

PLAT RECORDING SHEET

PLAT NAME: Sorrento Sec 3

PLAT NO: _____

ACREAGE: 59.74

LEAGUE: John Foster 2-1/2 League Grant

ABSTRACT NUMBER: A-26

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 131

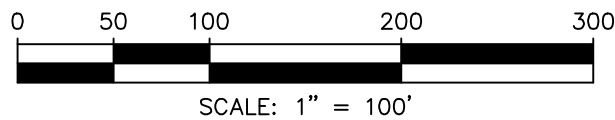
NUMBER OF RESERVES: 10

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

(DEPUTY CLERK)

- A** RESTRICTED RESERVE "A"
Restricted to Landscape
Open Space, &
Incidental Utility
Purposes Only
0.05 AC
2,211 Sq Ft
- D** RESTRICTED RESERVE "D"
Restricted to Landscape
Open Space, &
Incidental Utility
Purposes Only
0.12 AC
5,168 Sq Ft
- E** RESTRICTED RESERVE "E"
Restricted to Landscape
Open Space, &
Incidental Utility
Purposes Only
0.06 AC
2,830 Sq Ft
- F** RESTRICTED RESERVE "F"
Restricted to Remote
Water Well
Purposes Only
0.30 AC
12,887 Sq Ft
- G** RESTRICTED RESERVE "G"
Restricted to Landscape
Open Space, &
Incidental Utility
Purposes Only
0.11 AC
4,896 Sq Ft
- J** RESTRICTED RESERVE "J"
Restricted to Landscape
Open Space, &
Incidental Utility
Purposes Only
0.12 AC
5,393 Sq Ft

DISTRICT NAMES	
WCID	N/A
MMD/MUD	FBCMUD 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



D.R. HORTON-TEXAS, LTD.
D.S. CALLED 51.05 AC.
(TRACT "II")
C.C.F. NO. 2021096508
O.P.R.F.B.C.T.

I RESTRICTED RESERVE "I"
Restricted to Recreation
Center & Incidental
Utility Purposes Only
2.62 AC
114,116 Sq Ft

H RESTRICTED RESERVE "H"
Restricted to Drainage
Purposes Only
17.67 AC
769,583 Sq Ft

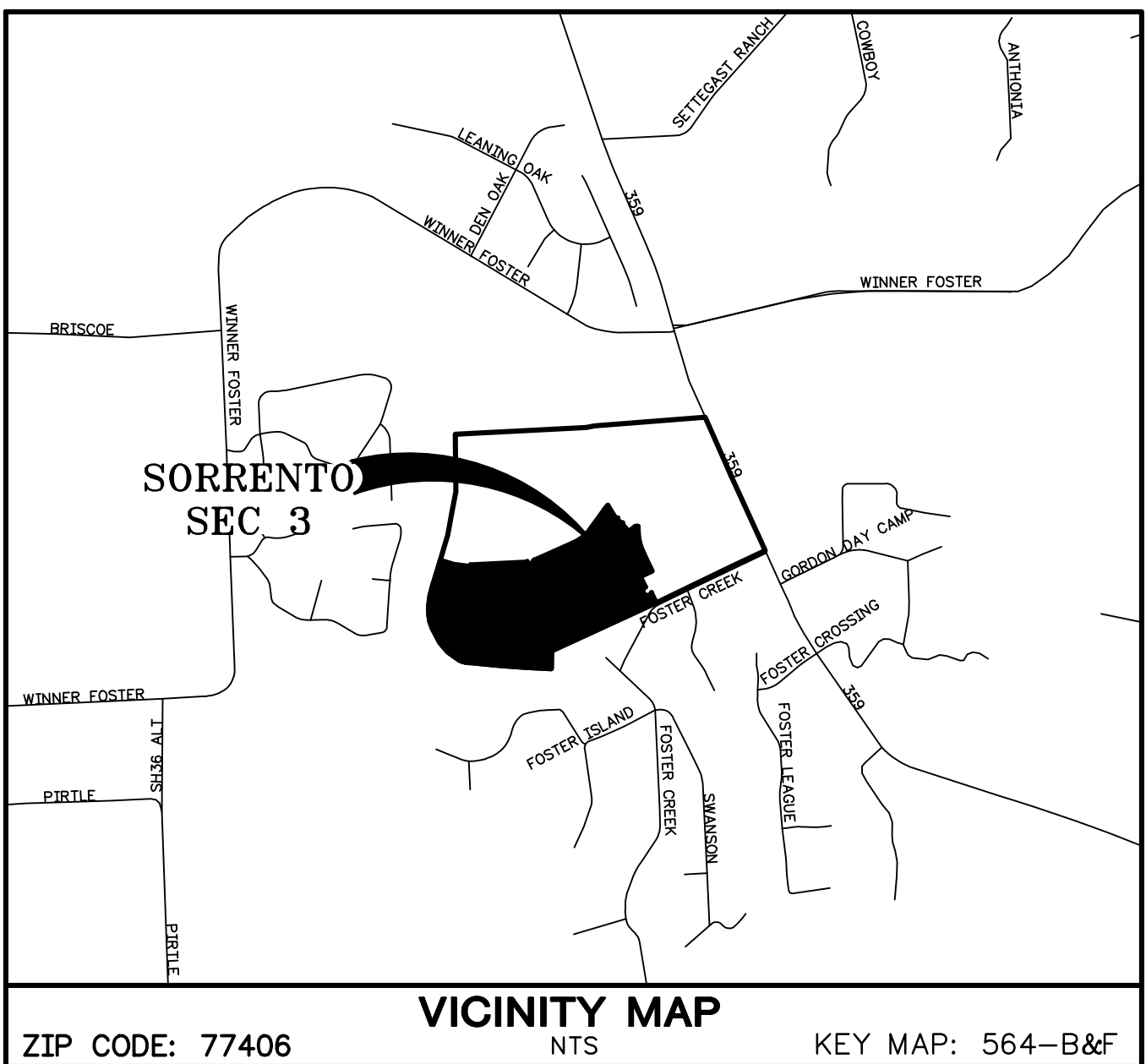
C RESTRICTED RESERVE "C"
Restricted to Water
Plant & Incidental
Utility
Purposes Only
3.02 AC
131,368 Sq Ft

B RESTRICTED RESERVE "B"
Restricted to Drainage
Purposes Only
12.23 AC
532,934 Sq Ft

THE WARREN WESTBROOK
KEULL TRUST
CALLED 4.7984 AC.
C.C.F. NO. 202009817
O.P.R.F.B.C.T.

MICHAEL A. PIRACCI, et ux
CALLED 2.2476 AC. (TRACT 1)
C.C.F. NO. 2019076157
O.P.R.F.B.C.T.

JONATHAN OTTO REED, et ux
CALLED 2.000 AC.
C.C.F. NO. 2017060385
O.P.R.F.B.C.T.



General Notes

- 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 dedicant, his heirs, assigns or successors.
- 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.
- 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 I.D.A.
- The top of all floor slabs shall be a minimum of 100.90 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 hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor of 0.99987659.
- This Plat is located in lighting zone L25.
- 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 3 lies within Fort Bend County Municipal Utility District No. 246, Lamar CISD, CAD No. 7, 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 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.
- A minimum distance of 10 feet shall be maintained between residential dwellings.
- All lots shall have adequate wastewater collection service.
- Contours shown hereon are NAVD 88 datum.
- Bearings shown hereon are based on the Texas Coordinate system of 1983, South Central Zone, NAD 83.
- 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 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).

SORRENTO SEC 3

A SUBDIVISION OF 59.74 ACRES OF LAND

OUT OF THE

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

FORT BEND COUNTY, TEXAS

131 LOTS 10 RESERVES 3 BLOCKS

OCTOBER 2023

OWNER:

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

PLANNER/SURVEYOR:

QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & L3040300
2322 W. Grand Parkway North, Suite 550 Katy, TX 77449 • 832.913.4000

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 59.74 acre tract described in the above and foregoing map of Sorrento Sec 3, 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 on 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 on 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 some 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 _____, 202__.

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: _____

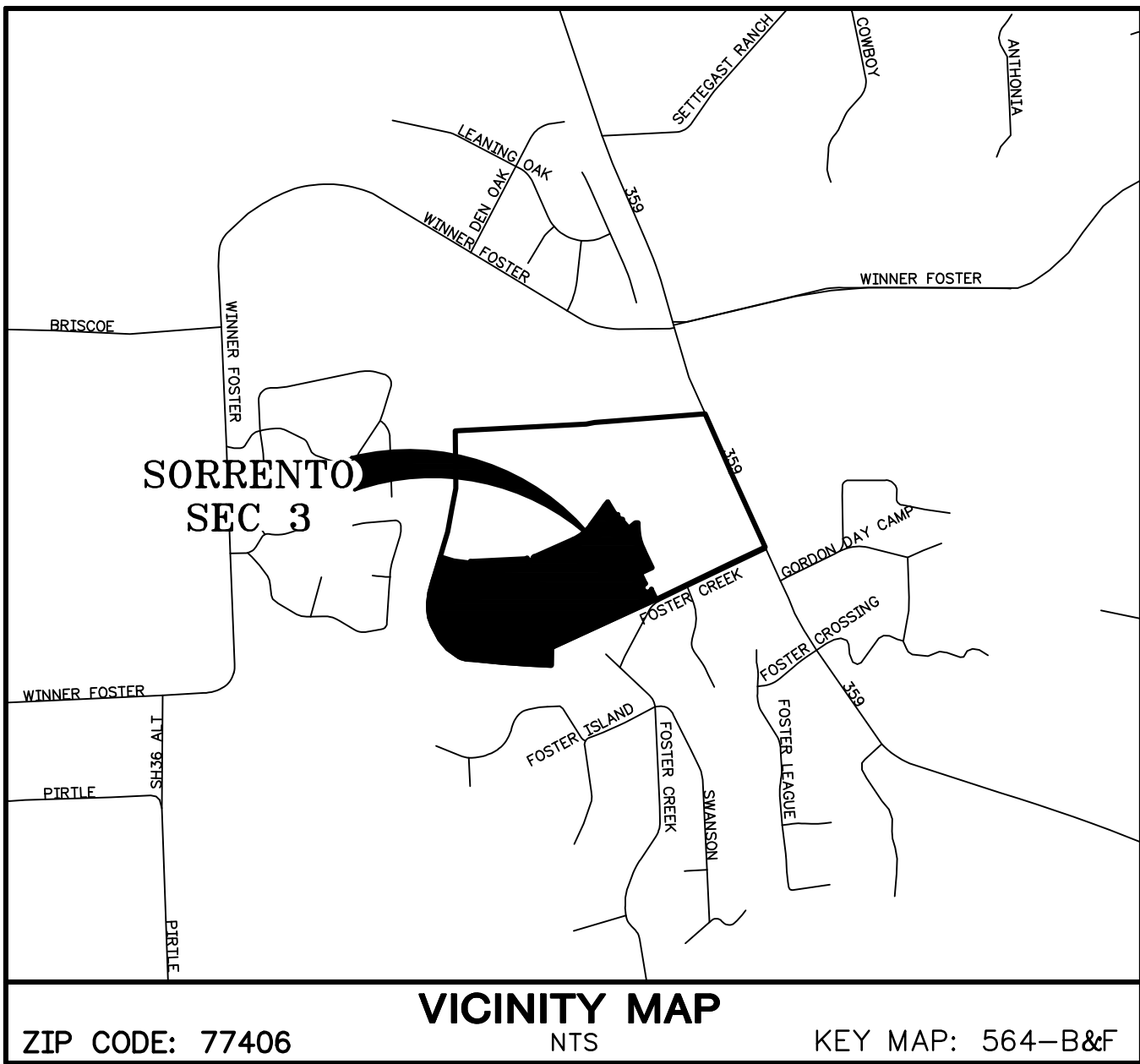
I, Chris D. Kalkomey, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary 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

Line Table		
Line	Bearing	Distance
L1	S30°59'13"E	161.76'
L2	S85°24'38"E	25.94'
L3	S04°40'26"E	20.00'
L4	S41°35'51"E	94.89'
L5	S82°21'54"E	13.28'
L6	N49°13'56"E	83.92'
L7	N89°40'01"E	31.35'
L8	S00°19'59"E	31.76'
L9	S01°28'41"E	55.20'
L10	S07°12'36"E	55.20'
L11	S12°56'32"E	55.20'
L12	S18°40'27"E	55.20'
L13	S24°01'34"E	51.92'
L14	S25°25'43"E	225.00'
L15	S64°34'17"W	135.00'
L16	S19°34'17"W	14.14'
L17	S25°25'43"E	117.00'
L18	S64°34'17"W	0.89'
L19	S25°25'43"E	124.42'
L20	S65°23'33"W	1279.77'
L21	S00°32'24"W	200.33'
L22	N87°04'35"W	289.67'
L23	N85°29'43"W	251.76'
L24	N84°40'36"W	342.97'
L25	N86°50'56"W	62.39'
L26	N74°35'50"W	55.93'
L27	N66°11'06"W	29.61'
L28	N54°10'40"W	153.83'
L29	N40°09'54"W	134.38'
L30	N27°37'35"W	181.25'
L31	N19°58'36"W	88.57'
L32	N07°20'02"W	72.18'

Line Table		
Line	Bearing	Distance
L33	N01°44'42"W	81.65'
L34	N06°08'04"E	124.80'
L35	N15°03'32"E	127.07'
L36	N17°42'04"E	161.56'
L37	N16°13'50"E	122.24'
L38	S73°46'10"E	156.24'
L39	S82°31'13"E	182.74'
L40	N66°07'39"E	20.00'
L41	S23°52'21"E	43.90'
L42	N66°07'39"E	50.00'
L43	N66°07'39"E	473.57'
L44	N35°45'51"E	258.35'
L45	S23°52'21"E	379.93'
L46	N66°07'40"E	18.48'
L47	S87°03'52"W	519.74'
L48	N89°49'44"W	99.63'
L49	N01°52'31"W	212.18'
L50	N43°12'41"E	10.75'
L51	N88°07'29"E	715.51'
L52	S75°09'31"W	390.85'
L53	N14°50'29"W	14.41'
L54	S01°52'31"E	164.31'
L55	N88°07'29"E	561.18'
L56	N01°52'31"W	15.27'
L57	S60°56'56"W	360.94'
L58	S28°02'23"E	25.00'
L59	S23°52'21"E	116.69'
L60	N09°11'56"E	50.29'
L61	S01°52'31"E	513.02'
L62	N46°52'31"W	56.57'
L63	S88°07'29"W	1002.36'
L64	S07°02'37"E	133.32'

Line Table		
Line	Bearing	Distance
L65	S01°52'31"E	119.49'
L66	S43°35'16"E	24.14'
L67	S35°02'07"W	31.24'
L68	S54°57'53"E	138.67'
L69	S30°43'53"E	100.00'
L70	S60°58'53"E	225.00'
L71	S86°20'53"E	209.89'
L72	N01°52'31"W	119.06'
L73	N39°50'13"E	24.14'
L74	N88°07'29"E	609.98'
L75	S01°52'31"E	141.52'
L76	S01°52'31"E	141.52'
L77	S76°32'19"W	58.75'
L78	S72°18'35"W	58.68'
L79	N65°03'46"E	157.81'
L80	S60°56'56"W	334.45'
L81	N29°03'04"W	177.61'
L82	S14°30'20"E	113.21'
L83	N32°06'00"W	111.46'
L84	N88°14'32"W	40.48'
L85	N64°15'57"E	177.34'
L86	S61°16'57"W	92.71'
L87	N75°09'31"E	74.57'
L88	S84°20'27"W	121.64'
L89	S01°52'31"E	143.04'
L90	N08°20'41"W	129.72'
L91	S71°09'04"E	18.03'
L92	S75°09'31"W	215.00'
L93	N30°09'31"E	14.14'
L94	S65°20'31"E	45.54'
L95	N88°07'29"E	752.84'
L96	S23°52'21"E	281.99'



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 _____, 202__.

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

KP George
County Judge

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

Ken R. DeMerchant
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 _____, 202__ 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

SORRENTO

SEC 3

A SUBDIVISION OF 59.74 ACRES OF LAND

OUT OF THE


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

FORT BEND COUNTY, TEXAS

131 LOTS 10 RESERVES 3 BLOCKS

OCTOBER 2023

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

PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & T0046100
2322 W. Grand Parkway North, Suite 150 #400, TX 77469 • 832.913.4000