

LOCATION MAP
NOT-TO-SCALE

NOTE: SORENTO, PHASE 8 IS PART OF THE SORENTO PRELIMINARY PLAN ORIGINALLY APPROVED IN JULY OF 2012.

FINAL PLAT
OF
SORENTO, PHASE 8

A 26.161 ACRE, TRACT OF LAND, BEING OUT OF A REMNANT PORTION OF A CALLED 237.56 ACRE TRACT (TRACT 2), CONVEYED TO SORENTO HOLDINGS 2012 LLC, IN DOCUMENT NO. 2012164042 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE JOHN BRAY SURVEY NO. 10, ABSTRACT NO. 73, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS.

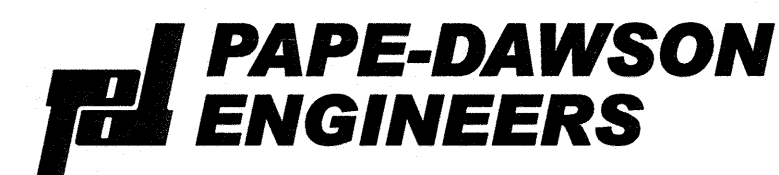
TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

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.

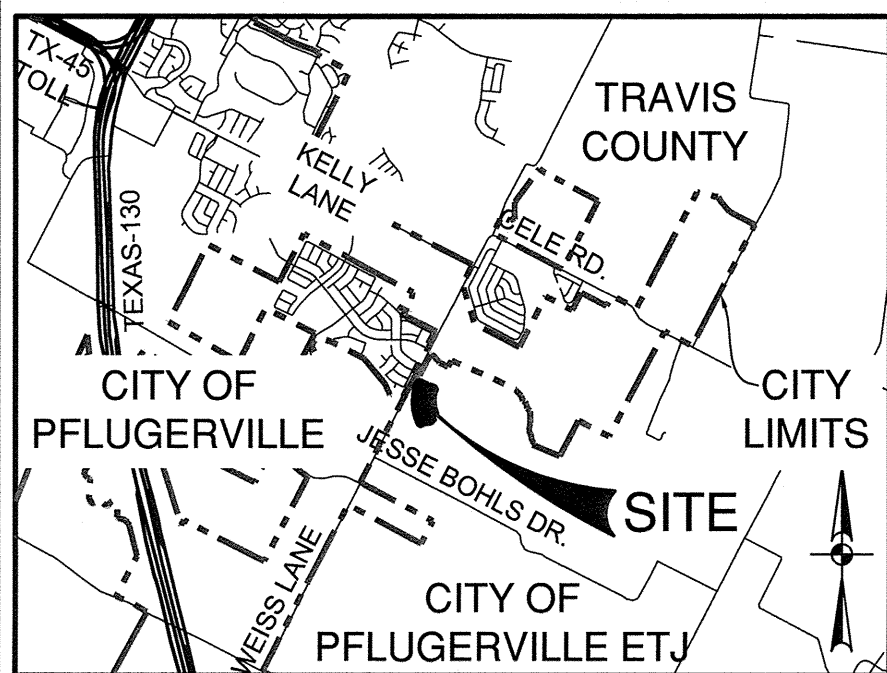
THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
7800 SHOAL CREEK BLVD, STE 220 W | AUSTIN, TX 78757 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: JULY 19, 2017
DATE OF PLAT SUBMITTAL: AUGUST 14, 2017

SHEET 1 OF 6



LOCATION MAP

NOT-TO-SCALE

OWNER/SUBDIVIDER:

SORENTO HOLDINGS 2012, LLC
4910 CAMPUS DRIVE
NEWPORT BEACH, CA 92660

ENGINEER & SURVEYOR:

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

LOT 9, BLOCK X
SORENTO PHASE 9
DOC. NO. 201700121
(O.P.R.)

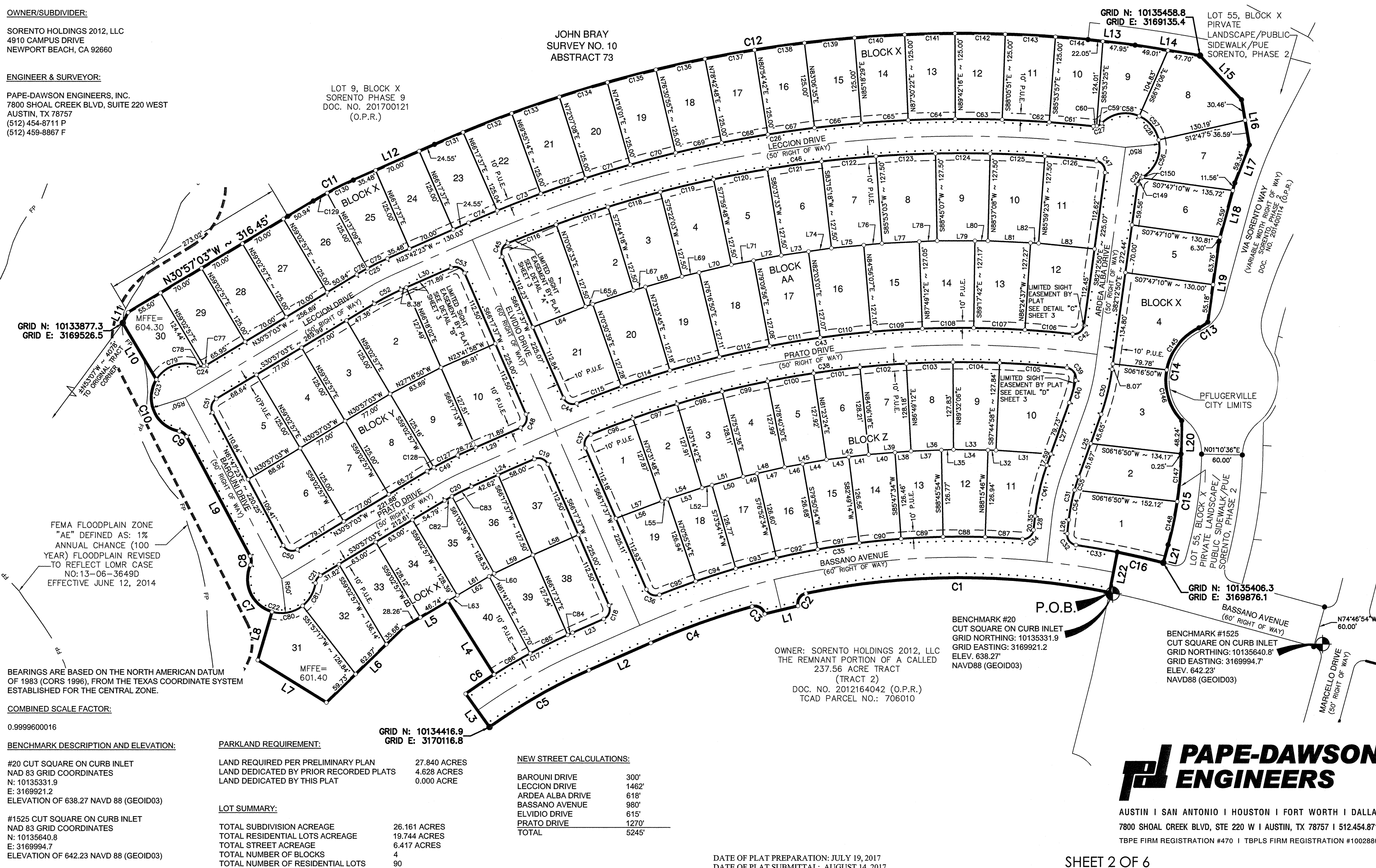
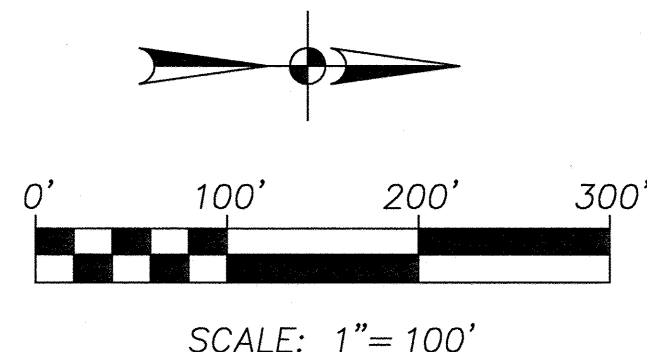
JOHN BRAY
SURVEY NO. 10
ABSTRACT 73

FINAL PLAT
OF
SORENTO, PHASE 8

A 26.161 ACRE, TRACT OF LAND, BEING OUT OF A REMNANT PORTION OF A CALLED 237.56 ACRE TRACT (TRACT 2), CONVEYED TO SORENTO HOLDINGS 2012 LLC, IN DOCUMENT NO. 2012164042 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE JOHN BRAY SURVEY NO. 10, ABSTRACT NO. 73, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS.

LEGEND

- DOC DOCUMENT NUMBER
- OPR OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- PR PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- DR DEED RECORDS OF TRAVIS COUNTY, TEXAS
- FD, I.R. FOUND IRON ROD
- ROW RIGHT OF WAY
- VOL VOLUME
- PG PAGE(S)
- POB POINT OF BEGINNING
- PUE PUBLIC UTILITY EASEMENT
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- SIDEWALK
- HIKE AND BIKE TRAIL
- 100 YEAR FLOODPLAIN



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

COMBINED SCALE FACTOR:

0.9999600016

BENCHMARK DESCRIPTION AND ELEVATION:

#20 CUT SQUARE ON CURB INLET
NAD 83 GRID COORDINATES
N: 10135331.9
E: 3169921.2
ELEVATION OF 638.27 NAVD 88 (GEOID03)

#1525 CUT SQUARE ON CURB INLET
NAD 83 GRID COORDINATES
N: 10135640.8
E: 3169994.7
ELEVATION OF 642.23 NAVD 88 (GEOID03)

PARKLAND REQUIREMENT:

LAND REQUIRED PER PRELIMINARY PLAN 27.840 ACRES
LAND DEDICATED BY PRIOR RECORDED PLATS 4.628 ACRES
LAND DEDICATED BY THIS PLAT 0.000 ACRE

LOT SUMMARY:

TOTAL SUBDIVISION ACREAGE 26.161 ACRES
TOTAL RESIDENTIAL LOTS ACREAGE 19.744 ACRES
TOTAL STREET ACREAGE 6.417 ACRES
TOTAL NUMBER OF BLOCKS 4
TOTAL NUMBER OF RESIDENTIAL LOTS 90

NEW STREET CALCULATIONS:

BAROUNI DRIVE 300'
LECCION DRIVE 1462'
ARDEA ALBA DRIVE 618'
BASSANO AVENUE 980'
ELVIDIO DRIVE 615'
PRATO DRIVE 1270'
TOTAL 5245'

OWNER: SORENTO HOLDINGS 2012, LLC
THE REMNANT PORTION OF A CALLED 237.56 ACRE TRACT (TRACT 2)
DOC. NO. 2012164042 (O.P.R.)
TCAD PARCEL NO.: 706010

BENCHMARK #20
CUT SQUARE ON CURB INLET
GRID NORTHING: 10135331.9
GRID EASTING: 3169921.2
ELEV. 638.27'
NAVD88 (GEOID03)

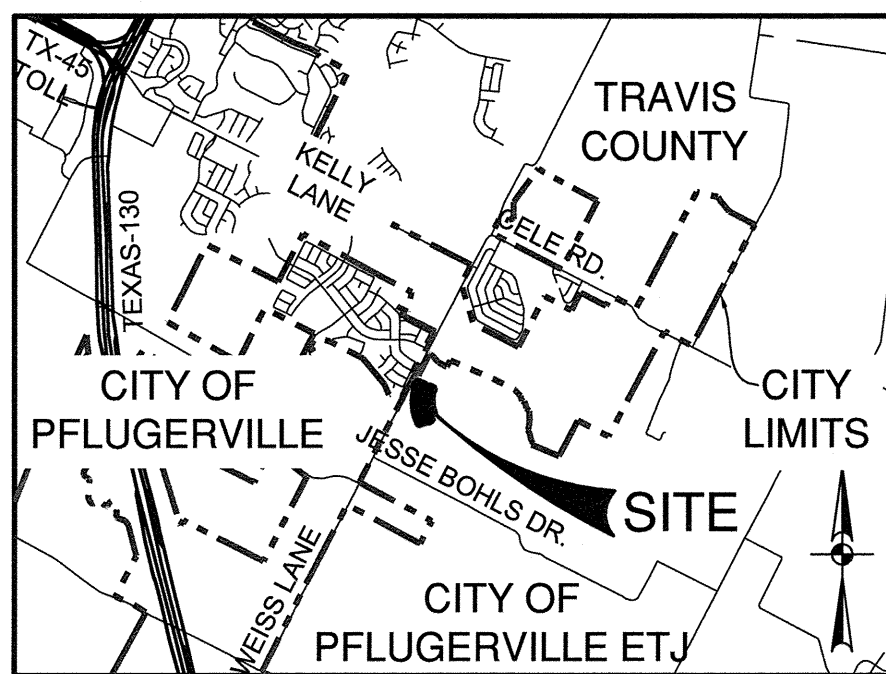
BENCHMARK #1525
CUT SQUARE ON CURB INLET
GRID NORTHING: 10135640.8
GRID EASTING: 3169994.7
ELEV. 642.23'
NAVD88 (GEOID03)

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: JULY 19, 2017
DATE OF PLAT SUBMITTAL: AUGUST 14, 2017

SHEET 2 OF 6



LOCATION MAP
NOT-TO-SCALE

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S13°38'39"E	50.00'
L2	S23°42'23"E	99.75'
L3	S54°15'17"W	60.00'
L4	S57°36'36"W	127.27'
L5	S30°42'15"E	75.00'
L6	S44°08'18"E	158.29'
L7	S31°41'36"W	118.46'
L8	N73°42'16"W	73.59'
L9	S61°47'23"W	197.87'
L10	S59°02'57"W	96.21'
L11	N63°37'27"W	17.22'
L12	N23°42'23"W	130.03'
L13	N06°34'16"E	70.00'
L14	N09°03'08"E	96.70'
L15	N46°26'16"E	88.82'
L16	N80°09'02"E	67.05'
L17	S69°14'09"E	59.34'
L18	S74°46'54"E	88.44'
L19	S82°12'50"E	118.94'
L20	S89°02'43"E	48.49'
L21	S74°46'54"E	27.12'
L22	S78°49'49"E	60.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L45	S10°01'38"E	62.40'
L46	N10°01'38"W	26.97'
L47	N12°47'30"W	41.34'
L48	N12°47'30"W	62.40'
L49	N12°47'30"W	21.06'
L50	N15°12'53"W	47.25'
L51	S15°12'53"E	62.40'
L52	N15°12'53"W	15.15'
L53	N18°04'35"W	53.17'
L54	S18°04'35"E	62.41'
L55	N18°04'35"W	9.24'
L56	S20°44'53"E	72.15'
L57	N20°44'53"W	72.15'
L58	N23°42'23"W	73.00'
L59	N25°29'00"W	62.85'
L60	N30°42'15"W	8.48'
L61	N30°42'15"W	54.08'
L62	N30°42'15"W	54.08'
L63	N30°42'15"W	16.26'
L64	S21°21'10"E	82.79'
L65	S18°34'35"E	11.38'
L66	S18°34'35"E	63.07'

LINE TABLE		
LINE #	BEARING	LENGTH
L23	N23°42'23"W	50.00'
L24	S23°42'23"E	100.62'
L25	S70°17'25"E	97.32'
L26	S83°43'10"E	20.35'
L27	S70°17'25"E	97.32'
L28	S83°43'10"E	20.35'
L29	N23°42'23"W	100.62'
L30	S23°42'23"E	80.28'
L31	N03°53'21"E	80.61'
L32	N00°53'43"E	11.80'
L33	N00°53'43"E	62.42'
L34	N00°53'43"E	50.62'
L35	N02°08'38"W	17.70'
L36	N02°08'38"W	62.40'
L37	N02°08'38"W	44.70'
L38	N04°33'49"W	23.61'
L39	N04°33'49"W	62.39'
L40	S04°33'49"E	38.78'
L41	N06°59'10"W	29.52'
L42	S06°59'10"E	62.40'
L43	N06°59'10"W	32.88'
L44	N10°01'38"W	35.43'

LINE TABLE		
LINE #	BEARING	LENGTH
L67	S15°56'50"E	18.62'
L68	S15°56'50"E	55.83'
L69	S13°19'05"E	25.86'
L70	S13°19'05"E	48.59'
L71	S10°41'20"E	33.10'
L72	S10°41'20"E	41.35'
L73	S08°03'24"E	40.33'
L74	S08°03'24"E	34.11'
L75	S05°26'00"E	47.57'
L76	S05°26'00"E	26.87'
L77	S02°40'55"E	54.81'
L78	S02°40'55"E	26.39'
L79	S00°04'10"W	55.30'
L80	S00°04'10"W	19.15'
L81	S02°41'44"W	62.54'
L82	N02°41'44"E	11.91'
L83	N05°43'48"E	82.68'

BLOCK X		
LOT #	AREA ACREAGE	AREA (SQ. FT.)
1	0.290 AC.	12,611
2	0.232 AC.	10,095
3	0.288 AC.	12,547
4	0.338 AC.	14,705
5	0.209 AC.	9,103
6	0.217 AC.	9,463
7	0.239 AC.	10,408
8	0.293 AC.	12,772
9	0.192 AC.	8,355
10	0.201 AC.	8,749

BLOCK X		
LOT #	AREA ACREAGE	AREA (SQ. FT.)
31	0.255 AC.	11,124
32	0.219 AC.	9,521
33	0.188 AC.	8,207
34	0.185 AC.	8,080
35	0.191 AC.	8,330
36	0.203 AC.	8,823
37	0.213 AC.	9,259
38	0.213 AC.	9,259
39	0.194 AC.	8,441
40	0.192 AC.	8,361

BLOCK Y		
LOT #	AREA (ACRES)	AREA (SQ. FT.)
1	0.253 AC.	11,031
2	0.269 AC.	11,698
3	0.221 AC.	9,625
4	0.221 AC.	9,625
5	0.246 AC.	10,698
6	0.263 AC.	11,435
7	0.221 AC.	9,625
8	0.221 AC.	9,626
9	0.219 AC.	9,531
10	0.253 AC.	11,032

FINAL PLAT OF SORENTO, PHASE 8

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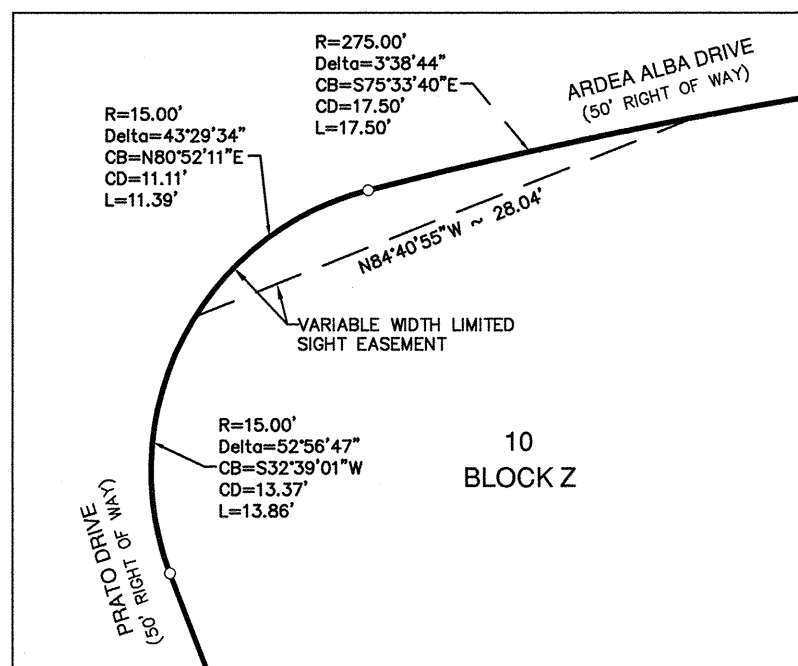
BLOCK X		
LOT #	AREA ACREAGE	AREA (SQ. FT.)
11	0.205 AC.	8,932
12	0.205 AC.	8,932
13	0.205 AC.	8,932
14	0.205 AC.	8,932
15	0.205 AC.	8,932
16	0.205 AC.	8,932
17	0.205 AC.	8,932
18	0.205 AC.	8,932
19	0.205 AC.	8,932
20	0.205 AC.	8,932

BLOCK Z		
LOT #	AREA ACREAGE	AREA (SQ. FT.)
1	0.225 AC.	9,788
2	0.192 AC.	8,385
3	0.193 AC.	8,392
4	0.193 AC.	8,395
5	0.193 AC.	8,389
6	0.193 AC.	8,396
7	0.193 AC.	8,404
8	0.193 AC.	8,392
9	0.192 AC.	8,383
10	0.292 AC.	12,714
11	0.225 AC.	9,794
12	0.189 AC.	8,252
13	0.189 AC.	8,234
14	0.189 AC.	8,229
15	0.189 AC.	8,243
16	0.189 AC.	8,240
17	0.189 AC.	8,238
18	0.189 AC.	8,248
19	0.221 AC.	9,635

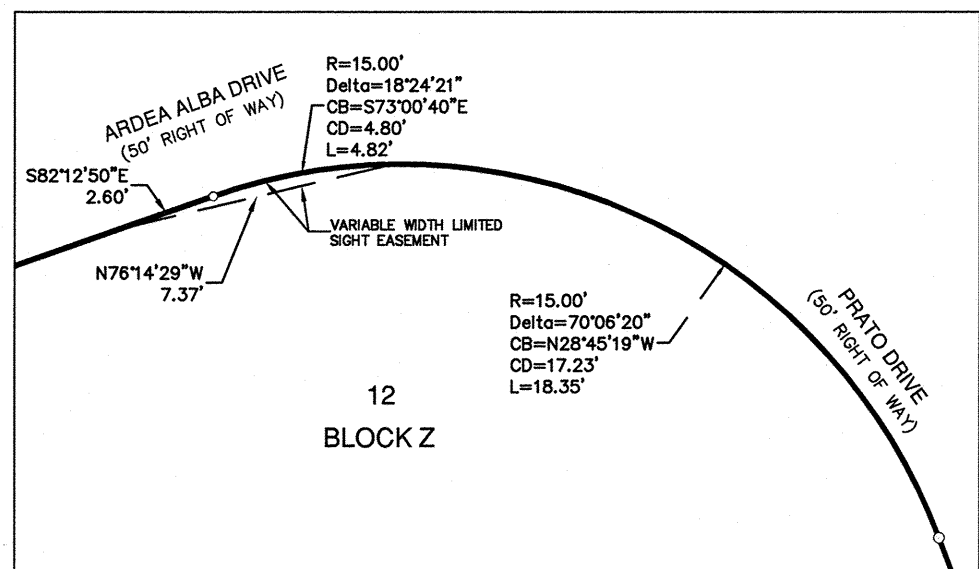
BLOCK X		
LOT #	AREA ACREAGE	AREA (SQ. FT.)
21	0.205 AC.	8,932
22	0.208 AC.	9,056
23	0.201 AC.	8,751
24	0.201 AC.	8,750
25	0.210 AC.	9,152
26	0.206 AC.	8,961
27	0.201 AC.	8,750
28	0.201 AC.	8,750
29	0.201 AC.	8,749
30	0.169 AC.	7,377

BLOCK AA		
LOT #	AREA ACREAGE	AREA (SQ. FT.)
1	0.254 AC.	11,077
2	0.227 AC.	9,887
3	0.227 AC.	9,887
4	0.227 AC.	9,887
5	0.227 AC.	9,887
6	0.227 AC.	9,887
7	0.227 AC.	9,887
8	0.248 AC.	10,788
9	0.227 AC.	9,887
10	0.227 AC.	9,887
11	0.254 AC.	11,074
12	0.261 AC.	11,375
13	0.229 AC.	9,983
14	0.229 AC.	9,982
15	0.229 AC.	9,980
16	0.229 AC.	9,982
17	0.229 AC.	9,982
18	0.229 AC.	9,982
19	0.229 AC.	9,983
20	0.229 AC.	9,983
21	0.260 AC.	11,333

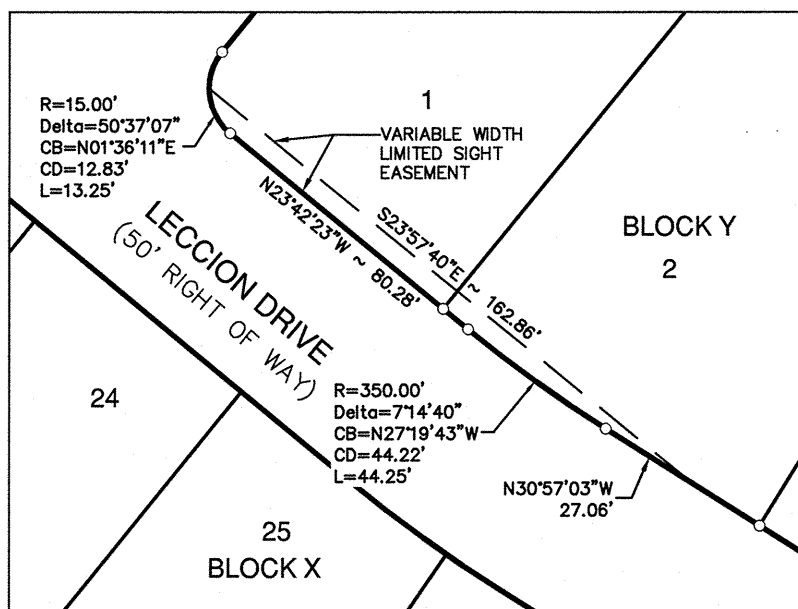
DETAIL "D"
1" TO 10'



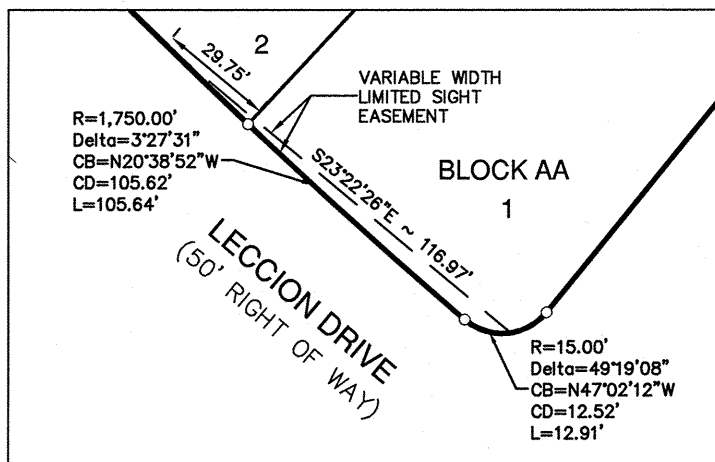
DETAIL "C"
1" TO 5'



DETAIL "B"
1" TO 50'



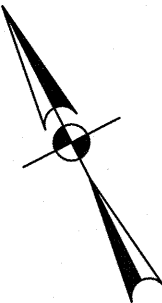
DETAIL "A"
1" TO 50'



SCALE: 1" = 100'

LEGEND

- DOC DOCUMENT NUMBER
- OPR OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- PR PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- DR DEED RECORDS OF TRAVIS COUNTY, TEXAS
- FD, I.R. FOUND IRON ROD
- ROW RIGHT OF WAY
- VOL VOLUME
- PG PAGE(S)
- POB POINT OF BEGINNING
- PUE PUBLIC UTILITY EASEMENT
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
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**PAPE-DAWSON
ENGINEERS**

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DATE OF PLAT PREPARATION: JULY 19, 2017
DATE OF PLAT SUBMITTAL: AUGUST 14, 2017

SHEET 3 OF 6

FINAL PLAT
OF
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TRAVIS COUNTY, TEXAS, SITUATED IN THE JOHN BRAY SURVEY NO. 10, ABSTRACT NO. 73, IN THE CITY OF
PFLUGERVILLE, TRAVIS COUNTY, TEXAS.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1129.99'	022°45'29"	S00°12'33"E	445.89'	448.84'
C2	15.00'	092°03'21"	S57°36'58"E	21.59'	24.10'
C3	15.00'	092°03'21"	S30°19'41"W	21.59'	24.10'
C4	1130.00'	008°00'23"	S19°42'11"E	157.77'	157.90'
C5	800.00'	012°02'20"	S29°43'33"E	167.79'	168.10'
C6	860.00'	003°21'19"	N34°04'04"W	50.35'	50.36'
C7	50.00'	097°30'52"	S65°03'10"W	75.19'	85.10'
C8	15.00'	052°01'12"	S87°48'00"W	13.16'	13.62'
C9	15.00'	052°01'12"	S35°46'47"W	13.16'	13.62'
C10	50.00'	112°07'30"	S65°49'56"W	82.96'	97.85'
C11	525.00'	007°14'40"	N27°19'43"W	66.34'	66.38'
C12	1925.00'	029°14'09"	N09°05'19"W	971.63'	982.25'
C13	57.00'	015°41'56"	S33°10'01"E	15.57'	15.62'
C14	85.00'	108°33'33"	S79°35'49"E	138.02'	161.05'
C15	540.00'	014°15'49"	S81°54'48"E	134.08'	134.43'
C16	1190.00'	003°20'14"	S12°50'18"W	69.30'	69.31'
C17	860.00'	008°41'01"	N28°02'53"W	130.22'	130.34'
C18	15.00'	090°00'00"	N68°42'23"W	21.21'	23.56'
C19	15.00'	090°00'00"	S21°17'37"W	21.21'	23.56'
C20	350.00'	007°14'40"	S27°19'43"E	44.22'	44.25'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C21	15.00'	052°01'12"	S56°57'39"E	13.16'	13.62'
C22	50.00'	196°46'51"	S15°25'10"W	98.93'	171.72'
C23	50.00'	191°17'59"	N74°34'50"W	99.51'	166.94'
C24	15.00'	052°01'12"	N04°56'27"W	13.16'	13.62'
C25	400.00'	007°14'40"	N27°19'43"W	50.54'	50.58'
C26	1800.00'	029°52'55"	N08°45'55"W	928.16'	938.77'
C27	15.00'	051°12'25"	N19°25'41"W	12.96'	13.41'
C28	50.00'	194°50'15"	N52°23'15"E	99.16'	170.03'
C29	15.00'	052°01'12"	S56°12'14"E	13.16'	13.62'
C30	325.00'	011°55'25"	S76°15'08"E	67.51'	67.63'
C31	275.00'	013°25'44"	S77°00'18"E	64.31'	64.45'
C32	15.00'	088°05'52"	N52°13'54"E	20.86'	23.06'
C33	1190.00'	002°59'13"	N09°40'35"E	62.03'	62.04'
C34	15.00'	088°05'52"	S39°40'14"E	20.86'	23.06'
C35	1190.00'	026°10'14"	S08°42'25"E	538.84'	543.55'
C36	15.00'	088°05'10"	S22°15'02"W	20.86'	23.06'
C37	15.00'	091°36'46"	N67°54'00"W	21.51'	23.98'
C38	1445.00'	028°16'15"	N07°57'29"W	705.78'	712.99'
C39	15.00'	096°26'20"	N54°23'48"E	22.37'	25.25'
C40	275.00'	007°05'36"	S73°50'14"E	34.02'	34.05'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C41	325.00'	013°25'44"	S77°00'18"E	76.00'	76.17'
C42	15.00'	088°30'41"	S37°57'30"E	20.94'	23.17'
C43	1495.00'	028°28'36"	S07°56'27"E	735.41'	743.03'
C44	15.00'	088°28'22"	S22°03'26"W	20.93'	23.16'
C45	15.00'	091°19'45"	N68°02'30"W	21.46'	23.91'
C46	1750.00'	028°52'04"	N07°56'36"W	872.42'	881.72'
C47	15.00'	091°17'43"	N52°08'18"E	21.45'	23.90'
C48	15.00'	090°00'00"	N68°42'23"W	21.21'	23.56'
C49	400.00'	007°14'40"	N27°19'43"W	50.54'	50.58'
C50	15.00'	092°44'26"	N15°25'10"E	21.71'	24.28'
C51	15.00'	087°15'34"	S74°34'50"E	20.70'	22.84'
C52	350.00'	007°14'40"	S27°19'43"E	44.22'	44.25'
C53	15.00'	090°00'00"	S21°17'37"W	21.21'	23.56'
C54	275.00'	009°14'02"	N79°06'09"W	44.27'	44.32'
C55	275.00'	004°11'42"	N72°23'17"W	20.13'	20.14'
C56	50.00'	072°36'19"	N66°29'47"W	59.20'	63.36'
C57	50.00'	053°31'09"	S50°26'29"W	45.02'	46.70'
C58	50.00'	068°42'48"	S10°40'29"E	56.43'	59.96'
C59	15.00'	032°30'51"	S28°46'28"E	8.40'	8.51'
C60	15.00'	018°41'34"	S03°10'15"E	4.87'	4.89'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C61	1800.00'	002°04'29"	S05°08'17"W	65.18'	65.18'
C62	1800.00'	002°11'53"	S03°00'06"W	69.05'	69.06'
C63	1800.00'	002°11'53"	S00°48'12"W	69.05'	69.06'
C64	1800.00'	002°11'53"	S01°23'41"E	69.05'	69.06'
C65	1800.00'	002°11'53"	S03°35'35"E	69.05'	69.06'
C66	1800.00'	002°11'53"	S05°47'28"E	69.05'	69.06'
C67	1800.00'	002°11'53"	S07°59'21"E	69.05'	69.06'
C68	1800.00'	002°11'53"	S10°11'15"E	69.05'	69.06'
C69	1800.00'	002°11'53"	S12°23'08"E	69.05'	69.06'
C70	1800.00'	002°11'53"	S14°35'02"E	69.05'	69.06'
C71	1800.00'	002°11'53"	S16°46'55"E	69.05'	69.06'
C72	1800.00'	002°11'53"	S18°58'49"E	69.05'	69.06'
C73	1800.00'	002°10'48"	S21°10'10"E	68.49'	68.49'
C74	1800.00'	001°26'49"	S22°58'58"E	45.46'	45.46'
C75	400.00'	004°40'28"	S26°02'37"E	32.63'	32.63'
C76	400.00'	002°34'12"	S29°39'57"E	17.94'	17.94'
C77	15.00'	015°40'53"	S23°06'36"E	4.09'	4.11'
C78	15.00'	036°20'19"	S02°54'00"W	9.35'	9.51'
C79	50.00'	079°10'29"	S18°31'05"E	63.73'	69.09'
C80	50.00'	054°20'27"	N10°52'29"W	45.66'	47.42'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C81	50.00'	044°55'33"	N60°30'29"W	38.21'	39.21'
C82	350.00'	002°00'39"	N29°56'44"W	12.28'	12.28'
C83	350.00'	005°14'01"	N26°19'23"W	31.96'	31.97'
C84	860.00'	000°31'59"	S23°58'22"E	8.00'	8.00'
C85	860.00'	004°04'07"	S26°16'25"E	61.06'	61.07'
C86	860.00'	004°04'56"	S30°20'56"E	61.26'	61.27'
C87	1190.00'	002°38'28"	S03°03'28"W	54.85'	54.85'
C88	1190.00'	002°58'20"	S00°15'04"W	61.72'	61.73'
C89	1190.00'	002°58'20"	S02°43'16"E	61.72'	61.73'
C90	1190.00'	002°58'20"	S05°41'36"E	61.72'	61.73'
C91	1190.00'	002°58'20"	S08°39'56"E	61.72'	61.73'
C92	1190.00'	002°58'20"	S11°38'16"E	61.72'	61.73'
C93	1190.00'	002°58'20"	S14°36'36"E	61.72'	61.73'
C94	1190.00'	002°58'20"	S17°34'56"E	61.72'	61.73'
C95	1190.00'	002°43'27"	S20°25'49"E	56.57'	56.58'
C96	1445.00'	002°37'25"	N20°46'55"W	66.16'	66.16'
C97	1445.00'	002°42'54"	N18°06'45"W	68.47'	68.47'
C98	1445.00'	002°42'54"	N15°23'51"W	68.47'	68.47'
C99	1445.00'	002°42'54"	N12°40'57"W	68.47'	68.47'
C100	1445.00'	002°42'54"	N09°58'03"W	68.47'	68.47'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C101	1445.00'	002°42'54"	N07°15'09"W	68.47'	68.47'
C102	1445.00'	002°42'54"	N04°32'15"W	68.47'	68.47'
C103	1445.00'	002°42'54"	N01°49'21"W	68.47'	68.47'
C104	1445.00'	002°42'56"	N00°53'34"E	68.48'	68.49'
C105	1445.00'	003°55'36"	N04°12'50"E	99.01'	99.03'
C106	1495.00'	002°42'28"	S04°56'37"W	70.65'	70.65'
C107	1495.00'	002°53'05"	S02°08'50"W	75.27'	75.27'
C108	1495.00'	002°53'05"	S00°44'15"E	75.27'	75.27'
C109	1495.00'	002°53'05"	S03°37'21"E	75.27'	75.27'
C110	1495.00'	002°53'05"	S06°30'26"E	75.27'	75.27'
C111	1495.00'	002°53'05"	S09°23'32"E	75.27'	75.27'
C112	1495.00'	002°53'05"	S12°16'37"E	75.27'	75.27'
C113	1495.00'	002°53'05"	S15°09'43"E	75.27'	75.27'
C114	1495.00'	002°53'05"	S18°02'48"E	75.27'	75.27'
C115	1495.00'	002°41'24"	S20°50'03"E	70.18'	70.19'
C116	1750.00'	002°29'11"	N21°08'02"W	75.93'	75.94'
C117	1750.00'	002°37'45"	N18°34'35"W	80.30'	80.30'
C118	1750.00'	002°37'45"	N15°56'50"W	80.30'	80.30'
C119	1750.00'	002°37'45"	N13°19'05"W	80.30'	80.30'
C120	1750.00'	002°37'45"	N10°41'20"W	80.30'	80.30'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C121	1750.00'	002°37'45"	N08°03'35"W	80.30'	80.30'
C122	1750.00'	002°37'45"	N05°25'50"W	80.30'	80.30'
C123	1750.00'	002°52'04"	N02°40'55"W	87.58'	87.59'
C124	1750.00'	002°37'45"	N00°03'59"E	80.30'	80.30'
C125	1750.00'	002°37'45"	N02°41'44"E	80.30'	80.30'
C126	1750.00'	002°28'50"	N05°15'01"E	75.75'	75.76'
C127	400.00'	005°37'40"	S26°31'13"E	39.27'	39.29'
C128	400.00'	001°37'00"	S30°08'33"E	11.29'	11.29'
C129	525.00'	002°34'12"	S29°39'57"E	23.55'	23.55'
C130	525.00'	004°40'28"	S26°02'37"E	42.82'	42.83'
C131	1925.00'	001°21'11"	S23°01'47"E	45.45'	45.46'
C132	1925.00'	002°16'27"	S21°12'59"E	76.40'	76.40'
C133	1925.00'	002°11'53"	S18°58'49"E	73.85'	73.85'
C134	1925.00'	002°11'53"	S16°46'55"E	73.85'	73.85'
C135	1925.00'	002°11'53"	S14°35'02"E	73.85'	73.85'
C136	1925.00'	002°11'53"	S12°23'08"E	73.85'	73.85'
C137	1925.00'	002°11'53"	S10°11'15"E	73.85'	73.85'
C138	1925.00'	002°11'53"	S07°59'21"E	73.85'	73.85'
C139	1925.00'	002°11'53"	S05°47'28"E	73.85'	73.85'
C140	1925.00'	002°11'53"	S03°35'35"E	73.85'	73.85'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C141	1925.00'	002°11'53"	S01°23'41"E	73.85'	73.85'
C142	1925.00'	002°11'53"	S00°48'13"W	73.85'	73.85'
C143	1925.00'	002°11'53"	S03°00'06"W	73.85'	73.85'
C144	1925.00'	001°25'43"	S04°48'54"W	48.00'	48.00'
C145	85.00'	054°16'46"	N52°27'26"W	77.55'	80.53'
C146	85.00'	054°16'46"	S73°15'47"W	77.55'	80.53'
C147	540.00'	007°24'32"	N85°20'27"W	69.78'	69.83'
C148	540.00'	006°51'17"	N78°12'32"W	64.57'	64.60'
C149	15.00'	044°05'25"	N60°10'08"W	11.26'	11.54'
C150	15.00'	007°55'48"	N34°09'32"W	2.07'	2.08'



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: JULY 19, 2017
DATE OF PLAT SUBMITTAL: AUGUST 14, 2017

SHEET 4 OF 6

SORENTO, PHASE 8

Survey Job No. 50703-58

3. N 46°26'16" E, a distance of 88.82 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found.

1. 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.
16. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
17. ON-SITE STORM WATER DETENTION IS NOT REQUIRED FOR THIS PROJECT. DETENTION REQUIREMENTS FOR THIS PROJECT ARE IN ACCORDANCE WITH THE SORENTO RESIDENTIAL DEVELOPMENT DETENTION BASIN ANALYSIS REPORT DATED NOVEMBER 2, 2010 BY PAPE-DAWSON ENGINEERS, INC.
18. STREETLIGHTS SHALL BE INSTALLED AND OPERATIONAL BY THE SUBDIVIDER WITH PUBLIC IMPROVEMENTS PER ALL CITY OF PFLUGERVILLE STANDARDS. A STREET LIGHTING PLAN SHALL BE APPROVED BY THE APPLICABLE ELECTRIC UTILITY PROVIDER AS WELL AS THE CITY OF PFLUGERVILLE.
19. ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING MANUAL, AS AMENDED.
20. A 10-FT. PUE IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
21. 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**.
22. 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."
23. 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.
24. 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 REPLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
25. IN ACCORDANCE WITH THE APPROVED TRAFFIC IMPACT ANALYSIS DATED MARCH 11, 2015, A FEE IN THE AMOUNT OF \$60,748.50 WAS PAID TO THE CITY OF PFLUGERVILLE PER PHASING AGREEMENT RECORDED IN DOCUMENT #2017068703, WITH THE SORENTO PHASE 9 FINAL PLAT.
26. PUBLIC PARKLAND DEDICATION IS IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT REGARDING BOHLS NORTH AND PCDC TRACTS WITHIN THE CITY OF PFLUGERVILLE AND SORENTO HOLDINGS 2012 LLC AND THE APPROVED PRELIMINARY PLAN.
27. THE 25 AND 100 YEAR FLOODPLAIN WILL BE CONTAINED WITHIN THE PROPOSED DRAINAGE EASEMENTS AND STREET RIGHT-OF-WAYS.
28. ALL ROADS IN THIS SUBDIVISION WILL BE PUBLIC RIGHT-OF-WAY.
29. ALL BUILDING FINISH FLOOR ELEVATIONS ADJACENT TO THE FEMA FLOODPLAIN SHALL BE A MINIMUM OF 24 INCHES ABOVE THE BASE FLOOD ELEVATION.
30. THE PROPERTY OWNER OR HIS/HER ASSIGNS ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
31. AS DEPICTED ON THE PLAT, A 10-FOOT PUBLIC TRAIL SHALL BE CONSTRUCTED/COMPLETED PRIOR TO ACCEPTANCE OF PUBLIC INFRASTRUCTURE.
32. HIKE AND BIKE TRAILS PROPOSED WITHIN THE PUBLIC PARKLAND WILL BE CONSTRUCTED PRIOR TO DEDICATION OF THE LAND. UTILITIES WILL BE PROVIDED TO PUBLIC PARKLAND AT THE TIME OF DEVELOPMENT OF THE ADJACENT PHASES UPON THE ABILITY TO EXTEND UTILITY SERVICE. MAINTENANCE OF THE IMPROVEMENTS WITHIN THE PUBLIC PARKLAND IS THE RESPONSIBILITY OF TRAVIS COUNTY MUD # 17.
33. ALL PROPOSED FENCES, WALLS, AND LANDSCAPING ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SIGHT DISTANCE REQUIREMENT OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.



SHEET 5 OF 6

FINAL PLAT OF SORENTO, PHASE 8

A 26.161 ACRE, TRACT OF LAND, BEING OUT OF A REMNANT PORTION OF A CALLED 237.56 ACRE TRACT (TRACT 2), CONVEYED TO SORENTO HOLDINGS 2012 LLC, IN DOCUMENT NO. 2012164042 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE JOHN BRAY SURVEY NO. 10, ABSTRACT NO. 73, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS.

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOWN ALL MEN BY THESE PRESENTS

THAT, SORENTO HOLDINGS 2012 LLC., BEING THE OWNER OF A CALLED 237.56 ACRE TRACT CONVEYED THEREIN BY A GENERAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2012164042 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 26.161 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE TO BE KNOWN AS "SORENTO, PHASE 8," AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON,

WITNESS MY HAND, THIS THE _____ DAY OF _____, AD

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

ACKNOWLEDGEMENT:

STATE OF _____
COUNTY OF _____

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 ____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF _____ 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 _____
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:

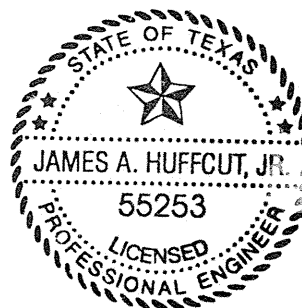
KAREN THOMPSON, CITY SECRETARY

ENGINEER'S FLOOD PLAIN CERTIFICATION:

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0295H, DATE SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS. SHOWN ON THIS PLAT TO REFLECT LOMR CASE NO. 13-06-3649D EFFECTIVE JUNE 12, 2014.

I, JAMES A. HUFFCUT, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND IN ACCORDANCE WITH CHAPTER 82 OF THE TRAVIS COUNTY CODE..

JAMES A. HUFFCUT, JR.
REGISTERED PROFESSIONAL ENGINEER No. 55253
STATE OF TEXAS



STATE OF TEXAS:

KNOWN ALL BY THESE PRESENTS:

COUNTY OF TRAVIS:

THAT I, VALERIE ZURCHER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERTY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREOF AND IN ACCORDANCE WITH CHAPTER 82 OF THE TRAVIS COUNTY CODE.

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



IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

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

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

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



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: JULY 19, 2017
DATE OF PLAT SUBMITTAL: AUGUST 14, 2017

SHEET 6 OF 6