

PLAT RECORDING SHEET

PLAT NAME: Sunset Crossing Section Three

PLAT NO: _____

ACREAGE: 25.162

LEAGUE: W. Lusk Survey

ABSTRACT NUMBER: 276

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 96

NUMBER OF RESERVES: 6

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

(DEPUTY CLERK)

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH, JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT, AND DANIEL ROSE II, PROJECT MANAGER OF D.R. HORTON, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT, OWNERS OF THE 25.162 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SUNSET CROSSING SECTION THREE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID CROSSING SECTION 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 OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBTSTRUCTED 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 (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENT THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U. E. AND A. E.) AS INDICATED AND DEPICTED HEREON WHEREBY THE AERIAL EASEMENTS TOTALS TWENTY-ONE, 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 PURPOSES FOREVER UNOBTSTRUCTED 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 EASEMENT, FROM A PLANE SIXTEEN (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 EASEMENTS TOTALS THIRTY FEET (30' 0") IN WIDTH.

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, OR 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 THREE 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, ACTING BY AND THROUGH D.R. HORTON, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT HAS CAUSED THESE PRESENTS TO BE SIGNED BY JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT, WHEREUNTO AUTHORIZED.

ATTESTED BY ITS Project Manager Daniel Rose II AND ITS COMMON SEAL HEREUNTO AFFIXED THIS 10 DAY OF MAY 2020.

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

BY: D.R. HORTON-TEXAS, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT

BY: Jonathan Woodruff, Assistant Vice President

ATTEST: Daniel Rose II, Project Manager

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT, AND Daniel Rose II, Project Manager OF D.R. HORTON-TEXAS, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT OF D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED LIABILITY PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAMES IS 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 12 DAY OF May 2020.

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 THREE 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 19 DAY OF June 2020.

BY: Pete Pavlovsky, Chairman

BY: Anthony Pavlovsky, 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 THREE 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 27 DAY OF May 2020.

BY: William Benton, Mayor

BY: Daneyl Swint, City Secretary



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.

BY: Robert M. Preiss, Registered Professional Engineer, License No. 92978

BY: Robert M. Preiss, Registered Professional Engineer, License No. 92978



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.



BY: Brian Nawara, Registered Professional Land Surveyor, Texas Registration No. 6060

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, 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.
- 2. BENCHMARK: THE ELEVATIONS FOR THIS SURVEY ARE BASED ON THE PUBLISHED ELEVATIONS FOR THE FOLLOWING BENCHMARKS: AW4769 ELEVATION: 91.69' AW4792 ELEVATION: 94.48'
- 3. PROJECT BENCHMARK TBM #500: "CUT BOX" IN CURB ON THE SOUTH SIDE OF BRYAN ROAD IN LINE WITH THE END OF RAVEN VISTA DR. CUL-DE-SAC. N: 13754018.69 E: 3001790.59 ELEV: 87.49'
- POINT #58 SET 80D NAIL IN CONCRETE JOINT NEAR BRYAN ROAD MEDIAN NOSE AT THE INTERSECTION OF COLEMAN TRACE DR. N: 13753882.61 E: 3002576.45 ELEV: 84.00'
- POINT #63 SET 3/4 IRON ROD WITH RED CAP MARKED (TRAVERSE) JUST EAST OF LIFT STATION. N: 13753528.12 E: 3003361.91 ELEV: 84.63'
- COORDINATES SHOWN ARE IN SURFACE. TO COMPUTE GRID COORDINATES DIVIDE BY A COMBINED SCALE FACTOR OF 1.00013.
- 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 _____ 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 UNSHADOWED ZONE X AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 4815702025L, 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. 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.
- 11. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 85.5 FEET ABOVE MEAN SEA LEVEL (NAVD 88 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.
- 12. 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.
- 13. 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.
- 14. THIS PLAT LIES WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. L2Z.
- 15. ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS OTHERWISE INDICATED.
- 16. THE HORIZONTAL COORDINATES SHOWN ARE GRID AND ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (SACZ), NAD-83 (NA2011), EPOCH 2010.00, AND WERE DERIVED USING GPS RTK METHODS REFERENCED TO THE NATIONAL GEODETIC 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.
- 17. THE RADIUS ON ALL BLOCK CORNERS IS TWENTY FIVE (25) FEET UNLESS OTHERWISE NOTED.
- 18. 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.
- 19. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER LOT.
- 20. INDICATES STREET NAME CHANGE SYMBOL.
- 21. DIMENSIONS SHOWN ARE SURFACE.
- 22. LOTS RESTRICTED TO SINGLE FAMILY RESIDENTIAL LAND USE.
- 23. 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.
- 24. 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.
- 25. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 26. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENTS ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 27. 8' UE SHALL BE PLATTED SEPARATELY WITH A FUTURE SUNSET CROSSING SECTION, THIS PROVIDING A 16' UE.
- 28. 5' UE SHALL BE PLATTED SEPARATELY WITH A FUTURE SUNSET CROSSING SECTION, THIS PROVIDING A 10' UE.
- 29. 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.
- 30. RESERVE "E" AND "D" SHALL BE MAINTAINED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 218.
- 31. SHORT FORM BLANKET EASEMENT FOR CERTAIN UTILITIES RECORDED IN DOCUMENT NO. 2018080361 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS COVERS THE SUBJECT PROPERTY.

CENTERPOINT NOTE: ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBTSTRUCTED 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."

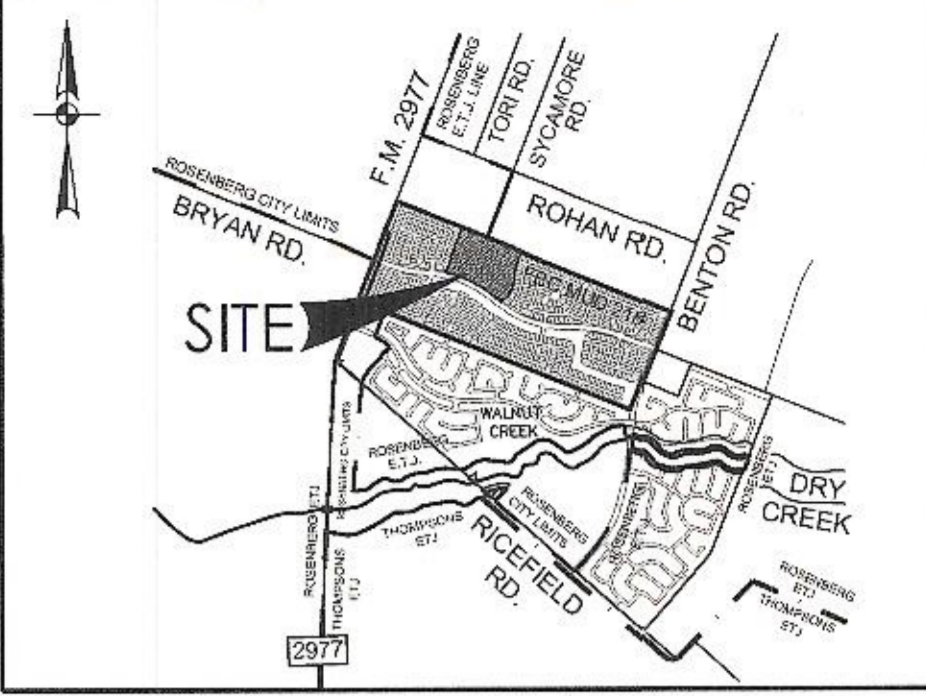
LOT TABLE with columns: BLOCK, LOT, SQUARE FEET. Lists lots 1 through 48 with their respective block and area.

LOT SUMMARY TABLE with columns: AVERAGE LOT AREA, LOT AREA. Shows average lot area of 8,152.

CURVE TABLE with columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Lists curves C1 through C60 with their geometric details.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Lists lines L1 through L13.

LINE TABLE with columns: LINE #, BEARING, LENGTH. Lists lines L14 through L25.



I, J. STACY SLAWINSKI, INTERIM 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.

J. STACY SLAWINSKI, P. E. INTERIM FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS ____ DAY OF _____, 2020.

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

GRADY PRESTAGE PRECINCT 2, COUNTY COMMISSIONER

K. P. GEORGE COUNTY JUDGE

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

KEN R. DEMERCHANT 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 _____ M., 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 THREE

A SUBDIVISION OF 25.162 ACRES LOCATED IN THE W. LUSK SURVEY, A-276 FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 218)

96 LOTS ~ 6 RESERVES ~ 4 BLOCKS
DATE OF PREPARATION: APRIL 9, 2020

OWNER: D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED LIABILITY PARTNERSHIP, 6744 HORTON VISTA DRIVE, SUITE 100 RICHMOND, TEXAS 77407 (281) 566-2100

ENGINEER: PAPE-DAWSON ENGINEERS ROBERT M. PREISS, P.E. MANAGING PRINCIPAL-GREATER HOUSTON
SURVEYOR: PAPE-DAWSON ENGINEERS BRIAN NAWARA, R.P.L.S. HOUSTON SURVEY DEPARTMENT MANAGER



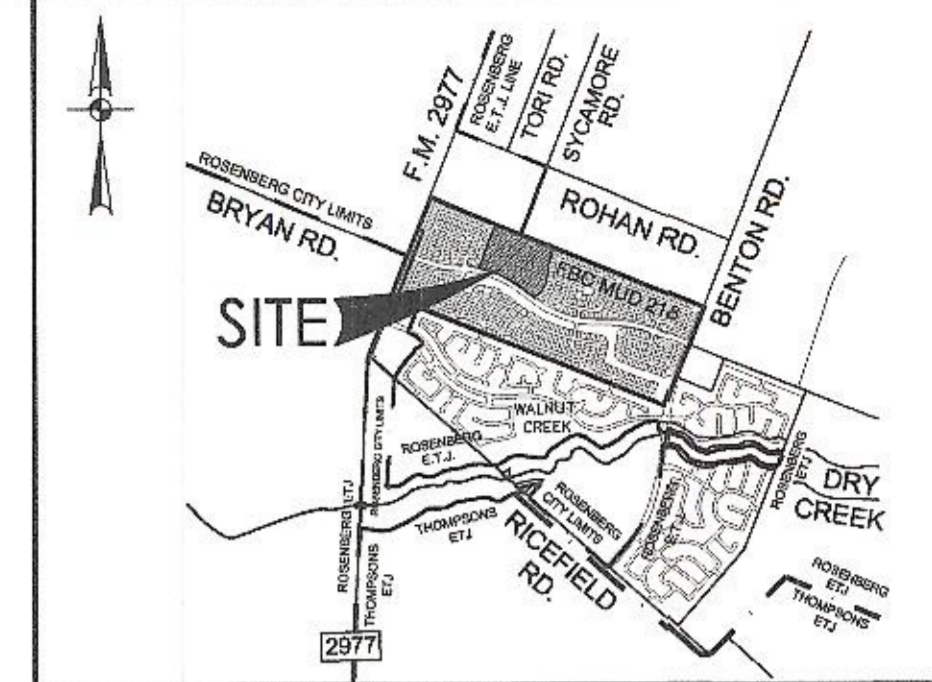
HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10250 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBPB FIRM REGISTRATION #4701 | TPLS FIRM REGISTRATION #10193974 SHEET

27.550 ACRES
COMMUNITY FOCUS FOUNDATION
A TEXAS FOUNDATION
FBCCF NO. 2013053643

16.313 ACRES
COMMUNITY FOCUS FOUNDATION,
A TEXAS NONPROFIT CORPORATION
FBCCF NO. 2013054877

16.313 ACRES
MICHAEL GHOSH AND MADELEINE GHOSH
FBCCF NO. 2011016213

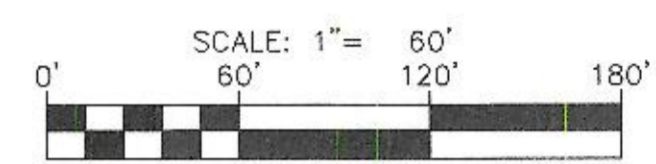
23.425 ACRES
NIRANJAN PATEL AND JASMIN PATEL
FBCCF NO. 2013077203



VICINITY MAP
NOT-TO-SCALE
MAP REF: KEY MAP 645D & 605Z

LEGEND

- = SET 5/8" IRON ROD (PAPE DAWSON CAP)
- = FOUND MONUMENTATION (AS NOTED)
- BL = BUILDING LINE
- CPE = CENTER POINT ENERGY
- DE = DRAINAGE EASEMENT
- FBCCPR = FT. BEND COUNTY OFFICIAL PUBLIC RECORDS
- FBCPR = FT. BEND COUNTY PLAT RECORDS
- PL = PROPERTY LINE
- SSE = SANITARY SEWER EASEMENT
- STSE = STORM SEWER EASEMENT
- UE = UTILITY EASEMENT
- WLE = WATER LINE EASEMENT
- AE = AERIAL EASEMENT
- R = RADIUS
- ROW = RIGHT-OF-WAY
- SF = SQUARE FEET
- BL = BUILDING LINE
- IR = IRON ROD
- FD = FOUND
- AC = ACRE
- PG = PAGE
- VOL = VOLUME
- FBCCF NO. = FORT BEND COUNTY CLERK'S FILE NUMBER



D.R. HORTON - TEXAS, LTD.
"TRACT 7"
FBCCF NO. 2017081427

RESERVE	ACREAGE	PURPOSE	PROPOSED OWNER	MAINTENANCE
A	0.230	LANDSCAPE/ OPEN SPACE	HOA	HOA
B	0.918	LANDSCAPE/ OPEN SPACE	HOA	HOA
C	0.208	LANDSCAPE/ OPEN SPACE	HOA	HOA
D	0.165	DRAINAGE	FBC MUD 218	FBC MUD 218
E	0.094	DRAINAGE	FBC MUD 218	FBC MUD 218
F	0.054	LANDSCAPE/ OPEN SPACE	HOA	HOA

SUNSET CROSSING SECTION THREE

A SUBDIVISION OF 25.162 ACRES LOCATED IN THE
W. LUSK SURVEY, A-276
FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL
UTILITY DISTRICT NO. 218)
96 LOTS ~ 6 RESERVES ~ 4 BLOCKS
DATE OF PREPARATION: APRIL 9, 2020

OWNER:
D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED LIABILITY PARTNERSHIP
6744 HORTON VISTA DRIVE, SUITE 100
RICHMOND, TEXAS 77407
(281) 566-2100

ENGINEER:
PAPE-DAWSON ENGINEERS
ROBERT M. PREISS, P.E.
MANAGING PRINCIPAL-GREATER 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: May 13, 2020, 7:57am User: ID: hrcordes File: K:\Projects\40116650\2-C\Design\2-3-20\2-3-20 Final\40116650 Final PL1.dwg

PD JOB NO. 40166-50 SUNSET CROSSING SECTION THREE 2 of 2