

**PLAT RECORDING SHEET**

**PLAT NAME:** Sunset Crossing Section Eight

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**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 30.983

**LEAGUE:** W. Lusk Survey and E. Wheat Survey

**ABSTRACT NUMBER:** A-276 and A-396

**NUMBER OF BLOCKS:** 2

**NUMBER OF LOTS:** 70

**NUMBER OF RESERVES:** 4

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

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**(DEPUTY CLERK)**

STATE OF TEXAS  
COUNTY OF FORT BEND  
CITY OF ROSENBERG

WE, D.R. HORTON—TEXAS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH, JONATHAN WOODRUFF, ASSISTANT VICE PRESIDENT, AND \_\_\_\_\_ OF D.R. HORTON, INC., A DELAWARE CORPORATION, ITS AUTHORIZED AGENT, OWNERS OF THE 30.983 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SUNSET CROSSING SECTION EIGHT, 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 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 EIGHT 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 \_\_\_\_\_, AND ITS COMMON SEAL HEREUNTO AFFIXED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_.

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

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

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
JONATHAN WOODRUFF PRINT NAME:  
ASSISTANT VICE PRESIDENT TITLE:

STATE OF TEXAS  
COUNTY OF FORT BEND

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

PRESIDENT, AND \_\_\_\_\_ 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_.

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 EIGHT 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 \_\_\_\_\_, 202\_.

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
PETE PAVLOVSKY, CHAIRMAN 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 EIGHT 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 \_\_\_\_\_, 202\_.

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
KEVIN RAINES, MAYOR DANYEL 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.

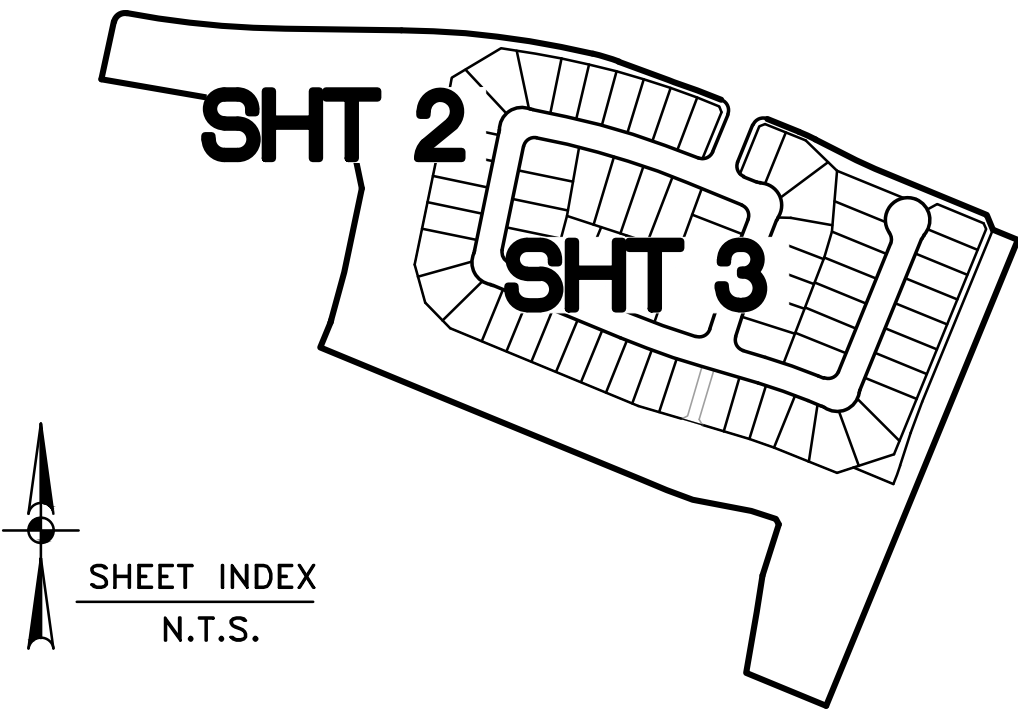
BRIAN NAWARA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6080

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

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."

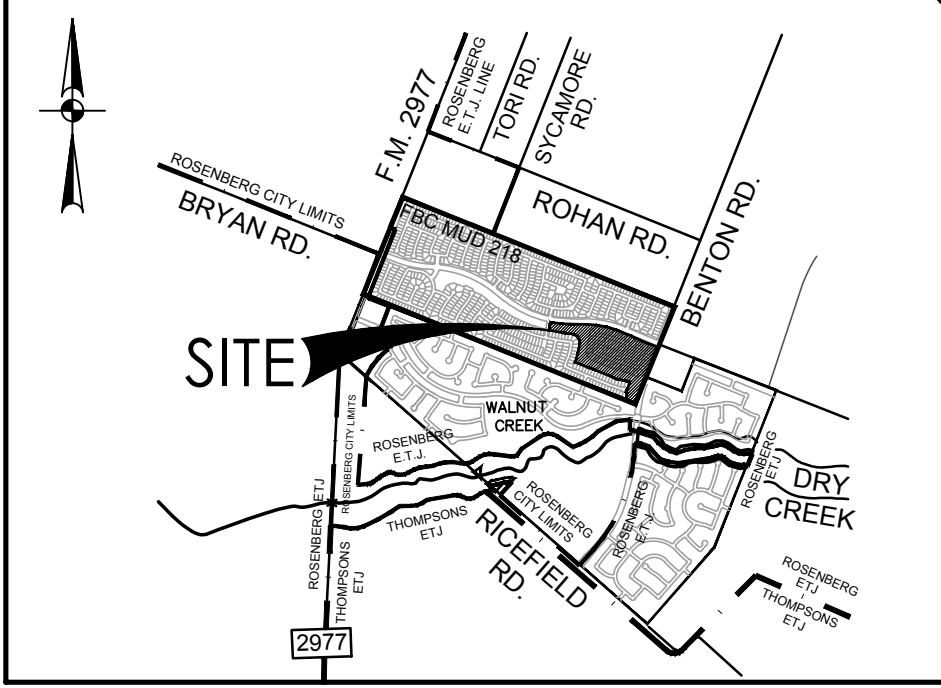


RESERVE TABLE				
RESERVE	ACREAGE	PURPOSE	PROPOSED OWNER	MAINTENANCE
A	10.737	DRAINAGE	FBC MUD 218	FBC MUD 218
B	0.445	LANDSCAPE/ OPEN SPACE	HOA	HOA
C	0.658	LANDSCAPE/ OPEN SPACE	HOA	HOA
D	0.092	LANDSCAPE/ OPEN SPACE	FBC MUD 218	FBC MUD 218

TOTAL NUMBER OF LOTS: 70 LOTS
PUBLIC PARK REQUIREMENT: [(8.25 ACRES X 70 LOTS X 3 PERSONS/UNIT)÷1000 = 1.312 AC
PUBLIC PARK DEDICATION: 0 AC
PRIVATE PARK DEDICATION: 0 AC
PRIVATE PARK DEDICATION (DRAINAGE): 13.456 AC. X .25 = 3.364 AC. (RESERVE A)
RECREATION SITE (S) = 3.364 AC.
NO. OF PLATTED LOTS THUS FAR (SEC 1, 2, 3, 4, 5, 6, 7 & 8) = 802 LOTS
[(8.25 ACRES X 802 LOTS X 3 PERSONS/UNIT)÷1000 = 15.038 AC
TOTAL PARKLAND PROVIDED TO DATE = 16.46 AC
REMAINING PARKLAND CREDIT = 1.42 AC
MONEY IN LIEU OF PUBLIC PARK LAND DEDICATION: N/A
MONEY IN LIEU OF PRIVATE PARK LAND DEDICATION: \$11,900

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 NGS BENCHMARKS:  
AW4789 ELEVATION: 91.69' NAVD88, 1991 ADJ  
AW4792 ELEVATION: 94.48' NAVD88, 1991 ADJ
- 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: 13753582.57  
E: 3002576.43  
ELEV: 84.00'  
  
POINT #63 SET 3/4 IRON ROD WITH RED CAP MARKED (TRAVERSE) JUST EAST OF LIFT STATION.  
N: 13753528.08  
E: 3003361.94  
ELEV: 86.43'  
  
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. 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 MINIMUM SLAB ELEVATION SHALL BE 84.34' 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.
- 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.
- THERE ARE NO PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- 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 CORRS 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.
- 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 "A" SHALL BE MAINTAINED BY FORT BEND COUNTY MUNIOPAL UTILITY DISTRICT NO. 218.
- 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.
- THERE ARE NO KNOWN PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.



VICINITY MAP

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

I, J. STACY SLAWNSKI, THE 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 SLAWNSKI, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 202\_.

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  
CLERK OF THE COUNTY  
FORT BEND COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

## SUNSET CROSSING SECTION EIGHT

A SUBDIVISION OF 30.983 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)

70 LOTS ~ 4 RESERVES ~ 2 BLOCKS

DATE OF PREPARATION: FEBRUARY 28, 2022

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

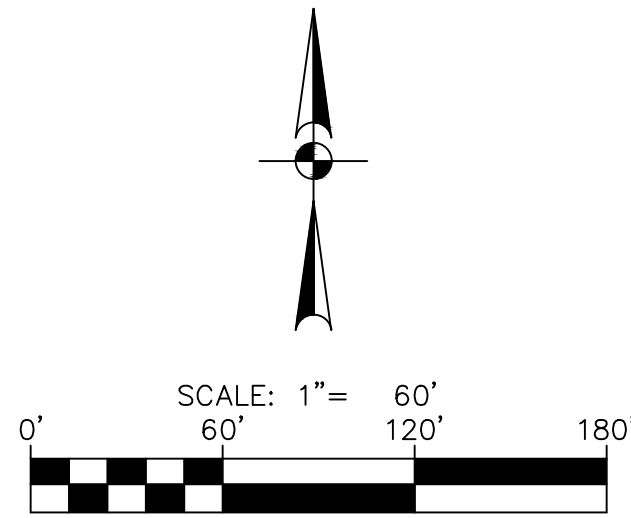
ENGINEER:  
PAPE-DAWSON ENGINEERS  
AMANDA L. EDMONDSON, P.E.  
VICE PRESIDENT

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

SHEET 1 OF 3



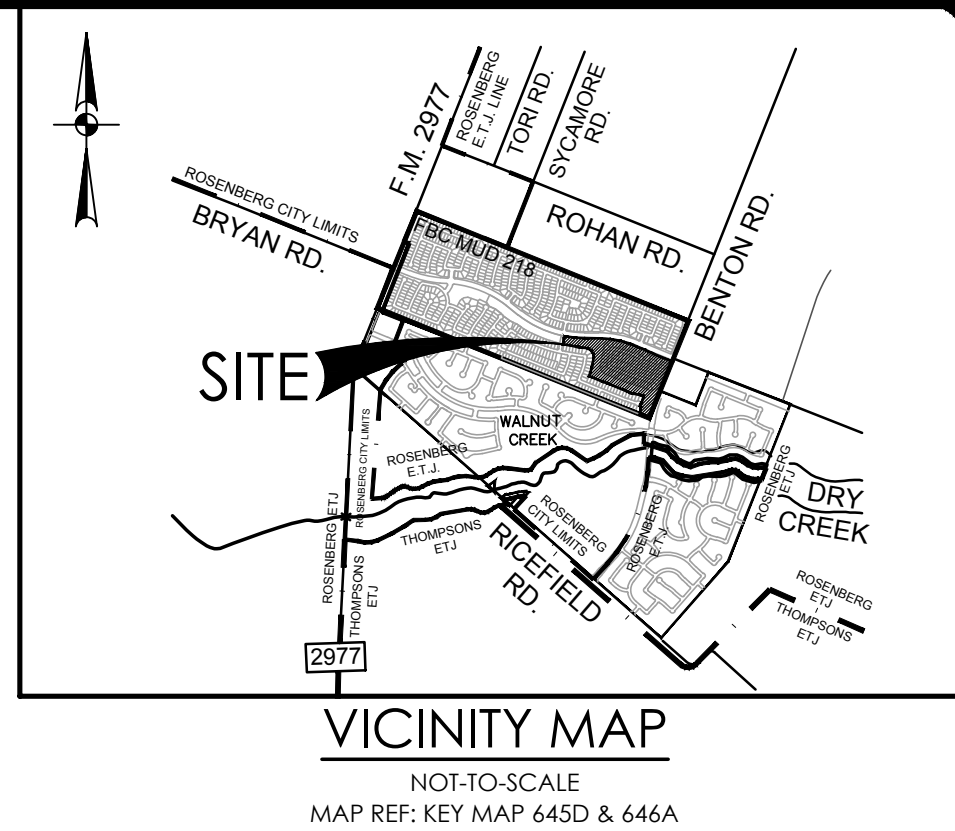
Lot Summary Table

Avg Lot Area 8533.243  
BLOCK LOT SQUARE FEET

BLOCK	LOT	SQUARE FEET
1	1	7560
1	2	7642
1	3	7642
1	4	7642
1	5	7642
1	6	7642
1	7	9401
1	8	11705
1	9	12278
1	10	7536
1	11	7500
1	12	7500
1	13	7500
1	14	9972
1	15	10324
1	16	9355
1	17	7500
1	18	7500
1	19	7500
1	20	7500
1	21	7547
1	22	7695
1	23	7699
1	24	7447
1	25	7498
1	26	7662
1	27	7813
1	28	8588
1	29	10138
1	30	12115
1	31	9288
1	32	7500
1	33	7500
1	34	7500
1	35	7500
1	36	7500
1	37	7406
1	38	7922
1	39	8609
1	40	8738
1	41	7750
1	42	7531
1	43	7453
1	44	7375
1	45	8447
1	46	8547
1	47	7680
1	48	7801
1	49	7809
1	50	8277
1	51	9539
1	52	11772
1	53	7489
2	1	11060
2	2	10484
2	3	10542
2	4	11327
2	5	9629
2	6	8129
2	7	8140
2	8	10146
2	9	10564
2	10	9271
2	11	9541
2	12	10797
2	13	8508
2	14	7297
2	15	7285
2	16	7293
2	17	7231

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N63°01'45"W	102.64'
L2	N22°38'30"W	35.36'
L3	S67°38'30"E	60.00'
L4	N41°28'14"W	31.25'
L5	N72°46'30"E	20.00'
L6	N27°26'00"W	14.14'
L7	N72°26'00"W	57.51'
L8	S79°10'56"E	133.65'
L9	N69°14'00"W	61.24'
L10	N67°41'40"W	61.81'
L11	N22°22'24"E	61.83'
L12	N11°57'11"W	66.69'
L13	N31°24'29"W	73.09'
L14	N59°06'44"W	78.15'
L15	S34°14'54"E	3.37'
L16	N61°09'48"E	7.18'
L17	S21°00'48"W	43.66'
L18	S16°25'56"W	28.84'
L19	N62°03'07"E	6.93'
L20	S67°45'33"E	13.48'
L21	N22°45'33"W	2.67'
L22	N67°45'33"W	15.00'
L23	S67°38'30"E	23.58'
L24	S21°00'48"W	54.98'
L25	S73°34'04"E	52.48'
L26	S67°45'33"E	13.48'
L27	N67°45'33"W	33.28'
L28	S67°38'30"E	1.59'
L29	N21°00'48"E	43.66'
L30	N81°30'00"W	78.17'
L31	N22°57'21"W	14.06'
L32	S67°09'48"W	14.14'
L33	S67°03'22"W	25.22'
L34	N22°47'53"W	14.13'
L35	N22°21'30"E	57.92'
L36	N28°34'04"W	13.97'
L37	N61°35'43"E	13.72'
L38	S44°29'22"E	80.07'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	30.00'	88°20'46"	N56°20'26"E	41.81'	46.26'
C2	2049.68'	9°50'15"	S84°24'13"E	351.49'	351.93'
C3	1950.00'	12°40'32"	S82°59'03"E	430.52'	431.40'
C4	500.00'	6°55'56"	S73°10'49"E	60.46'	60.50'
C5	500.00'	1°16'15"	S70°20'58"E	11.09'	11.09'
C6	1940.00'	3°20'35"	S69°18'48"E	113.18'	113.20'
C7	500.00'	4°36'45"	S65°20'08"E	40.24'	40.25'
C8	500.00'	5°17'12"	S64°59'54"E	46.12'	46.13'
C9	50.00'	65°45'16"	N15°39'08"E	54.28'	57.38'
C10	55.00'	44°49'09"	N78°21'40"E	41.93'	43.02'
C11	1770.00'	11°35'16"	S73°26'08"E	357.36'	357.97'
C12	55.00'	42°16'23"	S46°30'19"E	39.67'	40.58'
C13	3000.00'	4°34'52"	N18°43'22"W	239.80'	239.86'
C14	55.00'	39°40'43"	N47°47'15"W	37.33'	38.09'
C15	1800.00'	5°56'27"	N70°35'50"W	186.56'	186.64'
C16	1200.00'	5°46'30"	N70°39'48"W	121.60'	121.65'
C17	55.00'	90°00'00"	N67°14'27"E	77.78'	86.39'
C18	30.00'	90°11'42"	S67°15'39"W	42.50'	47.23'
C19	25.00'	89°48'18"	S22°44'21"E	35.30'	39.18'
C20	25.00'	31°19'38"	S83°18'20"E	13.50'	13.67'
C21	50.00'	146°37'03"	S25°39'37"E	95.79'	127.95'
C22	25.00'	26°38'04"	S34°19'51"W	11.52'	11.62'
C23	2970.00'	4°04'19"	S18°58'38"W	211.03'	211.08'
C24	25.00'	90°30'32"	S28°18'47"E	35.51'	39.49'
C25	1230.00'	5°48'30"	S70°39'48"E	124.64'	124.69'
C26	25.00'	90°00'00"	N67°14'27"E	35.36'	39.27'
C27	25.00'	57°46'09"	N6°38'38"W	24.15'	25.21'
C28	50.00'	258°48'31"	S86°07'27"E	77.27'	225.85'
C29	25.00'	21°02'22"	S32°45'38"W	9.13'	9.18'
C30	25.00'	13°15'41"	S15°36'36"W	5.77'	5.79'
C31	50.00'	116°31'23"	S67°14'27"W	85.05'	101.69'
C32	25.00'	13°15'41"	N61°07'43"W	5.77'	5.79'
C33	1170.00'	5°48'30"	N70°39'48"W	118.56'	118.61'
C34	1830.00'	5°56'27"	N70°35'50"W	189.66'	189.75'
C35	25.00'	13°15'41"	N74°15'27"W	5.77'	5.79'
C36	50.00'	105°52'49"	N27°56'53"W	79.80'	92.40'
C37	25.00'	13°15'41"	N18°21'40"E	5.77'	5.79'
C38	25.00'	13°15'41"	N5°05'59"E	5.77'	5.79'
C39	50.00'	114°39'05"	N55°47'41"E	84.18'	100.05'
C40	25.00'	12°59'19"	S73°22'26"E	5.66'	5.67'
C41	1800.00'	12°13'36"	S73°45'18"E	383.38'	384.11'
C42	25.00'	90°11'42"	N67°15'39"E	35.42'	39.35'
C43	30.00'	89°54'58"	N22°47'41"W	42.40'	47.08'
C44	25.00'	89°02'24"	S56°15'02"W	35.06'	38.85'
C45	1740.00'	11°35'16"	N73°26'08"W	351.30'	351.90'
C46	25.00'	88°39'18"	N23°18'51"W	34.94'	38.68'
C47	3030.00'	4°05'10"	N18°58'13"E	216.04'	216.08'
C48	25.00'	90°26'01"	N62°08'39"E	35.49'	39.46'
C49	1770.00'	5°00'44"	S70°07'58"E	154.79'	154.84'
C50	25.00'	79°21'26"	S27°56'53"E	31.92'	34.63'
C51	500.00'	1°14'50"	N21°44'09"E	10.88'	10.89'
C52	500.00'	1°14'48"	N21°44'07"E	10.87'	10.87'



- LEGEND**
- = SET 5/8" IRON ROD (PAPE DAWSON CAP)
  - = FOUND MONUMENTATION (AS NOTED)
  - BL = BUILDING LINE
  - CPE = CENTER POINT ENERGY
  - DE = DRAINAGE EASEMENT
  - F.B.C.C.P.R. = FT. BEND COUNTY OFFICIAL PUBLIC RECORDS
  - F.B.C.P.R. = FT. BEND COUNTY PLAT RECORDS
  - PL = PROPERTY LINE
  - SSE = SANITARY SEWER EASEMENT
  - STM SE = STORM SEWER EASEMENT
  - UE = UTILITY EASEMENT
  - W.L.E. = WATER LINE EASEMENT
  - AE = AERIAL EASEMENT
  - R = RADIUS
  - ROW = RIGHT-OF-WAY
  - SF = SQUARE FEET
  - BL = BUILDING LINE
  - LE = LANDSCAPE EASEMENT
  - GBL = GARAGE BUILDING LINE
  - IR = IRON ROD
  - FD = FOUND
  - COS = COMPENSATING OPEN SPACE
  - AC = ACRE

## SUNSET CROSSING SECTION EIGHT

A SUBDIVISION OF 30.983 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)

70 LOTS ~ 4 RESERVES ~ 2 BLOCKS

DATE OF PREPARATION: FEBRUARY 28, 2022

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

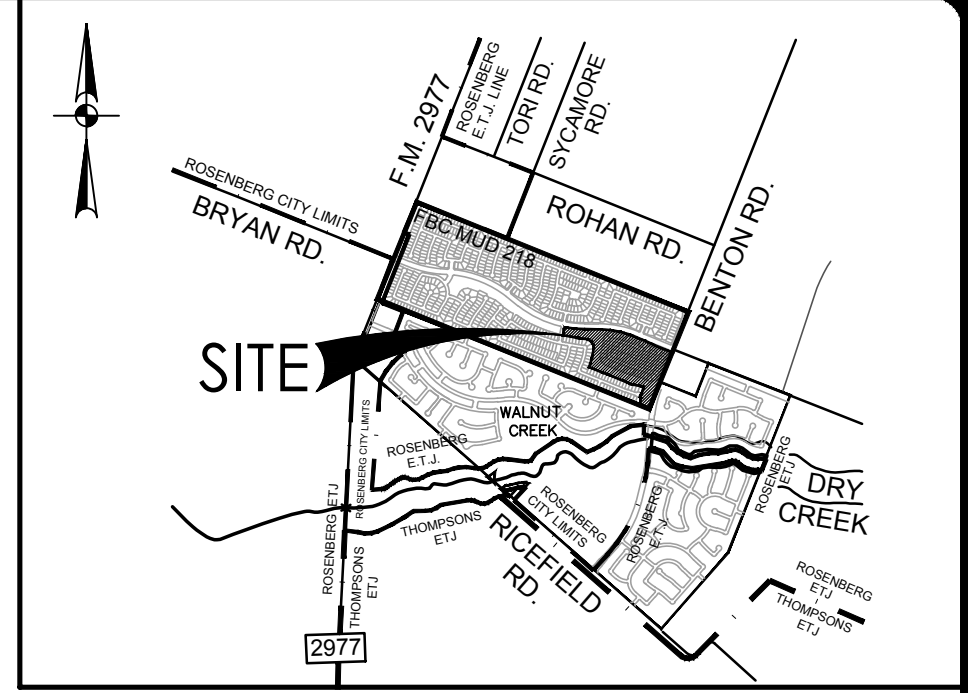
ENGINEER:  
PAPE-DAWSON ENGINEERS  
AMANDA L. EDMONDSON, P.E.  
VICE PRESIDENT

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



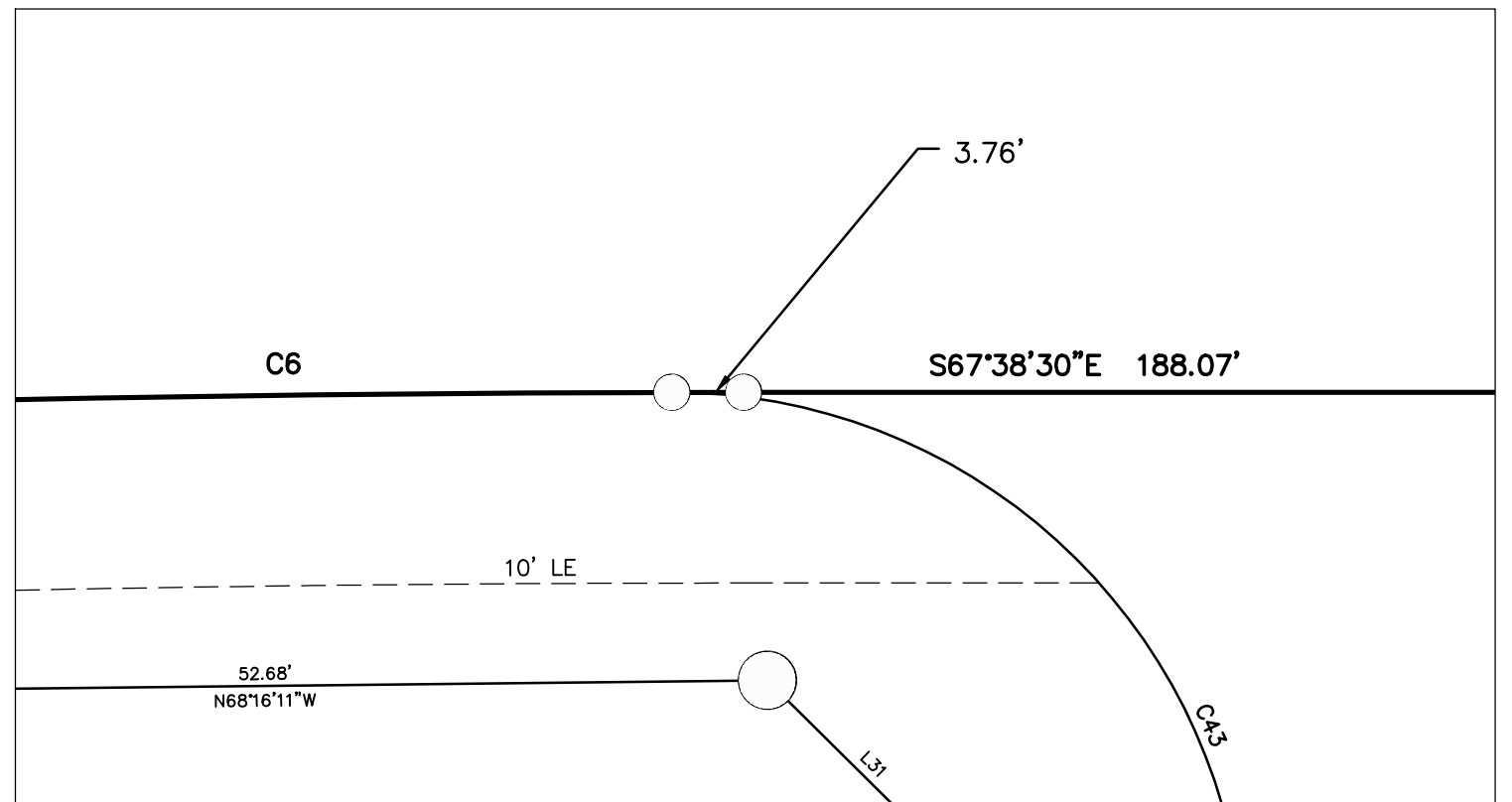
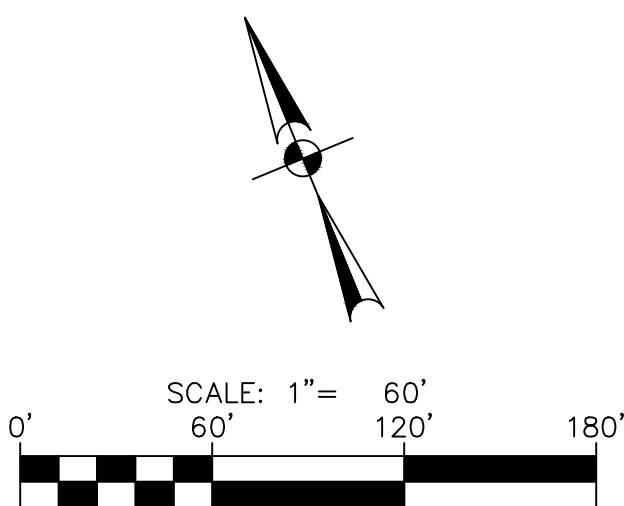


VICINITY MAP

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

## LEGEND

- = SET 5/8" IRON ROD  
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IR = IRON ROD  
FD = FOUND  
COS = COMPENSATING OPEN SPACE  
AC = ACRE



ROW INSET  
SCALE 1:10

# SUNSET CROSSING SECTION EIGHT

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**PAPE-DAWSON  
ENGINEERS**

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