

## PLAT RECORDING SHEET

**PLAT NAME:** Sorrento Sec 2

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 18.94

**LEAGUE:** John Foster 2-1/2 Leagues Grant

**ABSTRACT NUMBER:** A-26

**NUMBER OF BLOCKS:** 2

**NUMBER OF LOTS:** 85

**NUMBER OF RESERVES:** 7

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

\_\_\_\_\_  
(DEPUTY CLERK)



DISTRICT NAMES	
WCID	N/A
MUD/MUD	FBMUD 246
ASSISTANCE DISTRICT	FBCAD 7
LID	N/A
FBOD	FBOD
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

Curve Table					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	117°04'24"	61.30'	N34°07'53"E	51.18'
C2	300.00'	28°01'14"	146.72'	N78°39'34"E	145.26'
C3	650.00'	32°03'57"	363.78'	N80°40'56"E	359.05'
C4	25.00'	92°19'46"	40.29'	S37°07'13"E	36.07'
C5	25.00'	92°21'15"	40.30'	N55°13'18"E	36.07'
C6	530.00'	25°05'46"	232.15'	N88°51'02"E	230.29'
C7	300.00'	13°36'10"	71.22'	N02°14'35"E	71.06'
C8	600.00'	35°33'04"	372.29'	N83°37'23"E	366.35'
C9	50.00'	89°38'54"	78.23'	N21°01'24"E	70.49'
C10	50.00'	70°45'27"	61.75'	N59°10'47"W	57.90'
C11	50.00'	90°00'00"	78.54'	N40°26'30"E	70.71'
C12	50.00'	74°02'34"	64.61'	N41°34'48"W	60.21'
C13	25.00'	84°31'38"	36.88'	N51°18'29"E	33.63'
C14	25.00'	39°33'15"	17.26'	N86°09'22"E	16.92'
C15	50.00'	169°42'36"	148.10'	N21°04'41"E	99.60'
C16	25.00'	39°58'34"	17.44'	N43°47'20"W	17.09'
C17	25.00'	42°39'27"	18.61'	N02°28'20"W	18.19'
C18	50.00'	156°04'22"	136.20'	N59°10'47"W	97.83'
C19	25.00'	42°39'28"	18.61'	N64°06'45"E	18.19'
C20	25.00'	36°52'12"	16.09'	N76°07'25"W	15.81'
C21	50.00'	163°44'23"	142.89'	N40°26'30"E	98.99'
C22	25.00'	36°52'12"	16.09'	N22°59'36"W	15.81'
C23	25.00'	36°46'07"	16.04'	N13°49'33"E	15.77'
C24	50.00'	147°34'48"	128.79'	N41°34'48"W	96.02'
C25	25.00'	36°46'07"	16.04'	N83°00'52"E	15.77'
C26	25.00'	87°38'45"	38.24'	N34°46'42"W	34.62'
C27	25.00'	130°13'34"	56.82'	N61°33'31"E	45.36'
C28	50.00'	269°25'11"	235.11'	N08°02'18"W	71.07'
C29	25.00'	48°11'23"	21.03'	N61°20'48"E	20.41'
C30	25.00'	41°29'39"	18.11'	N73°48'41"W	17.71'
C31	50.00'	271°00'29"	236.50'	N08°34'06"W	70.09'
C32	25.00'	140°36'35"	61.35'	N73°46'03"W	47.07'
C33	25.00'	92°21'15"	40.30'	N55°13'18"E	36.07'
C34	25.00'	96°28'18"	42.09'	N39°11'29"W	37.29'

Line Table		
Line	Bearing	Distance
L1	N23°48'05"W	571.26'
L2	N24°24'26"W	166.05'
L3	N65°35'34"E	30.00'
L4	N64°38'57"E	70.20'
L5	S09°02'40"W	1.54'
L6	S80°57'20"E	60.00'
L7	S78°36'05"E	212.46'
L8	S13°41'51"E	121.65'
L9	S04°33'30"E	520.14'
L10	S43°31'43"W	85.83'
L11	S04°32'01"E	20.37'
L12	N09°02'40"E	201.50'
L13	N04°33'30"W	50.19'
L14	N85°26'30"E	216.46'
L15	N04°33'30"W	6.18'
L16	N88°56'00"W	10.00'
L17	N23°48'03"W	368.97'
L18	N30°49'12"E	5.00'
L19	N85°26'30"E	543.23'
L20	N49°33'30"W	6.57'

Line Table		
Line	Bearing	Distance
L21	N04°33'30"W	264.88'
L22	N09°02'40"E	111.92'
L23	N37°44'19"W	13.70'
L24	N84°47'27"W	55.30'
L25	N88°18'28"E	52.64'
L26	N84°17'37"E	52.70'
L27	N80°16'47"E	52.64'
L28	N76°16'05"E	52.64'
L29	N72°15'24"E	52.64'
L30	N68°30'59"E	91.04'
L31	N64°49'14"E	100.57'
L32	N46°50'02"E	72.35'
L33	N24°24'26"W	196.37'
L34	N23°48'05"W	592.55'
L35	N85°26'30"E	824.80'
L36	N85°26'30"E	127.00'
L37	N85°26'30"E	127.00'
L38	N41°34'48"W	66.66'
L39	N78°36'05"W	410.28'
L40	N55°13'18"E	13.85'

Line Table		
Line	Bearing	Distance
L41	N09°02'40"E	117.11'
L42	N04°33'30"W	99.09'
L43	N47°02'06"W	14.75'
L44	N89°30'41"W	37.28'
L45	N82°41'19"E	91.48'
L46	N73°43'29"E	108.19'
L47	N21°07'42"E	42.48'
L48	N23°48'05"W	370.09'
L49	N85°26'30"E	495.16'
L50	N04°33'30"W	322.25'
L51	N78°36'05"W	266.51'
L52	N60°53'56"E	15.21'
L53	N11°01'45"E	35.01'
L54	N63°15'11"E	20.00'
L55	N78°36'05"W	342.37'

**A RESTRICTED RESERVE "A"**  
Restricted to Landscape,  
Open Space, & Incidental  
Utility Purposes Only  
0.45 AC  
19,706 Sq Ft

**B RESTRICTED RESERVE "B"**  
Restricted to Landscape,  
Open Space, & Drainage  
Only  
0.54 AC  
23,313 Sq Ft

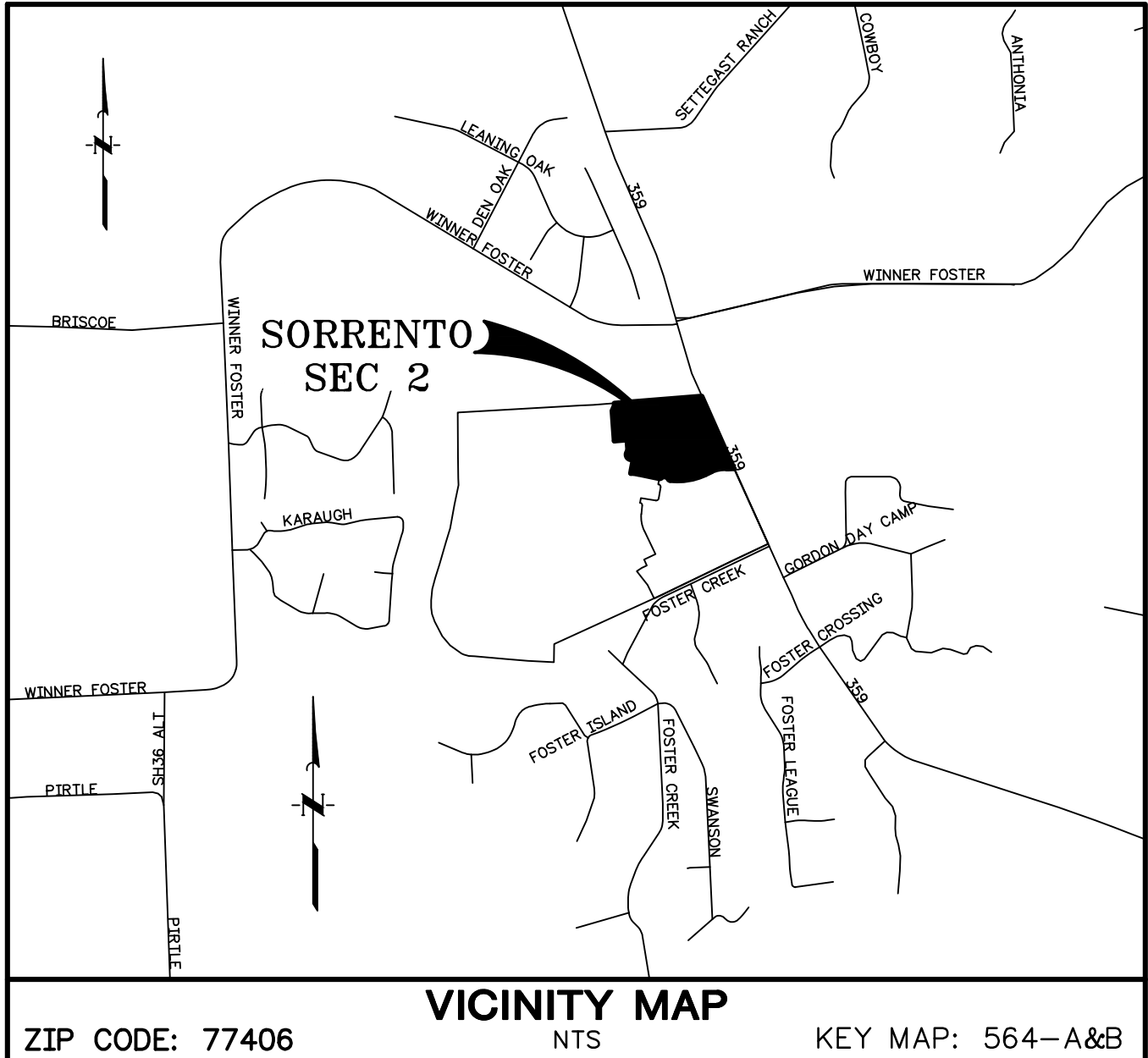
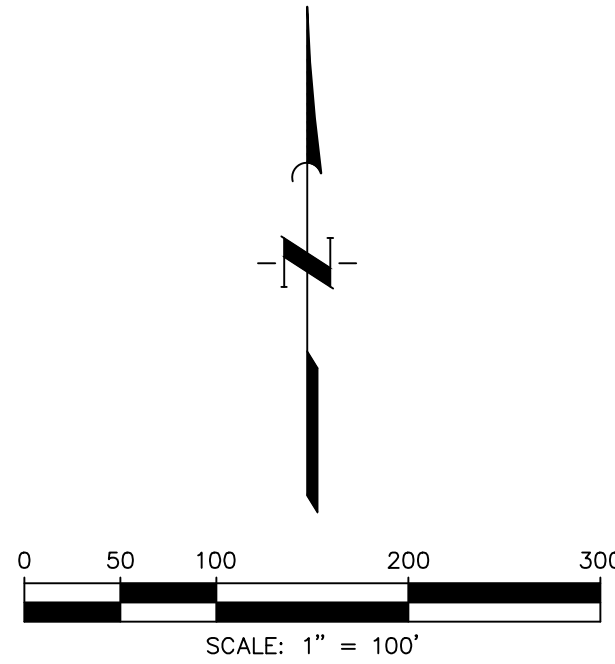
**C RESTRICTED RESERVE "C"**  
Restricted to Landscape,  
Open Space, & Drainage  
Purposes Only  
0.38 AC  
16,584 Sq Ft

**D RESTRICTED RESERVE "D"**  
Restricted to Landscape,  
Open Space, & Incidental  
Utility Purposes Only  
0.06 AC  
2,540 Sq Ft

**E RESTRICTED RESERVE "E"**  
Restricted to Landscape,  
Open Space, & Incidental  
Utility Purposes Only  
0.30 AC  
13,193 Sq Ft

**F RESTRICTED RESERVE "F"**  
Restricted to Landscape,  
Open Space, & Incidental  
Utility Purposes Only  
0.27 AC  
11,543 Sq Ft

**G RESTRICTED RESERVE "G"**  
Restricted to Landscape,  
Open Space, & Incidental  
Utility Purposes Only  
0.41 AC  
17,783 Sq Ft



General Notes		VICINITY MAP	
AE	"Aerial Easement"	Sq Ft	"Square Feet"
BL	"Building Line"	Stm SE	"Sanitary Sewer Easement"
C.C.F.	"County Clerk's File"	UE	"Utility Easement"
D.R.F.B.C.T.	"Deed Records, Fort Bend County, Texas"	Vol ... Pg ...	"Volume and Page"
Easmt	"Easement"	WLE	"Waterline Easement"
F.B.C.T.	"Fort Bend County Texas"	Ⓢ	"Block Number"
No	"Number"	Ⓢ	"Set 3/4-inch Iron Rod with Cap Stamped"
O.P.R.F.B.C.T.	"Official Public Records of Fort Bend County, Texas"	Ⓢ	"Quidity" as Per Certification
P.R.F.B.C.T.	"Plat Records of Fort Bend County, Texas"	Ⓢ	"Street Break"
ROW	"Right-of-Way"		

- All cul-de-sac radii are fifty feet (50'), unless otherwise noted.
- All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
- 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.
- All easements are centered on lot lines unless shown otherwise.
- All building lines along street rights-of-way as shown on the plat.
- Single family residential shall mean the use of a lot with one building for and containing not more than two separate units with facilities for living, sleeping, cooking and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential. (When applicable)
- There are no pipelines in the plotted 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 top of all floor slabs shall be a minimum of 103.71 feet above mean sea level (NAVD88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
- The coordinates shown herein are 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.
- Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.
- 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.
- 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 Sec 2 lies within Fort Bend County Municipal Utility District No. 246, Lamar CISD, CAD No. 7, Fort Bend County ESD No. 4, Fort Bend County, & Fort Bend County Drainage District.
- All drainage easements & reserves will be owned and maintained by Fort Bend County Municipal Utility District No. 246.
- 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 lot 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.
- A minimum distance of 10 feet shall be maintained between residential dwellings.
- Contours shown herein are NAVD 88 datum.
- Bearings shown herein are based on the Texas Coordinate system of 1983, South Central Zone, based upon GPS observations.
- Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval to obtain a Development Permit. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
- Elevations shown herein are based on NGS Monumnet "K-806 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 Atchinson Topog, and Santa Fe Railway from the station at Rosenberg, then North 4.95 miles North along F.M. Highway 723, thence 1.5 miles Northwest along G.M. Highway 359, 0.35 miles South of the junction of Winner-Foster Road West, 0.1 miles 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 east end of a 36-inch pipe culvert, 0.5 feet East of a fence, 1.5 feet North of a witness post. Elevation = 110.48 (NAVD88).
- All building lines along street right-of-ways as shown on the plat.
- 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 Col. 472, Pg. 436, D.R.F.B.C.T.
- Tract is subject to those restrictions recorded under C.C.F. Nos. 2022110248, 2022114060, 2022114063, 2022114072, 2022114653, 2022117620, and 202212632, O.P.R.F.B.C.T.

# SORRENTO

## SEC 2

A SUBDIVISION OF 18.94 ACRES OF LAND  
OUT OF THE  
JOHN FOSTER 2-½ LEAGUES GRANT, A-26  
FORT BEND COUNTY, TEXAS  
85 LOTS 7 RESERVES 2 BLOCKS  
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:

