36"
C33	46.47	325.00	N22°32'39"W	46.43	23.27	8°11'32"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C34	46.47	325.00	N14°21'08"W	46.43	23.27	8°11'32"
C35	46.47	325.00	N06°09'36"W	46.43	23.27	8°11'32"
C36	8.99	325.00	N01°16'18"W	8.99	4.50	1°35'06"
C37	10.80	275.00	N01°36'16"W	10.80	5.40	2°15'02"
C38	21.91	325.00	S02°24'38"E	21.91	10.96	3°51'47"
C39	32.07	50.00	N45°13'53"E	31.52	16.61	36°45'05"
C40	41.82	50.00	N87°33'57"E	40.61	22.22	47°55'04"
C41	36.40	50.00	S47°37'07"E	35.60	19.05	41°42'47"
C42	36.06	50.00	S06°06'10"E	35.28	18.85	41°19'08"
C43	33.98	50.00	S34°01'40"W	33.33	17.68	38°56'33"
C44	63.76	50.00	N89°58'12"W	59.53	37.04	73°03'42"
C45	110.59	375.00	S38°06'25"E	110.18	55.70	16°53'46"
C46	95.40	375.00	S53°50'36"E	95.14	47.96	14°34'35"
C47	43.84	875.00	N26°14'19"E	43.84	21.93	2°52'15"
C48	59.32	875.00	N22°51'40"E	59.31	29.67	3°53'04"
C49	58.11	875.00	N19°00'59"E	58.09	29.06	3°48'17"
C50	56.05	875.00	N15°16'44"E	56.04	28.04	3°40'13"
C51	25.09	875.00	N12°37'20"E	25.09	12.55	1°38'35"
C52	25.00	925.00	S12°58'31"W	25.00	12.50	1°32'55"
C53	52.49	925.00	S15°22'31"W	52.48	26.25	3°15'04"
C54	48.69	925.00	S18°30'31"W	48.68	24.35	3°00'57"
C55	48.69	925.00	S21°31'29"W	48.68	24.35	3°00'57"
C56	48.69	925.00	S24°32'26"W	48.68	24.35	3°00'57"
C57	26.24	925.00	S26°51'40"W	26.24	13.12	1°37'32"
C58	45.47	1042.00	N26°25'26"E	45.47	22.74	2°30'01"
C59	55.22	1042.00	N23°39'20"E	55.22	27.62	3°02'12"
C60	55.18	1042.00	N20°37'13"E	55.17	27.60	3°02'03"
C61	55.13	1042.00	N17°35'15"E	55.13	27.57	3°01'54"
C62	62.65	1042.00	N14°20'57"E	62.64	31.33	3°26'41"
C63	277.70	1057.00	N20°08'51"E	276.91	139.66	15°03'11"
C65	15.00	375.00	S28°30'47"E	15.00	7.50	2°17'31"

Line Table		
Line #	Length	Direction
L1	77.04	S66°41'01"E
L2	165.51	S21°41'01"E
L3	94.81	S72°28'36"E
L4	37.94	N07°11'14"W
L5	75.98	N62°19'34"W
L6	60.56	N52°27'48"W
L7	54.46	N46°05'38"W
L8	66.62	N40°18'22"W
L9	60.56	N33°21'18"W
L10	116.20	N8°41'48"E
L11	6.47	N81°06'25"E
L12	68.53	N27°22'01"W
L13	68.53	S27°22'01"E
L14	52.36	S27°40'26"W
L15	68.05	N27°40'26"E
L16	67.97	S27°40'26"W
L17	47.36	S27°40'26"W
L18	35.36	N72°40'26"E
L19	24.09	S48°04'32"E
L20	58.46	S66°41'01"E
L21	14.29	N00°28'45"W
L22	50.39	S70°49'59"E



EASEMENT DETAIL
SCALE 1" = 30'

Easment Line Table		
Line #	Length	Direction
(L24)	128.48	S52°35'30"E

Easement Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C66)	6.04	20.00	N69°46'54"W	6.02	3.04	17°18'03"
(C67)	123.29	378.21	N51°45'42"W	122.75	62.20	18°40'40"

SHEET NO. 3 OF 5

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791

Civil Engineering
5501 West William Cannon
Phone No. (512) 280-5160

REG. # 10024900

Surveying
Austin, Texas 78749
Fax No. (512) 280-5165

SUN CHASE SOUTH SECTION 6

- 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
 - 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.
 - 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 THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS INCLUDING; PEWTER LUSTER BEND, PEWTER LUSTER COVE, AND IVY TRELLIS TRAIL, 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 DRAINAGE EASEMENTS 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.
 - 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 GAS SERVICE
 - 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.
 - 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.
 - THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS, AS RECORDED IN DOCUMENT NO. 2017142603, OFFICIAL PUBLIC RECORDS, 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 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.
 - 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.
 - 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.
 - 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.
 - 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. _____, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
 - LOTS 16, BLOCK G WILL BE OWNED AND MAINTAINED BY THE TC SUN CHASE HOMEOWNERS ASSOCIATION, INC. OR IT’S ASSIGNS. LOTS 23, BLOCK H, AND 14, BLOCK G, WILL BE OWNED AND MAINTAINED BY SOUTHEAST TRAVIS COUNTY M.U.D. NO.1.
 - ACCESS IS PROHIBITED TO SUN CHASE PARKWAY FROM ANY SINGLE FAMILY RESIDENTIAL LOT.
 - 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.
 - THIS SUBDIVISION IS IN THE CITY’S LIMITED PURPOSE JURISDICTION.
 - WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, 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 THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
 - 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.
 - THE DEDICATION OF BLOCK A, LOT 129 IN SUN CHASE SOUTH SECTION 1, FILED OF RECORD IN DOCUMENT NUMBER 201700236, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, 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 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.

SHEET NO. 4 OF 5



Carlson, Brigrance & 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 6

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 PFLUGERVILLE, TEXAS, BEING OWNER OF THAT CERTAIN TRACT OF LAND OUT OF THE AYRES MOODY SURVEY NUMBER 169, ABSTRACT NUMBER 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 10.872 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 6

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 D. MASSARO, ASSISTANT SECRETARY
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 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, _____

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

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 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 _____, 2016, 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

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

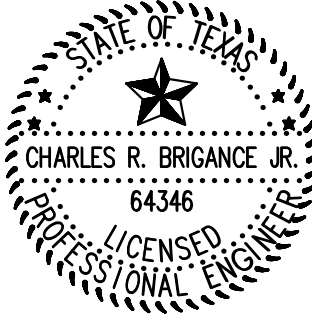
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER AND/OR SURVEYOR.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, CHARLES R. BRIGANCE, JR., 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: NO PORTION OF THIS TRACT IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN AS DEFINED BY FEMA/FIRM PANEL 48453C0640J, DATED JANUARY 6, 2016.

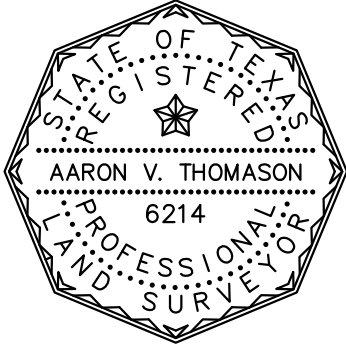
ENGINEERING BY: _____ DATE _____
CHARLES R. BRIGANCE, JR., ~ P.E. NO. 64346
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON
AUSTIN, TEXAS 78749



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



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 6 Location Map

