

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

# 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 I SAN ANTONIO I HOUSTON I FORT WORTH I DALLAS
7800 SHOAL CREEK BLVD, STE 220 W I AUSTIN, TX 78757 I 512.454.8711
TRRE FIRM REGISTRATION #470 L TRRI S FIRM REGISTRATION #10028801

VARIABLE WIDTH --LIMITED SIGHT EASEMENT

---VARIABLE WIDTH LIMITED SIGHT EASEMENT

**BLOCK AA** 

R=15.00' Delta=49'19'08" -CB=N47'02'12"W CD=12.52'

**BLOCK Y** 

N30°57'03"W\_\_ 27.06'

· · · · SIDEWALK HIKE AND BIKE TRAIL ----FP---- 100 YEAR FLOODPLAIN

#### **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

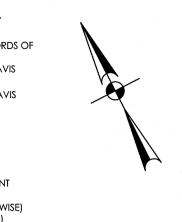
FOUND 1/2" IRON ROD

(UNLESS NOTED OTHERWISE)

SET 1/2" IRON ROD (PD)

R=1,750.00' Delta=3'27'31" CB=N20'38'52"W-CD=105.62'

L=105.64'



#### LOCATION MAP NOT-TO-SCALE

CITY OF

PFLUGERVILLE ETJ

PFLUGERVILLE

**TRAVIS** 

COUNTY

(SITE

-CITY

LIMITS

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	S6914'09"E	59.34'			
L18	S74*46'54"E	88.44'			
L19	S8212'50"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			
L23	N23'42'23"W	50.00'			
L24	S23'42'23"E	100.62'			
L25	S7017'25"E	97.32'			
L26	S83'43'10"E	20.35			
L27	S7017'25"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 <b>'</b> 33'49"W	23.61'			
L39	N04 <b>*</b> 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				
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	N1512'53"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		
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.)					
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					

0.189 AC.

0.189 AC.

0.189 AC.

0.189 AC.

0.189 AC.

0.221 AC.

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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

		BLOCK	X			BLOCK	Z
ľ	LOT #	AREA ACREAGE	AREA (SQ. FT.)		LOT #	AREA ACREAGE	A
ľ	31	0.255 AC.	11,124		1	0.225 AC.	
ľ	32	0.219 AC.	9,521		2	0.192 AC.	
ľ	33	0.188 AC.	8,207		3	0.193 AC.	
ľ	34	0.185 AC.	8,080		4	0.193 AC.	
ľ	35	0.191 AC.	8,330		5	0.193 AC.	
ľ	36	0.203 AC.	8,823		6	0.193 AC.	
ľ	37	0.213 AC.	9,259		7	0.193 AC.	
ľ	38	0.213 AC.	9,259		8	0.193 AC.	
ľ	39	0.194 AC.	8,441		9	0.192 AC.	
ľ	40	0.192 AC.	8,361		10	0.292 AC.	
			· · · · · · · · · · · · · · · · · · ·		11	0.225 AC.	
	F			1	12	0.189 AC.	
		BLOCK	Y		13	0.189 AC.	

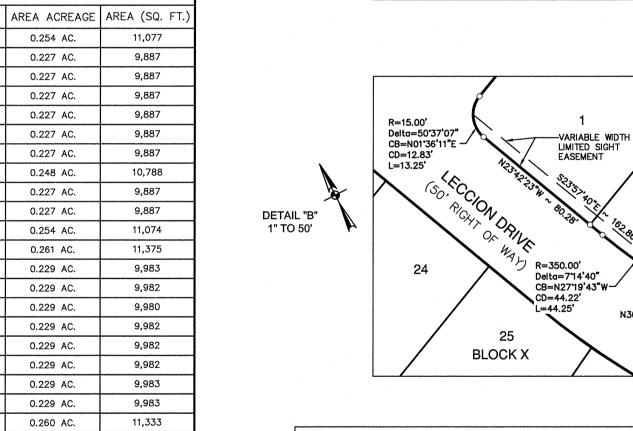
PFLUGERVILLE, TRAVIS COUNTY, TEXAS.

	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						

(SQ. FT.)	LOT #	AREA ACREAGE	AREA (SQ. FT.)		
3,932	21	0.205 AC.	8,932		
3,932	22	0.208 AC.	9,056		
3,932	23	0.201 AC.	8,751		
3,932	24	0.201 AC.	8,750		
3,932	25	0.210 AC.	9,152		
3,932	26	0.206 AC.	8,961		
3,932	27	0.201 AC.	8,750		
3,932	28	0.201 AC.	8,750		
3,932	29	0.201 AC.	8,749		
3,932	30	0.169 AC.	7,377		
	BLOCK AA				
(SQ. FT.)	LOT #	AREA ACREAGE	AREA (SQ. FT.)		

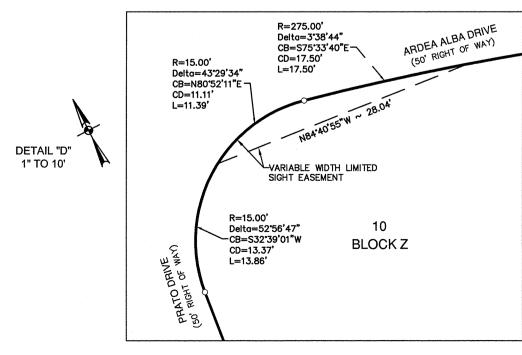
BLOCK X

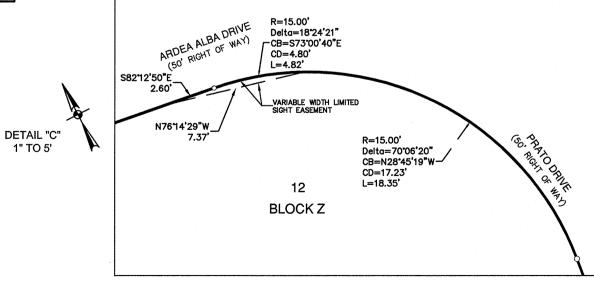
_		DLOCK I	1/1
AREA (SQ. FT.)	LOT #	AREA ACREAGE	AREA (SQ.
9,788	1	0.254 AC.	11,077
8,385	2	0.227 AC.	9,887
8,392	3	0.227 AC.	9,887
8,395	4	0.227 AC.	9,887
8,389	5	0.227 AC.	9,887
8,396	6	0.227 AC.	9,887
8,404	7	0.227 AC.	9,887
8,392	8	0.248 AC.	10,788
8,383	9	0.227 AC.	9,887
12,714	10	0.227 AC.	9,887
9,794	11	0.254 AC.	11,074
8,252	12	0.261 AC.	11,375
8,234	13	0.229 AC.	9,983
8,229	14	0.229 AC.	9,982
8,243	15	0.229 AC.	9,980
8,240	16	0.229 AC.	9,982
8,238	17	0.229 AC.	9,982
8,248	18	0.229 AC.	9,982
9,635	19	0.229 AC.	9,983
	20	0.229 AC.	9,983
	21	0.260 AC.	11,333



DETAIL "A"

1" TO 50'







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

# ov 09, 2017, 2:11pm User ID: vzurcher Isurvey/CIVIL\50703-58\Plat\FP50703-58.dwg

### FINAL PLAT OF SORENTO, PHASE 8

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		CUR	VE 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¶9'41"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¶0'01″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 <b>'</b> 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"	NO4*56'27"W	13.16'	13.62'		
C25	400.00'	00714'40"	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 <b>°</b> 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"5'08"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"	S2215'02"W	20.86'	23.06'		
C37	15.00'	091*36'46"	N67*54'00"W	21.51	23.98'		
C38	1445.00'	02816'15"	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'	09119'45"	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 <b>'</b> 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 <b>*</b> 25 <b>'</b> 10 <b>"</b> 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"	S27119'43"E	44.22'	44.25'
C53	15.00'	090'00'00"	S2117'37"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 <b>*</b> 23 <b>'</b> 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"	S0310'15"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'	00211'53"	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'	00211'53"	S01°23'41"E	69.05'	69.06'
C65	1800.00'	00211'53"	S03*35'35"E	69.05'	69.06'
C66	1800.00'	00211'53"	S05*47*28"E	69.05	69.06'
C67	1800.00'	00211'53"	S07*59'21"E	69.05'	69.06
C68	1800.00'	00211'53"	S10*11*15"E	69.05'	69.06'
C69	1800.00'	00211'53"	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'	00211'53"	S16*46'55"E	69.05'	69.06'
C72	1800.00'	00211'53"	S18 <b>*</b> 58 <b>'</b> 49 <b>"</b> E	69.05'	69.06'
C73	1800.00'	00210'48"	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 <b>*</b> 39 <b>'</b> 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 LENGT  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
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
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"         \$23'58'22"E         8.00'         8.00'           C85         860.00'         004'04'07"         \$26'16'25"E         61.06'         61.07           C86         860.00'         004'04'56"         \$30'20'56"E         61.26'         61.27           C87         1190.00'         002'38'28"         \$03'03'28"W         54.85'         54.85'
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
C84         860.00'         000'31'59"         \$23'58'22"E         8.00'         8.00'           C85         860.00'         004'04'07"         \$26'16'25"E         61.06'         61.07           C86         860.00'         004'04'56"         \$30'20'56"E         61.26'         61.27           C87         1190.00'         002'38'28"         \$03'03'28"W         54.85'         54.85
C85     860.00'     004'04'07"     \$26'16'25"E     61.06'     61.07       C86     860.00'     004'04'56"     \$30'20'56"E     61.26'     61.27       C87     1190.00'     002'38'28"     \$03'03'28"W     54.85'     54.85
C86     860.00'     004'04'56"     \$30'20'56"E     61.26'     61.27       C87     1190.00'     002'38'28"     \$03'03'28"W     54.85'     54.85
C87 1190.00' 002'38'28" S03'03'28"W 54.85' 54.85
1100100   002 002 0 110   01100   01100
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" \$20'25'49"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 <b>'</b> 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"	N1319'05"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 <b>'</b> 01 <b>"</b> 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'	00216'27"	S21112'59"E	76.40'	76.40'
C133	1925.00'	002*11'53"	S18 <b>*</b> 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"	S1011'15"E	73.85	73.85'
C138	1925.00'	00211'53"	S07*59'21"E	73.85'	73.85'
C139	1925.00'	00211'53"	S05*47*28"E	73.85'	73.85'
C140	1925.00'	00211'53"	S03*35*35 <b>*</b> E	73.85'	73.85'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C141	1925.00'	002111'53"	S01°23'41"E	73.85'	73.85'
C142	1925.00'	00241'53"	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'	05416'46"	N52 <b>*</b> 27 <b>'</b> 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"	N7812'32"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'



## FINAL PLAT

### 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.

#### FIELD NOTES

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. SAID 26.161 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 (CORS1996).

BEGINNING at a ½" iron rod with yellow cap marked "Pape-Dawson" found at the southeast terminus of Bassano Avenue, a 60 foot right-of-way in Sorento, Phase 2 recorded in Document No. 201400114 of the Official Public Records of Travis County, Texas, same being the southwest corner of Lot 143, a Private Parkland Lot, Block N in said Sorento, Phase 2, also being a point in the north line of said Remnant Portion for a point of curvature, the northeast corner and POINT OF BEGINNING hereof,

THENCE departing the south terminus of said Bassano Avenue, through the interior of said Remnant Portion the following twenty (20) courses and distances:

- 1. along the arc of a curve to the left, having a radius of 1130.00 feet, a central angle of 22°45'29", a chord bearing and distance of S 00°12'33" E, 445.89 feet, an arc length of 448.84 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for a point of compound curvature.
- 2. along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 92°03'21", a chord bearing and distance of S 57°36'58" E, 21.59 feet, an arc length of 24.10 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency.
- 3. S 13°38'39" E, a distance of 50.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature,
- 4. along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 92°03'21", a chord bearing and distance of S 30°19'41" W, 21.59 feet, an arc length of 24.10 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a
- 5. along the arc of a curve to the left, having a radius of 1130.00 feet, a central angle of 08°00'23", a chord bearing and distance of S 19°42'11" E, 157.77 feet, an arc length of 157.90 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a of non-tangency,
- 6. S 23°42'23" E, a distance of 99.75 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent
- 7. along the arc of a curve to the left, having a radius of 800.00 feet, a central angle of 12°02'20", a chord bearing and distance of S 29°43'33" E, 167.79 feet, an arc length of 168.10 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency,
- 8. S 54°15'17" W, a distance of 60.00 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature.
- 9. along the arc of a curve to the right, having a radius of 860.00 feet, a central angle of 03°21'19", a chord bearing and distance of N 34°04'04" W, 50.35 feet, an arc length of 50.36 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency.

10.S 57°36'36" W, a distance of 127.27 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,

- 11.S 30°42'15" E, a distance of 75.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- 12.S 44°08'18" E, a distance of 158.29 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- 13.S 31°41'36" W, a distance of 118.46 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- 14.N 73°42'16" W, a distance of 73.59 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature,
- 15. along the arc of a curve to the right, having a radius of 50.00 feet, a central angle of 97°30'52", a chord bearing and distance of S 65°03'10" W, 75.19 feet, an arc length of 85.10 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for a point of reverse curvature,
- 16. along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 52°01'12", a chord bearing and distance of S 87°48'00" W, 13.16 feet, an arc length of 13.62 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for a
- 17.S 61°47'23" W, a distance of 197.87 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature.
- 18.along the arc of a curve to the left, having a radius of 15.00 feet, a central angle of 52°01'12", a chord bearing and distance of S 35°46'47" W, 13.16 feet, an arc length of 13.62 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of reverse curvature.
- 19. along the arc of a curve to the right, having a radius of 50.00 feet, a central angle of 112°07'30", a chord bearing and distance of S 65°49'56" W, 82.96 feet, an arc length of 97.85 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency.

20.S 59°02'57" W, a distance of 96.21 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,

- 21.N 63°37'27" W, a distance of 17.22 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- 22.N 30°57'03" W, at a distance of 316.45 feet passing the southwest corner of Lot 9, Block X in Sorento Phase 9 recorded in Document No. 201700121 of the Official Public Records of Travis County, Texas, continuing with the northeast line of said Lot 9, Block X a total distance of 316.45 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found;

THENCE continuing with the northeast line of said Lot 9, Block X the following three (3) courses and distances:

- 1. along the arc of a curve to the right, having a radius of 525.00 feet, a central angle of 07°14'40", a chord bearing and distance of N 27°19'43" W. 66.34 feet, an arc length of 66.38 feet to a ½" iron rod with vellow cap marked "Pape-Dawson" found for a point of non-tangency.
- 2. N 23°42'23" W, a distance of 130.03 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of
- 3. along the arc of a curve to the right, having a radius of 1925.00 feet, a central angle of 29°14'09", a chord bearing and distance of N 09°05'19" W, 971.63 feet, an arc length of 982.25 feet to a point of tangency at the southeast corner of Lot 55, Block X in said Sorento, Phase 2, same being a northeast corner of said Lot 9, Block X;

THENCE with the southern boundary line of said Lot 55, Block X the following twelve (12) courses and distances:

- 1. N 06°34'16" E, a distance of 70.00 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- 2. N 09°03'08" E, a distance of 96.70 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- 3. N 46°26'16" E, a distance of 88.82 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,

- 4. N 80°09'02" E, a distance of 67.05 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- 5. S 69°14'09" E, a distance of 59.34 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- 6. S 74°46'54" E, a distance of 88.44 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- 7. S 82°12'50" E, a distance of 118.94 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature.
- 8. along the arc of a curve to the right, having a radius of 57.00 feet, a central angle of 15°41'56", a chord bearing and distance of S 33°10'01" E, 15.57 feet, an arc length of 15.62 feet to a ½" iron rod with yellow cap marked "Pape-Dawson"
- 9. along the arc of a curve to the left, having a radius of 85.00 feet, a central angle of 108°33'33", a chord bearing and distance of S 79°35'49" E, 138.02 feet, an arc length of 161.05 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency,
- 10.S 89°02'43" E, a distance of 48.49 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,
- 11.along the arc of a curve to the right, having a radius of 540.00 feet, a central angle of 14°15'49", a chord bearing and distance of S 81°54'48" E, 134.08 feet, an arc length of 134.43 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
- 12.S 74°46′54" E, a distance of 27.12 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found in the west right-of-way line of said Bassano Avenue, same being the easternmost southeast corner of said Lot 55, Block X, for the northernmost northeast corner hereof and point of non-tangent curvature,

THENCE along the arc of a curve to the left, with the west right-of-way line of said Bassano Avenue, said curve having a radius of 1190.00 feet, a central angle of 03°20'14", a chord bearing and distance of S 12°50'18" W, 69.30 feet, an arc length of 69.31 feet to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the southwest terminus of said Bassano Avenue;

THENCE S 78°49'49" E, with the south line of said Bassano Avenue, a distance of 60.00 feet to the POINT OF BEGINNING and containing 26.161 acres in Travis County, Texas. Said tract being described in accordance with a survey made on the ground and a plat prepared under Job No. 50703-54 by Pape Dawson Engineers, Inc.

- 1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE ETJ.
- 2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN APPROVED SEWER SYSTEM. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A WATER SYSTEM APPROVED BY THE TEXAS STATE DEPARTMENT OF HEALTH.
- 3. ALL STREETS IN THIS SUBDIVISION SHALL BE CONSTRUCTED WITH CONCRETE CURB AND GUTTER.
- 4. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 5. 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. NO MORE THAN ONE DRIVEWAY WILL BE PERMITTED PER LOT.
- 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 MINIMUM OF A 4-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF BAROUNI DRIVE, LECCION DRIVE, ARDEA ALBA DRIVE, AND PRATO DRIVE. A MINIMUM OF A 6-FT SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF BASSANO AVENUE AND ELVIDIO DRIVE.
- 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.
- 8. 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.
- 9. THE OWNER/SUBDIVIDER, AS LISTED ON THIS PLAT, SHALL BE RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL CONCRETE SIDEWALKS AND TRAILS AS SHOWN OR LISTED ON THE PLAT. WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDE 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.
- 10. THIS SUBDIVISÍON IS LOCATED WITHIN THE BOUNDARIES OF THE MUD NO. 17. ALL CONSTRUCTION PLANS FOR WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS MUST BE PRESENTED TO THE DISTRICT AND APPROVED BY THE DISTRICT'S ENGINEER, PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE DISTRICT MAY INSPECT ALL WATER, WASTEWATER, AND STORM DRAINAGE IMPROVEMENTS.
- 11. NO OBJECTS, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE OR UTILITY EASEMENT. EXCEPT AS APPROVED BY TRAVIS COUNTY AND
- 12. THE PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO A DRAINAGE OR UTILITY 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.
- 13. 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.
- 14. WITHIN A SIGHT LINE EASEMENT, ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.

- 15. 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
- 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
- 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 REPLATTING 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 #2017066703, WITH THE SORENTO PHASE 9 FINAL PLAT.
- 26. 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.
- 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



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### 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	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	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.
THOMAS J. RIELLY, PRESIDENT SORENTO HOLDINGS 2012, LLC. 4910 CAMPUS DRIVE NEWPORT BEACH, CA 92660	JAMES A. HUFFCUT, JR. REGISTERED PROFESSIONAL ENGINEER No. 55253 STATE OF TEXAS  JAMES A. HUFFCUT, JR.  55253  CENSED WAL ENGINEER	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.
ACKNOWLEDGEMENT:	STATE OF TEXAS:	
STATE OF	KNOWN ALL BY THESE PRESENTS:	
COUNTY OF	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.	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.	STATE OF TEXAS: COUNTY OF TRAVIS:
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF, 20  NOTARY PUBLIC, STATE OF SEAL	VALERIE ZURCHER  VALERIE ZURCHER  OF TE  OF	I, DANA DEBEAUVOIR, CLERK OF THE TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE
CITY CERTIFICATION:	REGISTERED PROFESSIONAL LAND SURVEYOR No. 6222 STATE OF TEXAS	
APPROVED THIS DAY OF, 20, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.		
CITY OF PFLOGERVILLE, TEXAS, ON BEHALF OF THE CITY.		DANA DEBEAUVOIR, COUNTY CLERK
TAMMIE WILLIAMSON, CHAIR		TRAVIS COUNTY, TEXAS
THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE.		
BY: EMILY BARRON, PLANNING DIRECTOR		
ATTEST:		I, DANA DEBEAUVOIR, CLERK OF THE TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND IT'S CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON
KAREN THOMPSON, CITY SECRETARY		THE DAY OF, 20 A.D. AT O'CLOCKM AND DULY RECORD
		ON THE DAY OF, 20 A.D. AT O'CLOCKM, 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.

PAPE-DAWSON ENGINEERS

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DANA DEBEAUVOIR, COUNTY CLERK

TRAVIS COUNTY, TEXAS

DEPUTY