

LOCATION MAP
NOT-TO-SCALE

NOTE: SORENTO PHASE 10 IS
PART OF THE SORENTO
PRELIMINARY PLAN ORIGINALLY
APPROVED IN JULY OF 2012

FINAL PLAT
OF
SORENTO PHASE 10

AN 59.089 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED
237.56 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2012164042 OF THE
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE JOHN C. BRAY,
SURVEY NO. 10, ABSTRACT 73, IN TRAVIS, COUNTY, TEXAS.

TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

**IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE
OR OUTSIDE THE CITY LIMITS.**

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

**BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR
EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES
THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.**

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



10801 N. MOPAC EXPY. | AUSTIN TEXAS 78759 | PHONE: 512.454.8711
BLDG. 3, SUITE 200 | FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

DATE OF PLAT PREPARATION: OCTOBER 25, 2017
DATE OF APPLICATION SUBMITTAL: NOVEMBER 6, 2017

SHEET 1 OF 5

LEGEND	
⊠	SET CONCRETE MONUMENT
●	FOUND 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON"
○	SET 1/2" IRON ROD W/CAP MARKED "PAPE-DAWSON"
"K"	BLOCK LETTER
FD. I.R.	FOUND IRON ROD
O.P.R.	OFFICIAL PUBLIC RECORDS
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.W.	RIGHT-OF-WAY
----	6' SIDEWALK
----	EXISTING 100-YEAR FLOODPLAIN
----	HIKE AND BIKE TRAIL (SEE NOTE 30)

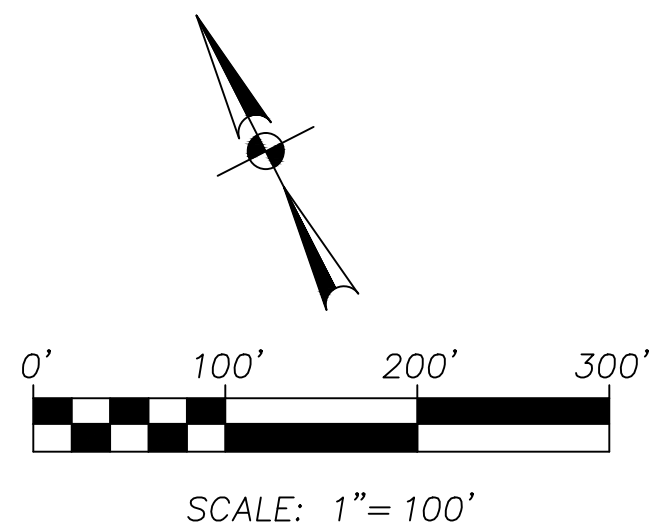
LOT USE TABLE	
LOT 89	28.414 AC PUBLIC PARKLAND & DRAINAGE
LOT 90	18.103 AC MULTIFAMILY-CONDOMINIUMS
LOT 91	11.512 AC MULTIFAMILY-CONDOMINIUMS

PARKLAND REQUIREMENT	
LAND REQUIRED PER PRELIMINARY PLAN:	27.840 ACRES
LAND DEDICATED BY PRIOR RECORDED PLATS:	4.628 ACRES
LAND DEDICATED BY THIS PLAT:	28.414 ACRES
CREDITABLE PARKLAND BY THIS PLAT:	11.278 ACRES

LOT SUMMARY:	
TOTAL SUBDIVISION ACREAGE:	59.089 ACRES
TOTAL MULTI-FAMILY/CONDOMINIUM LOTS (2):	29.615 ACRES
TOTAL PUBLIC PARKLAND & DRAINAGE LOTS (1):	28.414 ACRES
TOTAL RIGHT OF WAY DEDICATION LOTS (1):	1.061 ACRES

FINAL PLAT
OF
SORENTO PHASE 10

AN 59.089 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 237.56 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2012164042 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE JOHN C. BRAY, SURVEY NO. 10, ABSTRACT 73, IN TRAVIS, COUNTY, TEXAS.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N79°21'26"E	46.77'
L2	N27°42'08"E	163.66'
L3	N62°17'52"W	154.33'
L4	N82°13'05"E	155.71'
L5	S30°57'03"E	24.06'
L6	N59°02'57"E	181.00'
L7	S63°37'27"E	17.22'
L8	N59°02'57"E	96.21'
L9	N61°47'23"E	197.87'
L10	S73°42'16"E	73.59'
L11	N31°41'36"E	118.46'
L12	S44°08'18"E	74.37'
L13	S55°32'25"E	150.40'
L14	S62°34'20"E	73.65'
L15	N84°07'00"E	18.53'
L16	N29°06'20"E	114.87'
L17	S62°34'20"E	202.60'
L18	S62°34'20"E	23.13'
L19	S62°34'20"E	92.86'
L20	S27°25'40"W	125.00'
L21	N79°47'57"E	31.71'
L22	S62°34'20"E	14.69'

LINE TABLE		
LINE #	BEARING	LENGTH
L23	S54°28'44"E	20.20'
L24	S39°20'32"E	41.88'
L25	S26°37'57"E	39.99'
L26	S06°39'21"W	15.86'
L27	S14°03'44"W	66.33'
L28	S29°36'40"W	10.76'
L29	S32°56'20"W	126.42'
L30	S11°55'37"E	82.00'
L31	S83°49'18"E	26.69'
L32	S42°00'45"E	30.99'
L33	S48°40'31"E	31.80'
L34	S28°51'40"E	28.41'
L35	S27°46'37"W	19.90'
L36	N62°13'24"W	9.79'
L37	S73°16'07"E	51.50'
L38	N27°30'45"E	31.33'
L39	S75°24'00"E	83.56'
L40	N53°40'52"E	114.42'
L41	N69°38'26"E	52.24'
L42	N86°14'31"E	59.75'
L43	S61°48'37"E	63.46'
L44	S34°35'48"E	63.44'

LINE TABLE		
LINE #	BEARING	LENGTH
L45	S08°49'39"W	80.67'
L46	S58°08'19"E	66.52'
L47	S62°59'40"E	18.67'
L48	S85°54'24"E	127.68'
L49	S69°59'03"E	30.28'
L50	S76°08'59"E	58.52'
L51	S27°30'45"W	50.00'
L52	S17°29'15"E	21.21'
L53	S62°29'15"E	101.72'
L54	S03°24'33"W	5.48'
L55	S62°29'15"E	74.46'
L56	S35°58'01"E	57.65'
L57	S47°57'34"E	95.35'
L58	S02°25'39"E	76.57'
L59	S21°54'52"E	24.88'
L60	S06°29'39"E	122.43'
L61	S10°18'42"W	95.58'
L62	S27°30'45"W	39.47'
L63	N62°29'15"W	8.50'
L64	S27°30'45"W	65.00'
L65	N62°29'15"W	25.00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	500.00'	035°29'03"	S80°02'24"E	304.73'	309.66'
C2	202.00'	022°05'39"	S86°44'06"E	77.41'	77.89'
C3	498.00'	038°42'24"	N84°57'32"E	330.07'	336.43'
C4	50.00'	112°07'30"	N65°49'56"E	82.96'	97.85'
C5	15.00'	052°01'12"	N35°46'47"E	13.16'	13.62'
C6	15.00'	052°01'12"	N87°48'00"E	13.16'	13.62'
C7	50.00'	097°30'52"	N65°03'10"E	75.19'	85.10'
C8	20.00'	036°52'12"	S44°08'14"E	12.65'	12.87'
C9	20.00'	036°52'12"	S81°00'25"E	12.65'	12.87'
C10	5.00'	090°00'00"	S72°30'45"W	7.07'	7.85'
C11	5.00'	090°00'00"	S17°29'15"E	7.07'	7.85'

BEARINGS BASED ON N.A.D. 1983 (CORS 1996)
TEXAS STATE PLANE COORDINATE SYSTEM
ESTABLISHED FOR THE CENTRAL ZONE

COMBINED SCALE FACTOR:
0.9999600016

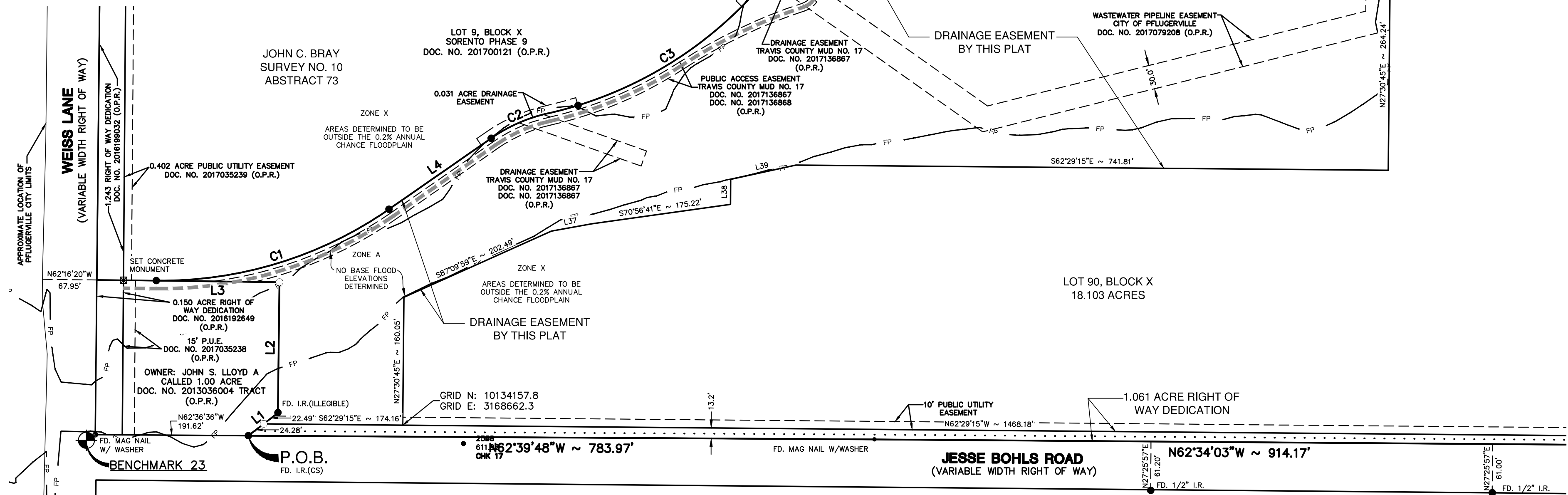
BENCHMARK ELEVATION BASED ON NAVD 88,
GEOID 03

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

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

BENCHMARK No. 23
SET CONCRETE MONUMENT AT THE
NORTHEAST CORNER OF JESSE BOHLS ROAD
AND WEISS LANE

GRID N: 10133915.3
GRID E: 3168173.9
ELEV.: 615.03



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

DATE OF PLAT PREPARATION: OCTOBER 25, 2017
DATE OF APPLICATION SUBMITTAL: NOVEMBER 6, 2017

SHEET 2 OF 5

MATCHLINE SHEET 3 OF 5

FINAL PLAT
OF
SORENTO PHASE 10

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

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

LOT 89, BLOCK X
PUBLIC PARKLAND AND
DRAINAGE LOT
28.414 ACRES

LOT 90, BLOCK X
18.103 ACRES

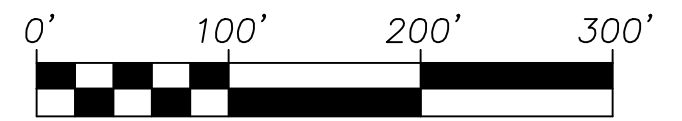
LOT 91, BLOCK X
11.512 ACRES

1.061 ACRE RIGHT OF
WAY DEDICATION
N62°09'34"W ~ 1114.37'

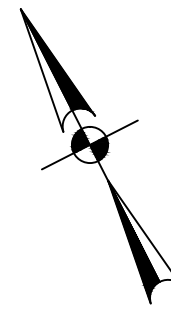
JESSE BOHLS ROAD
(VARIABLE WIDTH RIGHT OF WAY)

N62°12'20"W ~ 438.34'

GRID N: 10132723.2
GRID E: 3171373.5
±S80°38'E ~ 1782'
TO JOHN C. BRAY SURVEY NO. 10
ABSTRACT NO. 73



SCALE: 1" = 100'



LEGEND

- SET CONCRETE MONUMENT
- FOUND 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON"
- SET 1/2" IRON ROD W/CAP MARKED "PAPE-DAWSON"
- BLOCK LETTER
- FOUND IRON ROD
- FD.I.R.
- O.P.R.
- P.U.E.
- R.O.W.
- 6' SIDEWALK
- EXISTING 100-YEAR FLOODPLAIN
- HIKE AND BIKE TRAIL (SEE NOTE 30)

PARKLAND REQUIREMENT

LAND REQUIRED PER PRELIMINARY PLAN:	27.840 ACRES
LAND DEDICATED BY PRIOR RECORDED PLATS:	4.628 ACRES
LAND DEDICATED BY THIS PLAT:	28.414 ACRES
CREDITABLE PARKLAND BY THIS PLAT:	11.278 ACRES

LOT SUMMARY:

TOTAL SUBDIVISION ACREAGE:	59.089 ACRES
TOTAL MULTI-FAMILY/CONDOMINIUM LOTS:	2 (29.615 ACRES)
TOTAL PUBLIC PARKLAND & DRAINAGE LOTS:	1 (28.414 ACRES)
TOTAL RIGHT OF WAY DEDICATION LOTS:	1 (1.061 ACRES)

LOT USE TABLE		
LOT 89	28.414 AC	PUBLIC PARKLAND & DRAINAGE
LOT 90	18.103 AC	MULTIFAMILY-CONDOMINIUMS
LOT 91	11.512 AC	MULTIFAMILY-CONDOMINIUMS

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

TEXAS STATE PLANE COORDINATE SYSTEM
ESTABLISHED FOR THE CENTRAL ZONE

COMBINED SCALE FACTOR:
0.9999600016

BENCHMARK ELEVATION BASED ON NAVD 88,
GEOID 03

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POLE AT THE NORTHWEST CORNER OF LOT 67,
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**PAPE-DAWSON
ENGINEERS**

10801 N. MOPAC EXPY. BLDG. 3, SUITE 200 | AUSTIN TEXAS 78759 | PHONE: 512.454.8711
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SHEET 3 OF 5

MATCHLINE SHEET 2 OF 5

FINAL PLAT
OF
SORENTO PHASE 10

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

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. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

4. ALL DRIVEWAYS MUST ADHERE TO THE PFLUGERVILLE UDC 10.2.1 (D) AND (E).

5. 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.

6. 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.

7. THE OWNER/SUBDIVIDER, AS LISTED ON THIS PLAT, SHALL BE RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL CONCRETE SIDEWALKS AS SHOWN OR LISTED ON THE PLAT. WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS, IT IS THE RESPONSIBILITY OF THE OWNER/SUBDIVIDER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT AND BUILT IN SUBSTANTIAL COMPLIANCE WITH THE PROVISIONS OF THE TEXAS ARCHITECTURAL BARRIERS ACT, ARTICLE 9102, TEXAS CIVIL STATUTES, AS ADMINISTERED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION OR TO REQUEST PRE-CONSTRUCTION VARIANCES FOR ANY PROPOSED SIDEWALKS NOT MEETING ADA REQUIREMENTS. APPLICATION FOR THE VARIANCES SHALL BE REQUIRED BEFORE ISSUANCE OF THE DEVELOPMENT PERMIT.

8. 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.

9. NO OBJECTS, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT OR LOT, EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF PFLUGERVILLE.

10. THE PROPERTY OWNER OR HIS / HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF PFLUGERVILLE AND TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.

11. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY BY TRAVIS COUNTY MUD NO. 17 AND/OR THEIR ASSIGNS.

12. EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL **PER ORDINANCE NO. 1206-15-02-24**. THE GRANTOR [SORENTO HOLDINGS 2012 LLC., HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE & UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION, AND INSPECTION OF SUCH DRAINAGE AND UTILITIES FACILITIES AND RELATED APPURTENANCES.

13. 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.

14. 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.

15. 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. AND THE UPDATED ANALYSIS OF DECEMBER 2017 BY PAPE-DAWSON ENGINEERS.

16. ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.

17. 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**.

18. 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."
19. 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.

20. 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.

21. A PUBLIC UTILITY EASEMENT ALONG ALL STREET FRONTAGE IS PROVIDED AS SHOWN ON THIS PLAT.

22. VEHICULAR TYPE LIGHTING SHALL BE INSTALLED ALONG PRIVATE DRIVES IN ACCORDANCE WITH THE SORENTO CONDOMINIUMS REGULATING PLAN.

23. SIDEWALKS ALONG PRIVATE DRIVES SHALL BE INSTALLED IN ACCORDANCE WITH THE SORENTO CONDOMINIUMS REGULATING PLAN.

24. 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.

25. A SITE DEVELOPMENT CONSTRUCTION PLAN SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE AND TRAVIS COUNTY PRIOR TO ANY CONSTRUCTION.

26. ALL BUILDING FINISH FLOOR ELEVATIONS ADJACENT TO THE FEMA FLOODPLAIN ARE TO BE A MINIMUM OF 24 INCHES ABOVE THE BASE FLOOD ELEVATION AS SHOWN IN THE LATEST 2014 FEMA MAPS. BASE FLOOD ELEVATIONS WILL BE SHOWN ON THE DRAINAGE PLANS FOR THE LOT 90 AND LOT 91 CONSTRUCTION PLANS.

27. THE LAKE PFLUGERVILLE DAM IS LOCATED UPSTREAM OF THE SORENTO DEVELOPMENT, AS THE DAM OWNER, THE CITY OF PFLUGERVILLE HAS PREPARED AN EMERGENCY ACTION PLAN FOR THE DAM ESTABLISHING DOWNSTREAM INUNDATION LIMITS IN THE EVENT OF A DAM BREACH. THE EMERGENCY ACTION PLAN IS AVAILABLE ON FILE FOR REVIEW AT THE CITY OF PFLUGERVILLE.

28. CERTIFICATES OF OCCUPANCY WILL NOT BE GRANTED ON LOT 90, LOT 91, BLOCK X UNTIL THE CITY OF PFLUGERVILLE COMPLETES THE CARMEL LIFT STATION AND SORENTO WASTEWATER INTERCEPTOR PROJECTS.

29. IN ACCORDANCE WITH THE APPROVED TRAFFIC IMPACT ANALYSIS UPDATE LETTER DATED MARCH 11, 2015, AND REVISED PHASING AGREEMENT RECORDED IN DOCUMENT NO. 2017066703 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. A FEE IN THE AMOUNT OF \$182,245.50 SHALL BE PAID TO TRAVIS COUNTY PRIOR TO THE RECORDATION OF THIS FINAL PLAT.

30. ALL SORENTO PHASE 10 PARKLAND DEDICATION BOUNDARIES ARE THOSE THAT WERE APPROVED IN REVISION 3 OF THE SORENTO PRELIMINARY PLANS. HIKE & BIKE TRAIL LOCATIONS DEPICTED ON THIS PLAT ARE CONSISTENT WITH THOSE THAT WERE APPROVED IN REVISION 3 OF THE SORENTO PRELIMINARY PLAN. HIKE & BIKE TRAILS SHALL BE CONSTRUCTED CONCURRENTLY WITH THE DEVELOPMENT PHASE CONTAINING OR NEAREST THE TRAIL LOCATION AS FOLLOWS:

PHASE 4: 260 LF (LOT 71A BLOCK A, LOT 10A BLOCK L)
PHASE 5: 505 LF (LOT 12A BLOCK L, LOT 21A BLOCK N, LOT 60A BLOCK A, LOT 51A BLOCK N)
PHASE 6: 1,687 LF (LOT 77A BLOCK N, LOT 85A BLOCK N, PORTION OF SOUTHERN TRAIL)
PHASE 7: 1,530 LF (LOT 94A BLOCK N, LOT 56A BLOCK X, PORTION OF SOUTHERN TRAIL)
PHASE 8: 1,168 LF (PORTION OF SOUTHERN TRAIL)
PHASE 9: 935 LF (PORTION OF SOUTHERN TRAIL)
PHASE 10: N/A

31. A FEE-IN-LIEU FOR THE CONSTRUCTION OF THE 6' PUBLIC SIDEWALK REQUIRED ALONG JESSE BOHLS ROAD SHALL BE PROVIDED TO TRAVIS COUNTY IN THE AMOUNT OF \$95,834.50 PRIOR TO PLAT APPROVAL.

32. PUBLIC PARKLAND AND DRAINAGE LOT 89 SHALL BE OWNED AND MAINTAINED BY TRAVIS COUNTY MUD NO. 17.



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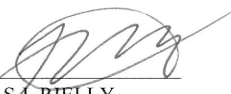
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237.56 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2012164042 OF THE
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE JOHN C. BRAY,
SURVEY NO. 10, ABSTRACT 73, IN TRAVIS, COUNTY, TEXAS.

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOWN ALL MEN BY THESE PRESENTS

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

WITNESS MY HAND, THIS THE 24th DAY OF May, 2018 AD

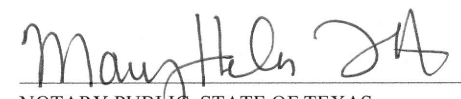

THOMAS J. RIELLY
PRESIDENT
SORENTO HOLDINGS 2012, LLC.
4910 CAMPUS DRIVE
NEW PORT BEACH, CA 92660

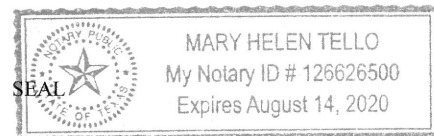
ACKNOWLEDGEMENT:

STATE OF TEXAS
COUNTY OF TRAVIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24th DAY OF May, 2018

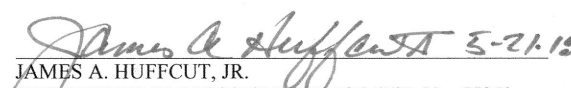

NOTARY PUBLIC, STATE OF TEXAS

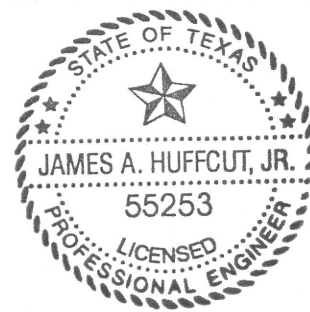


ENGINEER'S CERTIFICATION:

A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP FIRM No. 48453C0390I, TRAVIS COUNTY, TEXAS DATED AUGUST
18, 2014


I, JAMES A. HUFFCUT, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF
ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND 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



SURVEYOR'S CERTIFICATION:

I, VALERIE ZURCHER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF
SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL
SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS
AND POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED ON THE GROUND AS SHOWN HEREON,
AND IN ACCORDANCE WITH CHAPTER 82 OF THE TRAVIS COUNTY CODE.


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



CITY CERTIFICATION:

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

BY: _____
TAMMIE WILLIAMSON, CHAIR

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

BY: _____
EMILY BARRON, PLANNING DIRECTOR

ATTEST:

KAREN THOMPSON, CITY SECRETARY

IN APPROVING THIS 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



10801 N. MOPAC EXPY. | AUSTIN TEXAS 78759 | PHONE: 512.454.8711
BLDG. 3, SUITE 200 | FAX: 512.459.8867
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 100288-01

DATE OF PLAT PREPARATION: OCTOBER 25, 2017
DATE OF APPLICATION SUBMITTAL: NOVEMBER 6, 2017

SHEET 5 OF 5