PLAT RECORDING SHEET

PLAT NAME:	Sunset Crossing Section Six
PLAT NO:	
ACREAGE:	39.233
ACKEAGE.	
LEAGUE:	W. Lusk Survey and E. Wheat Survey
ARSTRACT NI	JMBER: A-276 and A-396
mbsimier in	11-270 and 11-370
NUMBER OF B	BLOCKS: 5
NUMBER OF I	OTS: 135
NUMBER OF F	DECEDVEC. 5
OWNERS: D.	R. Horton-Texas, Ltd.
(DEPUTY CLERK)	

WE, D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH, JONATHAN WOODRUFF,

DELAWARE CORPORATION, ITS AUTHORIZED AGENT, OWNERS OF THE 39.233 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SUNSET CROSSING SECTION SIX, 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.

FUTHER 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 GOUND 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 EASEMNT 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.

FUTHER 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 EASEMNTS 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

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 SIX 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 _____, ___, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS _____, DAY OF _____, 2021. D.R. HORTON-TEXAS, LTD., A TEXAS LIMITED LIABILITY PARTNERSHIP

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

JONATHAN WOODRUFF ASSISTANT VICE PRESIDENT

PRINT NAME TITLE:

STATE OF TEXAS COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JONATHAN WOODRUFF, ASSISTANT VICE

CORPORATION, ITS AUTHORIZED AGENT 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 _____, 2021.

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 SIX 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 ______

PETE PAVLOVSKY, CHAIRMAN

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 SIX 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 ______

KEVIN RAINES, MAYOR

DANYEL SWINT, CITY SECRETARY

ANTHONY SULAK, 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."

CERTIFICATE FOR SURVEYOR

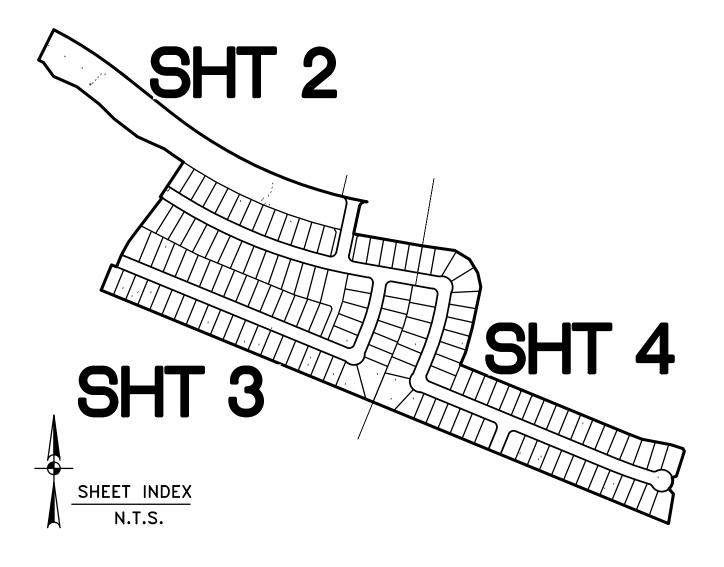
I, BRIAN NAWARA, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLE 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



TOTAL NUMBER OF LOTS: 135 LOTS PUBLIC PARK REQUIREMENT: [(6.25 ACRES X 135 LOTS X 3 PERSONS/UNIT)]/1000 = 2.53 AC.

PUBLIC PARK DEDICATION: 0 AC. PRIVATE PARK DEDICATION: 0.75 AC. (RESERVE B. C. D. & E) PRIVATE PARK DEDICATION (DRAINAGE): 5.833 AC. X .25 = 1.46 AC. (RESERVE A) PRIVATE PARK CREDIT PROVIDED WITH THE RECREATION CENTER RECREATION SITE IS ±3.64 ACRES NO. OF PLATTTED LOTS THUS FAR (SEC. 1, 2, 3, 4, 5, & 6) = 634 LOTS [(6.25 ACRES X 634 LOTS X 3 PERSONS/UNIT)]/1000 = 11.89 AC.

TOTAL PARKLAND PROVIDED TO DATE = 11.48 ACRES REMAINING PARKLAND CREDIT = -0.41 ACRES MONEY IN LIEU OF PUBLIC PARK LAND DEDICATION: N/

MONEY IN LIEU OF PRIVATE PARK LAND DEDICATION: \$22,950

NOTES:

- 1. 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 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,
- 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 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 TITLE RESOURCES GUARANTY COMPANY. 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. 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 LOT 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 85.51 FT 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.
- 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. LZ2.
- 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 (4204), 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
- 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
- 27. 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.
- 28. RESERVES "B","C", "D", AND "E" SHALL BE MAINTAINED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 218.
- 29. 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.

VICINITY MAP NOT-TO-SCALE

MAP REF: KEY MAP 645D & 646A

I, J. STACY SLAWINSKI, 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

J. STACY SLA FORT BEND CO		· ·								
APPROVED BY	THE	COMMISSIONERS'	COURT	OF	FORT	BEND	COUNTY,	TEXAS,	THIS _	 DAY OF

K.P. GEORGE

COUNTY JUDGE

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

VINCENT M. MORALES, JR.

PRECINCT 1, COUNTY COMMISSIONER

KEN R. DEMERCHANT PRECINCT 4, COUNTY COMMISSIONER

PRECINCT 2, COUNTY COMMISSIONER

GRADY PRESTAGE

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT

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

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.

LAURA RICHARD COUNTY CLERK FORT BEND COUNTY, TEXAS

SUNSET CROSSING SECTION SIX

A SUBDIVISION OF 39.233 ACRES LOCATED IN THE W. LUSK SURVEY, A-276 AND E. WHEAT SURVEY, A-396 FORT BEND COUNTY, TEXAS

135 LOTS ~ 5 RESERVES ~ 5 BLOCKS DATE OF PREPARATION: SEPTEMBER 2021

> 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.

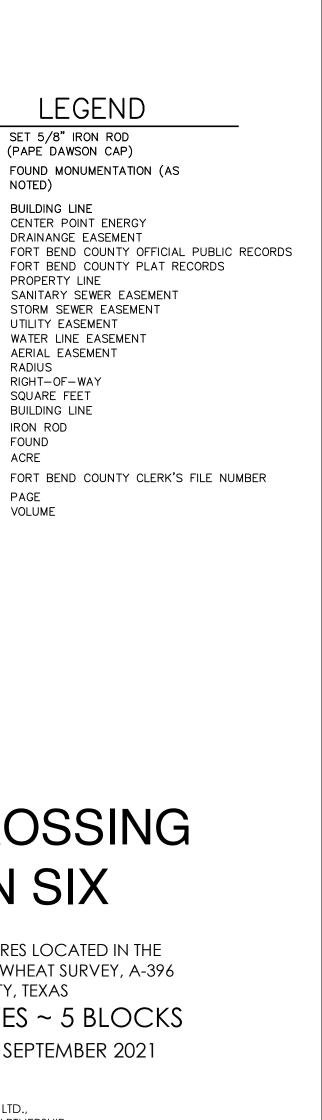
PAPE-DAWSON ENGINEERS BRIAN NAWARA, R.P.L.S. MANAGING PRINCIPAL - GREATER HOUSTON HOUSTON SURVEY DEPARTMENT MANAGER

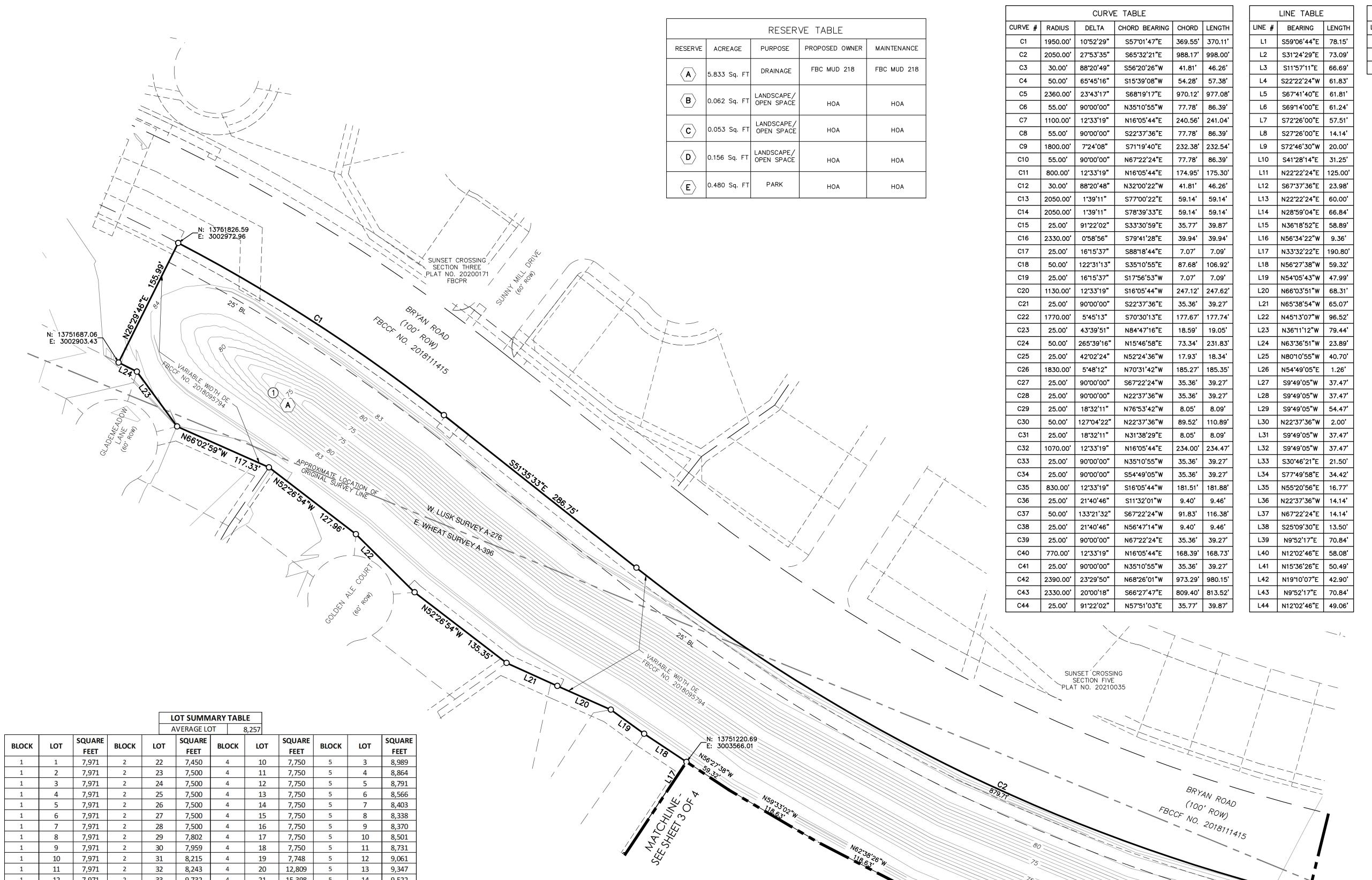


HOUSTON I SAN ANTONIO I AUSTIN I FORT WORTH I DALLAS 10350 RICHMOND AVE, STE 200 I HOUSTON, TX 77042 I 713.428.2400

TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974 SHEET

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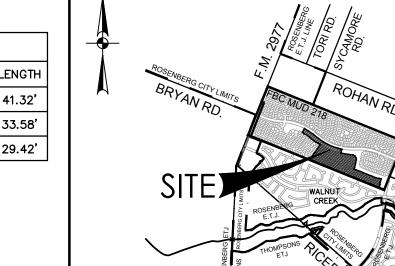
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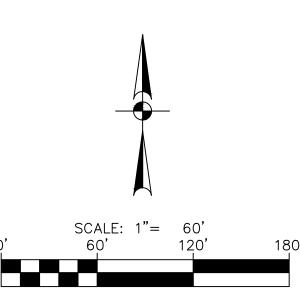
21 7,450 4

LINE TABLE LINE # | BEARING | LENGTH L45 N15*36'26"E 41.32' L46 N19*10'07"E 33.58' L47 N22°05'29"E 29.42'



VICINITY MAP

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



LEGEND

SET 5/8" IRON ROD (PAPE DAWSON CAP)

FOUND MONUMENTATION (AS

BUILDING LINE

CENTER POINT ENERGY

FORT BEND COUNTY OFFICIAL PUBLIC RECORDS

PROPERTY LINE SANITARY SEWER EASEMENT

WLE = WATER LINE EASEMENT AE = AERIAL EASEMENT

SF = SQUARE FEET BUILDING LINE

IRON ROD

FBCCF NO. = FORT BEND COUNTY CLERK'S FILE NUMBER

PG = PAGE VOL = VOLUME

SUNSET CROSSING SECTION SIX

A SUBDIVISION OF 39.233 ACRES LOCATED IN THE W. LUSK SURVEY, A-276 AND E. WHEAT SURVEY, A-396 FORT BEND COUNTY, TEXAS

135 LOTS ~ 5 RESERVES ~ 5 BLOCKS DATE OF PREPARATION: SEPTEMBER 2021

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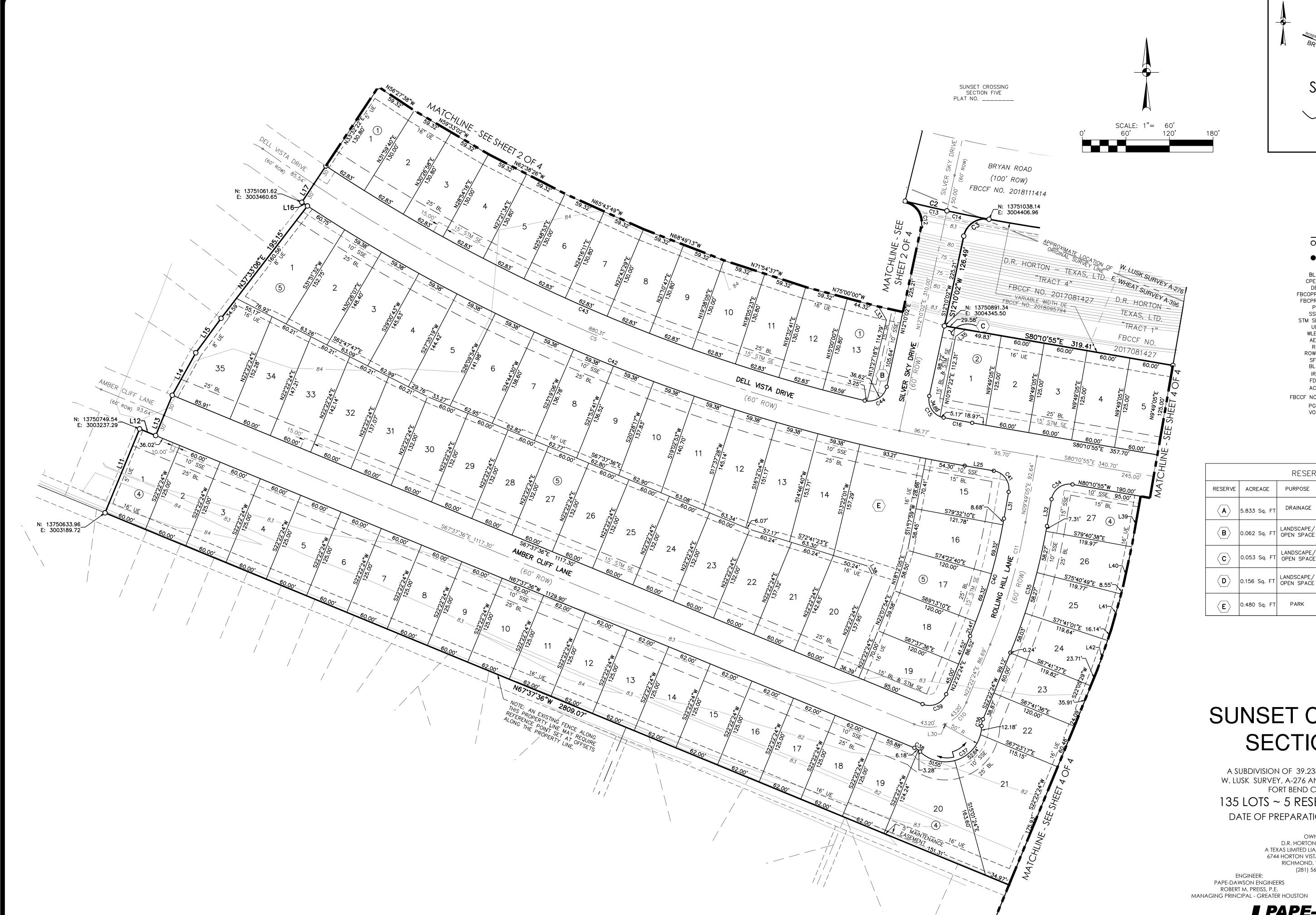
ENGINEER: PAPE-DAWSON ENGINEERS ROBERT M. PREISS, P.E.

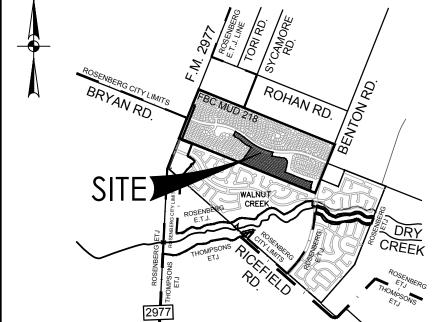
MANAGING PRINCIPAL - GREATER HOUSTON

PAPE-DAWSON ENGINEERS BRIAN NAWARA, R.P.L.S.



TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974 SHEET





RESERVE TABLE						
RESERVE	ACREAGE	PURPOSE	PROPOSED OWNER	MAINTENANCE		
(A)	5.833 Sq. FT	DRAINAGE	FBC MUD 218	FBC MUD 218		
B	0.062 Sq. FT	LANDSCAPE/ OPEN SPACE	НОА	НОА		
(c)	0.053 Sq. FT	LANDSCAPE/ OPEN SPACE	НОА	НОА		
D	0.156 Sq. FT	LANDSCAPE/ OPEN SPACE	НОА	НОА		
⟨ E ⟩	0.480 Sq. FT	PARK	НОА	НОА		

SUNSET CROSSING SECTION SIX

A SUBDIVISION OF 39.233 ACRES LOCATED IN THE W. LUSK SURVEY, A-276 AND E. WHEAT SURVEY, A-396 FORT BEND COUNTY, TEXAS

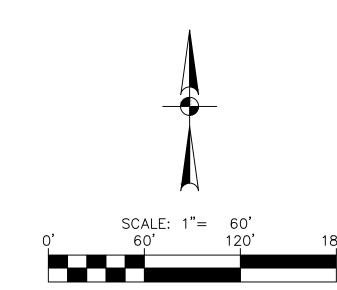
135 LOTS ~ 5 RESERVES ~ 5 BLOCKS DATE OF PREPARATION: SEPTEMBER 2021

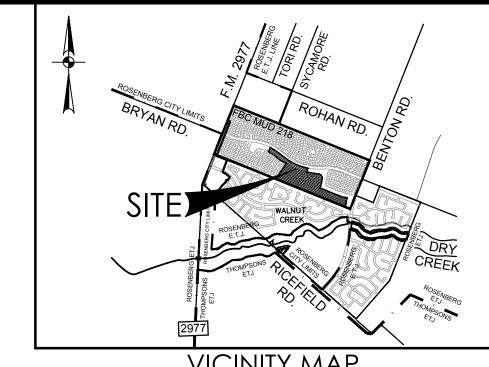
OWNER:
D.R. HORTON-TEXAS, LTD.,
A TEXAS LIMITED LIABILITY PARTNERSHIP
6744 HORTON VISTA DRIVE, SUITE 100
RICHMOND, TEXAS 77407

PAPE-DAWSON ENGINEERS



TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974 SHEET





VICINITY MAP

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

LEGEND

O = SET 5/8" IRON ROD

(PAPE DAWSON CAP) FOUND MONUMENTATION (AS NOTED)

BL = BUILDING LINE
CPE = CENTER POINT ENERGY
DE = DRAINANGE 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-WAYSF = SQUARE FEET

BL = BUILDING LINE IR = IRON ROD

FD = FOUNDAC = ACRE

FBCCF NO. = FORT BEND COUNTY CLERK'S FILE NUMBER

PG = PAGE VOL = VOLUME

RESERVE TABLE							
RESERVE	ACREAGE	PURPOSE	PROPOSED OWNER	MAINTENANCE			
(A)	5.833 Sq. FT DRAINAGE		FBC MUD 218	FBC MUD 218			
B	0.062 Sq. FT	LANDSCAPE/ OPEN SPACE	НОА	НОА			
(c)	0.053 Sq. FT	LANDSCAPE/ OPEN SPACE	НОА	НОА			
D	0.156 Sq. FT	LANDSCAPE/ OPEN SPACE	НОА	НОА			
(E)	0.480 Sq. FT	PARK	НОА	НОА			

SUNSET CROSSING SECTION SIX

A SUBDIVISION OF 39.233 ACRES LOCATED IN THE W. LUSK SURVEY, A-276 AND E. WHEAT SURVEY, A-396 FORT BEND COUNTY, TEXAS

135 LOTS ~ 5 RESERVES ~ 5 BLOCKS DATE OF PREPARATION: SEPTEMBER 2021

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

PAPE-DAWSON ENGINEERS ROBERT M. PREISS, P.E. MANAGING PRINCIPAL - GREATER HOUSTON

PAPE-DAWSON ENGINEERS



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