

LOCATION MAP

1" = 3000'

NOTE: SORENTO, PHASE 7 IS PART OF THE SORENTO PRELIMINARY PLAN ORIGINALLY APPROVED IN JULY OF 2012.

FINAL PLAT
OF
SORENTO, PHASE 7

A 36.585 ACRE TRACT OF LAND, BEING OUT OF THE REMNANT PORTION OF A CALLED 237.56 ACRE TRACT (TRACT 2), CONVEYED TO SORENTO HOLDINGS 2012 LLC, IN DOCUMENT NO. 2012164042 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE JOHN BRAY SURVEY NO. 10, ABSTRACT NO. 73, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS.

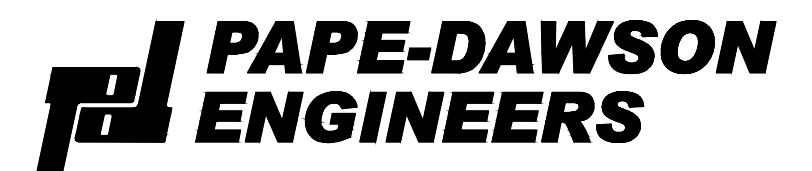
TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

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

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

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

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



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

DATE OF PLAT PREPARATION: JANUARY 19, 2019
DATE OF PLAT SUBMITTAL: FEBRUARY 25, 2019

SHEET 1 OF 5

FINAL PLAT OF
SORENTO, PHASE 7

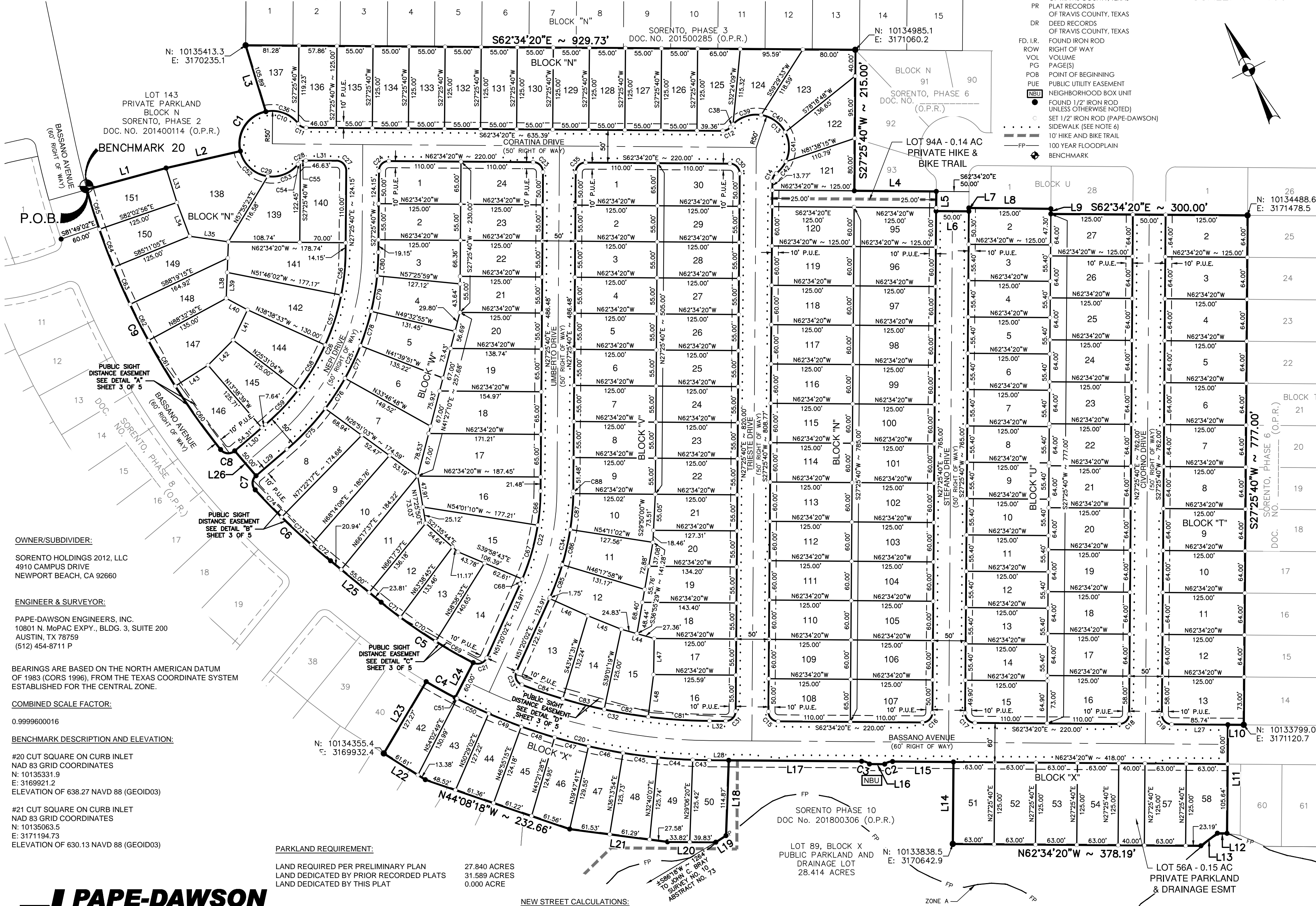
A 36.585 ACRE TRACT OF LAND, BEING OUT OF THE REMNANT PORTION OF A CALLED 237.56 ACRE TRACT (TRACT 2), CONVEYED TO SORENTO HOLDINGS 2012 LLC, IN DOCUMENT NO. 2012164042 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE JOHN BRAY SURVEY NO. 10, ABSTRACT NO. 73, IN THE CITY OF PFLUGERVILLE, TRAVIS COUNTY, TEXAS.



SCALE: 1"= 100'

LEGEND

- DOC DOCUMENT NUMBER
OPR OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
PR PLAT RECORDS OF TRAVIS COUNTY, TEXAS
DR DEED RECORDS OF TRAVIS COUNTY, TEXAS
FD.I.R. FOUND IRON ROD
ROW RIGHT OF WAY
VOL VOLUME
PG PAGE(S)
POB POINT OF BEGINNING
PUE PUBLIC UTILITY EASEMENT
NBU NEIGHBORHOOD BOX UNIT
● FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
○ SET 1/2" IRON ROD (PAPE-DAWSON)
--- SIDEWALK (SEE NOTE 6)
--- 10' HIKE AND BIKE TRAIL
--- 100 YEAR FLOODPLAIN
⊕ BENCHMARK



OWNER/SUBDIVIDER:

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

ENGINEER & SURVEYOR:

PAPE-DAWSON ENGINEERS, INC.
10801 N. MOPAC EXPY., BLDG. 3, SUITE 200
AUSTIN, TX 78759
(512) 454-8711 P

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

COMBINED SCALE FACTOR:

0.9999600016

BENCHMARK DESCRIPTION AND ELEVATION:

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

#21 CUT SQUARE ON CURB INLET
NAD 83 GRID COORDINATES
N: 10135063.5
E: 3171194.73
ELEVATION OF 630.13 NAVD 88 (GEOID03)

PARKLAND REQUIREMENT:

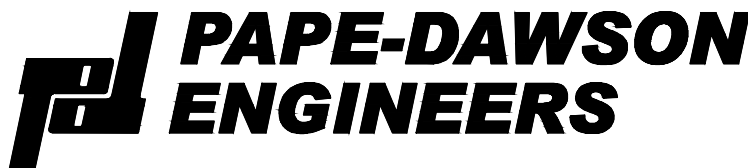
LAND REQUIRED PER PRELIMINARY PLAN 27.840 ACRES
LAND DEDICATED BY PRIOR RECORDED PLATS 31.589 ACRES
LAND DEDICATED BY THIS PLAT 0.000 ACRE

LOT SUMMARY:

TOTAL SUBDIVISION ACREAGE 36.585 ACRES
TOTAL RESIDENTIAL LOTS ACREAGE 29.309 ACRES
TOTAL HIKE AND BIKE ACREAGE 0.14 ACRES (94A)
TOTAL PRIVATE PARKLAND ACREAGE 0.15 ACRES (56A)
TOTAL STREET ACREAGE 6.986 ACRES
TOTAL NUMBER OF BLOCKS 6
TOTAL NUMBER OF RESIDENTIAL LOTS 163

NEW STREET CALCULATIONS:

BASSANO AVENUE 1179'
CIVORNO DRIVE 807'
CORATINA DRIVE 738'
NEPI DRIVE 546'
STEFANO DRIVE 810'
TRIESTE DRIVE 905'
UMBERTO DRIVE 853'
TOTAL 5838'



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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: JANUARY 19, 2019
DATE OF PLAT SUBMITTAL: FEBRUARY 25, 2019

SHEET 2 OF 5

FINAL PLAT
OF
SORENTO, PHASE 7

A 36.585 ACRE TRACT OF LAND, BEING OUT OF THE 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.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S78°09'58"E	125.01'
L2	S75°51'34"E	116.27'
L3	N10°02'52"E	105.89'
L4	S62°34'20"E	125.00'
L5	S27°25'40"W	30.00'
L6	S62°34'20"E	50.00'
L7	N27°25'40"E	5.10'
L8	S62°27'40"E	125.00'
L9	S27°25'40"W	7.86'
L10	N62°34'20"W	24.26'
L11	S27°25'40"W	165.64'
L12	N62°34'20"W	14.69'
L13	S79°47'57"W	31.71'
L14	N27°25'40"E	125.00'
L15	N62°34'20"W	92.86'
L16	N62°34'20"W	23.13'

LINE TABLE		
LINE #	BEARING	LENGTH
L17	N62°34'20"W	202.60'
L18	S29°06'20"W	114.87'
L19	S84°07'00"W	18.53'
L20	N62°34'20"W	73.65'
L21	N55°32'25"W	150.40'
L22	N30°42'15"W	75.00'
L23	N57°36'36"E	127.27'
L24	N54°15'17"E	60.00'
L25	N23°42'23"W	99.75'
L26	N13°38'39"W	50.00'
L27	S62°34'20"E	85.74'
L28	N62°34'20"W	29.83'
L29	S76°21'21"W	61.94'
L30	N76°21'21"E	61.94'
L31	N62°34'20"W	46.63'
L32	N62°34'20"W	24.68'

LINE TABLE		
LINE #	BEARING	LENGTH
L33	N09°31'09"E	55.00'
L34	N06°23'00"E	55.00'
L35	N54°46'27"W	59.83'
L36	N29°15'34"E	24.73'
L37	N29°15'34"E	46.57'
L38	N29°15'34"E	61.41'
L39	N29°15'34"E	39.57'
L40	N34°37'22"W	36.89'
L41	N52°20'29"E	51.10'
L42	N72°00'28"E	54.09'
L43	N84°26'54"E	59.37'
L44	S47°16'19"E	52.19'
L45	S41°06'18"E	55.18'
L46	S38°39'58"E	63.80'
L47	N28°02'27"E	55.00'
L48	N34°08'22"E	64.96'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	50.00'	091°28'28"	N59°52'40"E	71.61'	79.83'
C2	20.00'	036°52'12"	N81°00'25"W	12.65'	12.87'
C3	20.00'	036°52'12"	N44°08'14"W	12.65'	12.87'
C4	860.00'	003°21'19"	S34°04'04"E	50.35'	50.36'
C5	800.00'	012°02'20"	N29°43'33"W	167.79'	168.10'
C6	1130.00'	008°00'23"	N19°42'11"W	157.77'	157.90'
C7	15.00'	092°03'21"	N30°19'41"E	21.59'	24.10'
C8	15.00'	092°03'21"	N57°36'58"W	21.59'	24.10'
C9	1130.00'	022°45'29"	N00°12'33"W	445.89'	448.84'
C10	50.00'	063°49'59"	S42°28'07"E	52.87'	55.70'
C11	15.00'	052°01'12"	S36°33'43"E	13.16'	13.62'
C12	15.00'	052°01'12"	S88°34'56"E	13.16'	13.62'
C13	50.00'	194°02'25"	S17°34'20"E	99.25'	169.33'
C14	15.00'	052°01'12"	S53°26'17"W	13.16'	13.62'
C15	15.00'	090°00'00"	S17°34'20"E	21.21'	23.56'
C16	15.00'	090°00'00"	N72°25'40"E	21.21'	23.56'
C17	15.00'	090°00'00"	S17°34'20"E	21.21'	23.56'
C18	15.00'	090°00'00"	N72°25'40"E	21.21'	23.56'
C19	15.00'	090°00'00"	S17°34'20"E	21.21'	23.56'
C20	860.00'	026°49'37"	N49°09'31"W	399.00'	402.67'
C21	15.00'	092°55'15"	S82°12'21"E	21.75'	24.33'
C22	350.00'	023°54'22"	N39°22'51"E	144.98'	146.03'
C23	15.00'	090°00'00"	N17°34'20"W	21.21'	23.56'
C24	15.00'	090°00'00"	S72°25'40"W	21.21'	23.56'
C25	400.00'	048°55'41"	S51°53'31"W	331.30'	341.58'
C26	350.00'	048°55'41"	N51°53'31"E	289.89'	298.88'
C27	15.00'	090°00'00"	N17°34'20"W	21.21'	23.56'
C28	15.00'	052°01'12"	N88°34'56"W	13.16'	13.62'
C29	50.00'	128°43'58"	N50°13'33"W	90.16'	112.34'
C30	15.00'	090°00'00"	S17°34'20"E	21.21'	23.56'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C31	15.00'	090°00'00"	S72°25'40"W	21.21'	23.56'
C32	800.00'	020°59'07"	N52°04'46"W	291.37'	293.01'
C33	15.00'	092°55'15"	N04°52'25"E	21.75'	24.33'
C34	400.00'	023°54'22"	N39°22'51"E	165.69'	166.90'
C35	15.00'	090°00'00"	N72°25'40"E	21.21'	23.56'
C36	50.00'	063°49'59"	N42°28'07"W	52.87'	55.70'
C38	50.00'	006°37'52"	S68°43'24"W	5.78'	5.79'
C39	50.00'	053°29'15"	N81°13'03"W	45.00'	46.68'
C40	50.00'	053°29'15"	N27°43'49"W	45.00'	46.68'
C41	50.00'	053°29'15"	N25°45'26"E	45.00'	46.68'
C42	50.00'	026°56'50"	N65°58'28"E	23.30'	23.52'
C43	860.00'	001°40'40"	N81°44'00"W	25.18'	25.18'
C44	860.00'	003°33'47"	N59°06'46"W	53.47'	53.48'
C45	860.00'	003°33'47"	N55°32'59"W	53.47'	53.48'
C46	860.00'	003°33'47"	N51°59'12"W	53.47'	53.48'
C47	860.00'	003°33'47"	S48°25'26"E	53.47'	53.48'
C48	860.00'	003°33'47"	S44°51'39"E	53.47'	53.48'
C49	860.00'	003°33'47"	S41°17'52"E	53.47'	53.48'
C50	860.00'	003°33'47"	S37°44'05"E	53.47'	53.48'
C51	860.00'	000°12'28"	S35°50'57"E	3.12'	3.12'
C52	50.00'	068°59'16"	S20°21'12"E	56.63'	60.20'
C53	50.00'	059°44'42"	S84°43'11"E	49.81'	52.14'
C54	15.00'	018°05'31"	N74°27'13"E	4.72'	4.74'
C55	15.00'	033°55'42"	S79°32'11"E	8.75'	8.88'
C56	350.00'	010°48'17"	S32°49'49"W	65.90'	66.00'
C57	350.00'	013°07'29"	S44°47'42"W	80.00'	80.18'
C58	350.00'	013°07'29"	S57°55'12"W	80.00'	80.18'
C59	350.00'	011°52'25"	S70°25'09"W	72.40'	72.53'
C60	1130.00'	006°02'11"	N08°34'12"W	119.00'	119.05'
C61	1130.00'	004°05'42"	N03°30'15"W	80.74'	80.76'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C62	1130.00'	003°08'10"	N00°06'41"E	61.84'	61.85'
C63	1130.00'	003°08'10"	N03°14'50"E	61.84'	61.85'
C64	1130.00'	003°08'10"	N06°23'00"E	61.84'	61.85'
C65	1130.00'	003°13'07"	N09°33'38"E	63.47'	63.48'
C66	350.00'	008°33'10"	S31°42'15"W	52.20'	52.25'
C67	350.00'	014°02'27"	S43°00'04"W	85.56'	85.77'
C68	350.00'	001°18'45"	S50°40'40"W	8.02'	8.02'
C69	800.00'	004°43'17"	N33°23'05"W	65.90'	65.92'
C70	800.00'	004°40'11"	N28°41'21"W	65.19'	65.20'
C71	800.00'	002°38'52"	N25°01'49"W	36.97'	36.97'
C72	1130.00'	001°56'31"	N22°44'07"W	38.30'	38.30'
C73	1130.00'	003°08'10"	N20°11'47"W	61.84'	61.85'
C74	1130.00'	002°55'43"	N17°09'51"W	57.75'	57.76'
C75	400.00'	012°15'05"	N70°13'49"E	85.37'	85.53'
C76	400.00'	007°53'04"	N60°09'44"E	55.00'	55.04'
C77	400.00'	007°53'04"	N52°16'41"E	55.00'	55.04'
C78	400.00'	007°53'04"	N44°23'37"E	55.00'	55.04'
C79	400.00'	007°53'04"	N36°30'33"E	55.00'	55.04'
C80	400.00'	005°08'21"	N29°59'51"E	35.87'	35.88'
C81	800.00'	006°42'41"	N59°12'59"W	93.66'	93.71'
C82	800.00'	004°52'58"	N53°25'10"W	68.15'	68.17'
C83	800.00'	004°40'11"	N48°38'35"W	65.19'	65.20'
C84	800.00'	004°43'17"	N43°56'51"W	65.90'	65.92'
C85	400.00'	007°38'00"	N47°31'02"E	53.25'	53.29'
C86	400.00'	007°53'04"	N39°49'30"E	55.00'	55.04'
C87	400.00'	007°53'03"	N31°52'27"E	55.00'	55.04'
C88	400.00'	000°30'15"	N27°40'48"E	3.52'	3.52'

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

BLOCK N	
LOT #	AREA (SQ. FT.)
94A	6,250
95	7,500
96	7,500
97	7,500
98	7,500
99	7,500
100	7,500
101	7,500
102	7,500
103	7,500
104	7,500
105	7,500
106	7,500
107	8,077
108	8,077
109	7,500
110	7,500
111	7,500
112	7,500
113	7,500
114	7,500
115	7,500
116	7,500
117	7,500
118	7,500
119	7,500
120	7,500
121	7,092
122	7,253

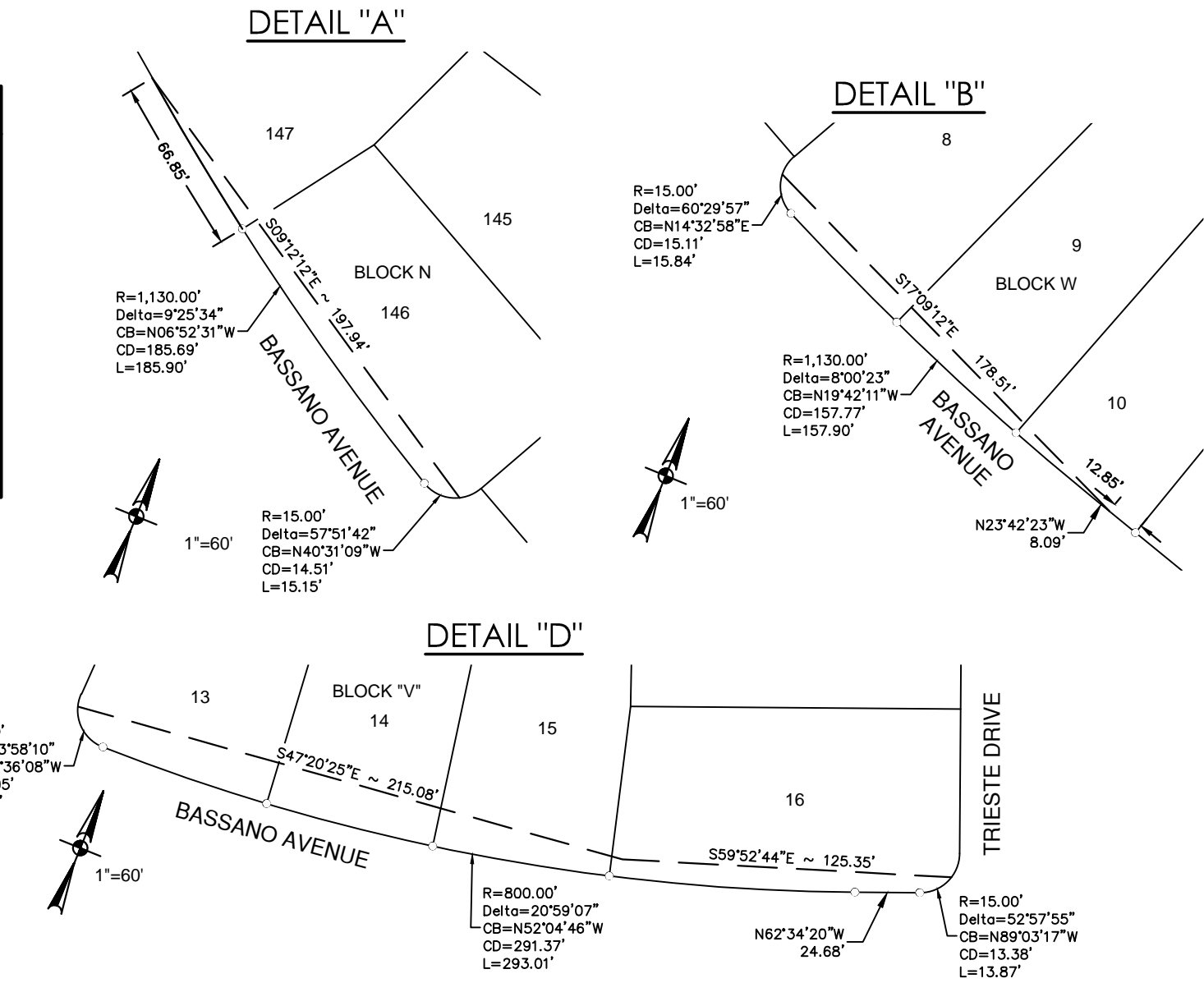
BLOCK N	
LOT #	AREA (SQ. FT.)
123	9,672
124	7,019
125	7,398
126	6,875
127	6,875
128	6,875
129	6,875
130	6,875
131	6,875
132	6,875
133	6,875
134	6,875
135	6,875
136	7,211
137	6,796
138	13,507
139	8,233
140	8,695
141	11,315
142	10,369
144	8,411
145	8,477
146	8,498
147	9,957
148	8,679
149	9,150
150	7,317
151	7,419

BLOCK U	
LOT #	AREA (SQ. FT.)
2	6,910
3	6,925
4	6,925
5	6,925
6	6,925
7	6,925
8	6,925
9	6,925
10	6,925
11	6,925
12	6,925
13	6,925
14	6,925
15	8,064
16	9,077
17	8,000
18	8,000
19	8,000
20	8,000
21	8,000
22	8,000
23	8,000
24	8,000
25	8,000
26	8,000
27	8,000

BLOCK V	
LOT #	AREA (SQ. FT.)
1	8,077
2	6,875
3	6,875
4	6,875
5	6,875
6	6,875
7	6,875
8	6,875
9	6,875
10	8,055
11	8,211
12	8,635
13	9,791
14	7,733
15	7,543

BLOCK V	
LOT #	AREA (SQ. FT.)
16	8,859
17	6,891
18	8,040
19	7,634
20	7,149
21	6,939
22	6,875
23	6,875
24	6,875
25	6,875
26	6,875
27	6,875
28	6,875
29	6,875
30	8,077

BLOCK X		
LOT #	BFE (FT.)	MIN. FFE (FT.)
46	598.2	600.2
47	598.2	600.2
48	598.2	600.2
49	598.2	600.2
50	598.2	600.2
51	597.5	599.5
52	597.5	599.5
53	595.4	597.4
54	595.4	597.4
57	595.4	597.4
58	595.4	597.4



FINAL PLAT
OF
SORENTO, PHASE 7

FIELD NOTES
FOR

A 36.585 ACRE TRACT OF LAND, BEING OUT OF THE 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 36.585 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 recorded in Sorento, Phase 2, a subdivision according to the plat recorded in Document No. 201400114 of the Official Public Records of Travis County, Texas, same being the northeast corner of Sorento Phase 8, a subdivision according to the plat recorded in Document No. 2019_____ of the Official Public Records of Travis County, Texas, also being the northwest corner of said Remnant Portion for the northwest corner and **POINT OF BEGINNING** hereof;

THENCE with the south boundary line of said Sorento, Phase 2, same being the north boundary line of said Remnant Portion the following four (4) courses and distances:

- 1. **S 78°09'58" E**, a distance of **125.01 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- 2. **S 75°51'34" E**, a distance of **116.27 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangent curvature,

3. along the arc of a curve to the right, having a **radius of 50.00 feet, a central angle of 91°28'28", a chord bearing and distance of N 59°52'40" E, 71.61 feet, an arc length of 79.83 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of tangency, and

4. **N 10°02'52" E**, a distance of **105.89 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at an angle point in the east line of said Sorento, Phase 2, same being the southwest corner of Sorento, Phase 3, a subdivision according to the plat recorded in Document No. 201500285 of the Official Public Records of Travis County, Texas, also being the north corner of said Remnant Portion for the north corner hereof;

THENCE S 62°34'20" E, with the northeast line of said Remnant Portion, same being the southwest line of said Sorento, Phase 3, a distance of **929.73 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set at the northeast corner of said Remnant Portion, same being the southeast corner of said Sorento, Phase 3, also being the northwest corner of Sorento, Phase 6, a subdivision according to the plat recorded in Document No. 2019_____ of the Official Public Records of Travis County, Texas for the northernmost northeast corner hereof,

THENCE with the south and west boundary line of said Sorento, Phase 6, same being a north and east line of said Remnant Portion the following eleven (11) courses and distances:

- 1. **S 27°25'40" W**, a distance of **215.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- 2. **S 62°34'20" E**, a distance of **125.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- 3. **S 27°25'40" W**, a distance of **30.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- 4. **S 62°34'20" E**, a distance of **50.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- 5. **N 27°25'40" E**, a distance of **5.10 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- 6. **S 62°27'40" E**, a distance of **125.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- 7. **S 27°25'40" W**, a distance of **7.86 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- 8. **S 62°34'20" E**, a distance of **300.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- 9. **S 27°25'40" W**, a distance of **777.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- 10. **N 62°34'20" W**, a distance of **24.26 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found, and
- 11. **S 27°25'40" W**, a distance of **165.64 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at the southeast corner of said Remnant Portion, same being the southwest corner of said Sorento, Phase 6, also being a point in the north line of Lot 89, Block X of Sorento, Phase 10, a subdivision according to the plat recorded in Document No. 201800308 of the Official Public Records of Travis County, Texas for the southeast corner hereof;

THENCE with the southwest line of said Remnant Portion, same being the northeast line of said Lot 89 the following fourteen (14) courses and distances:

- 1. **N 62°34'20" W**, a distance of **14.69 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- 2. **S 79°47'57" W**, a distance of **31.71 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- 3. **N 62°34'20" W**, a distance of **378.19 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- 4. **N 27°25'40" E**, a distance of **125.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- 5. **N 62°34'20" W**, a distance of **92.86 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature,
- 6. along the arc of a curve to the left, having a **radius of 20.00 feet, a central angle of 36°52'12", a chord bearing and distance of N 81°00'25" W, 12.65 feet, an arc length of 12.87 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency,
- 7. **N 62°34'20" W**, a distance of **23.13 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 left, having a **radius of 20.00 feet, a central angle of 36°52'12", a chord bearing and distance of N 44°08'14" W, 12.65 feet, an arc length of 12.87 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency,
- 9. **N 62°34'20" W**, a distance of **202.60 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- 10. **S 29°06'20" W**, a distance of **114.87 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- 11. **S 84°07'00" W**, a distance of **18.53 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- 12. **N 62°34'20" W**, a distance of **73.65 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- 13. **N 55°32'25" W**, a distance of **150.40 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found, and
- 14. **N 44°08'18" W**, at a distance of 74.37 feet passing a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point in the south line of said Remnant Portion, same being a north corner of said Lot 89, Block X, also being a southeast corner of said Sorento, Phase 8, continuing with the southwest line of said Remnant Portion, same being the northeast line of said Sorento, Phase 8, a total distance of **232.66 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at an angle point hereof;

THENCE with the east boundary line of said Sorento, Phase 8, same being the west boundary line of said Remnant Portion the following eleven (11) courses and distances:

- 1. **N 30°42'15" W**, a distance of **75.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found,
- 2. **N 57°36'36" E**, a distance of **127.27 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangent curvature,

A 36.585 ACRE TRACT OF LAND, BEING OUT OF THE 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.

3. along the arc of a curve to the left, having a **radius of 860.00 feet, a central angle of 03°21'19", a chord bearing and distance of S 34°04'04" E, 50.35 feet, an arc length of 50.36 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangency,

4. **N 54°15'17" E**, a distance of **60.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangent curvature,

5. along the arc of a curve to the right, having a **radius of 800.00 feet, a central angle of 12°02'20", a chord bearing and distance of N 29°43'33" W, 167.79 feet, an arc length of 168.10 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangency,

6. **N 23°42'23" W**, a distance of **99.75 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of tangent curvature,

7. along the arc of a curve to the right, having a **radius of 1130.00 feet, a central angle of 08°00'23", a chord bearing and distance of N 19°42'11" W, 157.77 feet, an arc length of 157.90 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of compound curvature,

8. along the arc of a curve to the right, having a **radius of 15.00 feet, a central angle of 92°03'21", a chord bearing and distance of N 30°19'41" E, 21.59 feet, an arc length of 24.10 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of tangency,

9. **N 13°38'39" W**, a distance of **50.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of non-tangent curvature,

10. along the arc of a curve to the right, having a **radius of 15.00 feet, a central angle of 92°03'21", a chord bearing and distance of N 57°36'58" W, 21.59 feet, an arc length of 24.10 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found at a point of compound curvature, and

11. along the arc of a curve to the right, having a **radius of 1130.00 feet, a central angle of 22°45'29", a chord bearing and distance of N 00°12'33" W, 445.89 feet, an arc length of 448.84 feet** to the **POINT OF BEGINNING** and containing 36.585 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. 50703-57 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 RESIDENTIAL 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 NEPI DRIVE, CORATINA DRIVE, UMBERTO DRIVE, TRIESTE DRIVE, STEFANO DRIVE, AND CIVOORNO DRIVE. A MINIMUM OF A 6-FT SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF BASSANO 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. INSTALLATION OF SIDEWALKS AND TRAILS ON OR ADJACENT TO OPEN SPACE LOTS SHALL BE COMPLETED BY THE OWNER/SUBDIVIDER. INSTALLATION ADJACENT TO SINGLE FAMILY RESIDENTIAL LOTS SHALL BE COMPLETED BY THE HOMEBUILDER. 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.
- 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 THE SUBDIVISION.
- 17. ON-SITE STORM WATER DETENTION IS NOT REQUIRED FOR THIS PROJECT. DETENTION REQUIREMENTS FOR THIS PROJECT ARE IN ACCORDANCE WITH THE SORENTO RESIDENTIAL DEVELOPMENT DETENTION BASIN ANALYSIS REPORT DATED NOVEMBER 2, 2010 BY PAPE-DAWSON ENGINEERS, INC. AND THE UPDATED ANALYSIS OF DECEMBER 2017 BY PAPE-DAWSON ENGINEERS INC.
- 18. STREETLIGHTS SHALL BE INSTALLED AND OPERATIONAL BY THE SUBDIVIDER WITH PUBLIC IMPROVEMENTS PER ALL CITY OF PFLUGERVILLE STANDARDS. A STREET LIGHTING PLAN SHALL BE APPROVED BY THE APPLICABLE ELECTRIC UTILITY PROVIDER AS WELL AS THE CITY OF PFLUGERVILLE.
- 19. ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING MANUAL, AS AMENDED.
- 20. A 10-FT. PUE AND SIDEWALK EASEMENT 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.
- 32. IN ACCORDANCE WITH THE APPROVED TRAFFIC IMPACT ANALYSES DATED MARCH 11, 2015, AND PER THE PHASING AGREEMENT RECORDED IN DOCUMENT NO. 2017066703, ALL FEES FOR TRAFFIC IMPROVEMENTS HAVE BEEN PAID TO THE APPROPRIATE JURISDICTION WITH PREVIOUS PHASES OF THIS DEVELOPMENT.
- 33. 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.
- 34. THE 25 AND 100 YEAR FLOODPLAIN WILL BE CONTAINED WITHIN THE PROPOSED DRAINAGE EASEMENTS AND STREET RIGHT-OF-WAYS.
- 35. ALL ROADS IN THIS SUBDIVISION WILL BE PUBLIC RIGHT-OF-WAY.
- 36. ALL BUILDING FINISH FLOOR ELEVATIONS ADJACENT TO THE FEMA FLOODPLAIN SHALL BE A MINIMUM OF 24 INCHES ABOVE THE BASE FLOOD ELEVATION.
- 37. 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.
- 38. AS DEPICTED ON THE PLAT, A 10-FOOT WIDE PUBLIC TRAIL SHALL BE CONSTRUCTED/COMPLETED PRIOR TO ACCEPTANCE OF PUBLIC INFRASTRUCTURE.
- 39. 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.
- 40. ALL PROPOSED FENCES, WALLS, AND LANDSCAPING ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SIGHT DISTANCE REQUIREMENT OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
- 41. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- 42. 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.
- 43. THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. NO 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) #48453CO-285H AND #48453CO-295H. TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008, COMMUNITY # 481026.
- 44. FLOOD INSURANCE IS MANDATORY FOR BUILDINGS IN FEMA-IDENTIFIED HIGH-RISK FLOOD AREAS, WHICH ARE DESIGNATED FLOOD HAZARD AREAS (FHAs). THIS REQUIREMENT APPLIES TO BUILDINGS LOCATED IN FHAs ON FEMA'S FLOOD MAPS INCLUDING LOANS FOR MANUFACTURES (MOBILE) HOMES AND COMMERCIAL BUILDINGS. WHENEVER FEDERALLY BACKED LENDERS MAKE, INCREASE, EXTEND, OR RENEW A MORTGAGE, HOME EQUITY, HOME IMPROVEMENT, COMMERCIAL, OR FARM CREDIT LOAN IN AN FHA, THE LENDER MUST REQUIRE FLOOD INSURANCE.
- 45. PRIVATE PARKLAND, INCLUDING LANDSCAPE LOTS AND HIKE & BIKE TRAIL LOTS, DRAINAGE EASEMENTS AND OPEN SPACE LOTS (LOTS 56A AND 94A) SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).



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

DATE OF PLAT PREPARATION: JANUARY 19, 2019
DATE OF PLAT SUBMITTAL: FEBRUARY 25, 2019

FINAL PLAT
OF
SORENTO, PHASE 7

A 36.585 ACRE TRACT OF LAND, BEING OUT OF THE 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 36.585 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE TO BE KNOWN AS "SORENTO, PHASE 7," 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 _____
PAT EPSTEIN, CHAIR

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

BY: _____
EMILY BARRON, PLANNING DIRECTOR

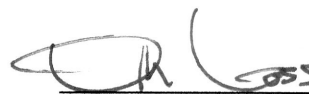
ATTEST:

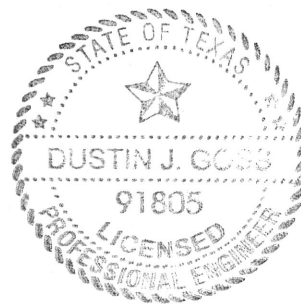
KAREN THOMPSON, CITY SECRETARY

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, DUSTIN J. GOSS, 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 482 OF THE TRAVIS COUNTY CODE..

 08/16/19
DUSTIN J. GOSS
REGISTERED PROFESSIONAL ENGINEER No. 91805
STATE OF TEXAS




STATE OF TEXAS:

KNOWN ALL BY THESE PRESENTS:

COUNTY OF TRAVIS:

THAT I, VALERIE ZURCHER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT ALL CORNER MONUMENTS SHOWN THEREON WERE PROPERTY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREOF AND IN ACCORDANCE WITH CHAPTER 482 OF THE TRAVIS COUNTY CODE.

 08/16/2019
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, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: JANUARY 19, 2019
DATE OF PLAT SUBMITTAL: FEBRUARY 25, 2019

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