

PLAT RECORDING SHEET

PLAT NAME: Sunset Crossing Section Four

PLAT NO: _____

ACREAGE: 10.239

LEAGUE: E. Wheat Survey

ABSTRACT NUMBER: A-396

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 39

NUMBER OF RESERVES: 2

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

(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, LAND MANAGER, OF D.R. HORTON, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT, OWNERS OF THE 10.239 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SUNSET CROSSING SECTION FOUR, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LAWS, 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 PURPOSE FOREVER UNOBSTRUCTED 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 PURPOSE FOREVER UNOBSTRUCTED 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 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 FOUR 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, THEREUNTO AUTHORIZED.

ATTESTED BY ITS DANIEL ROSE II, LAND MANAGER AND ITS COMMON SEAL HEREUNTO AFFIXED

THIS 3 DAY OF AUGUST, 2020.

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

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

BY: Jonathan Woodruff
ASSISTANT VICE PRESIDENT

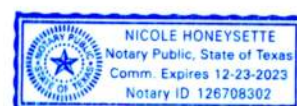
ATTEST: Daniel Rose II
PRINT NAME: DANIEL ROSE II
TITLE: LAND MANAGER

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT, AND Jonathan Woodruff, D.R. HORTON, 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 3 DAY OF Aug 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 FOUR 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 17

DAY OF July, 2019.

BY: Pete Pavlovsky, Chairman

BY: Anthony Sulik, 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 FOUR 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 14

DAY OF August, 2020.

BY: William Benton, Mayor

BY: Danzel 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, AMANDA L. EDMONDSON, 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.



AMANDA L. EDMONDSON
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 100221

Table with 5 columns: CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD, LENGTH. Contains 31 curve entries.

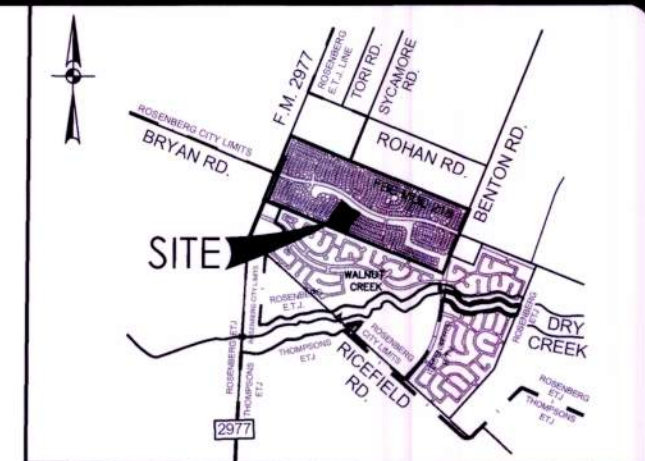
Table with 3 columns: LINE #, BEARING, LENGTH. Contains 25 line entries.

PARK LAND DEDICATION TABLE

Table with 2 columns: Description, Amount. Includes total number of lots (39), public park requirement (0.73 AC), private park dedication (0.023 AC), and recreation site (3.64 acres).

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...
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...
4. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON NGS VERTICAL DATUM, NAVD-88 (1991 ADJUSTMENT)...



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

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...

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 FOUR

A SUBDIVISION OF 10.239 ACRES LOCATED IN THE E. WHEAT SURVEY, A-396 FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 218)

39 LOTS ~ 2 RESERVES ~ 3 BLOCKS

DATE OF PREPARATION: JULY 22, 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 AMANDA L. EDMONDSON, P.E. ASSOCIATE VICE PRESIDENT

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

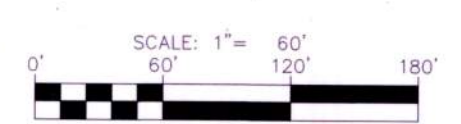
SUNSET CROSSING SECTION FOUR PD JOB NO. 40166-60 SHEET 1 OF 2

BLOCK	LOT	SQUARE FEET
1	1	8,706
1	2	7,552
1	3	7,528
1	4	7,399
1	5	7,200
1	6	7,200
1	7	7,200
1	8	7,438
1	9	7,473
1	10	8,796
1	11	9,303
1	12	7,545
1	13	7,200
1	14	8,266
1	15	8,266
1	16	8,731
1	17	12,702
1	18	7,817
1	19	7,971
2	1	7,500
2	2	9,322
2	3	12,770
2	4	12,381
2	5	8,010
2	6	7,642
2	7	7,642
2	8	8,388
2	9	8,367
2	10	7,554
2	11	7,550
2	12	9,862
2	13	18,292
2	14	8,824
2	15	7,500
3	1	9,294
3	2	7,633
3	3	7,200
3	4	7,200
3	5	8,481

LOT SUMMARY TABLE	
AVG LOT AREA	8,608



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



LEGEND

- = SET 5/8" IRON ROD (PAPE DAWSON CAP)
- = FOUND MONUMENTATION (AS NOTED)
- BL = BUILDING LINE
- CPE = CENTER POINT ENERGY
- DE = DRAINAGE EASEMENT
- FBCOPR = FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- FBCPLR = FORT BEND COUNTY PLAT RECORDS
- PL = PROPERTY LINE
- SSE = SANITARY SEWER EASEMENT
- STM SE = 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
- FBCCF NO. = FT. BEND COUNTY CLERK FILE NUMBER
- PD = PAGE
- VOL = VOLUME

RESERVE TABLE				
RESERVE	ACREAGE	PURPOSE	PROPOSED OWNER	MAINTENANCE
(A)	0.023	LANDSCAPE/OPEN SPACE	HOA	HOA
(B)	0.110	DRAINAGE	FORT BEND COUNTY MUD NO. 218	FORT BEND COUNTY MUD NO. 218

SUNSET CROSSING SECTION FOUR

A SUBDIVISION OF 10.239 ACRES LOCATED IN THE
E. WHEAT SURVEY, A-396
FORT BEND COUNTY, TEXAS (FORT BEND COUNTY MUNICIPAL
UTILITY DISTRICT NO. 218)

39 LOTS ~ 2 RESERVES ~ 3 BLOCKS
DATE OF PREPARATION: JULY 22, 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
AMANDA L. EDMONDSON, P.E.
ASSOCIATE VICE PRESIDENT

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 | TBSPLS FIRM REGISTRATION #10193974

PD JOB NO. 40166-60 SUNSET CROSSING SECTION FOUR SHEET 2 OF 2

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