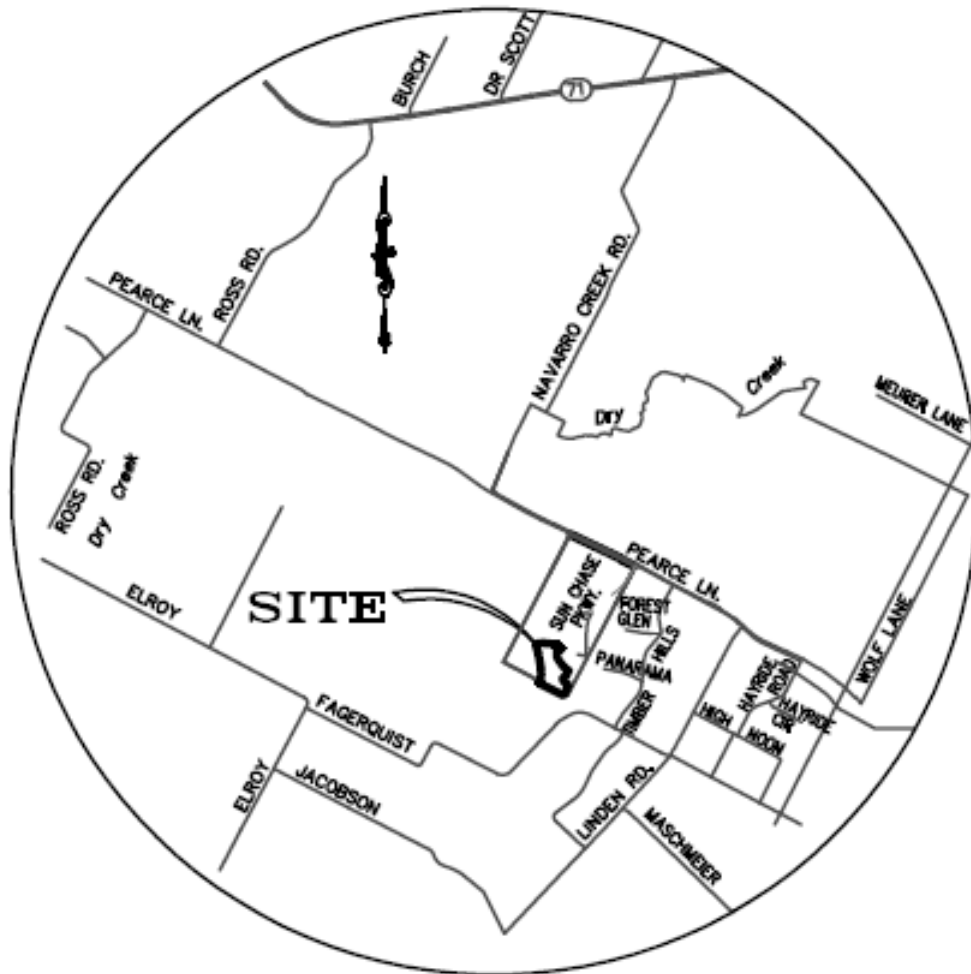


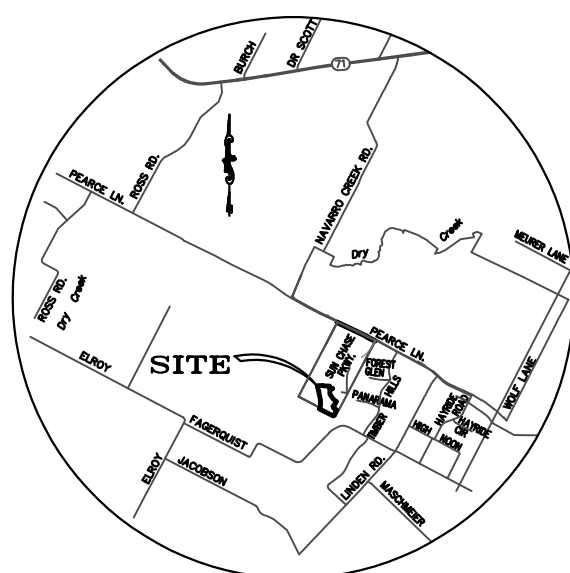
**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2008-0176.01.7A**P.C. DATE:** 04/28/2020**SUBDIVISION NAME:** Sun Chase South Section Seven**AREA:** 25.642 acres**LOT(S):** 86**OWNER/APPLICANT:** Qualico CR, LP (Vera Massaro)**AGENT:** Carlson Brigrance & Doering, Inc. (Charles Brigrance)**ADDRESS OF SUBDIVISION:** 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 Seven Final Plat, consisting of 86 lots on 25.642 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](mailto:sarah.sumner@traviscountytx.gov)

## Sun Chase South Section 7 Location Map



LOCATION MAP  
NOT TO SCALE

# CONSUMER PROTECTION NOTICE FOR HOMEBUYERS



LOCATION MAP  
NOT TO SCALE

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.

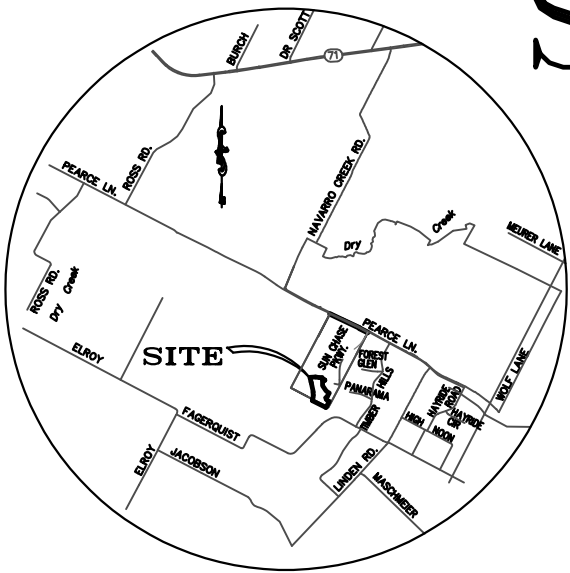
THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS 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 7



LOCATION MAP  
NOT TO SCALE



SCALE: 1" = 100'

## LEGEND

- IRON ROD SET
- IRON ROD FOUND
- △ CALCULATED POINT
- L.S.E. LANDSCAPE EASEMENT
- S.W.E. SIDEWALK EASEMENT
- R.O.W. RIGHT OF WAY
- W.Q.E. WATER QUALITY EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- AC. ACRES
- ⓓ BLOCK NUMBER
- 1 LOT NUMBER
- ..... APPROX. SIDEWALK LOCATION
- CENTERLINE CREEK
- DEVELOPED 100 YEAR FLOODPLAIN  
CLOMR 09-06-0452R
- APPROXIMATE SURVEY LINE
- ▨ SIGHT LINE EASEMENT AREA

DATED: MARCH 20, 2020

OWNER:  
QUALICO CR, LP  
ATTN: VERA MASSARO, ASSISTANT SECRETARY  
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: 25.642 ACRES  
SURVEY: AYRES MOODY SURVEY NO. 169, ABSTRACT NO. 2196

TOTAL OF LOTS :	86	
NO. OF SINGLE FAMILY LOTS:	82	12.895 ACRES
NO. OF GREENBELT, W.Q.E., D.E. & P.U.E. LOTS:	4	7.644 ACRES
NO. OF BLOCKS:	5	

RIGHT-OF-WAY LINEAR FOOTAGE				PARKING ALLOWED
SUN CHASE PARKWAY	86' ROW	STREET WIDTH 61'	534'	NO
LUSTROUS AMBER COVE	50' ROW	STREET WIDTH 30'	122'	YES
POPPY PETAL DRIVE	50' ROW	STREET WIDTH 30'	821'	YES
SPARKLING LIGHT DRIVE	50' ROW	STREET WIDTH 30'	1,281'	YES
GRENADINE BLOOM BEND	50' ROW	STREET WIDTH 30'	1,262'	YES
TOTAL		5.119 ACRES	4,020'	

BENCHMARKS:  
\*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

C8J-2008-0176.01.7A

SHEET NO. 2 OF 5

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



PATH-J: AC3D\4998\SURVEY\PLAT-SUN CHASE SECTION 7.dwg



# SUN CHASE SOUTH SECTION 7

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	10.80	275.00	S01°36'16"E	10.80	5.40	2°15'02"
C2	34.83	25.00	S67°35'30"W	32.08	20.92	79°50'08"
C3	214.36	60.00	S05°09'40"W	117.22	274.07	204°41'48"
C4	23.56	15.00	N17°29'36"W	21.21	15.00	90°00'00"
C5	23.56	15.00	N72°30'24"E	21.21	15.00	90°00'00"
C6	91.09	275.00	N18°01'04"E	90.67	45.96	18°58'39"
C7	132.93	375.00	N01°37'34"W	132.24	67.17	20°18'37"
C8	23.56	15.00	N56°46'52"W	21.21	15.00	90°00'00"
C9	23.56	15.00	N33°13'08"E	21.21	15.00	90°00'00"
C10	31.42	20.00	S59°57'43"E	28.28	20.00	90°00'00"
C11	32.23	20.00	N31°12'37"E	28.86	20.84	92°20'39"
C12	253.45	720.00	N87°28'00"E	252.14	128.05	20°10'07"
C13	31.42	20.00	S37°26'56"E	28.28	20.00	90°00'00"
C14	31.42	20.00	N52°33'04"E	28.28	20.00	90°00'00"
C15	123.07	530.00	S89°06'04"E	122.79	61.81	13°18'16"
C16	48.67	425.00	S02°01'39"E	48.64	24.36	6°33'39"
C17	48.67	425.00	S04°32'00"W	48.64	24.36	6°33'39"
C18	5.31	425.00	S08°10'17"W	5.31	2.65	0°42'56"
C19	23.51	325.00	S10°36'05"W	23.51	11.76	4°08'41"
C20	47.77	325.00	S16°53'04"W	47.73	23.93	8°25'17"
C21	36.37	325.00	S24°18'04"W	36.35	18.20	6°24'41"
C22	31.42	20.00	N72°30'24"E	28.28	20.00	90°00'00"
C23	31.42	20.00	S17°29'36"E	28.28	20.00	90°00'00"
C24	126.49	275.00	S14°19'48"W	125.37	64.38	26°21'12"
C25	149.70	325.00	N14°18'39"E	148.38	76.20	26°23'29"
C26	16.20	275.00	N25°49'08"E	16.20	8.10	3°22'31"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C27	78.84	275.00	N15°55'04"E	78.57	39.69	16°25'37"
C28	31.44	275.00	N04°25'44"E	31.42	15.74	6°33'03"
C29	37.41	325.00	S04°24'46"W	37.39	18.73	6°35'43"
C30	49.21	325.00	S12°02'55"W	49.17	24.65	8°40'33"
C31	49.23	325.00	S20°43'34"W	49.18	24.66	8°40'44"
C32	13.85	325.00	S26°17'10"W	13.85	6.92	2°26'28"
C33	30.91	20.00	S45°23'43"W	27.93	19.50	88°33'37"
C34	21.03	25.00	N66°13'46"W	20.41	11.18	48°11'23"
C35	241.19	50.00	N00°19'28"W	66.67	44.72	276°22'46"
C36	21.03	25.00	N65°34'51"E	20.41	11.18	48°11'23"
C37	29.93	20.00	S47°27'20"E	27.21	18.56	85°44'15"
C38	3.32	25.00	N45°17'18"E	3.32	1.66	7°36'16"
C39	57.95	50.00	N74°41'13"E	54.76	32.72	66°24'08"
C40	47.56	50.00	S44°51'45"E	45.79	25.75	54°29'55"
C41	37.54	50.00	S03°53'50"W	36.67	19.71	43°01'13"
C42	37.54	50.00	S46°55'03"W	36.67	19.71	43°01'13"
C43	53.31	50.00	N81°01'35"W	50.82	29.51	61°05'31"
C44	7.28	50.00	N46°18'27"W	7.28	3.65	8°20'44"
C45	90.41	720.00	S08°11'02"E	90.35	45.26	7°11'40"
C46	35.05	670.00	N00°23'01"W	35.05	17.53	2°59'51"
C47	61.81	670.00	N04°31'31"W	61.79	30.93	5°17'10"
C48	53.94	670.00	N09°28'29"W	53.93	26.98	4°36'46"
C49	194.01	575.00	S02°06'54"E	193.09	97.94	19°19'56"
C50	177.14	525.00	N02°06'54"W	176.30	89.42	19°19'56"
C51	50.96	575.00	N05°01'55"W	50.95	25.50	5°04'42"
C52	52.73	575.00	N00°08'03"E	52.71	26.38	5°15'14"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C53	48.07	575.00	N05°09'22"E	48.05	24.05	4°47'23"
C54	42.25	575.00	S09°40'34"E	42.24	21.14	4°12'37"
C55	58.33	525.00	S04°22'05"W	58.30	29.20	6°21'57"
C56	76.55	525.00	S02°59'31"E	76.48	38.34	8°21'15"
C57	42.26	525.00	S09°28'30"E	42.25	21.14	4°36'43"
C58	17.71	25.00	N69°22'59"E	17.34	9.24	40°35'06"
C59	2.38	1025.00	S11°50'51"E	2.38	1.19	0°07'58"
C60	54.52	1025.00	N13°26'16"W	54.52	27.27	3°02'52"
C61	48.02	425.00	S08°32'40"E	47.99	24.03	6°28'24"
C62	127.66	720.00	S82°27'42"W	127.49	64.00	10°09'32"
C63	113.96	530.00	N89°35'37"W	113.74	57.20	12°19'11"
C64	9.11	530.00	N82°56'29"W	9.11	4.55	0°59'05"
C65	125.79	720.00	N87°27'14"W	125.63	63.05	10°00'35"
C66	8.13	975.00	N14°43'22"W	8.13	4.07	0°28'41"
C67	150.65	425.00	N01°37'34"W	149.87	76.13	20°18'37"
C68	31.42	20.00	S72°30'24"W	28.28	20.00	90°00'00"
C69	31.47	20.00	N17°24'35"W	28.33	20.06	90°10'02"
C70	31.36	20.00	N72°35'25"E	28.24	19.94	89°49'58"
C71	31.42	20.00	N17°29'36"W	28.28	20.00	90°00'00"
C72	107.65	325.00	N18°01'04"E	107.16	54.32	18°58'39"
C73	56.90	1025.00	N13°22'17"W	56.89	28.46	3°10'50"
C74	54.13	975.00	N13°22'17"W	54.12	27.07	3°10'50"
C75	45.99	975.00	N13°07'57"W	45.99	23.00	2°42'10"

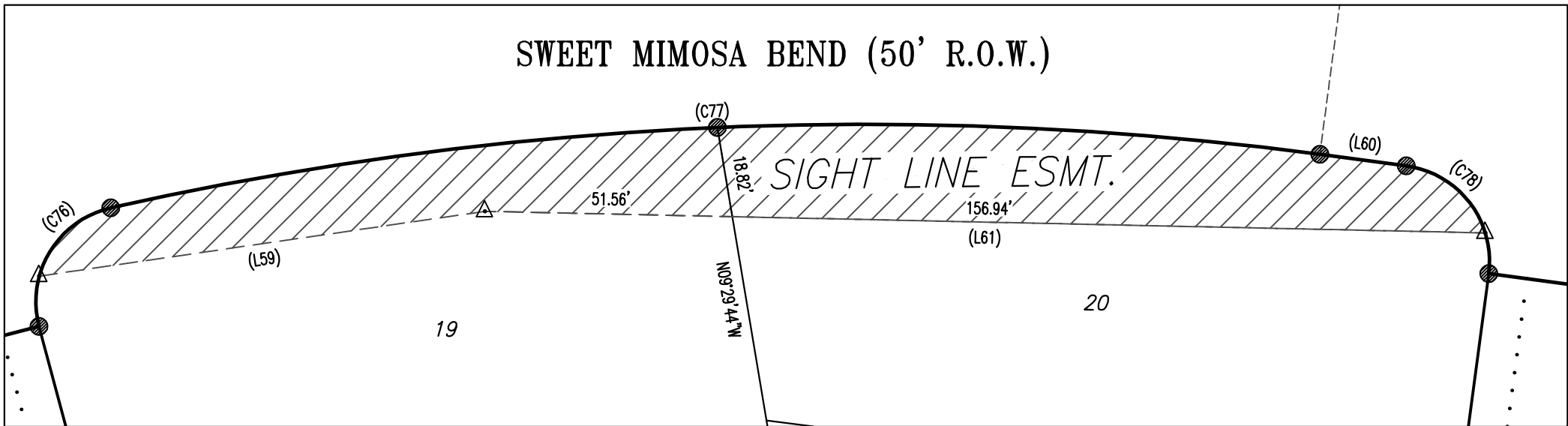
Line Table		
Line #	Length	Direction
L1	115.16	S05°45'12"E
L2	118.30	N84°14'48"E
L3	14.29	S00°28'45"E
L4	116.20	S84°14'48"W
L5	49.22	S01°04'41"E
L6	115.29	S03°27'39"E
L7	125.48	S18°43'09"E
L8	106.54	S27°52'21"E
L9	120.43	S34°57'33"E
L10	54.46	S46°05'38"E
L11	60.56	S52°27'48"E
L12	75.98	S62°19'34"E
L13	193.60	S27°40'26"W
L14	37.94	S07°11'14"E
L15	18.81	S27°48'33"W
L16	128.29	N27°30'24"E
L17	5.00	N62°29'36"W
L18	56.00	N27°30'24"E
L19	5.00	S62°29'36"E
L20	9.24	N27°30'24"E

Line Table		
Line #	Length	Direction
L21	123.58	N08°31'45"E
L22	148.66	N11°46'52"W
L23	5.00	S78°13'08"W
L24	56.00	N11°46'52"W
L25	5.00	N78°13'08"E
L26	121.87	S75°02'17"W
L27	112.21	N12°59'11"W
L28	162.86	N15°03'28"W
L29	100.00	N75°02'17"E
L30	50.00	N75°42'34"E
L31	18.16	S82°26'56"E
L32	50.00	S82°26'56"E
L33	85.89	S82°26'56"E
L34	7.24	S27°30'24"W
L35	22.71	N89°40'32"E
L36	54.49	S07°33'04"W
L37	62.23	S08°36'35"E
L38	62.39	S02°10'33"E
L39	77.62	S27°30'24"W
L40	126.60	N14°26'47"E

Line Table		
Line #	Length	Direction
L41	104.66	S03°21'36"W
L42	62.68	S01°25'50"W
L43	125.10	S02°07'15"E
L44	19.98	S71°53'54"W
L45	61.58	S57°40'21"W
L46	61.58	S36°09'45"W
L47	61.58	S14°39'08"W
L48	61.58	S06°51'29"E
L49	53.69	S56°04'36"E
L50	53.52	S77°57'47"E
L51	69.63	S07°33'04"W
L52	4.04	S11°46'52"E
L53	60.00	S27°30'24"W
L54	57.83	S27°06'40"W
L55	66.59	S20°43'34"W
L56	66.38	S08°33'34"W
L57	54.49	S07°33'04"W
L58	21.31	N89°40'32"E

Esmt Line Table		
Line #	Length	Direction
(L59)	93.84	S81°43'56"W
(L60)	18.16	S82°26'56"E
(L61)	208.50	N88°45'59"W

Esmt Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C76)	21.65	20.00	N46°21'55"E	20.61	12.03	62°02'03"
(C77)	253.45	720.00	N87°28'00"E	252.14	128.05	20°10'07"
(C78)	22.84	20.00	S49°43'42"E	21.62	12.85	65°26'29"



EASEMENT DETAIL  
SCALE 1" = 30'

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

C8J-2008-0176.01.7A

# SUN CHASE SOUTH SECTION 7

- 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 FROM THIS SUBDIVISION 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: LUSTROUS AMBER COVE, POPPY PETAL DRIVE, SPARKLING LIGHT DRIVE, AND GRENADINE BLOOM BEND, 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.
  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. 2017142603, 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 NO. 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. 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. LOT 4, BLOCK B, LOT 47, BLOCK I, LOT 41, BLOCK J, AND LOT 15, BLOCK K, WILL BE OWNED AND MAINTAINED BY SOUTHEAST TRAVIS COUNTY M.U.D. NO.1.
  25. ACCESS IS PROHIBITED TO SUN CHASE PARKWAY FROM ANY SINGLE FAMILY RESIDENTIAL LOT.
  26. 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.
  27. 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.
  28. FINISHED FLOOR ELEVATIONS IN THE SUBDIVISION SHALL BE 2.0 FEET MINIMUM ABOVE THE 500 YEAR FULLY DEVELOPED FLOODPLAIN. 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
4	I	499.8	18	I	489.0	47	M	494.4
5	I	499.8	19	I	489.0			
6	I	498.6	20	I	489.6			
8	I	499.0	21	I	489.5			
9	I	499.1	22	I	489.1			
10	I	496.7	23	I	489.0			
11	I	493.6	15	J	493.4			
12	I	490.8	16	J	493.4			
14	I	490.3	23	J	493.2			
15	I	490.0	24	J	493.2			
16	I	488.7						
17	I	488.7						
  29. THE DEDICATION OF BLOCK I, LOT 47, BLOCK J, LOT 41, BLOCK B, LOT 4 AND BLOCK K, LOT 15 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, L.P., PER CITY ORDINANCE 20120322-036, ARTICLE VIII, SECTION 8.01 AND EXHIBIT D, AND CITY ORDINANCE 20160616-041, PART 5, A. THIS FINAL PLAT INCLUDES 7.58 ACRES OF PARKS AND OPEN SPACE LAND.
  30. PER CHAPTER 482 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.
  31. 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.
  32. THE EMERGENCY ACCESS DRIVE CONSTRUCTED WITH SUN CHASE SOUTH SECTION 1 WILL PROVIDE EMERGENCY ACCESS FOR THIS SUBDIVISION.
  33. NO CRITICAL WATER QUALITY ZONE IS LOCATED ON SITE.

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

C8J-2008-0176.01.7A

PATH-J: AC3D\4998\SURVEY\PLAT-SUN CHASE SECTION 7.dwg



# SUN CHASE SOUTH SECTION 7

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 PLUGERVILLE, 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 CALLED 110.263 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2008139826, AND A PORTION OF THAT CALLED 23.106 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2009141317, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 25.642 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 7

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.

\_\_\_\_\_, 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.

\_\_\_\_\_, 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 \_\_\_\_\_, 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.

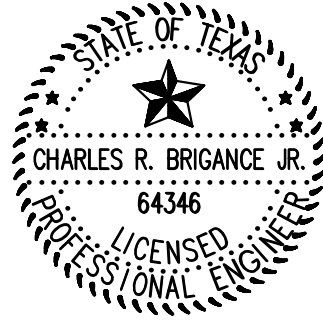
\_\_\_\_\_  
DEPUTY, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, 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.

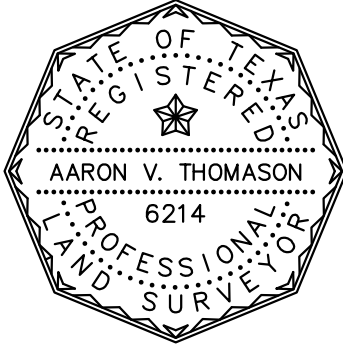
ENGINEERING BY: \_\_\_\_\_ DATE \_\_\_\_\_  
CHARLES R. BRIGANCE, JR., ~ P.E. NO. 64346  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON  
AUSTIN, TEXAS 78749



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.  
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PATH-J: AC3D\4998\SURVEY\PLAT-SUN CHASE SECTION 7.dwg