

FINAL PLAT
OF
SORENTO PHASE 3

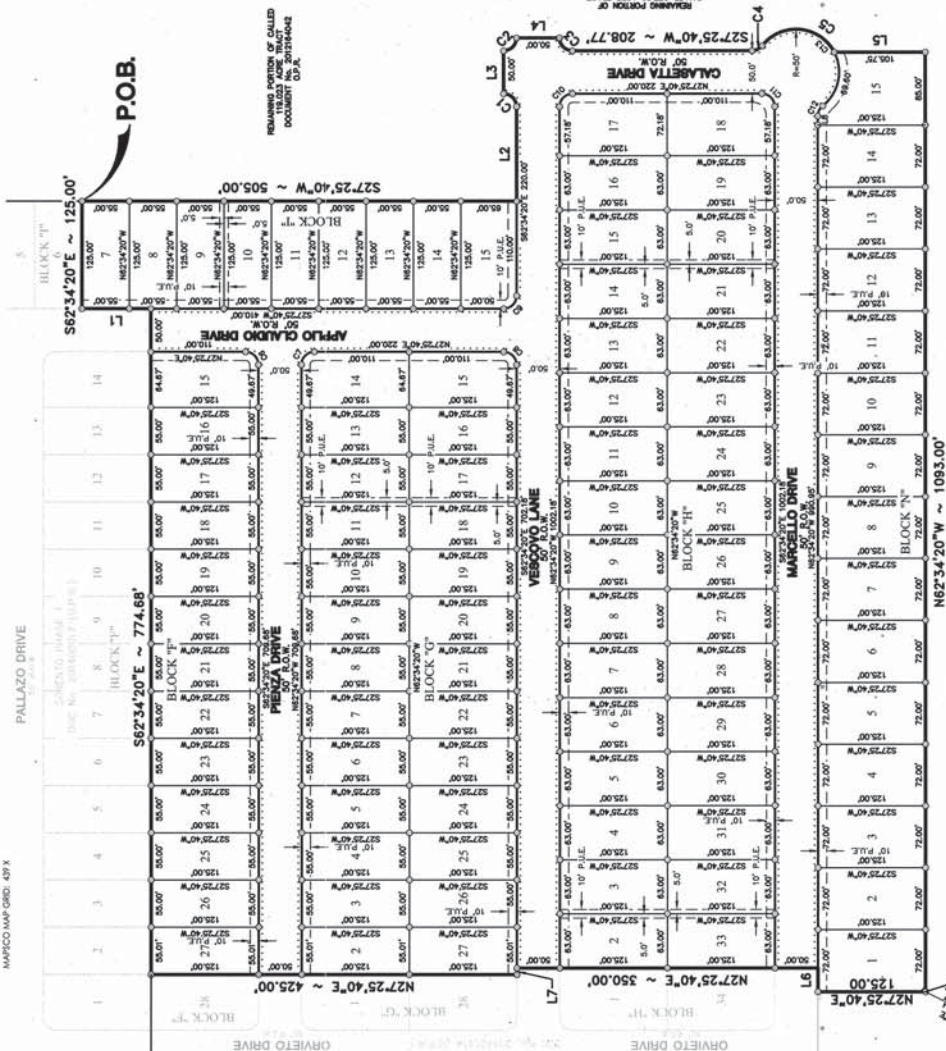
A 20.795 ACRES, OR 105,725 SQUARE FEET, MORE OR LESS, TRACT OF LAND BEING PART OF THE SOUTHWEST 1/4 OF SECTION 34, T12N, R10E, S12E, AND THAT CERTAIN 27.55 ACRE TRACT OF LAND CONVERTED TO SORENTO HOLDINGS 2012, LLC IN DOCUMENT NO. 201216402, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE JOHN C. BEAT SURVEY NO. 10, ABSTRACT NO. 33, TRAVIS COUNTY, TEXAS.



SCALE: 1" = 100'



LOCATION MAP
NOT TO SCALE
MAPCO MAP USER: 091



REMAINING PORTION OF CALLED 33738 ACRES TRACT DOCUMENT NO. 201216402 O.P.A.

REMAINING PORTION OF CALLED 33738 ACRES TRACT DOCUMENT NO. 201216402 O.P.A.

- LEGEND**
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 - FOUND 1/2" IRON ROD WITH CAP
 - PROPERTY LINE ANGLE POINT OR POINT OF CURVATURE
 - FOUND TYPOT MONUMENTATION
 - BLOCK LETTER
 - PUBLIC UTILITY EASEMENT
 - PUBLIC UTILITY EASEMENT
 - RIGHT-OF-WAY
 - ROW
 - OFFICIAL PUBLIC RECORDS
 - 4" SIDEWALK
 - DRNG
 - DRAINAGE
 - FLOODPLAIN

OWNER-SURVEYOR:
SORENTO HOLDINGS 2012, LLC
3 SAN JOAQUIN PLAZA,
SUITE 100
NEW PORT BEACH, CA 92660
(312) 454-8711

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
7809 SHOAL CREEK BLVD.
SUITE 220 WEST
HOUSTON, TEXAS 78377
(312) 454-8711

SURVEYOR:
PAPE-DAWSON ENGINEERS, INC.
7809 SHOAL CREEK BLVD.
SUITE 220 WEST
HOUSTON, TEXAS 78377
(312) 454-8711

LOT SUMMARY:
TOTAL LOT ACRES: 16.625 ACRES
TOTAL SUBDIVISION ACRES: 20.795 ACRES
TOTAL STREET ACRES: 4.188 ACRES
TOTAL NUMBER OF BLOCKS: 5
TOTAL NUMBER OF RESIDENTIAL LOTS: 33
LINEAR FEET OF NEW STREET: 0.999660016

REMARKS:
NORTH AMERICAN DATUM OF 1983 USED FOR ALL TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.
COMBINED SCALE FACTOR: 0.999660016

BENCHMARKS:
SET MAG NAIL WITH WASHER MARKED "PAPE-DAWSON" N 1017227.5, E 316984.3 ELEVATION OF 629.61 (NAVD 83)
SET COTTON GIN SPINDLE IN UTILITY POLE COORDINATES N 1016992.5, E 316922.8 ELEVATION OF 648.36 (NAVD 83)

PARKLAND REQUIREMENT:
LAND REQUIRED PER PRELIMINARY PLAN: 28.9 ACRES
LAND DEDICATED BY PRIOR RECORDED PLATS: 3.902 ACRES
LAND DEDICATED BY THIS PLAT: 0.0 ACRES

PAPE-DAWSON ENGINEERS
7809 SHOAL CREEK BLVD.
SUITE 220 WEST
HOUSTON, TEXAS 78377
PHONE: 312 454-8711
FAX: 312 454-8712
WWW.PAPE-DAWSON.COM
TOTAL NUMBER OF PROFESSIONAL LAND SURVEYORS: 10000-00



LOCATION MAP
NOT TO SCALE

NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE ETI.
2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED SEWER SYSTEM. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WATER SYSTEM APPROVED BY THE TEXAS STATE DEPARTMENT OF HEALTH.
3. ALL STREETS IN THIS SUBDIVISION SHALL BE CONSTRUCTED WITH CONCRETE CURB AND GUTTER.
4. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
5. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.
6. SIDEWALKS SHALL BE CONSTRUCTED ALONG EACH SIDE OF ALL STREETS IN THIS SUBDIVISION AND SIDEWALK RAMP, DESIGNED TO MEET ADA REQUIREMENTS FOR HANDICAP ACCESS, SHALL BE CONSTRUCTED ALONG EACH SIDE OF ALL STREETS. SIDEWALKS SHALL BE 5 FT WIDE. PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF APPLICABLE DRIVE, CALASSETTA DRIVE, MARCELLO DRIVE, PENZA DRIVE, AND VESCOVO LANE.
7. THIS SUBDIVISION AND THE HOME OWNERS ASSOCIATION IS SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF THE COUNTY OF PFLUGERVILLE, TEXAS, AND THE SUPPLEMENTAL DECLARATIONS.
8. WATER AND WASTE WATER SERVICE WILL BE PROVIDED BY CITY OF PFLUGERVILLE. ALL UTILITIES SHALL BE LOCATED AND DEEPER UNTIL CONNECTED TO WATER AND WASTE WATER FACILITIES.
9. THE OWNER/DEVELOPER, AS LISTED ON THIS PLAT, SHALL BE RESPONSIBLE FOR POSTING THE PLAT AND FOR THE PROTECTION OF ALL CONCRETE SIDEWALKS AS SHOWN OR LISTED ON THE PLAT. WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL CONTRACTOR, THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ENSURING ALL SIDEWALKS ARE ADA COMPLIANT, AND BUILT IN SUBSTANTIAL COMPLIANCE WITH THE PROVISIONS OF THE TEXAS ARCHITECTURAL BARBERS ACT, ARTICLE 9.02, TEXAS CIVIL STATUTES, AND ANY OTHER APPLICABLE LAWS. THE OWNER/DEVELOPER SHALL REGULATE OR TO REQUEST PRE-CONSTRUCTION VARIANCES FOR ANY PROPOSED SIDEWALKS NOT MEETING ADA REQUIREMENTS. SIDEWALKS SHALL BE REQUIRED BEFORE ANY CONSTRUCTION OF THE DEVELOPMENT PERMIT.
10. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE MID DISTRICT AND APPROVED BY THE DISTRICT'S ENGINEER, PRIOR TO THE CONSTRUCTION OF THE PLAT. THE ENGINEER SHALL BE RESPONSIBLE FOR ALL WATER, WASTE WATER, AND STORM DRAINAGE IMPROVEMENTS.
11. NO OBJECTS, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, OR OTHER STRUCTURES, SHALL BE CONSTRUCTED OR MAINTAINED THAT WOULD OBSTRUCT OR INTERFERE WITH THE CITY OF PFLUGERVILLE AS APPROVED BY TRAVIS COUNTY AND THE CITY OF PFLUGERVILLE.
12. THE PROPERTY OWNER OR USER ASSUMES ALL RESPONSIBILITY FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF PFLUGERVILLE AND TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
13. EASEMENTS DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE DEDICATED TO THE PUBLIC BY THE ENGINEERING DESIGN MANUAL. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE EASEMENTS. THE ENGINEER SHALL BE RESPONSIBLE FOR THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND MAINTAIN THE EASEMENT FREE OF LITTER, DEBRIS, AND TRASH.
14. WITHIN A RIGHT LINE EASEMENT, ANY OBSTRUCTION OF SIGHTLINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS THE RESPONSIBILITY OF THE OWNER. THE OWNER SHALL BE RESPONSIBLE TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.

FINAL PLAT
OF
SORENTO PHASE 3

A 20.791 ACRES, OR 162,725 SQUARE FEET, MORE OR LESS, TRACT OF LAND IN THE COUNTY OF TRAVIS, TEXAS, BEING THE SAME AS SHOWN ON THE PLAT OF HOLDINGS 2012 LLC IN DOCUMENT NO. 201214042 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE JOHN C. BRAY SURVEY NO. 16, ABSTRACT NO. 74, TRAVIS COUNTY, TEXAS.

ACKNOWLEDGEMENT:

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THOMAS J. BIELLY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3rd DAY OF November, 2015.

NOTARY PUBLIC, STATE OF TEXAS



SEAL

CITY CERTIFICATION:

APPROVED THIS DAY OF 20 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: RODNEY BLACKBURN, CHAIRMAN

THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE.

BY: EMILY BARRON, PLANNING DIRECTOR

ATTEST:

KAREN THOMPSON, CITY SECRETARY

ENGINEER'S CERTIFICATION:

AS THE DESIGNER OF THE PLAT, I HAVE REVIEWED THE PLAT AND THE RECORDS OF THE CITY OF PFLUGERVILLE, TEXAS, AND THE RECORDS OF THE TRAVIS COUNTY ENGINEERING STANDPOINT, AND I CERTIFY THAT THE PLAT IS TRUE AND CORRECT, AND IS IN FULL COMPLIANCE WITH THE LAWS OF THE STATE OF TEXAS.

JAMES A. HUFFCUTT, JR., AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



James A. Huffcutt, Jr. 10/29/15
JAMES A. HUFFCUTT, JR.
PROFESSIONAL ENGINEER No. 55253
STATE OF TEXAS

SURVEYOR'S CERTIFICATION:

I, VALERIE ZURCHER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND I CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY PERSONAL SUPERVISION, AND THAT THE PLAT IS IN FULL COMPLIANCE WITH THE LAWS OF THE STATE OF TEXAS, AND THE RECORDS OF THE TRAVIS COUNTY ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



Valerie Zurcher 10/29/15
VALERIE ZURCHER
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6222
STATE OF TEXAS