

LOCATION MAP

NOT-TO-SCALE

NOTE: SORENTO, PHASE 5 IS PART OF THE SORENTO PRELIMINARY PLAN ORIGINALLY APPROVED IN JULY OF 2012

FINAL PLAT
OF
SORENTO, PHASE 5

A 37.823 ACRE TRACT OF LAND, BEING OUT OF A REMNANT PORTION OF A CALLED 119.023 ACRE TRACT (TRACT 1) AND 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 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.

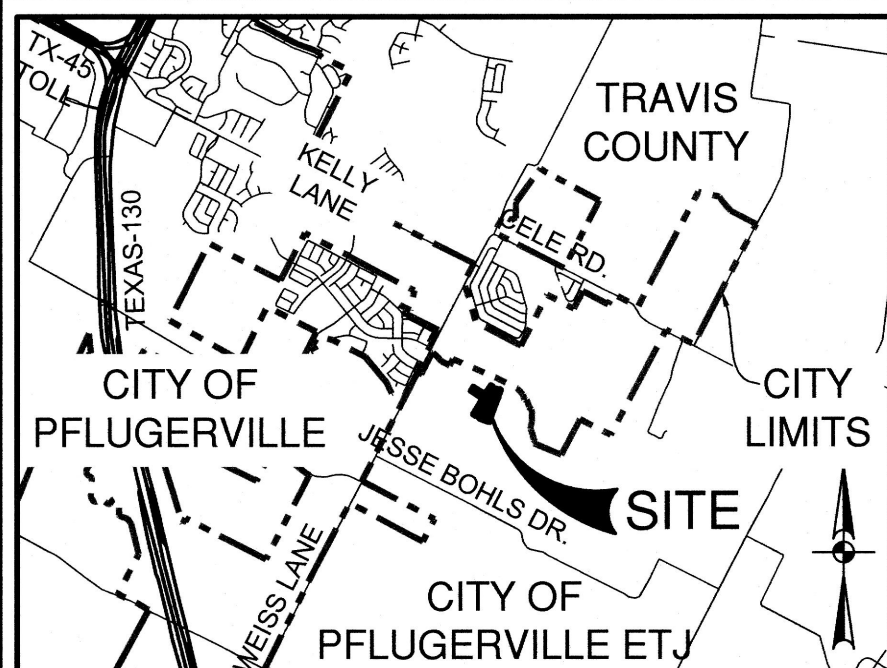
THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MoPAC EXPY. BLDG 3, SUITE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: SEPTEMBER 29, 2017
DATE OF PLAT SUBMITTAL: AUGUST 28, 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

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

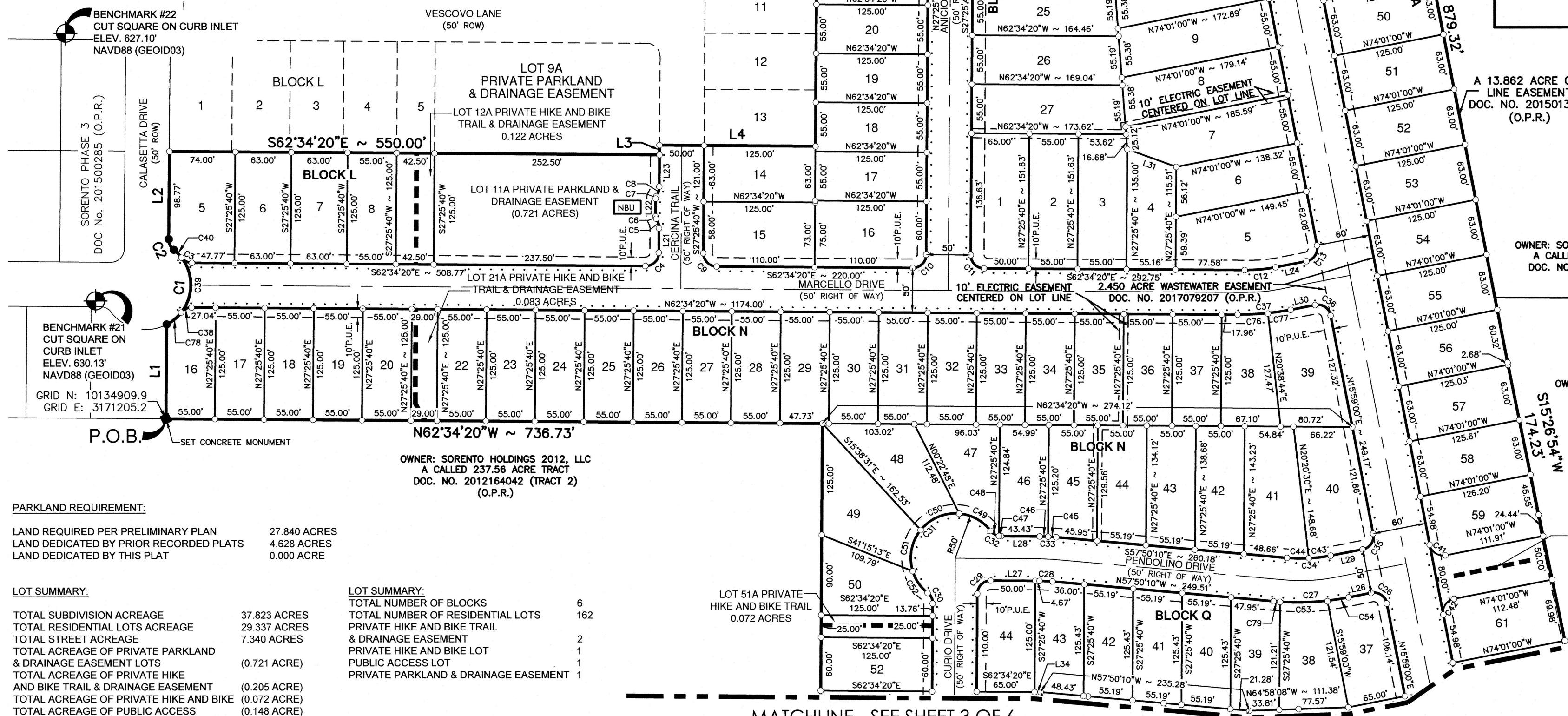
COMBINED SCALE FACTOR:

0.9999600016

BENCHMARK DESCRIPTION AND ELEVATION:

#21 CUT SQUARE ON CURB INLET
NAD 83 GRID COORDINATES
N: 10135063.4
E: 31711194.7
ELEVATION OF 630.13 NAVD 88 (GEOID03)

#22 CUT SQUARE ON CURB INLET
NAD 83 GRID COORDINATES
N: 10135346.2
E: 3171301.1
ELEVATION OF 627.10 NAVD 88 (GEOID03)



MATCHLINE - SEE SHEET 3 OF 6

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	37.823 ACRES
TOTAL RESIDENTIAL LOTS ACREAGE	29.337 ACRES
TOTAL STREET ACREAGE	7.340 ACRES
TOTAL ACREAGE OF PRIVATE PARKLAND & DRAINAGE EASEMENT LOTS	(0.721 ACRE)
TOTAL ACREAGE OF PRIVATE HIKE AND BIKE TRAIL & DRAINAGE EASEMENT	(0.205 ACRE)
TOTAL ACREAGE OF PRIVATE HIKE AND BIKE TRAIL & DRAINAGE EASEMENT	(0.072 ACRE)
TOTAL ACREAGE OF PUBLIC ACCESS	(0.148 ACRE)

LOT SUMMARY:

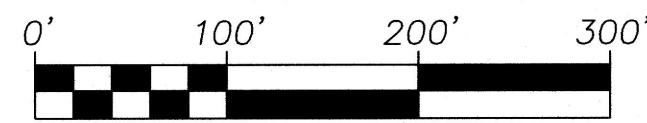
TOTAL NUMBER OF BLOCKS	6
TOTAL NUMBER OF RESIDENTIAL LOTS	162
PRIVATE HIKE AND BIKE TRAIL & DRAINAGE EASEMENT	2
PRIVATE HIKE AND BIKE LOT	1
PUBLIC ACCESS LOT	1
PRIVATE PARKLAND & DRAINAGE EASEMENT	1

NEW STREET CALCULATIONS:

ANICIO GALLO DRIVE	650'
AVENTURA AVENUE	1797'
AVOLA COVE	313'
CERCINA TRAIL	143'
CURIO DRIVE	810'
GUIDO COVE	249'
MARCELLO DRIVE	1303'
PENDOLINO DRIVE	509'
TOTAL	5774'

FINAL PLAT OF SORENTO, PHASE 5

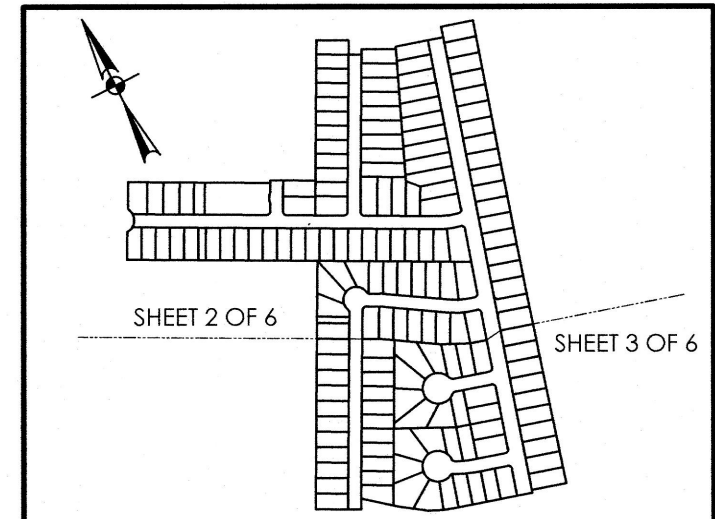
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SCALE: 1" = 100'

LEGEND

DOC. NO.	DOCUMENT NUMBER
OPR	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
FD. I.R.	FOUND IRON ROD
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
W.W.E.	WASTEWATER EASEMENT
●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD (PD)
---	SIDEWALK
---	HIKE AND BIKE TRAIL
NBU	NEIGHBORHOOD BOX UNIT



INDEX MAP

A 13.862 ACRE GAS LINE EASEMENT
DOC. NO. 2015013226
(O.P.R.)

JOHN BRAY
SURVEY NO. 10
ABSTRACT 73

OWNER: SORENTO HOLDINGS 2012, LLC
A CALLED 119.023 ACRE TRACT
DOC. NO. 2012164042 (TRACT 1)
(O.P.R.)

OWNER: SORENTO HOLDINGS 2012, LLC
A CALLED 237.56 ACRE TRACT
DOC. NO. 2012164042 (TRACT 2)
(O.P.R.)

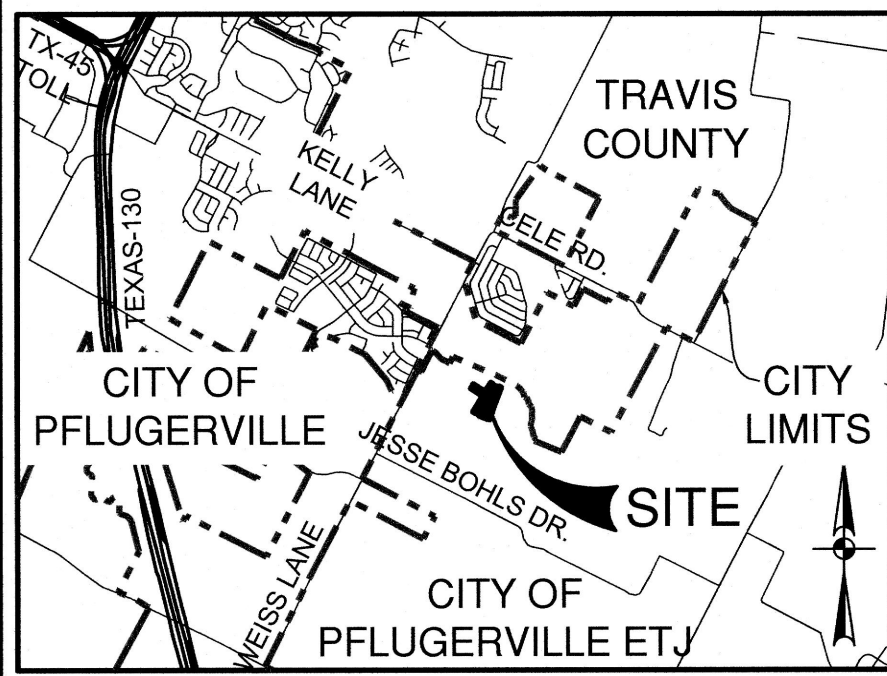
LOT 60A
50' PUBLIC ACCESS
0.148 ACRES



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: SEPTEMBER 29, 2017
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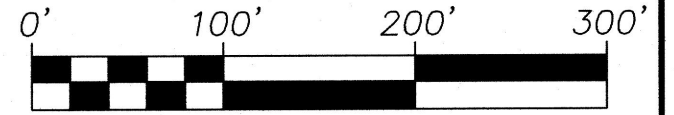
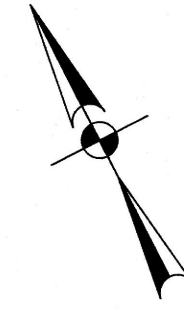
SHEET 2 OF 6



LOCATION MAP
NOT TO SCALE

FINAL PLAT OF SORENTO, PHASE 5

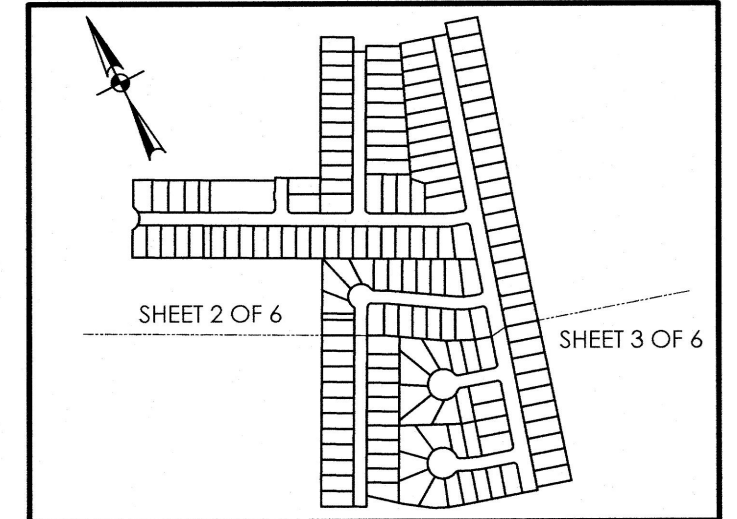
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SCALE: 1" = 100'

LEGEND

- DOC. NO. DOCUMENT NUMBER
- OPR. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- FD. I.R. FOUND IRON ROD
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 1/2" IRON ROD (PD)
- SIDEWALK
- HIKE AND BIKE TRAIL



INDEX MAP

OWNER: SORENTO HOLDINGS 2012, LLC
A CALLED 237.56 ACRE TRACT
DOC. NO. 2012164042 (TRACT 2)
(O.P.R.)

2.450 ACRE WASTEWATER
EASEMENT
DOC. NO. 2017079207
(O.P.R.)

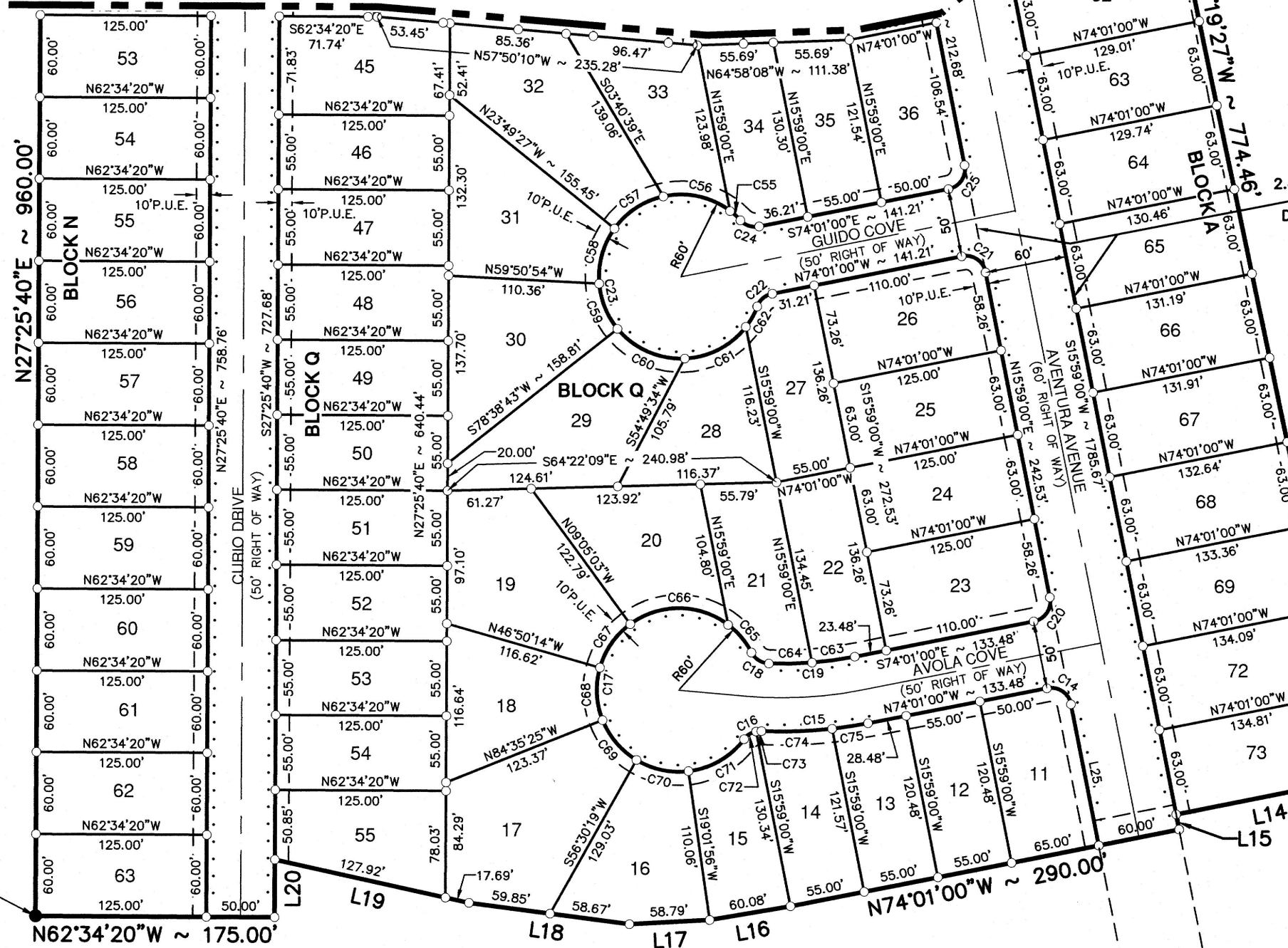
OWNER: SORENTO HOLDINGS 2012, LLC
A CALLED 237.56 ACRE TRACT
DOC. NO. 2012164042 (TRACT 2)
(O.P.R.)

A 13.862 ACRE
GAS LINE
EASEMENT
DOC. NO. 2015013226
(O.P.R.)

GRID N: 10133366.6
GRID E: 3172324.3

GRID N: 10133718.5
GRID E: 3171416.9

MATCHLINE - SEE SHEET 2 OF 6



CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	50.00'	114°17'00"	N32°32'58"E	84.00'	99.73'
C2	15.00'	052°01'12"	N01°25'04"E	13.16'	13.62'
C3	15.00'	052°01'12"	S36°33'43"E	13.16'	13.62'
C4	15.00'	090°00'00"	N72°25'40"E	21.21'	23.56'
C5	20.00'	032°51'36"	N10°59'53"E	11.31'	11.47'
C6	5.00'	032°51'36"	N10°59'53"E	2.83'	2.87'
C7	5.00'	032°51'36"	N43°51'28"E	2.83'	2.87'
C8	20.00'	032°51'36"	N43°51'28"E	11.31'	11.47'
C9	15.00'	090°00'00"	S17°34'20"E	21.21'	23.56'
C10	15.00'	090°00'00"	N72°25'40"E	21.21'	23.56'
C11	15.00'	090°00'00"	S17°34'20"E	21.21'	23.56'
C12	175.00'	011°26'40"	S68°17'40"E	34.90'	34.96'
C13	15.00'	090°00'00"	N60°59'00"E	21.21'	23.56'
C14	15.00'	090°00'00"	N29°01'00"W	21.21'	23.56'
C15	325.00'	013°50'00"	N67°06'00"W	78.28'	78.47'
C16	15.00'	055°35'34"	N87°58'46"W	13.99'	14.55'
C17	60.00'	295°28'19"	N31°57'36"E	64.06'	309.42'
C18	15.00'	060°32'21"	S30°34'25"E	15.12'	15.85'
C19	275.00'	013°10'24"	S67°25'48"E	63.09'	63.23'
C20	15.00'	090°00'00"	N60°59'00"E	21.21'	23.56'
C21	15.00'	090°00'00"	N29°01'00"W	21.21'	23.56'
C22	15.00'	057°46'09"	S77°05'56"W	14.49'	15.12'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C23	60.00'	295°32'17"	N15°59'00"E	64.00'	309.49'
C24	15.00'	057°46'09"	S45°07'55"E	14.49'	15.12'
C25	15.00'	090°00'00"	N60°59'00"E	21.21'	23.56'
C26	15.00'	090°00'00"	N29°01'00"W	21.21'	23.56'
C27	300.00'	016°10'50"	N65°55'35"W	84.44'	84.72'
C28	175.00'	004°44'10"	N60°12'15"W	14.46'	14.47'
C29	15.00'	090°00'00"	S72°25'40"E	21.21'	23.56'
C30	15.00'	052°00'52"	N01°25'14"E	13.15'	13.62'
C31	50.00'	194°01'43"	N72°25'40"E	99.25'	169.32'
C32	15.00'	052°00'51"	S36°33'54"E	13.15'	13.62'
C33	225.00'	004°44'10"	S60°12'15"E	18.59'	18.60'
C34	175.00'	016°10'50"	S65°55'35"E	49.26'	49.42'
C35	15.00'	090°00'00"	N60°59'00"E	21.21'	23.56'
C36	15.00'	090°00'00"	N29°01'00"W	21.21'	23.56'
C37	300.00'	011°26'40"	N68°17'40"W	59.82'	59.92'
C38	15.00'	052°01'11"	S88°35'00"E	13.16'	13.62'
C39	50.00'	075°57'32"	N27°25'40"E	61.54'	66.29'
C40	50.00'	014°02'39"	N17°34'19"W	12.22'	12.25'
C41	15.00'	090°00'00"	N29°01'00"W	21.21'	23.56'
C42	15.00'	090°00'00"	S60°59'00"W	21.21'	23.56'
C43	175.00'	008°05'25"	N69°58'17"W	24.69'	24.71'
C44	175.00'	008°05'25"	N61°52'52"W	24.69'	24.71'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C45	225.00'	002°20'55"	N59°00'37"W	9.22'	9.22'
C46	225.00'	002°23'15"	N61°22'42"W	9.37'	9.38'
C47	15.00'	008°22'20"	N58°23'10"W	2.19'	2.19'
C48	15.00'	043°38'31"	N32°22'44"W	11.15'	11.43'
C49	50.00'	047°14'00"	N34°10'28"W	40.06'	41.22'
C50	50.00'	056°04'00"	N85°49'28"W	47.00'	48.93'
C51	50.00'	056°03'53"	S38°06'35"W	47.00'	48.93'
C52	50.00'	034°38'31"	S07°15'17"E	29.79'	30.25'
C53	300.00'	016°10'50"	S65°55'35"E	84.44'	84.72'
C54	300.00'	016°10'50"	S65°55'35"E	84.44'	84.72'
C55	60.00'	009°40'45"	N21°05'14"W	10.12'	10.14'
C56	60.00'	049°14'55"	N50°33'04"W	50.00'	51.57'
C57	60.00'	041°45'38"	S83°56'39"W	42.77'	43.73'
C58	60.00'	040°41'37"	S42°43'02"W	41.72'	42.61'
C59	60.00'	034°34'47"	S05°04'50"W	35.66'	36.21'
C60	60.00'	053°26'49"	S38°55'58"E	53.96'	55.97'
C61	60.00'	049°43'33"	N89°28'51"E	50.45'	52.07'
C62	60.00'	016°24'13"	N56°24'58"E	17.12'	17.18'
C63	275.00'	006°34'56"	N70°43'32"W	31.58'	31.59'
C64	275.00'	006°35'28"	N64°08'19"W	31.62'	31.64'
C65	60.00'	025°31'26"	N13°03'57"W	26.51'	26.73'
C66	60.00'	073°15'23"	N62°27'22"W	71.59'	76.71'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C67	60.00'	037°45'11"	S62°02'21"W	38.82'	39.53'
C68	60.00'	037°45'11"	S24°17'10"W	38.82'	39.53'
C69	60.00'	037°16'23"	S13°13'37"E	38.35'	39.03'
C70	60.00'	037°52'11"	S50°47'54"E	38.94'	39.66'
C71	60.00'	046°02'34"	N87°14'44"E	46.93'	48.22'
C72	15.00'	040°52'56"	N84°39'55"E	10.48'	10.70'
C73	15.00'	014°42'37"	S67°32'18"E	3.84'	3.85'
C74	325.00'	009°09'08"	S64°45'34"E	51.86'	51.91'
C75	325.00'	004°40'52"	S71°40'34"E	26.55'	26.55'
C76	300.00'	011°26'40"	S68°17'40"E	59.82'	59.92'
C77	300.00'	011°26'40"	S68°17'40"E	59.82'	59.92'
C78	50.00'	024°17'03"	N77°32'57"E	21.03'	21.19'
C79	300.00'	016°10'50"	S65°55'35"E	84.44'	84.72'



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DATE OF PLAT PREPARATION: SEPTEMBER 29, 2017
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SHEET 3 OF 6

FINAL PLAT
OF
SORENTO, PHASE 5

A 37.823 ACRE TRACT OF LAND, BEING OUT OF A REMNANT PORTION OF A CALLED 119.023 ACRE TRACT (TRACT 1) AND 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 TRAVIS COUNTY, TEXAS.

FIELD NOTES

FOR

A 37.823 ACRE, TRACT OF LAND, BEING OUT OF A REMNANT PORTION OF A CALLED 119.023 ACRE TRACT (TRACT 1) AND 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 TRAVIS COUNTY, TEXAS. SAID 37.823 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 corner of Sorento, Phase 3 recorded in Document No. 201500285 of the Official Public Records of Travis County, Texas, same being a northwest corner of a Remnant Portion of said 237.56 acre tract for the westernmost southwest corner and **POINT OF BEGINNING** hereof;

THENCE with the southeast line of said Sorento Phase 3, same being a northwest line of a Remnant Portion of said 237.56 acre tract, also being the northwest line of a Remnant Portion of said 119.023 acre tract the following four (4) courses and distances:

- 1. **N 27°25'40" E**, a distance of **105.75 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangent curvature,
- 2. along the arc of a curve to the left, having a **radius of 50.00 feet**, a **central angle of 114°17'00"**, a **chord bearing and distance of N 32°32'58" E, 84.00 feet**, an **arc length of 99.73 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of reverse curvature,
- 3. along the arc of a curve to the right, having a **radius of 15.00 feet**, a **central angle of 52°01'12"**, a **chord bearing and distance of N 01°25'04" E, 13.16 feet**, an **arc length of 13.62 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency, and
- 4. **N 27°25'40" E**, a distance of **98.77 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for the westernmost northwest corner hereof;

THENCE departing the southeast line of said Sorento Phase 3, through the interior of a Remnant Portion of said 119.023 acre tract and the interior of a Remnant portion of said 237.56 acre tract the following twenty-eight (28) courses and distances:

- 1. **S 62°34'20" E**, a distance of **550.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- 2. **N 27°25'40" E**, a distance of **11.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- 3. **S 62°34'20" E**, a distance of **175.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- 4. **N 27°25'40" E**, a distance of **544.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- 5. **S 62°34'20" E**, a distance of **125.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- 6. **S 27°25'40" W**, a distance of **55.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- 7. **S 62°34'20" E**, a distance of **50.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- 8. **N 27°25'40" E**, a distance of **21.63 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- 9. **S 62°34'20" E**, a distance of **132.43 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set
- 10. **N 22°40'18" E**, a distance of **10.12 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- 11. **S 74°01'00" E**, a distance of **187.54 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- 12. **N 15°59'00" E**, a distance of **42.29 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- 13. **S 74°01'00" E**, a distance of **125.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- 14. **S 15°59'00" W**, a distance of **879.32 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- 15. **S 15°26'54" W**, a distance of **174.23 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- 16. **S 15°19'27" W**, a distance of **774.46 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- 17. **N 74°01'00" W**, a distance of **135.54 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- 18. **S 15°59'00" W**, a distance of **11.28 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- 19. **N 74°01'00" W**, a distance of **290.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- 20. **N 72°32'14" W**, a distance of **60.08 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- 21. **N 65°50'15" W**, a distance of **58.79 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- 22. **N 55°19'00" W**, a distance of **118.52 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- 23. **N 50°18'18" W**, a distance of **145.61 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- 24. **S 27°25'40" W**, a distance of **42.32 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- 25. **N 62°34'20" W**, a distance of **50.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- 26. **N 62°34'20" W**, a distance of **125.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set,
- 27. **N 27°25'40" E**, a distance of **960.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set, and

28. **N 62°34'20" W**, a distance of **736.73 feet** to the **POINT OF BEGINNING** and containing 37.823 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. 50703-55 by Pape Dawson Engineers, Inc.

NOTES:

- 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.
- 6. 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 ANICIO GALLO DRIVE, AVOLA COVE, CERCINA TRAIL, CURIO DRIVE, GUIDO COVE, MARCELLO DRIVE AND PENDOLINO DRIVE. A 6-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF AVENTURA AVENUE.
- 7. 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 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.
- 10. 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.
- 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 THE CITY OF PFLUGERVILLE.
- 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. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REM.OVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES AND RELATED APPURTENANCES.
- 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. 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.
- 15. 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.
- 16. 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.
- 17. 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.
- 18. 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.
- 19. A 10-FT. PUE IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.

- 20. 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.
- 21. 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."
- 22. ALL RESIDENTIAL 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 RESIDENTIAL CONSTRUCTION FOR A FEE EQUAL TO THE CITY'S TRADE APPLICATION FEES AND BUILDING PERMIT FEES, AS AMENDED.
- 23. 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.
- 24. PRIVATE PARKLAND, INCLUDING LANDSCAPE LOTS AND HIKE & BIKE TRAIL LOTS, DRAINAGE EASEMENTS, AND OPEN SPACE LOTS (LOTS 12A, 21A, 51A, AND 60A) SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA).
- 25. THE 25 AND 100 YEAR FLOODPLAIN WILL BE CONTAINED WITHIN THE PROPOSED DRAINAGE EASEMENTS AND STREET RIGHT-OF-WAYS.
- 26. ALL ROADS IN THIS SUBDIVISION WILL BE PUBLIC RIGHT-OF-WAY.
- 27. 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.
- 28. AS DEPICTED ON THE PLAT, A 10-FOOT PUBLIC TRAIL SHALL BE CONSTRUCTED/COMPLETED PRIOR TO ACCEPTANCE OF PUBLIC INFRASTRUCTURE.
- 29. ALL PASS-THROUGH LOTS SHALL HAVE SIDEWALKS.
- 30. 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.
- 31. IN ACCORDANCE WITH THE APPROVED TRAFFIC IMPACT ANALYSES DATED MARCH 11, 2015, FEES IN THE AMOUNT OF \$1,436,418.66 WAS PAID TO THE CITY OF PFLUGERVILLE AND \$130,616.00 TO TRAVIS COUNTY PER PHASING AGREEMENT RECORDED IN DOCUMENT NO. 2017066703, WAS PAID WITH THE SORENTO PHASE 4 FINAL PLAT RECORDATION.
- 32. 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 REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
- 33. THE EXISTING 2.450 WASTEWATER EASEMENT DOCUMENT NO. 2017079207 SHALL BE VACATED UPON RECORDATION OF THIS FINAL PLAT.
- 34. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- 35. NEIGHBORHOOD MAILBOX UNITS SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE STANDARDS. RIGHT-OF-WAYS SHALL BE WIDENED TO A MINIMUM OF FOUR (4) FEET AND MINIMUM LENGTH OF TWENTY (20) FEET TO ACCOMMODATE TURNOUTS WHERE NEIGHBORHOOD MAILBOX UNITS ARE PROPOSED.
- 36. ALL FINISHED FLOOR ELEVATIONS ARE TO BE A MINIMUM OF 24-INCHES ABOVE THE F.E.M.A. 100 YEAR FLOODPLAIN.
- 37. THE CARMEL LIFT STATION AND SORENTO WASTEWATER INTERCEPTOR ARE BEING CONSTRUCTED BY THE CITY OF PFLUGERVILLE TO SERVE THE SORENTO SUBDIVISION. CONNECTION TO THE SORENTO WASTEWATER INTERCEPTOR WILL NOT BE PERMITTED UNTIL THE CARMEL LIFT STATION AND SORENTO WASTEWATER INTERCEPTOR PROJECTS ARE COMPLETE. FINAL ACCEPTANCE WILL NOT BE GRANTED FOR PHASES 4-8 AND CERTIFICATES OF OCCUPATION WILL NOT BE GRANTED FOR PHASES 9-10 UNTIL THE CARMEL LIFT STATION AND SORENTO WASTEWATER INTERCEPTOR PROJECTS ARE COMPLETE AND APPROVED BY THE CITY.
- 38. HIKE AND BIKE TRAIL CONNECTION SHALL BE CONSTRUCTED CONCURRENTLY WITH THE DEVELOPMENT PHASE CONTAINING OR NEAREST THE TRAIL LOCATION AS FOLLOWS: PHASE 5: 505 LF (LOT 12A, BLOCK L; LOT 21A, BLOCK N; LOT 60A, BLOCK A; LOT 51A, BLOCK N)
- 39. HIKE AND BIKE TRAILS PROPOSED WITHIN 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 NO. 17.



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: SEPTEMBER 29, 2017
DATE OF PLAT SUBMITTAL: AUGUST 28, 2017

SHEET 4 OF 6

FINAL PLAT
OF
SORENTO, PHASE 5

A 37.823 ACRE TRACT OF LAND, BEING OUT OF A REMNANT PORTION OF A CALLED 119.023 ACRE TRACT (TRACT 1) AND 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 TRAVIS COUNTY, TEXAS.

BLOCK A		
LOT #	AREA (SQ. FT.)	
43	7,875	
44	7,875	
45	7,875	
46	7,875	
47	7,875	
48	7,875	
49	7,875	
50	7,875	
51	7,875	
52	7,875	
53	7,875	
54	7,875	
55	7,875	
56	7,875	
57	7,895	

BLOCK A		
LOT #	AREA (SQ. FT.)	
58	7,932	
59	8,807	
60A	6,456	
61	8,901	
62	8,105	
63	8,151	
64	8,196	
65	8,242	
66	8,288	
67	8,333	
68	8,379	
69	8,425	
72	8,470	
73	8,516	

BLOCK L		
LOT #	AREA	ACREAGE
5	0.207	9,035
6	0.181	7,875
7	0.181	7,875
8	0.158	6,875
11A	0.721	31,392
12A	0.122	5,313

BLOCK P		
LOT #	AREA	ACREAGE
1	0.225	9,807
2	0.191	8,339
3	0.191	8,328
4	0.159	6,909
5	0.256	11,147
6	0.182	7,914
7	0.220	9,578
8	0.230	10,030
9	0.222	9,675
10	0.214	9,321
11	0.206	8,966
12	0.198	8,611
13	0.190	8,256

BLOCK P		
LOT #	AREA	ACREAGE
14	0.181	7,902
15	0.173	7,547
16	0.165	7,192
19	0.170	7,410
20	0.176	7,661
21	0.182	7,913
22	0.187	8,165
23	0.193	8,416
24	0.199	8,668
25	0.205	8,920
26	0.211	9,171
27	0.216	9,423

BLOCK N		
LOT #	AREA	ACREAGE
16	0.152	6,637
17	0.158	6,875
18	0.158	6,875
19	0.158	6,875
20	0.158	6,875
21A	0.083	3,625
22	0.158	6,875
23	0.158	6,875
24	0.158	6,875
25	0.158	6,875
26	0.158	6,875
27	0.158	6,875
28	0.158	6,875
29	0.158	6,875
30	0.158	6,875
31	0.158	6,875
32	0.158	6,875
33	0.158	6,875
34	0.158	6,875
35	0.158	6,875
36	0.158	6,875
37	0.158	6,875
39	0.400	17,418
40	0.232	10,103

BLOCK N		
LOT #	AREA	ACREAGE
41	0.214	9,336
42	0.178	7,752
43	0.172	7,502
44	0.166	7,251
45	0.161	7,001
46	0.158	6,874
47	0.172	7,500
48	0.197	8,567
49	0.213	9,287
50	0.181	7,887
51A	0.072	3,125
52	0.172	7,500
53	0.172	7,500
54	0.172	7,500
55	0.172	7,500
56	0.172	7,500
57	0.172	7,500
58	0.172	7,500
59	0.172	7,500
60	0.172	7,500
61	0.172	7,500
62	0.172	7,500
63	0.172	7,500

BLOCK Q		
LOT #	AREA	ACREAGE
11	0.179	7,783
12	0.152	6,626
13	0.152	6,636
14	0.158	6,897
15	0.153	6,682
16	0.206	8,960
17	0.293	12,757
18	0.200	8,729
19	0.268	11,670
20	0.215	9,352
21	0.163	7,102
22	0.172	7,476
23	0.209	9,110
24	0.181	7,875
25	0.181	7,875
26	0.209	9,110
27	0.168	7,311
28	0.184	7,996
29	0.254	11,051
30	0.235	10,241
31	0.233	10,162
32	0.275	11,976
33	0.186	8,097

BLOCK Q		
LOT #	AREA	ACREAGE
34	0.168	7,312
35	0.159	6,926
36	0.180	7,852
37	0.517	22,527
40	0.158	6,899
41	0.158	6,899
42	0.158	6,899
43	0.158	6,894
44	0.185	8,077
45	0.203	8,861
46	0.158	6,875
47	0.158	6,875
48	0.158	6,875
49	0.158	6,875
50	0.158	6,875
51	0.158	6,875
52	0.158	6,875
53	0.158	6,875
54	0.158	6,875
55	0.185	8,055

BLOCK M		
LOT #	AREA (SQ. FT.)	AREA ACREAGE
14	7,875	0.181
15	9,077	0.208
16	9,327	0.214
17	6,875	0.158
18	6,875	0.158
19	6,875	0.158
20	6,875	0.158
21	6,875	0.158
22	6,875	0.158
23	6,875	0.158
24	6,875	0.158
25	6,875	0.158
26	6,875	0.158
27	6,875	0.158

NOTE: LOTS DENOTED WITH AN "A" SUFFIX ARE NON SINGLE-FAMILY LOTS

DATE OF PLAT PREPARATION: SEPTEMBER 29, 2017
DATE OF PLAT SUBMITTAL: AUGUST 28, 2017

SHEET 5 OF 6



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FINAL PLAT
OF
SORENTO, PHASE 5

A 37.823 ACRE TRACT OF LAND, BEING OUT OF A REMNANT PORTION OF A CALLED 119.023 ACRE TRACT (TRACT 1) AND 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 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 TO THEREIN BY A GENERAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2012164042 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 37.823 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT SUBJECT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE TO BE KNOWN AS "SORENTO, PHASE 5," 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 _____
DANIEL FLORES, CHAIR

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

BY: _____
EMILY BARRON, PLANNING DIRECTOR

ATTEST:

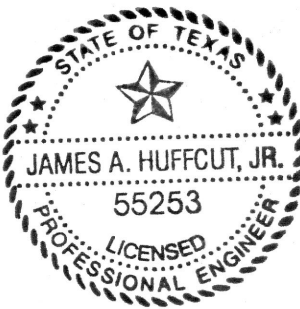
KAREN THOMPSON, CITY SECRETARY

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 PROPERLY 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 HEREON 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 IT'S 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



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MoPAC EXPY. BLDG 3, SUITE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPFS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: SEPTEMBER 29, 2017
DATE OF PLAT SUBMITTAL: AUGUST 28, 2017

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