

LOCATION MAP  
NOT-TO-SCALE

NOTE: SORENTO, PHASE 4 IS PART OF THE  
SORENTO PRELIMINARY PLAN ORIGINALLY  
APPROVED IN JULY OF 2012.

FINAL PLAT  
OF  
SORENTO, PHASE 4

A 37.353 ACRE TRACT OF LAND, BEING COMPRISED OF A PORTION OF A CALLED 10.00 ACRE TRACT, DESCRIBED IN CONVEYANCE TO SORENTO HOLDINGS 2012 LLC, IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013132325 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF A CALLED 119.023 ACRE TRACT, DESCRIBED IN CONVEYANCE TO SORENTO HOLDINGS 2012 LLC, IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2012164042 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, OUT OF THE JOHN C. BRAY SURVEY NO. 10, ABSTRACT NO. 73, TRAVIS COUNTY, TEXAS.

## TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

**IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.**

**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.**

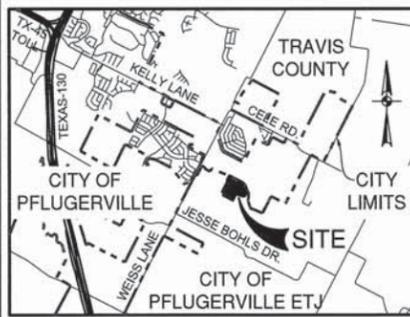
**BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.**

**THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.**

**Pape-Dawson  
ENGINEERS**  
7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711  
FAX: 512.459.8887  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

DATE OF PLAT PREPARATION: MARCH 15, 2017  
DATE OF APPLICATION SUBMITTAL: AUGUST 17, 2016

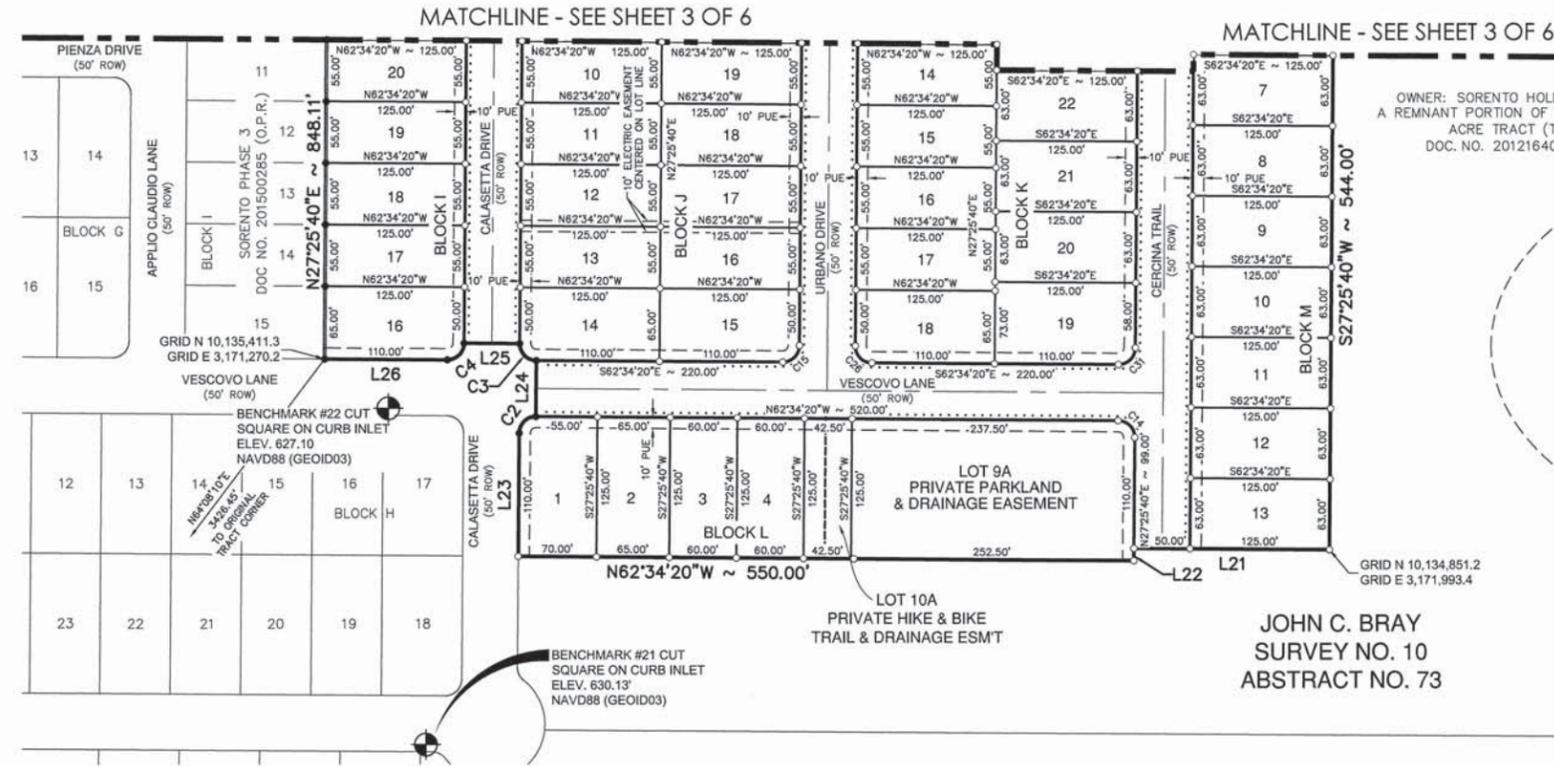
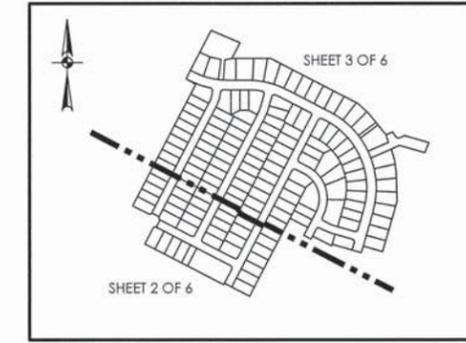
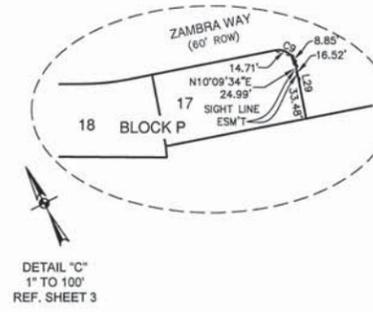
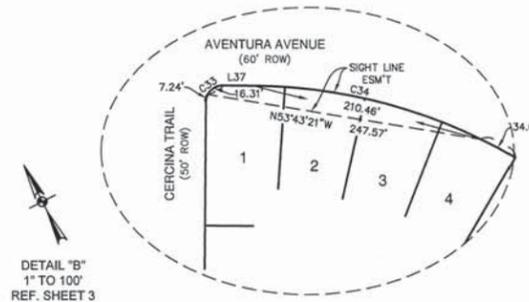
SHEET 1 OF 6



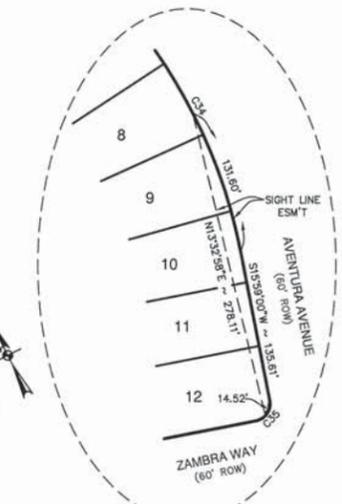
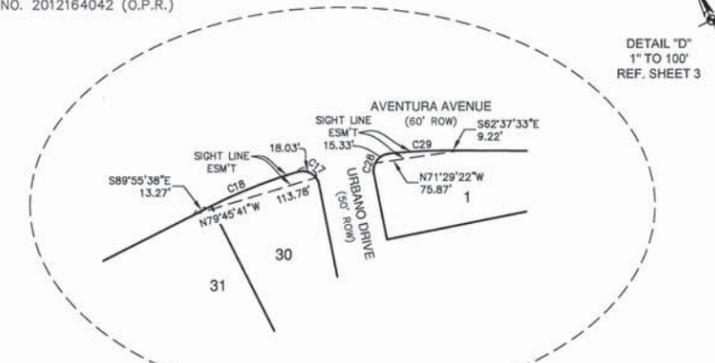
LOCATION MAP  
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### FINAL PLAT OF SORENTO, PHASE 4

A 37.353 ACRE TRACT OF LAND, BEING COMPRISED OF A PORTION OF A CALLED 10.00 ACRE TRACT, DESCRIBED IN CONVEYANCE TO SORENTO HOLDINGS 2012 LLC, IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013132325 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF A CALLED 119.023 ACRE TRACT, DESCRIBED IN CONVEYANCE TO SORENTO HOLDINGS 2012 LLC, IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2012164042 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, OUT OF THE JOHN C. BRAY SURVEY NO. 10, ABSTRACT NO. 73, TRAVIS COUNTY, TEXAS.



OWNER: SORENTO HOLDINGS 2012 LLC  
A REMNANT PORTION OF A CALLED 119.023  
ACRE TRACT (TRACT 1)  
DOC. NO. 2012164042 (O.P.R.)



**OWNER/SUBDIVIDER:**

SORENTO HOLDINGS 2012, LLC  
4910 CAMPUS DRIVE  
NEWPORT BEACH, CA 92860

**SURVEYOR:**

PAPE-DAWSON ENGINEERS, INC.  
7800 SHOAL CREEK BLVD, SUITE 220 WEST  
AUSTIN, TX 78757  
(512) 454-8711 P  
(512) 459-8867 F

**ENGINEER:**

PAPE-DAWSON ENGINEERS, INC.  
7800 SHOAL CREEK BLVD, SUITE 220 WEST  
AUSTIN, TX 78757  
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**PARKLAND REQUIREMENT:**

LAND REQUIRED PER PRELIMINARY PLAN	28.940 ACRES
LAND DEDICATED BY PRIOR RECORDED PLATS	3.905 ACRES
LAND DEDICATED BY THIS PLAT	0.723 ACRE

**LOT SUMMARY:**

TOTAL SUBDIVISION ACREAGE	37.353 ACRES
TOTAL RESIDENTIAL LOTS ACREAGE	28.414 ACRES
TOTAL STREET ACREAGE	7.639 ACRES
TOTAL NUMBER OF BLOCKS	8
TOTAL NUMBER OF RESIDENTIAL LOTS	147
TOTAL NUMBER OF PRIVATE HIKE & BIKE TRAILS & DRAINAGE ESMT LOTS	2 (0.191 ACRE)
TOTAL NUMBER OF PUBLIC PARKLAND & DRAINAGE ESMT LOTS	2 (1.446 ACRE)
TOTAL NUMBER OF GAS FACILITY LOTS	1 (0.529 ACRE)

**NEW STREET CALCULATIONS:**

URBANO DRIVE	1066'	1.125 ACRES
VESCOVO LANE	560'	0.616 ACRE
ZAMBRA WAY	297'	0.243 ACRE
ANICIO GALLO DRIVE	579'	0.638 ACRE
CERCINA TRAIL	1213'	1.380 ACRES
CALASETTA DRIVE	899'	0.982 ACRE
AVENTURA AVENUE	1871'	2.655 ACRES
TOTAL	6465'	7.639 ACRES

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

**COMBINED SCALE FACTOR:**

0.9999600016

**BENCHMARK DESCRIPTION AND ELEVATION:**

#21 CUT SQUARE ON CURB INLET  
NAD 83 GRID COORDINATES  
N: 10135063.4  
E: 3171194.7  
ELEVATION OF 630.13 NAVD 88 (GEOID03)

#22 CUT SQUARE ON CURB INLET  
NAD 83 GRID COORDINATES  
N: 10135346.2  
E: 3171301.1  
ELEVATION OF 627.10 NAVD 88 (GEOID03)

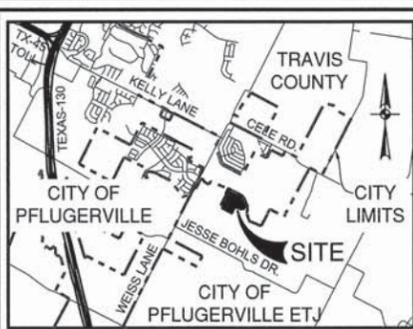
**LEGEND**

- DOC DOCUMENT NUMBER
- OPR OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- PR PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- DR DEED RECORDS OF TRAVIS COUNTY, TEXAS
- FD.I.R. FOUND IRON ROD
- ROW RIGHT OF WAY
- VOL VOLUME
- PUE PUBLIC UTILITY EASEMENT
- PG PAGE(S)
- FFE FINISHED FLOOR ELEVATION
- FOUND 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON"
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- FP FLOODPLAIN
- ..... SIDEWALK LOCATION
- 10' CONCRETE TRAIL

DATE OF PLAT PREPARATION: MARCH 15, 2017  
DATE OF APPLICATION SUBMITTAL: AUGUST 17, 2016

SHEET 2 OF 6

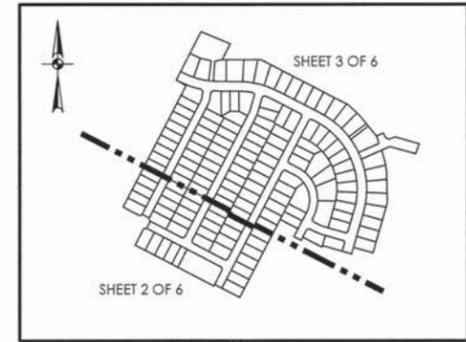
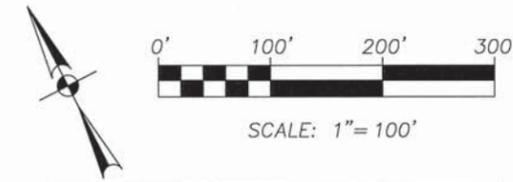
**PAPE-DAWSON ENGINEERS**  
7800 SHOAL CREEK BLVD SUITE 220 WEST | AUSTIN TEXAS 78757 | PHONE: 512.454.8711 FAX: 512.459.8867  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 071  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 10088-01



LOCATION MAP  
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### FINAL PLAT OF SORENTO, PHASE 4

A 37.353 ACRE TRACT OF LAND, BEING COMPRISED OF A PORTION OF A CALLED 10.00 ACRE TRACT, DESCRIBED IN CONVEYANCE TO SORENTO HOLDINGS 2012 LLC, IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013132325 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF A CALLED 119.023 ACRE TRACT, DESCRIBED IN CONVEYANCE TO SORENTO HOLDINGS 2012 LLC, IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2012164042 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, OUT OF THE JOHN C. BRAY SURVEY NO. 10, ABSTRACT NO. 73, TRAVIS COUNTY, TEXAS.



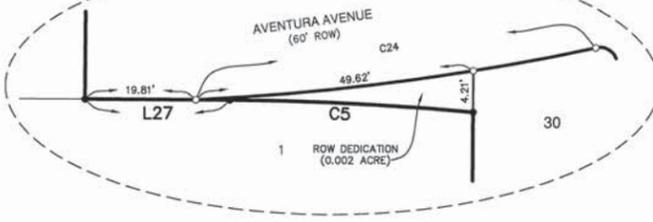
INDEX MAP  
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#### LEGEND

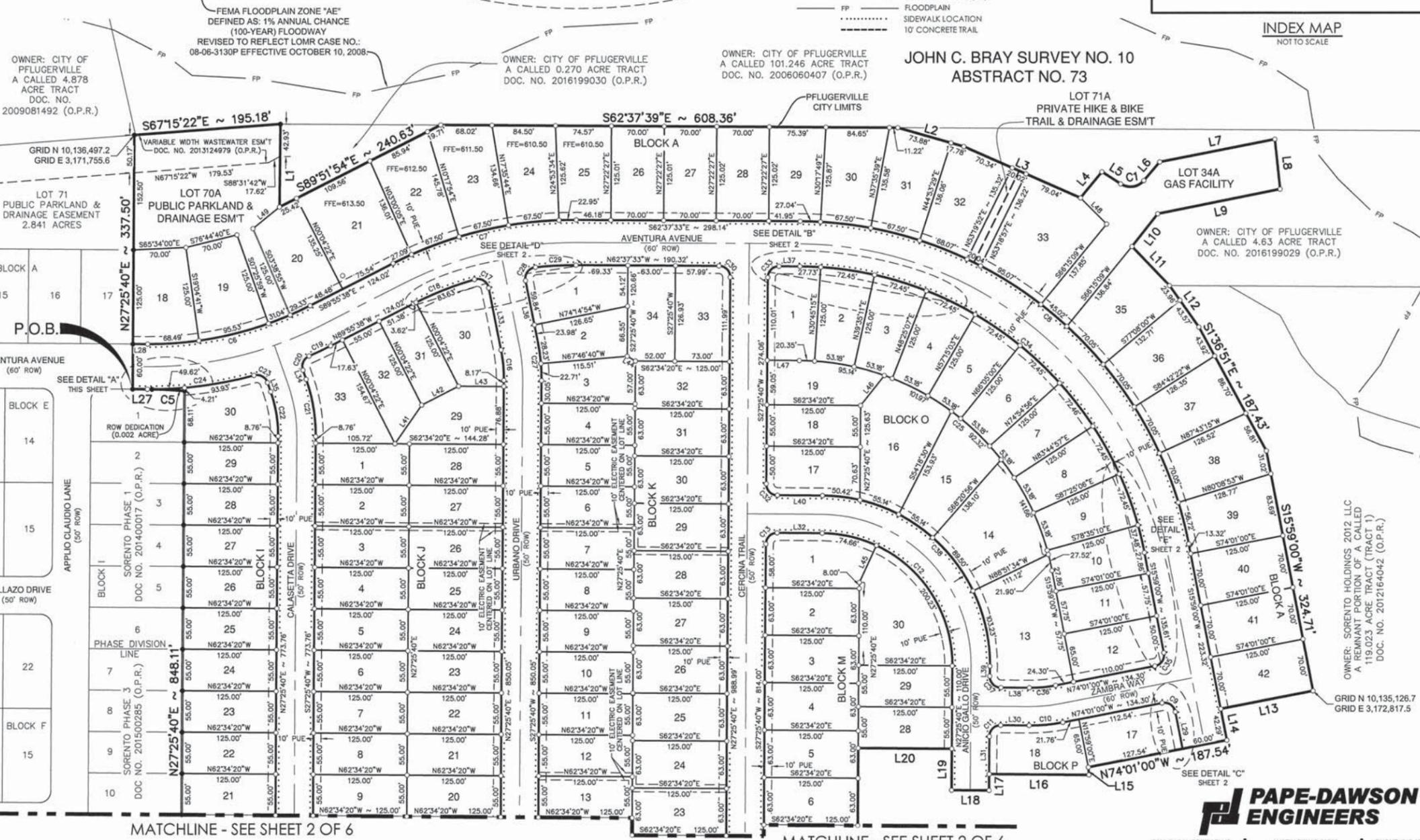
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- FOUND 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON"
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- FP FLOODPLAIN
- S.S. SIDEWALK LOCATION
- 10' CONCRETE TRAIL



DETAIL "A"  
1" TO 10'



DETAIL "B"



MATCHLINE - SEE SHEET 2 OF 6

MATCHLINE - SEE SHEET 2 OF 6



7800 SHOAL CREEK BLVD SUITE 220 WEST AUSTIN TEXAS 78757 PHONE: 512.454.8711 FAX: 512.458.8887

DATE OF PLAT PREPARATION: MARCH 15, 2017  
DATE OF APPLICATION SUBMITTAL: AUGUST 17, 2016

SHEET 3 OF 6

SORENTO, PHASE 4  
Civil Job No. 50703-54; Survey Job No. 50703-00



FINAL PLAT  
OF  
SORENTO, PHASE 4

A 37.353 ACRE, TRACT OF LAND, BEING COMPRISED OF A PORTION OF A CALLED 10.00 ACRE TRACT, DESCRIBED IN CONVEYANCE TO SORENTO HOLDINGS 2012 LLC, IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013132325 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF A CALLED 119.023 ACRE TRACT, DESCRIBED IN CONVEYANCE TO SORENTO HOLDINGS 2012 LLC, IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2012164042 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, OUT OF THE JOHN C. BRAY SURVEY NO. 10, ABSTRACT NO. 73, TRAVIS COUNTY, TEXAS.

FIELD NOTES  
FOR

A 37.353 ACRE, TRACT OF LAND, BEING COMPRISED OF A PORTION OF A CALLED 10.00 ACRE TRACT, DESCRIBED IN CONVEYANCE TO SORENTO HOLDINGS 2012 LLC, IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013132325 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF A CALLED 119.023 ACRE TRACT, DESCRIBED IN CONVEYANCE TO SORENTO HOLDINGS 2012 LLC, IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2012164042 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, OUT OF THE JOHN C. BRAY SURVEY NO. 10, ABSTRACT NO. 73, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS. SAID 37.353 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (CORS1996).

**BEGINNING** at a 1/2" iron rod with a yellow cap marked "Pape-Dawson" found, at the south end of the southeast terminus for the right-of-way of Aventura Avenue, a 60-foot right-of-way dedicated in the Sorento Phase 1 subdivision recorded in Document No. 201400017 of the Official Public Records of Travis County, Texas, same being a point in the northeast line of Lot 1, Block I of the said Sorento Phase 1 subdivision;

**THENCE N 27°25'40" E**, with the southeast line of said Sorento Phase 1 subdivision, a distance of **337.50 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" found, on the southwest line of a called 4.878 acre tract recorded in Document No. 2009081492 of the Official Public Records of Travis County, Texas, the east corner of Lot 71 of the said Sorento Phase 1 subdivision;

**THENCE S 67°15'22" E**, with the southwest line of said called 4.878 acre tract, same being the northeast line of said called 119.023 acre tract, at a distance of 1.59 feet passing a west corner of a called 101.426 acre tract recorded in Document No. 2013132325 of the Official Public Records of Travis County, Texas, same being the south corner of said called 4.878 acre tract, continuing with the northeast line of said called 119.023 acre tract, same being the southwest line of said called 101.246 acre tract, for a total distance of **195.18 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" found, the north corner of the aforementioned called 10.00 acre tract, same being an angle point in the southwest line of said called 101.426 acre tract;

**THENCE S 27°39'19" W**, departing the southwest line of said called 101.246 acre tract, with the northwest line of said called 10.00 acre tract, a distance of **110.13 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set;

**THENCE S 89°51'54" E**, through the interior of said called 10.00 acre tract, a distance of **240.63 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set, on the southwest line of the said 101.246 acre tract, same being the northeast line of said called 10.00 acre tract;

**THENCE S 62°37'39" E**, with the southwest line of said called 101.246 acre tract, same being the northeast line of said called 10.00 acre tract, a distance of **608.36 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set;

**THENCE** departing the southwest line of said called 101.246 acre tract, with the boundary line of a called 4.63 acre tract conveyed to the City of Pflugerville recorded in Document No. 2016199029 of the Official Public Records of Williamson County, Texas the following eleven (11) courses and distances::

1. **S 47°02'17" E**, a distance of **91.66 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set,
2. **S 39°15'30" E**, a distance of **169.40 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set,
3. **N 66°13'17" E**, a distance of **44.87 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set;
4. **S 30°04'21" E**, a distance of **29.65 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set, a point of curvature;
5. with the arc of a tangent curve to the left having radius of **23.71 feet**, a central angle of **82°18'20"**, a chord bearing and distance of **S 71°13'31" E, 31.20 feet**, an arc length of **34.06 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set, a point of tangency;
6. **N 67°37'19" E**, a distance of **32.48 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set;
7. **S 74°05'56" E**, a distance of **155.90 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set;
8. **S 20°57'34" W**, a distance of **66.64 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set;
9. **N 74°20'53" W**, a distance of **165.95 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set;
10. **S 65°24'33" W**, a distance of **55.21 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set;
11. **S 16°45'44" E**, a distance of **71.96 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set, a west corner of said 4.63 acre tract, the north line of said called 119.023 acre tract;

**THENCE** departing the south line of said 4.63 acre tract, through the interior of said called 119.023 acre tract, the following sixteen (16) courses and distances:

1. **S 08°14'29" E**, a distance of **67.53 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set,
2. **S 01°36'51" E**, a distance of **187.43 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set,
3. **S 15°59'00" W**, a distance of **324.71 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set,
4. **N 74°01'00" W**, a distance of **125.00 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set,
5. **S 15°59'00" W**, a distance of **42.29 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set,
6. **N 74°01'00" W**, a distance of **187.54 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set,
7. **S 22°40'18" W**, a distance of **10.12 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set,
8. **N 62°34'20" W**, a distance of **132.43 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set,
9. **S 27°25'40" W**, a distance of **21.63 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set,
10. **N 62°34'20" W**, a distance of **50.00 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set,
11. **N 27°25'40" E**, a distance of **55.00 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set,
12. **N 62°34'20" W**, a distance of **125.00 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set,
13. **S 27°25'40" W**, a distance of **544.00 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set,
14. **N 62°34'20" W**, a distance of **175.00 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set,
15. **S 27°25'40" W**, a distance of **11.00 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set, and
16. **N 62°34'20" W**, a distance of **550.00 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set, on the southeast right-of-way line of Calasetta Drive, a 50-foot right-of-way, dedicated in the Sorento Phase 3 subdivision recorded in Document No. 201500285 of the Official Public Records of Travis County, Texas;

**THENCE N 27°25'40" E**, with the southeast right-of-way line of said Calasetta Drive, a distance of **110.00 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" found, at the west end of the curve return for the southwest right-of-way line of Vescovo Lane, a 50-foot right-of-way dedicated in the said Sorento Phase 3 subdivision and the southeast right-of-way line of said Calasetta Drive, a point of curvature;

**THENCE** with the arc of a tangent curve to the right having radius of **15.00 feet**, a central angle of **90°00'00"**, a chord bearing and distance of **N 72°25'40" E, 21.21 feet**, an arc length of **23.56 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" found, at the east end of said curve return, same being the south end of the southeast terminus for the right-of-way of said Vescovo Lane, same being a point of non-tangency;

**THENCE N 27°25'40" E**, with the southeast terminus of said Vescovo Lane, a distance of **50.00 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" found, at the north end of said southeast terminus, same being the south end of the curve return for the northeast right-of-way line of said Vescovo Lane and the southwest right-of-way line of said Calasetta Drive, a point of non-tangent curvature;

**THENCE** with the arc of a non-tangent curve to the right having a radius of **15.00 feet**, a central angle of **90°00'00"**, a chord bearing and distance of **N 17°34'20" W, 21.21 feet**, an arc length of **23.56 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" found, at the south end of the northeast terminus for the right-of-way of said Calasetta Drive, the north end of said curve return, a point of non-tangency;

**THENCE N 62°34'20" W**, with the northeast terminus of said Calasetta Drive, a distance of **50.00 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" found, at the east end of the curve return for the northwest right-of-way line of said Calasetta Drive and the northeast right-of-way line of Vescovo Lane, same being the north end of said northeast terminus, same point being a point of non-tangent curvature;

**THENCE** with the arc of a non-tangent curve to the right having a radius of **15.00 feet**, a central angle of **90°00'00"**, a chord bearing and distance of **S 72°25'40" W, 21.21 feet**, an arc length of **23.56 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" found, at the west end of said curve return, a point of tangency;

**THENCE N 62°34'20" W**, with the northeast right-of-way line of said Vescovo Lane, a distance of **110.00 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" found, at the south corner of Lot 15, Block I of said Sorento Phase 3 subdivision;

**THENCE N 27°25'40" E**, departing the northeast right-of-way line of said Vescovo Lane, with the southeast line of said Block I, at a distance of 505.00 feet passing the south corner of Lot 6, Block I of the aforementioned Sorento Phase 1 subdivision, the east corner of Lot 7, Block I of said Sorento Phase 3 subdivision, continuing with the southeast line of said Block I, for a total distance of **848.11 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" found, the east corner of Lot 1, Block I of said Sorento Phase 1 subdivision, a point of non-tangent curvature;

THENCE with the northeast line of said Lot 1, Block I the following two (2) courses and distances:

1. along a non-tangent curve to the left said curve having a radius of **500.00 feet**, a central angle of **04°59'18"**, a chord bearing and distance of **N 60°04'41" W, 43.52 feet**, an arc length of **43.53 feet** to a 1/2" iron rod with a yellow cap marked "Pape-Dawson" set, a point of tangency, and
2. **N 62°34'20" W**, a distance of **25.88 feet** to the **POINT OF BEGINNING** and containing 37.353 acres in the City of Pflugerville, Travis County, Texas. Said tract being described in accordance with a survey made on the ground and a plat prepared under Job No. 50703-54 by Pape Dawson Engineers, Inc.

NOTES:

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE ETJ.
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. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 150 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING ARTERIAL STREET. NO MORE THAN ONE DRIVEWAY WILL BE PERMITTED PER LOT.
6. SIDEWALKS SHALL BE CONSTRUCTED ALONG EACH SIDE OF ALL STREETS IN THIS SUBDIVISION AND SIDEWALK RAMPS, DESIGNED TO MEET ADA REQUIREMENTS FOR HANDICAP ACCESS, SHALL BE PROVIDED AT ALL STREET INTERSECTIONS. A MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF CALASETTA DRIVE, VESCOVO LANE, URBANO DRIVE, ZAMBRA WAY, ANICIO GALLO TRAIL AND CERCINA TRAIL. A MINIMUM OF A 6-FOOT WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF AVENTURA AVENUE.
7. THIS SUBDIVISION AND THE HOME OWNERS ASSOCIATION IS SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT NO. 2013201182 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE SUPPLEMENTAL DECLARATIONS.
8. WATER AND WASTE WATER SERVICE WILL PROVIDED BY CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
9. THE OWNER/SUBDIVIDER, AS LISTED ON THIS PLAT, SHALL BE RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL CONCRETE SIDEWALKS AND TRAILS AS SHOWN OR LISTED ON THE PLAT. WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS, IT IS THE RESPONSIBILITY OF THE OWNER/SUBDIVIDER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT AND BUILT IN SUBSTANTIAL COMPLIANCE WITH THE PROVISIONS OF THE TEXAS ARCHITECTURAL BARRIERS ACT, ARTICLE 9102, TEXAS CIVIL STATUTES, AS ADMINISTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION OR TO REQUEST PRE-CONSTRUCTION VARIANCES FOR ANY PROPOSED SIDEWALKS NOT MEETING ADA REQUIREMENTS. APPLICATION FOR THE VARIANCES SHALL BE REQUIRED BEFORE ISSUANCE OF THE DEVELOPMENT PERMIT.
10. THIS SUBDIVISION IS LOCATED WITHIN THE BOUNDARIES OF THE MUD No. 17. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE DISTRICT AND APPROVED BY THE DISTRICT'S ENGINEER, PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE DISTRICT MAY INSPECT ALL WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS.
11. NO OBJECTS, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT, EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF PFLUGERVILLE.

12. THE PROPERTY OWNER OR HIS / HER ASSIGNS SHALL PROVIDE 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. EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1206-15-02-24. THE GRANTOR SORENTO HOLDINGS 2012 LLC, HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.

14. WITHIN A SIGHT LINE EASEMENT, ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.

15. COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1179-14-06-10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.

16. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.

17. ON-SITE STORM WATER DETENTION IS NOT REQUIRED FOR THIS PROJECT. DETENTION REQUIREMENTS FOR THIS PROJECT ARE IN ACCORDANCE WITH THE SORENTO RESIDENTIAL DEVELOPMENT DETENTION BASIN ANALYSIS REPORT DATED NOVEMBER 2, 2010 BY PAPE-DAWSON ENGINEERS, INC.

18. STREETLIGHTS SHALL BE INSTALLED AND OPERATIONAL BY THE SUBDIVIDER WITH PUBLIC IMPROVEMENTS PER ALL CITY OF PFLUGERVILLE STANDARDS. A STREET LIGHTING PLAN SHALL BE APPROVED BY THE APPLICABLE ELECTRIC UTILITY PROVIDER AS WELL AS THE CITY OF PFLUGERVILLE.

19. ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING MANUAL, AS AMENDED.

20. A 10-FT. PUE IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.

21. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATIONS PER CITY ORDINANCE # 1203-15-02-24 AND CITY RESOLUTION # 1224-09-08-25-8A.

22. THE DEVELOPMENT IS SUBJECT TO TERMS AND CONDITIONS OF THE "DEVELOPMENT AGREEMENT FOR WILDFLOWER AND CACTUS", THE "FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT", THE "SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT REGARDING BOHLS NORTH AND PCDC TRACTS", THE "THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT REGARDING BOHLS NORTH AND PCDC TRACTS", THE "FOURTH AMENDMENT TO THE DEVELOPMENT AGREEMENT REGARDING BOHLS NORTH AND PCDC TRACTS", THE "FIFTH AMENDMENT TO THE DEVELOPMENT AGREEMENT REGARDING BOHLS NORTH AND PCDC TRACTS", THE SORENTO REGULATING PLAN, AND THE "SORENTO PHASING AGREEMENT."

23. ALL RESIDENTIAL AND COMMERCIAL CONSTRUCTION WITHIN THE PROPERTY SHALL BE SUBJECT TO THE BUILDING AND CONSTRUCTION CODES OF THE CITY OF PFLUGERVILLE, AS AMENDED. THE CITY OF PFLUGERVILLE BUILDING CODE INSPECTORS SHALL INSPECT ALL COMMERCIAL AND RESIDENTIAL CONSTRUCTION FOR A FEE EQUAL TO THE CITY'S TRADE APPLICATION FEES AND BUILDING PERMIT FEES, AS AMENDED.

24. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

25. PRIVATE PARKLAND, INCLUDING LANDSCAPE LOTS AND HIKE & BIKE TRAIL LOTS, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).

26. ALL BUILDING FINISH FLOOR ELEVATIONS ADJACENT TO THE FEMA FLOODPLAIN SHALL BE A MINIMUM OF 24 INCHES ABOVE THE BASE FLOOD ELEVATION.

27. IN ACCORDANCE WITH THE APPROVED TRAFFIC IMPACT ANALYSIS DATED MARCH 11, 2015, FEES IN THE AMOUNTS OF \$670,282.50 SHALL BE PAID TO THE CITY OF PFLUGERVILLE AND \$766,136.16 TO TRAVIS COUNTY PER PHASING AGREEMENT RECORDED IN DOCUMENT # \_\_\_\_\_, PRIOR TO PLAT RECORDATION OF THIS FINAL PLAT

28. PUBLIC PARKLAND DEDICATION IS IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT REGARDING BOHLS NORTH AND PCDC TRACTS BETWEEN THE CITY OF PFLUGERVILLE AND SORENTO HOLDINGS 2012 LLC AND THE APPROVED PRELIMINARY PLAN.



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TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 10028-01

DATE OF PLAT PREPARATION: MARCH 15, 2017  
DATE OF APPLICATION SUBMITTAL: AUGUST 17, 2016

SHEET 5 OF 6

Drawn: Mar 07, 2017, 11:12:00am User: ID 1724981

**FINAL PLAT  
OF  
SORENTO, PHASE 4**

A 37.353 ACRE, TRACT OF LAND, BEING COMPRISED OF A PORTION OF A CALLED 10.00 ACRE TRACT, DESCRIBED IN CONVEYANCE TO SORENTO HOLDINGS 2012 LLC, IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013132325 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND A PORTION OF A CALLED 119.023 ACRE TRACT, DESCRIBED IN CONVEYANCE TO SORENTO HOLDINGS 2012 LLC, IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2012164042 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, OUT OF THE JOHN C. BRAY SURVEY NO. 10, ABSTRACT NO. 73, TRAVIS COUNTY, TEXAS.

STATE OF TEXAS:  
COUNTY OF TRAVIS:

KNOWN ALL MEN BY THESE PRESENTS

THAT, SORENTO HOLDINGS 2012 LLC., BEING THE OWNER OF A CALLED 10.00 ACRE TRACT, DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2013132325 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND A CALLED 119.023 ACRE TRACT, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2012164042 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 37.353 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT SUBJECT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE TO BE KNOWN AS "SORENTO, PHASE 4," AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE 22 DAY OF MARCH, 2017, AD

  
THOMAS J. RIELLY, PRESIDENT  
SORENTO HOLDINGS 2012, LLC.  
4950 CAMPUS DRIVE  
NEWPORT BEACH, CA 92660

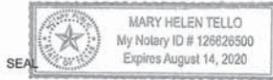
ACKNOWLEDGEMENT:

STATE OF Texas  
COUNTY OF Travis

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THOMAS J. RIELLY, 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 22nd DAY OF March, 2017.

  
NOTARY PUBLIC, STATE OF August 14, 2020



ENGINEER'S CERTIFICATION:

THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, MAP NUMBER 48453C0285H, TRAVIS COUNTY, TEXAS DATED SEPTEMBER 26, 2008, SHOWN REVISED ON THIS PLAT TO REFLECT LOMR CASE NO.: 08-06-3130P EFFECTIVE OCTOBER 10, 2008.

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

  
JAMES A. HUFFCUT, JR.  
REGISTERED 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 HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED ON THE GROUND AS SHOWN HEREON.

  
VALERIE ZURCHER  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6222  
STATE OF TEXAS



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 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 UPON 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 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 CLERK, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

I, DANA DEBEAUVOIR, CLERK OF THE 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 AND DULY RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, 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.

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

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: \_\_\_\_\_  
TAMMIE WILLIAMSON, CHAIR

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



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TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 478  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 10288-01

DATE OF PLAT PREPARATION: MARCH 15, 2017  
DATE OF APPLICATION SUBMITTAL: AUGUST 17, 2016

SHEET 6 OF 6