

PLAT RECORDING SHEET

PLAT NAME: Sunset Crossing Bryan Road Phase One

PLAT NO: _____

ACREAGE: 6.998

LEAGUE: W. Lusk Survey, E. Wheat Survey

ABSTRACT NUMBER: 276, 396

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: D. R. Horton-Texas, Ltd., a Texas Limited Liability Partnership

(DEPUTY CLERK)

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STATE OF TEXAS
COUNTY OF FORT BEND

I, CHRIS LINDHORST, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED LIABILITY PARTNERSHIP, OWNERS OF THE 6.998 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SUNSET CROSSING BRYAN ROAD PHASE ONE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS), 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 AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, WE DO HEREBY DEDICATE FOR PUBLIC UTILITY PURPOSES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET IN WIDTH FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DAMAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY, OR INDIRECTLY.

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SUNSET CROSSING BRYAN ROAD PHASE ONE WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND TO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

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 LIABILITY PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS LINDHORST, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED LIABILITY PARTNERSHIP, HEREUNTO AUTHORIZED, ATTESTED BY ITS SECRETARY (OR AUTHORIZED TRUST OFFICER),

_____ AND ITS COMMON SEAL HEREUNTO AFFIXED THIS _____
DAY OF _____, 20____.

D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED LIABILITY PARTNERSHIP

By: D.R. HORTON, INC.,
A DELAWARE CORPORATION
AUTHORIZED AGENT

BY: _____ ATTEST: _____
CHRIS LINDHORST

NAME AND TITLE NAME AND TITLE

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____

_____ AND _____ OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED LIABILITY PARTNERSHIP, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR
FORT BEND COUNTY, TEXAS

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND THE SUBDIVISION OF SUNSET CROSSING BRYAN ROAD PHASE ONE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF

ROSENBERG AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____

DAY OF _____, 201____.

BY: _____ BY: _____
JAMES URBISH, CHAIRMAN WAYNE POLDRACK, SECRETARY

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSENBERG, TEXAS HAS APPROVED THIS PLAT AND THE SUBDIVISION OF SUNSET CROSSING BRYAN ROAD PHASE ONE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF

ROSENBERG AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____

DAY OF _____, 201____.

BY: _____ BY: _____
WILLIAM BENTON, MAYOR DANYEL SWINT, CITY SECRETARY

CERTIFICATE FOR SURVEYOR

I, BRIAN NAWARA, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLE POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

BRIAN NAWARA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6060

CERTIFICATE FOR ENGINEER

I, ROBERT M. PREISS, 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.

ROBERT M. PREISS
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 92978

CENTERPOINT NOTE:
"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."

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 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.
- BENCHMARK: THE ELEVATIONS FOR THIS SURVEY ARE BASED ON THE PUBLISHED ELEVATIONS FOR THE FOLLOWING BENCHMARKS:
AW4789 ELEVATION: 91.69'
AW4792 ELEVATION: 94.48'
- PROJECT BENCHMARK: CUT "X" IN CONCRETE HEADWALL;
N: 13754207.4200
E: 3001494.1400
ELEV: 88.17'

SET 3/4 IRON ROD WITH RED CAP MARKED (TRAVERSE)
N: 13752540.4400
E: 3002838.3230
ELEV: 84.47'

SET 3/4 IRON ROD WITH RED CAP MARKED (TRAVERSE)
N: 13751522.6400
E: 3005309.8010
ELEV: 81.74'

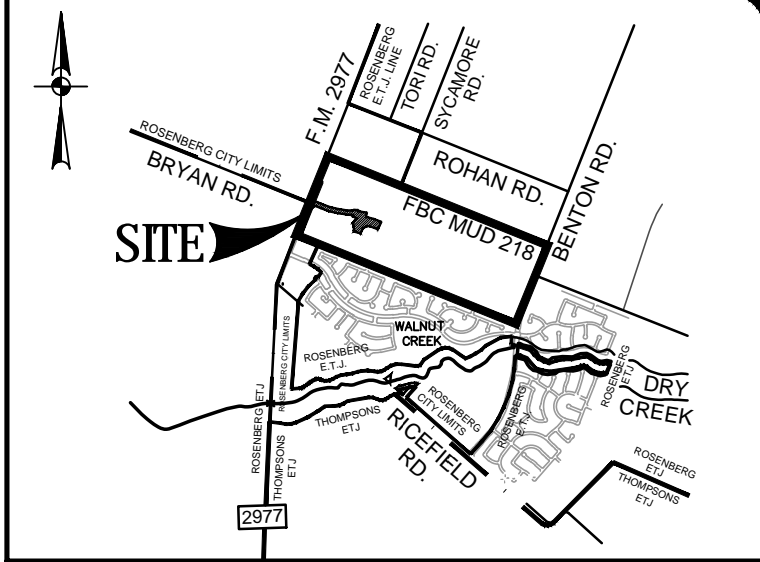
SET 3/4 IRON ROD WITH RED CAP MARKED (TRAVERSE)
N: 13752319.9700
E: 3006795.7620
ELEV: 84.97'
- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NGS VERTICAL DATUM, NAVD-88 (1991 ADJUSTMENT).
- THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE OF CENTRAL TEXAS, EFFECTIVE DATE MAY 21, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN MUNICIPAL UTILITY DISTRICT NO. 218, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., AND THE CITY OF ROSENBERG EXTRATERRITORIAL JURISDICTION, AND FORT BEND COUNTY.
- SUNSET CROSSING LIES WITHIN UNSHADED ZONE X AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C0265L AND 48157C0245L, DATED APRIL 2, 2014.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- FIVE-EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, ALL ANGLE POINTS, ALL POINTS OF CURVATURE AND TANGENCY, AND ALL BLOCK CORNERS, UNLESS OTHERWISE NOTED. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON", UNLESS NOTED OTHERWISE.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. L22.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
- THE HORIZONTAL COORDINATES SHOWN ARE GRID AND ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD-83 (NA2011); EPOCH 2010.00, AND WERE DERIVED USING GPS RTK METHODS REFERENCED TO THE NATIONAL GEODETTIC SURVEY CORS NETWORK, STATION TXWN AND STATION TXHS. THE GRID COORDINATES MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.00013.
- THE RADIUS ON ALL BLOCK CORNERS IS TWENTY FIVE (25) FEET UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (BL), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 4, UNIFIED DEVELOPMENT CODE, CITY OF ROSENBERG, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.

INDICATES STREET NAME CHANGE SYMBOL.

DIMENSIONS SHOWN ARE SURFACE.

- ALL DRAINAGE EASEMENTS MUST BE CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY BY THE APPROPRIATE ENTITY.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENTS ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THERE ARE NO KNOWN PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- ALL EASEMENTS, OPEN SPACES, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOMEOWNERS ASSOCIATION, OR OTHER PERPETUAL PRIVATE ENTITY.
- THE MINIMUM SLAB ELEVATION SHALL BE 87.00', EIGHTEEN INCHES (18") ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION AND MAXIMUM PONDING ELEVATION, EIGHTEEN INCHES (18") ABOVE NATURAL GROUND, OR TWELVE INCHES (12") ABOVE THE TOP OF CURB AT THE FRONT OF THE LOT, WHICHEVER IS HIGHER.

TOTAL NUMBER OF LOTS: 0 LOTS
PUBLIC PARK REQUIREMENT: [(6.25 ACRES X 0 LOTS X 3 PERSONS/UNIT)]/1000 = 0 AC.
PUBLIC PARK DEDICATION: 0 AC. PRIVATE PARK DEDICATION: 0 AC. PRIVATE PARK CREDIT PROVIDED WITH THE RECREATION CENTER RECREATION SITE IS ±3.64 ACRES NO. OF PLATTED LOTS THUS FAR (BRYAN RD.)= 0 LOTS TOTAL PARK LAND PROVIDED TO DATE = 3.64 ACRES REMAINING PARK LAND CREDIT = 3.64 ACRES
MONEY IN LIEU OF PUBLIC PARK LAND DEDICATION: N/A



VICINITY MAP
NOT TO SCALE
MAP REF: KEY MAP 644H

I, RICHARD W. STOLLEIS, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THE 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 ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

RICHARD W. STOLLEIS, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 2018.

VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

ROBERT E. HEBERT
COUNTY JUDGE

W. A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

JAMES PATTERSON
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN

MY OFFICE ON _____, 201____, AT _____ O'CLOCK ____M. IN

PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY _____
DEPUTY

SUNSET CROSSING BRYAN ROAD PHASE ONE

A SUBDIVISION OF 6.998 ACRES OUT OF A 250.260 ACRES LOCATED IN
THE W. LUSK SURVEY, A-276, & E. WHEAT SURVEY, A-396,
FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL
UTILITY DISTRICT NO. 218)

1 RESERVE ~ 1 BLOCK
DATE OF PREPARATION:
May 2018

OWNER:
CHRIS LINDHORST
D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED LIABILITY PARTNERSHIP
14100 SW FREEWAY, SUITE 500
SUGAR LAND, TEXAS 77478
(281) 566-2100

ENGINEER: SURVEYOR:
PAPE-DAWSON ENGINEERS PAPE-DAWSON ENGINEERS
ROBERT M. PREISS, P.E. BRIAN NAWARA, R.P.L.S.
SR. VICE PRESIDENT-HOUSTON HOUSTON SURVEY DEPARTMENT MANAGER

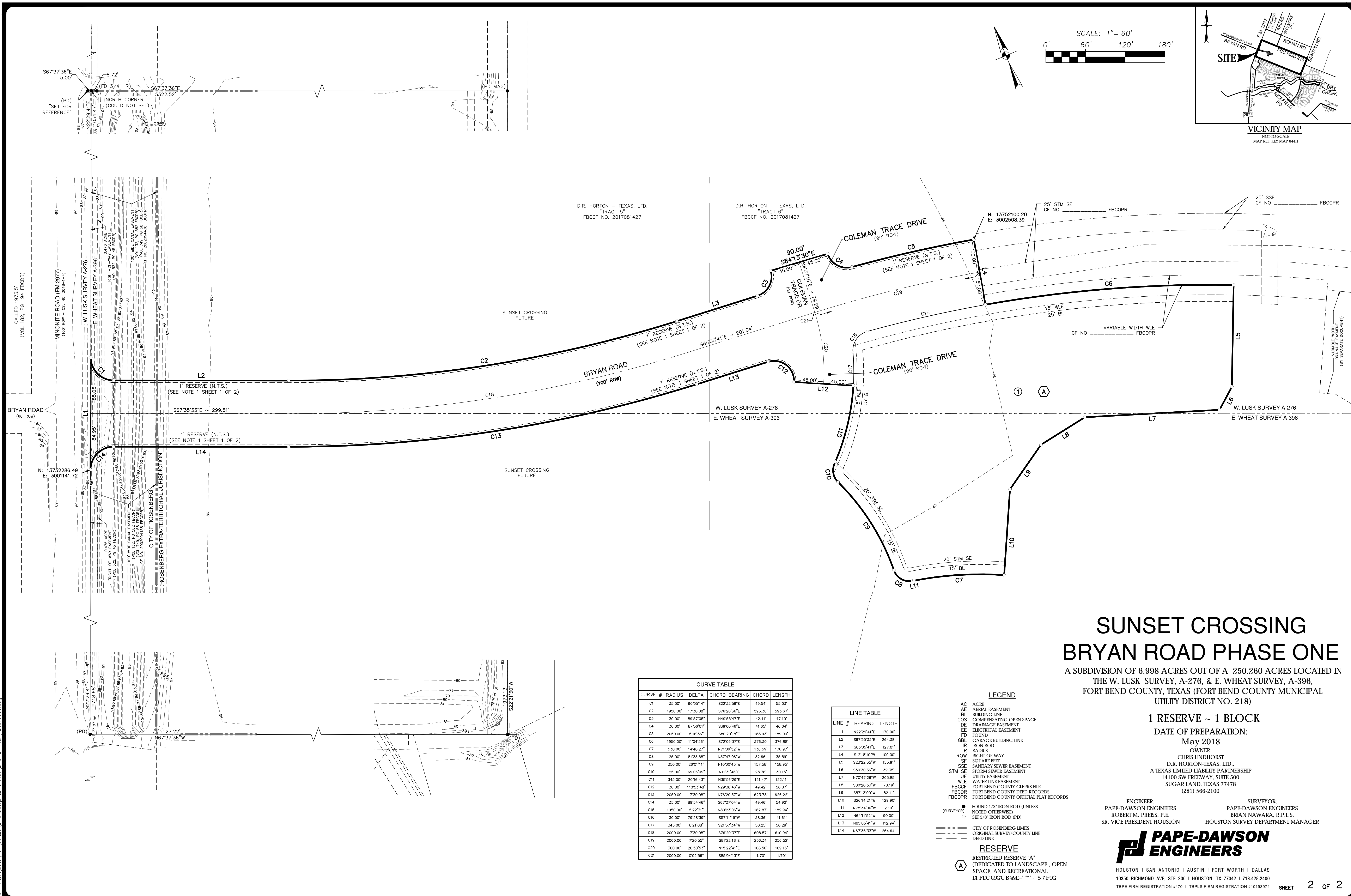
**PAPE-DAWSON
ENGINEERS**

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBP E FIRM REGISTRATION #470 | TBP L S FIRM REGISTRATION #10193974

SHEET 1 OF 2

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PD JOB NO. 40166-20 SUNSET CROSSING BRYAN ROAD PHASE ONE