

**PLAT RECORDING SHEET**

**PLAT NAME:** Sorrento Sec 4

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

**ACREAGE:** 55.43

**LEAGUE:** John Foster 2 1/2 League Grant

**ABSTRACT NUMBER:** A-26

**NUMBER OF BLOCKS:** 5

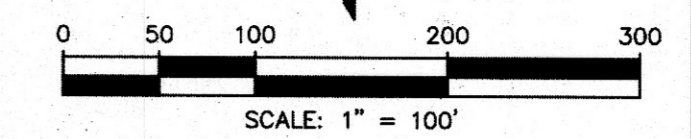
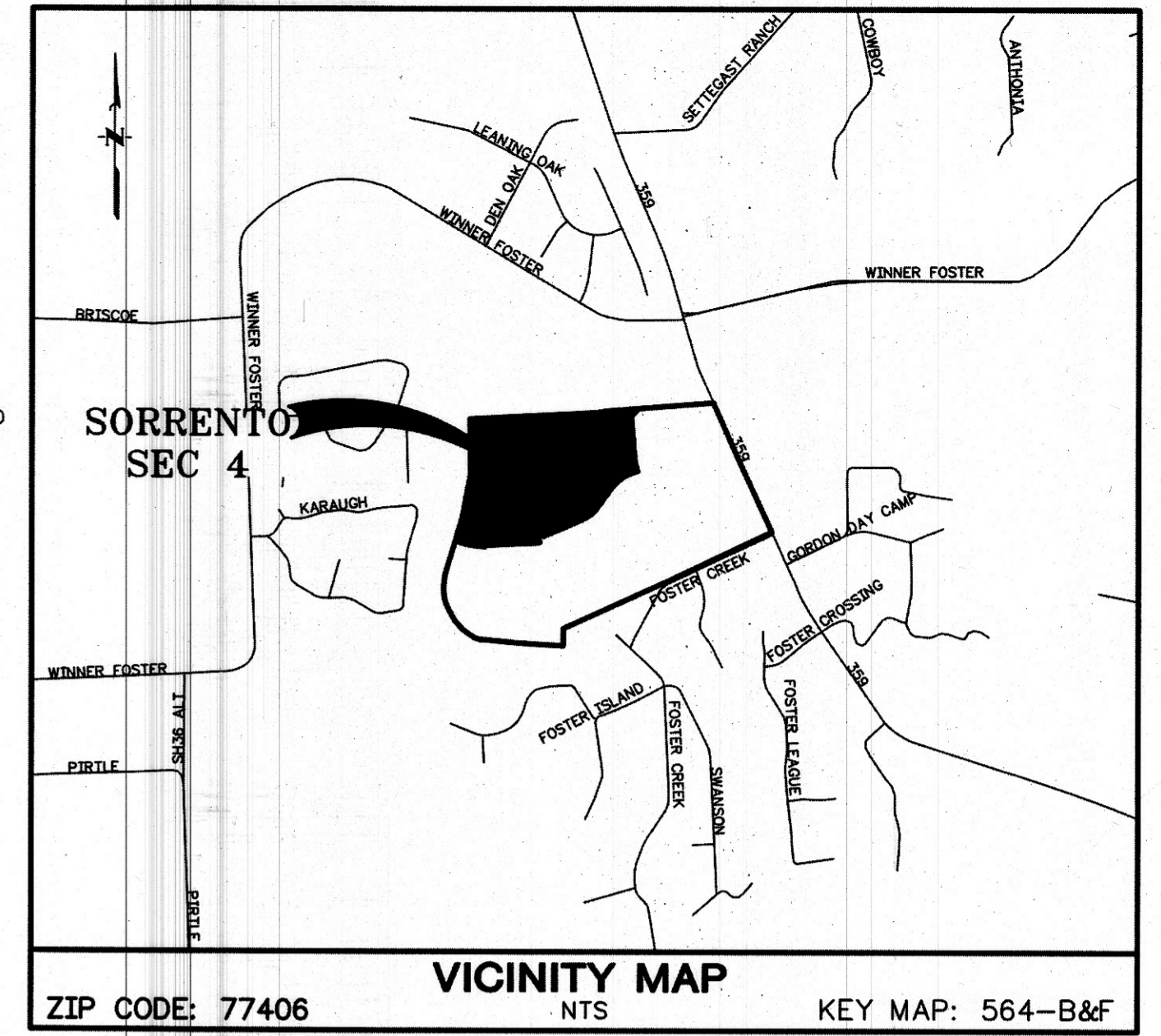
**NUMBER OF LOTS:** 139

**NUMBER OF RESERVES:** 9

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

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

- A RESTRICTED RESERVE "A"**  
Restricted to Landscape  
Open Space, &  
Incidental Utility  
Purposes Only  
0.06 AC  
2,694 Sq Ft
- B RESTRICTED RESERVE "B"**  
Restricted to Landscape  
Open Space, &  
Incidental Utility  
Purposes Only  
0.16 AC  
6,831 Sq Ft
- C RESTRICTED RESERVE "C"**  
Restricted to Landscape  
Open Space, &  
Incidental Utility  
Purposes Only  
0.05 AC  
2,286 Sq Ft
- D RESTRICTED RESERVE "D"**  
Restricted to Drainage  
and Incidental Utility  
Purposes Only  
5.31 AC  
231,142 Sq Ft
- E RESTRICTED RESERVE "E"**  
Restricted to Landscape  
Open Space, &  
Incidental Utility  
Purposes Only  
0.05 AC  
2,317 Sq Ft
- F RESTRICTED RESERVE "F"**  
Restricted to Drainage  
& Incidental Utility  
Purposes Only  
0.14 AC  
5,928 Sq Ft
- G RESTRICTED RESERVE "G"**  
Restricted to Drainage  
& Incidental Utility  
Purposes Only  
0.15 AC  
6,346 Sq Ft
- H RESTRICTED RESERVE "H"**  
Restricted to Landscape  
Open Space, &  
Incidental Utility  
Purposes Only  
0.07 AC  
3,092 Sq Ft
- I RESTRICTED RESERVE "I"**  
Restricted to Landscape  
Open Space, &  
Incidental Utility  
Purposes Only  
0.07 AC  
3,092 Sq Ft



BEN Q. W. SHOFNER, et ux  
C.C.F. NO. 2003047705  
O.P.R.F.B.C.T.

MICHAEL KNOBELOK  
CALLED 7.7856 AC.  
C.C.F. NO. 2008003503  
O.P.R.F.B.C.T.

KARAUGH I SUBD.  
SLIDE NO.s 1492-B, 1493-A  
P.R.F.B.C.T.

KARAUGH I SUBD.  
SLIDE NO.s 1492-B, 1493-A  
P.R.F.B.C.T.



- General Notes
- AE "Aerial Easement"
  - BL "Building Line"
  - C.C.F. "County Clerk's File"
  - D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas"
  - Emt "Easement"
  - F.B.C.T. "Fort Bend County Texas"
  - FND "Found 3/4" Iron Rod with cap stamped "Jones/Carter Property Corner"
  - IRF "Found 5/8" Iron Rod with cap stamped "Jones/Carter No. 1"
  - O.P.R.F.B.C.T. "Official Public Records of 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"
  - SSE "Sanitary Sewer Easement"
  - Stm SE "Storm Sewer Easement"
  - UE "Utility Easement"
  - Vol. Pg "Volume and Page"
  - WLE "Waterline Easement"
  - Block Number "Block Number"
  - St. 3/4-inch Iron Rod "St. 3/4-inch Iron Rod (with Cap Stamped)"
  - Stamped Quiddity Property Corner "Stamped Quiddity Property Corner"
  - as Per Certification "as Per Certification"
  - "Street Break" "Street Break"

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 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 rest 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 platted 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 99.77 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 are Texas 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 with intense rainfall events.
15. The Flood Insurance Rate Map (FIRM) No. 48157C0115L, Fort Bend County, Texas as revised April 2, 2024, shows this plat to be located within Unshaded Zone "X" and Zone "A".
16. Sorrento Sec 4 lies within Fort Bend County Municipal Utility District No. 246, Lamar CSD, Fort Bend County, & Fort Bend County Drainage District, ESD No. 4, CAD No. 7.
17. All drainage easements & reserves will be owned and maintained by Fort Bend County Municipal Utility District No. 246. Gulf Coast Water Authority will have the right to use and maintain their easement along Jones Creek located within reserve D.
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 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.
19. A minimum distance of 10 feet shall be maintained between residential dwellings.
20. Contours shown hereon are NAVD 88 datum.
21. Bearings shown hereon are based on the Texas Coordinate system of 1983, South Central Zone, NAD 83.
22. Elevations shown hereon are based on NGS Monument "K 806 Reset". Being a brass disk found in concrete. Location as described by NGS data street 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, 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).

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

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 No. F-23390 & 10046100  
1219 Corporate Drive • Rosenberg, Texas 77471 • 281.342.2033

# SORRENTO

## SEC 4

A SUBDIVISION OF 55.43 ACRES OF LAND  
OUT OF THE  
JOHN FOSTER 2-1/2 LEAGUE RANCH, A-26  
FORT BEND COUNTY, TEXAS  
139 LOTS 9 RESERVES 5 BLOCKS  
OCTOBER 2023

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 the Owners of the above and foregoing map of Sorrento Sec 4, 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 plot 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 seven feet, six inches (7' 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 do hereby declare that all parcels of land designated as lots on this plot 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 plot 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 to 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 12th day of JANUARY, 2023. (MR)

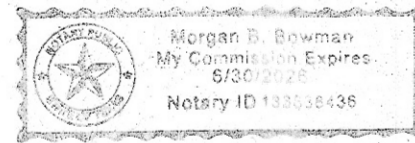
D.R. Horton - Texas, Ltd.,  
 a Texas Limited Partnership  
 By: D.R. Horton Inc., a Delaware Corporation, its Authorized Agent.  
 Ernie S. Loeb  
 Vice President of Land

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 he executed the same for the purposes and considerations therein expressed.

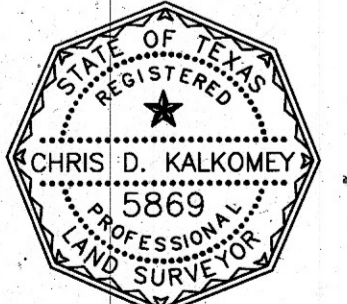
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of JANUARY, 2023. (MR)

Morgan Bowman  
 Notary Public in and for the State of Texas  
 Morgan Bowman  
 Print Name



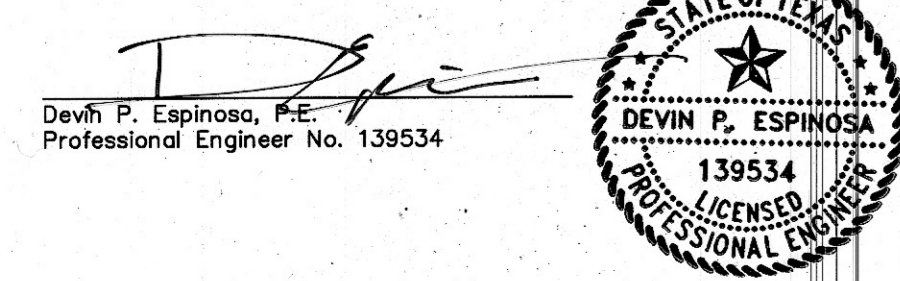
My commission expires: 12/30/25

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 of 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 plot 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. 5889

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

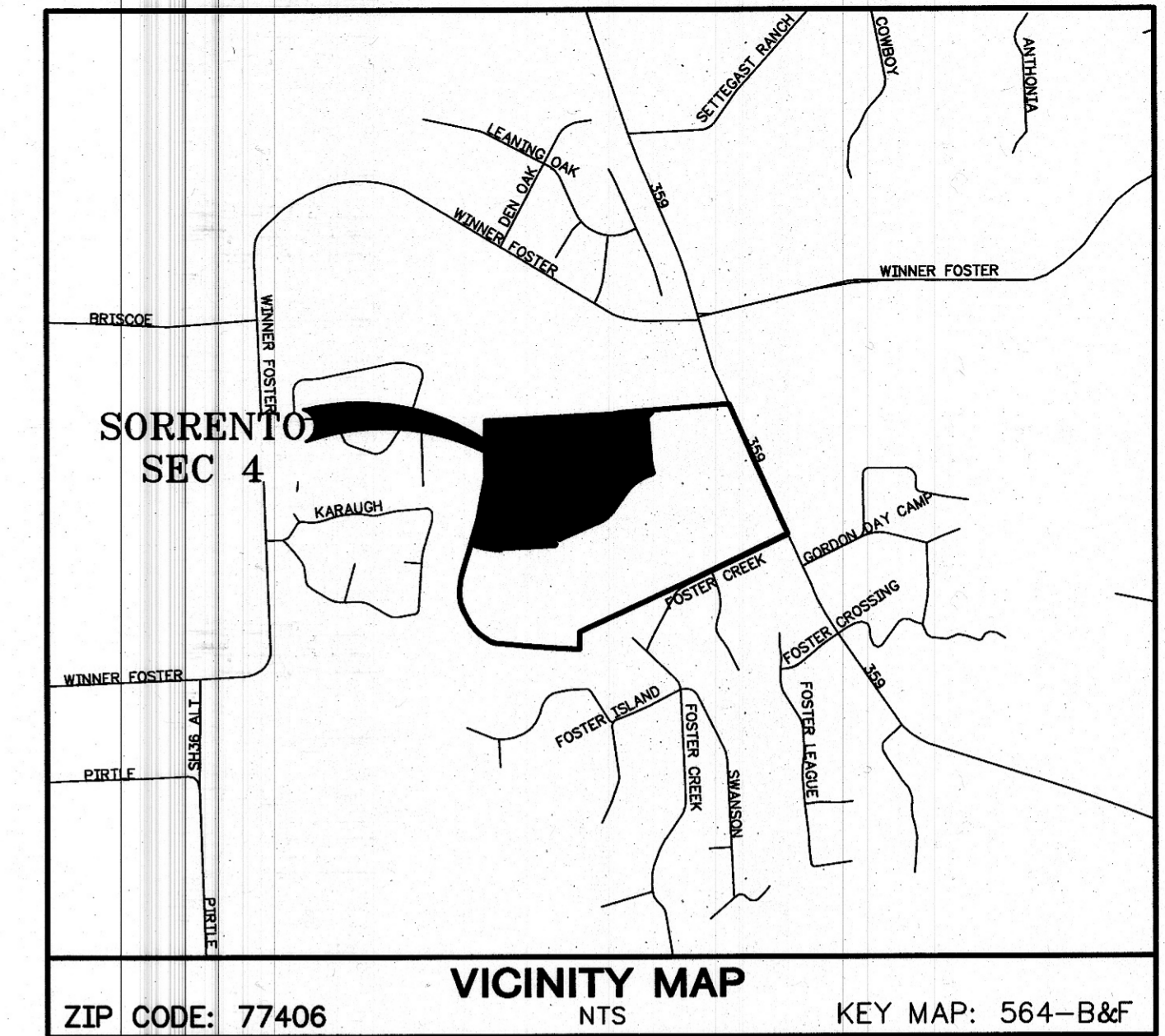


Devin P. Espinosa, P.E.  
 Professional Engineer No. 139534

Line	Bearing	Distance
L1	N87°02'40"E	1,455.77'
L2	N78°42'14"E	94.16'
L3	N85°27'59"E	351.45'
L4	S04°32'01"W	20.37'
L5	S43°31'43"W	85.83'
L6	S04°33'30"E	520.14'
L7	S13°41'51"E	121.65'
L8	S35°45'51"W	258.35'
L9	S66°07'39"W	473.57'
L10	S66°07'39"W	50.00'
L11	S23°52'21"E	66.10'
L12	S66°07'39"W	20.00'
L13	S87°03'52"W	613.96'
L14	N82°31'13"W	182.74'
L15	N73°46'10"W	156.24'
L16	N16°13'50"E	136.19'
L17	N16°18'33"E	155.30'
L18	N10°25'11"E	268.61'
L19	N11°22'10"E	221.57'
L20	N00°44'27"W	73.43'
L21	N00°33'29"W	227.47'
L22	N00°33'29"W	338.43'
L23	N02°57'20"W	172.27'
L24	S87°02'40"W	190.00'
L25	S41°49'48"W	7.60'
L26	N02°56'08"W	755.25'
L27	N23°52'21"W	277.33'
L28	N66°07'39"E	36.16'
L29	N87°03'52"E	399.08'
L30	S76°48'49"E	41.97'
L31	S13°11'11"W	327.70'
L32	S87°03'52"W	303.57'
L33	S81°26'25"W	42.08'
L34	S87°03'52"W	374.13'
L35	S45°27'03"W	23.01'
L36	S02°17'48"E	84.72'
L37	N59°22'29"E	39.86'
L38	S02°56'08"E	459.95'
L39	S47°51'37"E	8.06'
L40	S87°05'45"W	231.75'
L41	N47°55'12"W	56.58'
L42	N02°56'08"W	508.96'

Line	Bearing	Distance
L43	N65°09'43"E	29.10'
L44	S87°03'52"W	100.00'
L45	S87°42'12"W	126.56'
L46	S35°37'03"E	25.00'
L47	S64°01'26"W	25.00'
L48	S87°42'12"W	85.31'
L49	S47°17'48"E	14.14'
L50	N02°17'48"W	85.00'
L51	S08°42'16"W	56.60'
L52	N11°19'48"E	63.70'
L53	N18°58'07"E	63.36'
L54	N29°17'45"E	63.36'
L55	N39°43'10"E	64.54'
L56	N46°52'52"E	54.74'
L57	N57°23'12"E	67.95'
L58	N70°18'20"E	67.95'
L59	N79°23'31"E	36.45'
L60	S02°56'08"E	98.30'
L61	N08°58'27"W	41.49'
L62	N18°28'51"W	41.48'
L63	S23°52'21"E	269.57'
L64	N20°25'13"E	14.32'
L65	S66°07'39"W	117.00'
L66	S23°52'21"E	140.88'
L67	S87°03'52"W	413.95'
L68	N12°53'53"W	242.03'
L69	S76°48'49"E	127.00'
L70	S76°48'49"E	127.00'
L71	S13°11'11"W	547.00'
L72	S49°54'09"W	64.28'
L73	N87°03'52"E	461.82'
L74	S22°01'01"E	67.55'
L75	S12°44'26"W	99.93'
L76	S11°37'04"W	139.48'
L77	S08°03'04"W	25.47'
L78	N87°03'52"E	130.49'
L79	N87°03'52"E	127.00'
L80	S02°56'08"E	507.09'
L81	S42°04'48"W	42.41'
L82	S87°05'45"W	242.25'
L83	S02°56'08"E	509.98'

Curve	Radius	Delta Angle	Arc Length	Chord Bearing	Chord Length	Tangent
C1	530.00'	40°32'18"	374.99'	S56°02'00"W	367.22'	195.73'
C2	420.00'	30°21'48"	222.58'	N50°56'45"E	219.98'	113.97'
C3	25.00'	90°00'00"	39.27'	S68°52'21"E	35.36'	25.00'
C4	975.00'	1°02'19"	17.67'	S07°59'56"W	17.67'	8.84'
C5	50.00'	90°01'12"	78.56'	N47°56'44"W	70.72'	50.02'
C6	400.00'	20°56'12"	146.17'	N13°24'15"W	145.35'	73.91'
C7	200.00'	20°56'12"	73.08'	N76°35'45"E	72.68'	36.95'
C8	125.00'	16°07'19"	35.17'	S84°52'29"E	35.06'	17.70'
C9	1,000.00'	5°42'24"	99.60'	S10°19'59"W	99.56'	49.84'
C10	50.00'	73°52'41"	64.47'	S50°07'31"W	60.10'	37.59'
C11	300.00'	5°37'27"	29.45'	S84°15'08"W	29.44'	14.74'
C12	200.00'	47°44'51"	166.67'	S21°34'37"W	161.89'	88.52'
C13	150.00'	41°36'49"	108.94'	S66°15'27"W	106.57'	57.00'
C14	50.00'	90°00'00"	78.54'	N47°56'08"W	70.71'	50.00'
C15	50.00'	89°58'48"	78.52'	S42°03'52"W	70.70'	49.98'
C16	25.00'	90°00'00"	39.27'	S47°57'20"E	35.36'	25.00'
C17	25.00'	37°58'26"	16.57'	N68°03'27"E	16.27'	8.60'
C18	50.00'	165°34'14"	144.49'	N48°08'41"W	99.21'	394.98'
C19	25.00'	37°34'35"	16.40'	S15°51'09"W	16.10'	8.50'
C20	25.00'	90°00'00"	39.27'	S47°56'08"E	35.36'	25.00'
C21	25.00'	48°11'23"	21.03'	N26°23'30"W	20.41'	11.18'
C22	50.00'	276°22'46"	241.19'	S87°42'12"W	66.67'	44.72'
C23	25.00'	48°11'23"	21.03'	S21°47'53"W	20.41'	11.18'
C24	25.00'	90°00'00"	39.27'	S42°03'52"W	35.36'	25.00'
C25	25.00'	86°49'35"	37.89'	N67°17'08"W	34.36'	23.65'
C26	25.00'	87°22'11"	38.12'	S56°52'17"W	34.53'	23.88'
C27	25.00'	40°45'09"	17.78'	N07°11'23"W	17.41'	9.29'
C28	50.00'	36°55'50"	32.23'	S39°38'55"W	31.67'	16.70'
C29	25.00'	31°42'35"	13.84'	S77°04'51"E	13.66'	7.10'
C30	25.00'	85°33'41"	37.33'	N39°50'42"E	33.96'	23.13'
C31	25.00'	90°00'00"	39.27'	N47°56'08"W	35.36'	25.00'
C32	25.00'	59°46'39"	26.08'	S73°19'58"W	24.92'	14.37'
C33	50.00'	207°48'42"	181.35'	S32°39'01"E	97.07'	201.95'
C34	25.00'	74°11'29"	32.37'	N34°09'36"E	30.16'	18.90'
C35	25.00'	38°07'30"	16.64'	N21°59'53"W	16.33'	8.64'
C36	50.00'	166°22'52"	145.19'	S42°07'48"W	99.29'	418.72'
C37	25.00'	38°16'34"	16.70'	S73°49'03"E	16.39'	8.68'
C38	25.08'	89°45'06"	39.28'	N41°59'35"E	35.39'	24.97'
C39	25.00'	82°47'01"	36.12'	N56°19'34"W	33.06'	22.03'
C40	25.00'	95°17'39"	41.58'	N23°46'29"E	36.95'	27.42'
C41	25.00'	96°08'49"	41.95'	S34°53'13"E	37.20'	27.84'
C42	25.00'	90°00'00"	39.27'	N42°03'52"E	35.36'	25.00'



I, J. Stacy Slowinski, P.E., Fort Bend County Engineer, do hereby certify that the plot 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 Slowinski, 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  
 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 \_\_\_\_\_, 2023 at \_\_\_\_\_ o'clock \_\_\_\_\_ in Plot 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 4**  
 A SUBDIVISION OF 55.43 ACRES OF LAND  
 OUT OF THE  
 JOHN FOSTER 2-1/2 LEAGUE GRANT, A-26  
 FORT BEND COUNTY, TEXAS  
 139 LOTS 9 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

