

FINAL PLAT OF

SORENTO PHASE 1

A 29.103 ACRES, OR 1,267,705 SQUARE FEET, MORE OR LESS, TRACT OF LAND BEING A PORTION OF THAT CERTAIN CALLED 119.023 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.

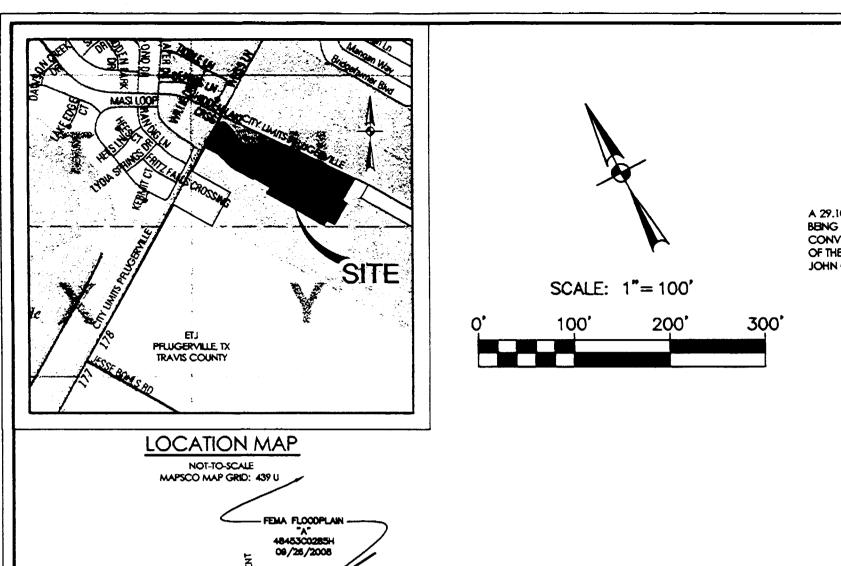
THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.



800 SHOAL CREEK BLVD AUSTIN TEXAS SUITE 220 WEST

ISTIN TEXAS 78757 PHONE: 512.454.87 FAX: 512.459.88 20140001

Me: Dec 16, 2013, 6:29pm User ID: wprimeau e: Htsurvey/CANL\S0703-61VP50703-61 - NEW GEOMETRY 11.11.13.0mg



- FEMA FLOODPLAIN

- -70.00'---

REMAINDER OF 158.1 ACRE TRACT VOL. 11080, PG. 27 R.P.R.T.C., TX.

55.00

55.00

55.00'

-55.00'-

55.00

-- 55.00' --

S67"15"22"E ~ 2060.54"

N6715'22"W

AVENTURA AVENUE

55.00

55.00

BLOCK "E"

PALLAZO DRIVE

N62'34'20"W ~ 889.35'

REMAINING PORTION OF A 119.023 ACRE TRACT DOC No. 2012164042 Q.P.R.

John C. Bray Survey No. 10 Abstract No. 73 Travis County, Texas

55.00

55.00

49.67' - -55.00' - -55.00' - -55.00' -

64.67

55.00

55.00

- 55.00'· | 55.00'- | 55.00'-

CITY LIMITS

BLOCK "A'

LOT 71
PUBLIC PARICLAND & DRAINAGE EASEMENT
2.841 ACRES

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- FEMA FLOODPLAIN "A" 48453C0265H 09/26/2008

BM PT #12 IRON ROO W/RED CAP N:10136202.472 E:3171823.547 ELEV. = 615.46 - 1988 NGVO

REMAINING PORTION OF A 118.023 ACRE TRACT DOC No. 2012164042

FEMA PLOCOPLAIN

10 ACRES VOL. 13115, PG. 987 O.P.R.T.C., TX.

N62'34'20"W

N62'34'20'W

3

N62'34'20"W

N62'34'20'W 125.00'

6 10' PUE L2

- N: 10135846.059 E: 3171354.976

LEGEND

Ø FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)

(SURVEYOR) Ø 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

SIDEWALK

DRNG DRAINAGE

-P- FLOODPLAIN

CITY LIMITS/ETJ (EXTRA TERRITORIAL JURISDICTION)

-- w -- WATERUNE

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	500.00'	004"59"18"	\$60'04'41"E	43.52	43.53'
C2	25.00	093"53"56"	N74"22"38"E	36.54	40.97
ಚ	326.50	021"53"41"	S47"43"33"E	124.01	124.77
C4	545.00'	010'03'55"	N44"34'50"W	95.62	95.74
C5	373.50	025-47'37"	S49'40'31"E	166.73	168.14
C 6	470.00'	023701'27"	N51703'36"W	187.60	188.87
C7	15.00′	090,000,000,	S72"25'40"W	21.21	23.56'
C8	15.00"	000,000,000	N17"34"20"W	21.21	23.56
C9	15.00'	090,00,00,	S17'34'20"E	21.21'	23.56
C10	15.00'	090,00,00,	N72"25'40"E	21.21*	23.56'
C11	15.00'	090,00,00,	S17"34'20"E	21.21	23.56'
C12	60.00'	294"36"41"	S51706'25"W	64.82'	308.52
C13	15.00"	066"25"19"	N14"47"54"W	16.43	17.39
C14	15.00	048711237	S72'06'14"E	12.25	12.62
C15	400.00*	014"33"47"	N5577°26"W	101.40	101.67
C16	450.00'	014"33"47"	\$5577'26"E	114.07	114.38'
C17	15.00"	000,00,00	S72"25'40"W	21.21	23.56
C18	15.00	090,00,00,	S17"34'20"E	21.21*	23.56
C19	15.00'	090,00,00,	N72"25"40"E	21.21	23.56
C20	15.00	000,00,00,	S17"34'20"E	21.21	23.56
C21	15.00'	090,00,00,	N72"25'40"E	21.21	23.56
C22	15.00'	000,00,00,	S72"25'40"W	21.21'	23.56
C23	15.00	090'00'00"	\$17"34'20"E	21.21	23.56
C24	15.00	090,00,00.	N17"34"20"W	21.21	23.56'
					T

C25 15.00' 090'00'00" N72"25'40"E 21.21' 23.56'

LINE TABLE			
UNE #	LENGTH	BEARING	
L1	25.88'	S62'34'20"E	
L2	125.00'	N62"34'20"W	
U	80.00*	S27"25'40"W	
LA.	889.35	N62'34'20"W	
1,5	90.00*	N27"25'40"E	
L6	18.51'	527"25'40"W	
L7	31.42	S6715'22"E	
LB	77.78'	S27"25'40"W	
L9	16.61	S58'40'24"E	
L10	6.44'	N62"34"20"W	
L11	6.44'	562"34"20"E	
L12	10.25	N23711477W	
L13	29.13	N62'33'35"W	
L14	16.11	N48'00'33"W	
L15	25.00	N62'34'20"W	
L16	25.00	N62"34'20"W	
L17	40.65	S62'34'20"E	

PAPE-DAWSON ENGINEERS

DO SHOAL CREEK BLVD AUSTIN TEXAS 787

MEEK BLVD AUSTIN TEXAS 78767 PHONE: 512.454.8711
WEST PHONE: 512.459.8867
TEXAS SOURD OF PROPERSIONAL ENGINEERIC, FIRM RESISTRATIONS 479

SUBDIVISION PLAT OF SORENTO PHASE

LOCATION MAP NOT-TO-SCALE MAPSCO MAP GRID: 439 U

FINAL PLAT OF

SORENTO PHASE 1

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LOT/ACRES SQ.FT.			
BLOCK "A"			
1/0.214	9322 SQ.FT.		
2/0.201	8756 SQ.FT.		
3/0.201	8756 SQ.FT.		
4/0.201	8756 SQ.FT.		
5/0.201	8756 SQ.FT.		
6/0.201	8756 SQ.FT.		
7/0.201	8756 SQ.FT.		
8/0.201	8756 SQ.FT.		
9/0.201	8756 SQ.FT.		
10/0.201	8756 SQ.FT.		
11/0.201	8756 SQ.FT.		
12/0.201	8756 SQ.FT.		
13/0.201	8756 SQ.FT.		
14/0.201	8756 SQ.FT.		
15/0.201	8756 SQ.FT.		
16/0.201	8756 SQ.FT.		
17/0.201	8756 SQ.FT.		
71/3.580	155945 SQ.FT.		

LOT/ACRES SQ.FT.		
BLOCK "B"		
1/0.180	7841 SQ.FT.	
2/0.158	6883 SQ.FT.	
3/0.158	6683 SQ.FT.	
4/0.158	6883 SQ.FT.	
5/0.190	8277 SQ.FT.	
6/0.162	7057 SQ.FT.	
7/0.158	6863 SQ.FT.	
8/0.158	6883 SQ.FT.	
9/0.177	7711 SQ.FT.	
10/0.185	8050 SQ.FT.	
11/0.180	7841 SQ.FT.	
12/0.211	9192 SQ.FT.	
13/0.166	7231 SQJFT.	
14/0.158	6883 SQ.FT.	
15/0.158	6883 SQJFT.	
16/0.158	6883 SQ.FT.	
17/0.170	7406 SQ.FT.	
16/0.179	7798 SQ.FT.	
19/0.158	6683 SQ.FT.	
20/0.158	6883 SQ.FT.	
21/0.158	6883 SQ.FT.	
22/0.180	7841 SQ.FT.	
66/1.230	53579 SQFT.	

LOT/ACRES SQ.FT.			
BLOCK "B"			
1/0.180	7841 SQ.FT.		
2/0.158	6883 SQ.FT.		
3/0.158	6883 SQ.FT.		
4/0.158	6883 SQ.FT.		
5/0.190	8277 SQ,FT.		
6/0.162	7057 SQ.FT.		
7/0.158	6863 SQ.FT.		
8/0.158	6883 SQ.FT.		
9/0.177	7711 SQ.FT.		
10/0.185	8050 SQJFT.		
11/0.180	7841 SQ.FT.		
12/0.211	9192 SQ.FT.		
13/0.166	7231 SQ.FT.		
14/0.158	6883 SQ.FT.		
15/0.158	6883 SQ.FT.		
16/0.158	6883 SQ.FT.		
17/0.170	7406 SQ.FT.		
18/0.179	7798 SQ.FT.		
19/0.158	6883 SQ.FT.		
20/0.158	6883 SQ.FT.		
21/0.158	6883 SQ.FT.		
22/0.180	7841 SQ.FT.		

1/1.064	46348 SQ.FT.		
TOT/40	DEC CO ET		
DOTAG	LOT/ACRES SQ.FT.		
BLO	CK "D"		
1/0.214	9322 SQJFT.		
2/0.187	8146 SQ.FT.		
3/0.187	8146 SQ.FT.		
4/0.187	8146 SQ.FT.		
5/0.187	8146 SQ.FT.		
30/0.187	8146 SQ.FT.		
31/0.187	8146 SQ.FT.		
32/0.187	RIAS SOFT		

8146 SQ.FT.

9322 SQ.FT.

33/0.187

34/0.214

LOT/ACRES SQ.FT.

BLOCK "C"

1/0.185	8059 SQ.FT.
2/0.158	6883 SQ.FT.
3/0.158	6883 SQ.FT.
4/0.158	6883 SQ.FT.
5/0.158	6883 SQ.FT.
6/0.158	6883 SQ.FT.
7/0.158	6883 SQ.FT.
8/0.158	6883 SQ.FT.
9/0.158	6863 SQ.FT.
10/0.158	6883 SQ.FT.
11/0.158	6883 SQ.FT.
12/0.158	6883 SQ.FT.
13/0.158	6883 SQ.FT.
14/0.158	6863 SQ.FT.
15/0.185	8059 SQ.FT.
16/0.158	6883 SQ.FT.
17/0.158	6883 SQ.FT.
18/0.158	6883 SQ.FT.
19/0.158	6663 SQ.FT.
20/0.158	6883 SQ.FT.
21/0.158	6863 SQ.FT.
22/0.158	6883 SQ.FT.
23/0.158	6883 SQ.FT.
24/0.158	6883 SQ.FT.
25/0.158	6883 SQ.FT.
26/0.158	6863 SQ.FT.
27/0.158	6883 SQ.FT.
28/0.185	8059 SQ.FT.

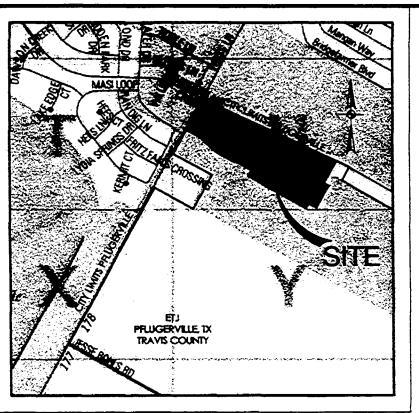
LOT/ACRES SQ.FT.

BLOCK "E"

LOT/ACRES SQ.FT.			
BLOCK "F"			
1/0.185	8059 SQ.FT.		
2/0.158	6883 SQ.FT.		
3/0.158	6883 SQ.FT.		
4/0.158	6883 SQ.FT.		
5/0.158	6663 SQ.FT.		
6/0.158	6883 SQ.FT.		
7/0.158	6883 SQ.FT.		
8/0.158	6883 SQ.FT.		
9/0.158	6883 SQ.FT.		
10/0.158	6663 SQ.FT.		
11/0.158	6883 SQ.FT.		
12/0.158	6663 SQ.FT.		
13/0.158	6883 SQ.FT.		
14/0.185	8059 SQ.FT.		

LOT/ACRES SQ.FT.			
BLOCK "I"			
1/0.199	8669 SQ.FT.		
2/0.158	6883 SQ.FT.		
3/0.158	6883 SQJFT.		
4/0.158	6883 SQ.FT.		
5/0.158	6883 SQ.FT.		
6/0.158	6663 SQ.FT.		

SUBDIVISION PLAT OF SORENTO PHASE 1



LOCATION MAP NOT-TO-SCALE MAPSCO MAP GRID: 439 U

10001

- 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.
- ALL STREETS IN THIS SUBDIVISION SHALL BE CONSTRUCTED WITH CONCRETE CURB AND GUTTER.
- 4. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY
- 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
- 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 6-FT. WIDE SIDEWALK SHALL BE PROVIDED ALONG THE EAST SIDE OF WEISS LANE AND ALONG BOTH SIDES OF AVENTURA AND BASSANO AVENUES. A MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF APPLIO CLAUDIO DRIVE, CANTANIA COVE, ORVIETO,
- 7. THIS SUBDIVISION AND THE HOME OWNERS ASSOCIATION IS SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT NO. 20/320/182 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE SUPPLEMENTAL
- 8. WATER AND WASTE WATER SERVICE WILL PROVIDED BY THE CITY OF
- 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 ADARBQUIREMENTS. 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
- 13. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS / HER ASSIGNS.
- 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.

FINAL PLAT

SORENTO PHASE 1

A 29.103 ACRES, OR 1,267,705 SQUARE FEET, MORE OR LESS, TRACT OF LAND BEING A PORTION OF THAT CERTAIN CALLED 119,023 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.

15. 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 X INCH DOMESTIC WATER METER SIZE SHALL BE \$2,403.00 AND FOR WASTEWATER SHALL BE \$2,414.00.

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

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 DESIGN GUIDELINES.

- 20. A 10-FT. PUE SHALL BE DEDICATED ALONG ALL STREET FRONTAGE.
- 21. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES RELATED TO TREE PRESERVATION.
- 22. PUBLIC PARKLAND SHALL BE OWNED AND MAINTAINED BY TRAVIS COUNTY M.U.D. #17 WITH NONEXCLUSIVE ACCESS. PRIVATE PARKLAND, INCLUDING LANDSCAPE LOTS AND HIKE & BIKE TRAIL LOTS, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
- 23. 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.
- 24. 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."
- 25. 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

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

THAT, SORENTO HOLDINGS 2012 LLC., BEING THE OWNER OF 119.023 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 29.103 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS "SORENTO PHASE I," AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HERBON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

THOMAS I HELLY & SAN JOAQUIN PLAZA, SUITE 100 NEW PORT BEACH, CA 92660

WITNESS MY HAND, THIS THE 26 DAY OF NON

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 26 DAY OF Nov

NOTARY PUBLIC, STATE OF TEXAS MARY HELEN IEEE
NOTARY PUBLIC
State of Texts MARY HELEN TELLO Comm. Exp. 06/14/2016

CITY CERTIFICATION:

APPROVED THIS 6th DAY OF JOYNAYU, 2014 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BRHALF OF THE CITY.

BY PABLACK BURN

CHAIRMAN RODNEY BLACK BURN

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

BY: BARRON, PLANNING DIRECTOR MINISTER OF THE PROPERTY OF THE PARTY OF THE AF PFLUGED!

ENGINEER'S CERTIFICATION:

THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HERBON, 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. W. REGISTERED PROFESSIONAL ENGINEER No. 55253 ** TEOFIE STATE OF TEXAS JAMES A. HUFFCUT, JR 55253

SURVEYOR'S CERTIFICATION:

L G.E. BUCHANAN, 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, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TRAVIS COUNTY ORDER No. 8596 STANDARDS FOR THE CONSTRUCTION OF STREETS AND DRAINAGE IN SUBDIVISIONS OF 1984, AS AMEDIDED AND THE CITY OF PFLUGERVILLE RULES AND REGULATION

G.E. BUCHANAN REGISTERED PROFESSIONAL LAND SURVEYOR No. 4999 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.

THE STATE OF TEXAS COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE WOODAY OF JANNAY 20 14 AD. 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 SOAY OF TAMBLE 20 14 A.D.

DANA DEBEAUVOIR, COUNTY CLERK

TRAVIS COUNTY, TEXAS

L DANA DEBEAUVOIR, CLERK OF THE TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND IT'S CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 16 DAY OF 19/1/20 14 A.D. AT 2:19 O'CLOCK MAND DULY RECORD ON THE 16 DAY OF 19/1/20 20 14 A.D. AT 2:19 O'CLOCK M. IN DOCUMENT NUMBER 2014 000 17 OF THE OFFICAL FUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 16 DAY OF January, 2014 A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS



7800 SHOAL CREEK BLVD SUITE 220 WEST

PHONE: 512.454.8711 FAX: 512.459.8967

SHEET 5 OF 5

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