

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

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.

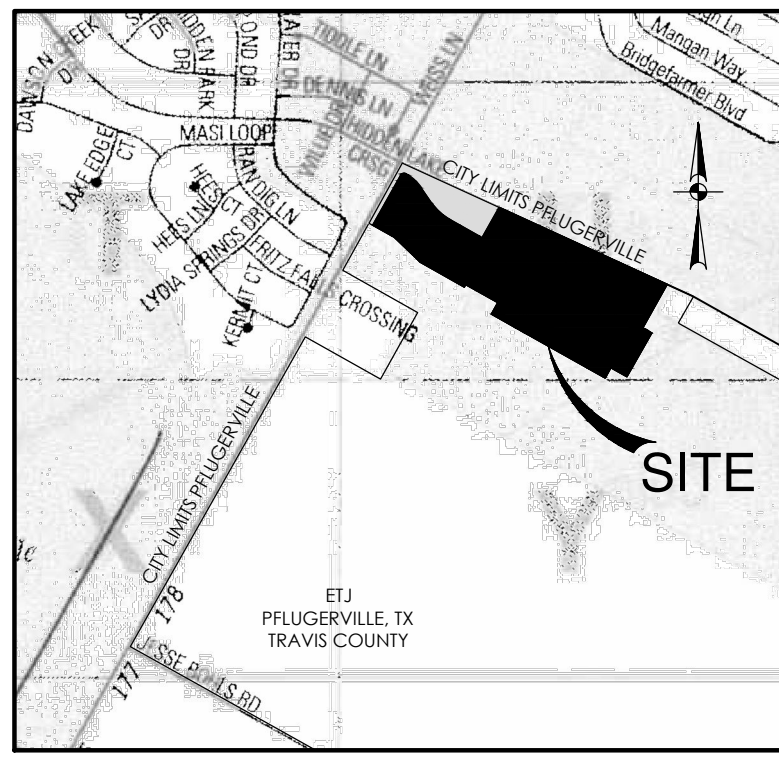
DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

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.



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

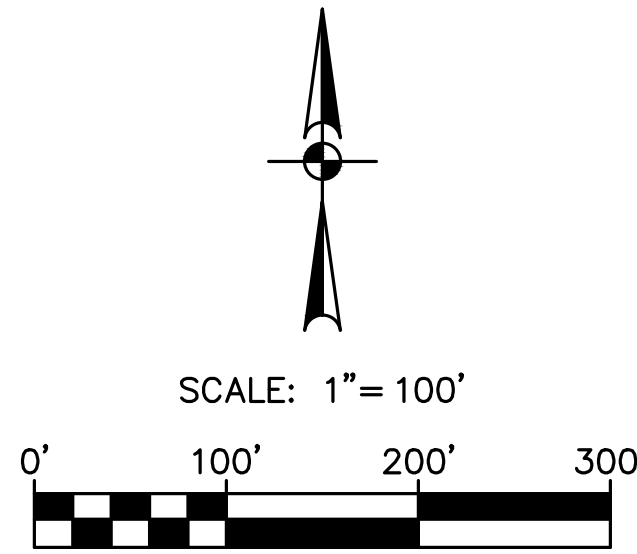


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LEGEND

- 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
- SIDEWALK
- DRNG DRAINAGE
- FP FLOODPLAIN
- CITY LIMITS/ETJ (EXTRA TERRITORIAL JURISDICTION)
- W - WATERLINE

OWNER/SUBDIVIDER:	ENGINEER:	SURVEYOR:
SORENTO HOLDINGS 2012 LLC 3 SAN JOAQUIN PLAZA, SUITE 100 NEW PORT BEACH, CA 92660	PAPE-DAWSON ENGINEERS, INC. 7800 SHOAL CREEK BLVD. SUITE 220 WEST AUSTIN, TEXAS 78757 (512) 454-8711	PAPE-DAWSON ENGINEERS, INC. 7800 SHOAL CREEK BLVD. SUITE 220 WEST AUSTIN, TEXAS 78757 (512) 454-8711

LOT SUMMARY:

TOTAL LOT ACREAGE:	16.851 ACRES
TOTAL SUBDIVISION ACREAGE:	29.103 ACRES
TOTAL STREET ACREAGE:	6.785 ACRES
ADDITIONAL RIGHT-OF-WAY DEDICATION:	0.325 ACRES
TOTAL NUMBER OF BLOCKS:	7
TOTAL NUMBER OF RESIDENTIAL LOTS:	97
TOTAL NUMBER OF PUBLIC PARKLAND LOTS:	1 - 1.064 ACRES
TOTAL NUMBER OF PUBLIC PARKLAND & DRAINAGE LOTS:	1 - 2.841 ACRES
TOTAL NUMBER OF PRIVATE LANDSCAPE & DRAINAGE LOTS:	1 - 1.237 ACRES

LINEAR FEET OF NEW STREET:

AVENTURA AVE:	1967 LF
BASSANO AVE:	591 LF
CANTANIA COVE:	628 LF
ORVIETO DRIVE:	455 LF
PALLAZO DRIVE:	839 LF
APPLIO CLAUDO DRIVE:	455 LF
TOTAL:	4935 LF

PARKLAND REQUIREMENT:

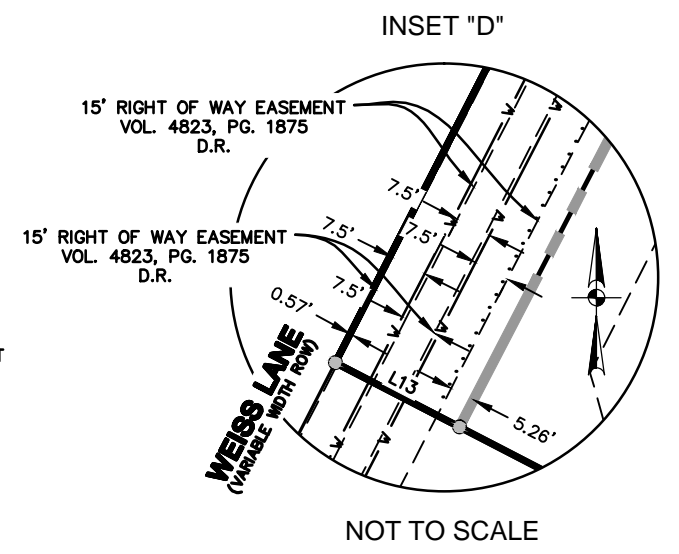
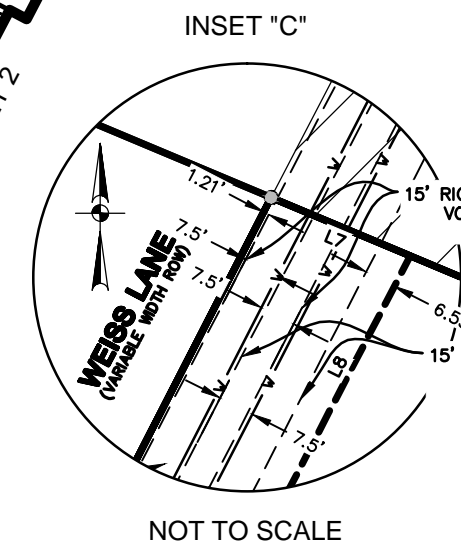
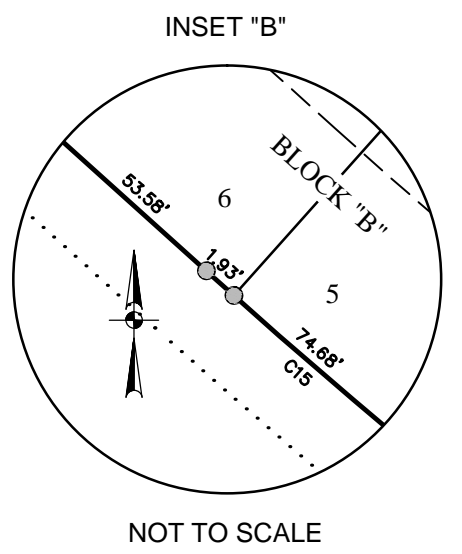
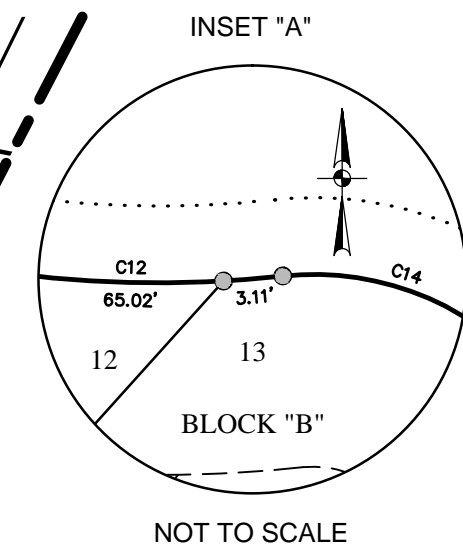
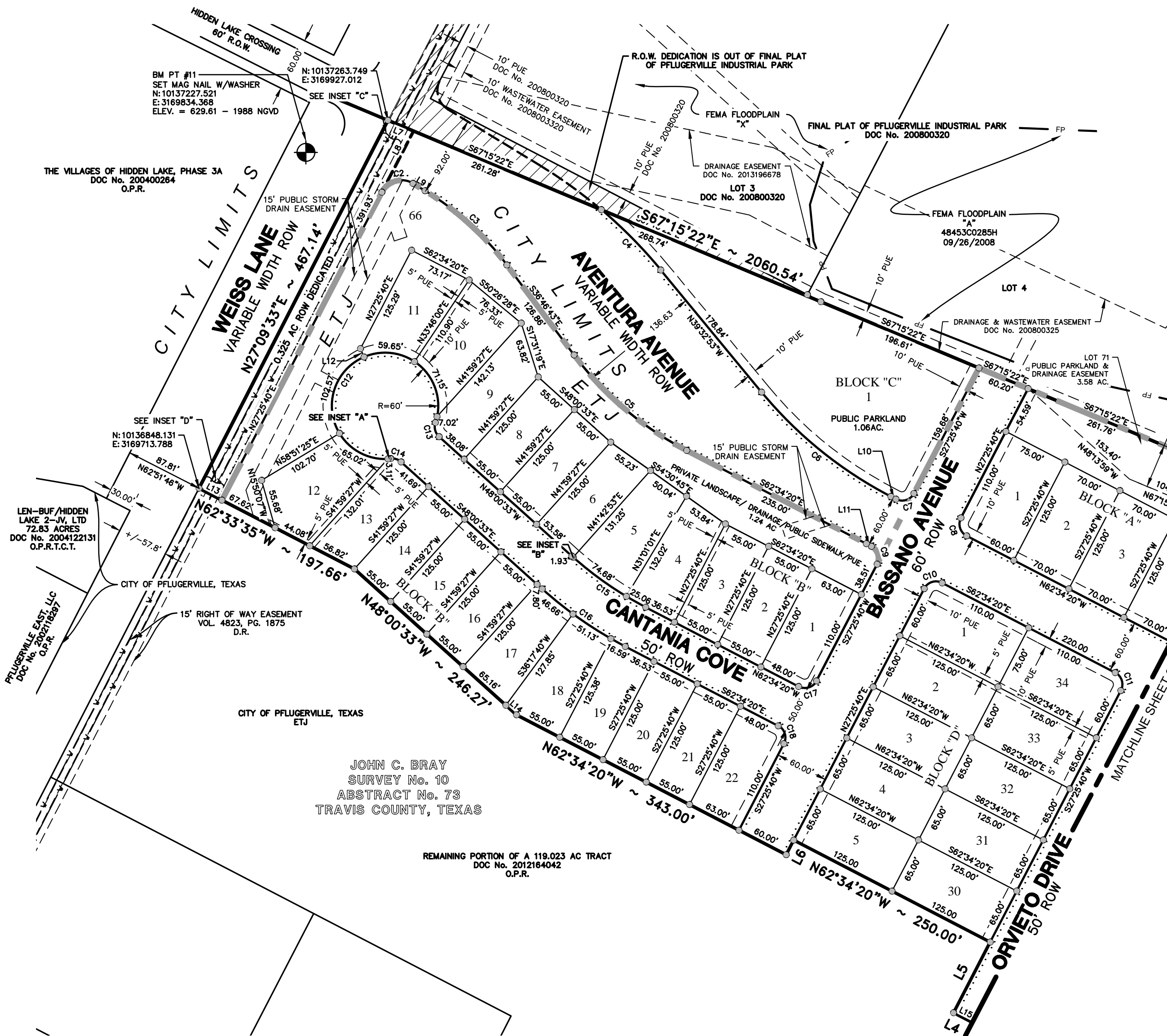
PARKLAND REQUIRED PER PRELIMINARY PLAN:	28.9 ACRES
PARKLAND DEDICATED BY PRIOR RECORDED PLATS:	0.0 ACRES
PARKLAND DEDICATED BY THIS PLAT:	3.905 ACRES

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:
0.9999600016

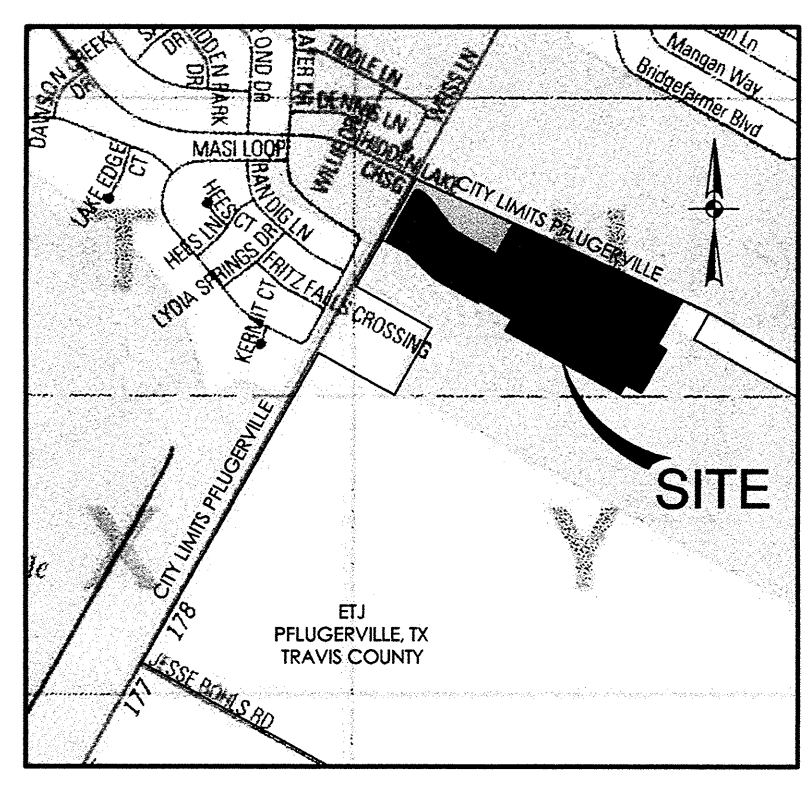
BENCHMARK:
PT #11 1/2" IRON ROD W/ RED CAP
NAD 83 GRID COORDINATES
N: 10137227.521, E: 3169834.368
ELEVATION OF 629.61' (NAVD 88)
GEOID 03

BENCHMARK:
PT #12 1/2" IRON ROD W/ RED CAP
NAD 83 GRID COORDINATES
N: 10136202.472, E: 3171823.547
ELEVATION OF 615.46' (NAVD 88)
GEOID 03



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TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 10028-00



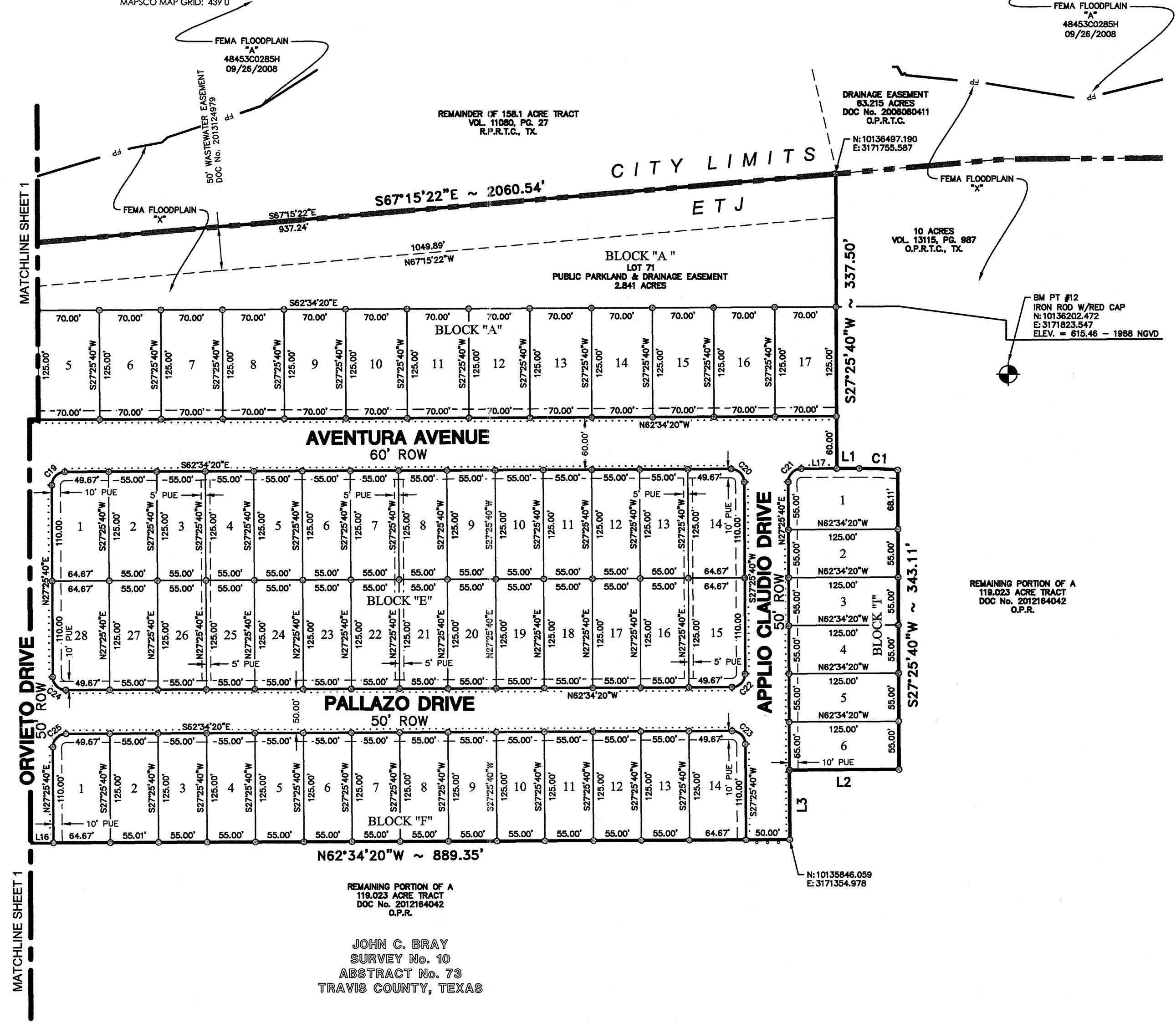
FINAL PLAT OF SORENTO PHASE 1

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LEGEND	
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●	PROPERTY LINE ANGLE POINT OR POINT OF CURVATURE
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WWE	WASTEWATER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT-OF-WAY
OPR	OFFICIAL PUBLIC RECORDS
DR	DEED RECORDS
.....	SIDEWALK
DRNG	DRAINAGE
FP	FLOODPLAIN
---	CITY LIMITS/ETJ (EXTRA TERRITORIAL JURISDICTION)
- - -	WATERLINE

LOCATION MAP

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CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	500.00'	004°59'18"	S60°04'41"E	43.52'
C2	25.00'	093°53'56"	N74°22'38"E	36.54'
C3	326.50'	021°53'41"	S47°43'33"E	124.01'
C4	545.00'	010°03'55"	N44°34'50"W	95.62'
C5	373.50'	025°47'37"	S49°40'31"E	166.73'
C6	470.00'	023°01'27"	N51°03'36"W	187.60'
C7	15.00'	090°00'00"	S72°25'40"W	21.21'
C8	15.00'	090°00'00"	N17°34'20"W	21.21'
C9	15.00'	090°00'00"	S17°34'20"E	21.21'
C10	15.00'	090°00'00"	N72°25'40"E	21.21'
C11	15.00'	090°00'00"	S17°34'20"E	21.21'
C12	60.00'	294°36'41"	S51°06'25"W	64.82'
C13	15.00'	066°25'19"	N14°47'54"W	16.43'
C14	15.00'	048°11'23"	S72°06'14"E	12.25'
C15	400.00'	014°33'47"	N55°17'26"W	101.40'
C16	450.00'	014°33'47"	S55°17'26"E	114.07'
C17	15.00'	090°00'00"	S72°25'40"W	21.21'
C18	15.00'	090°00'00"	S17°34'20"E	21.21'
C19	15.00'	090°00'00"	N72°25'40"E	21.21'
C20	15.00'	090°00'00"	S17°34'20"E	21.21'
C21	15.00'	090°00'00"	N72°25'40"E	21.21'
C22	15.00'	090°00'00"	S72°25'40"W	21.21'
C23	15.00'	090°00'00"	S17°34'20"E	21.21'
C24	15.00'	090°00'00"	N17°34'20"W	21.21'
C25	15.00'	090°00'00"	N72°25'40"E	21.21'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	25.88'	S62°34'20"E
L2	125.00'	N62°34'20"W
L3	80.00'	S27°25'40"W
L4	889.35'	N62°34'20"W
L5	90.00'	N27°25'40"E
L6	18.51'	S27°25'40"W
L7	31.42'	S67°15'22"E
L8	77.78'	S27°25'40"W
L9	16.61'	S58°40'24"E
L10	6.44'	N62°34'20"W
L11	6.44'	S62°34'20"E
L12	10.25'	N23°11'47"W
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

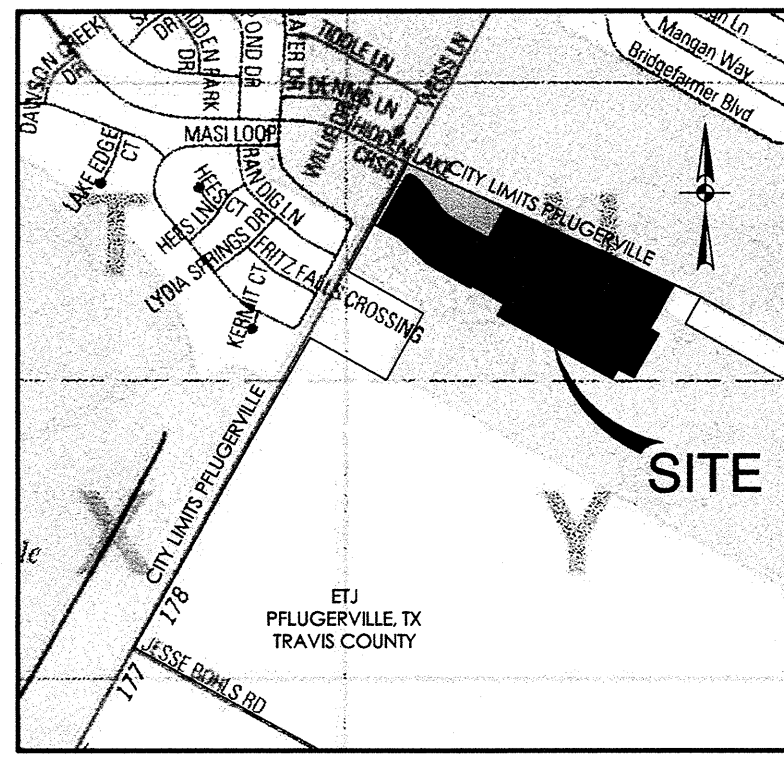
JOHN C. BRAY
SURVEY No. 10
ABSTRACT No. 73
TRAVIS COUNTY, TEXAS



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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	6883 SQ.FT.
4/0.158	6883 SQ.FT.
5/0.190	8277 SQ.FT.
6/0.162	7057 SQ.FT.
7/0.158	6883 SQ.FT.
8/0.158	6883 SQ.FT.
9/0.177	7711 SQ.FT.
10/0.185	8059 SQ.FT.
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.
66/1.230	53579 SQ.FT.

LOT/ACRES SQ.FT.	
BLOCK "C"	
1/1.064	46348 SQ.FT.

LOT/ACRES SQ.FT.	
BLOCK "D"	
1/0.214	9322 SQ.FT.
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	8146 SQ.FT.
33/0.187	8146 SQ.FT.
34/0.214	9322 SQ.FT.

LOT/ACRES SQ.FT.	
BLOCK "E"	
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	6883 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	6883 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	6883 SQ.FT.
20/0.158	6883 SQ.FT.
21/0.158	6883 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	6883 SQ.FT.
27/0.158	6883 SQ.FT.
28/0.185	8059 SQ.FT.

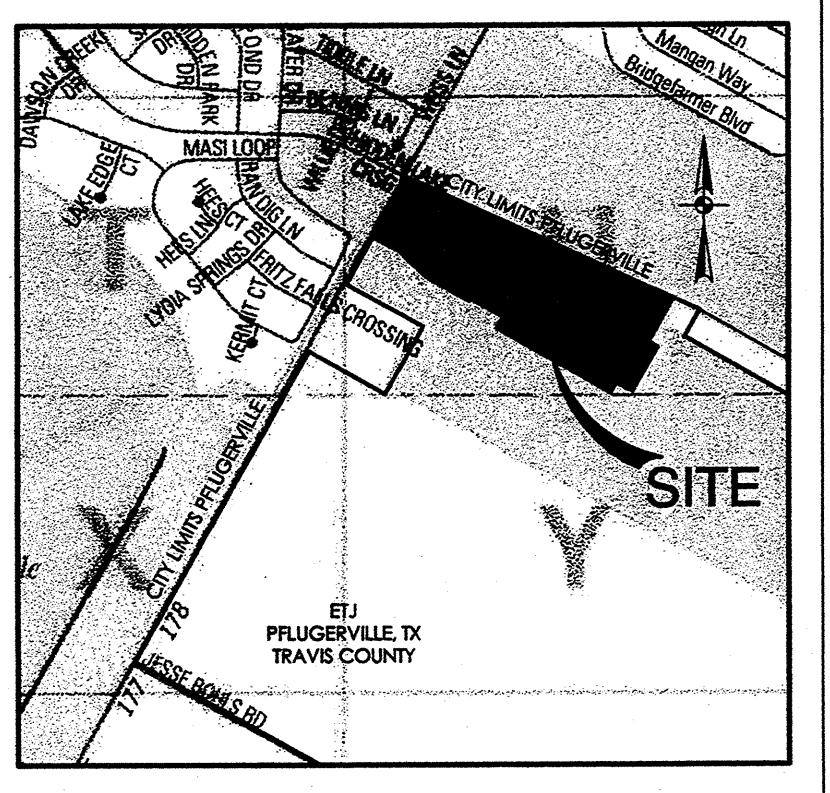
LOT/ACRES SQ.FT.	
BLOCK "F"	
1/0.185	8059 SQ.FT.
2/0.158	6883 SQ.FT.
3/0.158	6883 SQ.FT.
4/0.158	6883 SQ.FT.
5/0.158	6883 SQ.FT.
6/0.158	6883 SQ.FT.
7/0.158	6883 SQ.FT.
8/0.158	6883 SQ.FT.
9/0.158	6883 SQ.FT.
10/0.158	6883 SQ.FT.
11/0.158	6883 SQ.FT.
12/0.158	6883 SQ.FT.
13/0.158	6883 SQ.FT.
14/0.185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



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



LOCATION MAP

NOT-TO-SCALE
MAPSCO MAP GRID: 439 U

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 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, AND PALLAZO DRIVES.
- THIS SUBDIVISION AND THE HOME OWNERS ASSOCIATION IS SUBJECT TO THE CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED IN DOCUMENT NO. 2013201182 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THE SUPPLEMENTAL DECLARATIONS.
- 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.

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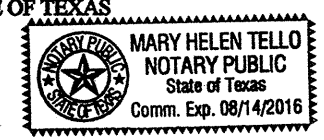
ACKNOWLEDGEMENT:

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, 2013.

Mary Helen Tello
NOTARY PUBLIC, STATE OF TEXAS



SEAL

CITY CERTIFICATION:

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

BY _____
CHAIRMAN

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

BY: _____
EMILY BARRON, PLANNING DIRECTOR

ATTEST:

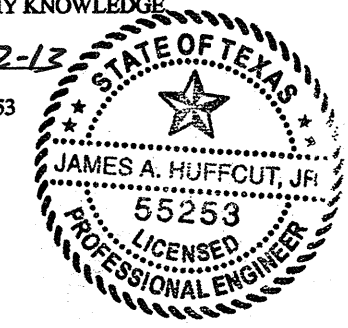
KAREN THOMPSON, CITY SECRETARY

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
SURVEYED: 02/05/2013



- 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 WITH NONEXCLUSIVE ACCESS. 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 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 1," 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 RELEASED.

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

Thomas J. Rielly
THOMAS J. RIELLY
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 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 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 OFFICIAL 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

