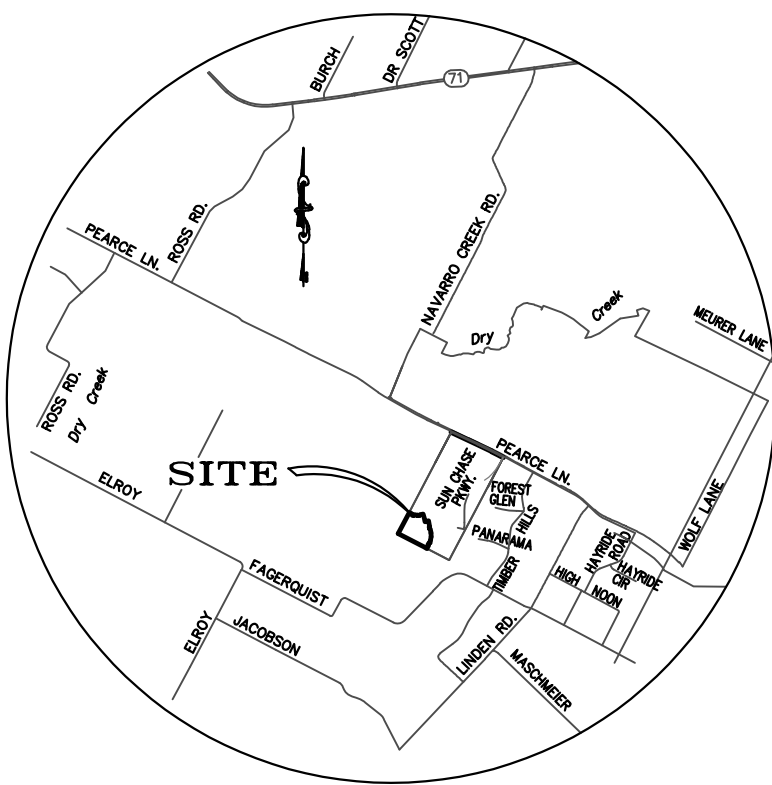


SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2008-0176.01.8A**LUC DATE:** 2/9/2021**SUBDIVISION NAME:** Sun Chase South Section Eight**AREA:** 20.157 acres**LOT(S):** 91**OWNER/APPLICANT:** Qualico CR, LP (Vera Massaro)**AGENT:** Carlson Brigrance & Doering, Inc. (Brian Kelling)**ADDRESS OF SUBDIVISION:** Sweet Mimosa Drive and Sparkling Light 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:** Requesting approval with conditions of Sun Chase South Section Eight Final Plat, consisting of 91 lots on 20.157 acres. Water and wastewater will be provided by the City of Austin.**STAFF RECOMMENDATION:** The staff recommends approval of this subdivision. This plan has outstanding conditions to be satisfied to meet 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 8

A SMALL LOT SUBDIVISION



LOCATION MAP
NOT TO SCALE

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



C8J-2008-0176.01.8A

PATH-J: AC3D\5159\SURVEY\PLAT-SUN CHASE SECTION 8.dwg

SUN CHASE SOUTH SECTION 8

A SMALL LOT SUBDIVISION



SCALE: 1" = 100'

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- 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
- AC. ACRES
- ⓓ BLOCK NUMBER
- 1 LOT NUMBER
- APPROX. SIDEWALK LOCATION
- SIGHT LINE EASEMENT AREA

DATED: DECEMBER 22, 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 48453C0640K
DATED: JANUARY 22, 2020

TOTAL ACREAGE: 20.157 ACRES
SURVEY: AYRES MOODY SURVEY NO. 169, ABSTRACT NO. 2196

TOTAL OF LOTS :		91
NO. OF SINGLE FAMILY LOTS:	90	12.604 ACRES
NO. OF GREENBELT, W.Q.E. & D.E. LOTS:	1	4.283 ACRES
NO. OF BLOCKS:	2	
RIGHT-OF-WAY LINEAR FOOTAGE		PARKING ALLOWED
LITHODORA COVE	56' ROW STREET WIDTH 30'	171' YES
PETAL PINK COVE	50' ROW STREET WIDTH 30'	76 YES
POPPY PETAL LOOP	56' ROW STREET WIDTH 30'	961' YES
PURPLE DROP BEND	50' ROW STREET WIDTH 30'	856' YES
PURPLE DROP COVE	50' ROW STREET WIDTH 30'	76' YES
TOTAL	3,270 ACRES	2,140

BENCHMARKS:
*LCRA CONTROL MONUMENT- CS42, 3" ALUMINUM DISK,
N. 10034904.0, E. 3154863.9, ELEV. = 459.38'
*SQUARE CUT ON CENTER OF CONCRETE HEAD WALL,
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



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

C8J-2008-0176.01.8A

PATH-J: AC3D\5159\SURVEY\PLAT-SUN CHASE SECTION 8.dwg

SUN CHASE SOUTH SECTION 8

A SMALL LOT SUBDIVISION

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	29.41	20.00	S20°09'09"E	26.83	18.09	84°15'44"
C2	28.84	20.00	N63°17'06"E	26.40	17.57	82°36'47"
C3	103.12	330.00	S84°21'39"E	102.70	51.99	17°54'17"
C4	28.84	20.00	S52°00'24"E	26.40	17.57	82°36'47"
C5	29.93	20.00	N32°10'08"E	27.21	18.57	85°44'18"
C6	23.56	15.00	S33°13'08"W	21.21	15.00	90°00'00"
C7	23.56	15.00	S56°46'52"E	21.21	15.00	90°00'00"
C8	132.93	375.00	S01°37'34"E	132.24	67.17	20°18'37"
C9	91.09	275.00	S18°01'04"W	90.67	45.96	18°58'39"
C10	23.56	15.00	S72°30'24"W	21.21	15.00	90°00'00"
C11	23.56	15.00	S17°29'36"E	21.21	15.00	90°00'00"
C12	52.52	525.00	N24°50'40"E	52.50	26.28	5°43'54"
C13	47.52	475.00	N24°50'40"E	47.50	23.78	5°43'54"
C14	31.41	20.00	S17°17'12"E	28.28	20.00	89°59'39"
C15	31.42	20.00	S72°42'48"W	28.29	20.00	90°00'21"
C16	21.03	25.00	S86°22'43"E	20.41	11.18	48°11'23"
C17	21.03	25.00	N38°11'20"W	20.41	11.18	48°11'23"
C18	241.19	50.00	N27°42'59"E	66.67	44.72	276°22'46"
C19	39.36	25.00	S17°23'29"E	35.42	25.09	90°12'13"
C20	17.45	20.00	S87°29'27"E	16.90	9.33	49°59'41"
C21	17.45	20.00	N37°29'45"W	16.90	9.33	49°59'41"
C22	244.34	50.00	N27°30'24"E	64.29	41.96	279°59'23"
C23	17.45	20.00	N87°29'27"W	16.90	9.33	49°59'41"
C24	165.97	50.00	S17°23'29"E	99.60	560.61	190°11'36"
C25	17.45	20.00	N52°42'28"E	16.90	9.33	49°59'41"
C26	17.45	20.00	N35°41'51"W	16.90	9.33	49°59'41"
C27	17.45	20.00	S14°17'50"W	16.90	9.33	49°59'41"
C28	244.34	50.00	N79°17'59"E	64.29	41.96	279°59'23"
C29	140.67	272.00	S63°24'11"W	139.11	71.95	29°37'53"
C30	307.25	328.00	S51°22'58"W	296.14	165.94	53°40'19"
C31	42.74	25.00	S00°23'23"E	37.72	28.74	97°57'16"
C32	45.52	272.00	S54°09'39"E	45.46	22.81	9°35'16"
C33	25.88	25.00	S88°36'44"E	24.74	14.24	59°18'53"
C34	232.92	50.00	N15°11'04"E	72.59	52.77	266°54'29"
C35	14.15	25.00	N47°34'34"W	13.96	7.27	32°25'46"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C36	74.91	328.00	S57°14'52"E	74.75	37.62	13°05'09"
C37	45.71	25.00	S76°55'15"W	39.60	32.43	104°44'55"
C38	39.27	25.00	S20°27'13"E	35.36	25.00	90°00'00"
C39	16.95	328.00	N63°58'24"W	16.94	8.47	2°57'37"
C40	14.05	272.00	N63°58'24"W	14.05	7.03	2°57'37"
C41	19.65	25.00	N87°58'17"W	19.15	10.36	45°02'08"
C42	157.14	50.00	S20°27'13"E	100.00	80357.11	180°04'17"
C43	19.65	25.00	N47°03'52"E	19.15	10.36	45°02'08"
C44	23.93	525.00	S23°17'03"W	23.92	11.96	2°36'40"
C45	28.59	525.00	S26°09'00"W	28.59	14.30	3°07'14"
C46	2.29	272.00	N62°44'04"W	2.29	1.15	0°28'57"
C47	11.76	272.00	N64°12'53"W	11.76	5.88	2°28'40"
C48	30.06	50.00	S86°44'55"W	29.61	15.50	34°26'39"
C49	29.67	50.00	N59°01'56"W	29.23	15.28	33°59'37"
C50	29.94	50.00	N24°53'01"W	29.49	15.43	34°18'13"
C51	57.21	50.00	N25°02'41"E	54.14	32.19	65°33'13"
C52	30.63	50.00	S75°22'17"W	30.15	15.81	35°05'59"
C53	33.63	50.00	N67°48'35"W	33.00	17.48	38°32'15"
C54	30.06	50.00	N31°19'03"W	29.61	15.50	34°26'49"
C55	35.26	50.00	N87°42'59"E	34.54	18.40	40°24'33"
C56	57.50	50.00	S39°08'10"E	54.38	32.40	65°53'08"
C57	33.63	50.00	S13°04'32"W	33.00	17.48	38°32'17"
C58	38.69	50.00	S34°40'01"E	37.73	20.37	44°20'13"
C59	79.26	50.00	N77°45'15"E	71.22	50.72	90°49'14"
C60	6.82	50.00	S71°25'09"W	6.81	3.41	7°48'52"
C61	52.16	50.00	N74°47'08"W	49.83	28.74	59°46'35"
C62	33.63	50.00	N25°37'43"W	33.00	17.48	38°32'15"
C63	37.73	50.00	N15°15'38"E	36.85	19.82	43°14'26"
C64	35.63	50.00	N57°17'35"E	34.88	18.61	40°49'27"
C65	11.68	272.00	S76°59'19"W	11.68	5.84	2°27'37"
C66	63.40	272.00	S69°04'52"W	63.26	31.84	13°21'17"
C67	65.59	272.00	S55°29'44"W	65.43	32.95	13°48'59"
C68	41.66	50.00	N85°35'52"E	40.46	22.12	47°44'05"
C69	44.23	50.00	S45°11'32"E	42.80	23.68	50°41'07"
C70	33.63	50.00	S00°34'50"E	33.00	17.48	38°32'15"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C71	33.63	50.00	S37°57'25"W	33.00	17.48	38°32'15"
C72	33.63	50.00	S76°29'40"W	33.00	17.48	38°32'15"
C73	35.11	50.00	N64°07'15"W	34.39	18.31	40°13'55"
C74	11.03	50.00	N37°40'59"W	11.01	5.54	12°38'36"
C75	13.10	328.00	N62°38'44"W	13.10	6.55	2°17'21"
C76	41.19	328.00	N57°54'14"W	41.16	20.62	7°11'41"
C77	20.62	328.00	N52°30'20"W	20.61	10.31	3°36'06"
C78	11.93	50.00	S76°20'38"W	11.90	5.99	13°39'59"
C79	38.85	50.00	N74°33'46"W	37.88	20.47	44°31'13"
C80	32.20	50.00	N33°51'08"W	31.65	16.68	36°54'02"
C81	33.63	50.00	N03°52'00"E	33.00	17.48	38°32'15"
C82	37.08	50.00	N44°22'53"E	36.24	19.44	42°29'31"
C83	3.45	50.00	N67°36'17"E	3.45	1.73	3°57'17"
C84	36.25	328.00	N27°42'44"E	36.23	18.14	6°19'53"
C85	37.72	328.00	N34°10'21"E	37.70	18.88	6°35'20"
C86	37.72	328.00	N40°45'42"E	37.70	18.88	6°35'22"
C87	37.72	328.00	N47°21'04"E	37.70	18.88	6°35'22"
C88	37.72	328.00	N53°56'25"E	37.70	18.88	6°35'22"
C89	37.72	328.00	N60°31'47"E	37.70	18.88	6°35'22"
C90	37.72	328.00	N67°07'09"E	37.70	18.88	6°35'22"
C91	37.72	328.00	N73°42'30"E	37.70	18.88	6°35'22"
C92	6.96	328.00	N77°36'40"E	6.96	3.48	1°12'57"
C93	114.10	375.00	N01°09'51"W	113.66	57.49	17°25'57"
C94	12.44	375.00	N10°49'51"W	12.44	6.22	1°54'03"
C95	5.11	50.00	N57°46'12"W	5.10	2.55	5°51'00"
C96	44.90	50.00	N29°07'18"W	43.40	24.09	51°26'49"
C97	44.34	50.00	N22°00'26"E	42.90	23.75	50°48'39"
C98	37.96	50.00	N69°09'34"E	37.05	19.94	43°29'37"
C99	33.63	50.00	S69°49'30"E	33.00	17.48	38°32'15"
C100	33.63	50.00	S31°17'15"E	33.00	17.48	38°32'15"
C101	33.63	50.00	S07°15'01"W	33.00	17.48	38°32'15"
C102	11.15	50.00	S32°54'24"W	11.13	5.60	12°46'32"
C103	6.39	375.00	N08°02'26"E	6.39	3.20	0°58'37"
C104	8.73	475.58	N22°30'17"E	8.73	4.37	1°03'06"

Line Table		
Line #	Length	Direction
L1	118.37	S62°17'01"E
L2	20.00	S21°58'43"W
L3	50.00	S68°11'18"E
L4	20.00	N21°58'43"E
L5	50.00	N79°53'53"E
L6	115.10	N75°02'17"E
L7	162.86	S15°03'28"E
L8	112.21	S12°59'11"E
L9	121.87	N75°02'17"E
L10	5.00	S78°13'08"W
L11	56.00	S11°46'52"E
L12	5.00	N78°13'08"E
L13	148.66	S11°46'52"E
L14	123.58	S08°31'45"W
L15	9.24	S27°30'24"W
L16	5.00	N62°29'36"W
L17	56.00	S27°30'24"W
L18	5.00	S62°29'36"E
L19	128.29	S27°30'24"W
L20	125.06	N62°26'16"W
L21	121.87	N62°23'58"W
L23	22.52	S10°42'01"E

Line Table		
Line #	Length	Direction
L24	22.00	N10°42'01"W
L25	50.00	S78°13'08"W
L26	41.91	S78°05'03"W
L27	50.34	S73°42'30"W
L28	50.34	S67°07'09"W
L29	50.76	N49°11'14"E
L30	49.20	N53°56'25"E
L31	49.20	S47°21'04"W
L32	49.20	S40°45'42"W
L33	49.20	S34°10'20"W
L34	48.84	N27°36'38"E
L35	40.00	N24°32'47"E
L36	40.54	S15°11'32"W
L37	40.15	S19°40'22"W
L38	40.00	S24°32'47"W
L39	41.16	S38°09'46"W
L40	58.12	S70°44'49"W
L41	61.83	N24°36'11"E
L42	79.32	S17°34'25"E
L43	68.29	N19°26'32"W
L44	27.20	S68°45'09"E
L45	35.84	N51°49'03"E

Line Table		
Line #	Length	Direction
L46	115.98	N27°42'37"E
L47	100.00	S62°17'23"E
L48	50.62	S71°17'59"E
L49	160.00	N62°29'36"W
L50	157.99	N62°29'36"W
L51	39.86	S73°04'18"E
L52	65.99	N75°00'13"E
L53	42.81	S64°07'05"W
L54	150.68	S27°42'59"W
L55	81.84	N00°25'43"E
L56	56.09	S87°21'12"E
L57	99.31	N71°46'21"E
L58	103.64	N58°46'10"E
L59	62.62	N78°13'08"E
L60	62.62	N78°13'08"E
L61	23.61	S21°58'43"W
L62	23.76	N21°58'43"E
L63	45.16	N62°17'01"W
L64	45.15	S62°17'01"E
L65	90.00	S65°27'13"E

Easement Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C105)	29.20	25.00	N15°07'38"E	27.57	16.52	66°55'14"
(C106)	125.13	272.00	N61°45'58"E	124.03	63.69	26°21'27"
(C107)	24.17	25.00	N52°14'38"E	23.24	13.12	55°23'41"
(C108)	17.04	15.00	S44°19'36"E	16.14	9.57	65°05'28"

Easement Line Table		
Line #	Length	Direction
(L66)	144.35	S53°47'06"W
(L67)	100.55	S30°42'50"W
(L68)	79.39	N24°32'47"E
(L69)	1.83	N62°29'40"W
(L70)	294.43	N13°09'19"E
(L71)	228.23	N10°04'04"W

SHEET NO. 3 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-2008-0176.01.8A

PATH-J: AC3D\5159\SURVEY\PLAT-SUN CHASE SECTION 8.dwg

SUN CHASE SOUTH SECTION 8

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.
 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 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: LITHODORA COVE, PETAL PINK COVE, POPPY PETAL LOOP, PURPLE DROP BEND, SPARKLING LIGHT DRIVE, SWEET MIMOSA DRIVE, AND PURPLE DROP 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. 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.
 18. THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS, AS RECORDED IN DOCUMENT NO. 2017142603, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
 19. 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.
 20. 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.
 21. 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.
 22. 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. 2020023728, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
 23. LOT 76, BLOCK K, WILL BE OWNED AND MAINTAINED BY SOUTHEAST TRAVIS COUNTY M.U.D. NO.1.
 24. 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.
 25. 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.
 26. THE DEDICATION OF LOT 76, BLOCK K 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, AND CITY ORDINANCE 20160616-041, PART 5, A. THIS FINAL PLAT INCLUDES 4.27 ACRES OF PARKS AND OPEN SPACE LAND.
 27. 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.
 28. DRAINAGE EASEMENTS 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 EASEMENTS AND LATERAL SUPPORT EASEMENTS DEDICATED HEREIN. PROPERTY OWNERS MAY DO NOTHING THAT WOULD IMPAIR, DAMAGE, OR DESTROY THE DRAINAGE EASEMENTS 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.
 29. THE EMERGENCY ACCESS DRIVE CONSTRUCTED WITH SUN CHASE SOUTH SECTION 1 WILL PROVIDE EMERGENCY ACCESS FOR THIS SUBDIVISION.
 30. 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-2008-0176.01.8A

PATH-J: AC3D\5159\SURVEY\PLAT-SUN CHASE SECTION 8.dwg

SUN CHASE SOUTH SECTION 8

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 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 20.157 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 8

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 LAND USE 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, BRIAN R. KELLING., 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 500 YEAR AND 100 YEAR FLOODPLAIN AS DEFINED BY FEMA/FIRM PANEL 48453C0640K, DATED JANUARY 22, 2020.

ENGINEERING BY: _____ DATE _____
BRIAN R. KELLING, ~ P.E. NO. 130745
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

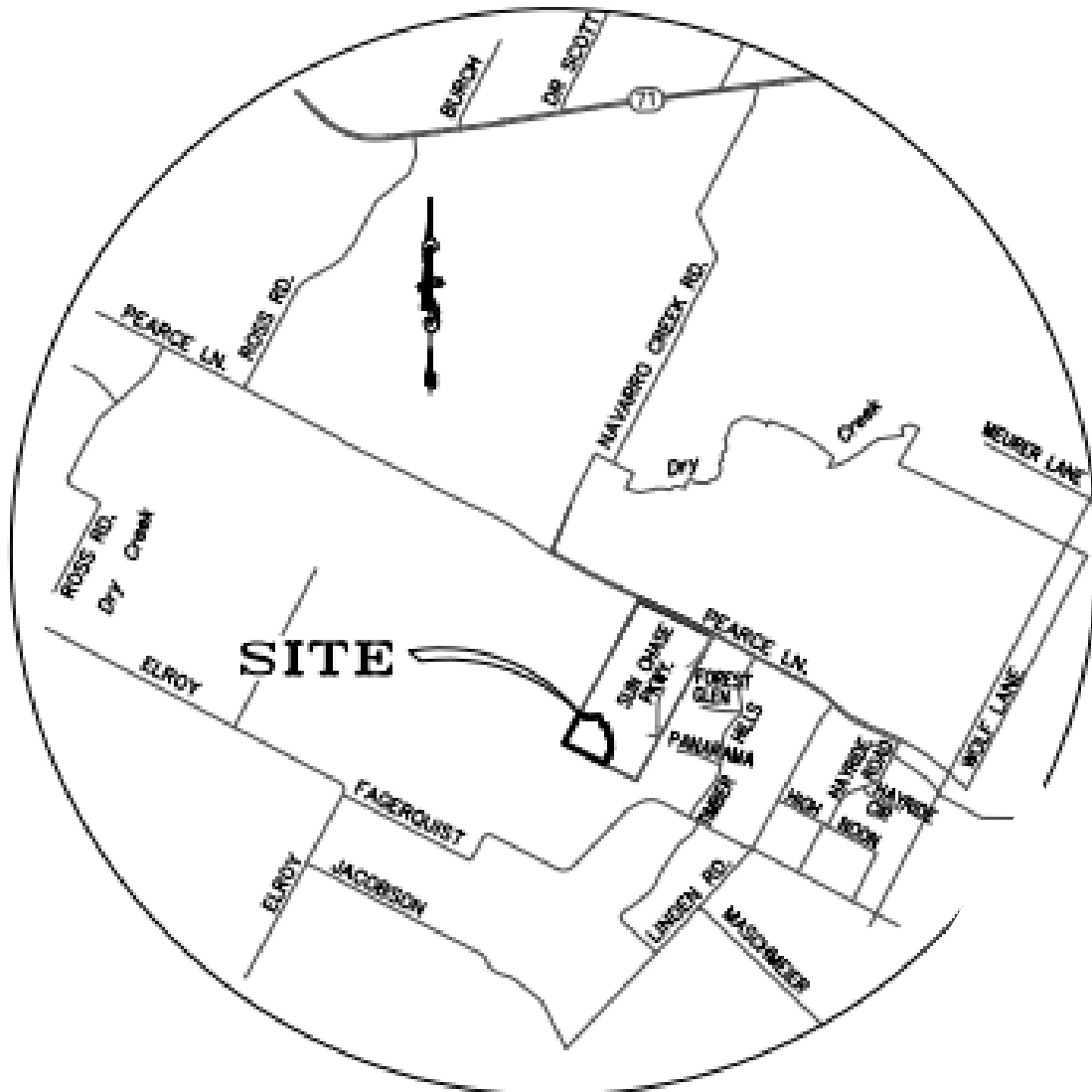


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C8J-2008-0176.01.8A

PATH-J: AC3D\5159\SURVEY\PLAT-SUN CHASE SECTION 8.dwg

Sun Chase South Section 8 Location Map



LOCATION MAP
NOT TO SCALE