

**PLAT RECORDING SHEET**

**PLAT NAME:** Sorrento Sec 1

\_\_\_\_\_

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

**ACREAGE:** 28.92

\_\_\_\_\_

**LEAGUE:** John Foster 2 ½ League Grant

\_\_\_\_\_

**ABSTRACT NUMBER:** A-26

\_\_\_\_\_

**NUMBER OF BLOCKS:** 5

\_\_\_\_\_

**NUMBER OF LOTS:** 130

\_\_\_\_\_

**NUMBER OF RESERVES:** 7

\_\_\_\_\_

**OWNERS:** D.R. Horton-Texas, Ltd. and Fort Bend County MUD 246

\_\_\_\_\_

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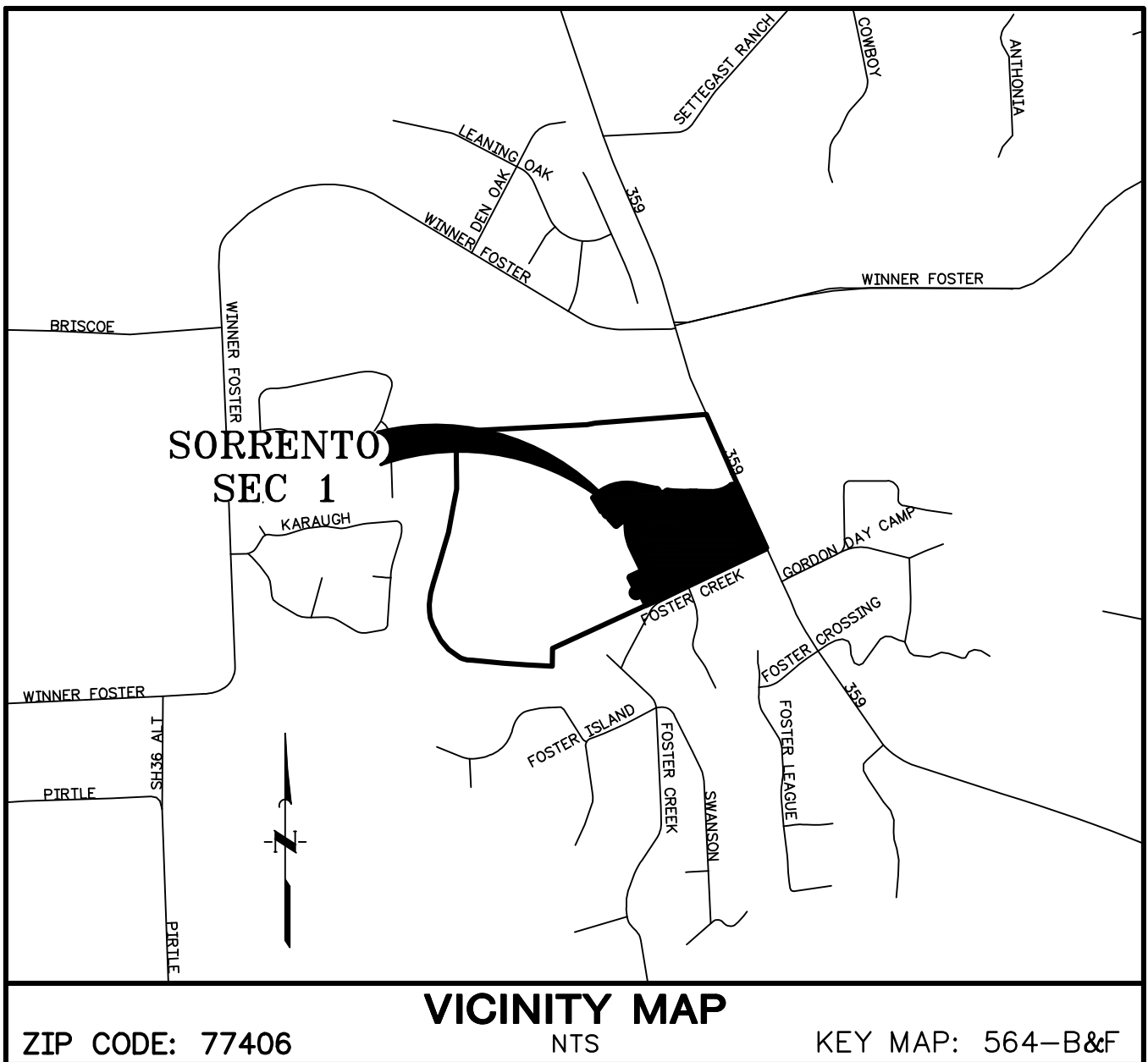
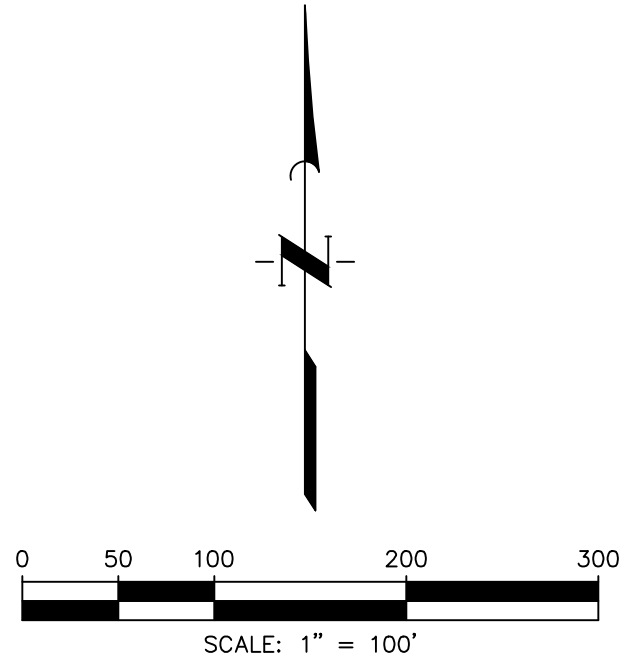
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\_\_\_\_\_  
**(DEPUTY CLERK)**

- A RESTRICTED RESERVE "A"**  
Restricted to Landscape  
Open Space, &  
Incidental Utility  
Purposes Only  
0.50 AC  
21,590 Sq Ft
- B RESTRICTED RESERVE "B"**  
Restricted to Landscape  
Open Space, &  
Incidental Utility  
Purposes Only  
0.67 AC  
29,118 Sq Ft
- C RESTRICTED RESERVE "C"**  
Restricted to Drainage  
Landscape  
Open Space, &  
Incidental Utility  
Purposes Only  
0.71 AC  
30,977 Sq Ft
- D RESTRICTED RESERVE "D"**  
Restricted to Landscape  
Open Space, &  
Incidental Utility  
Purposes Only  
0.07 AC  
3,175 Sq Ft
- E RESTRICTED RESERVE "E"**  
Restricted to Landscape  
Open Space, &  
Incidental Utility  
Purposes Only  
0.84 AC  
36,577 Sq Ft
- F RESTRICTED RESERVE "F"**  
Restricted to Landscape  
Open Space, &  
Incidental Utility  
Purposes Only  
0.08 AC  
3,379 Sq Ft
- G RESTRICTED RESERVE "G"**  
Restricted to Water Plant  
Purposes Only  
1.83 AC  
79,449 Sq Ft

DISTRICT NAMES	
WCID	N/A
MWD/MUD	FBCMD, 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



General Notes

- AE . . . . . "Aerial Easement"  
BL . . . . . "Building Line"  
C.C.F. . . . . "County Clerk's File"  
DE. . . . . "Drainage Easement"  
Esmt. . . . . "Easement"  
IPF . . . . . "Iron Pipe Found"  
No. . . . . "Number"  
O.P.R.F.B.C.T. . . . . "Official Public Records, Fort Bend County, Texas"  
P.R.F.B.C.T. . . . . "Plat Records, Fort Bend County, Texas"  
ROW . . . . . "Right-of-Way"
- Sq Ft . . . . . "Square Feet"  
SSE . . . . . "Sanitary Sewer Easement"  
Stm SE . . . . . "Storm Sewer Easement"  
UE . . . . . "Utility Easement"  
Vol. . . . . "Volume and Page"  
WLE . . . . . "Waterline Easement"  
① . . . . . "Block Number"  
• . . . . . "Set 3/4-inch Iron Rod with Cap Stamped  
"Quiddity" as Per Certification"
1. 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.
2. All cul-de-sac radii are fifty feet (50'), unless otherwise noted.
3. All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
4. 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.
5. All easements are centered on lot lines unless shown otherwise.
6. All building lines along street rights-of-way as shown on the plat.
7. There are no pipelines in the plotted area.
8. 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.
9. The top of all floor slabs shall be a minimum of 101.27 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.
10. 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.
11. This Plat is located in lighting zone L23.
12. 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.
13. 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.
14. 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.
15. 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" and Zone "A".
16. Sorrento Sec 1 lies within Fort Bend County Municipal Utility District No. 246, Lamar CISD, CAD No. 7, ESD No. 4, and Fulshear Fire District, Fort Bend County, & Fort Bend County Drainage District.
17. All drainage easements & reserves will be owned and maintained by Fort Bend County Municipal Utility District No. 246.
18. 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 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.
19. A minimum distance of 10 feet shall be maintained between residential dwellings.
20. All lots shall have adequate wastewater collection service.
21. Contours shown hereon are NAVD 88 datum.
22. Bearings shown hereon are based on the Texas Coordinate system of 1983, South Central Zone, based upon GPS observations.
23. Elevations shown hereon are based on NGS monument "K 806 Reset", Elevation = 110.48 (NAVD88)
24. Tract is subject to Short Form Blanket Easement recorded under C.C.F. No. 2022055458, O.P.R.F.B.C.T.

# SORRENTO

## SEC 1

A SUBDIVISION OF 28.92 ACRES OF LAND

OUT OF THE


JOHN FOSTER 2-1/2 LEAGUES GRANT, A-26

FORT BEND COUNTY, TEXAS

130 LOTS    7 RESERVES    5 BLOCKS

OCTOBER 2023

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

ENGINEER/PLANNER/SURVEYOR:  
 **QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100  
1229 Corporate Drive-Roseburg, Texas 77451 • 281.342.2033

STATE OF TEXAS §  
COUNTY OF FORT BEND §

We, D.R. Horton – Texas, Ltd., a Texas Limited Partnership, by D.R. Horton Inc., a Delaware Corporation, its Authorized Agent acting by and through Ernie S. Loeb, its Vice President of Land, owner hereinafter referred to as Owners of the 28.92 acre tract described in the above and foregoing map of Sorrento Sec 1, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, We do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any time and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, We do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, D.R. Horton – Texas, Ltd., a Texas Limited Partnership by D.R. Horton Inc., a Delaware Corporation, its Authorized Agent has caused these presents to be signed by Ernie S. Loeb, its Vice President of Land, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

D.R. Horton – Texas, Ltd.,  
a Texas Limited Partnership  
By: D.R. Horton Inc., a Delaware Corporation, its Authorized Agent.  
  
By: \_\_\_\_\_  
Ernie S. Loeb  
Vice President of Land

STATE OF TEXAS §  
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Jonathan Woodruff, Assistant Vice President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

Print Name

My commission expires: \_\_\_\_\_

I, Chris D. Kalkomey, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Chris D. Kalkomey  
Registered Professional Land Surveyor  
Texas Registration No. 5869

I, Devin P. Espinosa, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.

Devin P. Espinosa P.E.  
Professional Engineer No. 139534

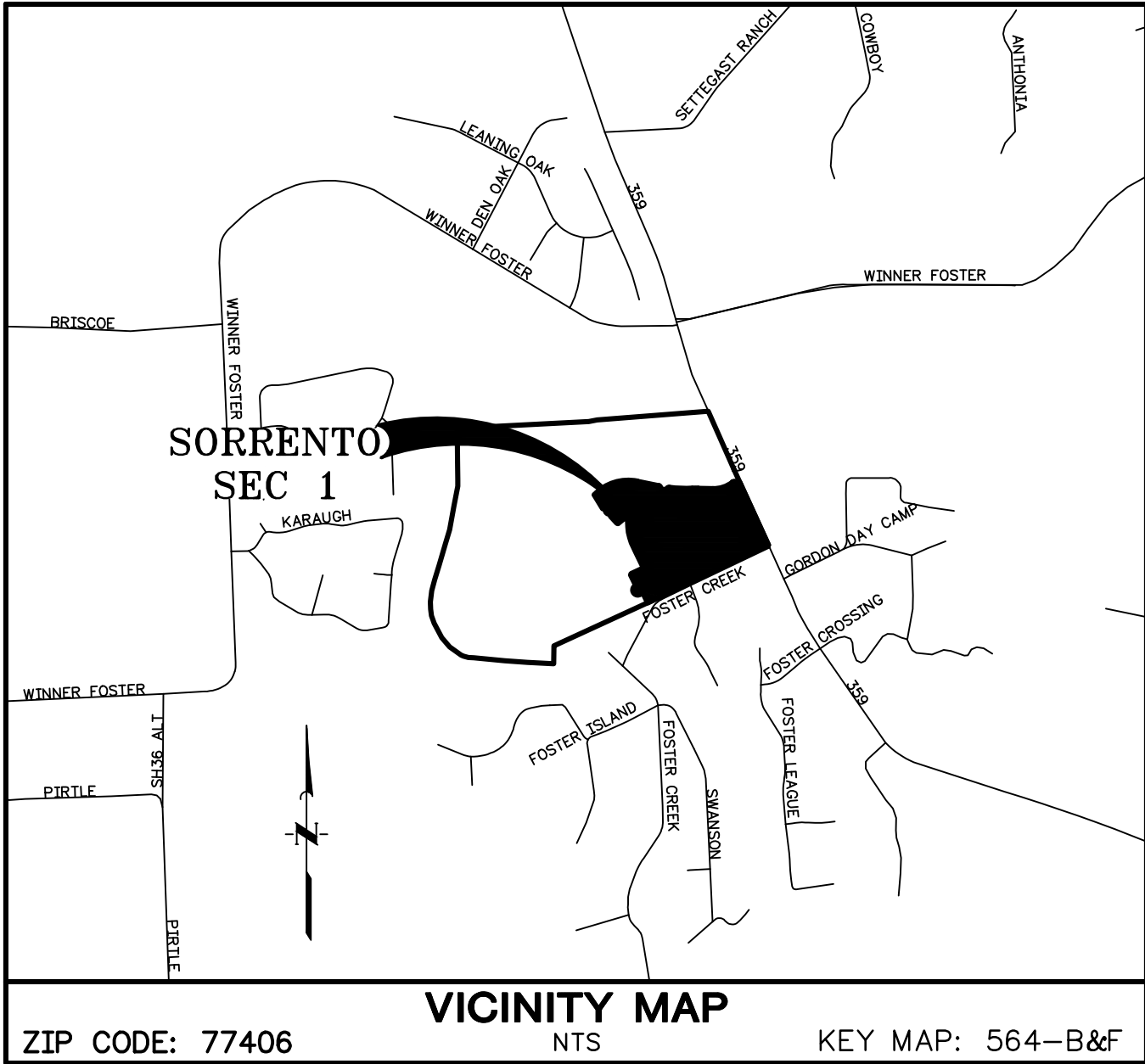
Line Table		
Line	Bearing	Distance
L1	N65°35'35"E	30.00'
L2	S65°23'33"W	44.13'
L3	N25°25'43"W	124.42'
L4	N64°34'17"E	0.89'
L5	N25°25'43"W	117.00'
L6	N19°34'17"E	14.14'
L7	N64°34'17"E	135.00'
L8	N25°25'43"W	225.00'
L9	N24°01'34"W	51.92'
L10	N18°40'27"W	55.20'
L11	N12°56'32"W	55.20'
L12	N07°12'36"W	55.20'
L13	N01°28'41"W	55.20'
L14	N00°19'59"W	31.76'
L15	S89°40'01"W	31.35'
L16	S49°13'56"W	83.92'
L17	N82°21'54"W	13.28'
L18	N41°35'51"W	94.89'
L19	N04°40'26"W	20.00'

Line Table		
Line	Bearing	Distance
L20	N85°24'38"W	25.94'
L21	N30°59'13"W	161.76'
L22	S78°36'05"E	216.98'
L23	S09°02'40"W	3.57'
L24	S80°57'20"E	60.00'
L25	N09°02'40"E	2.00'
L26	S88°07'50"E	146.80'
L27	S09°02'40"W	159.96'
L28	N80°57'20"W	359.93'
L29	N56°02'15"E	62.75'
L30	N09°02'40"E	139.84'
L31	S25°25'43"E	391.47'
L32	N64°34'17"E	827.89'
L33	N25°25'43"W	25.00'
L34	S25°25'43"E	296.90'
L35	N07°04'21"E	67.82'
L36	N88°33'06"E	407.91'
L37	N01°26'54"W	83.44'
L38	S25°25'43"E	157.60'

Line Table		
Line	Bearing	Distance
L39	N70°25'43"W	7.00'
L40	S31°33'42"W	6.00'
L41	S25°25'43"E	153.62'
L42	S09°02'40"W	114.91'
L43	S54°02'40"W	14.14'
L44	N82°21'38"W	79.65'
L45	N87°09'33"W	73.49'
L46	S88°33'06"W	377.72'
L47	S82°15'49"W	122.34'
L48	N66°40'38"W	40.79'
L49	N24°24'26"W	620.53'
L50	N64°34'17"E	101.37'
L51	S59°42'54"E	42.90'
L52	N08°43'52"E	42.82'
L53	N64°29'46"E	85.65'
L54	N88°33'06"E	243.97'
L55	N01°26'54"W	43.74'
L56	N19°17'40"W	43.93'
L57	N38°18'25"W	82.11'

Line Table		
Line	Bearing	Distance
L58	S25°25'43"E	265.36'
L59	N64°34'17"E	985.15'
L60	N70°25'43"W	14.14'
L61	S25°25'43"E	127.00'
L62	N64°34'17"E	127.00'
L63	N64°34'17"E	127.00'
L64	S88°56'26"W	133.68'
L65	S00°19'59"E	26.71'
L66	S11°08'27"W	14.83'
L67	N53°16'06"E	40.25'
L68	N57°49'05"E	45.01'
L69	N62°07'11"E	45.07'
L70	N67°07'48"E	59.83'
L71	N72°49'03"E	59.24'
L72	N78°27'43"E	58.93'
L73	N84°05'26"E	58.91'
L74	N89°43'58"E	59.21'
L75	S84°59'05"E	51.38'
L76	S80°27'16"E	43.62'

Line Table		
Line	Bearing	Distance
L77	S78°36'05"E	86.94'
L78	S34°46'42"E	14.43'
L79	N09°02'40"E	124.58'
L80	S25°25'43"E	284.74'
L81	N20°36'38"W	110.65'
L82	N12°29'13"W	55.79'
L83	N01°37'36"W	55.80'
L84	N03°18'20"E	54.86'
L85	N10°02'02"E	54.08'
L86	N80°57'20"W	238.04'
L87	N25°25'43"W	193.50'
L88	N21°16'38"W	54.99'
L89	N15°36'04"W	55.11'
L90	N09°48'20"W	55.11'
L91	N04°00'29"W	55.35'
L92	N01°26'54"W	55.00'



I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners' Court. However, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or any other area or subdivision within the watershed.

J. Stacy Slawinski, P.E.  
Fort Bend County Engineer  
Date

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Vincent M. Morales, Jr.  
Commissioner, Precinct 1

Grady Prestage  
Commissioner, Precinct 2

KP George  
County Judge

W.A. "Andy" Meyers  
Commissioner, Precinct 3

Dexter L. McCoy  
Commissioner, Precinct 4

THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

I, Laura Richard, County Clerk for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 2023 at \_\_\_\_\_ o'clock \_\_\_\_\_ in Plat Number(s) \_\_\_\_\_ of the Plat Records of said County.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard  
Fort Bend County, Texas

By: \_\_\_\_\_  
Deputy

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

ENGINEER/PLANNER/SURVEYOR:

QUIDDITY  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-22290 & 1004500  
1229 Corporate Drive • Rosenberg, Texas 77471 • 281.342.2033