

PLAT RECORDING SHEET

PLAT NAME: Sunset Crossing Section Five

PLAT NO: _____

ACREAGE: 32.383

LEAGUE: W. Lusk Survey

ABSTRACT NUMBER: A-276

NUMBER OF BLOCKS: 6

NUMBER OF LOTS: 125

NUMBER OF RESERVES: 6

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

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND
CITY OF ROSENBERG ETJ

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 32.383 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SUNSET CROSSING SECTION FIVE, 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 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 WITH.

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 FIVE 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 TO 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 Daniel Rose II, Land Manager AND ITS COMMON SEAL HEREUNTO AFFIXED

THIS 21 DAY OF JANUARY, 2021.

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
JONATHAN WOODRUFF
ASS/STANT VICE PRESIDENT

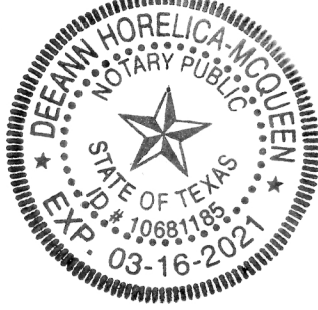
ATTEST: Daniel Rose II
PRINT NAME Daniel Rose II
TITLE: Land Manager

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT, AND Daniel Rose II, Land 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 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 21st DAY OF January, 2021.

William Benton
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 FIVE 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 _____, 2021.

BY: PETE PAVLOVSKY, CHAIRMAN

BY: ANTHONY SULAK, 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 FIVE 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 _____, 2021.

BY: WILLIAM BENTON, MAYOR

BY: DANYEL SWINT, CITY SECRETARY

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.



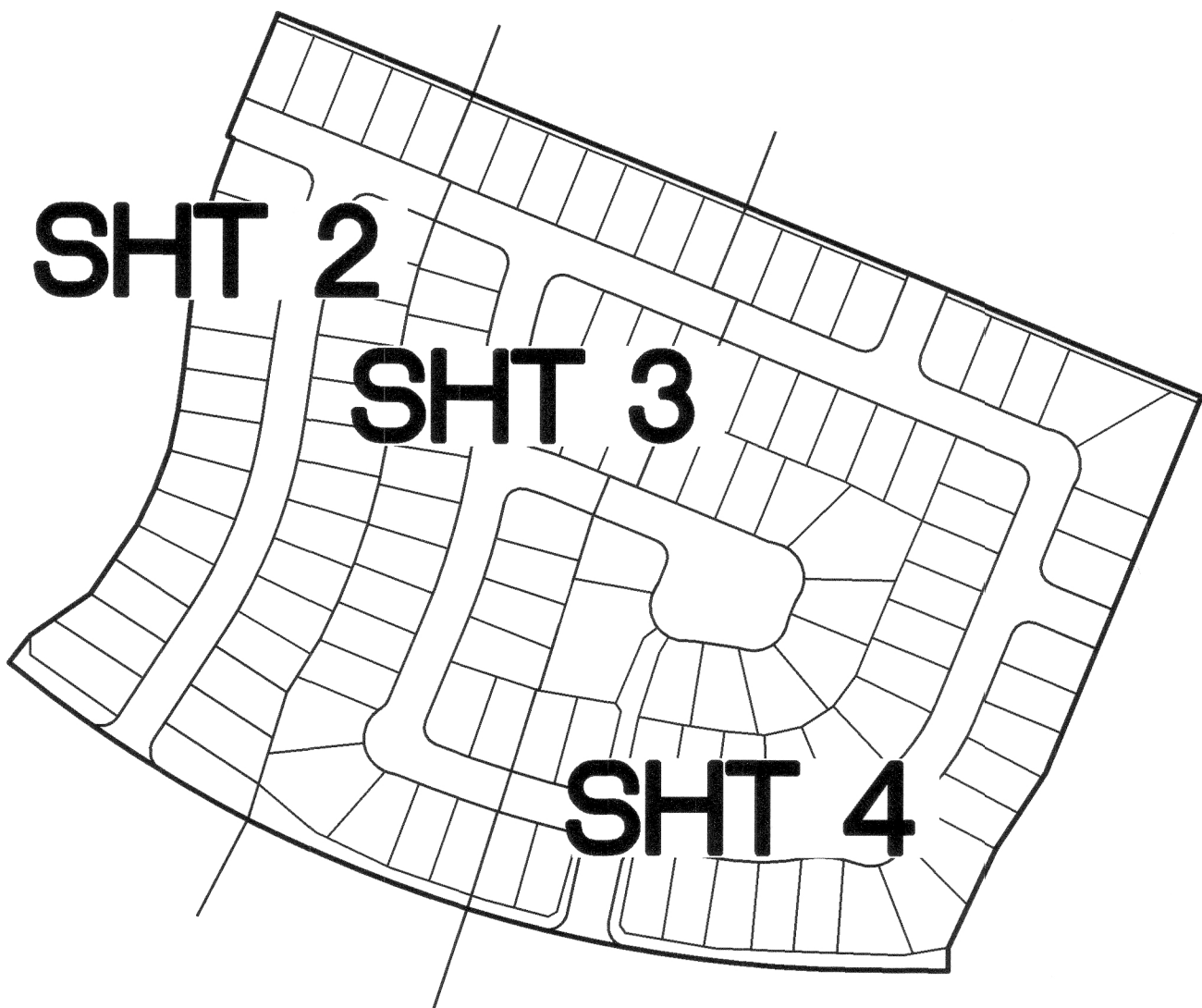
Amanda Edmondson
AMANDA L. EDMONDSON
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 100221

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
BRIAN NAWARA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6060



SHEET INDEX
N.T.S.

RESERVE TABLE				
RESERVE	ACREAGE	PURPOSE	PROPOSED OWNER	MAINTENANCE
<u>A</u>	0.510	LANDSCAPE/ OPEN SPACE	HOA	HOA
<u>B</u>	0.223	DRAINAGE	FBC MUD 218	FBC MUD 218
<u>C</u>	0.089	DRAINAGE	FBC MUD 218	FBC MUD 218
<u>D</u>	0.287	LANDSCAPE/ OPEN SPACE	HOA	HOA
<u>E</u>	0.168	LANDSCAPE/ OPEN SPACE	HOA	HOA
<u>F</u>	0.117	LANDSCAPE/ OPEN SPACE	HOA	HOA

PARK LAND DEDICATION TABLE

TOTAL NUMBER OF LOTS: 125 LOTS
PUBLIC PARK REQUIREMENT: [(8.25 ACRES X 125 LOTS X 3 PERSONS/UNIT)]/1000 = 2.34 AC.
PUBLIC PARK DEDICATION: 0 AC.
PRIVATE PARK DEDICATION: 1.082 AC. (RESERVE A, D, E, & F)
PRIVATE PARK DEDICATION (DRAINAGE): .312 AC. X .25 = 0.08 AC. (RESERVE B & C)
PRIVATE PARK CREDIT PROVIDED WITH THE RECREATION CENTER
RECREATION SITE IS .434 ACRES
NO. OF PLATTED LOTS 14 x 1/4 x 1/4 (SEC. 1, 2, 3, 4 & 5) = 489 LOTS
[(8.25 ACRES X 489 LOTS X 3 PERSONS/UNIT)]/1000 = 9.36 AC.
TOTAL PARKLAND PROVIDED TO DATE = 9.27 ACRES
REMAINING PARKLAND CREDIT = .068 ACRES
MONEY IN LIEU OF PUBLIC PARK LAND DEDICATION: N/A
MONEY IN LIEU OF PRIVATE PARK LAND DEDICATION: \$21,250

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 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'

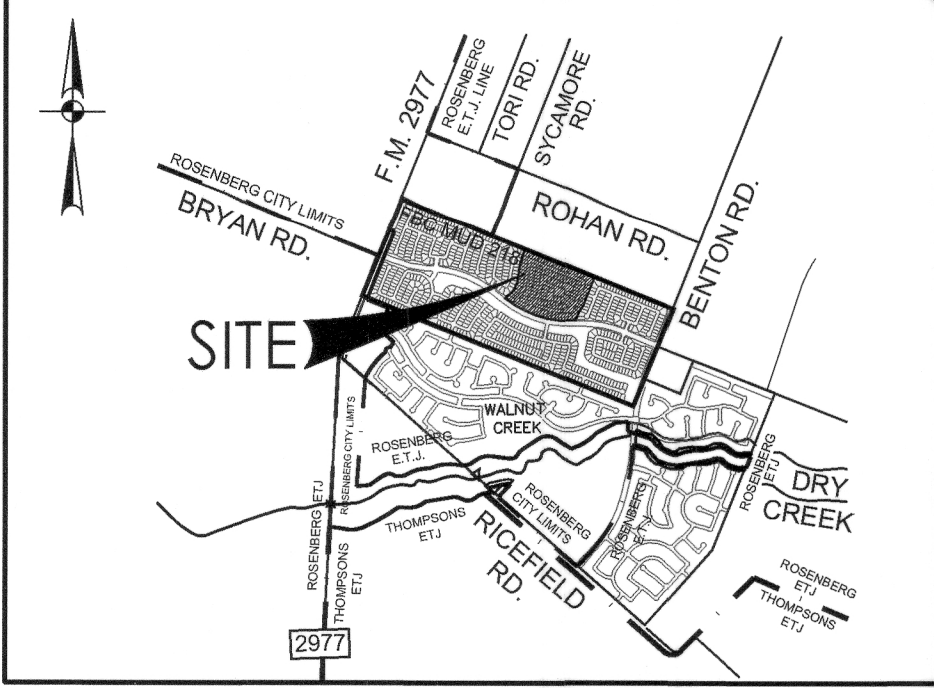
POINT #58: SET 80D NAIL IN CONCRETE JOINT NEAR BRYAN ROAD MEDIAN NOSE AT THE INTERSECTION OF COLEMAN TRACE DR.
N: 13753882.61
E: 3002576.45
ELEV: 84.00'

POINT #63 SET 3/4 IRON ROD WITH RED CAP MARKED (TRAVERSE) JUST EAST OF LIFT STATION.
N: 13753528.12
E: 3003351.91
ELEV: 84.63'

COORDINATES SHOWN ARE IN SURFACE. TO COMPUTE GRID COORDINATES DIVIDE BY A COMBINED SCALE FACTOR OF 1.00013.
- 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 TEXAS AMERICAN TITLE COMPANY, EFFECTIVE DATE 01/08/2021. 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, TEXAS.
- 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 TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 85.51 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 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.
- 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.
- 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 GEODETIC SURVEY CORP. 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.
- EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER LOT.
- INDICATES STREET NAME CHANGE SYMBOL.
- DIMENSIONS SHOWN ARE SURFACE.
- LOTS RESTRICTED TO SINGLE FAMILY RESIDENTIAL LAND USE.
- 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.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENTS ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 8' UE SHALL BE PLATTED SEPARATELY WITH A FUTURE SUNSET CROSSING SECTION, THUS PROVIDING A 16' UE.
- 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.
- RESERVE "B" AND "C" SHALL BE MAINTAINED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 218.

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."



VICINITY MAP

NOT-TO-SCALE
MAP REF: KEY MAP 645D & 646A

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.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS _____ DAY OF _____, 2021.

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 RECORDED 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 FIVE

A SUBDIVISION OF 32.383 ACRES LOCATED IN THE
W. LUSK SURVEY, A-276
FORT BEND COUNTY, TEXAS

125 LOTS ~ 6 RESERVES ~ 6 BLOCKS

DATE OF PREPARATION: JANUARY 19, 2021

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

PAPE-DAWSON ENGINEERS

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS

10950 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400

TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10190974

SHEET 1 OF 4

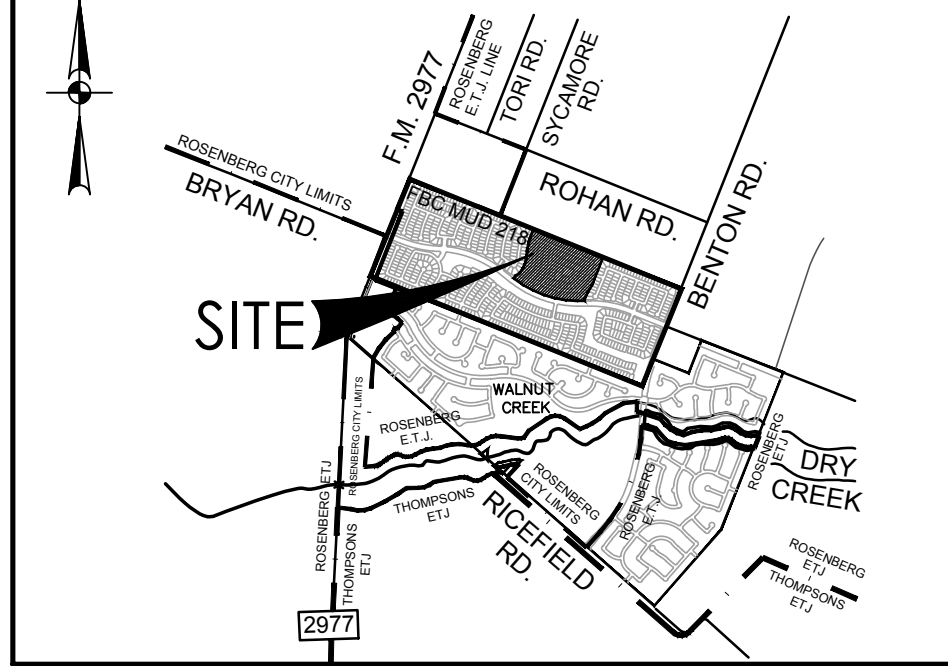
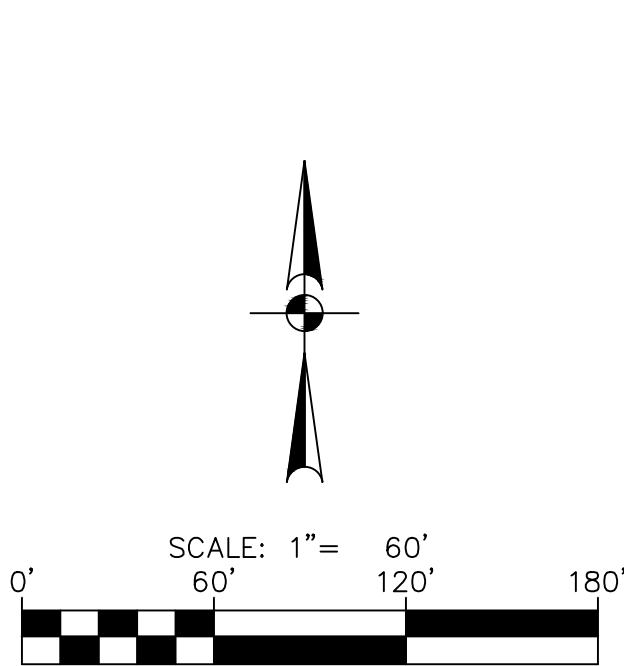
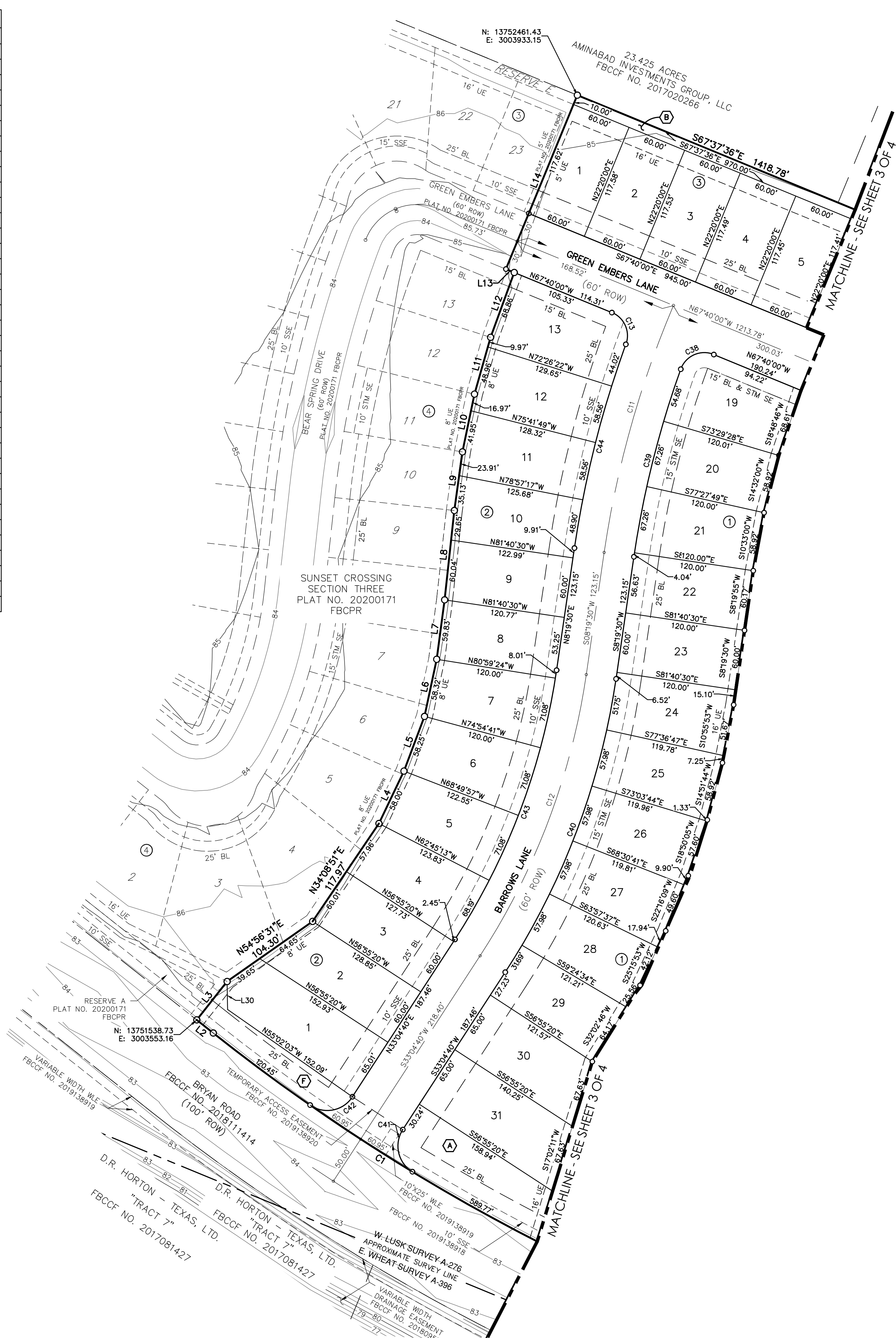
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BLOCK	LOT	SQUARE FEET
1	1	7,414
1	2	7,675
1	3	7,646
1	4	7,676
1	5	8,943
1	6	14,386
1	7	10,385
1	8	7,627
1	9	7,286
1	10	7,358
1	11	7,557
1	12	7,557
1	13	7,556
1	14	7,265
1	15	7,200
1	16	7,439
1	17	7,519
1	18	7,691
1	19	8,853
1	20	7,592
1	21	7,592
1	22	7,251
1	23	7,200
1	24	7,485
1	25	7,509
1	26	7,509
1	27	7,538
1	28	7,625
1	29	7,455
1	30	8,509
2	1	9,724
2	1	9,989
2	2	8,454
2	3	7,698
2	4	8,110
2	5	7,981
2	6	7,871
2	7	7,796
2	8	7,289
2	9	7,313
2	10	7,676
2	11	7,910
2	12	8,035
2	13	9,383
3	1	7,056
3	2	7,053
3	3	7,051
3	4	7,048
3	5	7,046
3	6	7,043
3	7	7,041
3	8	7,038
3	9	7,036
3	10	7,033
3	11	7,031
3	12	7,028
3	13	7,026
3	14	7,023
3	15	7,020
3	16	8,063
4	1	8,047
4	2	7,010
4	3	7,007
4	4	13,100
4	5	17,785
4	6	7,800
4	7	8,866
5	1	7,586
5	2	7,538
5	3	7,895
5	4	7,681
5	5	8,220
5	6	10,121
5	7	10,979
5	8	8,782
5	9	7,385
5	10	7,140
5	11	7,603
5	12	7,200
5	13	8,266
6	1	8,879
6	2	7,200
6	3	7,200
6	4	7,200
6	5	7,200
6	6	7,200
6	7	7,200
6	8	7,200
6	9	7,348
6	10	7,902
6	11	8,101
6	12	7,058
6	13	7,104
6	14	7,187
6	15	7,200
6	16	7,552
6	17	9,151
6	18	9,151
6	19	9,151
6	20	8,128
6	21	7,408
6	22	8,010
6	23	8,598
6	24	7,589
6	25	7,413
6	26	8,527
6	27	8,484
6	28	7,717
6	29	7,516
6	30	9,251
6	31	9,542
6	32	19,473
6	33	7,634
6	34	8,829
6	35	9,512
6	36	9,494
6	37	9,197
6	38	16,864
6	39	8,556
6	40	7,200
6	41	7,200
6	42	7,200
6	43	7,200
6	44	7,394
6	45	9,655
LOT SUMMARY TABLE		
AVERAGE LOT		8,188

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1950.00'	37°43'45"	N70°27'26"W	1261.00'	1284.07'
C2	55.00'	90°00'00"	N22°40'00"W	77.78'	86.39'
C3	300.00'	73°53'04"	N59°16'32"E	360.61'	386.86'
C4	1775.00'	14°40'01"	S76°26'56"E	453.14'	454.38'
C5	55.00'	91°49'57"	S23°11'57"E	79.02'	88.15'
C6	1000.00'	14°23'32"	N15°31'16"E	250.53'	251.19'
C7	700.00'	15°00'31"	S15°49'45"W	182.84'	183.37'
C8	400.00'	13°15'45"	N74°17'53"W	92.38'	92.59'
C9	55.00'	90°00'00"	N22°40'00"W	77.78'	86.39'
C10	55.00'	103°57'02"	S29°38'31"E	86.65'	99.79'
C11	1000.00'	14°42'31"	S15°40'45"W	256.01'	256.71'
C12	700.00'	24°45'10"	N20°42'05"E	300.07'	302.41'
C13	25.00'	87°40'34"	N23°49'43"W	34.63'	38.26'
C14	25.00'	90°00'00"	N67°20'00"E	35.36'	39.27'
C15	25.00'	90°00'00"	S22°40'00"E	35.36'	39.27'
C16	25.00'	13°15'41"	S74°17'51"E	5.77'	5.79'
C17	50.00'	116°31'23"	S22°40'00"E	85.05'	101.69'
C18	25.00'	13°15'41"	S28°57'50"W	5.77'	5.79'
C19	25.00'	90°00'00"	S22°40'00"E	35.36'	39.27'
C20	25.00'	90°00'00"	S67°20'00"W	35.36'	39.27'
C21	330.00'	20°22'40"	S32°31'20"W	116.75'	117.37'
C22	150.00'	31°10'43"	S27°07'19"W	80.62'	81.63'
C23	50.00'	99°25'12"	S61°14'34"W	76.28'	86.76'
C24	150.00'	31°10'43"	N84°38'12"W	80.62'	81.63'
C25	330.00'	16°26'37"	S87°59'45"W	94.38'	94.71'
C26	1805.00'	4°13'38"	N81°40'07"W	133.14'	133.17'
C27	25.00'	88°16'40"	S56°18'22"W	34.82'	38.52'
C28	30.00'	91°47'27"	S33°43'41"E	43.08'	48.06'
C29	30.00'	91°47'27"	N58°03'46"E	43.08'	48.06'
C30	25.00'	88°16'40"	N31°58'18"W	34.82'	38.52'
C31	1805.00'	8°06'53"	N72°03'11"W	255.43'	255.64'
C32	25.00'	12°59'22"	N74°29'25"W	5.66'	5.87'
C33	50.00'	140°34'20"	N10°41'56"W	94.14'	122.67'
C34	25.00'	36°52'12"	N41°09'08"E	15.81'	16.09'
C35	970.00'	14°23'32"	N15°31'16"E	243.02'	243.66'
C36	730.00'	10°45'37"	N13°42'18"E	136.89'	137.09'
C37	25.00'	86°45'07"	N24°17'27"W	34.34'	37.85'
C38	25.00'	92°35'41"	S66°02'10"W	36.15'	40.40'
C39	970.00'	11°24'50"	S14°01'55"W	192.91'	193.23'
C40	730.00'	24°45'10"	S20°42'05"W	312.93'	315.37'
C41	30.00'	91°47'27"	S12°49'04"E	43.08'	48.06'
C42	30.00'	91°47'27"	N78°58'23"E	43.08'	48.06'
C43	670.00'	24°45'10"	N20°42'05"E	287.21'	289.45'
C44	1030.00'	11°41'04"	N14°10'02"E	209.69'	210.05'
C45	25.00'	13°15'41"	S74°17'51"E	5.77'	5.79'
C46	50.00'	116°31'23"	S22°40'00"E	85.05'	101.69'
C47	25.00'	13°15'41"	S28°57'50"W	5.77'	5.79'
C48	25.00'	13°15'41"	S15°42'09"W	5.77'	5.79'
C49	50.00'	101°02'35"	S59°35'36"W	77.19'	88.18'
C50	25.00'	11°43'56"	N75°45'05"W	5.11'	5.12'
C51	25.00'	14°40'43"	S88°57'24"E	6.39'	6.40'
C52	50.00'	131°59'06"	N30°18'12"W	91.35'	115.18'
C53	25.00'	13°21'21"	N29°00'40"E	5.81'	5.83'
C54	25.00'	90°00'00"	N22°40'00"W	35.36'	39.27'
C55	370.00'	6°38'30"	N70°59'15"W	42.87'	42.89'
C56	25.00'	93°30'27"	S58°56'17"W	36.42'	40.80'
C57	1030.00'	10°31'59"	S17°27'02"W	189.08'	189.35'
C58	25.00'	91°49'57"	S23°11'57"E	35.92'	40.07'
C59	1745.00'	14°40'01"	S76°26'56"E	445.48'	446.70'
C60	270.00'	73°53'04"	N59°16'32"E	324.55'	348.17'
C61	25.00'	90°00'00"	N22°40'00"W	35.36'	39.27'
C62	25.00'	93°48'10"	S65°25'55"W	36.51'	40.93'
C63	670.00'	10°12'20"	S13°25'40"W	119.18'	119.34'
C64	25.00'	84°07'05"	S33°44'03"E	33.49'	36.70'
C65	430.00'	8°07'35"	S71°43'48"E	60.94'	60.99'

PARK LAND DEDICATION TABLE	
TOTAL NUMBER OF LOTS: 125 LOTS	
PUBLIC PARK DEDICATION: (8.25 ACRES X 125 LOTS X 3 PERSONS/UNIT)@1000 = 2.34 AC.	
PRIVATE PARK DEDICATION: 1.082 AC. (RESERVE A, D, E, & F)	
PRIVATE PARK DEDICATION (DRAINAGE): .312 AC. X .25 = 0.08 AC. (RESERVE B & C)	
PRIVATE PARK CREDIT PROVIDED WITH THE RECREATION CENTER	
RECREATION SITE IS 43.84 ACRES	
NO. OF PLATTED LOTS THIS FAR (SEC. 1, 2, 3, 4 & 5) = 499 LOTS	
(8.25 ACRES X 499 LOTS X 3 PERSONS/UNIT)@1000 = 9.36 AC.	
TOTAL PARKLAND PROVIDED TO DATE = 9.27 ACRES	
REMAINING PARKLAND CREDIT = 0.08 ACRES	
MONEY IN LIEU OF PUBLIC PARK LAND DEDICATION: N/A	
MONEY IN LIEU OF PRIVATE PARK LAND DEDICATION: \$21,250	

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S0°40'42"W	33.43'
L2	N51°35'33"W	21.12'
L3	N38°18'49"E	48.96'
L4	N25°27'47"E	58.00'
L5	N20°38'11"E	58.25'
L6	N12°02'57"E	58.32'
L7	N7°37'13"E	59.83'
L8	N6°12'34"E	89.69'
L9	N7°51'13"E	59.04'
L10	N11°48'49"E	58.92'
L11	N15°48'00"E	58.92'
L12	N20°04'57"E	68.86'
L13	N67°40'00"W	8.97'
L14	N22°20'00"E	187.62'
L15	S67°20'00"W	2.67'
L16	S28°45'26"E	25.78'
L17	S75°34'30"W	7.72'
L18	S80°55'45"E	13.66'
L19	S67°20'00"W	2.67'
L20	S22°20'00"W	35.44'
L21	N28°46'16"W	23.13'
L22	N81°37'03"W	63.51'
L23	S60°11'14"W	5.45'
L24	N22°20'00"E	52.37'
L25	S22°20'00"W	23.50'
L26	S81°37'03"E	62.75'
L27	N22°20'00"E	27.83'
L28	S15°17'53"W	109.74'
L29	S59°59'06"W	14.22'
L30	N0°59'25"W	28.01'
L31	S10°46'59"W	112.69'
L32	S34°46'38"E	14.00'
L33	N80°26'09"E	64.33'
L34	N33°46'04"W	13.72'
L35	S72°04'36"E	3.98'
L36	S52°20'58"W	25.00'
L37	S30°55'42"W	25.02'



VICINITY MAP

NOT-TO-SCALE
MAP REF: KEY MAP 645D & 646A

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
- FBCPR = 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. = FORT BEND COUNTY CLERK'S FILE NUMBER
- PG = PAGE
- VOL = VOLUME

RESERVE TABLE				
RESERVE	ACREAGE	PURPOSE	PROPOSED OWNER	MAINTENANCE
A	0.510	LANDSCAPE/ OPEN SPACE	HOA	HOA
B	0.223	DRAINAGE	FBC MUD 218	FBC MUD 218
C	0.089	DRAINAGE	FBC MUD 218	FBC MUD 218
D	0.287	LANDSCAPE/ OPEN SPACE	HOA	HOA
E	0.168	LANDSCAPE/ OPEN SPACE	HOA	HOA
F	0.117	LANDSCAPE/ OPEN SPACE	HOA	HOA

SUNSET CROSSING SECTION FIVE

A SUBDIVISION OF 32.383 ACRES LOCATED IN THE
W. LUSK SURVEY, A-276
FORT BEND COUNTY, TEXAS
125 LOTS ~ 6 RESERVES ~ 6 BLOCKS
DATE OF PREPARATION: JANUARY 19, 2021

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 HAWARA, R.P.L.S.
HOUSTON SURVEY DEPARTMENT MANAGER

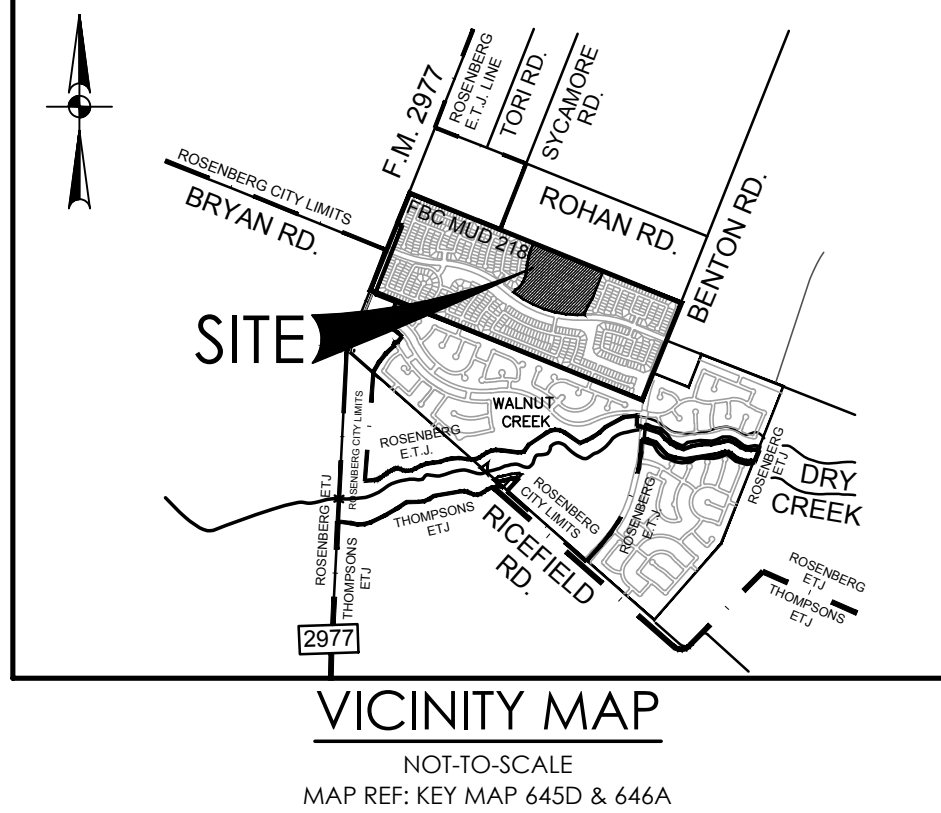
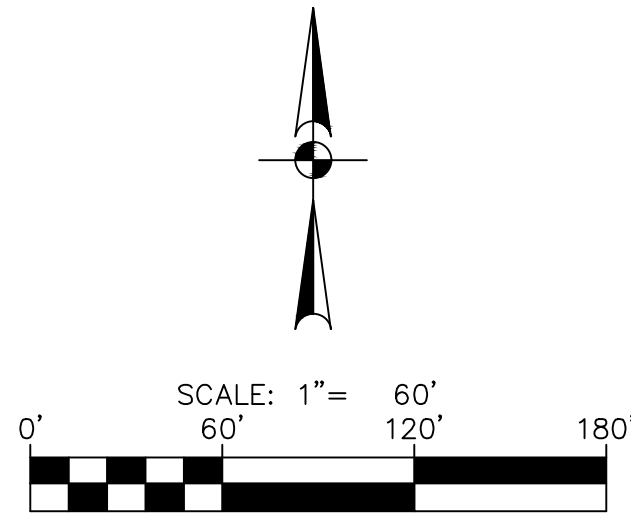
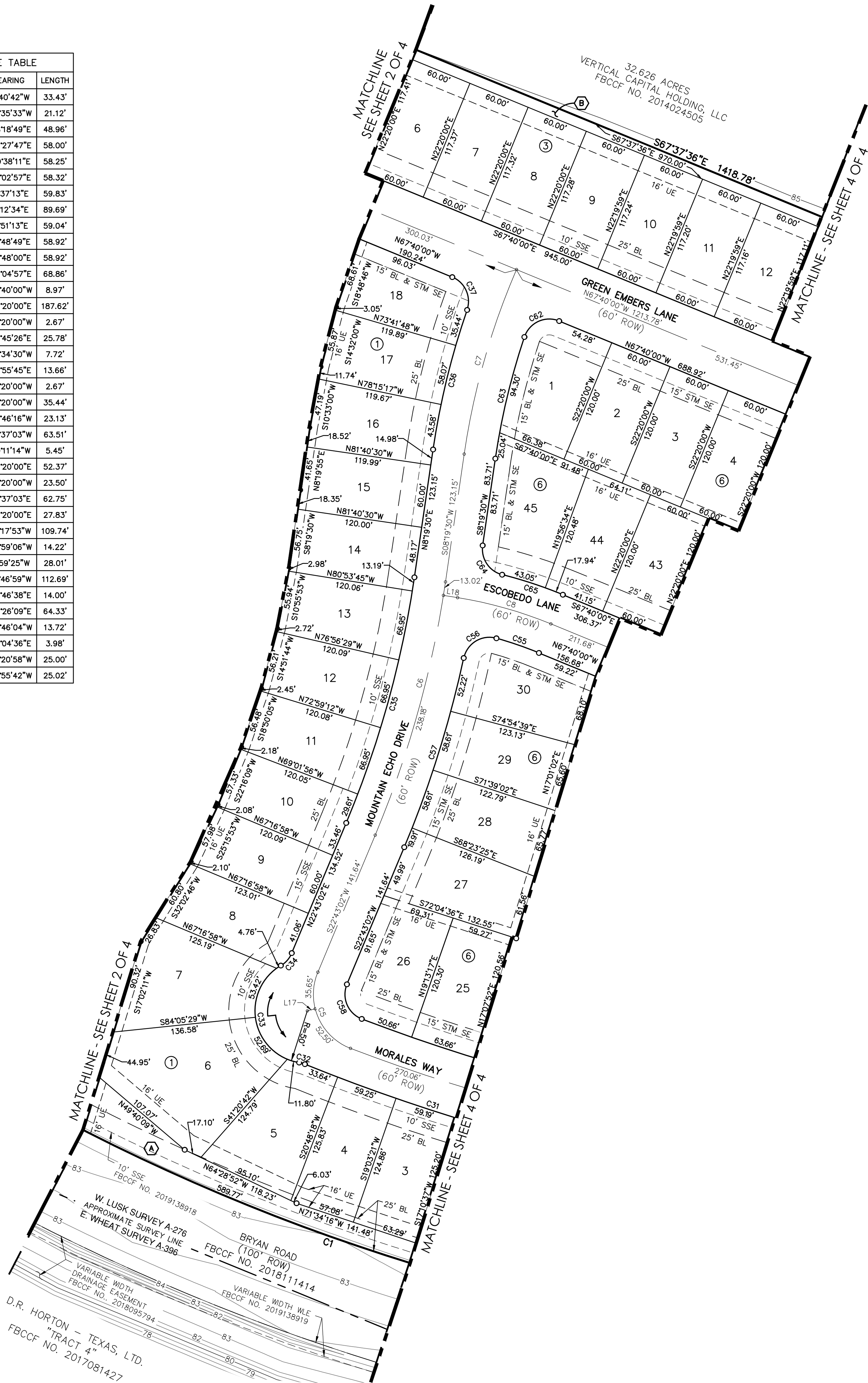
PAPE-DAWSON ENGINEERS

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10360 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TSP# FIRM REGISTRATION #470 | TSP#S FIRM REGISTRATION #10193974

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File: K:\Projects\4016670\2-0 Design\12-3 Red\A-2-3-2 Final\PL 4016670 FINAL.dwg

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	1950.00'	37°43'45"	N70°27'26"W	1261.00'
C2	55.00'	90°00'00"	N22°40'00"W	77.78'
C3	300.00'	73°53'04"	N59°16'32"E	360.61'
C4	1775.00'	14°40'01"	S76°26'56"E	453.14'
C5	55.00'	91°49'57"	S23°11'57"E	79.02'
C6	1000.00'	14°23'32"	N15°31'16"E	250.53'
C7	700.00'	15°00'31"	S15°49'45"W	182.84'
C8	400.00'	13°15'45"	N74°17'53"W	92.38'
C9	55.00'	90°00'00"	N22°40'00"W	77.78'
C10	55.00'	103°57'02"	S29°38'31"E	86.65'
C11	1000.00'	14°42'31"	S15°40'45"W	256.01'
C12	700.00'	24°45'10"	N20°42'05"E	300.07'
C13	25.00'	87°40'34"	N23°49'43"W	34.63'
C14	25.00'	90°00'00"	N67°20'00"E	35.36'
C15	25.00'	90°00'00"	S22°40'00"E	35.36'
C16	25.00'	13°15'41"	S74°17'51"E	5.77'
C17	50.00'	116°31'23"	S22°40'00"E	85.05'
C18	25.00'	13°15'41"	S28°57'50"W	5.77'
C19	25.00'	90°00'00"	S22°40'00"E	35.36'
C20	25.00'	90°00'00"	S67°20'00"W	35.36'
C21	330.00'	20°22'40"	S32°31'20"W	116.75'
C22	150.00'	31°10'43"	S27°07'19"W	80.62'
C23	50.00'	99°25'12"	S61°14'34"W	76.28'
C24	150.00'	31°10'43"	N84°38'12"W	80.62'
C25	330.00'	16°26'37"	S87°59'45"W	94.38'
C26	1805.00'	4°13'38"	N81°40'07"W	133.14'
C27	25.00'	88°16'40"	S56°18'22"W	34.82'
C28	30.00'	91°47'27"	S33°43'41"E	43.08'
C29	30.00'	91°47'27"	N58°03'46"E	43.08'
C30	25.00'	88°16'40"	N31°58'18"W	34.82'
C31	1805.00'	8°06'53"	N72°03'11"W	255.43'
C32	25.00'	12°59'22"	N74°29'25"W	5.66'
C33	50.00'	140°34'20"	N10°41'56"W	94.14'
C34	25.00'	36°52'12"	N41°09'08"E	15.81'
C35	970.00'	14°23'32"	N15°31'16"E	243.02'
C36	730.00'	10°45'37"	N13°42'18"E	136.89'
C37	25.00'	86°45'07"	N24°17'27"W	34.34'
C38	25.00'	92°35'41"	S66°02'10"W	36.15'
C39	970.00'	11°24'50"	S14°01'55"W	192.91'
C40	730.00'	24°45'10"	S20°42'05"W	312.93'
C41	30.00'	91°47'27"	S12°49'04"E	43.08'
C42	30.00'	91°47'27"	N78°58'23"E	43.08'
C43	670.00'	24°45'10"	N20°42'05"E	287.21'
C44	1030.00'	11°41'04"	N14°10'02"E	209.69'
C45	25.00'	13°15'41"	S74°17'51"E	5.77'
C46	50.00'	116°31'23"	S22°40'00"E	85.05'
C47	25.00'	13°15'41"	S28°57'50"W	5.77'
C48	25.00'	13°15'41"	S15°42'09"W	5.77'
C49	50.00'	101°02'35"	S59°35'36"W	77.19'
C50	25.00'	11°43'56"	N75°45'05"W	5.11'
C51	25.00'	14°40'43"	S88°57'24"E	6.39'
C52	50.00'	131°59'06"	N30°18'12"W	91.35'
C53	25.00'	13°21'21"	N29°00'40"E	5.81'
C54	25.00'	90°00'00"	N22°40'00"W	35.36'
C55	370.00'	6°38'30"	N70°59'15"W	42.87'
C56	25.00'	93°30'27"	S58°56'17"W	36.42'
C57	1030.00'	10°31'59"	S17°27'02"W	189.08'
C58	25.00'	91°49'57"	S23°11'57"E	35.92'
C59	1745.00'	14°40'01"	S76°26'56"E	445.48'
C60	270.00'	73°53'04"	N59°16'32"E	324.55'
C61	25.00'	90°00'00"	N22°40'00"W	35.36'
C62	25.00'	93°48'10"	S65°25'55"W	36.51'
C63	670.00'	10°12'20"	S13°25'40"W	119.18'
C64	25.00'	84°07'05"	S33°44'03"E	33.49'
C65	430.00'	8°07'35"	S71°43'48"E	60.94'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S0°40'42"W	33.43'
L2	N51°35'33"W	21.12'
L3	N38°18'49"E	48.96'
L4	N25°27'47"E	58.00'
L5	N20°38'11"E	58.25'
L6	N12°02'57"E	58.32'
L7	N73°7'13"E	59.83'
L8	N6°12'34"E	89.69'
L9	N75°1'13"E	59.04'
L10	N11°48'49"E	58.92'
L11	N15°48'00"E	58.92'
L12	N20°04'57"E	68.86'
L13	N67°40'00"W	8.97'
L14	N22°20'00"E	187.62'
L15	S67°20'00"W	2.67'
L16	S28°45'26"E	25.78'
L17	S75°34'30"W	7.72'
L18	S80°55'45"E	13.66'
L19	S67°20'00"W	2.67'
L20	S22°20'00"W	35.44'
L21	N28°46'16"W	23.13'
L22	N81°37'03"W	63.51'
L23	S60°11'14"W	5.45'
L24	N22°20'00"E	52.37'
L25	S22°20'00"W	23.50'
L26	S81°37'03"E	62.75'
L27	N22°20'00"E	27.83'
L28	S15°17'53"W	109.74'
L29	S59°59'06"W	14.22'
L30	N0°59'25"W	28.01'
L31	S10°46'59"W	112.69'
L32	S34°46'38"E	14.00'
L33	N80°26'09"E	64.33'
L34	N33°46'04"W	13.72'
L35	S72°04'36"E	3.98'
L36	S52°20'58"W	25.00'
L37	S30°55'42"W	25.02'



- LEGEND**
- = SET 5/8" IRON ROD (PAPE DAWSON CAP)
 - = FOUND MONUMENTATION (AS NOTED)
 - BL = BUILDING LINE
 - CPE = CENTER POINT ENERGY
 - DE = DRAINAGE EASEMENT
 - FBCCPR = FORT BEND COUNTY OFFICIAL PUBLIC 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
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 - AC = ACRE
 - FBCCF NO. = FORT BEND COUNTY CLERK'S FILE NUMBER
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RESERVE TABLE				
RESERVE	ACREAGE	PURPOSE	PROPOSED OWNER	MAINTENANCE
A	0.510	LANDSCAPE/ OPEN SPACE	HOA	HOA
B	0.223	DRAINAGE	FBC MUD 218	FBC MUD 218
C	0.089	DRAINAGE	FBC MUD 218	FBC MUD 218
D	0.287	LANDSCAPE/ OPEN SPACE	HOA	HOA
E	0.168	LANDSCAPE/ OPEN SPACE	HOA	HOA
F	0.117	LANDSCAPE/ OPEN SPACE	HOA	HOA

SUNSET CROSSING SECTION FIVE

A SUBDIVISION OF 32.383 ACRES LOCATED IN THE
W. LUSK SURVEY, A-276
FORT BEND COUNTY, TEXAS
125 LOTS ~ 6 RESERVES ~ 6 BLOCKS
DATE OF PREPARATION: JANUARY 19, 2021

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

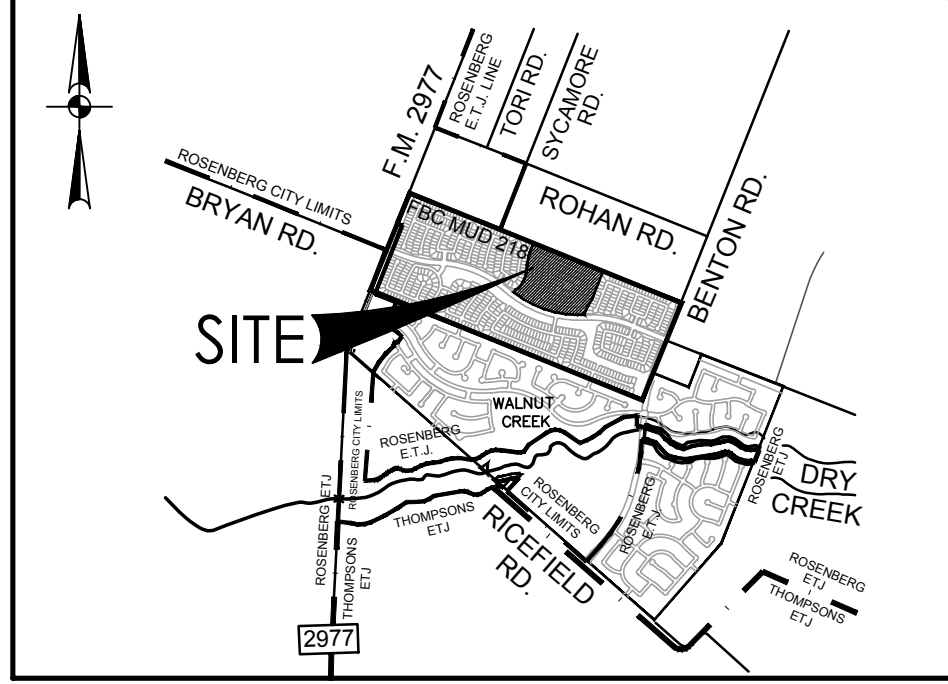
SURVEYOR:
PAPE-DAWSON ENGINEERS
BRIAN NAWARA, R.P.L.S.
HOUSTON SURVEY DEPARTMENT MANAGER

**PAPE-DAWSON
ENGINEERS**

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

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	1950.00'	37°43'45"	N70°27'26"W	1261.00'
C2	55.00'	90°00'00"	N22°40'00"W	77.78'
C3	300.00'	73°53'04"	N59°16'32"E	360.61'
C4	1775.00'	14°40'01"	S76°26'56"E	453.14'
C5	55.00'	91°49'57"	S23°11'57"E	79.02'
C6	1000.00'	14°23'32"	N15°31'16"E	250.53'
C7	700.00'	15°00'31"	S15°49'45"W	182.84'
C8	400.00'	13°15'45"	N74°17'53"W	92.38'
C9	55.00'	90°00'00"	N22°40'00"W	77.78'
C10	55.00'	103°57'02"	S29°38'31"E	86.65'
C11	1000.00'	14°42'31"	S15°40'45"W	256.01'
C12	700.00'	24°45'10"	N20°42'05"E	300.07'
C13	25.00'	87°40'34"	N23°49'43"W	34.63'
C14	25.00'	90°00'00"	N67°20'00"E	35.36'
C15	25.00'	90°00'00"	S22°40'00"E	35.36'
C16	25.00'	13°15'41"	S74°17'51"E	5.77'
C17	50.00'	116°31'23"	S22°40'00"E	85.05'
C18	25.00'	13°15'41"	S28°57'50"W	5.77'
C19	25.00'	90°00'00"	S22°40'00"E	35.36'
C20	25.00'	90°00'00"	S67°20'00"W	35.36'
C21	330.00'	20°22'40"	S32°31'20"W	116.75'
C22	150.00'	31°10'43"	S27°07'19"W	80.62'
C23	50.00'	99°25'12"	S61°14'34"W	76.28'
C24	150.00'	31°10'43"	N84°38'12"W	80.62'
C25	330.00'	16°26'37"	S87°59'45"W	94.38'
C26	1805.00'	4°13'38"	N81°40'07"W	133.14'
C27	25.00'	88°16'40"	S56°18'22"W	34.82'
C28	30.00'	91°47'27"	S33°43'41"E	43.08'
C29	30.00'	91°47'27"	N58°03'46"E	43.08'
C30	25.00'	88°16'40"	N31°58'18"W	34.82'
C31	1805.00'	8°06'53"	N72°03'11"W	255.43'
C32	25.00'	12°59'22"	N74°29'25"W	5.66'
C33	50.00'	140°34'20"	N10°41'56"W	94.14'
C34	25.00'	36°52'12"	N41°09'08"E	15.81'
C35	970.00'	14°23'32"	N15°31'16"E	243.02'
C36	730.00'	10°45'37"	N13°42'18"E	136.89'
C37	25.00'	86°45'07"	N24°17'27"W	34.34'
C38	25.00'	92°35'41"	S66°02'10"W	36.15'
C39	970.00'	11°24'50"	S14°01'55"W	192.91'
C40	730.00'	24°45'10"	S20°42'05"W	312.93'
C41	30.00'	91°47'27"	S12°49'04"E	43.08'
C42	30.00'	91°47'27"	N78°58'23"E	43.08'
C43	670.00'	24°45'10"	N20°42'05"E	287.21'
C44	1030.00'	11°41'04"	N14°10'02"E	209.69'
C45	25.00'	13°15'41"	S74°17'51"E	5.77'
C46	50.00'	116°31'23"	S22°40'00"E	85.05'
C47	25.00'	13°15'41"	S28°57'50"W	5.77'
C48	25.00'	13°15'41"	S15°42'09"W	5.77'
C49	50.00'	101°02'35"	S59°35'36"W	77.19'
C50	25.00'	11°43'56"	N75°45'05"W	5.11'
C51	25.00'	14°40'43"	S88°57'24"E	6.39'
C52	50.00'	131°59'06"	N30°18'12"W	91.35'
C53	25.00'	13°21'21"	N29°00'40"E	5.81'
C54	25.00'	90°00'00"	N22°40'00"W	35.36'
C55	370.00'	6°38'30"	N70°59'15"W	42.87'
C56	25.00'	93°30'27"	S58°56'17"W	36.42'
C57	1030.00'	10°31'59"	S17°27'02"W	189.08'
C58	25.00'	91°49'57"	S23°11'57"E	35.92'
C59	1745.00'	14°40'01"	S76°26'56"E	445.48'
C60	270.00'	73°53'04"	N59°16'32"E	324.55'
C61	25.00'	90°00'00"	N22°40'00"W	35.36'
C62	25.00'	93°48'10"	S65°25'55"W	36.51'
C63	670.00'	10°12'20"	S13°25'40"W	119.18'
C64	25.00'	84°07'05"	S33°44'03"E	33.49'
C65	430.00'	8°07'35"	S71°43'48"E	60.94'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S0°40'42"W	33.43'
L2	N51°35'33"W	21.12'
L3	N38°18'49"E	48.96'
L4	N25°27'47"E	58.00'
L5	N20°38'11"E	58.25'
L6	N12°02'57"E	58.32'
L7	N73°7'13"E	59.83'
L8	N6°12'34"E	89.69'
L9	N75°1'13"E	59.04'
L10	N11°48'49"E	58.92'
L11	N15°48'00"E	58.92'
L12	N20°04'57"E	68.86'
L13	N67°40'00"W	8.97'
L14	N22°20'00"E	187.62'
L15	S67°20'00"W	2.67'
L16	S28°45'26"E	25.78'
L17	S75°34'30"W	7.72'
L18	S80°55'45"E	13.66'
L19	S67°20'00"W	2.67'
L20	S22°20'00"W	35.44'
L21	N28°46'16"W	23.13'
L22	N81°37'03"W	63.51'
L23	S60°11'14"W	5.45'
L24	N22°20'00"E	52.37'
L25	S22°20'00"W	23.50'
L26	S81°37'03"E	62.75'
L27	N22°20'00"E	27.83'
L28	S15°17'53"W	109.74'
L29	S59°59'06"W	14.22'
L30	N0°59'25"W	28.01'
L31	S10°46'59"W	112.69'
L32	S34°46'38"E	14.00'
L33	N80°26'09"E	64.33'
L34	N33°46'04"W	13.72'
L35	S72°04'36"E	3.98'
L36	S52°20'58"W	25.00'
L37	S30°55'42"W	25.02'



VICINITY MAP

NOT-TO-SCALE
MAP REF: KEY MAP 645D & 646A

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
- FBCPR = 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. | = | FORT BEND COUNTY CLERK'S FILE NUMBER |
| PG | = | PAGE |
| VOL | = | VOLUME |

RESERVE TABLE				
RESERVE	ACREAGE	PURPOSE	PROPOSED OWNER	MAINTENANCE
A	0.510	LANDSCAPE/ OPEN SPACE	HOA	HOA
B	0.223	DRAINAGE	FBC MUD 218	FBC MUD 218
C	0.089	DRAINAGE	FBC MUD 218	FBC MUD 218
D	0.287	LANDSCAPE/ OPEN SPACE	HOA	HOA
E	0.168	LANDSCAPE/ OPEN SPACE	HOA	HOA
F	0.117	LANDSCAPE/ OPEN SPACE	HOA	HOA

SUNSET CROSSING
SECTION FIVE

A SUBDIVISION OF 32.383 ACRES LOCATED IN THE
W. LUSK SURVEY, A-276
FORT BEND COUNTY, TEXAS
125 LOTS ~ 6 RESERVES ~ 6 BLOCKS
DATE OF PREPARATION: JANUARY 19, 2021

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
TSP# FIRM REGISTRATION #470 | TSP# FIRM REGISTRATION #10193974