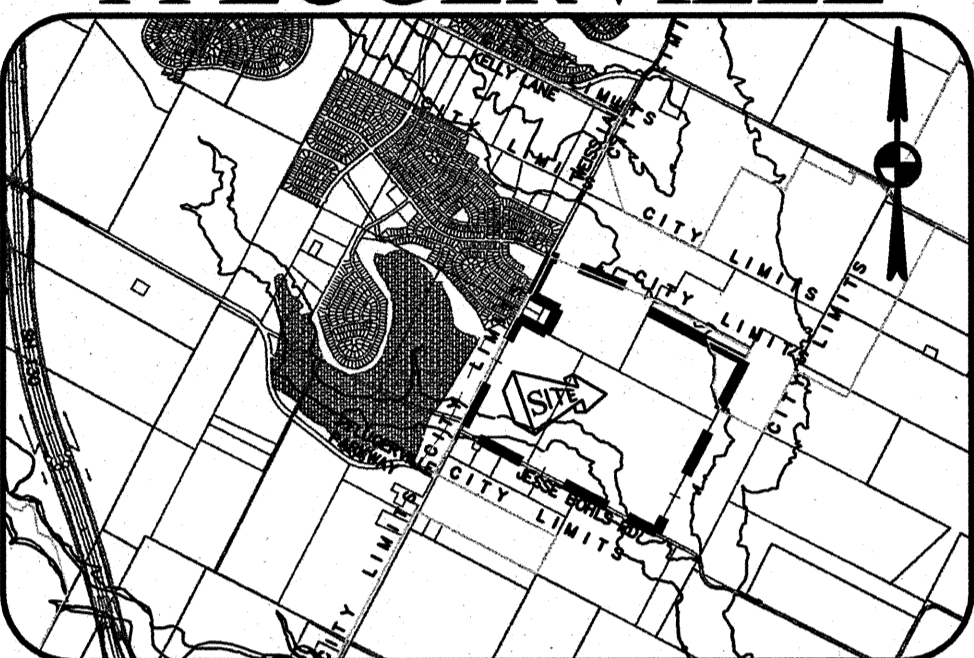


REVISIONS table with columns: NO., SHEET(S), DESCRIPTION, BY, APPROVAL. Row 1: 1, All Sheets, CHANGES INCLUDE: MODIFICATIONS TO PHASE 1&2 ENTRY ROADS; PHASE 2 STREET CONFIGURATION; STREET NAMES; INCREASE IN SIZE OF PRIVATE PARKLAND LOT; A REDUCTION OF 17 RESIDENTIAL LOTS; AND ADJUSTMENT TO LOT TYPE AND CONFIGURATION. A TOTAL OF 119 SINGLE FAMILY RESIDENTIAL LOTS ARE AFFECTED IN THIS REVISION.

REVISED SORENTO PRELIMINARY PLAT-NOT FOR RECORDATION MARCH 2013

INDEX: 1. COVER SHEET 2-7. DIMENSION PLAN 8. PHASING - LOT SUMMARY PLAN 9-14. UTILITY PLAN 15-20. DRAINAGE STUDY 21. CUT-FILL PLAN 22. STREET LIGHT PLAN 23. TREE SURVEY 24. FIRE PROTECTION PLAN

PFLUGERVILLE VICINITY MAP NOT TO SCALE



LEGAL DESCRIPTION:

All of that certain tract or parcel of land situated in Travis County, Texas, out of the J. B. Bray Survey No. 10, Abstract No. 73, and being a portion of that tract described as 79 acres of land (First Tract), all of that tract described as 120 acres of land (Second Tract), and all of that tract described as 41 acres of land (Third Tract) in a Warranty Deed granted to Julia Boelis Abers, dated January 8, 1987, and recorded in Volume 12115, Page 98, Real Property Records of Travis County, Texas.

All that certain tract or parcel of land situated in Travis County, Texas out of the John C. Bray Survey No. 10, Abstract No. 73, Travis County, Texas and being a portion of that tract described as 158.1 acres in a Deed of Gift to Edmund A. Rending, et ux, recorded in Volume 6870, Page 2077, Deed Records of Travis County, Texas which is all that tract described as 65.15 acres in a Warranty Deed granted to Pflugerville Community Development Corporation, a Texas non-profit corporation, and recorded as Document No. 2004180177, Official Public Records of Travis County, Texas and being that tract described as 63.72 acres in a Warranty Deed granted to Pflugerville Community Development Corporation, a Texas non-profit corporation, and recorded as Document No. 2004180178.

FLOODPLAIN:

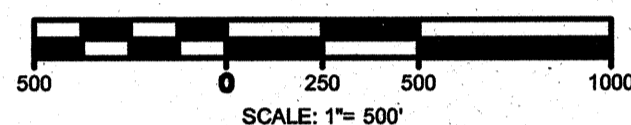
A PORTION OF THIS PROPERTY IS CONTAINED WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. ON PANEL NO. 48433C0280H, 48433C0280H, 48433C0280H, 48433C0280H DATED SEPTEMBER 26, 2008. THE 100-YEAR FLOODPLAIN SHOWN HEREON IS BASED ON THE FLOODPLAIN STUDY PREPARED BY: PAPE-DAWSON ENGINEERS, INC.

BENCHMARKS

#11- SET MAG NAIL IN DRIVEWAY ON WEST SIDE OF WEISS LN. SOUTH OF HIDDEN LAKE CROSSING, APPROX. 630.7 FEET, NAD 83 SURFACE COORDINATES N 1013763.01, E 3169691.13, ELEVATION OF 628.05' NAVD 88 (COMBINED SCALE FACTOR *1.00004)

#10-SET 3" IRON ROD W/ RED CAP "TRAVERSE POINT" ON EAST SIDE OF WEISS LN, APPROX. 2413 FEET NORTH OF JESSE BOHLS ROAD, 31.3 FEET SOUTH OF A GRAVEL DRIVE, NAD 83 SURFACE COORDINATES N 10138447.83, E 3169410.83, ELEVATION OF 645.755' NAVD 88 (COMBINED SCALE FACTOR *1.00004)

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE ASSOCIATED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



LAND USE and PHASES # OF LOTS summary tables.

PARKLAND CALCULATION summary table.

PHASES & LOT TYPES and LEGEND OF LOT TYPES tables.

STREETS table with columns: STREET NAME, STREET CLASSIFICATION, and L.F.

Block summary table with columns: BLOCK NAME, LOT NO., LOT NAME TYPE, TOTAL ACRES.

Block summary table with columns: BLOCK NAME, LOT NO., LOT NAME TYPE, TOTAL ACRES.

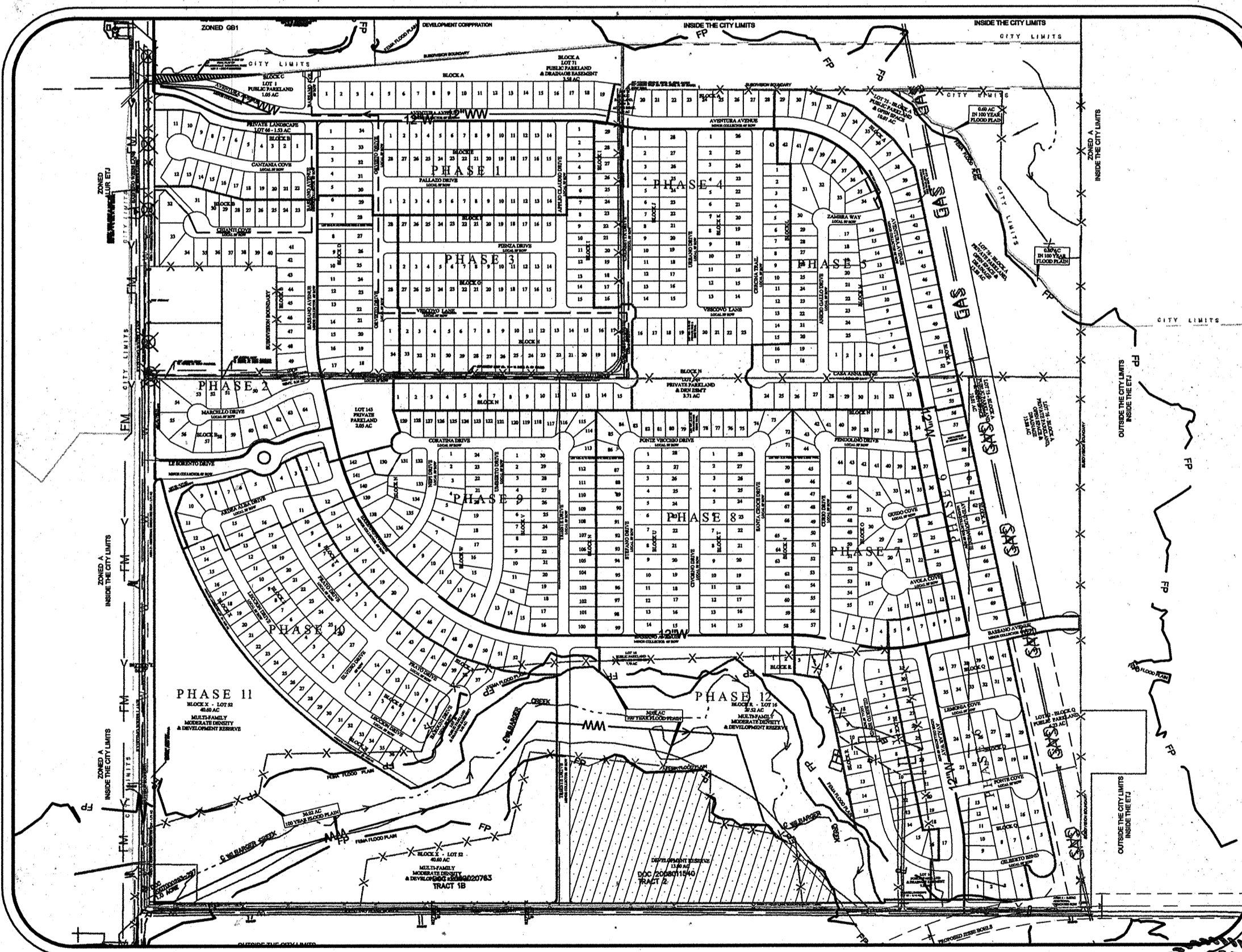
Block summary table with columns: BLOCK NAME, LOT NO., LOT NAME TYPE, TOTAL ACRES.

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Block summary table with columns: BLOCK NAME, LOT NO., LOT NAME TYPE, TOTAL ACRES.

FLOOD PLAIN AREA summary table.

BLOCKS & LOTS table with columns: BLOCK NAME, ACRES, S.F. LOTS, NO OF LOTS, M.F. LOT ACRES.



OWNER / DEVELOPER: SORENTO HOLDINGS, LLC TOM RIELLY 3 SAN JOAQUIN, SUITE 100 NEWPORT BEACH, CA 92660 (949)719-4975 / FAX (949)719-4976

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

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

AT&T TEXAS: 712 E. Huntland Drive Austin, Texas 78752 (512)870-4768 / FAX (512)870-4711

SUDDENLINK COMMUNICATIONS: 111 North College Street Georgetown, Texas 78626 (512) 563-7063 / FAX (512)869-2962

PAPE-DAWSON ENGINEERS logo.

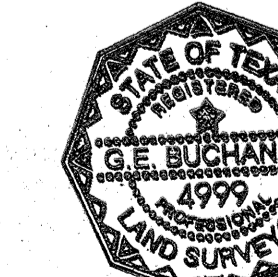
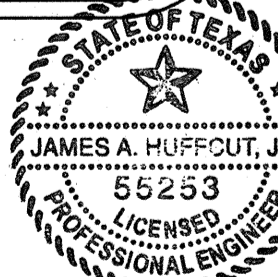
TIMEWARNER CABLE INC. 12012 North MoPac Expressway Austin, Texas 78758 (512)882-8810 / FAX (512)882-8592

T.C.E.S.D. NO. 2 Pflugerville Fire Department 203 E. Pecan Street Pflugerville, Texas 78660 (512)251-2801 / FAX (512) 251-2801

AMCO CORP. 350 Texas Avenue Round Rock, Texas 78664 (512)249-8066

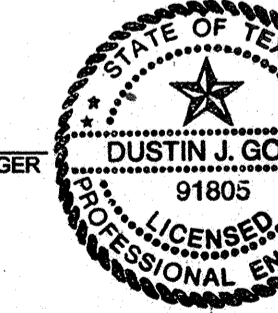
SUBMITTED BY: PAPE-DAWSON ENGINEERS James A. Huffcut, Jr. 3-21-13 REGISTERED PROFESSIONAL ENGINEER JAMES A. HUFFCUT, JR. P.E.

SUBMITTED BY: DUSTIN GOSS, P.E. 3-21-13 PROJECT MANAGER DUSTIN GOSS, P.E.



I, G. E. Buchanan RPLS# 4999, do hereby certify that I prepared this plan from an actual and accurate on-the-ground survey of the land, and that the corner monuments shown thereon marking the boundary of the proposed subdivision, but no interior lot lines, were properly placed under my personal supervision, in accordance with the Subdivision Code of the City of Pflugerville, Texas and that all known easements within the boundary of the plan are shown hereon.

Signature of G.E. Buchanan, dated 03/21/13. SIGNED: G.E. BUCHANAN, PROJECT MANAGER. DATE: 03/21/2013



THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INadvertently ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S SIGNATURE AND SEAL.

REVISED SORENTO PRELIMINARY PLAT (MARCH 2013)

RECEIVED
MAR 22 2013

REVISIONS

Table with columns: NO., SHEET(S), DESCRIPTION, BY, APPROVAL. Row 1: All Sheets, CHANGES INCLUDE: MODIFICATIONS TO PHASE 1&2 ENTRY ROADS; PHASE 2 STREET CONFIGURATION; STREET NAMES; INCREASE IN SIZE OF PRIVATE PARKLAND LOT; A REDUCTION OF 17 RESIDENTIAL LOTS; AND ADJUSTMENT TO LOT TYPE AND CONFIGURATION. A TOTAL OF 119 SINGLE FAMILY RESIDENTIAL LOTS ARE AFFECTED IN THIS REVISION.

REVISED

SORENTO

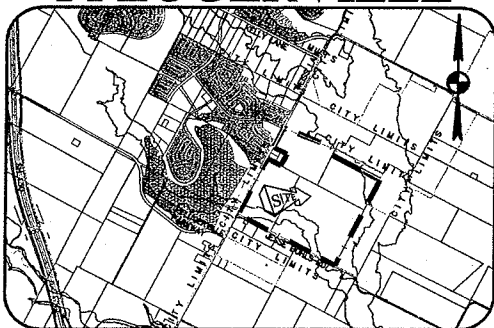
PRELIMINARY PLAT-NOT FOR RECORDATION

MARCH 2013

INDEX:

- 1. COVER SHEET
2-7. DIMENSION PLAN
8. PHASING - LOT SUMMARY PLAN
9-14. UTILITY PLAN
15-20. DRAINAGE STUDY
21. CUT-FILL PLAN
22. STREET LIGHT PLAN
23. TREE SURVEY
24. FIRE PROTECTION PLAN

PFLUGERVILLE



VICINITY MAP NOT TO SCALE

LEGAL DESCRIPTION:

All of that certain tract or parcel of land situated in Travis County, Texas, out of the J. B. Bray Survey No. 10, Abstract No. 73, and being a portion of that tract described as 79 acres of land (First Tract), all of that tract described as 120 acres of land (Second Tract), and all of that tract described as 41 acres of land (Third Tract) in a Warranty Deed granted to Julia Bohls Abers, dated January 8, 1987, and recorded in Volume 12115, Page 98, Real Property Records of Travis County, Texas.

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A PORTION OF THIS PROPERTY IS CONTAINED WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. ON PANEL NO.48453C0280H, 48453C0285H, 48453C0280H, 48453C0285H DATED SEPTEMBER 26, 2008. THE 100-YEAR FLOODPLAIN SHOWN HEREON IS BASED ON THE FLOODPLAIN STUDY PREPARED BY: PAPE-DAWSON ENGINEERS INC.

BENCHMARKS

#11- SET MAG NAIL IN DRIVEWAY ON WEST SIDE OF WEISS LN. SOUTH OF HIDDEN LAKE CROSSING, APPROX. 630.7 FEET, NAD 83 SURFACE COORDINATES N 10137633.01, E 3169981.13, ELEVATION OF 628.05' NAVD 88 (COMBINED SCALE FACTOR = 1.00004)

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LAND USE: SINGLE FAMILY RESIDENTIAL LOTS 844, ACRES 173.76. PHASES # OF LOTS: PHASE 1 30, PHASE 2 19, PHASE 3 15, PHASE 4 10, PHASE 5 10, PHASE 6 10, PHASE 7 10, PHASE 8 10, PHASE 9 10, PHASE 10 10, PHASE 11 10, PHASE 12 10. TOTAL 322.13 ACRES, 844 LOTS.

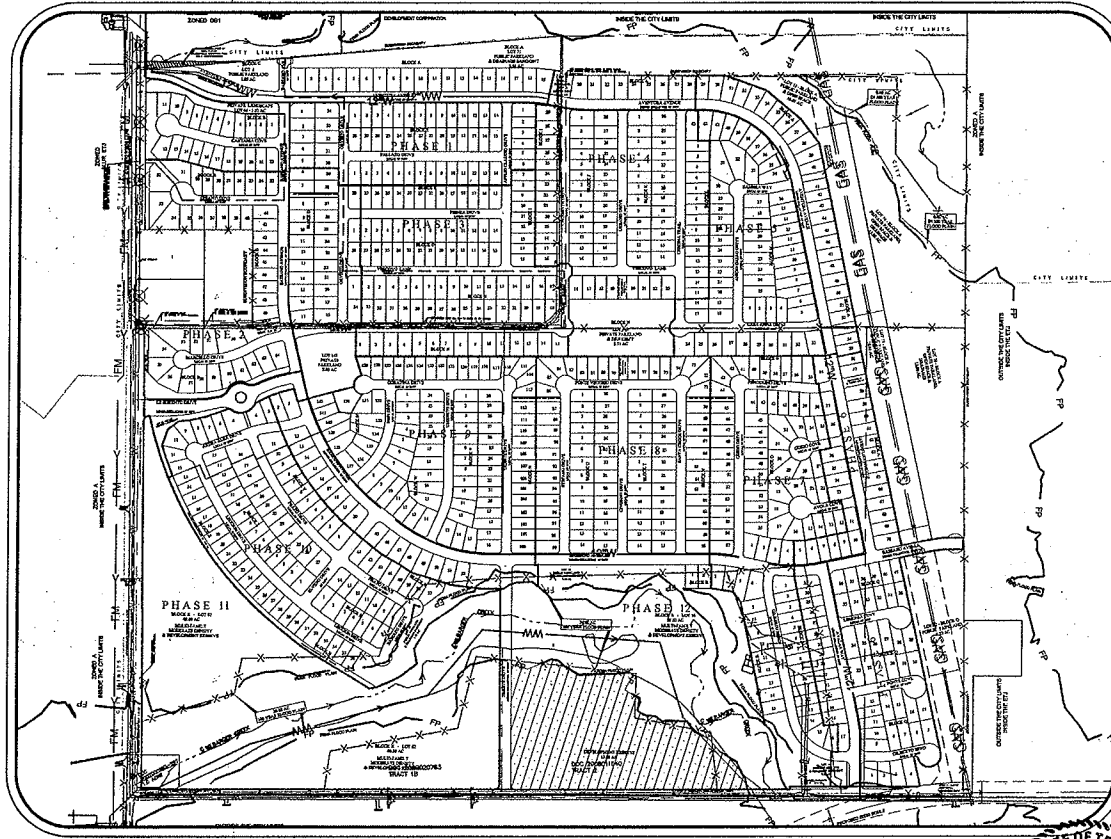
PARKLAND CALCULATION: TOTAL NUMBER OF SINGLE FAMILY UNITS IN THE SUBDIVISION 844. AMOUNT OF PARKLAND REQUIRED FOR SINGLE FAMILY RESIDENTIAL 844/50 = 16.88 ACRES. TOTAL AMOUNT OF PARKLAND PROPOSED 31.67 ACRES.

PHASES & LOT TYPES: PHASE 1 70 LOTS, PHASE 2 12 LOTS, PHASE 3 48 LOTS, PHASE 4 51 LOTS, PHASE 5 60 LOTS, PHASE 6 46 LOTS, PHASE 7 59 LOTS, PHASE 8 50 LOTS, PHASE 9 50 LOTS, PHASE 10 50 LOTS, PHASE 11 50 LOTS, PHASE 12 50 LOTS. TOTAL 615 LOTS.

STREETS: AVENTURA AVENUE, BASSANO AVENUE, LE SORENTO DRIVE, AVALAR WAY, ELVIDIO DRIVE, CALABETTA DRIVE, MARCELLO DRIVE, GERARDI TRAIL, CASA ANNA DRIVE, CANTANNA COVE, ORHANTI COVE, ORVETO DRIVE, PALLAZZO DRIVE, PIENZA DRIVE, VESCOVIO LANE, RUFFINO DRIVE, ANICHO GALLO DRIVE, ZAMBRA WAY, AVOLA COVE, CARRO DRIVE, PENDELINO DRIVE, GUMDO COVE, STEFANO DRIVE, GERARDI DRIVE, PRATO DRIVE, LAMBERTO DRIVE, CORATINA DRIVE, DOMITE VECCHIO DRIVE, SANTA CRISTE DRIVE, TRE STE DRIVE, INEPI DRIVE, ARDEA FALERA DRIVE, LECCON DRIVE, BAROLINI DRIVE, GILBERTO BEND, LEMONIA COVE, PONTE COVE. TOTAL 43,288.22 ACRES.

Block and Lot Summary Table: BLOCK NAME, LOT NO., LOT NAME TYPE, TOTAL ACRES. Includes blocks A through Z and various lot types like PUBLIC PARKLAND, PRIVATE LANDSCAPE, etc.

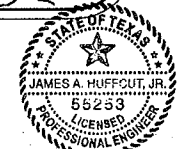
BLOCKS & LOTS: BLOCK A 41.82 ACRES, BLOCK B 15.78 ACRES, BLOCK C 1.05 ACRES, BLOCK D 6.63 ACRES, BLOCK E 4.53 ACRES, BLOCK F 4.53 ACRES, BLOCK G 4.53 ACRES, BLOCK H 6.25 ACRES, BLOCK I 4.84 ACRES, BLOCK J 4.65 ACRES, BLOCK K 4.65 ACRES, BLOCK L 7.88 ACRES, BLOCK M 5.09 ACRES, BLOCK N 32.47 ACRES, BLOCK O 10.03 ACRES, BLOCK P 5.19 ACRES, BLOCK Q 14.52 ACRES, BLOCK R 38.47 ACRES, BLOCK S 2.42 ACRES, BLOCK T 4.87 ACRES, BLOCK U 4.87 ACRES, BLOCK V 5.09 ACRES, BLOCK W 4.94 ACRES, BLOCK X 53.96 ACRES, BLOCK Y 3.83 ACRES, BLOCK Z 4.93 ACRES. TOTAL 297.84 ACRES, 944 LOTS.



OWNER / DEVELOPER: SORENTO HOLDINGS, LLC, TOM RIELLY, 3 SAN JOAQUIN, SUITE 100, NEWPORT BEACH, CA, 92660. (949)719-4975 / FAX (949)719-4976

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

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



SUBMITTED BY: PAPE-DAWSON ENGINEERS, James A. Huffcutt, Jr., Registered Professional Engineer, License No. 52533.

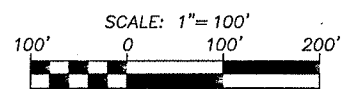
SUBMITTED BY: DUSTIN GOSS, P.E., PROJECT MANAGER, License No. 91805.

STATE OF TEXAS, COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS:

That I, G. E. Buchanan RPLS # 4999, do hereby certify that I prepared this plan from an actual and accurate on-the-ground survey of the land, and that the corner monuments shown thereon marking the boundary of the proposed subdivision, but no interior lot lines, were properly placed under my personal supervision, in accordance with the Subdivision Code of the City of Pflugerville, Texas and that all known easements within the boundary of the plan are shown hereon.

Signature of G.E. Buchanan, Registered Professional Land Surveyor, License No. 4999. Date: 03/21/2013. Submitted: 02/13/2013.

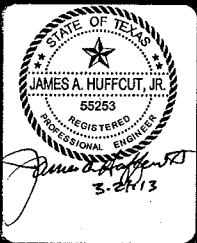




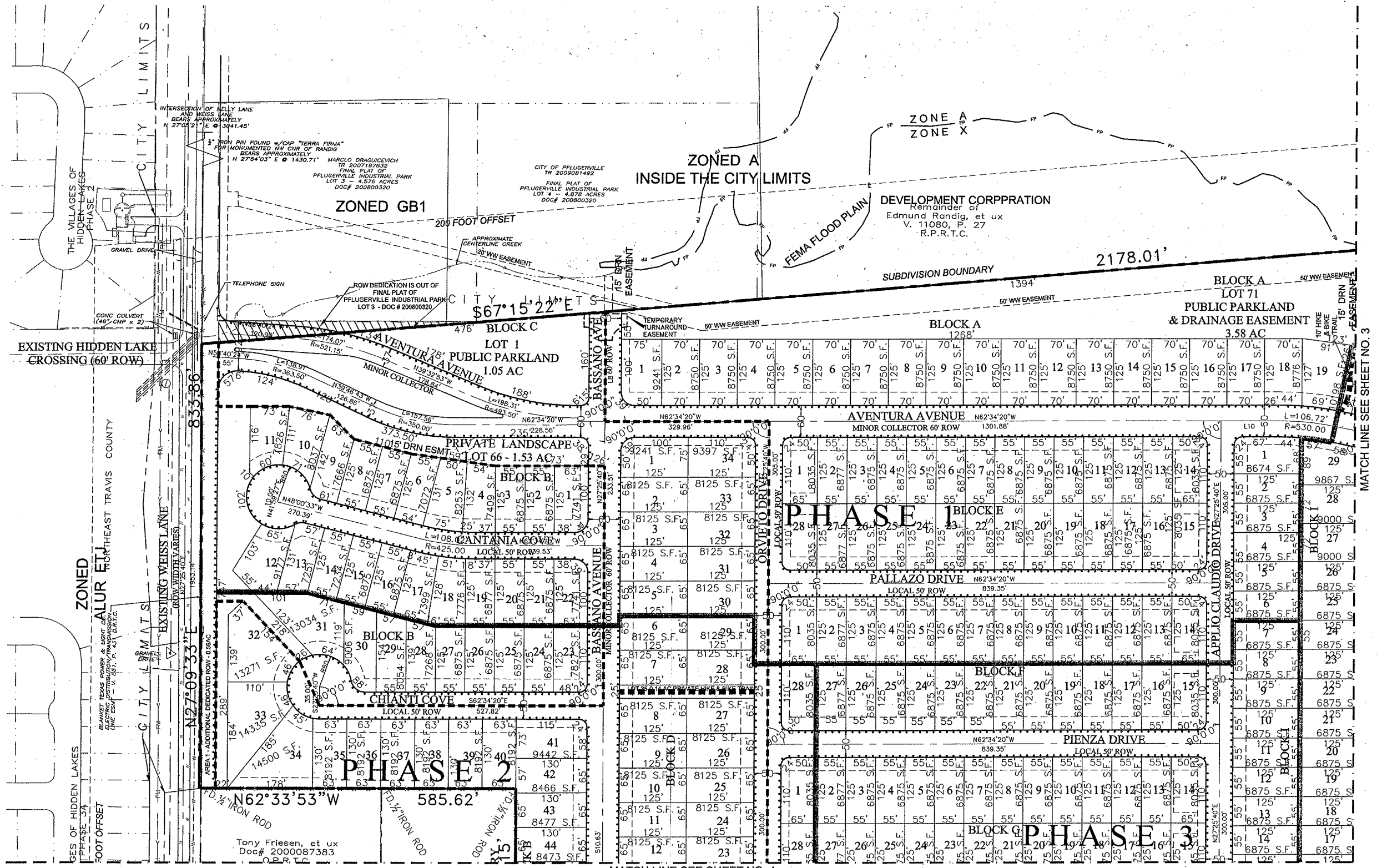
LEGEND

- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- FEMA 100-YR FLOODPLAIN
- EXISTING FENCE
- SIDEWALK
- 10' HIKE & BIKE TRAIL & SIDEWALK
- CITY LIMITS LINE
- REVISION #1 EFFECTED AREA

REVISIONS:
 PHASE 1&2 ENTRY ROADS: PHASE 1 & 2, 2.3 & 10 LOT AND STREET CONFIGURATION, STREET NAMES

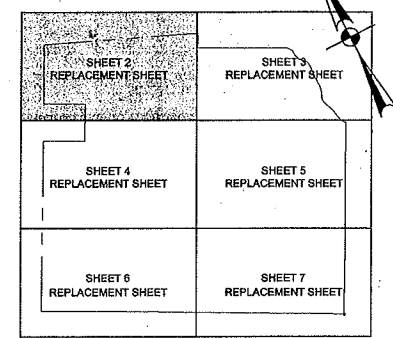


PAPE-DAWSON ENGINEERS
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470
 PHONE: 512.454.8711 FAX: 512.455.8867
 7800 SHOAL CREEK BLVD SUITE 220 WEST AUSTIN, TEXAS 78757



MATCH LINE SEE SHEET NO. 3

MATCH LINE SEE SHEET NO. 4



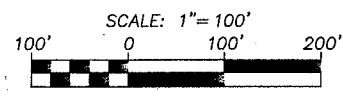
KEY MAP

SORENTO PRELIMINARY DIMENSION PLAN (CONT.)

JOB NO. 50703-00
 DATE MARCH 2013
 DESIGNER RBB
 CHECKED DC DRAWN MT
 SHEET 2 OF 24
 REPLACEMENT SHEET

DATE: Mar 21, 2013 2:00PM USER: D. MITTEL FIRM: H&B ENGINEERS, INC. PROJECT: 50703-00

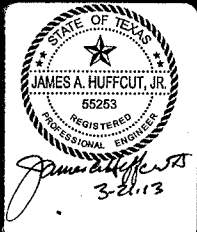
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HAND-COPY MATERIALS BEARING THE CONSULTANT'S SIGNATURE AND SEAL.



LEGEND

- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- FEMA 100-YR FLOODPLAIN
- x-x-x-x- EXISTING FENCE
- - - - - SIDEWALK
- - - - - 10' HIKE & BIKE TRAIL & SIDEWALK
- CITY LIMITS LINE
- - - - - REVISION #1 EFFECTED AREA

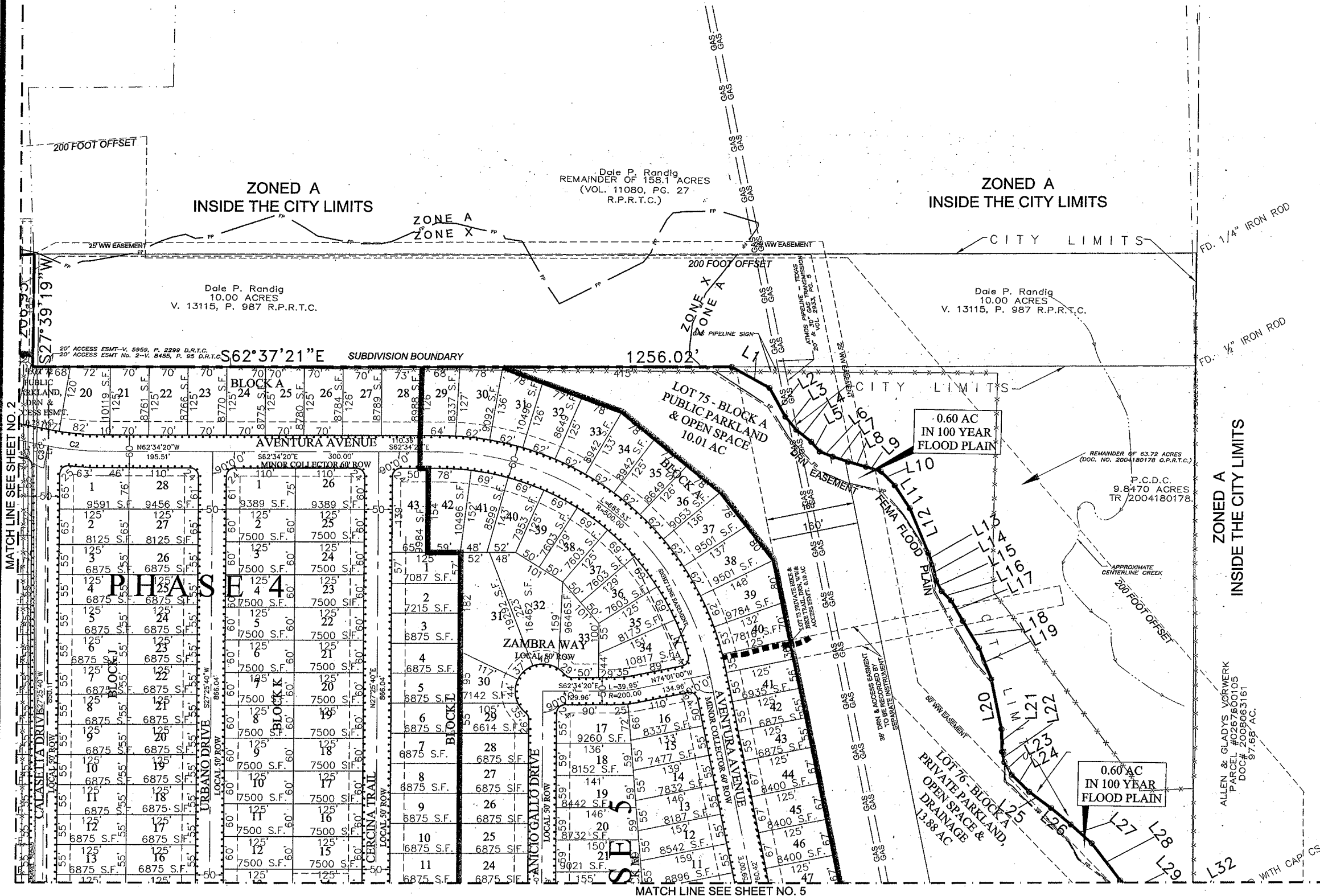
REVISIONS:
 PHASE 1&2 ENTRY ROADS:
 1. 2. 3. 8 & 10 LOT AND STREET
 CONFIGURATION, STREET NAMES



PAPE-DAWSON ENGINEERS
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 07
 7800 SHILOH CREEK BLVD | AUSTIN, TEXAS 78757 | PHONE: 512.454.8711
 SUITE 220 WEST | FAX: 512.458.8857

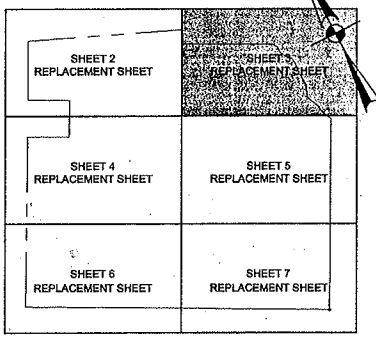
**SORENTO
 PRELIMINARY
 DIMENSION PLAN (CONT.)**

JOB NO. 50703-00
 DATE MARCH 2013
 DESIGNER RBB
 CHECKED 16 DRAWN MT
 SHEET 3 OF 24
 REPLACEMENT SHEET



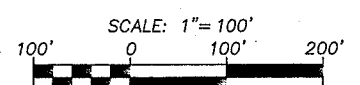
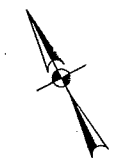
MATCH LINE SEE SHEET NO. 2

MATCH LINE SEE SHEET NO. 5



KEY MAP

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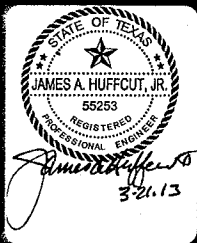


LEGEND

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- PHASE BOUNDARY
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- EXISTING FENCE
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- CITY LIMITS LINE
- REVISION #1 EFFECTED AREA

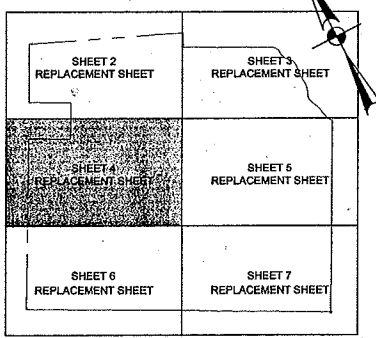
NOTES:
 1. ROUNDABOUTS SHALL BE DESIGNED TO THE CURRENT TMUTCD AND INTERNATIONAL FIRE CODE REQUIREMENTS AT THE TIME THE CONSTRUCTION PLANS ARE SUBMITTED.

REVISIONS:
 PHASE 1&2 ENTRY ROADS, PHASE 2.2, 2.3 & 10 LOT AND STREET CONFIGURATION, STREET NAMES

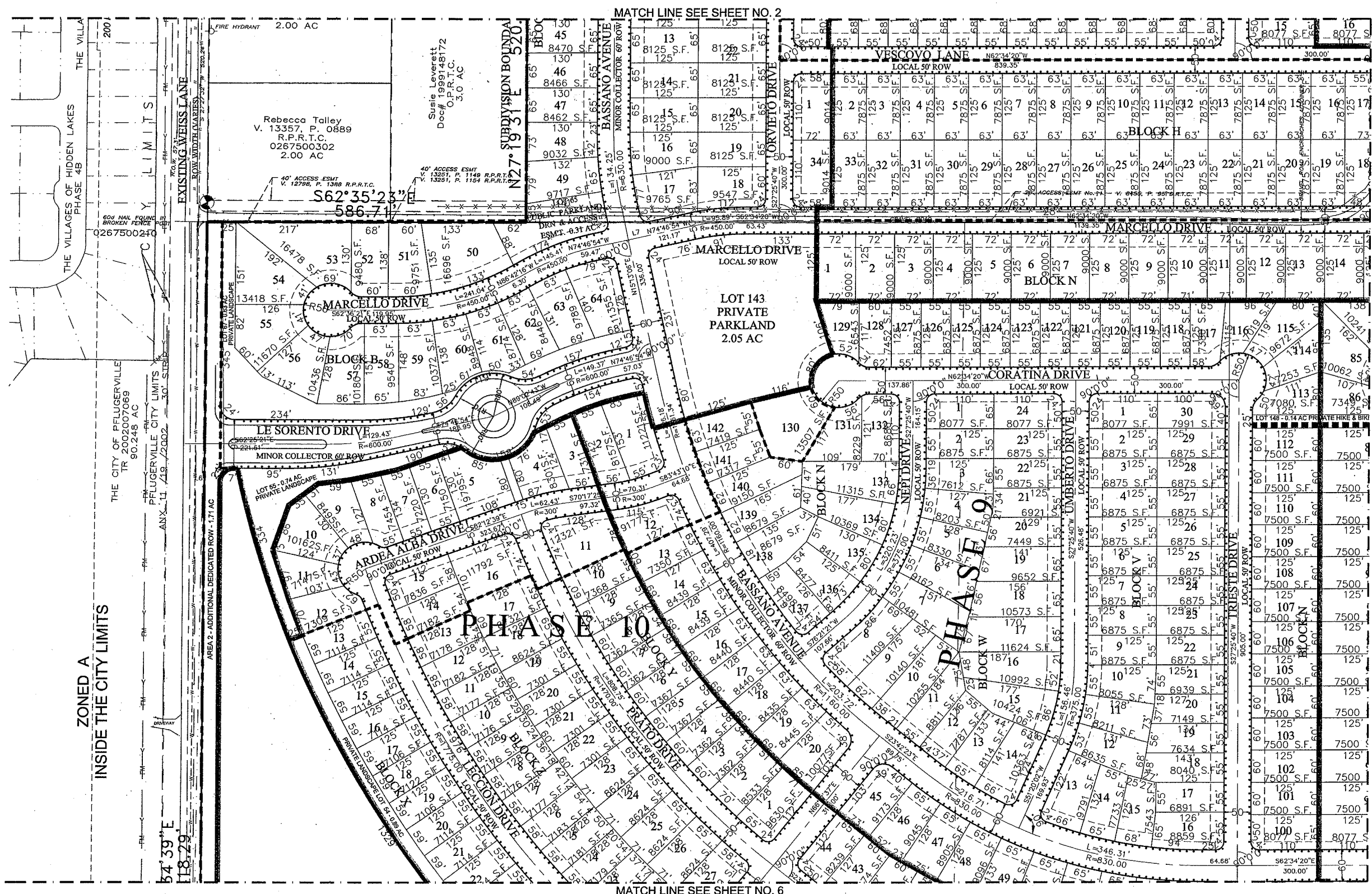


PAPE-DAWSON ENGINEERS
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 479
 7800 SHOAL CREEK BLVD. SUITE 200 WEST
 AUSTIN, TEXAS 78757
 PHONE 512.464.8711
 FAX 512.468.8867

SORENTO PRELIMINARY DIMENSION PLAN (CONT.)



KEY MAP



MATCH LINE SEE SHEET NO. 2

MATCH LINE SEE SHEET NO. 5

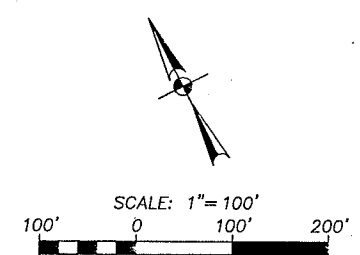
MATCH LINE SEE SHEET NO. 6

ZONED A
INSIDE THE CITY LIMITS

DATE: Mar. 21, 2013, 1:59PM USER: D. MITELLO
 FILE: H:\50703\50630 PREL\CONCEPTUAL\CONCEPTUAL.DWG

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JOB NO. 50703-00
 DATE MARCH 2013
 DESIGNER RBB
 CHECKED [initials] DRAWN MT
 SHEET 4 OF 24
 REPLACEMENT SHEET



- LEGEND**
- 20' OUTSIDE BOUNDARY
 - OVERALL TRACT BOUNDARY
 - PHASE BOUNDARY
 - FEMA 100-YR FLOODPLAIN
 - EXISTING FENCE
 - SIDEWALK
 - 10' HIKE & BIKE TRAIL & SIDEWALK
 - CITY LIMITS LINE
 - REVISION #1 EFFECTED AREA

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 PHASE 1&2 ENTRY ROADS, PHASE 1, 2, 3, 8 & 10 LOT AND STREET CONFIGURATION, STREET NAMES

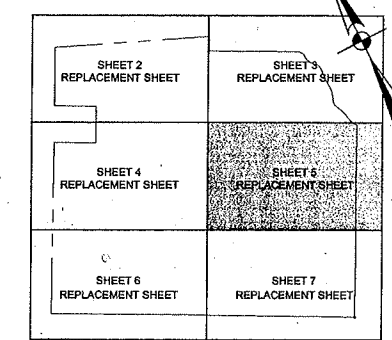
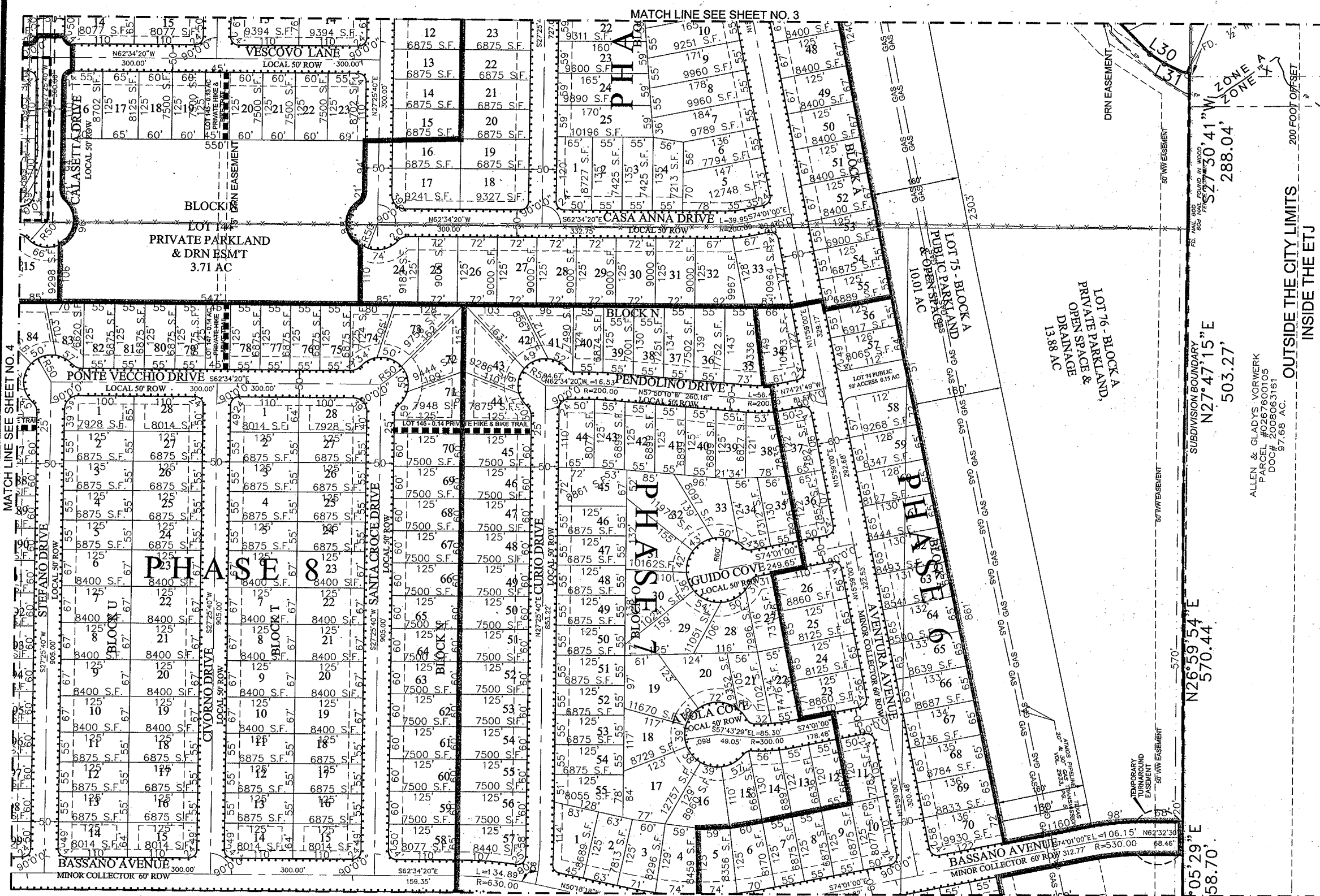
James A. Huffcut, Jr.
 3/26/13

PAPE-DAWSON ENGINEERS

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 07
 AUSTIN, TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.459.8887
 7800 SHOAL CREEK BLVD., SUITE 220 WEST

SORENTO PRELIMINARY DIMENSION PLAN (CONT.)

JOB NO. 50703-00
 DATE MARCH 2013
 DESIGNER RBB
 CHECKED DL DRAWN MT
 SHEET 5 OF 24
 REPLACEMENT SHEET



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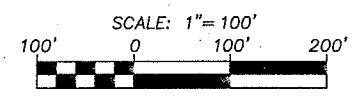
MATCH LINE SEE SHEET NO. 4

PHASE 11
 BLOCK X - LOT 52
 40.60 AC
 MULTI-FAMILY
 MODERATE DENSITY
 & DEVELOPMENT RESERVE

36.02 AC
 100 YEAR FLOOD PLAIN

BLOCK X - LOT 52
 40.60 AC
 MULTI-FAMILY
 MODERATE DENSITY
 & DEVELOPMENT RESERVE
 TRACT 1B

OUTSIDE THE CITY LIMITS
 INSIDE THE ETJ



LEGEND

- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- FEMA 100-YR FLOODPLAIN
- EXISTING FENCE
- SIDEWALK
- 10' HIKE & BIKE TRAIL & SIDEWALK
- CITY LIMITS LINE
- REVISION #1 EFFECTED AREA

BOUNDARY LINE TABLE

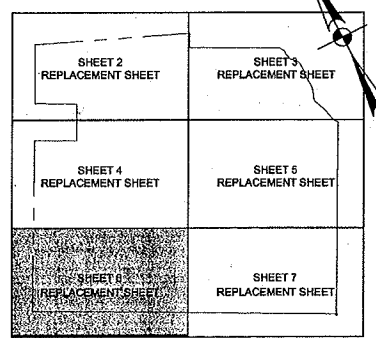
LINE	BEARING	LENGTH
L1	S 33°06'20" E	78.44'
L2	S 01°14'24" E	59.99'
L3	S 11°48'41" E	31.06'
L4	S 23°35'56" E	35.08'
L5	S 12°30'46" E	23.54'
L6	S 41°01'31" E	25.30'
L7	S 44°13'21" E	29.57'
L8	S 46°29'03" E	33.37'
L9	S 45°08'39" E	28.94'
L10	S 16°28'03" E	35.98'
L11	S 05°50'52" E	50.03'
L12	S 05°00'12" W	88.43'
L13	S 06°13'32" W	23.04'
L14	S 14°42'31" W	30.36'
L15	S 00°00'15" W	21.73'
L16	S 18°32'09" E	24.24'
L17	S 01°34'20" E	43.40'
L18	S 03°53'23" E	57.54'
L19	S 05°58'04" W	61.64'
L20	S 15°43'46" W	94.11'
L21	S 25°49'58" W	41.11'
L22	S 14°54'43" W	19.83'
L23	S 02°46'43" E	26.83'
L24	S 18°22'32" E	44.41'
L25	S 25°55'57" E	49.63'
L26	S 22°25'32" E	46.94'
L27	S 20°08'22" E	51.69'
L28	S 09°30'00" E	85.45'
L29	S 17°02'36" E	83.67'
L30	S 28°47'26" E	32.00'
L31	S 37°11'18" E	36.44'
L32	S 55°29'46" E	12.86'

CENTER OF ROW LINE TABLE

LINE	LENGTH	BEARING
L1	6.70	S38°27'14"W
L5	24.46	S38°42'48"W
L6	26.20	N62°25'33"W
L7	26.74	N71°18'31"W
L8	206.52	S27°25'40"W
L9	87.75	S51°02'08"E
L10	106.52	S62°34'20"E

CENTER OF ROW CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C2	106.72	530.00	53.54	106.54	S56°48'14"E	11°32'12"
C3	19.24	100.00	9.65	19.21	S32°56'27"W	11°01'34"
C4	6.70	132.00	3.35	6.70	S38°27'14"W	11°32'12"
C5	66.62	325.00	33.43	66.51	N33°18'02"E	11°44'43"
C12	128.93	325.00	65.32	128.09	S27°20'54"W	22°43'48"
C13	79.91	375.00	40.11	79.76	N68°40'37"W	12°12'34"



KEY MAP

REVISIONS:
 PHASE 11 ENTRY ROADS: PHASE 11, 1, 2, 3, 8 & 10 LOT AND STREET CONFIGURATION: STREET NAMES

James A. Huffcut, Jr.
 3.21.13

PAPE-DAWSON ENGINEERS

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
 PHONE: 512.454.8711
 FAX: 512.454.8867
 7800 SHOAL CREEK BLVD. SUITE 200 WEST AUSTIN, TEXAS 78737

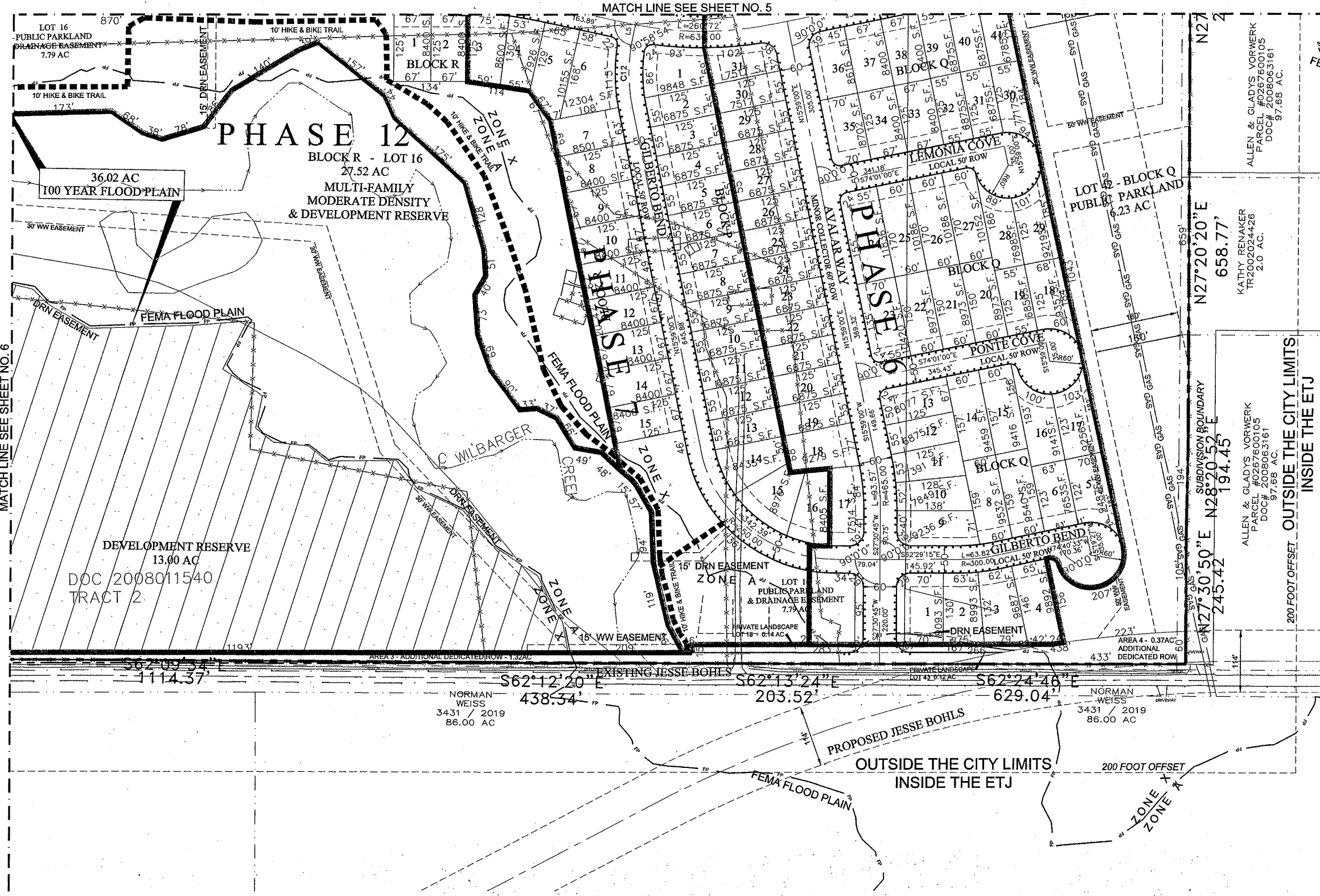
SORENTO
 PRELIMINARY
 DIMENSION PLAN (CONT.)

JOB NO. 50703-00
 DATE MARCH 2013
 DESIGNER RBB
 CHECKED *DL* DRAWN *MT*
 SHEET 6 OF 24
 REPLACEMENT SHEET

DATE: Mar 21, 2013, 1:58PM USER: MTI/LO

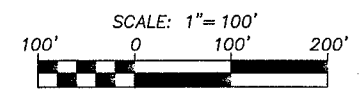
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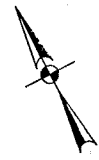


MATCH LINE SEE SHEET NO. 6

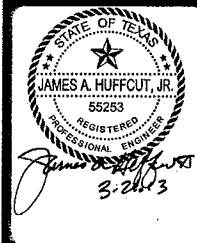
MATCH LINE SEE SHEET NO. 5



- LEGEND**
- 200' OUTSIDE BOUNDARY
 - OVERALL TRACT BOUNDARY
 - - - PHASE BOUNDARY
 - FP FEMA 100-YR FLOODPLAIN
 - - - - - EXISTING FENCE
 - SIDEWALK
 - - - - - 10' HIKE & BIKE TRAIL & SIDEWALK
 - - - - - CITY LIMITS LINE

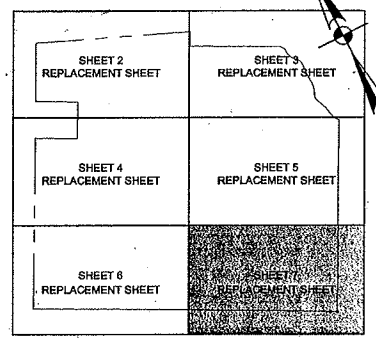


REVISIONS:
 1. SECURITY ROADS, PHASE 1, 2, 3, 4 & 10 LOT AND STREET CONFIGURATION, STREET NAMES
 A



PAPE-DAWSON ENGINEERS
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
 PHONE: 512.654.8711
 7800 SHOAL CREEK BLVD. SUITE 220 WEST AUSTIN TEXAS 78737 FAX: 512.659.8867

SORENTO PRELIMINARY DIMENSION PLAN (CONT.)



KEY MAP

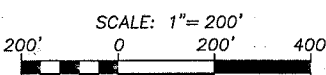
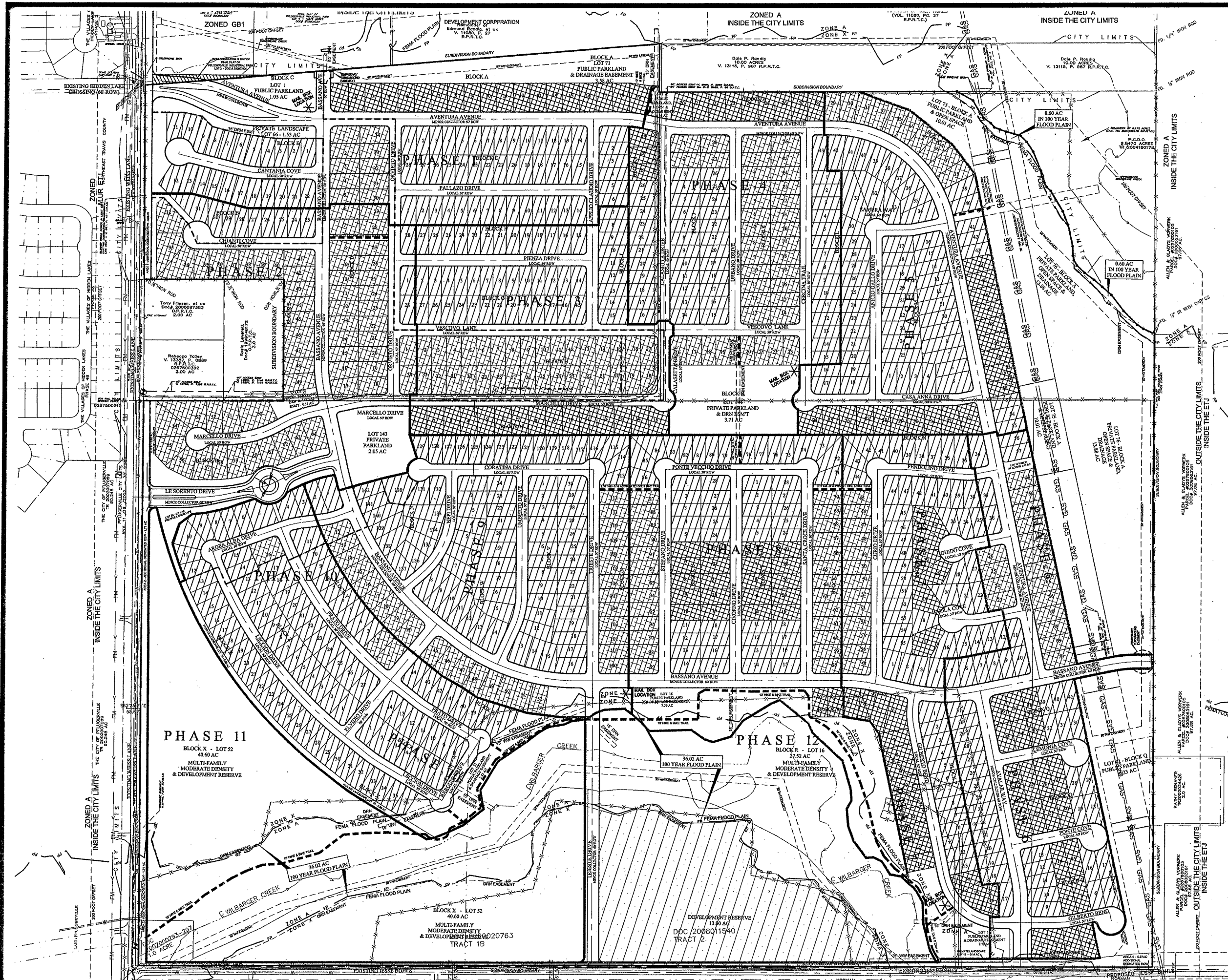
JOB NO. 50703-00
 DATE MARCH 2013
 DESIGNER RBB
 CHECKED *[Signature]* DRAWN MT
 SHEET 7 OF 24
 REPLACEMENT SHEET

DATE: Mar 21, 2013, 1:57PM USER: B. WITTEL

FILE: P:\50703\50703-00 PRELIMINARY\CIVIL DIMENSION PLAN.DWG

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DATE: Mar 21, 2013, 1:55PM USER ID: MTELLO
 File: H:\07\0150\030 PLOT PLAN - CIVIL\DWG\130329.DWG



LEGEND

- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- FEMA 100-YR FLOODPLAIN
- x-x-x- EXISTING FENCE
- SIDEWALK
- - - 10' HIKE & BIKE TRAIL & SIDEWALK
- CITY LIMITS LINE
- * NEIGHBORHOOD MAIL BOXIT
- REVISION # 1 EFFECTED AREA

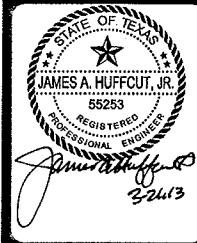
PHASES & LOT TYPES

	6,875 SF 55x125'	7,875 SF 63x125'	8,750 SF 70x125'	TOTAL
PHASE 1	70	10	19	99
PHASE 2	12	59	0	71
PHASE 3	48	32	15	95
PHASE 4	51	38	12	101
PHASE 5	60	10	19	89
PHASE 6	46	17	22	85
PHASE 7	59	13	22	94
PHASE 8	52	26	22	100
PHASE 9	86	30		116
PHASE 10	91	3		94
PHASE 11				0
PHASE 12				0
TOTAL	575	238	131	944

LEGEND OF LOT TYPES

LOT TYPE	NO. OF LOTS
6,875 SF	575
75% MAX = 708 LOTS	
7,875 SF	238
10% MIN = 94 LOTS	
8,750 SF	131
10% MIN = 94 LOTS	
TOTAL	944

REVISIONS:
 PHASE 12
 1, 2, 3, 8 & 10 LOT AND STREET NAMES
 CONFIGURATION



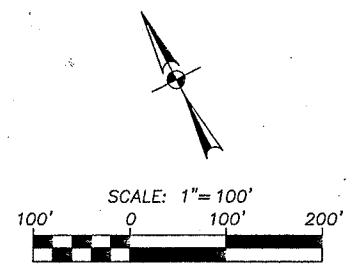
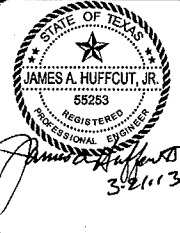
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 7800 SHOAL CREEK BLVD | PHONE: 512.454.8711
 SUITE 220 WEST | AUSTIN TEXAS 78757 | FAX: 512.458.8867

SORENTO PRELIMINARY PHASING & LOT SUMMARY PLAN

JOB NO. 50703-00
 DATE MARCH 2013
 DESIGNER RBB
 CHECKED BY DRAWN MT
 SHEET 8 OF 24
 REPLACEMENT SHEET

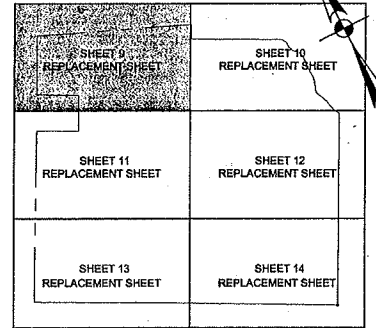
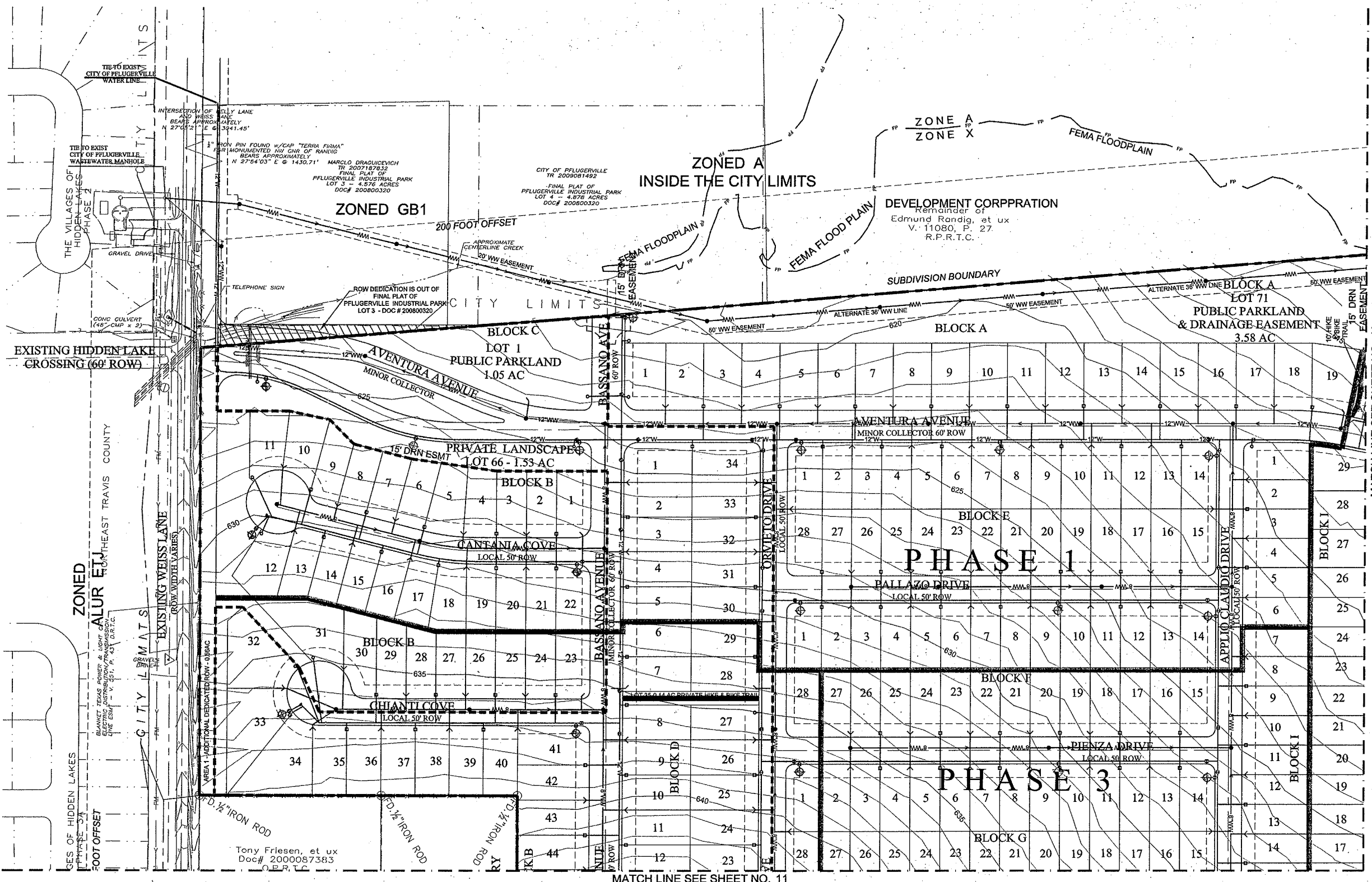
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REVISIONS:
 PHASE 102 ENTRY ROADS: PHASE
 CONFIGURATION: STREET NAMES



- LEGEND**
- 200' OUTSIDE BOUNDARY
 - OVERALL TRACT BOUNDARY
 - PHASE BOUNDARY
 - FEMA 100-YR FLOODPLAIN
 - EXISTING FENCE
 - SIDEWALK
 - 10' HIKE & BIKE TRAIL & SIDEWALK
 - CITY LIMITS LINE
 - REVISION #1 EFFECTED AREA
-
- SINGLE WATER SERVICE
 - DOUBLE WATER SERVICE
 - SINGLE WASTEWATER SERVICE
 - DOUBLE WASTEWATER SERVICE
 - ⊕ FIRE HYDRANT
 - ⊕ GATE VALVE
 - FUTURE WATER LINE MAIN
 - 4" FUTURE WW MANHOLE
 - 8" FUTURE WASTEWATER LINE
 - FUTURE FORCE MAIN
 - ALTERNATE 36" WASTEWATER LINE
 - EXISTING CONTOUR LINE

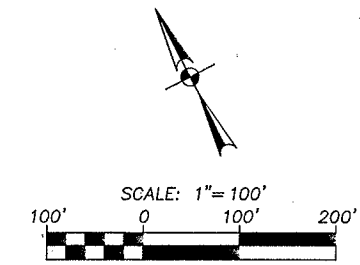
- NOTES:**
- FIRE HYDRANTS SHALL BE PROVIDED AT LEAST EVERY 600 FEET IN RESIDENTIAL AREAS.
 - WATER LINE ARE ALL 8" UNLESS OTHERWISE NOTED.
 - WASTEWATER MANHOLES MUST BE CONSTRUCTED AT ALL CHANGES IN DIRECTION, INTERSECTIONS, AND TERMINATION POINTS. WASTEWATER MANHOLE SPACING IS 400 FEET MAX.



SORENTO PRELIMINARY UTILITY PLAN (CONT.)

JOB NO. 50703-00
 DATE MARCH 2013
 DESIGNER RBB
 CHECKED DRAWN RBB
 SHEET 9 OF 24
 REPLACEMENT SHEET

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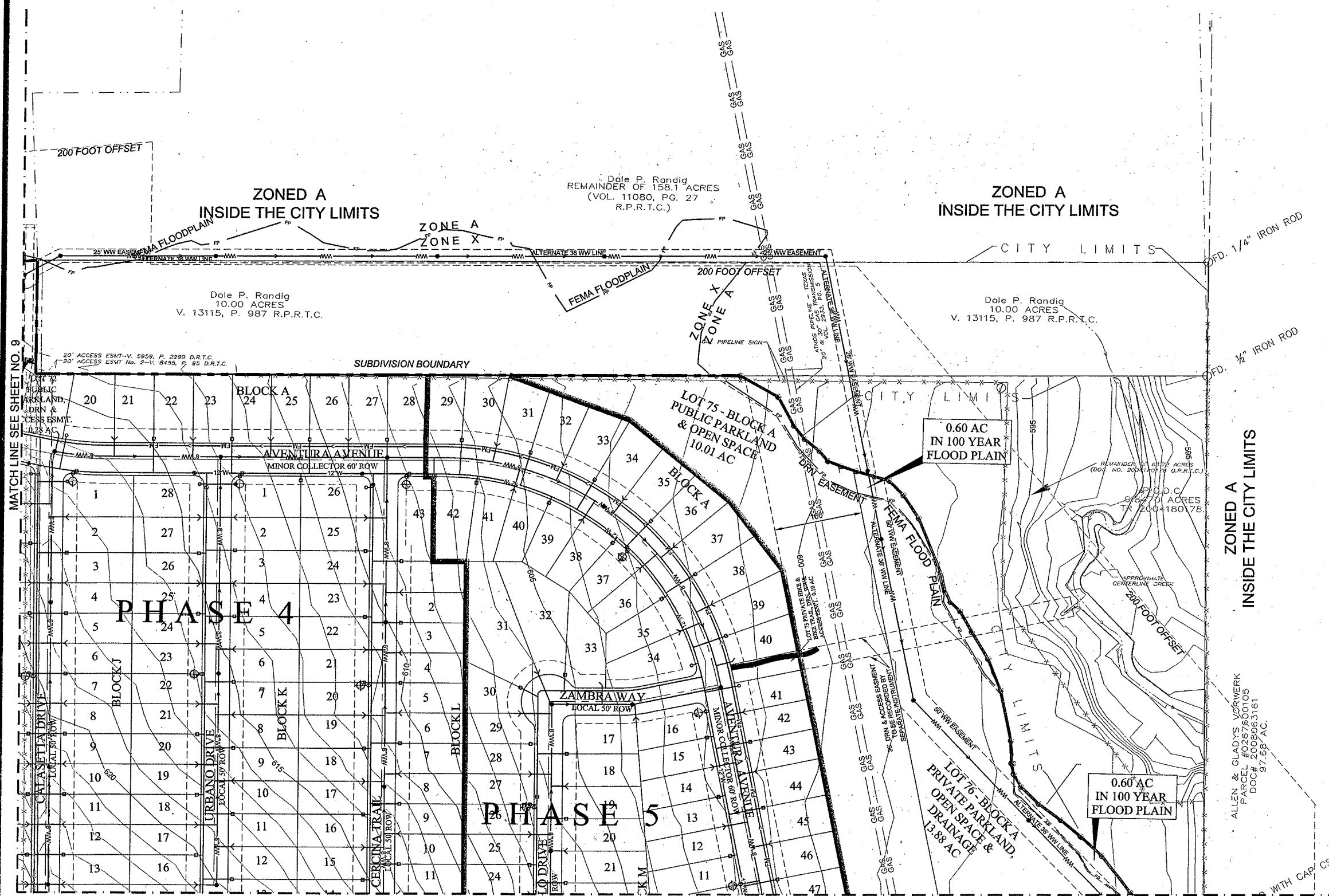


REVISIONS:
 1. CITY ROADS PHASE
 2. 1, 2, 3 & 4 LOT AND CENTER
 3. CONFIGURATION, STREET NAMES

LEGEND

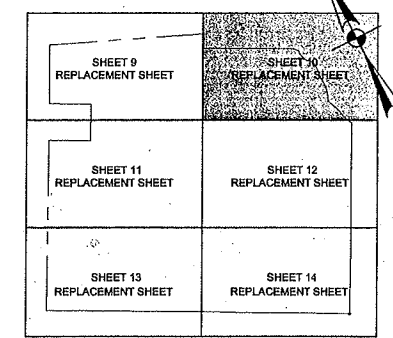
- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- FP FEMA 100-YR FLOODPLAIN
- X-X-X-X- EXISTING FENCE
- ... SIDEWALK
- 10' HKE & BIKE TRAIL & SIDEWALK
- CITY LIMITS LINE
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- SINGLE WASTEWATER SERVICE
- DOUBLE WASTEWATER SERVICE
- ⊕ FIRE HYDRANT
- ⊕ GATE VALVE
- FUTURE WATER LINE MAIN
- ⊕ 4" FUTURE WW MANHOLE
- 8" FUTURE WASTEWATER LINE
- FUTURE FORCE MAIN
- ALTERNATE 30" WASTEWATER LINE
- EXISTING CONTOUR LINE

- NOTES:**
1. FIRE HYDRANTS SHALL BE PROVIDED AT LEAST EVERY 600 FEET IN RESIDENTIAL AREAS.
 2. WATER LINE ARE ALL 8" UNLESS OTHERWISE NOTED.
 3. WASTEWATER MANHOLES MUST BE CONSTRUCTED AT ALL CHANGES IN DIRECTION, INTERSECTIONS, AND TERMINATION POINTS. WASTEWATER MANHOLE SPACING IS 400 FEET MAX.



MATCH LINE SEE SHEET NO. 9

MATCH LINE SEE SHEET NO. 12



KEY MAP

PAPE-DAWSON ENGINEERS

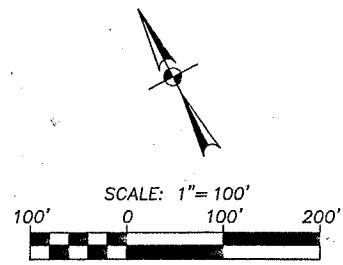
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 7800 SHOAL CREEK BLVD. | PHONE: 512-454-8711
 SUITE 220 WEST | AUSTIN, TEXAS 78757 | FAX: 512-456-8867

**SORENTO
 PRELIMINARY
 UTILITY PLAN (CONT.)**

JOB NO. 50703-00
 DATE MARCH 2013
 DESIGNER RBB
 CHECKED [Signature] DRAWN RBB
 SHEET 10 OF 24
 REPLACEMENT SHEET

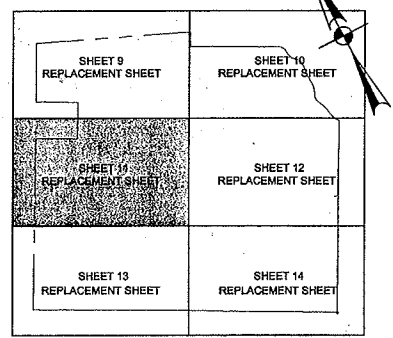
DATE: MAY 21, 2013, 1:50PM USER: R. WELLS

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- LEGEND**
- 200' OUTSIDE BOUNDARY
 - OVERALL TRACT BOUNDARY
 - PHASE BOUNDARY
 - FEMA 100-YR FLOODPLAIN
 - EXISTING FENCE
 - SIDEWALK
 - 10' HIKE & BIKE TRAIL & SIDEWALK
 - CITY LIMITS LINE
 - REVISION #1 EFFECTED AREA
 - SINGLE WATER SERVICE
 - DOUBLE WATER SERVICE
 - SINGLE WASTEWATER SERVICE
 - DOUBLE WASTEWATER SERVICE
 - FIRE HYDRANT
 - GATE VALVE
 - FUTURE WATER LINE MAIN
 - 4" FUTURE WW MANHOLE
 - 8" FUTURE WASTEWATER LINE
 - FUTURE FORCE MAIN
 - ALTERNATE 36" WASTEWATER LINE
 - EXISTING CONTOUR LINE

- NOTES:**
1. FIRE HYDRANTS SHALL BE PROVIDED AT LEAST EVERY 600 FEET IN RESIDENTIAL AREAS.
 2. WATER LINE ARE ALL 8" UNLESS OTHERWISE NOTED.
 3. WASTEWATER MANHOLES MUST BE CONSTRUCTED AT ALL CHANGES IN DIRECTION, INTERSECTIONS, AND TERMINATION POINTS. WASTEWATER MANHOLE SPACING IS 400 FEET MAX.



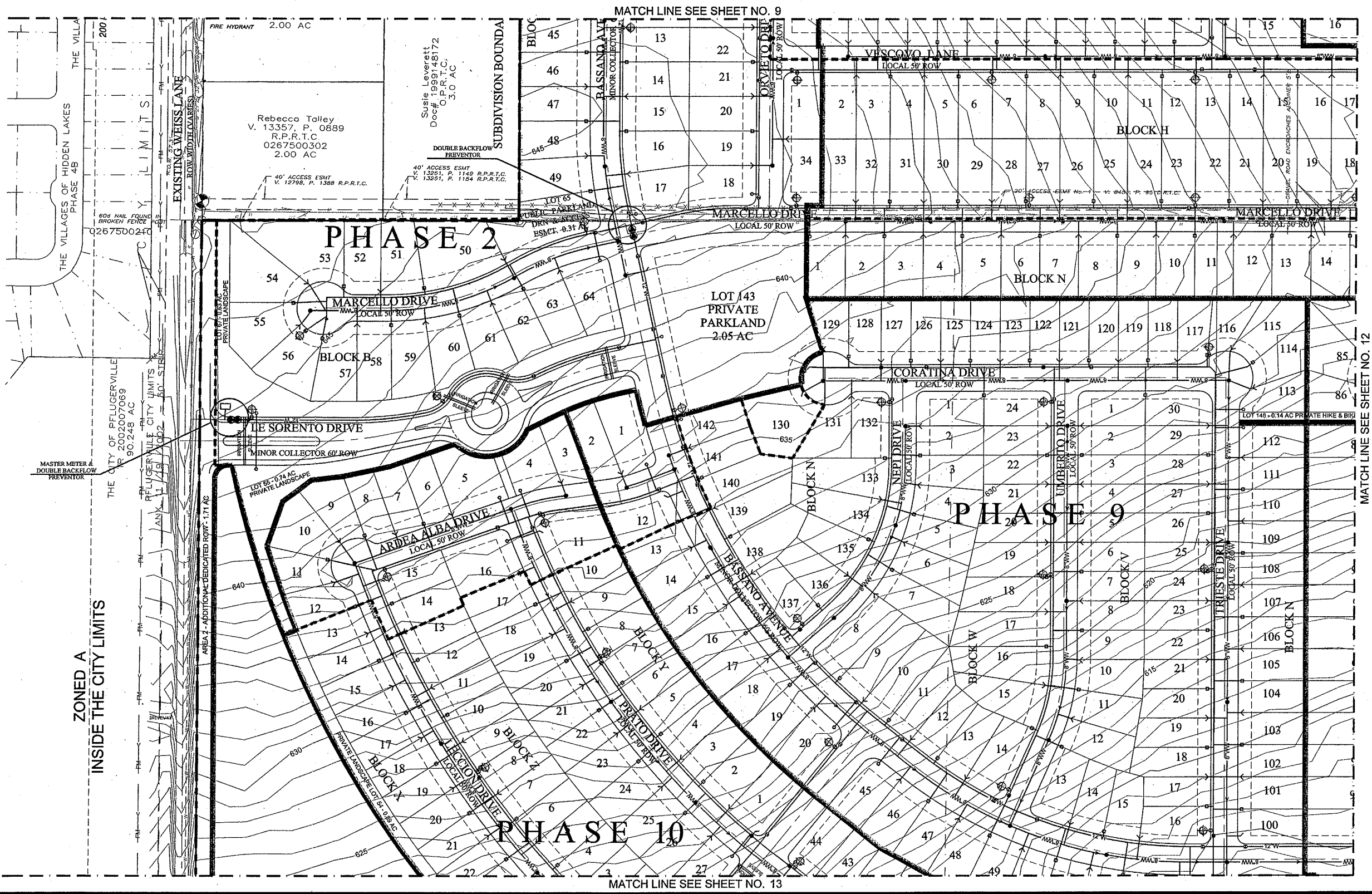
REVISIONS:
 ENTRY ROADS, PHASE 1, 2, 3, & 10 LOT AND STREET CONFIGURATION, STREET NAMES



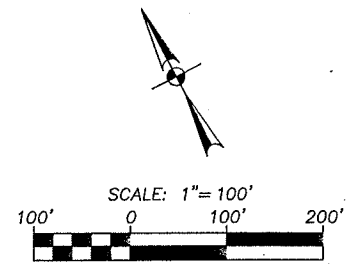
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 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
 PHONE: 512-464-8711
 AUSTIN TEXAS 78757 FAX: 512-469-8887
 7800 SHICAL CREEK BLVD SUITE 220 WEST

SORENTO PRELIMINARY UTILITY PLAN (CONT.)

JOB NO. 50703-00
 DATE MARCH 2013
 DESIGNER: RBB
 CHECKED: [initials] DRAWN: RBB
 SHEET 11 OF 24 REPLACEMENT SHEET



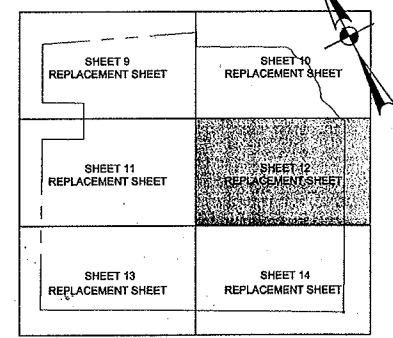
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LEGEND

- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- FP --- FEMA 100-YR FLOODPLAIN
- EXISTING FENCE
- SIDEWALK
- 10' HIKE & BIKE TRAIL & SIDEWALK
- CITY LIMITS LINE
- REVISION #1 EFFECTED AREA
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- SINGLE WASTEWATER SERVICE
- DOUBLE WASTEWATER SERVICE
- FIRE HYDRANT
- GATE VALVE
- FUTURE WATER LINE MAIN
- 4" FUTURE WW MANHOLE
- 8" FUTURE WASTEWATER LINE
- FUTURE FORCE MAIN
- ALTERNATE 36" WASTEWATER LINE
- EXISTING CONTOUR LINE

- NOTES:**
1. FIRE HYDRANTS SHALL BE PROVIDED AT LEAST EVERY 600 FEET IN RESIDENTIAL AREAS.
 2. WATER LINE ARE ALL 8" UNLESS OTHERWISE NOTED.
 3. WASTEWATER MANHOLES MUST BE CONSTRUCTED AT ALL CHANGES IN DIRECTION, INTERSECTIONS, AND TERMINATION POINTS. WASTEWATER MANHOLE SPACING IS 400 FEET MAX.



KEY MAP



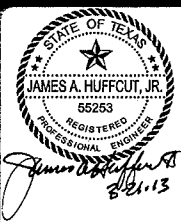
MATCH LINE SEE SHEET NO. 10

MATCH LINE SEE SHEET NO. 14

OUTSIDE THE CITY LIMITS
INSIDE THE ETJ
200 FOOT OFFSET

ALLEN & GLADYS VORWERK
PARCEL #0267600105
DOC# 2008063161
97.68 AC.

REVISIONS:
PHASE 102 ENTRY ROADS PHASE
102 ENTRY ROADS PHASE
CONFIGURATION, STREET NAMES



PAPE-DAWSON ENGINEERS
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
7800 SHOAL CREEK BLVD | SUITE 200 WEST
AUSTIN, TEXAS 78757 | PHONE: 512.454.8711 | FAX: 512.69.8967

SORENTO PRELIMINARY UTILITY PLAN (CONT.)

JOB NO. 50703-00
DATE MARCH 2013
DESIGNER RBB
CHECKED *D6* DRAWN RBB
SHEET 12 OF 24
REPLACEMENT SHEET

FILE: H:\50703\50703-00 PRELIMINARY\CIVIL\LOU5070300.DWG

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MATCH LINE SEE SHEET NO. 11

PHASE 11

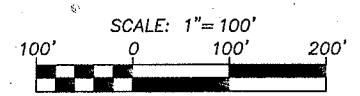
BLOCK X - LOT 52
40.60 AC

MULTI-FAMILY
MODERATE DENSITY
& DEVELOPMENT RESERVE

36.02 AC
100 YEAR FLOOD PLAIN

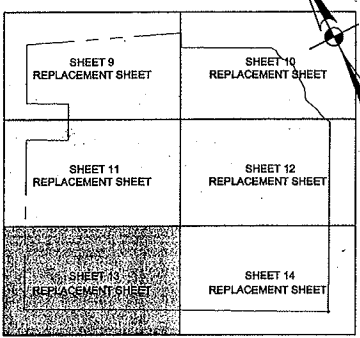
BLOCK X - LOT 52
40.60 AC
MULTI-FAMILY
MODERATE DENSITY
& DEVELOPMENT RESERVE
TRACT 1B

OUTSIDE THE CITY LIMITS
INSIDE THE ETJ



- LEGEND**
- 200' OUTSIDE BOUNDARY
 - OVERALL TRACT BOUNDARY
 - PHASE BOUNDARY
 - FEMA 100-YR FLOODPLAIN
 - EXISTING FENCE
 - SIDEWALK
 - 10' HIKE & BIKE TRAIL & SIDEWALK
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 - SINGLE WATER SERVICE
 - DOUBLE WATER SERVICE
 - SINGLE WASTEWATER SERVICE
 - DOUBLE WASTEWATER SERVICE
 - ⊕ FIRE HYDRANT
 - ⊕ GATE VALVE
 - FUTURE WATER LINE MAIN
 - 4" FUTURE WW MANHOLE
 - 8" FUTURE WASTEWATER LINE
 - FUTURE FORCE MAIN
 - ALTERNATE 36" WASTEWATER LINE
 - COP WASTEWATER MASTER PLAN
 - ALTERNATE 18" WASTEWATER LINE
 - EXISTING CONTOUR LINE

- NOTES:**
1. FIRE HYDRANTS SHALL BE PROVIDED AT LEAST EVERY 600 FEET IN RESIDENTIAL AREAS.
 2. WATER LINE ARE ALL 8" UNLESS OTHERWISE NOTED.
 3. WASTEWATER MANHOLES MUST BE CONSTRUCTED AT ALL CHANGES IN DIRECTION, INTERSECTIONS, AND TERMINATION POINTS. WASTEWATER MANHOLE SPACING IS 400 FEET MAX.



REVISIONS:
 PHASE 11 ENTRY ROADS: PHASE 11, 2, 3, & 10 LOT AND STREET CONFIGURATION, STREET NAMES



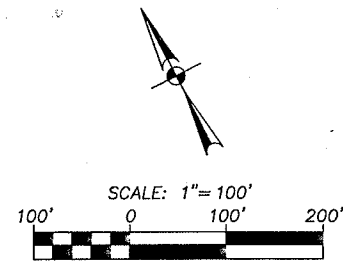
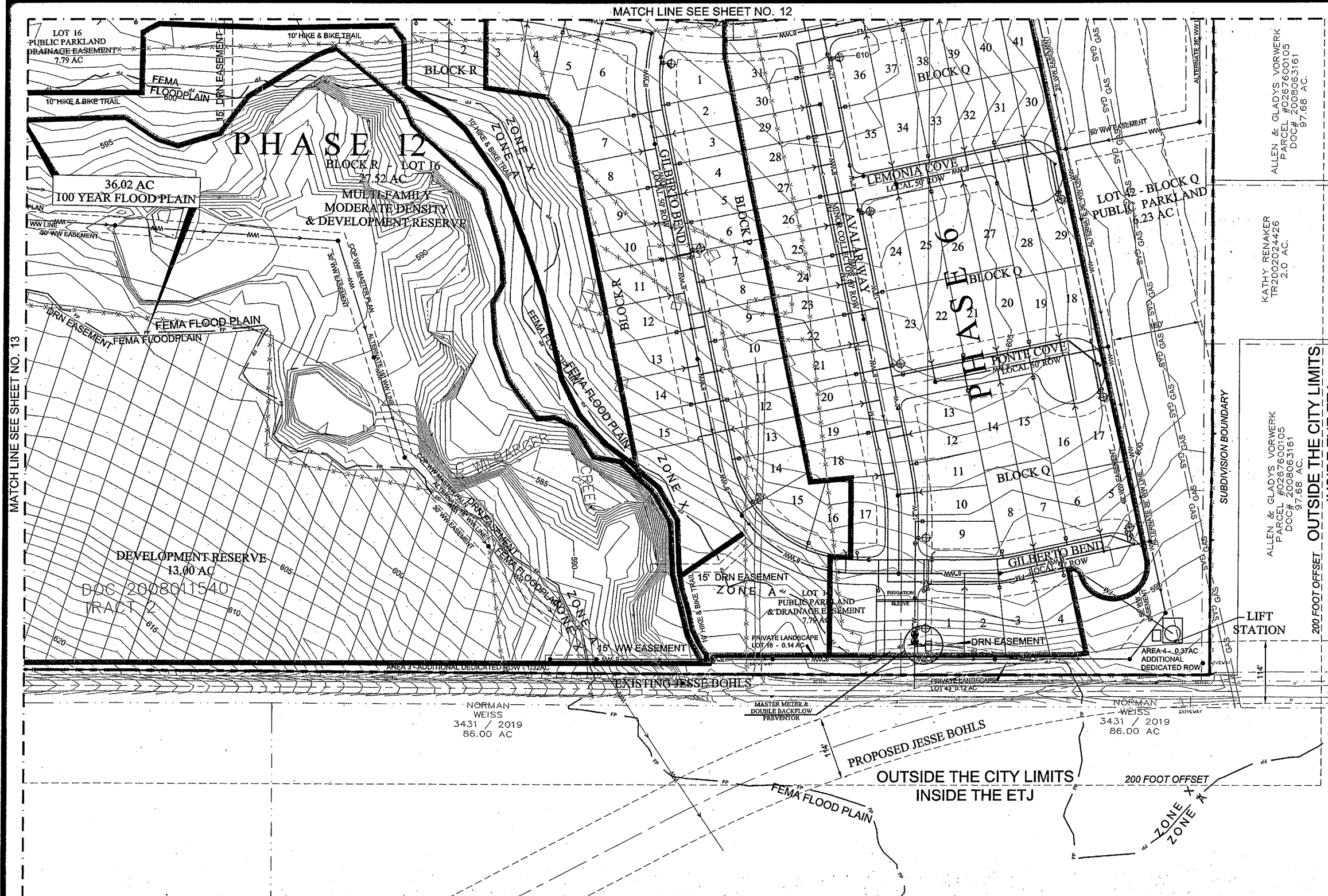
PAPE-DAWSON ENGINEERS
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
 7800 SHOAL CREEK BLVD | SUITE 200 WEST | AUSTIN, TEXAS 78757
 PHONE: 512-454-8711 | FAX: 512-459-8867

SORENTO PRELIMINARY UTILITY PLAN (CONT.)

JOB NO. 50703-00
 DATE MARCH 2013
 DESIGNER RBB
 CHECKED *[Signature]* DRAWN RBB
 SHEET 13 OF 24
 REPLACEMENT SHEET

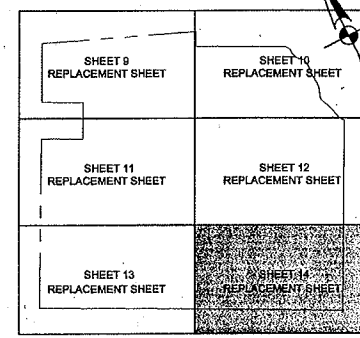
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- LEGEND**
- 200' OUTSIDE BOUNDARY
 - OVERALL TRACT BOUNDARY
 - PHASE BOUNDARY
 - FEMA 100-YR FLOODPLAIN
 - EXISTING FENCE
 - SIDEWALK
 - 10' HIKE & BIKE TRAIL & SIDEWALK
 - CITY LIMITS LINE
 - SINGLE WATER SERVICE
 - DOUBLE WATER SERVICE
 - SINGLE WASTEWATER SERVICE
 - DOUBLE WASTEWATER SERVICE
 - FIRE HYDRANT
 - GATE VALVE
 - FUTURE WATER LINE MAIN
 - 4" FUTURE WW MANHOLE
 - 8" FUTURE WASTEWATER LINE
 - FUTURE FORCE MAIN
 - ALTERNATE 36" WASTEWATER LINE
 - COP WASTEWATER MASTER PLAN
 - ALTERNATE 18" WASTEWATER LINE
 - EXISTING CONTOUR LINE

- NOTES:**
1. FIRE HYDRANTS SHALL BE PROVIDED AT LEAST EVERY 600 FEET IN RESIDENTIAL AREAS.
 2. WATER LINE ARE ALL 8" UNLESS OTHERWISE NOTED.
 3. WASTEWATER MANHOLES MUST BE CONSTRUCTED AT ALL CHANGES IN DIRECTION, INTERSECTIONS, AND TERMINATION POINTS. WASTEWATER MANHOLE SPACING IS 400 FEET MAX.



REVISIONS:
 PHASE 12 ENTRY ROADS: PHASE CONFIGURATION, STREET NAMES

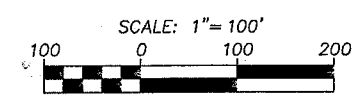
STATE OF TEXAS
 JAMES A. HUFFCUT, JR.
 55253
 REGISTERED PROFESSIONAL ENGINEER

PAPE-DAWSON ENGINEERS
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
 7800 SHOAL CREEK BLVD | SUITE 220 WEST | AUSTIN, TEXAS 78757 | PHONE: 512.524.8711 | FAX: 512.555.8987

SORENTO PRELIMINARY UTILITY PLAN (CONT.)

JOB NO. 50703-00
 DATE MARCH 2013
 DESIGNER RBB
 CHECKED *[Signature]* DRAWN RBB
 SHEET 14 OF 24
 REPLACEMENT SHEET

File: H:\50703\50703-00 PRELIMINARY\CIVIL\LOU\5070302.DWG

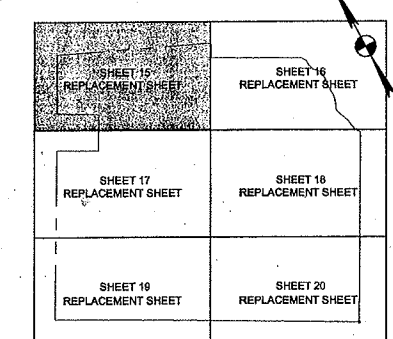


LEGEND

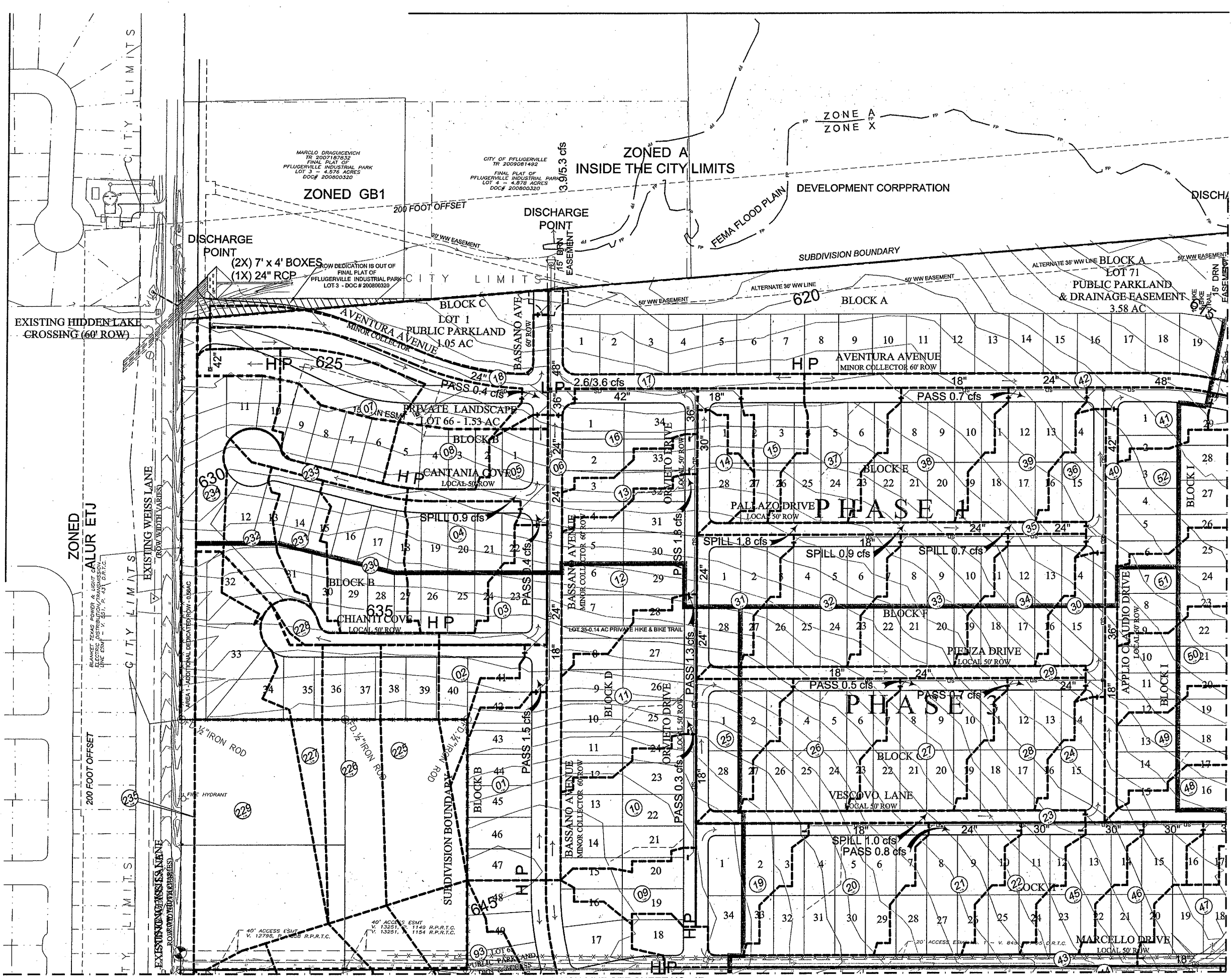
- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- FEMA 100-YR FLOODPLAIN
- EXISTING FENCE
- SIDEWALK
- 10' HIKE & BIKE TRAIL & SIDEWALK
- CITY LIMITS LINE
- STORM DRAIN LINE
- SD MANHOLE
- SD INLET
- DRAINAGE FLOW ARROW
- DRAINAGE AREA BOUNDARY
- DRAINAGE AREA
- HEADWALL
- EXISTING CONTOUR LINE
- REVISION #1 EFFECTED AREA

NOTES:

1. STORM DRAIN SIZES INDICATED ARE APPROXIMATE.



KEY MAP



MATCH LINE SEE SHEET NO. 17

MATCH LINE SEE SHEET NO. 18

REVISIONS:
 PHASE BOUNDARY
 CITY LIMITS
 CONFIGURATION, STREET NAMES

3-21-13

PAPE-DAWSON ENGINEERS

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
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 AUSTIN, TEXAS 78757

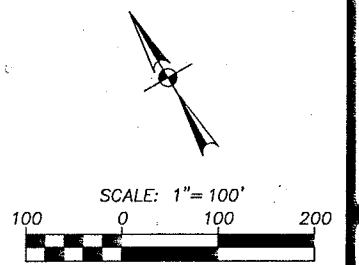
SORENTO PRELIMINARY DRAINAGE STUDY (CONT.)

JOB NO. 50703-00
 DATE MARCH 2013
 DESIGNER RBB
 CHECKED DRAWN RBB
 SHEET 15 OF 24
 REPLACEMENT SHEET

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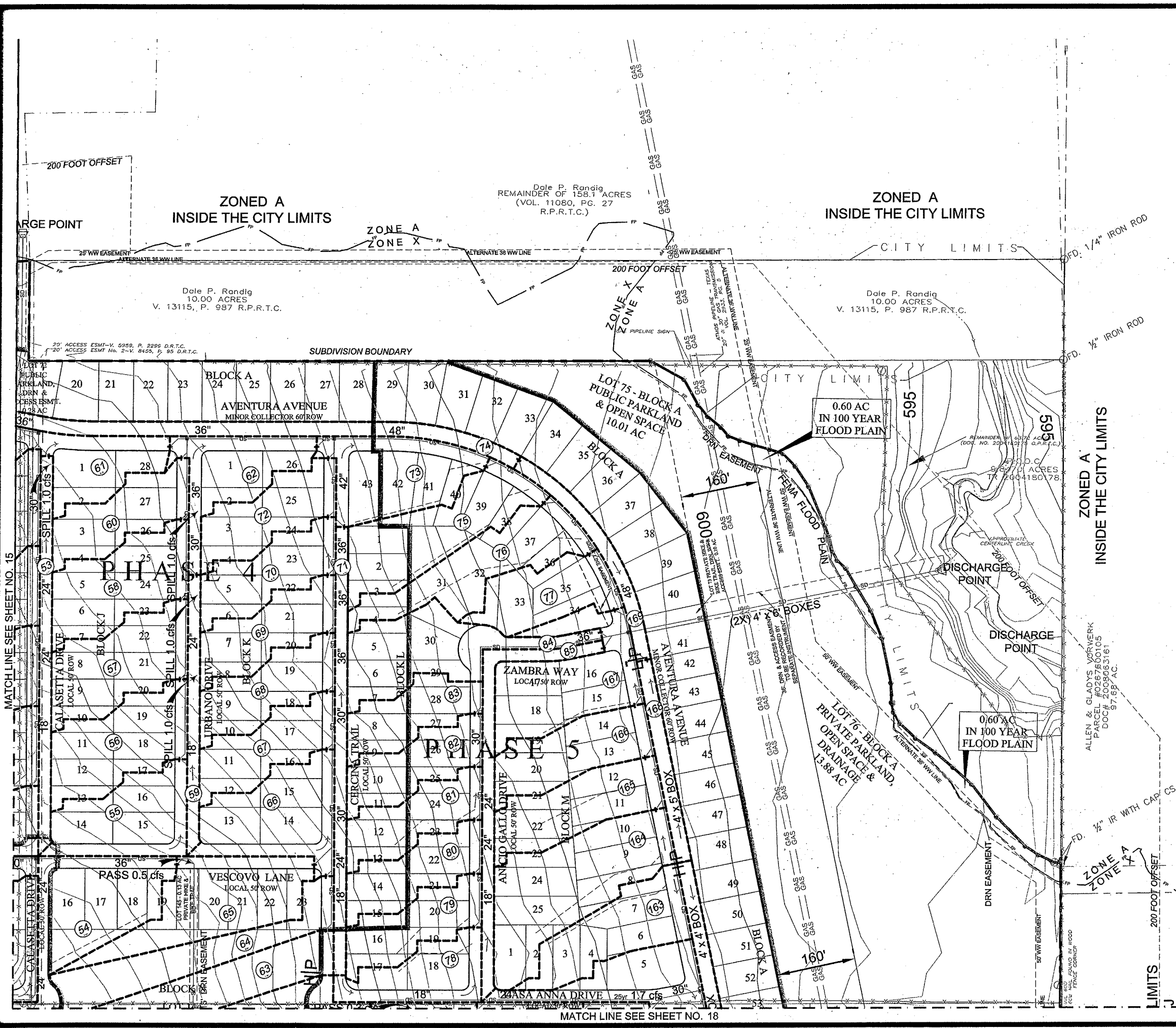
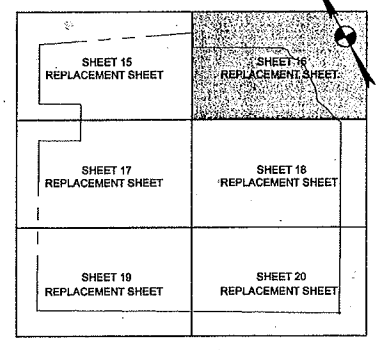
REVISIONS:
1. UTILITY ROADS, PHASE
2. 1, 2 & 3 1/4" 10' LOT AND STREET
3. CONFIGURATION, STREET NAMES



LEGEND

- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- FP FEMA 100-YR FLOODPLAIN
- x-x-x-x-x- EXISTING FENCE
- SIDEWALK
- 10' HIKE & BIKE TRAIL & SIDEWALK
- CITY LIMITS LINE
- STORM DRAIN LINE
- SD MANHOLE
- SD INLET
- DRAINAGE FLOW ARROW
- DRAINAGE AREA BOUNDARY
- DRAINAGE AREA
- HEADWALL
- EXISTING CONTOUR LINE
- REVISION #1 EFFECTED AREA

NOTES:
1. STORM DRAIN SIZES INDICATED ARE APPROXIMATE.



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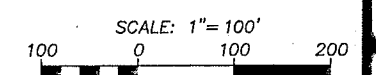
SORENTO PRELIMINARY DRAINAGE STUDY (CONT.)

JOB NO. 50703-00
DATE MARCH 2013
DESIGNER RBB
CHECKED *[initials]* DRAWN RBB
SHEET 16 OF 24 REPLACEMENT SHEET

FILE: H:\50703\50703-00 PRELIMINARY\CIVIL\05703010.DWG

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MATCH LINE SEE SHEET NO. 15

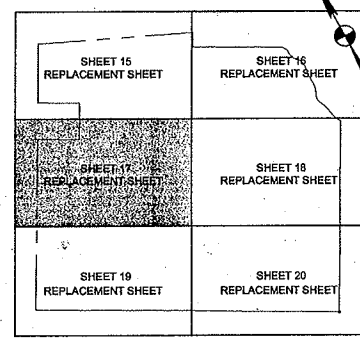


LEGEND

- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- FEMA 100-YR FLOODPLAIN
- EXISTING FENCE
- SIDEWALK
- 10' HIKE & BIKE TRAIL & SIDEWALK
- CITY LIMITS LINE
- STORM DRAIN LINE
- SD MANHOLE
- SD INLET
- DRAINAGE FLOW ARROW
- DRAINAGE AREA BOUNDARY
- DRAINAGE AREA
- HEADWALL
- EXISTING CONTOUR LINE
- REVISION #1 EFFECTED AREA

NOTES:

1. STORM DRAIN SIZES INDICATED ARE APPROXIMATE.



KEY MAP

SORENTO PRELIMINARY DRAINAGE STUDY (CONT.)

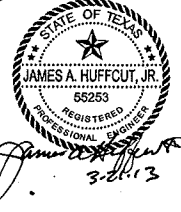
JOB NO. 50703-00

DATE MARCH 2013

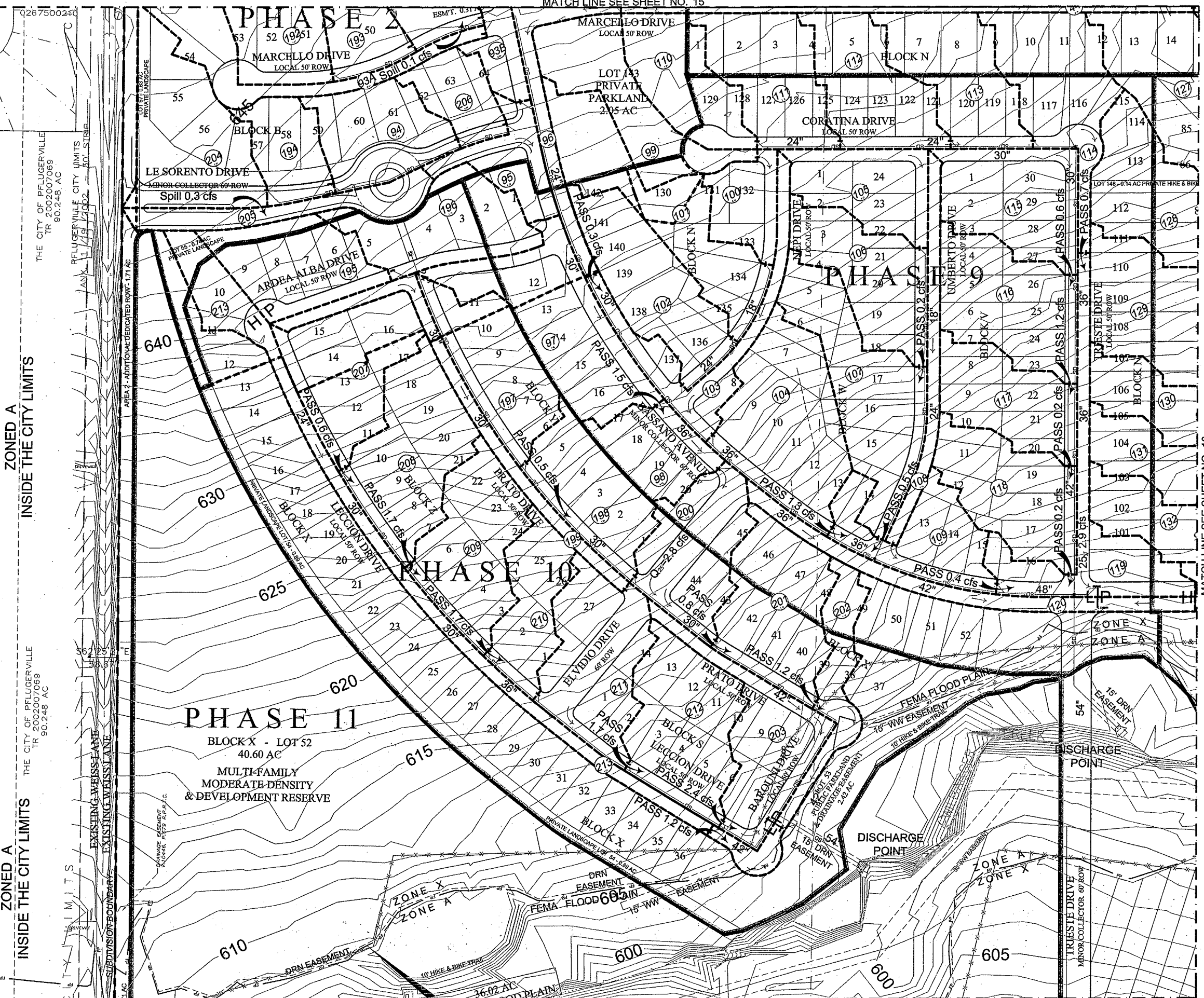
DESIGNER RBB

CHECKED D6 DRAWN RBB

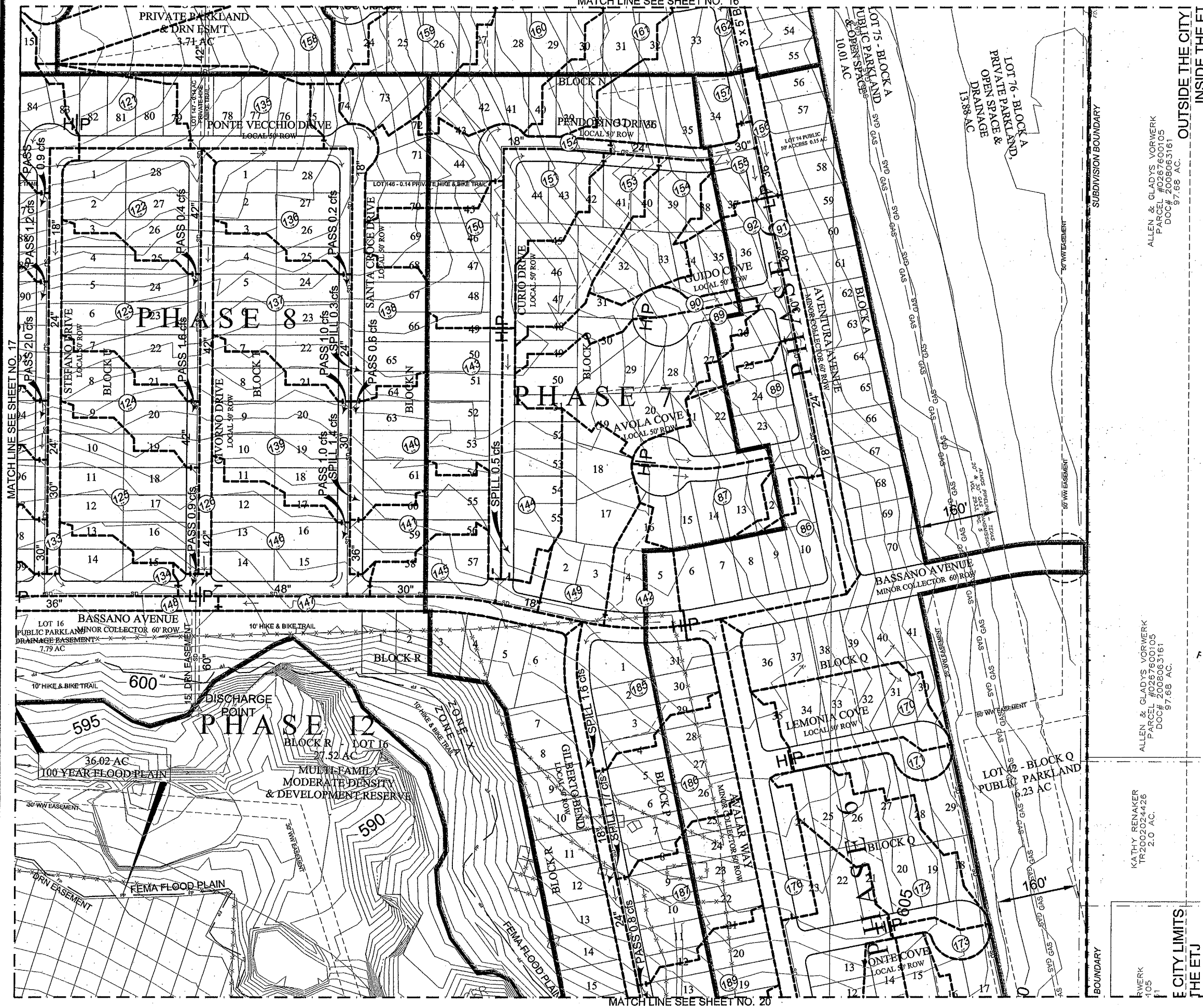
SHEET 17 OF 24 REPLACEMENT SHEET



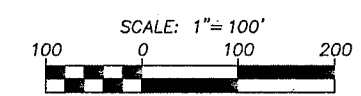
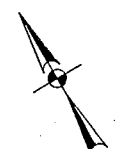
REVISIONS:
1. SHEET ENTRY ROADS: PHASE 1, 2 & 8 & 10 LOT AND STREET CONFIGURATION: STREET NAMES



MATCH LINE SEE SHEET NO. 16



MATCH LINE SEE SHEET NO. 20



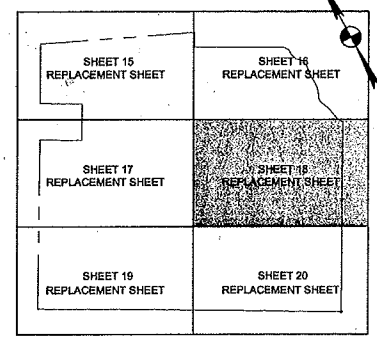
- LEGEND**
- 200' OUTSIDE BOUNDARY
 - OVERALL TRACT BOUNDARY
 - PHASE BOUNDARY
 - FEMA 100-YR FLOODPLAIN
 - EXISTING FENCE
 - SIDEWALK
 - 10' HIKE & BIKE TRAIL & SIDEWALK
 - CITY LIMITS LINE
 - STORM DRAIN LINE
 - SD MANHOLE
 - SD INLET
 - DRAINAGE FLOW ARROW
 - DRAINAGE AREA BOUNDARY
 - DRAINAGE AREA
 - HEADWALL
 - EXISTING CONTOUR LINE
 - REVISION #1 EFFECTED AREA

- NOTES:**
1. STORM DRAIN SIZES INDICATED ARE APPROXIMATE.

ALLEN & GLADYS VORWERK
 PARCEL #0267600105
 DOC# 2008063161
 97.68 AC.

ALLEN & GLADYS VORWERK
 PARCEL #0267600105
 DOC# 2008063161
 97.68 AC.

KATHY RENAKER
 TR2002024426
 2.0 AC.



KEY MAP

REVISIONS:
 PHASE 12 ENTRY ROADS; PHASE 12 CONTOUR; CONTOUR; STREET NAMES

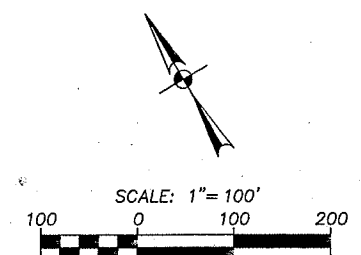
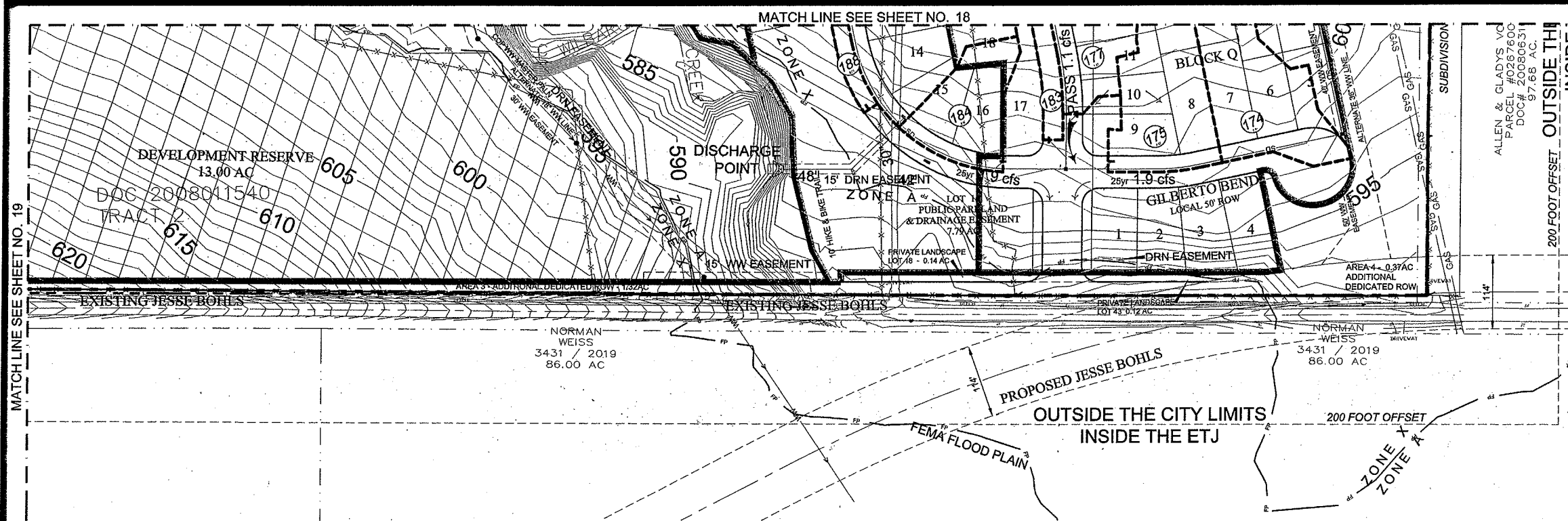
PAPE-DAWSON ENGINEERS
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470
 PHONE: 512-454-8711
 SUITE 220 WEST AUSTIN TEXAS 78757 FAX: 512-459-8867

SORENTO PRELIMINARY DRAINAGE STUDY (CONT.)

JOB NO. 50703-00
 DATE MARCH 2013
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 SHEET 18 OF 24
 REPLACEMENT SHEET

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- LEGEND**
- 200' OUTSIDE BOUNDARY
 - OVERALL TRACT BOUNDARY
 - PHASE BOUNDARY
 - FP FEMA 100-YR FLOODPLAIN
 - x-x-x-x- EXISTING FENCE
 - SIDEWALK
 - 10' HIKE & BIKE TRAIL & SIDEWALK
 - CITY LIMITS LINE
 - STORM DRAIN LINE
 - SD MANHOLE
 - SD INLET
 - DRAINAGE FLOW ARROW
 - DRAINAGE AREA BOUNDARY
 - 01 DRAINAGE AREA
 - HEADWALL
 - EXISTING CONTOUR LINE

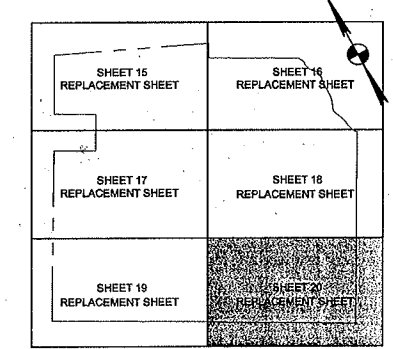
NOTES:
 1. STORM DRAIN SIZES INDICATED ARE APPROXIMATE.

25-YEAR SUMP INLET CALCULATIONS

Inlet Number	Area Number	Q25 cfs	Qpass cfs	Qtotal cfs	RF %	Length ft	Y weir ft	Y orif ft
7	7	0	6.6	6.6	10%	10	0.37	
119	119	0	7.9	7.9	10%	15	0.32	
120	120	0	5.2	5.2	10%	15	0.24	
146	146	0	8.4	8.4	10%	15	0.33	
147	147	0	3.9	3.9	10%	15	0.20	
148	148	147	6.1	6.1	10%	15	0.27	
155	155	92	10.0	10.0	10%	15	0.37	
156	156	91	7.6	7.6	10%	15	0.31	
167	167	0	5.4	5.4	10%	10	0.32	
168	168	0	2.3	2.3	10%	10	0.18	
169	169	0	2.8	2.8	10%	10	0.21	
170	170	171	7.5	7.5	10%	10	0.40	
171	171	170	7.5	7.5	10%	10	0.40	
172	172	173	7.8	7.8	10%	10	0.41	
173	173	172	7.8	7.8	10%	10	0.41	
202	202	0	4.5	4.5	10%	15	0.22	
203	203	0	7.4	7.4	10%	15	0.30	
205	205	0	5.1	5.1	10%	10	0.31	
227	227	228	4.6	4.6	10%	15	0.22	
228	228	0	1.7	1.7	10%	15	0.11	
232	232	233	5.6	5.6	10%	15	0.25	
233	233	0	1.8	1.8	10%	15	0.12	
234	234	0	8.7	8.7	10%	15	0.34	
235	235	234	61.4	61.4	10%	15	1.24	3.82

100-YEAR SUMP INLET CALCULATIONS

Inlet Number	Area Number	Q100 cfs	Qpass cfs	Qtotal cfs	RF %	Length ft	Y weir ft	Y orif ft
7	7	0	9.6	9.6	10%	10	0.47	
119	119	0	11.0	11.0	10%	15	0.39	
120	120	0	7.1	7.1	10%	15	0.29	
146	146	0	11.8	11.8	10%	15	0.41	
147	147	0	5.3	5.3	10%	15	0.24	
148	148	147	8.4	8.4	10%	15	0.33	
155	155	92	14.0	14.0	10%	15	0.46	
156	156	91	10.4	10.4	10%	15	0.38	
167	167	0	7.8	7.8	10%	10	0.41	
168	168	0	3.2	3.2	10%	10	0.23	
169	169	0	3.8	3.8	10%	10	0.25	
170	170	171	10.7	10.7	10%	10	0.51	0.49
171	171	170	10.7	10.7	10%	10	0.51	0.49
172	172	173	11.2	11.2	10%	10	0.52	0.52
173	173	172	11.2	11.2	10%	10	0.52	0.52
202	202	0	6.4	6.4	10%	15	0.34	
203	203	0	10.4	10.4	10%	15	0.44	
205	205	0	7.0	7.0	10%	10	0.38	
227	227	228	6.6	6.6	10%	15	0.28	
228	228	0	2.3	2.3	10%	15	0.14	
232	232	233	7.9	7.9	10%	15	0.32	
233	233	0	2.4	2.4	10%	15	0.14	
234	234	0	12.6	12.6	10%	15	0.43	
235	235	234	85.5	85.5	10%	15	1.54	7.17



KEY MAP

REVISIONS:
 A SEE ENTRY ROADS PHASE 1, 2, 3 & 4 LOT AND STREET CONFIGURATION; STREET NAMES

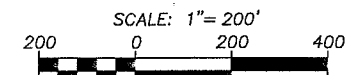
STATE OF TEXAS
 JAMES A. HUFFCUT, JR.
 55253
 REGISTERED PROFESSIONAL ENGINEER
 3-26-13

PAPE-DAWSON ENGINEERS
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 479
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SORENTO PRELIMINARY DRAINAGE STUDY (CONT.)

JOB NO. 50703-00
 DATE MARCH 2013
 DESIGNER RBB
 CHECKED DRAWN RBB
 SHEET 20 OF 24
 REPLACEMENT SHEET

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- LEGEND**
- 200' OUTSIDE BOUNDARY
 - OVERALL TRACT BOUNDARY
 - PHASE BOUNDARY
 - FEMA 100-YR FLOODPLAIN
 - EXISTING FENCE
 - 10' HIKE & BIKE TRAIL & SIDEWALK
 - CITY LIMITS LINE
 - PROPOSED CUT
 - PROPOSED FILL
 - REVISION #1 EFFECTED AREA

NOTE:
SHADING ON THIS PLAN SHEET DEPICTS THE APPROXIMATE AREAS OF CUT & FILL WITHIN THE RIGHT-OF-WAY.

REVISIONS:
PHASE 12 ENTRY ROADS: PHASE 1, 2, 3, 9 & 10 LOT AND STREET CONFIGURATION; STREET NAMES

James A. Huffcut, Jr.
3-24-13

PAPE-DAWSON ENGINEERS

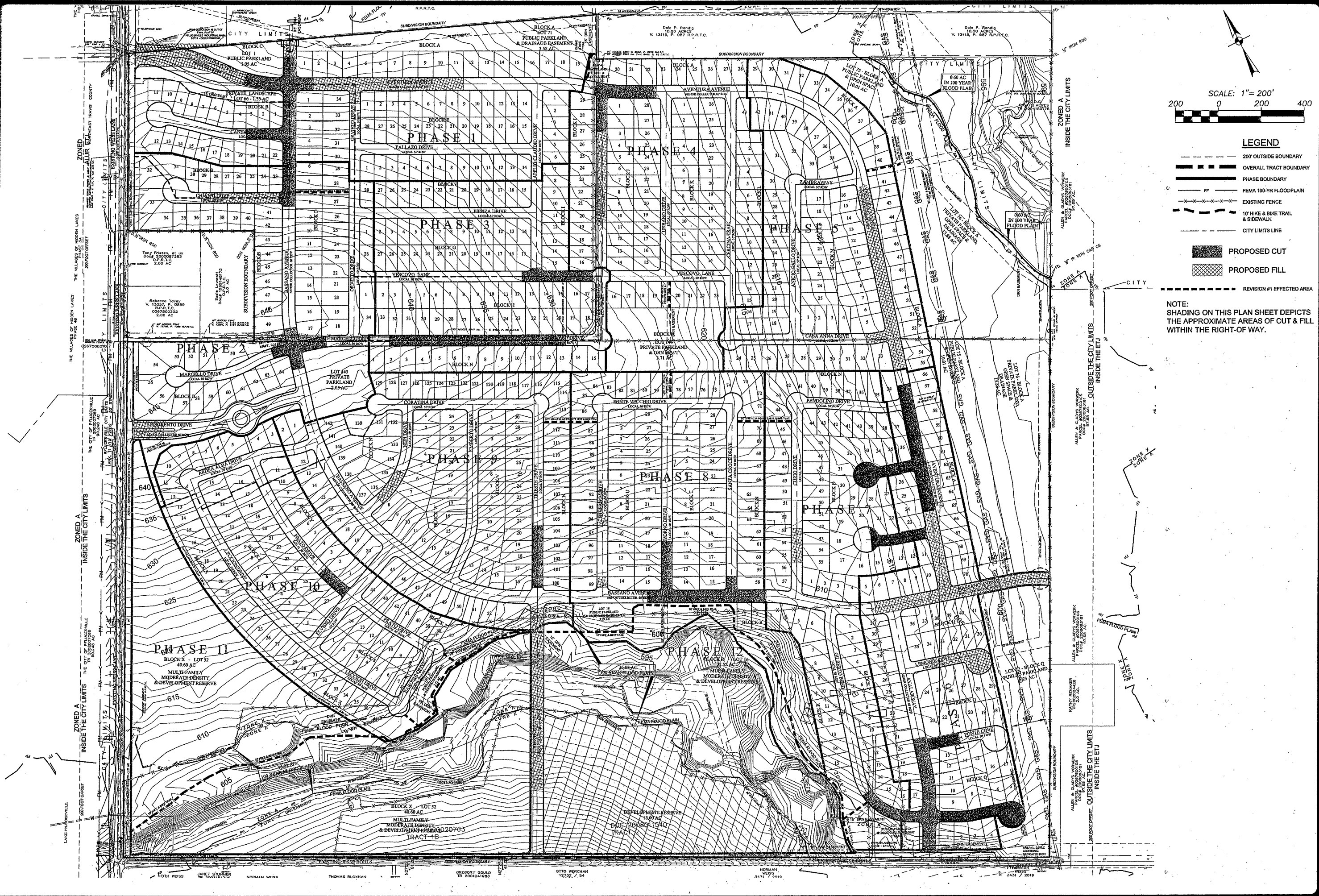
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SORENTO PRELIMINARY CUT & FILL PLAN

JOB NO.	50703-00
DATE	MARCH 2013
DESIGNER	RBB
CHECKED	DR
DRAWN	RBB
SHEET	21 OF 24
	REPLACEMENT SHEET

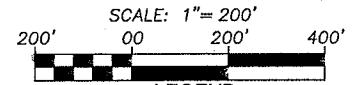
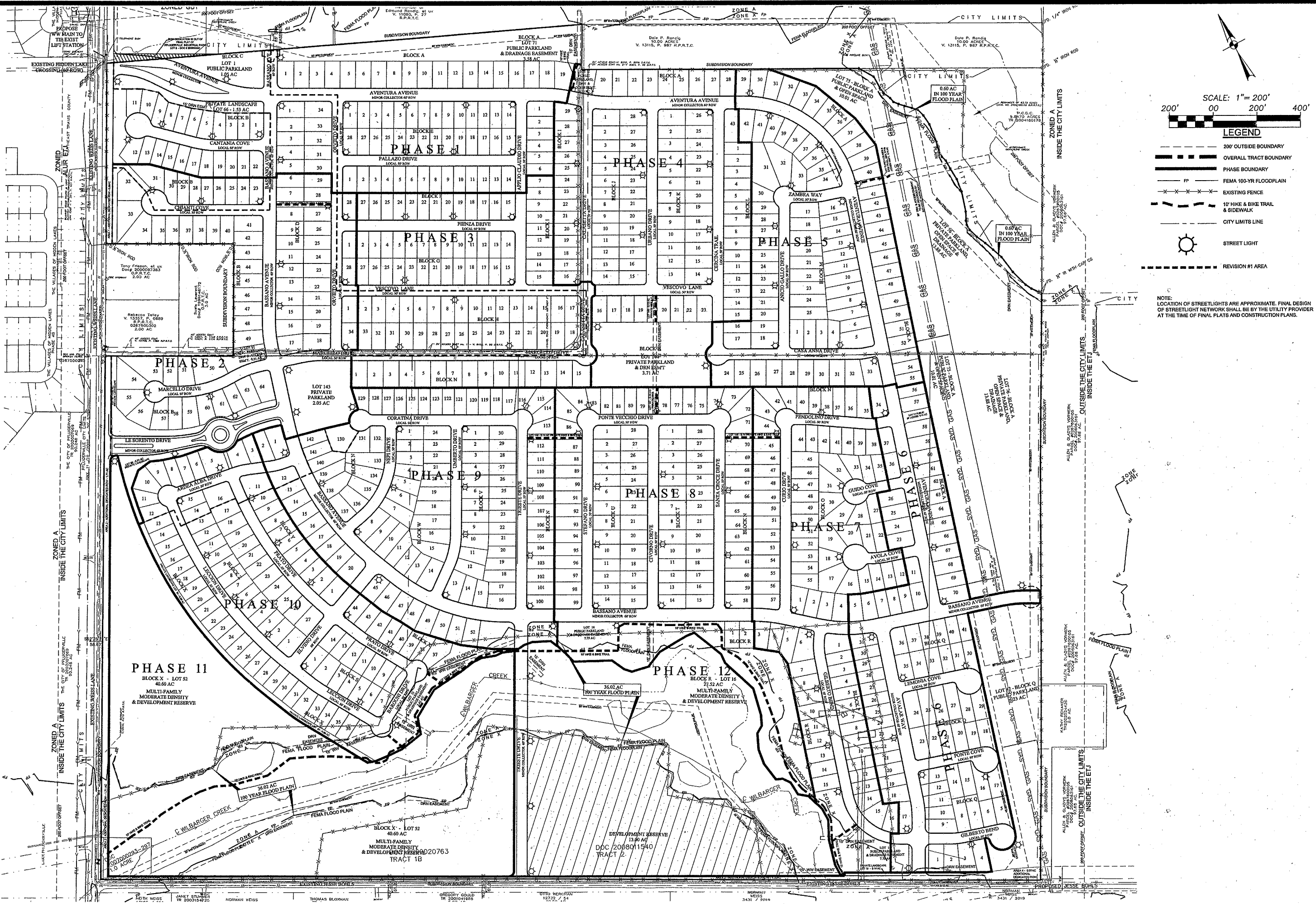
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FILE: S:\2013\50703\PRELIMINARY\CUT&FILL\50703020.DWG

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RETH WEISS JANET STUMPER NORMAN WEISS THOMAS BLOKHAN GREGORY GOULD TR 2001041988 OTTO WERCHAN 12732 / 54 NICHMAN WEISS 344 / 2010

DATE: Mar 21, 2013, 1:24PM USER: D. NIELO
FILE: H:\50703\50703.DWG PRELIMINARY\DWG\50703.DWG



- LEGEND**
- 200' OUTSIDE BOUNDARY
 - OVERALL TRACT BOUNDARY
 - PHASE BOUNDARY
 - FEMA 100-YR FLOODPLAIN
 - EXISTING FENCE
 - 10' HIKE & BIKE TRAIL & SIDEWALK
 - CITY LIMITS LINE
 - ☉ STREET LIGHT
 - REVISION #1 AREA

NOTE: LOCATION OF STREETLIGHTS ARE APPROXIMATE. FINAL DESIGN OF STREETLIGHT NETWORK SHALL BE BY THE UTILITY PROVIDER AT THE TIME OF FINAL PLATS AND CONSTRUCTION PLANS.

REVISIONS:
 1. PHASE 12 ENTRY ROADS: PHASE 1, 2, 3, 8 & 10 LOT AND STREET CONFIGURATION; STREET NAMES

JAMES A. HUFFCUT, JR.
 REGISTERED PROFESSIONAL ENGINEER
 2/21/13

PAPE-DAWSON ENGINEERS

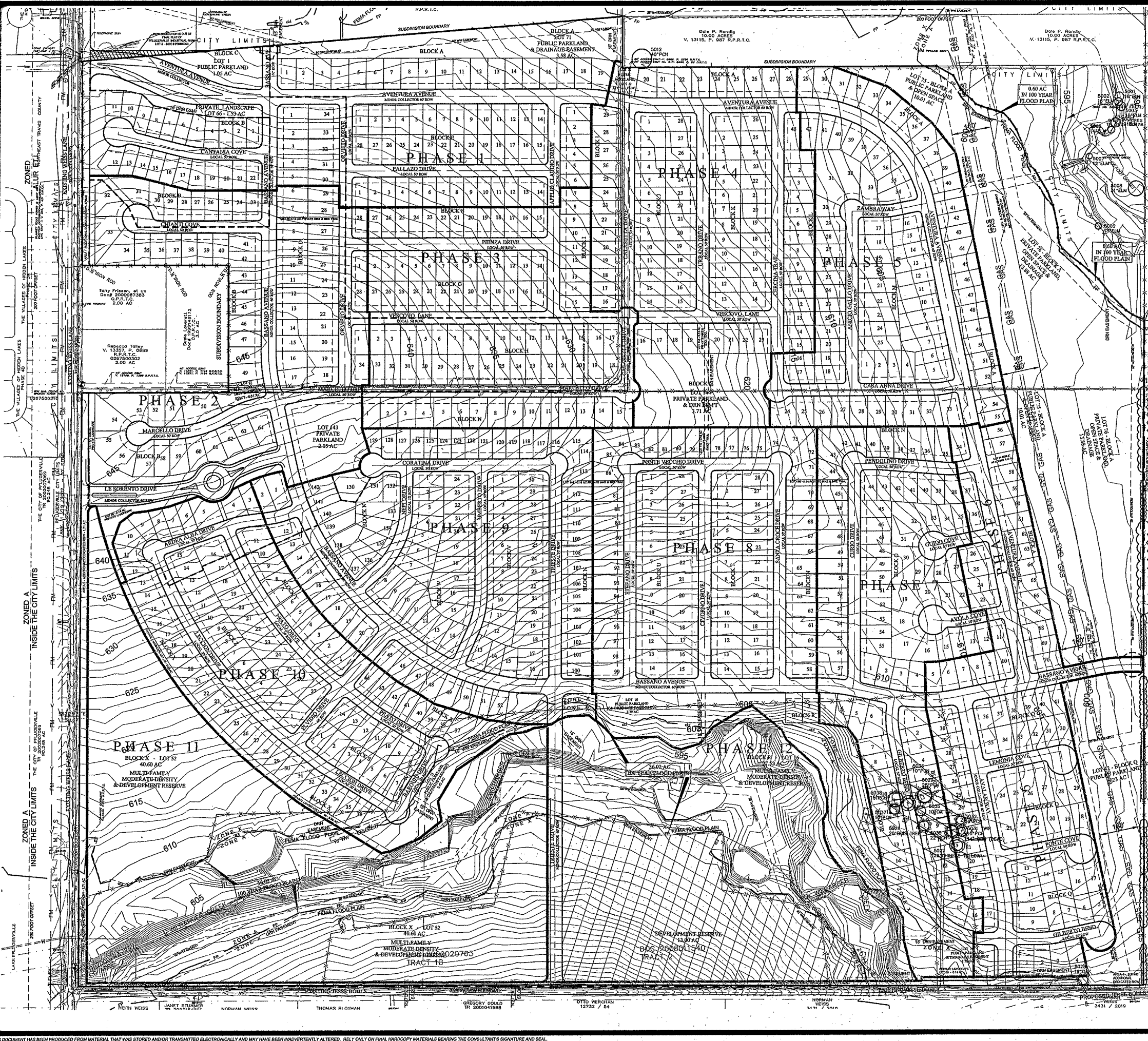
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 PHONE: 512.654.8771
 7800 BRAD CREEK BLVD. SUITE 200 WEST AUSTIN TEXAS 78737 FAX: 512.655.8887

SORENTO PRELIMINARY STREET LIGHT PLAN

JOB NO. 50703-00
 DATE MARCH 2013
 DESIGNER RBB
 CHECKED DRAWN RBB
 SHEET 22 OF 24
 REPLACEMENT SHEET

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DATE: Mar 27, 2013, 1:22PM USER: D: MTELD
 FILE: H:\5707050000 PRELIMINARY\CTV\1570705000.DWG



Protection Status and Class	Proposed Removal (X) or Preserve (P)	Tree #	Size (inches) - Species	Mitigation	Credit
				Ratio	Inches
P - Class 5	P	5025	19 Live Oak		
NP - Class 1	X	5027	22" Chinese Tallow	N/A	0
P - Class 5	P	5028	20" Bois D'Arc		
P - Class 6	P	5029	28" Pecan		
P - Class 5	P	5030	22" Pecan		
NP - Class 1	X	5031	14" Pecan, 10" twin (dead)	N/A	0
P - Class 2	P	5032	16" Pecan		
P - Class 2	P	5035	10" Crepe Myrtle (M)		
P - Class 2	X	5036	10" Pecan	1:1	10
P - Class 2	P	5037	10" Pecan		
P - Class 2	P	5038	15" Pecan		
Total Inches Mitigation and Credit					10
Diameter inches proposed for mitigation or applied towards landscaping requirements				10 - 0 = 10	
				10 Inches mitigation required	

NOTE:
 1. FEE-IN-LIEU IS PROPOSED FOR THE REQUIRED TREE MITIGATION.
 2. TREE MITIGATION WILL BE REQUIRED AT THE TIME OF EACH PHASE OF CONSTRUCTION.

LEGEND

- 200' OUTSIDE BOUNDARY
- OVERALL TRACT BOUNDARY
- PHASE BOUNDARY
- FEMA 100-YR FLOODPLAIN
- EXISTING FENCE
- 10' HIKE & BIKE TRAIL & SIDEWALK
- EXISTING CONTOUR LINE
- REVISION #1 EFFECTED AREA

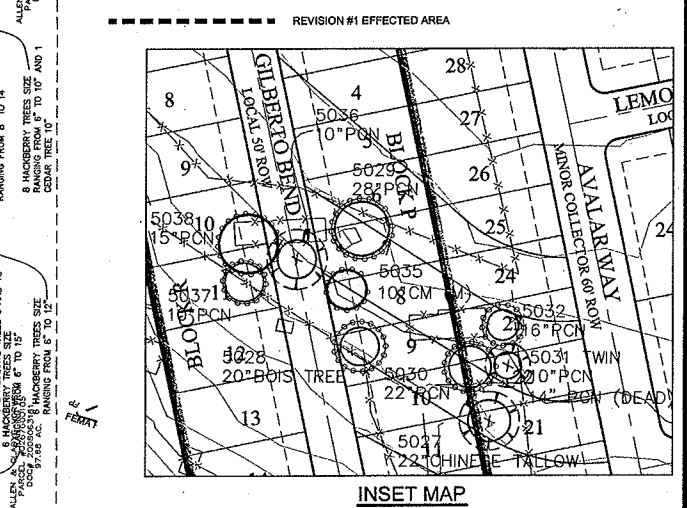
TREES TO BE REMOVED

Number	Full Desc
5001	18" ELM
5002	16" ELM
5003	18" ELM
5005	14" ELM
5006	19" ELM
5007	12" ELM
5008	31" ELM
5009	13" ELM
5012	40" PCN
5025	19" OAK
5027	22" CHINESE TALLOW
5028	20" BOIS D'ARC
5029	28" PCN
5030	22" PCN
5031	TWIN 10" & 14" PCN-DEAD
5032	18" PCN
5035	10" CREPE MYRTLE (M)
5036	10" PCN
5037	10" PCN
5038	15" PCN

TREES TO BE PROTECTED

SCALE: 1" = 200'

200 0 200 400



INSET MAP

NOTE: THIS PROTECTION FENCE SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK INCLUDING GRADING OR DRILLING.

1. FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES. FENCES SHALL BE LOCATED AT THE OUTSIDE EDGE OF THE TREE SPREADER LIMITS AND SHALL BE IMPROVED THROUGHOUT THE A-ZONE CORNER IN THE ROOT ZONE AREA RESULTING FROM VIOLENCE TRAFFIC, OR STORAGE OF MATERIALS.

2. ROOTS SHALL BE PROTECTED BY INSTALLING A 6" (MINIMUM) THICKNESS OF 18" (MINIMUM) DIAMETER CONCRETE PIPE OR EQUIVALENT MATERIALS TO CROSS ROADS, DRIVEWAYS OR LIMITS BY MECHANICAL EQUIPMENT.

3. EXISTING UTILITIES SHALL BE IDENTIFIED BY THE CITY OF PFLUGERVILLE PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHALL BE MARKED BY THE CITY OF PFLUGERVILLE PRIOR TO CONSTRUCTION.

4. EXISTING UTILITIES SHALL BE IDENTIFIED BY THE CITY OF PFLUGERVILLE PRIOR TO CONSTRUCTION. EXISTING UTILITIES SHALL BE MARKED BY THE CITY OF PFLUGERVILLE PRIOR TO CONSTRUCTION.

5. A BRUSH PILE SHALL BE INSTALLED AT THE OUTSIDE EDGE OF THE TREE SPREADER LIMITS.

6. BRUSH PILES SHALL BE MAINTAINED TO PREVENT THE TREE FROM BEING CUT OFF BY THE BRUSH PILE.

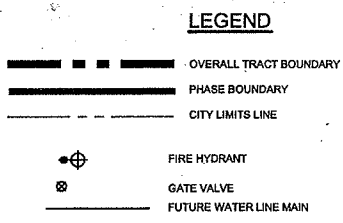
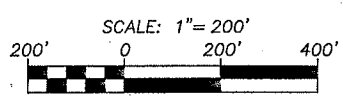
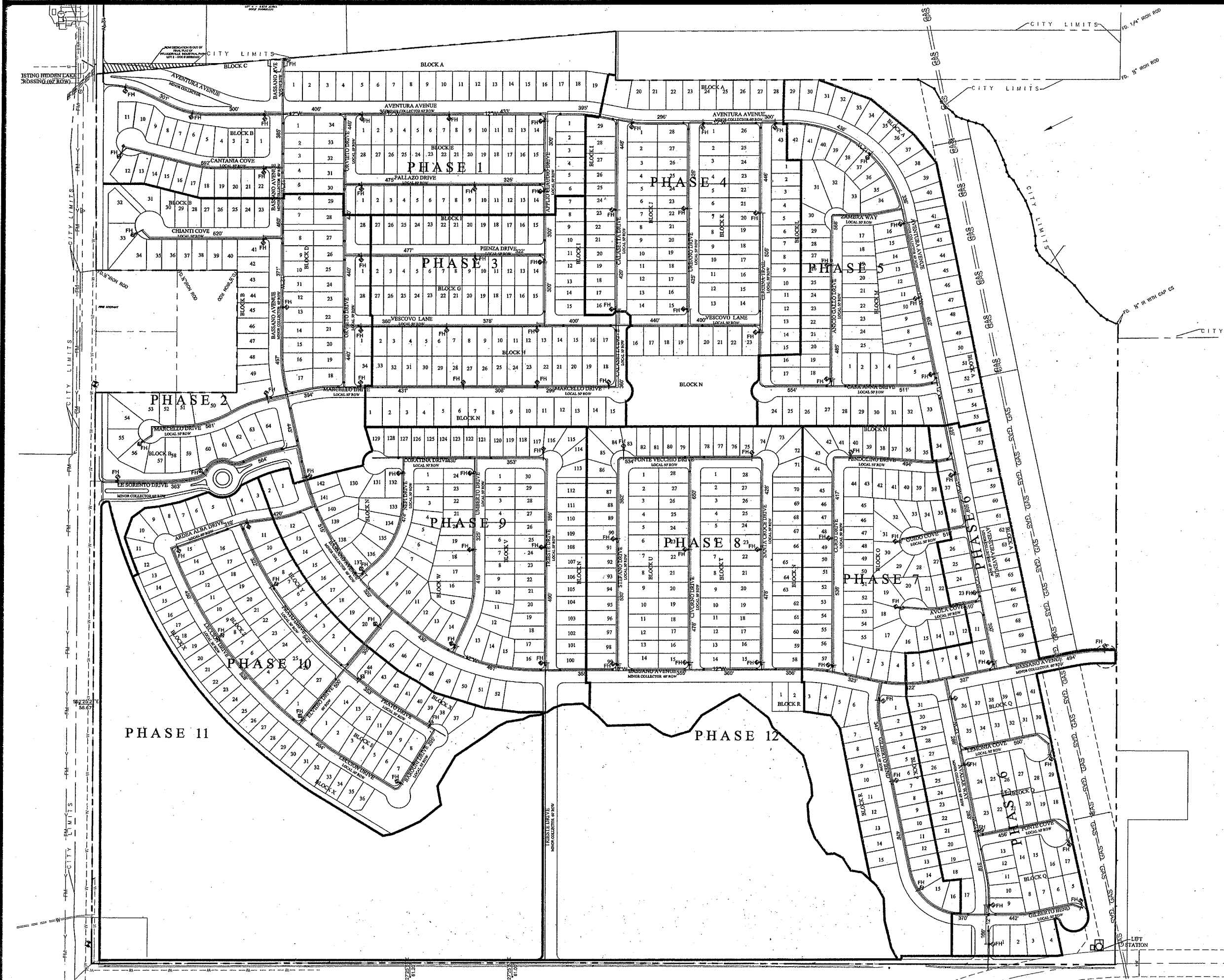
REVISIONS:
 PHASE 12 ENTRY ROADS, PHASE 1, 2, 3, 9 & 10 LOT AND STREET CONFIGURATION, STREET NAMES

STATE OF TEXAS
 JAMES A. HUFFCUT, JR.
 55263
 REGISTERED PROFESSIONAL ENGINEER

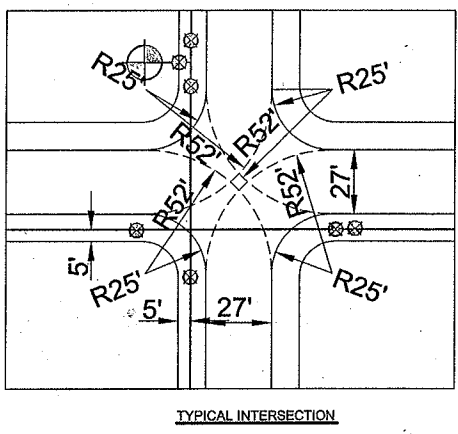
PAPE-DAWSON ENGINEERS
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 490
 PHONE: 512-661-8711 FAX: 512-652-8887
 7600 BIRCH CREEK BLVD. SUITE 200 WEST AUSTIN, TEXAS 78757

SORENTO PRELIMINARY TREE SURVEY

JOB NO. 50703-00
 DATE MARCH 2013
 DESIGNER RBB
 CHECKED RBB DRAWN RBB
 SHEET 23 OF 24 REPLACEMENT SHEET



- NOTES:**
1. FIRE HYDRANTS SHALL BE PROVIDED AT LEAST EVERY 600 FEET IN RESIDENTIAL AREAS.
 2. DOUBLE BLUE REFLECTOR "HYE-LITES" BRAND, MANUFACTURED BY PAVEMENT MARKERS INC. TO BE INSTALLED AT CENTERLINE OF STREET PERPENDICULAR TO HYDRANT.
 3. WATER LINE ARE ALL 8" UNLESS OTHERWISE NOTED.
 4. ROLL OVER CURBS SHALL BE PROVIDED FOR THE ROUNDABOUT SPLITTER ISLANDS.
 5. SIGNS AND LANDSCAPING SHALL NOT BE INSTALLED ON THE ROUNDABOUT SPLITTER ISLANDS.



REVISIONS:

STATE OF TEXAS
 JAMES A. HUFFCUT, JR.
 55253
 REGISTERED PROFESSIONAL ENGINEER
 3-21-13

PAPE-DAWSON ENGINEERS

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 479
 PHONE 512-454-8771
 7800 SHAL CREEK BLVD | AUSTIN TEXAS 78757
 SUITE 220 WEST FAX 512-455-8867

SORENTO PRELIMINARY FIRE PROTECTION PLAN

JOB NO. 50703-00
 DATE MARCH 2013
 DESIGNER RBB
 CHECKED DRAWN RBB
 SHEET 24 OF 24

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