

LOCATION MAP  
NOT-TO-SCALE

FINAL PLAT  
OF  
SORENTO PHASE 2

A 25.967 ACRES, OR 1,131,108 SQUARE FEET, MORE OR LESS, TRACT OF LAND BEING A PORTION OF THAT CERTAIN CALLED 119.023 ACRE TRACT OF LAND AND A CALLED 237.56 ACRE TRACT OF LAND CONVEYED TO SORNETO HOLDINGS 2012 LLC IN DOCUMENT No. 2012164042 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN 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.**

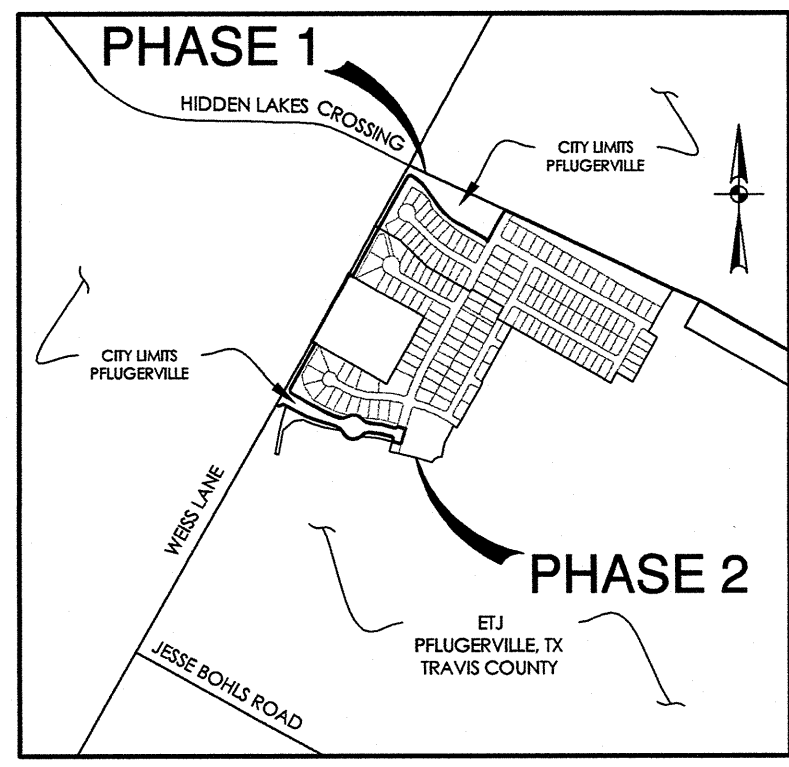
**BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.**

**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**

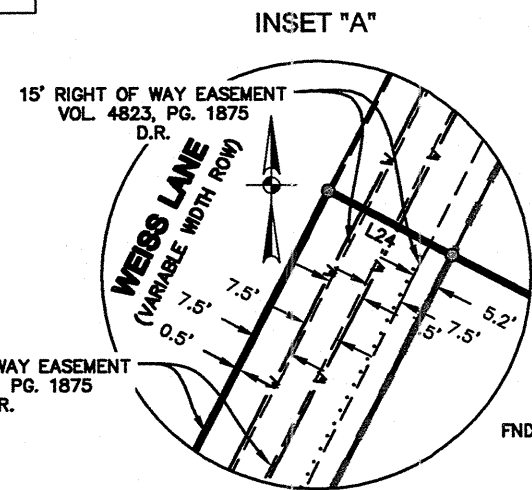
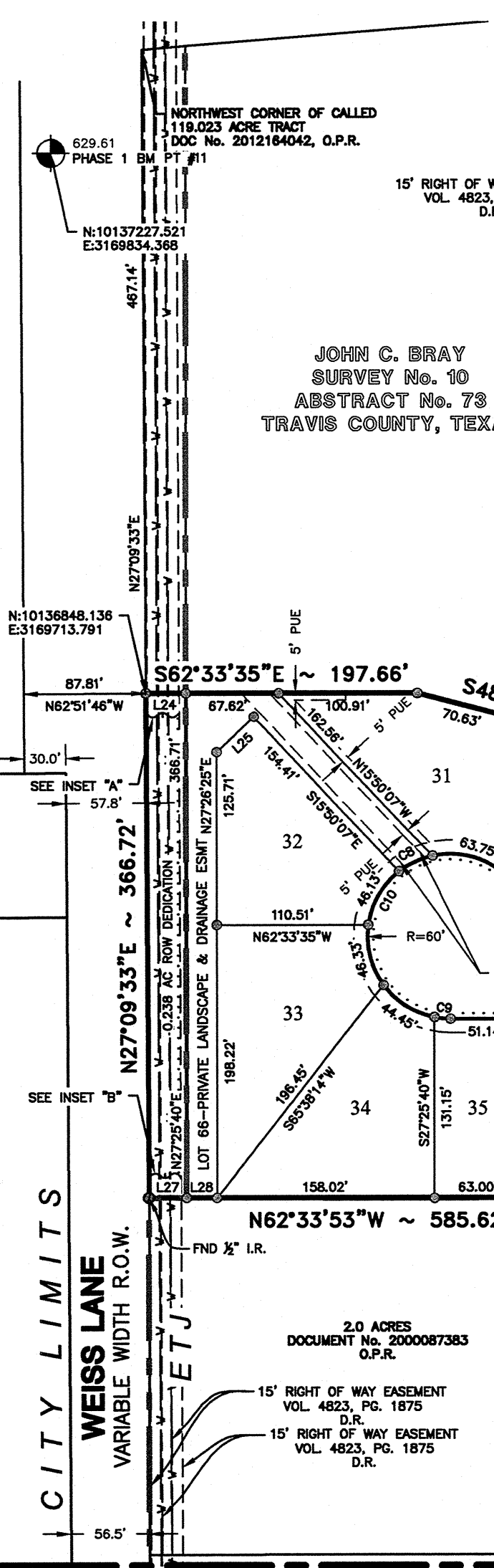
7800 SHOAL CREEK BLVD | AUSTIN TEXAS 78757 | PHONE: 512.454.8711  
SUITE 220 WEST | FAX: 512.459.8867

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100289-00

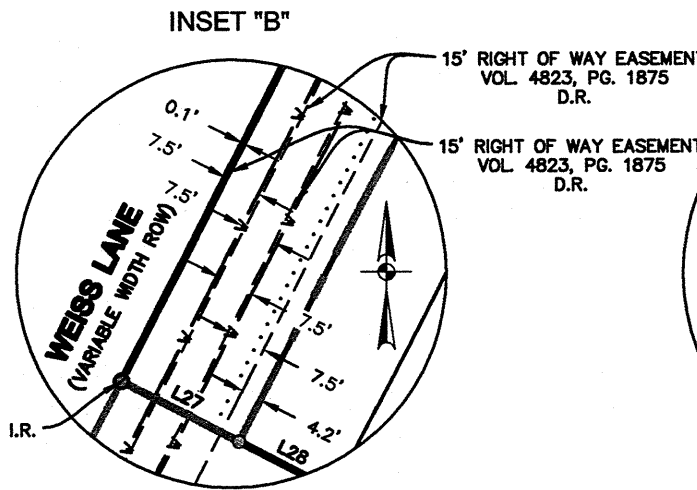


LOCATION MAP

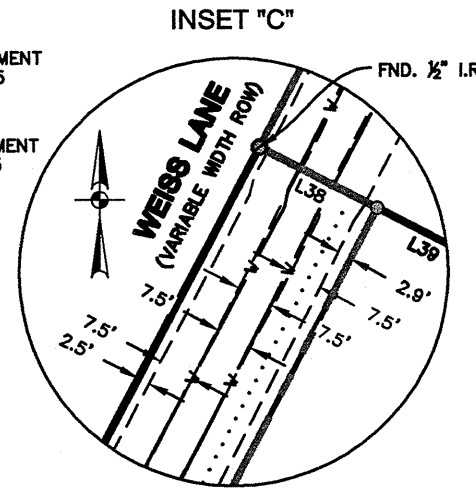
NOT-TO-SCALE



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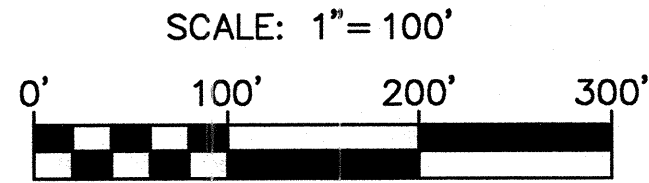
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**LEGEND**

- ⊙ FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- ⊙ (SURVEYOR) FOUND 1/2" IRON ROD WITH CAP
- ⊙ PROPERTY LINE ANGLE POINT OR POINT OF CURVATURE
- ⊗ FOUND TxDOT MONUMENTATION
- Ⓐ BLOCK LETTER
- WWE WASTEWATER EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT-OF-WAY
- OPR OFFICIAL PUBLIC RECORDS
- DR DEED RECORDS
- RPR REAL PROPERTY RECORDS
- ..... SIDEWALK
- DRNG DRAINAGE
- FP - FLOODPLAIN
- CITY LIMITS/ETJ (EXTRA TERRITORIAL JURISDICTION)
- W - WATERLINE

# FINAL PLAT OF SORENTO PHASE 2

A 25.967 ACRES, OR 1,131,108 SQUARE FEET, MORE OR LESS, TRACT OF LAND BEING A PORTION OF THAT CERTAIN CALLED 119.023 ACRE TRACT OF LAND AND A CALLED 237.56 ACRE TRACT OF LAND CONVEYED TO SORNETO HOLDINGS 2012 LLC IN DOCUMENT No. 2012164042 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE JOHN C. BRAY SURVEY No. 10, ABSTRACT No. 73, TRAVIS COUNTY, TEXAS.



SCALE: 1" = 100'

**OWNER/SUBDIVIDER:**

SORENTO HOLDINGS 2012, LLC  
3 SAN JOAQUIN PLAZA,  
SUITE 100  
NEW PORT BEACH, CA 92660

**ENGINEER:**

PAPE-DAWSON ENGINEERS, INC.  
7800 SHOAL CREEK BLVD.  
SUITE 220 WEST  
AUSTIN, TEXAS 78757  
(512) 454-8711

**SURVEYOR:**

PAPE-DAWSON ENGINEERS, INC.  
7800 SHOAL CREEK BLVD.  
SUITE 220 WEST  
AUSTIN, TEXAS 78757  
(512) 454-8711

**LOT SUMMARY:**

TOTAL LOT ACREAGE:	14.970 ACRES
TOTAL SUBDIVISION ACREAGE:	25.967 ACRES
TOTAL STREET ACREAGE:	6.142 ACRES
ADDITIONAL RIGHT-OF-WAY DEDICATION:	0.552 ACRES
TOTAL NUMBER OF BLOCKS:	7
TOTAL NUMBER OF RESIDENTIAL LOTS:	70
TOTAL NUMBER OF PRIVATE HIKE AND BIKE TRAIL LOTS:	1 - 0.143 ACRES
TOTAL NUMBER OF PUBLIC PARKLAND & DRAINAGE LOTS:	0 - 0 ACRES
TOTAL NUMBER OF PRIVATE LANDSCAPE LOTS:	3 - 1.812 ACRES
TOTAL NUMBER OF PRIVATE PARKLAND LOTS:	1 - 2.397 ACRES

**LINEAR FEET OF NEW STREET:**

VIA SORENTO WAY:	851 LF
BASSANO AVENUE:	1213 LF
CHIANTI COVE:	563 LF
MARCELLO DRIVE:	951 LF
ORVIETO DRIVE:	750 LF
PIENZA DRIVE:	90 LF
VE스코V LANE:	98 LF
TOTAL:	4516 LF

**PARKLAND REQUIREMENT:**

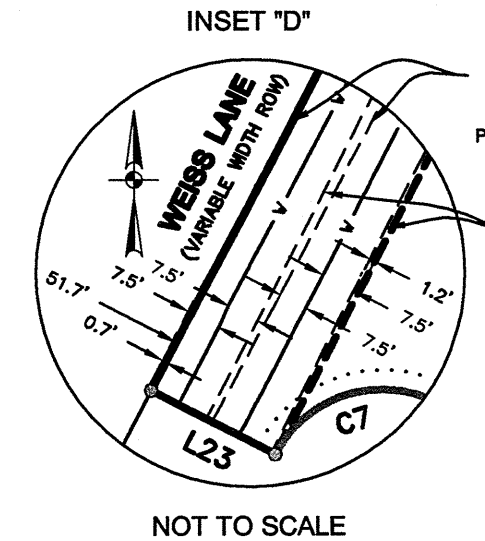
PARKLAND REQUIRED PER PRELIMINARY PLAN:	28.9 ACRES
PARKLAND DEDICATED BY PRIOR RECORDED PLATS:	3.905 ACRES
PARKLAND DEDICATED BY THIS PLAT:	0 ACRES

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

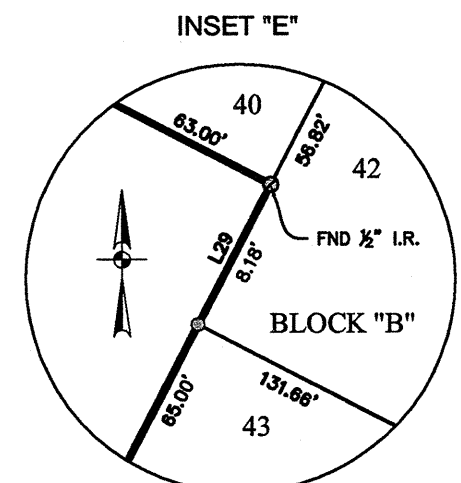
COMBINED SCALE FACTOR:  
1 - 0.143 ACRES  
0 - 0 ACRES  
3 - 1.812 ACRES  
1 - 2.397 ACRES

**BENCHMARK:**  
COTTON SPINDLE IN UTILITY POLE ON EAST SIDE OF WEISS LN, NAD 83 GRID COORDINATES N: 10136092.496, E: 3169322.833 ELEVATION OF 646.85' (NAVD 88) GEOID 03

**BENCHMARK:**  
PT #11 1/2" IRON ROD W/ RED CAP NAD 83 GRID COORDINATES N: 10137227.521, E: 3169834.368 ELEVATION OF 629.61' (NAVD 88) GEOID 03



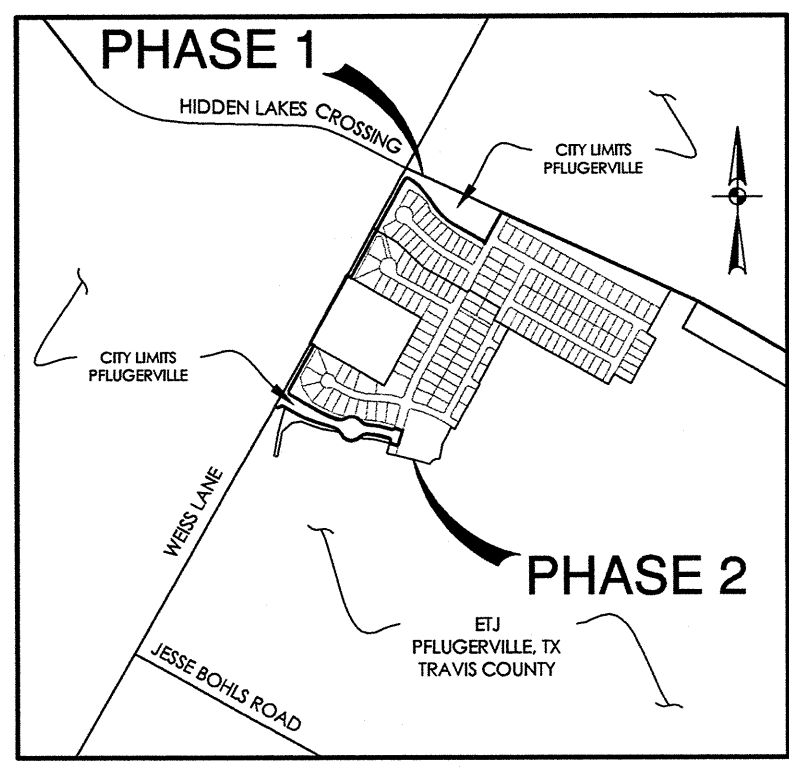
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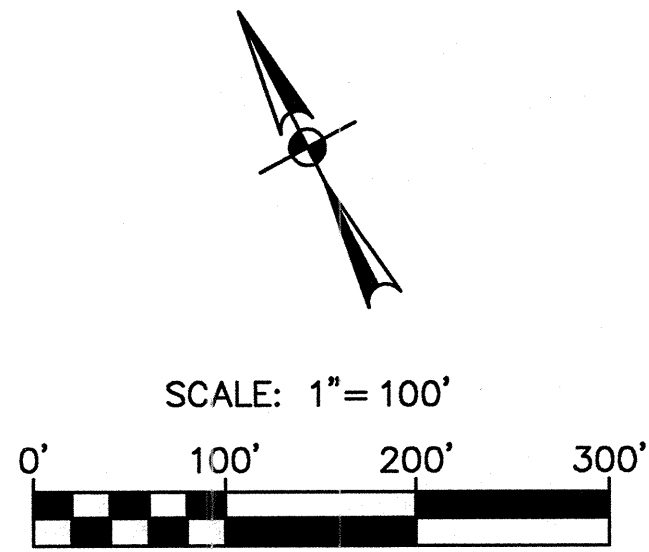
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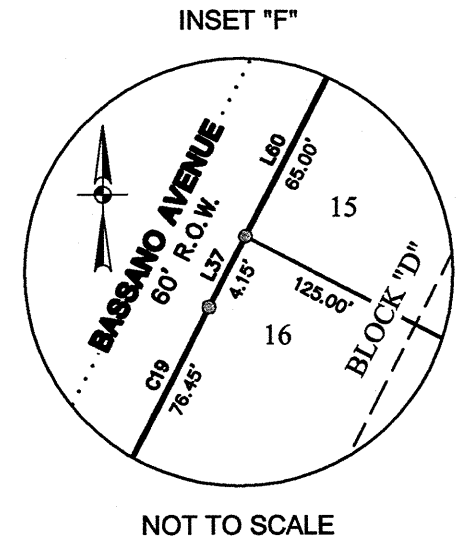
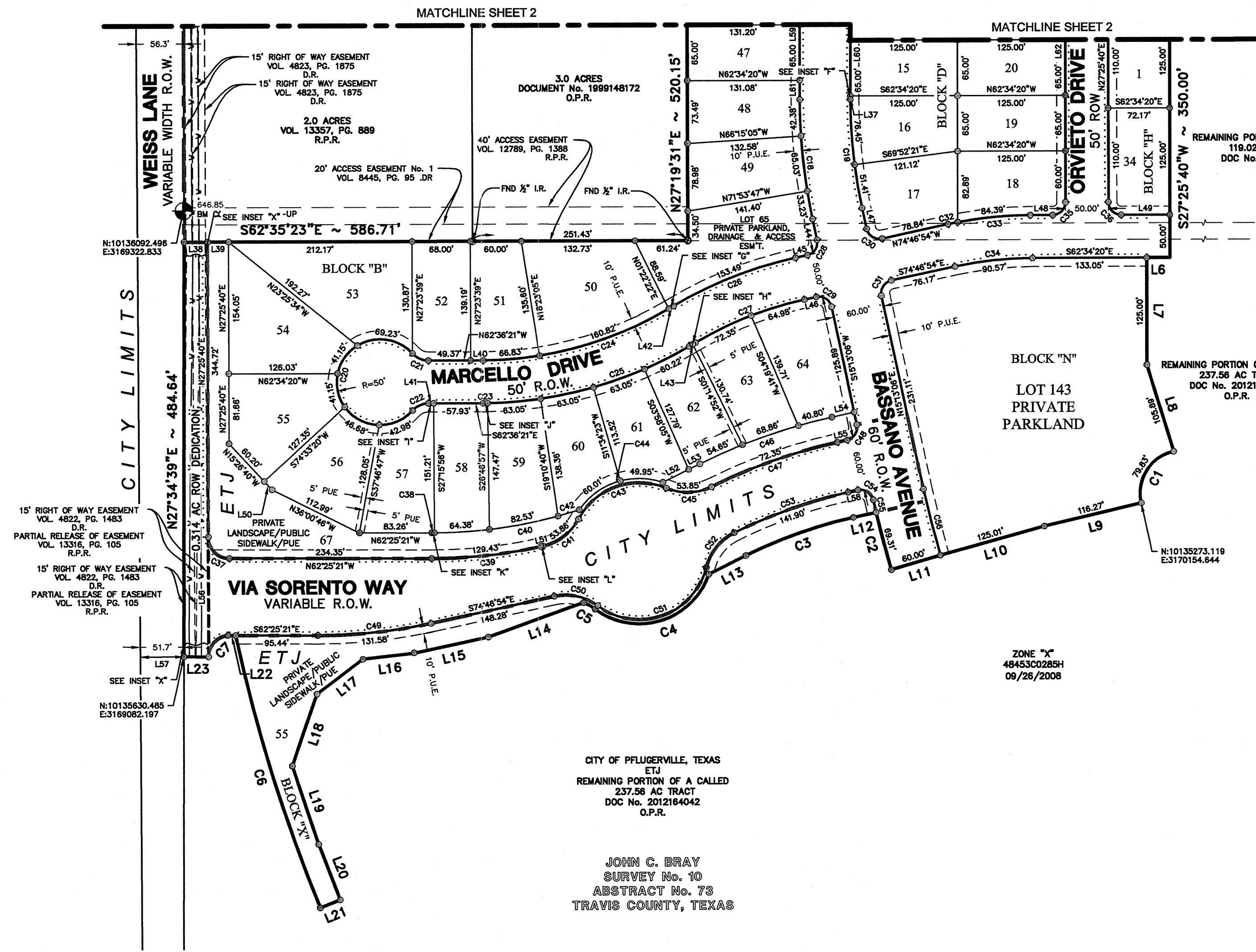
LOCATION MAP NOT-TO-SCALE



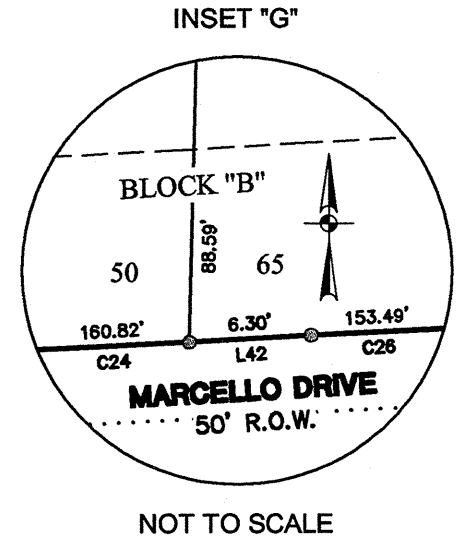
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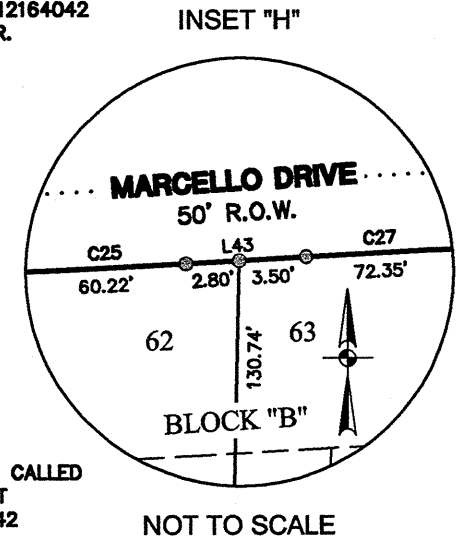
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Ⓐ	BLOCK LETTER
WWE	WASTEWATER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT-OF-WAY
OPR	OFFICIAL PUBLIC RECORDS
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-w-	WATERLINE



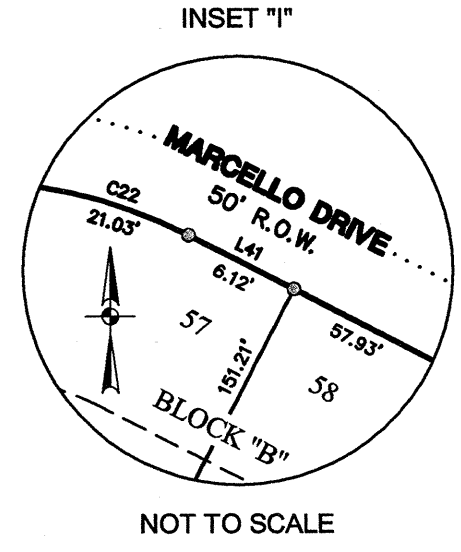
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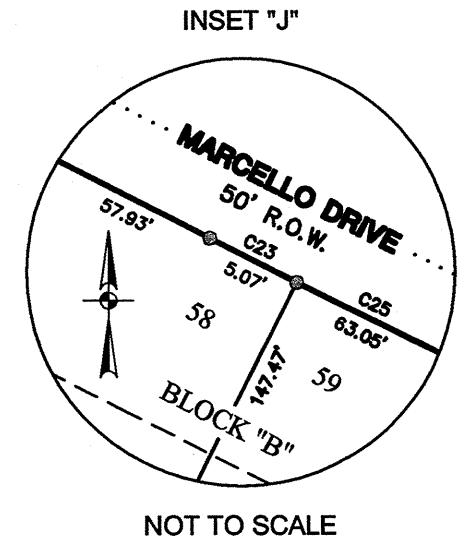
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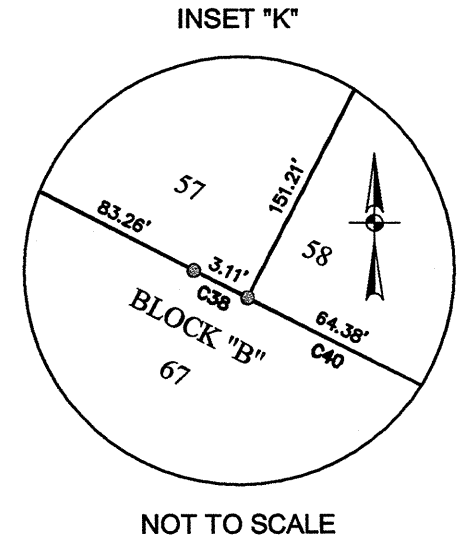
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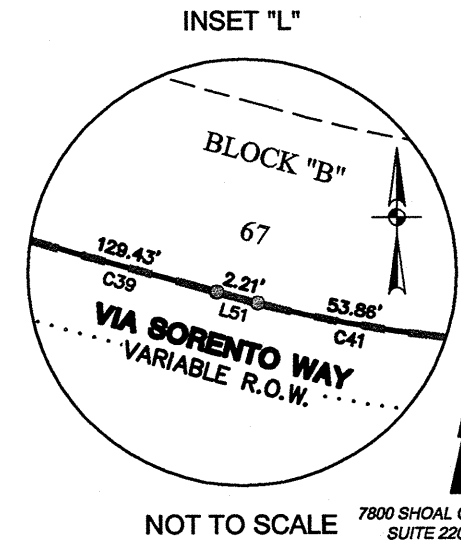
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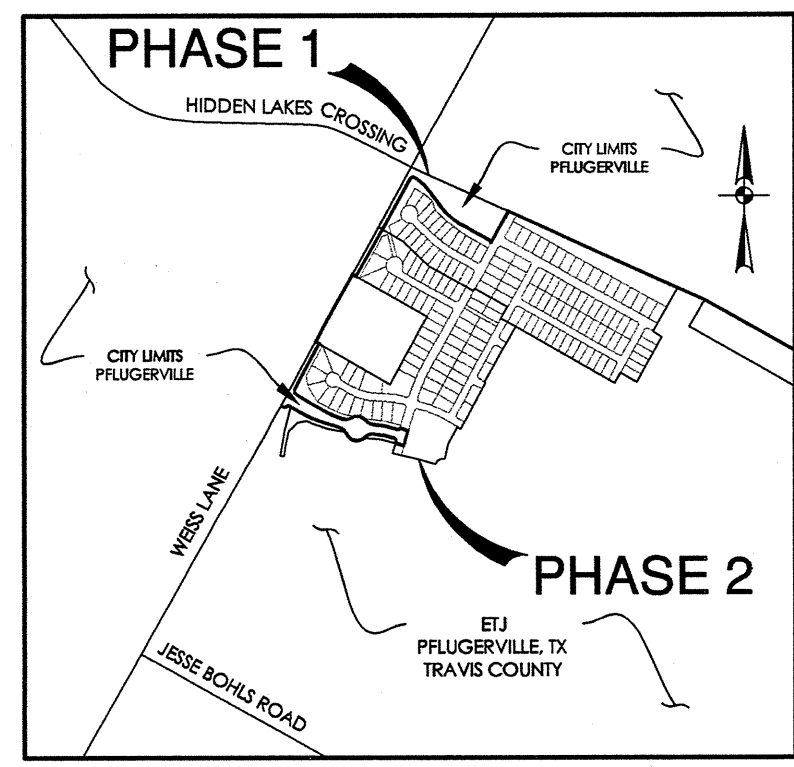
CITY OF PFLUGERVILLE, TEXAS  
ETJ  
REMAINING PORTION OF A CALLED  
237.56 AC TRACT  
DOC No. 2012164042  
O.P.R.

JOHN C. BRAY  
SURVEY No. 10  
ABSTRACT No. 73  
TRAVIS COUNTY, TEXAS

ZONE "X"  
48453C0285H  
09/26/2008

**PAPE-DAWSON ENGINEERS**

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CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	50.00'	091°28'28"	S59°52'40"W	71.61'	79.83'
C2	1190.00'	003°20'14"	N12°50'18"E	69.30'	69.31'
C3	540.00'	014°15'49"	N81°54'48"W	134.08'	134.43'
C4	85.00'	108°33'33"	N79°35'49"W	138.02'	161.05'
C5	57.00'	015°41'56"	N33°10'01"W	15.57'	15.62'
C6	1950.00'	009°49'23"	N10°26'27"E	333.91'	334.32'
C7	25.17'	084°54'23"	S70°02'25"W	33.98'	37.30'
C8	60.00'	025°18'57"	N87°46'31"W	26.30'	26.51'
C9	60.00'	011°23'50"	S56°52'25"E	11.92'	11.94'
C10	60.00'	259°50'09"	S67°20'45"W	92.04'	272.10'
C11	25.00'	079°50'09"	N22°39'15"W	32.08'	34.83'
C12	15.00'	090°00'00"	S72°25'40"W	21.21'	23.56'
C13	15.00'	090°00'00"	S17°34'20"E	21.21'	23.56'
C14	15.00'	090°00'00"	N17°34'20"W	21.21'	23.56'
C15	15.00'	090°00'00"	N72°25'40"E	21.21'	23.56'
C16	15.00'	090°00'00"	N17°34'20"W	21.21'	23.56'
C17	15.00'	090°00'00"	N72°25'40"E	21.21'	23.56'
C18	660.00'	012°12'34"	S21°19'23"W	140.38'	140.64'
C19	600.00'	012°12'34"	N21°19'23"E	127.62'	127.86'
C20	50.00'	276°22'46"	S27°23'39"W	66.67'	241.19'
C21	25.00'	048°11'23"	N38°30'39"W	20.41'	21.03'
C22	25.00'	048°11'23"	S86°42'02"E	20.41'	21.03'
C23	475.00'	000°36'42"	S62°54'42"E	5.07'	5.07'
C24	425.00'	030°41'23"	N77°57'02"W	224.93'	227.65'
C25	475.00'	030°41'23"	S77°57'02"E	251.40'	254.43'
C26	475.00'	018°30'50"	N84°02'19"W	152.82'	153.49'
C27	425.00'	018°30'50"	S84°02'19"E	136.73'	137.33'
C28	15.00'	090°00'00"	S60°13'06"W	21.21'	23.56'

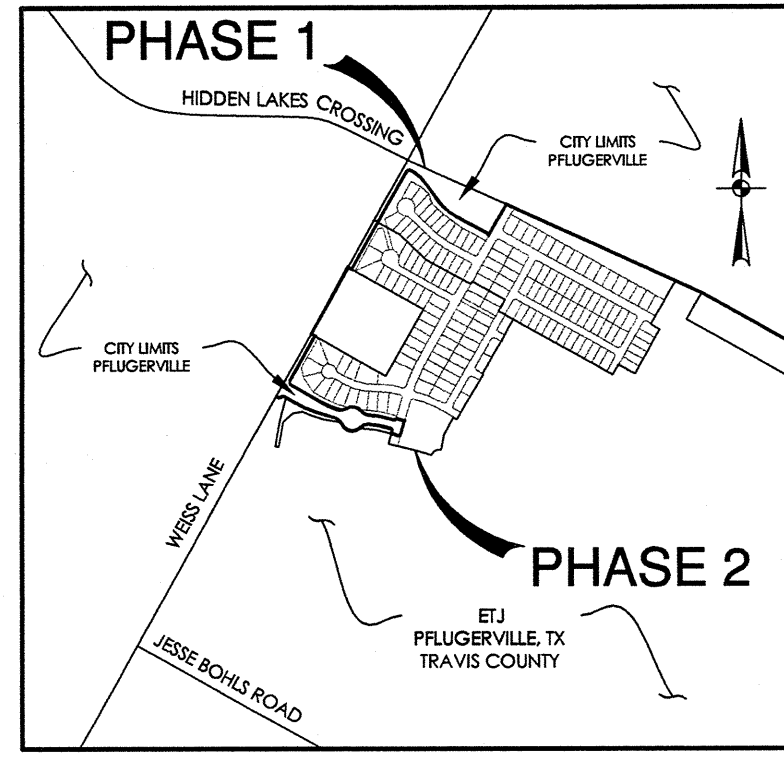
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C29	15.00'	090°00'00"	S29°46'54"E	21.21'	23.56'
C30	15.00'	090°00'00"	N29°46'54"W	21.21'	23.56'
C31	15.00'	090°00'00"	N60°13'06"E	21.21'	23.56'
C32	450.00'	001°27'53"	N74°02'57"W	11.50'	11.50'
C33	450.00'	012°12'34"	N68°40'37"W	95.71'	95.89'
C34	425.00'	012°12'34"	S68°40'37"E	90.39'	90.57'
C35	15.00'	090°00'00"	S72°25'40"W	21.21'	23.56'
C36	15.00'	090°00'00"	N17°34'20"W	21.21'	23.56'
C37	25.00'	089°51'01"	N17°29'50"W	35.31'	39.20'
C38	570.00'	000°18'44"	N62°34'43"W	3.11'	3.11'
C39	600.00'	012°21'33"	N68°36'07"W	129.17'	129.43'
C40	570.00'	017°39'27"	N71°15'04"W	174.97'	175.66'
C41	62.00'	049°46'14"	S80°19'59"W	52.18'	53.86'
C42	570.00'	002°34'42"	N78°47'27"W	25.65'	25.65'
C43	80.00'	085°16'23"	N81°54'56"W	108.38'	119.06'
C44	85.00'	074°07'14"	N80°44'24"W	102.45'	109.96'
C45	62.00'	049°46'02"	N64°09'46"W	52.18'	53.85'
C46	660.00'	014°15'49"	N81°54'48"W	163.88'	164.30'
C47	630.00'	014°15'54"	N81°54'50"W	156.45'	156.85'
C48	15.00'	090°00'00"	S60°13'06"W	21.21'	23.56'
C49	610.00'	012°21'33"	S68°36'07"E	131.33'	131.58'
C50	62.00'	049°27'51"	S50°02'58"E	51.88'	53.53'
C51	80.00'	113°11'47"	S81°54'56"E	133.57'	158.05'
C52	62.00'	049°41'40"	N66°20'02"E	52.11'	53.78'
C53	570.00'	014°17'18"	S81°55'33"E	141.78'	142.15'
C54	15.00'	090°00'00"	S29°46'54"E	21.21'	23.56'
C55	1190.54'	000°43'19"	S14°52'05"W	15.00'	15.00'
C56	1130.00'	004°02'55"	N13°11'39"E	79.83'	79.85'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	18.51'	N27°25'40"E
L2	90.00'	S27°25'40"W
L3	114.67'	S62°34'20"E
L4	7.50'	S62°34'20"E
L5	350.00'	S27°25'40"W
L6	27.55'	N62°34'20"W
L7	125.00'	S27°25'40"W
L8	105.89'	S10°02'52"W
L9	116.27'	N75°51'34"W
L10	125.01'	N78°09'58"W
L11	60.00'	N78°49'49"W
L12	27.12'	N74°46'54"W
L13	48.49'	N89°02'43"W
L14	118.94'	N82°12'50"W
L15	88.44'	N74°46'54"W
L16	59.34'	N69°14'09"W
L17	67.05'	S80°09'02"W
L18	88.82'	S46°26'16"W
L19	96.70'	S09°03'08"W
L20	70.00'	S06°34'16"W
L21	25.00'	N84°28'14"W
L22	9.10'	N62°25'21"W
L23	28.83'	N62°25'34"W
L24	29.13'	S62°33'35"E
L25	37.40'	N74°09'53"E
L26	21.16'	N62°34'20"W
L27	27.41'	N62°33'53"W
L28	22.19'	N62°33'53"W
L29	8.18'	N27°22'36"E
L30	25.00'	N27°25'40"E
L31	25.00'	S27°25'40"W

LINE TABLE		
LINE #	LENGTH	BEARING
L32	49.67'	N62°34'20"W
L33	49.67'	S62°34'20"E
L34	49.67'	N62°34'20"W
L35	57.17'	S62°34'20"E
L36	110.00'	N27°25'40"E
L37	4.15'	N27°25'40"E
L38	27.57'	S62°35'23"E
L39	25.00'	S62°35'23"E
L40	14.68'	N62°36'21"W
L41	6.12'	S62°36'21"E
L42	6.30'	S86°42'16"W
L43	6.30'	N86°42'16"E
L44	24.89'	S15°13'06"W
L45	14.47'	N74°46'54"W
L46	14.47'	S74°46'54"E
L47	24.89'	N15°13'06"E
L48	26.11'	N62°34'20"W
L49	57.17'	N62°34'20"W
L50	13.33'	N15°26'40"W
L51	2.21'	N74°46'54"W
L52	33.50'	N89°02'43"W
L53	14.43'	N89°02'43"W
L54	27.02'	N74°46'54"W
L55	12.02'	N74°46'54"W
L56	140.00'	S27°25'40"W
L57	51.65'	N62°50'27"W
L58	12.02'	S74°46'54"E
L59	470.63'	S27°25'40"W
L60	660.63'	N27°25'40"E
L61	22.63'	S27°25'40"W
L62	710.00'	S27°25'40"W



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 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470  
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100285-00



**LOCATION MAP**  
NOT-TO-SCALE

**FINAL PLAT  
OF  
SORENTO PHASE 2**

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LOT/ACRES SQ.FT.	
BLOCK "B"	
23/0.180	7841 SQ. FT.
24/0.158	6883 SQ. FT.
25/0.158	6883 SQ. FT.
26/0.158	6883 SQ. FT.
27/0.158	6883 SQ. FT.
28/0.167	7275 SQ. FT.
29/0.185	8059 SQ. FT.
30/0.208	9061 SQ. FT.
31/0.299	13025 SQ. FT.
32/0.304	13243 SQ. FT.
33/0.329	14332 SQ. FT.
34/0.333	14506 SQ. FT.
35/0.188	8190 SQ. FT.
36/0.188	8190 SQ. FT.
37/0.188	8190 SQ. FT.
38/0.188	8190 SQ. FT.
39/0.188	8190 SQ. FT.
40/0.188	8190 SQ. FT.
41/0.219	9540 SQ. FT.
42/0.196	8538 SQ. FT.
43/0.196	8538 SQ. FT.
44/0.196	8538 SQ. FT.
45/0.196	8538 SQ. FT.
46/0.196	8538 SQ. FT.
47/0.196	8538 SQ. FT.
48/0.209	9105 SQ. FT.
49/0.225	9801 SQ. FT.
50/0.384	16728 SQ. FT.
51/0.224	9758 SQ. FT.
52/0.216	9409 SQ. FT.
53/0.379	16510 SQ. FT.
54/0.308	13417 SQ. FT.
55/0.268	11675 SQ. FT.
56/0.240	10455 SQ. FT.
57/0.234	10194 SQ. FT.
58/0.219	9540 SQ. FT.
59/0.238	10368 SQ. FT.
60/0.205	8930 SQ. FT.
61/0.201	8756 SQ. FT.
62/0.194	8451 SQ. FT.
63/0.225	9801 SQ. FT.
64/0.260	11326 SQ. FT.
65/0.353	15377 SQ. FT.
66/0.299	13025 SQ. FT.
67/0.799	34805 SQ. FT.

LOT/ACRES SQ.FT.	
BLOCK "D"	
6/0.187	8146 SQ. FT.
7/0.187	8146 SQ. FT.
8/0.187	8146 SQ. FT.
9/0.187	8146 SQ. FT.
10/0.187	8146 SQ. FT.
11/0.187	8146 SQ. FT.
12/0.187	8146 SQ. FT.
13/0.187	8146 SQ. FT.
14/0.187	8146 SQ. FT.
15/0.187	8146 SQ. FT.
16/0.207	9017 SQ. FT.
17/0.225	9801 SQ. FT.
18/0.219	9540 SQ. FT.
19/0.187	8146 SQ. FT.
20/0.187	8146 SQ. FT.
21/0.187	8146 SQ. FT.
22/0.187	8146 SQ. FT.
23/0.187	8146 SQ. FT.
24/0.187	8146 SQ. FT.
25/0.187	8146 SQ. FT.
26/0.187	8146 SQ. FT.
27/0.187	8146 SQ. FT.
28/0.187	8146 SQ. FT.
29/0.187	8146 SQ. FT.
35/0.140	6099 SQ. FT.

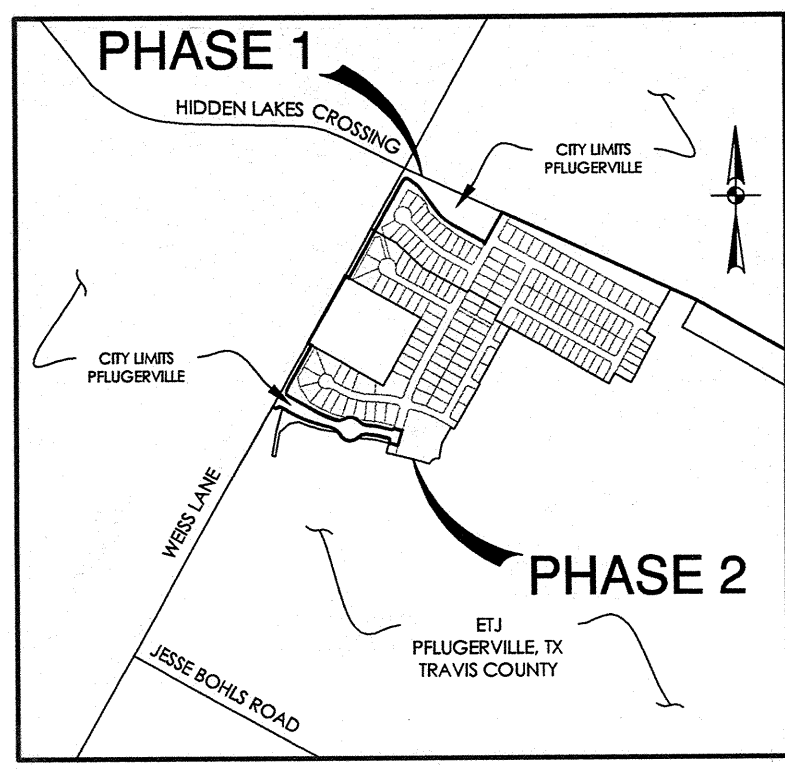
LOT/ACRES SQ.FT.	
BLOCK "F"	
28/0.185	8059 SQ. FT.

LOT/ACRES SQ.FT.	
BLOCK "G"	
1/0.185	8059 SQ. FT.
28/0.185	8059 SQ. FT.

LOT/ACRES SQ.FT.	
BLOCK "H"	
1/0.206	8974 SQ. FT.
34/0.206	8974 SQ. FT.

LOT/ACRES SQ.FT.	
BLOCK "N"	
143/2.025	88209 SQ. FT.

LOT/ACRES SQ.FT.	
BLOCK "X"	
55/0.714	31102 SQ. FT.



LOCATION MAP  
NOT-TO-SCALE  
MAPSCO MAP GRID: 4397, U, X & Y

# FINAL PLAT OF SORENTO PHASE 2

A 25.967 ACRES, OR 1,131,108 SQUARE FEET, MORE OR LESS, TRACT OF LAND BEING A PORTION OF THAT CERTAIN CALLED 119.023 ACRE TRACT OF LAND AND A CALLED 237.56 ACRE TRACT OF LAND CONVEYED TO SORENTO HOLDINGS 2012 LLC IN DOCUMENT No. 2012164042 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE JOHN C. BRAY SURVEY No. 10, ABSTRACT No. 73, TRAVIS COUNTY, TEXAS.

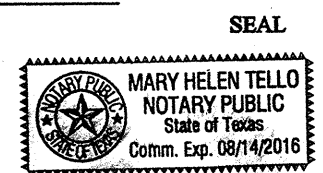
ACKNOWLEDGEMENT:

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THOMAS J. KIELLY, 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 26 DAY OF Nov, 2013.

*Mary Helen Tello*  
NOTARY PUBLIC, STATE OF TEXAS



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:  
THOMAS ANKER, CHAIRMAN

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

BY:  
EMILY BARRON, PLANNING DIRECTOR

ATTEST:

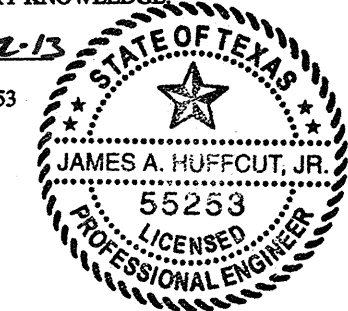
KAREN THOMPSON, CITY SECRETARY

ENGINEER'S CERTIFICATION:

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 FIRM #48453-C0285H, TRAVIS COUNTY, TEXAS DATED SEPTEMBER 26, 2008

I, JAMES A. HUFFCUT, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HERBY 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.*  
JAMES A. HUFFCUT, JR.  
REGISTERED PROFESSIONAL ENGINEER No. 55253  
STATE OF TEXAS



SURVEYOR'S CERTIFICATION:

I, G.E. BUCHANAN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HERBY 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, AND HERBY CERTIFY THAT THIS PLAT COMPLIES WITH TRAVIS COUNTY ORDER No. 8596 STANDARDS FOR THE CONSTRUCTION OF STREETS AND DRAINAGE IN SUBDIVISIONS OF 1984, AS AMENDED AND THE CITY OF PFLUGERVILLE RULES AND REGULATIONS.

*G.E. Buchanan*  
G.E. BUCHANAN  
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4999  
STATE OF TEXAS



*Swersted: 02/05/2013*

NOTES:

- THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE ETJ.
- 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.
- ALL STREETS IN THIS SUBDIVISION SHALL BE CONSTRUCTED WITH CONCRETE CURB AND GUTTER.
- A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 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.
- 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 6-FT. WIDE SIDEWALK SHALL BE PROVIDED ON THE EAST SIDE OF WEISS LANE AND BOTH SIDES OF VIA SORENTO WAY AND BASSANO AVENUE. A MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF CHIANTI COVE, MARCELLO DRIVE, ORVIETO DRIVE, PIENZA DRIVE, AND VESCOVO LANE.
- THIS SUBDIVISION AND THE HOME OWNERS ASSOCIATION IS SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT NO. 201201182 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE SUPPLEMENTAL DECLARATIONS.
- WATER AND WASTE WATER SERVICE WILL PROVIDED BY THE CITY OF PFLUGERVILLE.
- THE OWNER/SUBDIVIDER, AS LISTED ON THIS PLAT, SHALL BE RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL CONCRETE SIDEWALKS 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.
- 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.
- 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.
- 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.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS / HER ASSIGNS.
- 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.

- COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO ISSUANCE OF ANY BUILDING PERMITS. THE ASSESSED IMPACT FEE RATE FOR 1 SERVICE UNIT WITH A 3/4 INCH DOMESTIC WATER METER SIZE SHALL BE \$2,403.00 AND FOR WASTEWATER SHALL BE \$2,414.00.
- 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.
- 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.
- 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.
- 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 DESIGN GUIDELINES.
- A 10-FT. PUE SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
- THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE PRESERVATION.
- PUBLIC PARKLAND SHALL BE OWNED AND MAINTAINED BY TRAVIS COUNTY M.U.D. #17. PRIVATE PARKLAND, INCLUDING LANDSCAPE LOTS AND HIKE & BIKE TRAIL LOTS, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
- THE CENTERLINE OF WEISS LANE (A.K.A.) MANOR-HUTTO ROAD) AS DESCRIBED IN TRAVIS COUNTY COMMISSIONERS COURT ROAD BOOK 2, PAGES 294-297 HAS NO DEFINED WIDTH, PER TRAVIS COUNTY TNR, WHERE THE RIGHT-OF-WAY IS UNFENCED THE COUNTY CLAIMS THE ROAD SURFACE PLUS BAR DITCHES.
- 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 SORENTO REGULATING PLAN, AND THE "SORENTO PHASING AGREEMENT."
- 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.

STATE OF TEXAS: KNOWN ALL MEN BY THESE PRESENTS  
COUNTY OF TRAVIS:

THAT, SORENTO HOLDINGS 2012 LLC., BEING THE OWNER OF 119.023 ACRES AND 237.56 ACRES OF LAND OUT OF THE JOHN C. BRAY SURVEY No. 10, ABSTRACT No. 73 IN TRAVIS COUNTY, TEXAS. SAME BEING CONVEYED BY DEED OF RECORD IN DOC No. 2012164042, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 25.967 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "SORENTO PHASE 2," AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT REPEALED.

WITNESS MY HAND, THIS THE 26 DAY OF Nov, 2013 AD

*Thomas J. Kielly*  
THOMAS J. KIELLY  
3 SAN JOAQUIN PLAZA, SUITE 100  
NEW PORT BEACH, CA 92660

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 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 ERRECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

THE STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, 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 THE SAID COURT.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, OF SAID COUNTY, THE DAY OF 20 A.D.

DANA DEBEAUVOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

BY:  
DEPUTY

I, DANA DEBEAUVOR, 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 RECORDED ON THE DAY OF 20 A.D. AT O'CLOCK M, IN DOCUMENT NUMBER OF THE OFFICAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE DAY OF 20 A.D.

DANA DEBEAUVOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

BY:  
DEPUTY

