



Item 5

Travis County Commissioners Court Agenda Request

Meeting Date: July 30, 2013

Prepared By: Paul Scoggins **Phone #:** (512) 854-7619

Division Director/Manager: Anna Bowlin, Division Director of Development Services and Long Range Planning

Department Head: *Carol B. Joseph*
Steven M. Manilla, P.E., County Executive-TNR

Sponsoring Court Member: Commissioner Davis, Precinct One

AGENDA LANGUAGE: Consider and take appropriate action on the use of an Alternative Fiscal Agreement for Sorento, Phase 2 - Precinct One.

BACKGROUND/SUMMARY OF REQUEST:

The developer of the subject subdivision requests to enter into an Alternative Fiscal Agreement with Travis County. Under the Alternative Fiscal Agreement the plat will be held in abeyance while the street and drainage facilities are constructed.

STAFF RECOMMENDATIONS:

The request has been reviewed by TNR staff which finds the use of the subject agreement meets all Travis County standards. As such, TNR staff recommends the approval of the proposed motion.

ISSUES AND OPPORTUNITIES:

Under the Alternative Fiscal the County Executive of TNR holds the plat in abeyance and, upon completion of the items listed below, the Division Director of Development Services and Long Range Planning authorizes the issuance of a Basic Development Permit for construction of streets and drainage facilities.

Plat Status

Staff has reviewed the plat and all comments have been addressed. It meets current standards and has everything in place such that it could be recommended for approval and recordation at this time.

Restoration/Erosion Control Fiscal

The fiscal for the subdivision restoration and improvements has been posted with Travis County using a letter of credit in the amount of \$331,756.50.

Access to Publicly Maintained Road

Sorento, Phase 2 takes access from Weiss Lane, a street maintained by Travis County.

Waste Water Service

Wastewater service for this subdivision will be provided by the City of Pflugerville.

Construction Plans and Engineer’s Estimate of Construction Cost Approved

All comments by Travis County staff have been addressed and the reviewer is prepared to sign the cover sheets of the plans and issue the permit that was applied for through application #2375. The estimated cost of the improvements is \$2,069,770.60. This amount includes all costs related to the construction of all streets and drainage facilities (including temporary erosion controls and all structures contributing to the total detention).

The developer has signed the attached statement acknowledging that this action does not imply or guarantee plat approval by the Commissioners Court and that he/she understands the constraints related to the use of Alternate Fiscal. An Extension of Sixty-Day Period for Completed Plat Application Final Action is also included.

FISCAL IMPACT AND SOURCE OF FUNDING:

None.

ATTACHMENTS/EXHIBITS:

- Alternative Fiscal Acknowledgment
- Exhibit “A” – Description
- Extension of Sixty-Day Period
- Maps

REQUIRED AUTHORIZATIONS:

| | | | |
|-------------------|-------------------|--|----------------|
| Cynthia McDonald | Financial Manager | TNR | (512) 854-4239 |
| Steven M. Manilla | County Executive | TNR | (512) 854-9429 |
| Anna Bowlin | Division Director | Development Services & Long Range Planning | (512) 854-7561 |
| | | | |
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CC:

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SM:AB:ps

1101 - Development Services Long Range Planning - Sorento, Phase 2

§EXHIBIT 82.401 (D)

(d) Alternative Fiscal Policy Request and Acknowledgement

STATE OF TEXAS §

COUNTY OF TRAVIS §

TO THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS:

The undersigned Owner proposes to subdivide that certain tract of land more particularly described in Exhibit "A", which is attached hereto and made a part hereof. The owner requests that the Travis County's Transportation and Natural Resources Department ("TNR") hold the proposed plat of the land in abeyance until all of the proposed subdivision Improvements have been constructed to Travis County Standards for the Construction of Streets and Drainage in Subdivision (the "Standards") to the satisfaction of the Executive Manager of TNR. In order to qualify for this Alternative Fiscal Policy, the proposed subdivision must meet the access criteria set forth in the Standards.

Under this Policy, the Owner is not required to post fiscal Security to secure the construction of the Improvements, but is required to obtain a Travis County Development Permit. The owner will be required to post fiscal for boundary street improvements if they are not to be completed during the construction of the Improvements. Additionally, the Owner shall file Security with the submitted Final Plat to secure restoration of disturbed areas should construction not be completed.

Upon satisfactory completion of the Improvements, the submitted plat shall be forwarded by TNR to the Commissioners Court for approval and recording.

If the Owner elects to proceed under this option, the Owner acknowledges and agrees that, until the plat is filed the Owner may not use the proposed subdivision's description in a contract to convey real property, unless the conveyance is expressly contingent on the recording and approval of the final plat and the purchaser is not given the use or the occupancy of the real property before the recording of the final plat, under penalty of prosecution under Section 12.002 of the Texas Property Code. In addition, the approval of Alternative Fiscal in no way constitutes approval of the proposed plat.

If the plat is to be approved and filed, the Owner must post Security in the amount of 10% of the cost of the Improvements to secure the performance of the construction of the Improvements for one year from the date of the approval of the plat and the acceptance of the construction by the County.

Executed this 11 day of JULY 2013

OWNER: SORENTO HOLDINGS 2012 LLC

By: [Signature]

Name: DAVID NAIRNE

Title: VICE PRESIDENT
Authorized Representative

TRAVIS COUNTY, TEXAS By: _____
County Judge

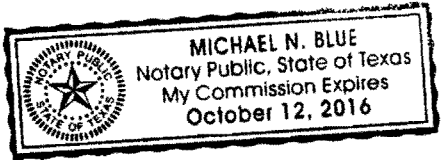
ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me by David Nairne on the 11th day of July, 2013, in the capacity stated herein.

[Signature]
Notary Public in and for
the State of Texas

Michael Blue
Printed or typed name of notary



My commission
expires: 10/12/16

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me by _____ on the _____ day of _____, _____, in the capacity stated herein.

Notary Public in and for
the State of Texas

Printed or typed name
of notary
My commission
expires:_____

Mailing Address of Owner:

FIELD NOTES**FOR**

A 25.967 acre, or 1,131,108 square feet more or less, tract of land out of a called 119.023 acre tract recorded in Document No. 2012164042, of the Official Public Records of Travis County, Texas and out of a called 237.56 acre tract of land recorded in Document No. 2012164042 of the Official Public Records of Travis County, Texas, out of the John C. Bray, Survey No. 10, Abstract 73, in the City of Pflugerville, Travis, County, Texas. Said 25.967 acre tract being more fully described as follows, with the bearings based on the North American Datum of 1983 (CORS 1996), from the Texas Coordinate System established for the Central Zone:

BEGINNING: From a found ½" iron rod, a southwest corner of said called 119.023 acre tract, a point in the east right of way line of said Weiss Lane, a variable width right-of-way and the northwest corner of a called 2.00 acre tract recorded in Document No. 2000087383 of the Official Public Records of Travis County, Texas,

THENCE: N 27°09'33" E, along and with the west line of said called 119.023 acre tract and the east right of way line of said Weiss Lane, a distance of 366.72 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", a point in the west line of said called 119.023 acre tract and the east right of way line of said Weiss Lane;

THENCE: Departing the west line of said called 119.023 acre tract and the east right of way line of said called Weiss Lane, over and across said called 119.023 acre tract the following calls and distances;

S 62°33'35" E, a distance of 197.66 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 48°00'33" E, a distance of 246.27 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 62°34'20" E, a distance of 343.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 27°25'40" E, a distance of 18.51 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 62°34'20" E, a distance of 250.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 27°25'40" W, a distance of 90.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 62°34'20" E, a distance of 114.67 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 27°25'40" W, a distance of 425.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 62°34'20" E, a distance of 7.50 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: S 27°25'40" W, at a distance of 329.01 feet passing the south line of said called 119.023 acre tract and the north line of the aforementioned 237.56 acre tract for a total distance of 350.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

THENCE: Continuing over and across said called 237.56 acre tract the following calls and distances;

N 62°34'20" W, a distance of 27.55 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 27°25'40" W, a distance of 125.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 10°02'52" W, a distance of 105.89 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

Southwesterly, along a non-tangent curve to the left, having a radial bearing of S 15°36'54" W, a radius of 50.00 feet, a central angle of 91°28'28", a chord bearing and distance of S 59°52'40" W, 71.61 feet, an arc length of 79.83 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 75°51'34" W, a distance of 116.27 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 78°09'58" W, a distance of 125.01 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 78°49'49" W, a distance of 60.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

Northeasterly, along a non-tangent curve to the right, having a radial bearing of S 78°49'49" E, a radius of 1190.00 feet, a central angle of 03°20'14", a chord bearing and distance of N 12°50'18" E, 69.30 feet, an arc length of 69.31 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 74°46'54" W, a distance of 27.12 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

Northwesterly, along a curve to the left, said curve having radius of 540.00 feet, a central angle of 14°15'49", a chord bearing and distance of N 81°54'48" W, 134.08 feet, an arc length of 134.43 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 89°02'43" W, a distance of 48.49 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

Northwesterly, along a non-tangent curve to the right, having a radial bearing of N 43°52'36" W, a radius of 85.00 feet, a central angle of 108°33'33", a chord bearing and distance of N 79°35'49" W, 138.02 feet, an arc length of 161.05 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

Northwesterly, along a reverse curve to the left, said curve having radius of 57.00 feet, a central angle of 15°41'56", a chord bearing and distance of N 33°10'01" W, 15.57 feet, an arc length of 15.62 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 82°12'50" W, a distance of 118.94 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 74°46'54" W, a distance of 88.44 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 69°14'09" W, a distance of 59.34 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 80°09'02" W, a distance of 67.05 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 46°26'16" W, a distance of 88.82 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 09°03'08" W, a distance of 96.70 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

S 06°34'16" W, a distance of 70.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 84°28'14" W, a distance of 25.00 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

Northeasterly, along a non-tangent curve to the right, having a radial bearing of S 84°28'14" E, a radius of 1950.00 feet, a central angle of 09°49'23", a chord bearing and distance of N 10°26'27" E, 333.91 feet, an arc length of 334.32 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 62°25'21" W, a distance of 9.10 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

Southwesterly, along a non-tangent curve to the left, said curve having a radial bearing of S 22°29'36" W, a radius of 25.17 feet, a central angle of 84°54'23", a chord bearing and distance of S 70°02'25" W, 33.98 feet, an arc length of 37.30 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson";

N 62°25'34" W, a distance of 28.83 feet to a set ½" iron rod with yellow cap marked "Pape-Dawson", a point in the west line of said called 119.023 acre tract and a point in the east right of way line of said Weiss Lane;

THENCE: N 27°34'39" E, along and with the west line of said called 237.56 acre tract and the east line of said Weiss Lane, a distance of 484.64 feet to a found ½" iron rod, a northwest corner of said called 237.56 acre tract, a point in the east right of way line of said Weiss Lane and the southwest corner of a called 2.0 acre tract recorded in Volume 13357, Page 889 of the Real Property Records of Travis County, Texas;

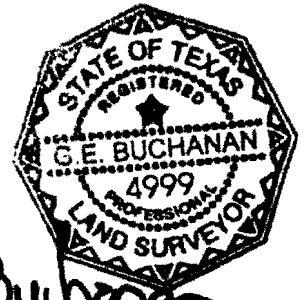
THENCE: S 62°35'23" E, at a distance of 335.27 feet passing a found ½" iron rod, the southeast corner of said called 2.00 acre tract and the southwest corner of a

called 3.0 acre tract recorded in Document No. 1999148172 of the Official Public Records of Travis County, Texas, continuing along and with the north line of said called 237.56 acre tract and the south line of said called 3.0 acre tract for a total distance of a distance of 586.71 feet to a found ½" iron rod, a point in the north line of said called 237.56 acre tract, the southeast corner of said called 3.0 acre tract and a south corner of the aforementioned 119.023 acre tract;

THENCE: N 27°19'31" E, departing the north line of said called 237.56 acre tract, along and with an east line of said called 119.023 acre tract and the west line of said called 3.0 acre tract, a distance of 520.15 feet to a found ½" iron rod, a southwest corner of said called 119.023 acre tract and the northeast corner of said called 3.0 acre tract;

THENCE: N 62°33'53" W, along the north line of said called 3.0 acre tract, at a distance of 251.16 feet passing the northwest corner of said called 3.0 acre tract and the northeast corner of the aforementioned called 2.0 acre tract recorded in Document No. 20000087383, continuing along and with a south line of said called 119.023 acre tract and the north line of said called 2.0 acre tract for a total distance of 585.62 feet to the POINT OF BEGINNING and containing 25.967 acres in the City of Pflugerville, Travis County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under Job No. 50703-52 by Pape Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: February 10, 2013
JOB No.: 50703-52
DOC.ID.: H:\AUSTIN SURVEY\CIVIL\50703-52\WORD\Phase 2 Field Notes.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-00



A handwritten signature in black ink, appearing to read "G.E. Buchanan", written over the bottom portion of the surveyor's seal.

**EXHIBIT 82.201(C)
EXTENSION OF SIXTY-DAY PERIOD FOR
COMPLETED PLAT APPLICATION FINAL ACTION**

Date: 5/21/13

Owner's Name and Address: SCREENO HOLDINGS 2012, LLC
3 SAN JOAQUIN, SUITE 100
NEW PORT BEACH, CA 92660

Proposed Subdivision Name and Legal Description (the "Property"):

SCREENO PHASE 2

The undersigned Owner and the County Executive of Travis County Transportation and Natural Resources Department hereby agree that the sixty (60) day period for final action to be taken on a Completed Plat Application for the Property is hereby extended by mutual agreement and without compulsion until the date that all subdivision requirements have been met to Travis County standards to the satisfaction of the County Executive of TNR.

Executed and affective as of the date set forth below.

Owner: SCREENO HOLDINGS 2012, LLC

By: 

Name: THOMAS J. KELLY

Title: President

Authorized Representative

Travis County

By: Carol B. Joseph
County Executive
Travis County Transportation and Natural Resources Department

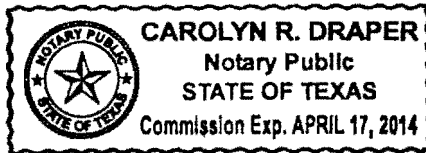
ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on the 19th day of July, 2013, by Carol B. Joseph of Travis County, Texas, known to me personally or on the basis of an approved form of identification, in the capacity stated.

CK Draper



Notary Public, State of Texas

My Commission Expires:

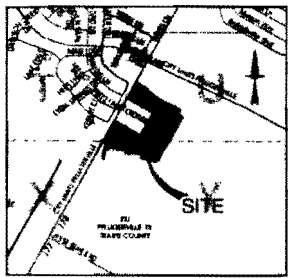
Carolyn R. Draper

(Printed Name of Notary)

After Completing Return To:

Travis County, Texas
Transportation and Natural Resources Department
P.O. Box 1748
Austin, Texas 78767-1748

Attention: Michael Hettenhausen, Planner



LOCATION MAP
NOT TO SCALE
MAPS/CAD MAP CREY, LLP

FINAL PLAT
OF
SORENTO PHASE 2

A 25.967 ACRES, OR 1,121,108 SQUARE FEET, MORE OR LESS TRACT OF LAND BEING A PORTION OF THAT CERTAIN CALLED 119,023 ACRE TRACT OF LAND AND IS CALLED 20154 ACRES TRACT OF LAND CONVEYED TO SOMPTO HOLDINGS 2012 LLC IN DOCUMENT NO. 2012148602 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS SITUATED IN THE JOHN C. BRAT SURVEY NO. 10 ABSTRACT NO. 73, 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.

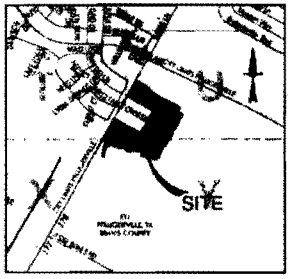
DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

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.

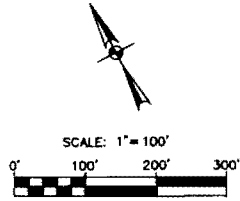
THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.

**PAPE-DAWSON
ENGINEERS**

THE ENGINEER HAS REVIEWED THIS PLAT AND APPROVES IT FOR RECORDATION.
DATE OF REVIEW: 08/14/2014
NAME OF ENGINEER: [REDACTED]



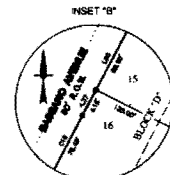
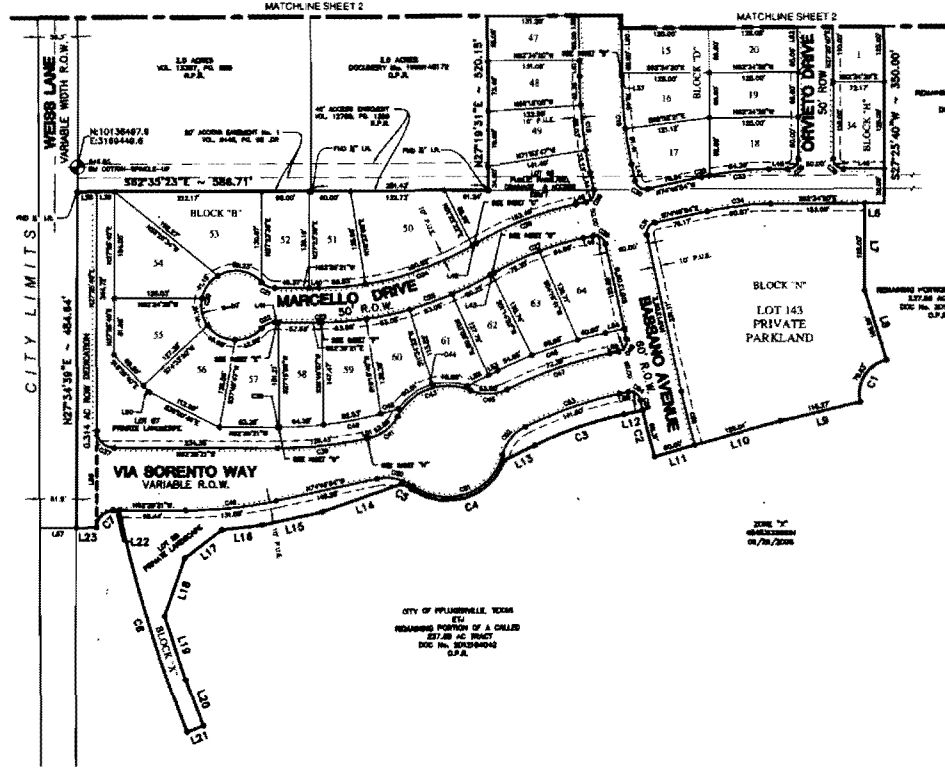
LOCATION MAP
AS TO SCALE
MAP TO BE USED ONLY



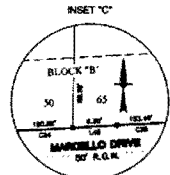
FINAL PLAT
OF
SORENTO PHASE 2

A 23.841 ACRES, OR 1,311,008 SQUARE FEET, MORE OR LESS TRACTS OF LAND BEING A PORTION OF THAT CERTAIN CALLED 119,023 ACRES TRACT OF LAND AND A CALLED 207.36 ACRES TRACT OF LAND CONVEYED TO JOHN W. HICKORY, 2012 L.C. IN DOCUMENT NO. 201234042, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE JOHN C. BEAT SURVEY NO. 10 ABSTRACT No. 73 TRAVIS COUNTY TEXAS.

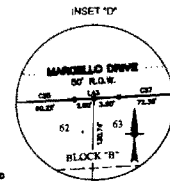
| LEGEND | |
|--------|---|
| ⊙ | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| ⊙ | FOUND 1/2" IRON ROD WITH CAP |
| ⊙ | PROPERTY LINE ANGLE POINT OR POINT OF CURVATURE |
| ⊙ | FOUND 100' MONUMENTATION |
| ⊙ | BLOCK LETTER |
| --- | WASTEWEATER EASEMENT |
| --- | P.U.E. PUBLIC UTILITY EASEMENT |
| --- | R.O.W. RIGHT-OF-WAY |
| --- | OFFICIAL PUBLIC RECORDS |
| --- | SIDEWALK |
| --- | DRNG DRAINAGE |
| --- | FLOODPLAIN |



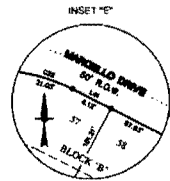
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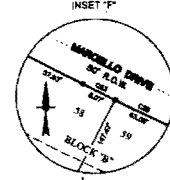
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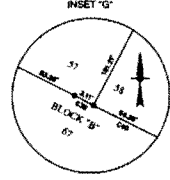
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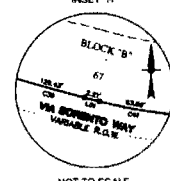
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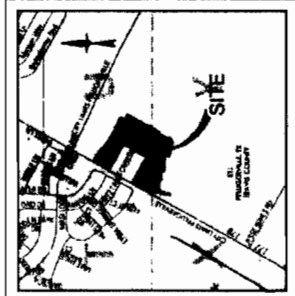
Pape-Dawson
ENGINEERS

7000 BRIDGE STREET, SUITE 100, WAXAHACH, TEXAS 75090
PH: 972.392.1111 FAX: 972.392.1111
WWW.PAPE-DAWSON.COM

SUBDIVISION PLAT OF SORENTO PHASE 2

FINAL PLAN
OF
SORENTO PHASE 2

A 25.94 ACRES OR 1,117,198 SQUARE FEET MORE OR LESS TRACT OF LAND BEING A CERTAIN TRACT OF LAND IN THE COUNTY OF SAN DIEGO, CALIFORNIA, AS MORE PARTICULARLY DESCRIBED IN THE OFFICIAL PUBLIC RECORDS 2015-16 DOCUMENT NO. 201514542 OF THE OFFICIAL PUBLIC RECORDS, AND BEING THE PART OF SAID TRACT OF LAND SHOWN IN ABSTRACT NO. 73 IN SAN DIEGO COUNTY RECORDS.



LOCATION MAP
AS SHOWN ON SHEET 1 OF 6

| LOT/ACRES SQ. FT. | |
|-------------------|------------|
| BLOCK "B" | |
| 23/0.180 | 784.50 FT |
| 24/0.158 | 680.50 FT |
| 25/0.158 | 680.50 FT |
| 26/0.158 | 680.50 FT |
| 27/0.158 | 680.50 FT |
| 28/0.197 | 725.50 FT |
| 29/0.185 | 804.50 FT |
| 30/0.208 | 921.50 FT |
| 31/0.299 | 1302.50 FT |
| 32/0.304 | 1244.50 FT |
| 33/0.329 | 1437.50 FT |
| 34/0.333 | 1406.50 FT |
| 35/0.186 | 616.50 FT |
| 36/0.186 | 616.50 FT |
| 37/0.180 | 616.50 FT |
| 38/0.186 | 616.50 FT |
| 39/0.186 | 616.50 FT |
| 40/0.186 | 616.50 FT |
| 41/0.186 | 616.50 FT |
| 42/0.186 | 616.50 FT |
| 43/0.186 | 616.50 FT |
| 44/0.186 | 616.50 FT |
| 45/0.186 | 616.50 FT |
| 46/0.186 | 616.50 FT |
| 47/0.186 | 616.50 FT |
| 48/0.220 | 916.50 FT |
| 49/0.220 | 901.50 FT |
| 50/0.224 | 928.50 FT |
| 51/0.216 | 646.50 FT |
| 52/0.329 | 1516.50 FT |
| 53/0.306 | 1347.50 FT |
| 54/0.288 | 1197.50 FT |
| 55/0.340 | 1655.50 FT |
| 56/0.234 | 1014.50 FT |
| 57/0.234 | 1014.50 FT |
| 58/0.238 | 1048.50 FT |
| 59/0.055 | 685.50 FT |
| 60/0.201 | 828.50 FT |
| 61/0.184 | 643.50 FT |
| 62/0.222 | 801.50 FT |
| 63/0.280 | 1326.50 FT |
| 64/0.363 | 1637.50 FT |
| 65/0.299 | 1428.50 FT |
| 67/0.299 | 1465.50 FT |

| LOT/ACRES SQ. FT. | |
|-------------------|-----------|
| BLOCK "D" | |
| 6/0.187 | 616.50 FT |
| 7/0.187 | 616.50 FT |
| 8/0.187 | 616.50 FT |
| 9/0.187 | 616.50 FT |
| 10/0.187 | 616.50 FT |
| 11/0.187 | 616.50 FT |
| 12/0.187 | 616.50 FT |
| 13/0.187 | 616.50 FT |
| 14/0.187 | 616.50 FT |
| 15/0.187 | 616.50 FT |
| 16/0.207 | 907.50 FT |
| 17/0.228 | 901.50 FT |
| 18/0.219 | 846.50 FT |
| 19/0.187 | 616.50 FT |
| 20/0.187 | 616.50 FT |
| 21/0.187 | 616.50 FT |
| 22/0.187 | 616.50 FT |
| 23/0.187 | 616.50 FT |
| 24/0.187 | 616.50 FT |
| 25/0.187 | 616.50 FT |
| 26/0.187 | 616.50 FT |
| 27/0.187 | 616.50 FT |
| 28/0.187 | 616.50 FT |
| 29/0.187 | 616.50 FT |
| 30/0.187 | 616.50 FT |
| 32/0.187 | 616.50 FT |

| LOT/ACRES SQ. FT. | |
|-------------------|------------|
| BLOCK "E" | |
| 28/0.183 | 6028.50 FT |

| LOT/ACRES SQ. FT. | |
|-------------------|------------|
| BLOCK "G" | |
| 1/0.183 | 6028.50 FT |
| 28/0.183 | 6028.50 FT |

| LOT/ACRES SQ. FT. | |
|-------------------|------------|
| BLOCK "H" | |
| 1/0.208 | 8974.50 FT |
| 34/0.206 | 8974.50 FT |

| LOT/ACRES SQ. FT. | |
|-------------------|-------------|
| BLOCK "K" | |
| 143/0.025 | 68208.50 FT |

| LOT/ACRES SQ. FT. | |
|-------------------|-------------|
| BLOCK "L" | |
| 36/0.214 | 31102.50 FT |



FINAL PLAT OF
SORENTO PHASE 2

A 25.97 ACRES OR 1.7108 SQUARE FEET MORE OR LESS TRACT OF LAND CONTAINED IN PLAT NO. 1277 OF THE COUNTY OF TRAVIS, TEXAS, BEING THE SAME AS SHOWN ON A CERTAIN MAP OF SAID TRACT OF LAND AND CALLED 207.56 ACRES TRACT OF LAND CONTROLLED BY DANIEL B. LUKA, A SINGLE INDIVIDUAL, AS SHOWN ON RECORD MAP NO. 88-10 ABSTRACT NO. 37 TRAVIS COUNTY TEXAS.

AGENCIAMARKAMENT
STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED A THORITY, ON THIS DAY PERSONALLY APPEARED Daniel B. Luka, 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 11th DAY OF May, 2011.
Daniel K. Mott
NOTARY PUBLIC, STATE OF TEXAS

CITY CLERK/ATTORNEY
APPROVED THIS _____ DAY OF _____, 20____, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PLEASANTVILLE, TEXAS, ON BEHALF OF SAID CITY.

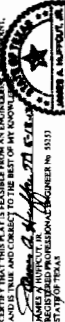
BY FRANK ANNEK, CHAIRMAN
PLANNING COMMISSION OF THE CITY OF PLEASANTVILLE

THIS PLAT REFLECTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PLEASANTVILLE.

BY DAVEY HARRISON, PLANNING COMMISSIONER
ATTORNEY
KAREN THOMPSON, CITY SECRETARY

ENGINEER'S CERTIFICATION
I, LOANA DEBRAVIAHORE, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT IS CORRECTLY FILED FOR RECORD IN MY OFFICE ON THIS DAY OF _____, 20____, A.D. AT _____ O'CLOCK _____ P.M. OF THE JUDICIAL DISTRICT OF _____ OF THE COUNTY OF TRAVIS, TEXAS.

LOANA DEBRAVIAHORE, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT IS CORRECTLY FILED FOR RECORD IN MY OFFICE ON THIS DAY OF _____, 20____, A.D. AT _____ O'CLOCK _____ P.M. OF THE JUDICIAL DISTRICT OF _____ OF THE COUNTY OF TRAVIS, TEXAS.



DANA DEBRAVIAHORE, COUNTY CLERK
BY IDENTY
LOANA DEBRAVIAHORE, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT IS CORRECTLY FILED FOR RECORD IN MY OFFICE ON THIS DAY OF _____, 20____, A.D. AT _____ O'CLOCK _____ P.M. OF THE JUDICIAL DISTRICT OF _____ OF THE COUNTY OF TRAVIS, TEXAS.

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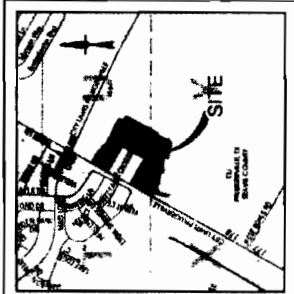
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LOCATION MAP
MADE BY G. M. ORT, JR.

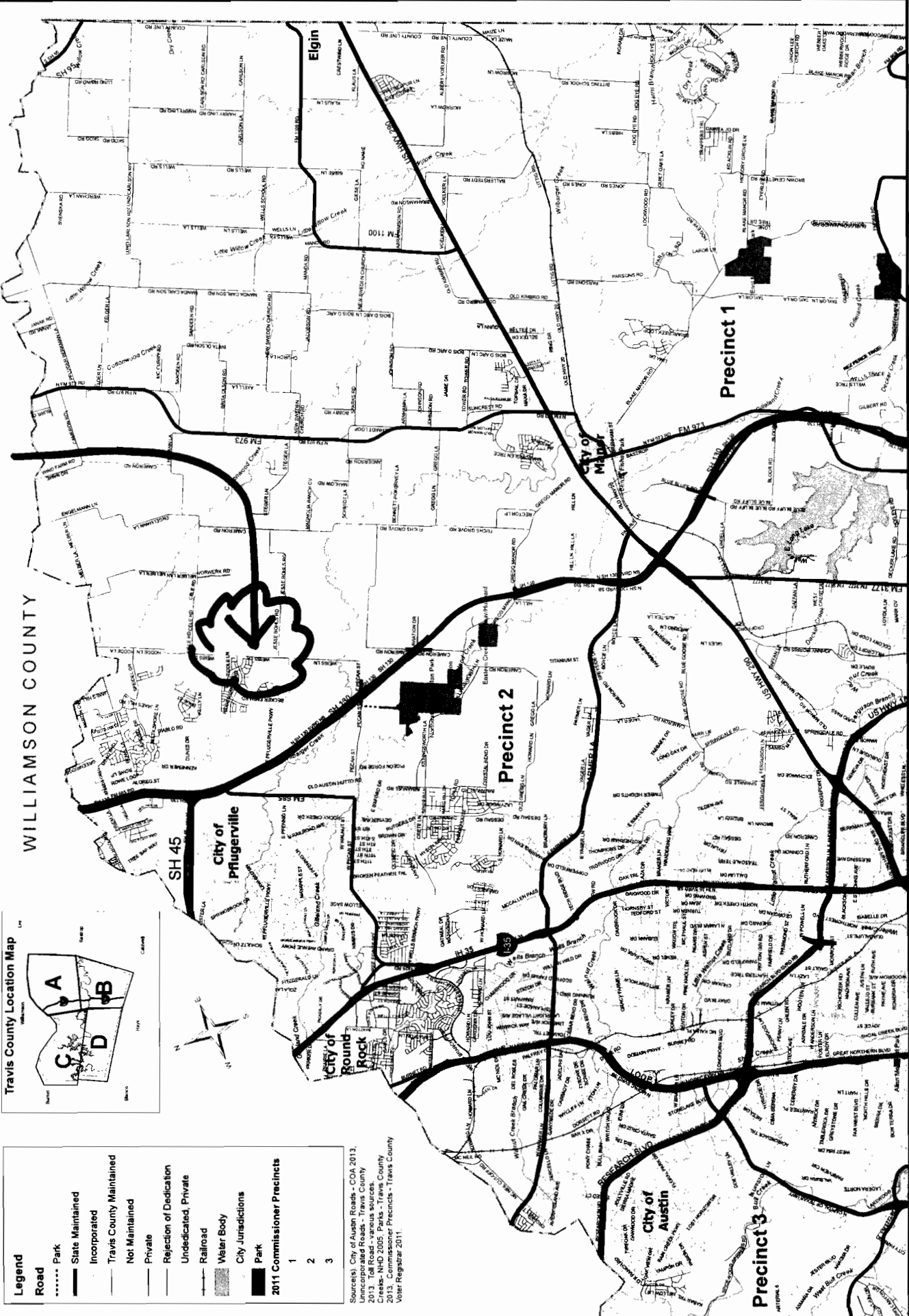
- NOTES
1. THIS PLAT LIES WITHIN THE CITY OF PLEASANTVILLE, TEXAS.
 2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE CONSTRUCTED UNTIL THE SUBDIVISION IS FULLY SERVED BY A WATER AND SEWER SYSTEM, AND STRUCTURE IN THIS SUBDIVISION SHALL BE REVIEWED AND APPROVED BY THE CITY OF PLEASANTVILLE, TEXAS.
 3. ALL UTILITIES SHALL BE CONSTRUCTED UNDER THE SUPERVISION OF THE CITY OF PLEASANTVILLE, TEXAS.
 4. ALL UTILITIES SHALL BE CONSTRUCTED WITH CONCRETE CURB AND GUTTER.
 5. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
 6. THE PLAT IS SUBJECT TO THE CITY OF PLEASANTVILLE, TEXAS, ORDINANCES AND REGULATIONS RELATING TO THE CONSTRUCTION OF UTILITIES, AND THE CITY OF PLEASANTVILLE, TEXAS, MAY REQUIRE THE INSTALLATION OF A WATER AND SEWER SYSTEM IN THIS SUBDIVISION.
 7. ALL UTILITIES SHALL BE CONSTRUCTED UNDER THE SUPERVISION OF THE CITY OF PLEASANTVILLE, TEXAS.
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STATE OF TEXAS
COUNTY OF TRAVIS
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SHEET 6 OF 6

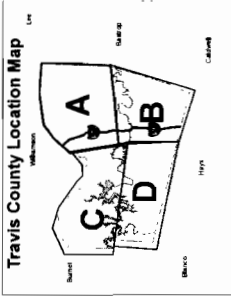
Site



Map Prepared by Travis County
 Dept. of Transportation & Natural
 Resources Date 5/21/2013



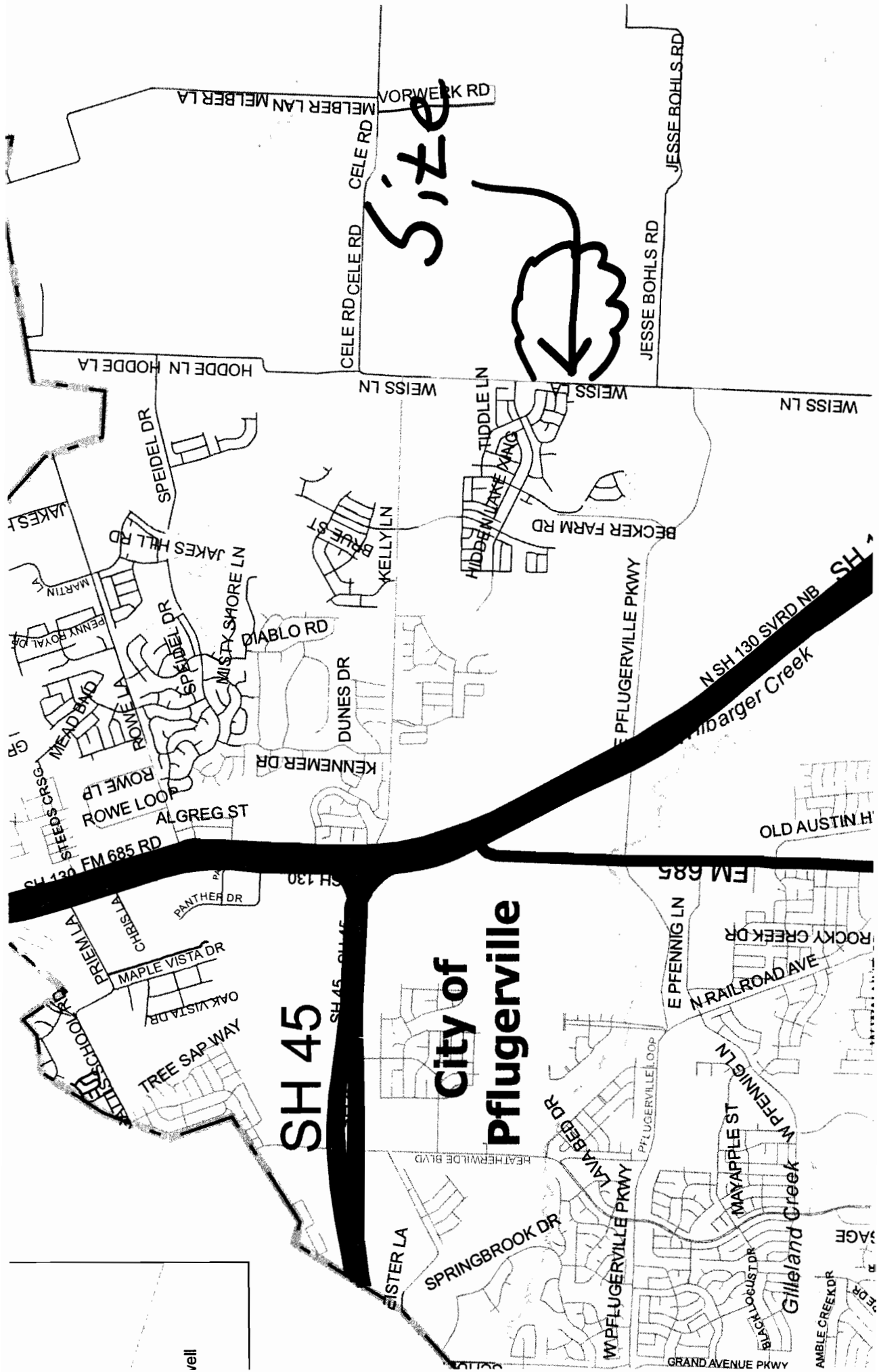
Travis County Roadways, Map A



| Legend | |
|------------------------------------|-------------------------------|
| Road | Park |
| State Maintained | Incorporated |
| Travis County Maintained | Not Maintained |
| Private | Rejection of Dedication |
| Undedicated, Private | Railroad |
| Water Body | City Jurisdictions |
| City Jurisdictions | Park |
| 2011 Commissioner Precincts | |
| 1 | 2 |
| 3 | |

Sources: City of Austin Roads - COA 2013
 Unincorporated Roads - Travis County
 2013 Toll Road - various sources
 Creeks - NHD 2005 - Parks - Travis County
 2013 Commissioner Precincts - Travis County
 Voter Registrar 2011.

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. It does not represent an on-the-ground survey or other professional service. The County has prepared this product for reference purposes only and offers no warranties for the product's accuracy or completeness.



Site



SH 45

City of Pflugerville

N SH 130 SVRD NB
Margarita Creek

vell