

PLAT RECORDING SHEET

PLAT NAME: Sorrento Drive Street Dedication Sec 1

PLAT NO: _____

ACREAGE: 2.05

LEAGUE: John Foster 2-1/2 Leagues Grant

ABSTRACT NUMBER: A-26

NUMBER OF BLOCKS: 0

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 0

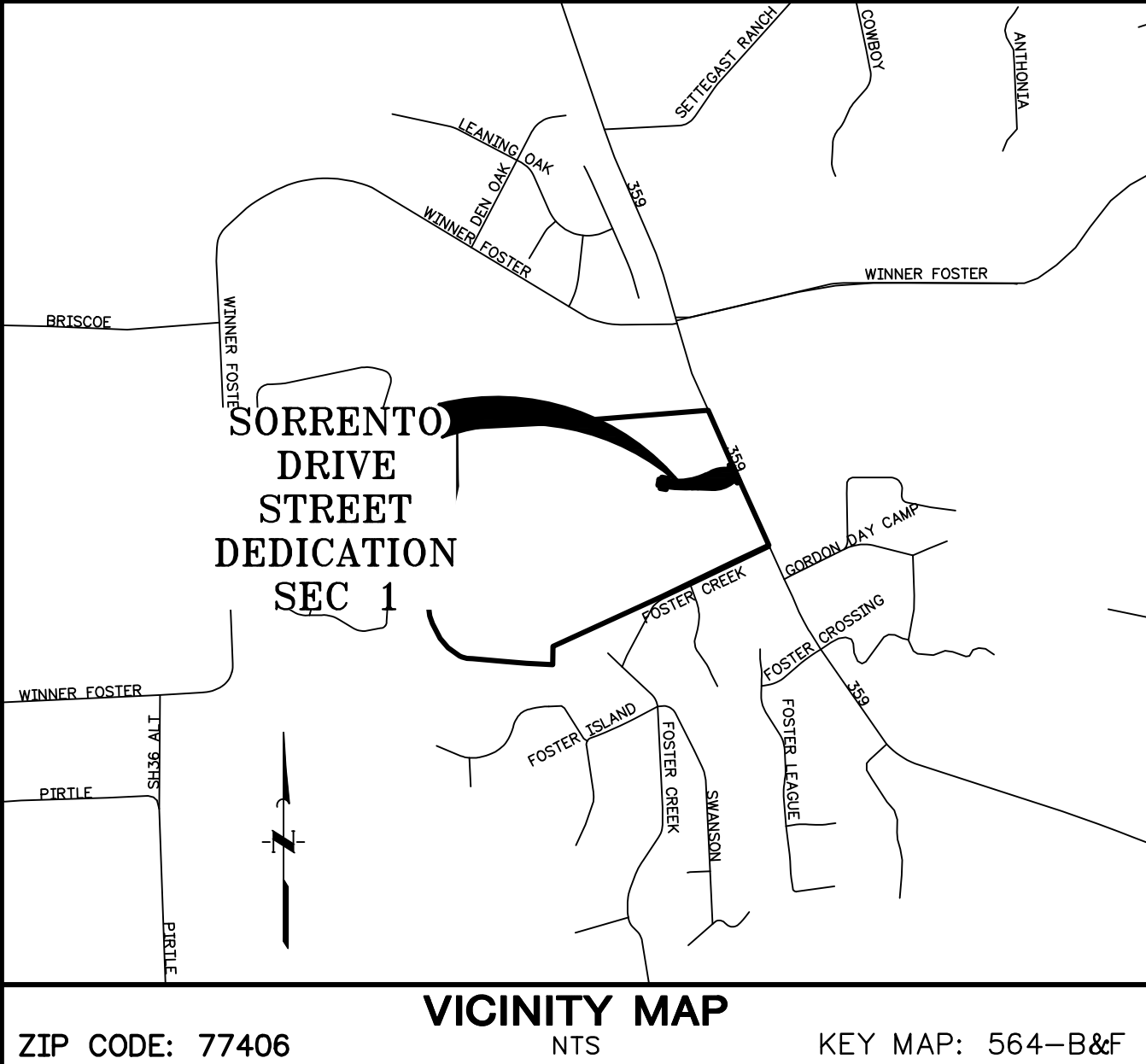
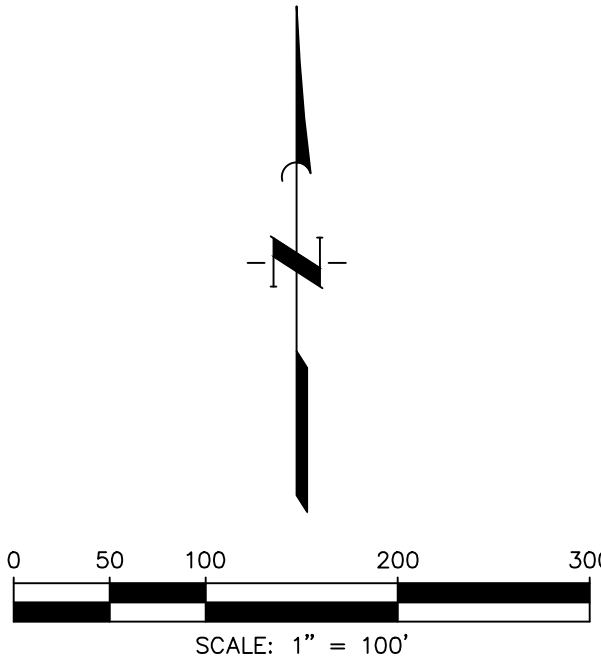
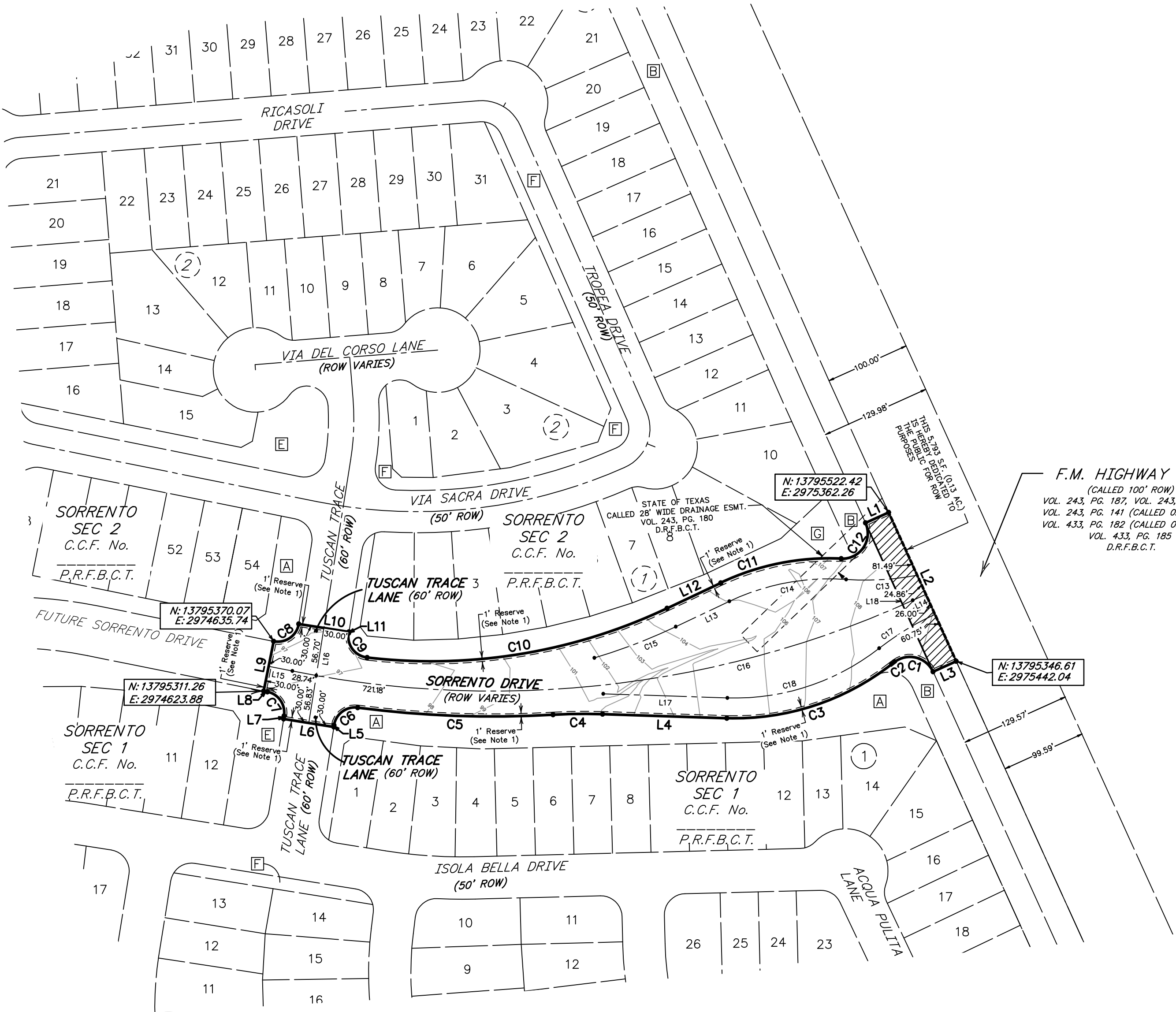
OWNERS: D.R. Horton-Texas, Ltd.

(DEPUTY CLERK)

DISTRICT NAMES	
WCID	N/A
MMD/MUD	FBCMUD 246
ASSISTANCE DISTRICT	FBCAD 7
LID	N/A
DID	FBCDD
SCHOOL	LAMAR CONSOLIDATED I.S.D.
FIRE	FORT BEND COUNTY ESD No. 4
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	N/A
UTILITIES CO.	CENTERPOINT ENERGY

Line Table		
Line	Bearing	Distance
L1	N65°35'35"E	30.00'
L2	S24°24'26"E	193.09'
L3	S65°35'34"W	30.00'
L4	N88°07'50"W	146.80'
L5	S09°02'40"W	2.00'
L6	N80°57'20"W	60.00'
L7	N09°02'40"E	3.57'
L8	N78°36'05"W	4.52'
L9	N11°23'55"E	60.00'
L10	S80°57'20"E	60.00'
L11	S09°02'40"W	1.54'
L12	N64°38'57"E	70.20'
L13	N64°38'57"E	70.20'
L14	S65°35'35"W	16.98'
L15	N78°36'05"W	28.56'
L16	N09°02'40"E	113.67'
L17	N88°07'50"W	146.75'
L18	N24°24'26"W	193.09'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	30.00'	102°50'20"	53.85'	N75°49'36"W	46.90'	37.61'
C2	300.00'	0°50'04"	4.37'	S52°20'11"W	4.37'	2.18'
C3	300.00'	39°57'01"	209.18'	S71°53'40"W	204.97'	109.04'
C4	650.00'	5°10'04"	58.63'	S89°17'08"W	58.61'	29.33'
C5	1230.00'	10°46'15"	231.22'	N87°54'47"W	230.88'	115.95'
C6	25.00'	88°25'41"	38.58'	S53°15'30"W	34.87'	24.32'
C7	25.00'	87°38'45"	38.24'	N34°46'42"W	34.62'	23.99'
C8	25.00'	92°21'15"	40.30'	N55°13'18"E	36.07'	26.05'
C9	25.00'	92°19'46"	40.29'	S37°07'13"E	36.07'	26.04'
C10	650.00'	32°03'57"	363.78'	N80°40'56"E	359.05'	186.79'
C11	300.00'	28°01'14"	146.72'	N78°39'34"E	145.26'	74.86'
C12	30.00'	117°04'24"	61.30'	N34°07'53"E	51.18'	49.03'
C13	324.00'	14°55'03"	84.36'	S86°38'08"W	84.12'	42.42'
C14	276.00'	29°26'43"	141.84'	N79°22'19"E	140.28'	72.52'
C15	674.00'	8°45'17"	102.98'	S69°01'36"W	102.88'	51.59'
C16	1200.00'	35°48'20"	749.91'	S83°29'45"W	737.77'	387.65'
C17	324.00'	13°40'26"	77.32'	N58°45'23"E	77.14'	38.85'
C18	276.00'	39°57'01"	192.44'	S71°53'40"W	188.57'	100.32'



- General Notes
- C.C.F. "County Clerk's File"
 - DE. "Drainage Easement"
 - Easmt. "Easement"
 - F.B.C.T. "Fort Bend County Texas"
 - No. "Number"
 - P.R.F.B.C.T. "Plat Records of Fort Bend County, Texas"
 - ROW. "Right-of-Way"
 - Sq. Ft. "Square Feet"
 - UE. "Utility Easement"
 - Vol. "Volume and Page"
 - WLE. "Waterline Easement"
 - Block Number
 - Set 3/4-inch Iron Rod with Cap Stamped "Quiddity" as Per Certification
- One-foot reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of street where such street where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
 - Site Plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
 - There are no pipelines in the platted area.
 - Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous rights-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
 - The coordinates shown hereon Texas Coordinate System of 1983, South Central Zone and may be brought to surface by applying the following combined scale factor of 0.99987659.
 - This Plat is located in lighting zone L23.
 - The Flood Insurance Rate Map (FIRM) No. 48157C0115L, Fort Bend County, Texas as revised April 2, 2014, shows this plat to be located within Unshaded Zone "X".
 - Sorrento Drive Street Dedication Sec 1 lies within Fort Bend County Municipal Utility District No. 246, Lamar CISO, CAD No. 7, Fort Bend County ESD No. 4, Fort Bend County, & Fort Bend County Drainage District.
 - Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - Contours shown hereon are NAVD 88 datum.
 - Bearings shown hereon are based on the Texas Coordinate system of 1983, South Central Zone based upon GPS observation.
 - Elevations shown hereon are based on NGS monument N-1505K, located per NGS as being 1.4 miles West from Fulshear 0.1 mile South along F.M. Road 359 from the Post Office in Fulshear, thence 1.34 miles West along F.M. Road 1093, in the Northwest corner of the t-junction of a dirt road, 42-feet North of the centerline of F.M. Road 1093, 13.0-feet West of the center of the dirt road, 3.0-feet South of the West post of a gate. The mark is 0.3 meters East from a witness post with a published elevation of 109.50' (NAVD88).
 - The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual, which allows street ponding with intense rainfall events.
 - All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility.
 - All property is required to drain into the drainage easement through an approved drainage structure.
 - Elevations shown hereon are based on NGS Monument "K 808 Reset". Being a brass disk found in concrete. Location as described by NGS data sheet being 6.7 miles North of Rosenberg, 0.25 miles West along the Alchison, Tapeko, and Santa Fe Railway from the station at Rosenberg, thence North 4.95 miles North along F.M. Highway 723, thence 1.5 miles Northwest along F.M. Highway 359, 0.35 mile South of the junction of Winner-Foster Road West, 0.1 mile South of the junction of a driveway West to McMillan Ranch, 50.5 feet East of the centerline of the Road, 112.5 feet East-Northeast and across the road from the "T" junction power pole 257, 138 feet South-Southeast of the center of the center of the East end of a 36-inch pipe culvert, 0.5 foot East of a fence, 1.5 feet North of a witness post. Elevation = 110.48 (NAVD88).
 - Tract is subject to a called 50' wide pipeline easement recorded in Vol. 293, Pg. 460, D.R.F.B.C.T. Description in deed is not adequate to determine location.
 - Tract is subject to an unlocated and undefined right-of-way recorded in Vol. 472, Pg. 436, D.R.F.B.C.T.
 - Tract is subject to those restrictions recorded under C.C.F. Nos. 2022110248, 2022110406, 2022114063, 2022114072, 2022114653, 2022117620, and 2022121632, O.P.R.F.B.C.T.

SORRENTO DRIVE STREET DEDICATION

SEC 1

A SUBDIVISION OF 2.05 ACRES OF LAND
OUT OF THE
JOHN FOSTER 2-½ LEAGUES GRANT, A-26
FORT BEND COUNTY, TEXAS
DECEMBER 2022

OWNER:
D. R. HORTON-Texas, Ltd.,
a Texas Limited Partnership
6744 HORTON VISTA DRIVE
RICHMOND, TEXAS 77407
281-269-6832

ENGINEER/PLANNER/SURVEYOR:

