

PLAT RECORDING SHEET

PLAT NAME: Sorrento Drive Street Dedication Sec 2

PLAT NO: _____

ACREAGE: 2.59

LEAGUE: John Foster 2 1/2 League Grant

ABSTRACT NUMBER: A-26

NUMBER OF BLOCKS: 0

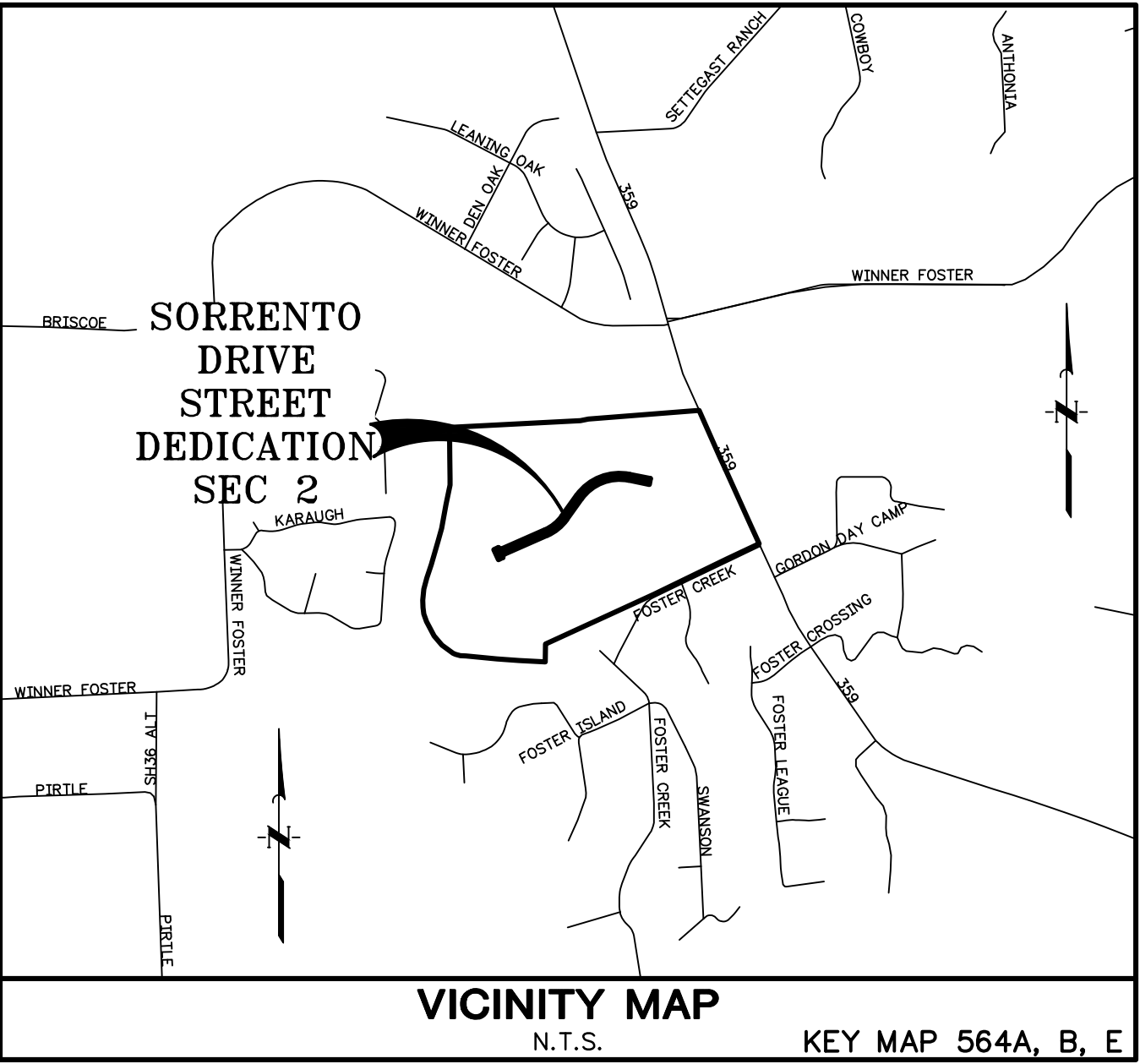
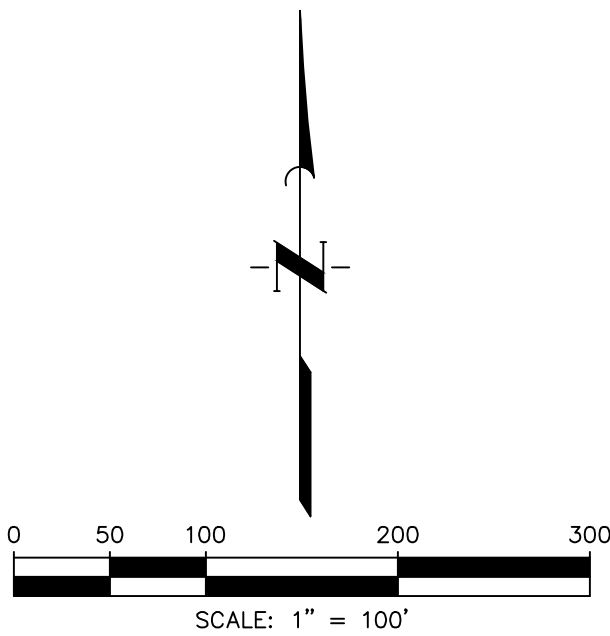
NUMBER OF LOTS: 0

NUMBER OF RESERVES: 0

OWNERS: D. R. Horton – Texas, Ltd.,

(DEPUTY CLERK)

DISTRICT NAMES	
WCID	N/A
MMD/MUD	FBCMU# 246
ASSISTANCE DISTRICT	FBCAD 7
LID	N/A
OID	FBCOD
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



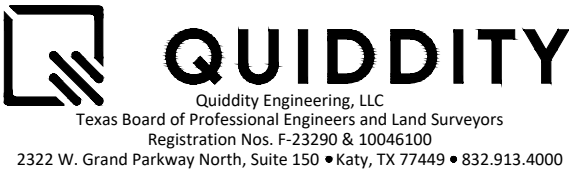
- General Notes
- C.C.F. "County Clerk File"
 - DE "Drainage Easement"
 - Easmt "Easement"
 - F.B.C.T. "Fort Bend County, Texas"
 - No "Number"
 - O.P.R.F.B.C.T. "Official Public Records, Fort Bend County, Texas"
 - P.R.F.B.C.T. "Plat Records of Fort Bend County, Texas"
 - ROW "Right-of-Way"
 - Sq Ft "Square Feet"
 - UE "Utility Easement"
 - Vol. Pg. "Volume and Page"
 - WLE "Waterline Easement"
 - WLE "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 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 sold 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 LZ3.
 - 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 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.
 - Absent written authorization by the affected utilities, oil 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-1505X, 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 1-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 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 Atchison, Topeka, 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 feet East of a fence, 1.5 feet North of a witness post. Elevation = 110.48 (NAVD88).

SORRENTO DRIVE STREET DEDICATION SEC 2

A SUBDIVISION OF 2.59 ACRES OF LAND
OUT OF THE
JOHN FOSTER 2-1/2 LEAGUE GRANT, A-26
FORT BEND COUNTY, TEXAS
DECEMBER 2023

OWNER:
D. R. HORTON-Texas, Ltd.,
a Texas Limited Partnership
6744 HORTON VISTA DRIVE
RICHMOND, TEXAS 77407
261-269-6832

ENGINEER/PLANNER/SURVEYOR:



80 SORRENTO INVESTMENTS, LTD.
CALLED 51.05 AC.
(TRACT "II")
C.C.F. NO. 2021096508
O.P.R.F.B.C.T.

D.R. HORTON - TEXAS, LTD.
CALLED 87.33 AC.
(TRACT "IA")
C.C.F. NO. 2021096278
O.P.R.F.B.C.T.

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S11°23'55"W	60.00'
L2	S66°07'39"W	50.00'
L3	N23°52'21"W	110.00'
L4	S66°07'39"W	50.00'
L5	S23°52'21"E	110.00'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	470.00'	65°38'05"	538.40'	S68°34'53"W	509.44'	303.10'
C2	480.00'	30°21'48"	254.37'	S50°56'45"W	251.41'	130.25'
C3	25.00'	90°00'00"	39.27'	S21°07'39"W	35.36'	25.00'
C4	25.00'	90°00'00"	39.27'	S68°52'21"E	35.36'	25.00'
C5	420.00'	30°21'48"	222.58'	N50°56'45"E	219.98'	113.97'
C6	530.00'	65°38'05"	607.14'	N68°34'53"E	574.48'	341.79'
C7	500.00'	65°38'05"	572.77'	S68°34'53"W	541.96'	322.44'
C8	450.00'	30°21'48"	238.47'	S50°56'45"W	235.69'	122.11'

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 2.59 acre tract described in the above and foregoing map of Sorrento Drive Street Dedication Sec 2, 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, drows 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 Ernie S. Loeb, Vice President of Land, 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: _____

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 _____, 20__ at _____ o'clock _____ in Plat Number(s) _____ of the Plat Records of said County.

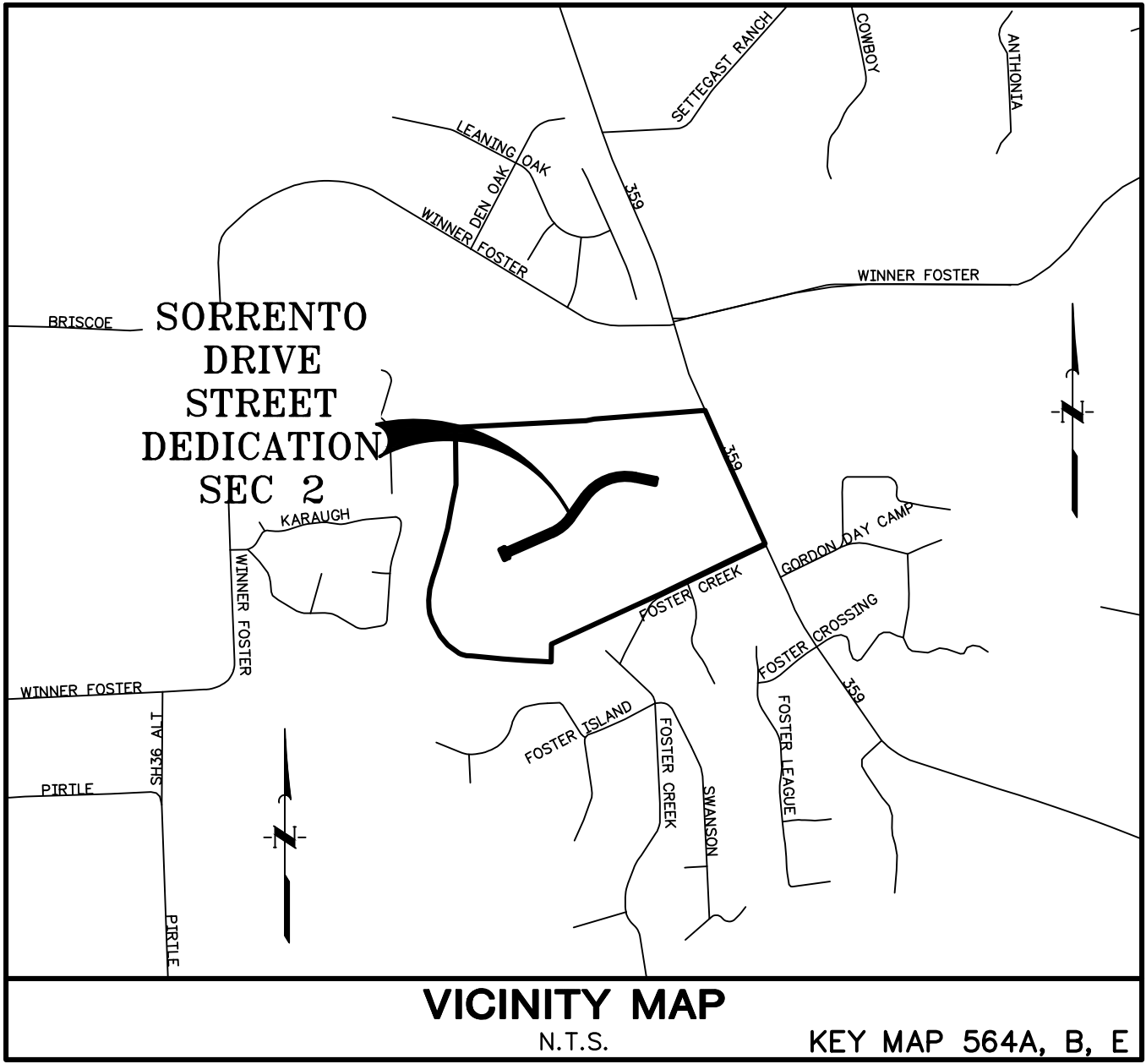
Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard
Fort Bend County, Texas

By: _____
Deputy

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, 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

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 20__.

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

SORRENTO DRIVE STREET DEDICATION SEC 2

A SUBDIVISION OF 2.59 ACRES OF LAND
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DECEMBER 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-22070 & 10086100
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000