

LOCATION MAP

NOT-TO-SCALE

NOTE: SORENTO PHASE 9 IS
PART OF THE SORENTO
PRELIMINARY PLAN ORIGINALLY
APPROVED IN JULY OF 2012

FINAL PLAT
OF
SORENTO PHASE 9

AN 17.606 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED
237.56 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2012164042 OF THE
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE JOHN C. BRAY,
SURVEY NO. 10, ABSTRACT 73, IN 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
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

DATE OF PLAT PREPARATION: MARCH 17, 2017
DATE OF APPLICATION SUBMITTAL: AUGUST 5, 2016

SHEET 1 OF 4

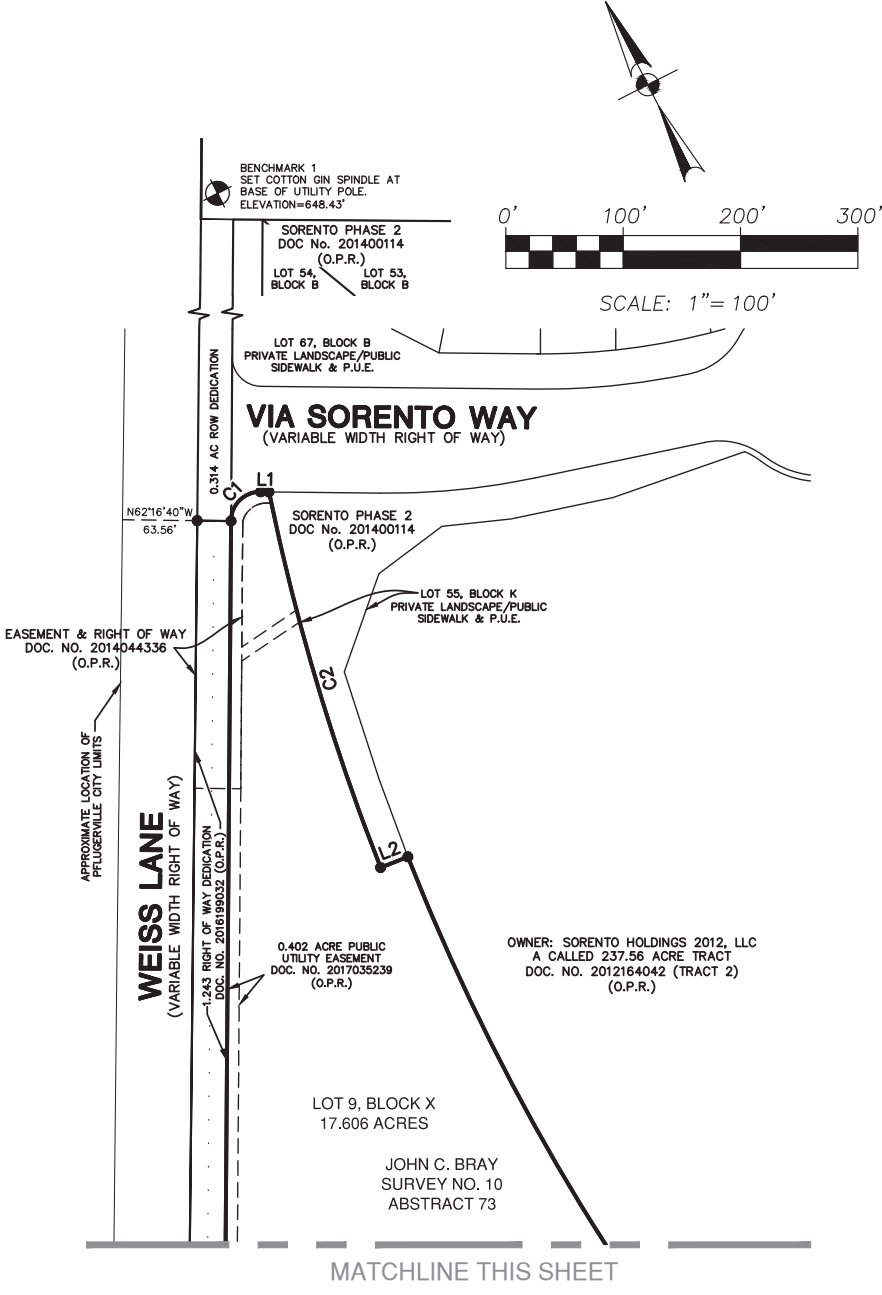
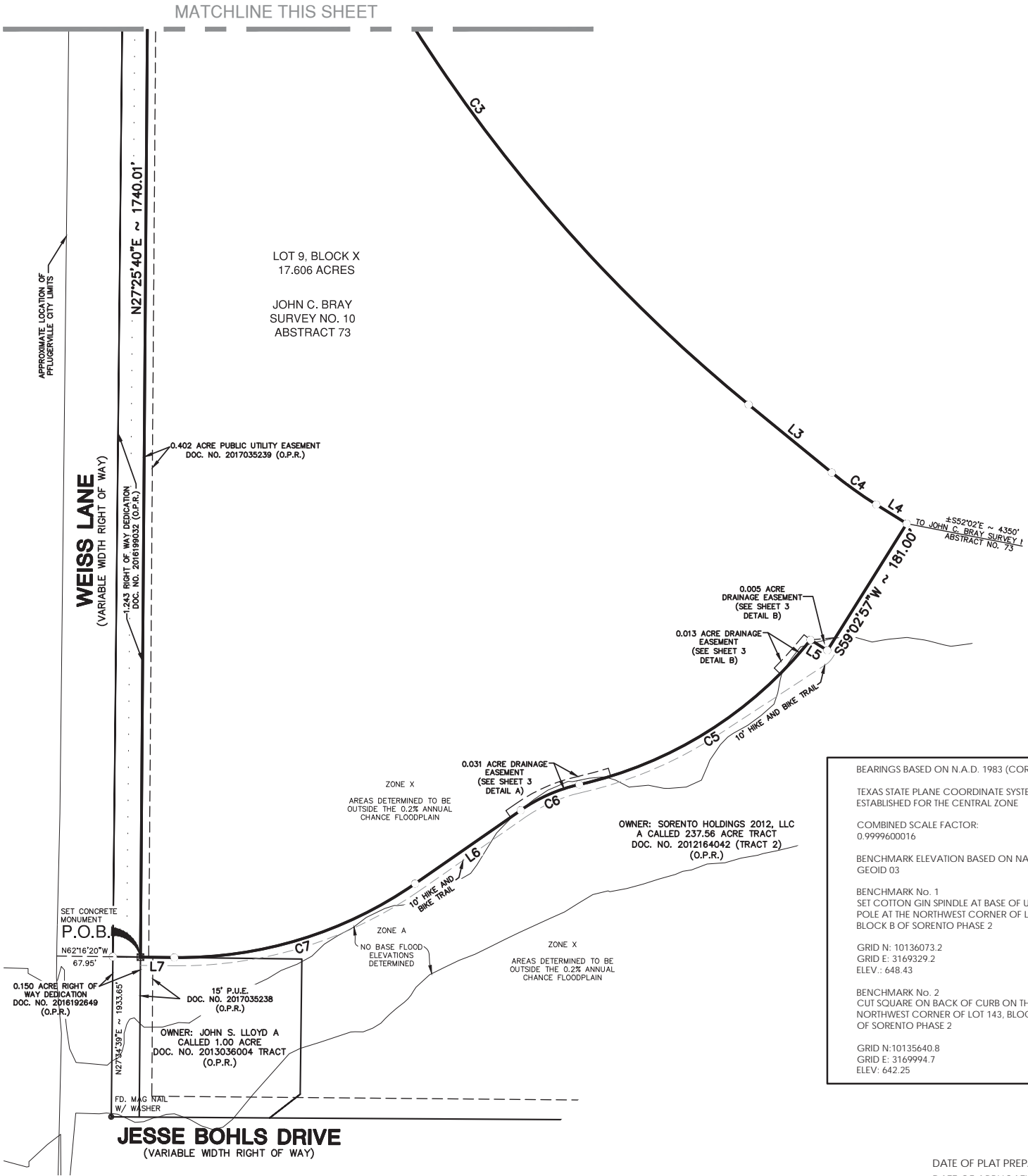
Drawn: Mar 31 2017 11:45am User: D. Johnson

LEGEND

- SET CONCRETE MONUMENT
- FOUND 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON"
- SET 1/2" IRON ROD W/CAP MARKED "PAPE-DAWSON"
- "K" BLOCK LETTER
- FD. I.R. FOUND IRON ROD
- O.P.R. OFFICIAL PUBLIC RECORDS
- P.U.E. PUBLIC UTILITY EASEMENT
- R.O.W. RIGHT-OF-WAY
- 6' SIDEWALK
- EXISTING 100-YEAR FLOODPLAIN
- 10' HIKE AND BIKE TRAIL

FINAL PLAT
OF
SORENTO PHASE 9

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BEARINGS BASED ON N.A.D. 1983 (CORS 1996)

TEXAS STATE PLANE COORDINATE SYSTEM
ESTABLISHED FOR THE CENTRAL ZONE

COMBINED SCALE FACTOR:
0.9999600016

BENCHMARK ELEVATION BASED ON NAVD 88,
GEOID 03

BENCHMARK No. 1
SET COTTON GIN SPINDLE AT BASE OF UTILITY
POLE AT THE NORTHWEST CORNER OF LOT 67,
BLOCK B OF SORENTO PHASE 2

GRID N: 10136073.2
GRID E: 3169329.2
ELEV.: 648.43

BENCHMARK No. 2
CUT SQUARE ON BACK OF CURB ON THE
NORTHWEST CORNER OF LOT 143, BLOCK N
OF SORENTO PHASE 2

GRID N: 10135640.8
GRID E: 3169994.7
ELEV.: 642.25

| CURVE TABLE | | | | | |
|-------------|----------|------------|---------------|---------|---------|
| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C1 | 25.00' | 090°08'59" | N72°30'11"E | 35.40' | 39.34' |
| C2 | 1950.00' | 009°49'23" | S10°26'27"W | 333.91' | 334.32' |
| C3 | 1925.00' | 029°14'08" | S09°05'19"E | 971.63' | 982.25' |
| C4 | 525.01' | 007°14'40" | S27°19'43"E | 66.34' | 66.38' |
| C5 | 498.00' | 038°42'24" | S84°57'32"W | 330.07' | 336.43' |
| C6 | 202.00' | 022°05'39" | N86°44'06"W | 77.41' | 77.89' |
| C7 | 500.00' | 035°29'03" | N80°02'24"W | 304.73' | 309.66' |

| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | BEARING | LENGTH |
| L1 | S62°25'21"E | 7.04' |
| L2 | S84°28'16"E | 25.00' |
| L3 | S23°42'23"E | 130.03' |
| L4 | S30°57'03"E | 43.43' |
| L5 | N30°57'03"W | 24.06' |
| L6 | S82°13'05"W | 155.71' |
| L7 | N62°17'52"W | 41.03' |

LOT SUMMARY

TOTAL SUBDIVISION ACREAGE: 17.606
TOTAL LOT ACREAGE: 17.606
TOTAL NUMBER OF CONDOMINIUM LOTS: 1

PARKLAND REQUIREMENT

LAND REQUIRED PER PRELIMINARY PLAN: 28.940
LAND DEDICATED BY PRIOR RECORDED PLATS PHASES 1-3:
3.905
LAND DEDICATED BY THIS PLAT: 0.00

PAPE-DAWSON ENGINEERS

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

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

DATE OF PLAT PREPARATION: MARCH 17, 2017
DATE OF APPLICATION SUBMITTAL: AUGUST 5, 2016

Drawn: Mar 31 2017 11:44am User: P. Dawson

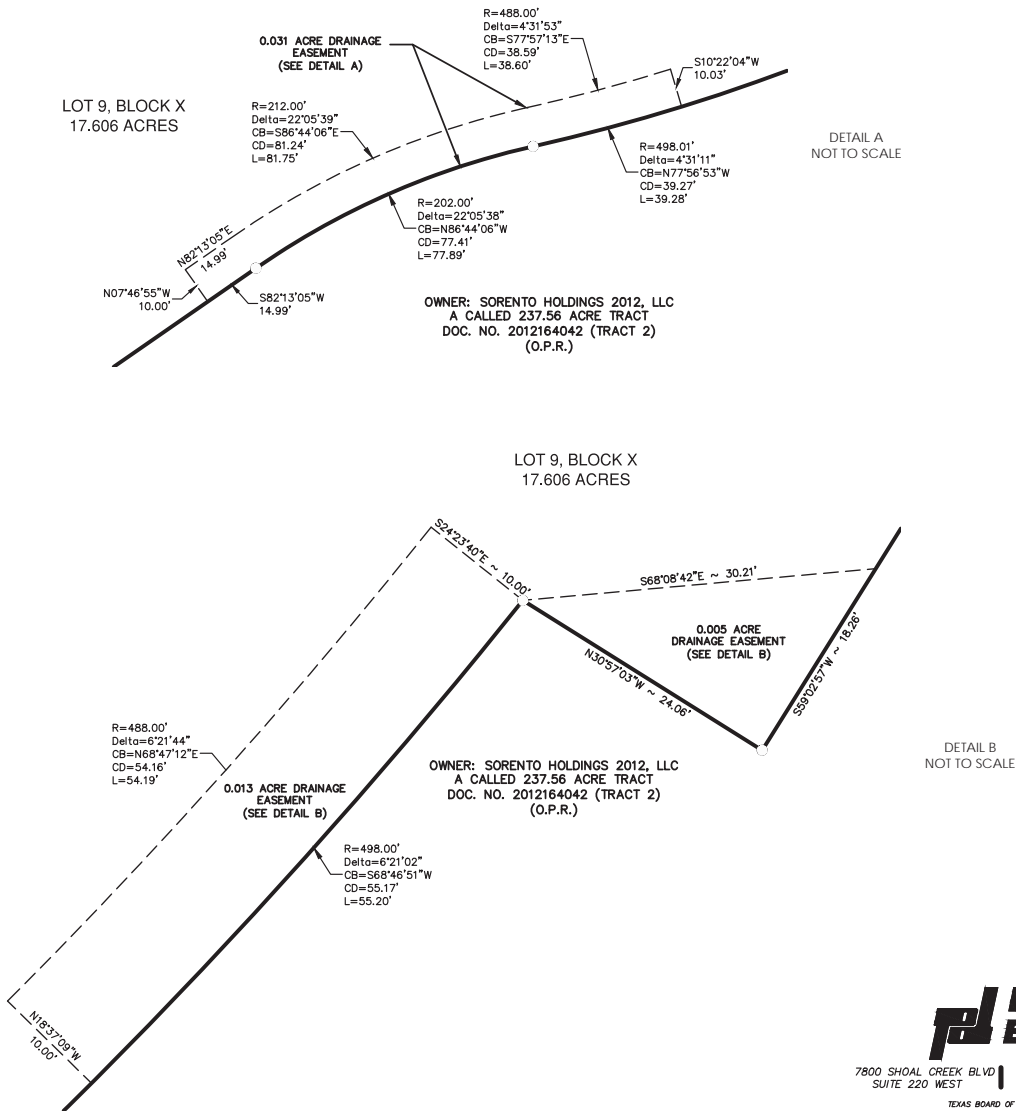
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SURVEY NO. 10, ABSTRACT 73, IN TRAVIS, COUNTY, TEXAS.

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.
- 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.
- 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 CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- 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.
- EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL **PER ORDINANCE NO. 1206-15-02-24**. THE GRANTOR [SORENTO HOLDINGS 2012 LLC., HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE & UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION, AND INSPECTION OF SUCH DRAINAGE AND UTILITIES FACILITIES AND RELATED APPURTENANCES.
- COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1179-14-06-10. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
- 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.
- 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 MANUAL, AS AMENDED.
- THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATIONS PER CITY **ORDINANCE # 1203-15-02-24** AND CITY **RESOLUTION # 1224-09-08-25-8A**.
- THE DEVELOPMENT IS SUBJECT TO TERMS AND CONDITIONS OF THE "DEVELOPMENT AGREEMENT FOR WILDFLOWER AND CACTUS", THE "FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT", THE "SECOND AMENDMENT TO THE DEVELOPMENT AGREEMENT REGARDING BOHLS NORTH AND PCDC TRACTS", THE "THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT REGARDING BOHLS NORTH AND PCDC TRACTS", THE "FOURTH AMENDMENT TO THE DEVELOPMENT AGREEMENT REGARDING BOHLS NORTH AND PCDC TRACTS", THE "FIFTH AMENDMENT TO THE DEVELOPMENT AGREEMENT REGARDING BOHLS NORTH AND PCDC TRACTS", THE SORENTO REGULATING PLAN, AND THE "SORENTO PHASING AGREEMENT."
- 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.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- A PUBLIC UTILITY EASEMENT ALONG ALL STREET FRONTAGE IS RECORDED BY SEPARATE INSTRUMENT (DOC. NO. 2017035239).
- A FEE-IN-LIEU FOR THE CONSTRUCTION OF THE 6' PUBLIC SIDEWALK REQUIRED ALONG WEISS LANE SHALL BE PROVIDED TO THE CITY OF PFLUGERVILLE IN THE AMOUNT OF \$51,560 PRIOR TO PLAT APPROVAL.
- VEHICULAR TYPE LIGHTING SHALL BE INSTALLED ALONG PRIVATE DRIVES IN ACCORDANCE WITH THE SORENTO CONDOMINIUMS REGULATING PLAN.
- SIDEWALKS ALONG PRIVATE DRIVES SHALL BE INSTALLED IN ACCORDANCE WITH THE SORENTO CONDOMINIUMS REGULATING PLAN.

- PUBLIC PARKLAND DEDICATION IS IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT REGARDING BOHLS NORTH AND PCDC TRACTS BETWEEN THE CITY OF PFLUGERVILLE AND SORENTO HOLDINGS 2012 LLC AND THE APPROVED PRELIMINARY PLAN.
- A SITE DEVELOPMENT CONSTRUCTION PLAN SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE AND TRAVIS COUNTY PRIOR TO ANY CONSTRUCTION.
- ALL BUILDING FINISH FLOOR ELEVATIONS ADJACENT TO THE FEMA FLOODPLAIN ARE TO BE A MINIMUM OF 24 INCHES ABOVE THE BASE FLOOD ELEVATION.
- THE LAKE PFLUGERVILLE DAM IS LOCATED UPSTREAM OF THE SORENTO DEVELOPMENT. AS THE DAM OWNER, THE CITY OF PFLUGERVILLE HAS PREPARED AN EMERGENCY ACTION PLAN FOR THE DAM ESTABLISHING DOWNSTREAM INUNDATION LIMITS IN THE EVENT OF A DAM BREACH. THE EMERGENCY ACTION PLAN IS AVAILABLE ON FILE FOR REVIEW AT THE CITY OF PFLUGERVILLE.
- CERTIFICATES OF OCCUPANCY WILL NOT BE GRANTED ON LOT 9, BLOCK X UNTIL THE CITY OF PFLUGERVILLE COMPLETES THE CARMEL LIFT STATION AND SORENTO WASTEWATER INTERCEPTOR PROJECTS.
- IN ACCORDANCE WITH THE APPROVED TRAFFIC IMPACT ANALYSIS UPDATE LETTER DATED MARCH 11, 2015, A FEE IN THE AMOUNT OF \$60,748.50 SHALL BE PAID TO THE CITY OF PFLUGERVILLE PRIOR TO THE RECORDATION OF THIS FINAL PLAT.
- AS DEPICTED ON THE PLAT, A 10-FOOT PUBLIC TRAIL SHALL BE CONSTRUCTED AT THE TIME OF SITE DEVELOPMENT OF LOT 9, BLOCK X AND SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY ASSOCIATED WITH LOT 9, BLOCK X.



DATE OF PLAT PREPARATION: MARCH 17, 2017
DATE OF APPLICATION SUBMITTAL: AUGUST 5, 2016

SHEET 3 OF 4

Drawn: Mar 31 2017 12:05pm User: ET - dbray

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SURVEY NO. 10, ABSTRACT 73, IN TRAVIS, COUNTY, TEXAS.

KNOWN ALL MEN BY THESE PRESENTS

THAT, SORENTO HOLDINGS 2012 LLC, BEING THE OWNER OF 237.56 ACRES OF LAND OUT OF THE JOHN C. BRAY SURVEY NO. 10, ABSTRACT NO. 73 IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOC NO. 2012164042, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 17.606 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS DEVELOPMENT CODE TO BE KNOWN AS "SORENTO PHASE 9," AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON,

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

THOMAS J. RIELLY
PRESIDENT
SORENTO HOLDINGS 2012, LLC.
4910 CAMPUS DRIVE
NEW PORT BEACH, CA 92660

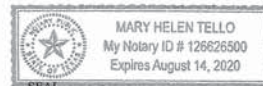
ACKNOWLEDGEMENT:

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED THOMAS J. RIELLY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22nd DAY OF March, 2017.

Maughn Jello
NOTARY PUBLIC, STATE OF TEXAS



ENGINEER'S CERTIFICATION:

A 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 No. 48453C0390J, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014

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.
REGISTERED PROFESSIONAL ENGINEER No. 55253
STATE OF TEXAS



SURVEYOR'S CERTIFICATION:

I, VALERIE ZURCHER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED ON THE GROUND AS SHOWN HEREON.

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



CITY CERTIFICATION:

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

BY
TAMMIE WILLIAMSON, CHAIR

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

BY: EMILY BARRON, PLANNING DIRECTOR

ATTEST:

KAREN THOMPSON, CITY SECRETARY

IN APPROVING THIS PLAN, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAN OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH, THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAN, 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 PLAN IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING UPON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 20____ A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

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

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

I, DANA DEBEAUVOIR, CLERK OF THE TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK _____ M AND DULY RECORD ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK _____ M, IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

**PAPE-DAWSON
ENGINEERS**

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

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
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SHEET 4 OF 4