

PLAT RECORDING SHEET

PLAT NAME: Sunset Crossing, Section Two

PLAT NO: _____

ACREAGE: 37.027

LEAGUE: W. Lusk Survey, E. Wheat Survey

ABSTRACT NUMBER: 276,396

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 129

NUMBER OF RESERVES: 4

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

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF ROSENBERG

I, CHRIS LINDHORST, BEING AN OFFICER OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED LIABILITY PARTNERSHIP, OWNERS OF THE 37.027 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SUNSET CROSSING SECTION TWO, 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 DECLARE THAT ALL PARCELS OF LAND DEDICATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON (OR THE PLACEMENT OF MOBILE HOMES) AND SHALL BE RESTRICTED FOR THE SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

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 SECTION TWO 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: CHRIS LINDHORST ATTEST: _____

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 SECTION TWO 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: JAMES URBISH, CHAIRMAN BY: 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 SECTION TWO 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: WILLIAM BENTON, MAYOR BY: DANYEL SWINT, CITY SECRETARY

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."

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains 50 curve entries.

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains 50 curve entries.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Contains 15 line entries.

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.



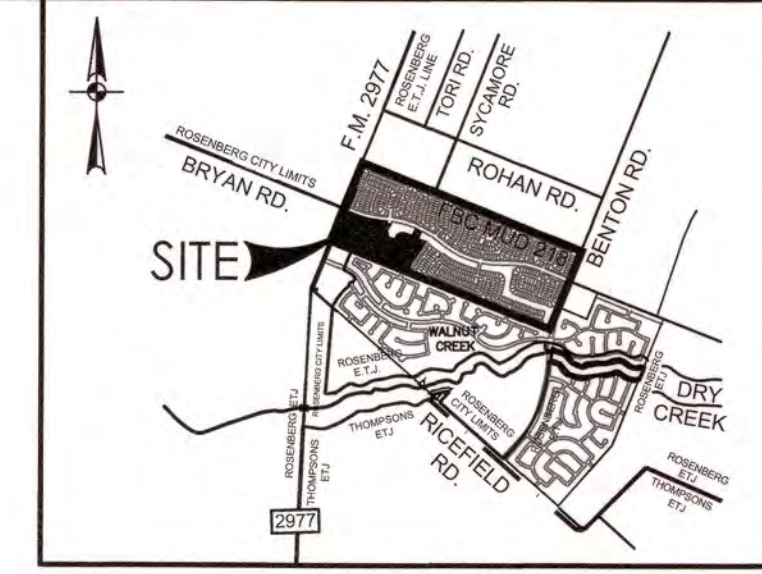
Robert M. Preiss
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 92978

NOTES:

- 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 ADJACENT PROPERTY...
2. BENCHMARK: THE ELEVATIONS FOR THIS SURVEY ARE BASED ON THE PUBLISHED ELEVATIONS FOR THE FOLLOWING BENCHMARKS: AW4789 ELEVATION: 91.69' AW4792 ELEVATION: 94.48'
3. PROJECT BENCHMARK: CUT "X" IN CONCRETE HEADWALL: N: 13754207.4200 E: 3001494.1400 ELEV: 88.17'
4. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NGS VERTICAL DATUM, NAVD-88 (1991 ADJUSTMENT).
5. THIS PLAT WAS PREPARED TO MEET CITY OF ROSENBERG AND FORT BEND COUNTY REQUIREMENTS.
6. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY DHI TITLE OF CENTRAL TEXAS, EFFECTIVE DATE JULY 23, 2018. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
7. 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, TEXAS.
8. SUNSET CROSSING LIES WITHIN UNSHADED ZONE X AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C0265L AND 48157C0245L, DATED APRIL 2, 2014.
9. 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.
10. THERE ARE NO KNOWN PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
11. 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.
12. THE MINIMUM SLAB ELEVATION SHALL BE 86.50' ABOVE MEAN SEA LEVEL, EIGHTEEN INCHES (18") ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION AND MAXIMUM PONDING ELEVATION, EIGHTEEN INCHES (18") ABOVE NATURAL GROUND AT ANY POINT ON THE PERIMETER OF THE SLAB, OR TWELVE INCHES (12") ABOVE THE TOP OF CURB AT THE FRONT OF THE LOT, WHICHEVER IS HIGHER.
13. ALL LOTS SHALL HAVE A TWENTY FIVE (25) FOOT FRONT BUILDING SETBACK, A FIVE (5) FOOT SIDE BUILDING SETBACK AND ALL SIDE STREET SETBACKS SHALL BE FIFTEEN (15) FOOT.
14. 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.
15. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. L22.
16. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
17. 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 GEODEIC SURVEY CORN NETWORK, STATION TXWN AND STATION TXHS. THE GRID COORDINATES MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.00013.
18. THE RADIUS ON ALL BLOCK CORNERS IS TWENTY FIVE (25) FEET UNLESS OTHERWISE NOTED.
19. 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.
20. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER LOT.
21. INDICATES STREET NAME CHANGE SYMBOL.
22. DIMENSIONS SHOWN ARE SURFACE.
23. LOTS RESTRICTED TO SINGLE FAMILY RESIDENTIAL LAND USE.
24. 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.
25. 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.B.A.
26. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
27. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENTS ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

PARK LAND DEDICATION TABLE

Table with columns: PUBLIC PARK REQUIREMENT, PRIVATE PARK DEDICATION, PRIVATE PARK CREDIT, RECREATION SITE, NO. OF PLATTED LOTS, TOTAL PARKLAND PROVIDED TO DATE, REMAINING PARKLAND CREDIT, MONEY IN LIEU OF PUBLIC PARK LAND DEDICATION.



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 _____, 201____.

VINCENT M. MORALES, JR., PRECINCT 1, COUNTY COMMISSIONER GRADY PRESTAGE, PRECINCT 2, COUNTY COMMISSIONER

ROBERT E. HERBERT
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 _____, AT _____ O'CLOCK _____, AND IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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 SECTION TWO

A SUBDIVISION OF 37.027 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)

129 LOTS ~ 4 RESERVES ~ 4 BLOCKS

DATE OF PREPARATION: August 2018

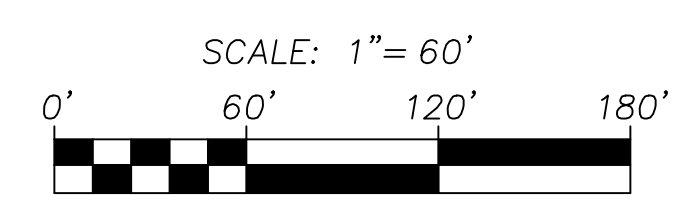
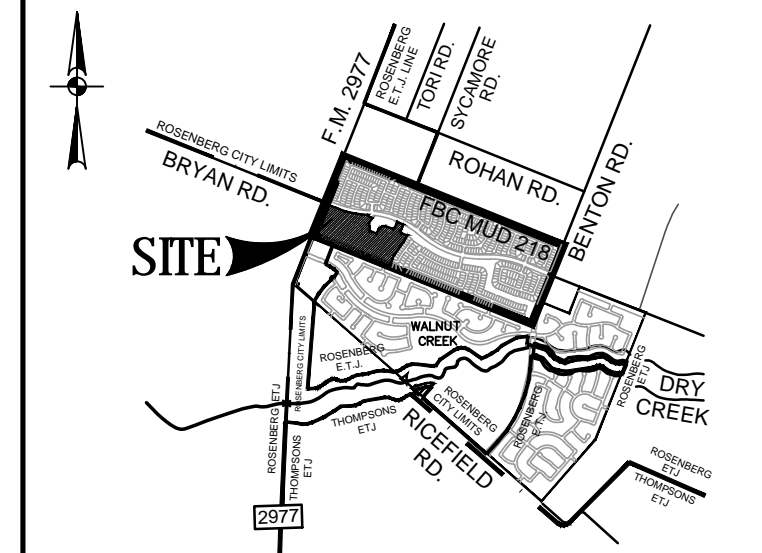
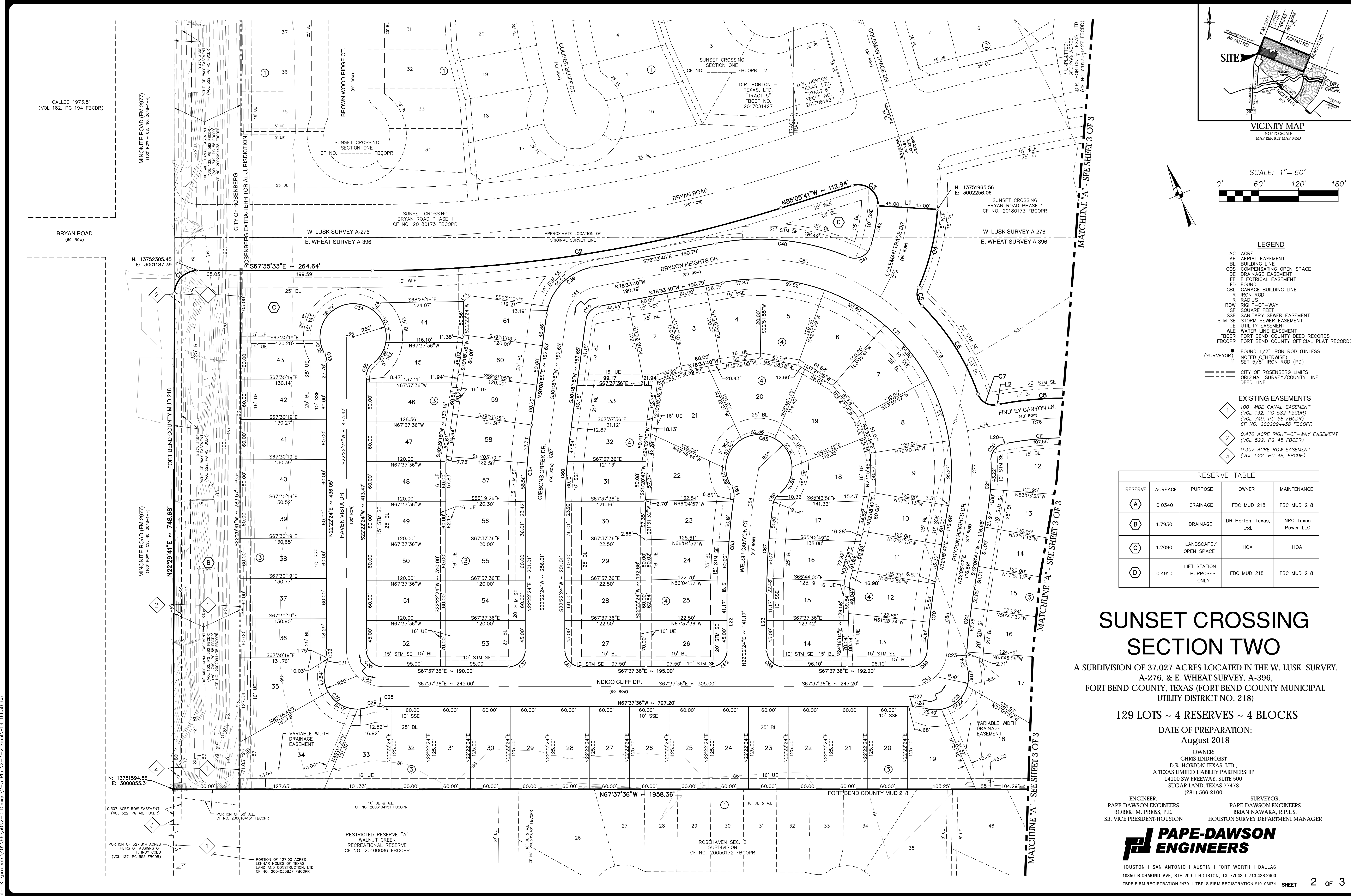
OWNER: CHRIS LINDHORST, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED LIABILITY PARTNERSHIP, 14100 SW FREEWAY, SUITE 500, SUGAR LAND, TEXAS 77478 (281) 566-2100

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



HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10850 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TSP# FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

Date: Aug 01, 2018 4:40pm User ID: ANEWTON
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- LEGEND**
- AC ACRE
 - AE AERIAL EASEMENT
 - BL BUILDING LINE
 - COS COMPENSATING OPEN SPACE
 - DE DRAINAGE EASEMENT
 - EE ELECTRICAL EASEMENT
 - FD FOUND
 - GBL GARAGE BUILDING LINE
 - IR IRON ROD
 - R RADIUS
 - ROW RIGHT-OF-WAY
 - SF SQUARE FEET
 - SSSE SANITARY SEWER EASEMENT
 - SSSE STORM SEWER EASEMENT
 - UE UTILITY EASEMENT
 - WLE WATER LINE EASEMENT
 - FBCDR FORT BEND COUNTY DEED RECORDS
 - FBCOPR FORT BEND COUNTY OFFICIAL PLAT RECORDS
- (SURVEYOR)
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
 - SET 5/8" IRON ROD (PD)
- CITY OF ROSENBERG LIMITS
 --- ORIGINAL SURVEY/COUNTY LINE
 --- DEED LINE

- EXISTING EASEMENTS**
- 1 100' WIDE CANAL EASEMENT (VOL. 132, PG. 582 FBCDR) (VOL. 749, PG. 58 FBCOPR) CF. NO. 2002094438 FBCOPR
 - 2 0.476 ACRE RIGHT-OF-WAY EASEMENT (VOL. 522, PG. 45 FBCDR)
 - 3 0.307 ACRE ROW EASEMENT (VOL. 522, PG. 48, FBCDR)

RESERVE	ACREAGE	PURPOSE	OWNER	MAINTENANCE
A	0.0340	DRAINAGE	FBC MUD 218	FBC MUD 218
B	1.7930	DRAINAGE	DR Horton-Texas, Ltd.	NRG Texas Power LLC
C	1.2090	LANDSCAPE / OPEN SPACE	HOA	HOA
D	0.4910	LIFT STATION PURPOSES ONLY	FBC MUD 218	FBC MUD 218

SUNSET CROSSING SECTION TWO

A SUBDIVISION OF 37.027 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)

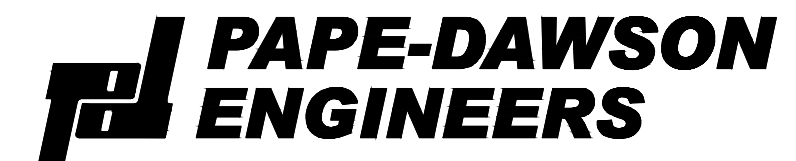
129 LOTS ~ 4 RESERVES ~ 4 BLOCKS

DATE OF PREPARATION:
August 2018

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

ENGINEER: PAPE-DAWSON ENGINEERS
ROBERT M. PRESS, P.E.
SR. VICE PRESIDENT-HOUSTON

SURVEYOR: PAPE-DAWSON ENGINEERS
BRIAN NAWARA, R.P.L.S.
HOUSTON SURVEY DEPARTMENT MANAGER



HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
 10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
 TBPE FIRM REGISTRATION #470 | TBLPS FIRM REGISTRATION #10193974

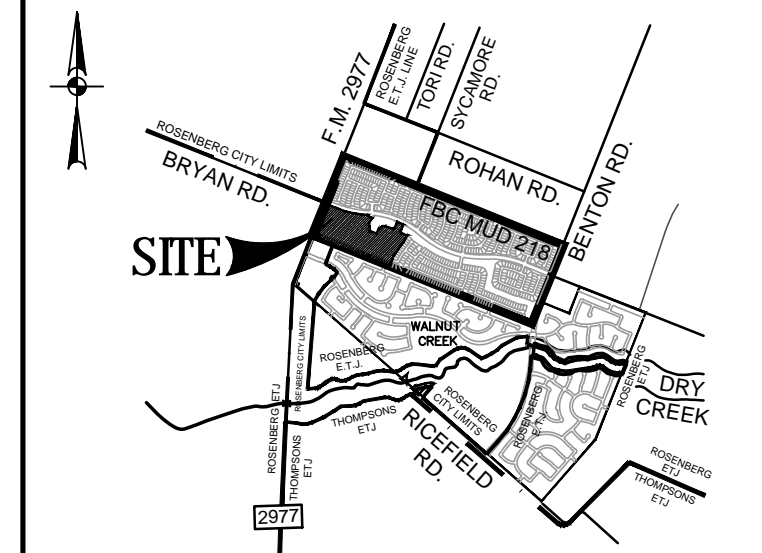
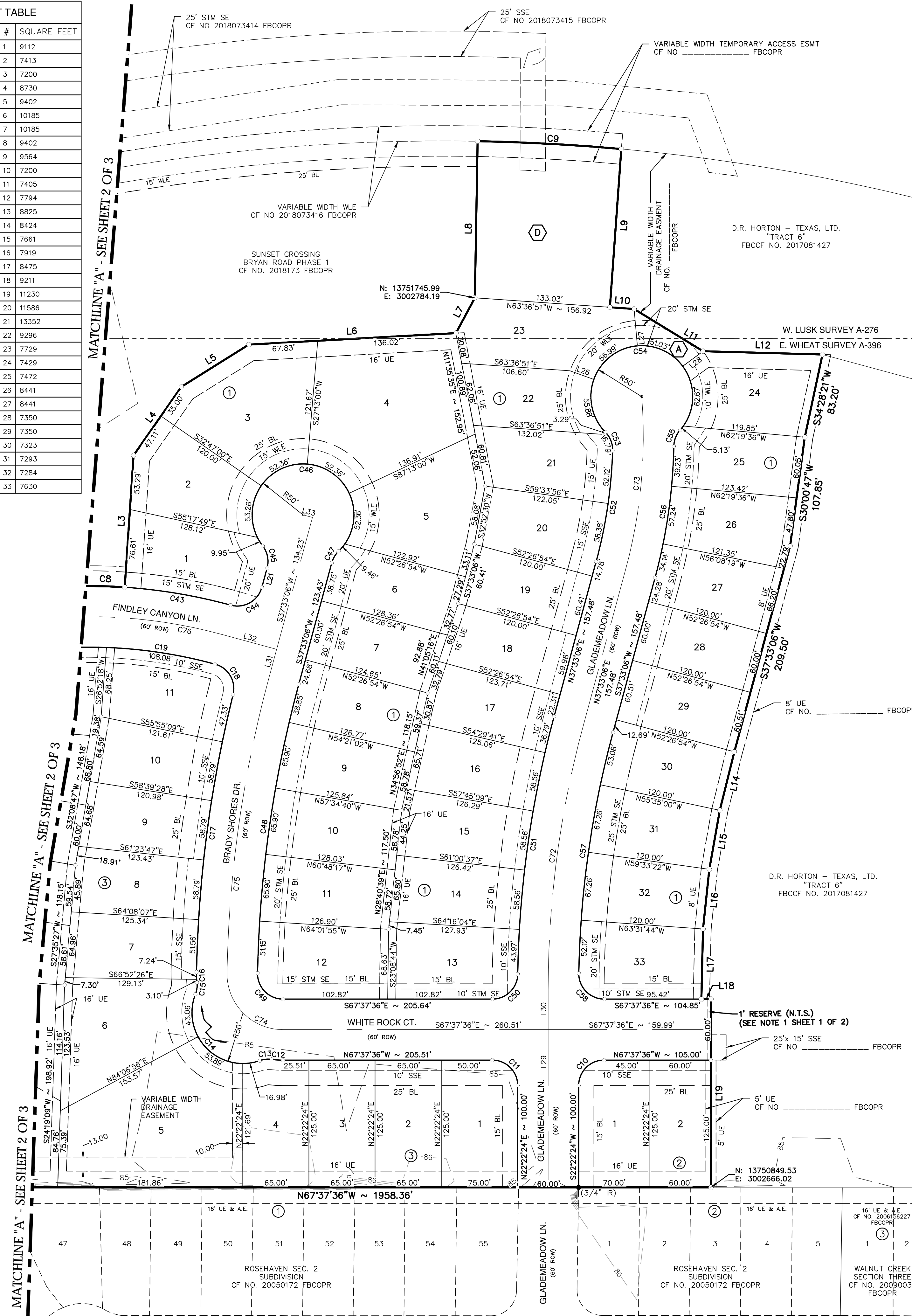
PD JOB NO. 401166-30 SUNSET CROSSING SECTION TWO

BLK #	LOT #	SQUARE FEET
BLK 1 - LOT 1	9582	
BLK 1 - LOT 2	9197	
BLK 1 - LOT 3	14081	
BLK 1 - LOT 4	19387	
BLK 1 - LOT 5	12211	
BLK 1 - LOT 6	7727	
BLK 1 - LOT 7	7590	
BLK 1 - LOT 8	7734	
BLK 1 - LOT 9	7890	
BLK 1 - LOT 10	7927	
BLK 1 - LOT 11	7958	
BLK 1 - LOT 12	9146	
BLK 1 - LOT 13	9105	
BLK 1 - LOT 14	7887	
BLK 1 - LOT 15	7885	
BLK 1 - LOT 16	7789	
BLK 1 - LOT 17	7669	
BLK 1 - LOT 18	7309	
BLK 1 - LOT 19	7249	
BLK 1 - LOT 20	7984	
BLK 1 - LOT 21	8166	
BLK 1 - LOT 22	7427	
BLK 1 - LOT 23	10454	
BLK 1 - LOT 24	9508	
BLK 1 - LOT 25	7480	
BLK 1 - LOT 26	7841	
BLK 1 - LOT 27	7492	
BLK 1 - LOT 28	7200	
BLK 1 - LOT 29	7261	
BLK 1 - LOT 30	7516	
BLK 1 - LOT 31	7592	
BLK 1 - LOT 32	7592	
BLK 1 - LOT 33	8706	
BLK 2 - LOT 1	8616	
BLK 2 - LOT 2	7500	

BLK #	LOT #	SQUARE FEET
BLK 3 - LOT 1	9241	
BLK 3 - LOT 2	8125	
BLK 3 - LOT 3	8125	
BLK 3 - LOT 4	8095	
BLK 3 - LOT 5	20899	
BLK 3 - LOT 6	12162	
BLK 3 - LOT 7	7842	
BLK 3 - LOT 8	7701	
BLK 3 - LOT 9	7525	
BLK 3 - LOT 10	7466	
BLK 3 - LOT 11	9074	
BLK 3 - LOT 12	9843	
BLK 3 - LOT 13	7615	
BLK 3 - LOT 14	7200	
BLK 3 - LOT 15	7520	
BLK 3 - LOT 16	7860	
BLK 3 - LOT 17	10184	
BLK 3 - LOT 18	16290	
BLK 3 - LOT 19	9437	
BLK 3 - LOT 20	7500	
BLK 3 - LOT 21	7500	
BLK 3 - LOT 22	7500	
BLK 3 - LOT 23	7500	
BLK 3 - LOT 24	7500	
BLK 3 - LOT 25	7500	
BLK 3 - LOT 26	7500	
BLK 3 - LOT 27	7500	
BLK 3 - LOT 28	7500	
BLK 3 - LOT 29	7500	
BLK 3 - LOT 30	7500	
BLK 3 - LOT 31	7500	
BLK 3 - LOT 32	7500	
BLK 3 - LOT 33	9359	
BLK 3 - LOT 34	17227	
BLK 3 - LOT 35	11718	

BLK #	LOT #	SQUARE FEET
BLK 3 - LOT 36	7861	
BLK 3 - LOT 37	7850	
BLK 3 - LOT 38	7843	
BLK 3 - LOT 39	7835	
BLK 3 - LOT 40	7827	
BLK 3 - LOT 41	7820	
BLK 3 - LOT 42	7812	
BLK 3 - LOT 43	7847	
BLK 3 - LOT 44	7498	
BLK 3 - LOT 45	7709	
BLK 3 - LOT 46	7970	
BLK 3 - LOT 47	7457	
BLK 3 - LOT 48	7200	
BLK 3 - LOT 49	7200	
BLK 3 - LOT 50	7200	
BLK 3 - LOT 51	7200	
BLK 3 - LOT 52	8266	
BLK 3 - LOT 53	8266	
BLK 3 - LOT 54	7200	
BLK 3 - LOT 55	7200	
BLK 3 - LOT 56	7298	
BLK 3 - LOT 57	7541	
BLK 3 - LOT 58	7414	
BLK 3 - LOT 59	7305	
BLK 3 - LOT 60	7200	
BLK 3 - LOT 61	7401	

BLK #	LOT #	SQUARE FEET
BLK 4 - LOT 1	9112	
BLK 4 - LOT 2	7413	
BLK 4 - LOT 3	7200	
BLK 4 - LOT 4	8730	
BLK 4 - LOT 5	9402	
BLK 4 - LOT 6	10185	
BLK 4 - LOT 7	10185	
BLK 4 - LOT 8	9402	
BLK 4 - LOT 9	9564	
BLK 4 - LOT 10	7200	
BLK 4 - LOT 11	7405	
BLK 4 - LOT 12	7794	
BLK 4 - LOT 13	8825	
BLK 4 - LOT 14	8424	
BLK 4 - LOT 15	7661	
BLK 4 - LOT 16	7919	
BLK 4 - LOT 17	8475	
BLK 4 - LOT 18	9211	
BLK 4 - LOT 19	11230	
BLK 4 - LOT 20	11586	
BLK 4 - LOT 21	13352	
BLK 4 - LOT 22	9296	
BLK 4 - LOT 23	7729	
BLK 4 - LOT 24	7429	
BLK 4 - LOT 25	7472	
BLK 4 - LOT 26	8441	
BLK 4 - LOT 27	8441	
BLK 4 - LOT 28	7350	
BLK 4 - LOT 29	7350	
BLK 4 - LOT 30	7323	
BLK 4 - LOT 31	7293	
BLK 4 - LOT 32	7284	
BLK 4 - LOT 33	7630	



VICINITY MAP
NOT TO SCALE
MAP REF: KEY MAP 645D



LEGEND

- AC ACRE
- AE AERIAL EASEMENT
- BL BUILDING LINE
- COS COMPENSATING OPEN SPACE
- DE DRAINAGE EASEMENT
- EE ELECTRICAL EASEMENT
- FD FOUND
- GBL GARAGE BUILDING LINE
- IR IRON ROD
- R RADIUS
- ROW RIGHT-OF-WAY
- SF SQUARE FEET
- SSE SANITARY SEWER EASEMENT
- STM SE STORM SEWER EASEMENT
- UE UTILITY EASEMENT
- WLE WATER LINE EASEMENT
- FBCOR FORT BEND COUNTY DEED RECORDS
- FBCOPR FORT BEND COUNTY OFFICIAL PLAT RECORDS

● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○ SET 5/8" IRON ROD (PD)

--- CITY OF ROSENBERG LIMITS
--- ORIGINAL SURVEY/COUNTY LINE
--- DEED LINE

EXISTING EASEMENTS

- 1 100' WIDE CANAL EASEMENT (VOL 132, PG 582 FBCOR) (VOL 749, PG 58 FBCOPR) (CF NO. 2002094438 FBCOPR)
- 2 0.476 ACRE RIGHT-OF-WAY EASEMENT (VOL 522, PG 45 FBCOR)
- 3 0.307 ACRE ROW EASEMENT (VOL 522, PG 48, FBCOR)

RESERVE TABLE

RESERVE	ACREAGE	PURPOSE	OWNER	MAINTENANCE
A	0.0340	DRAINAGE	FBC MUD 218	FBC MUD 218
B	1.7930	DRAINAGE	DR Horton-Texas, Ltd.	NRG Texas Power LLC
C	1.2090	LANDSCAPE/ OPEN SPACE	HOA	HOA
D	0.4910	LIFT STATION PURPOSES ONLY	FBC MUD 218	FBC MUD 218

SUNSET CROSSING SECTION TWO

A SUBDIVISION OF 37.027 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)

129 LOTS ~ 4 RESERVES ~ 4 BLOCKS

DATE OF PREPARATION:
August 2018

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

ENGINEER: PAPE-DAWSON ENGINEERS
ROBERT M. PRESS, P.E.
SR. VICE PRESIDENT-HOUSTON

SURVEYOR: PAPE-DAWSON ENGINEERS
BRIAN NAWARA, R.P.L.S.
HOUSTON SURVEY DEPARTMENT MANAGER



HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974

Date: Aug 01, 2018 4:40pm User ID: ANEWTON File: K:\projects\40166\30_2-0_Design\2-3_Plat\2-3-2_Final\PL4016630.dwg

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PD JOB NO. 40166-30 SUNSET CROSSING SECTION TWO