

PRELIMINARY PLAT
SUNSET HILLS ESTATES

CONSISTING OF 34 RESIDENTIAL LOTS, RESERVE "A" & RESERVE "B"

94.377 ACRES TOTAL

IN THE WILLIAM MUNSON SURVEY, A-90
WASHINGTON COUNTY, TEXAS

BEING ALL OF THE SAME LAND DESCRIBED AS 94.377 ACRES IN A
DEED FROM CHARLES L. McDANIEL AND WIFE, LANA J. McDANIEL,
AND MC CARTY PROPERTIES, LLC TO KM PROPERTY GROUP, LLC,
DATED DECEMBER 30, 2021, RECORDED IN VOLUME 1816, PAGE 888,
OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

- LEGEND:
- B.L. = BUILDING LINE
 - U.E. = UTILITY EASEMENT
 - OHE = OVERHEAD ELECTRIC LINE
 - x = WIRE FENCE
 - = BOARD FENCE
 - = DRAINAGE EASEMENT

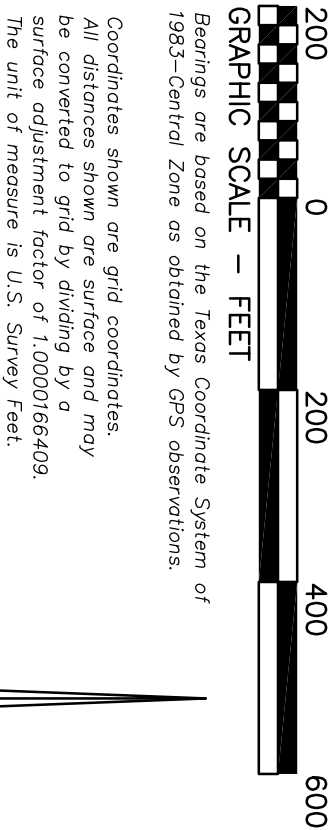
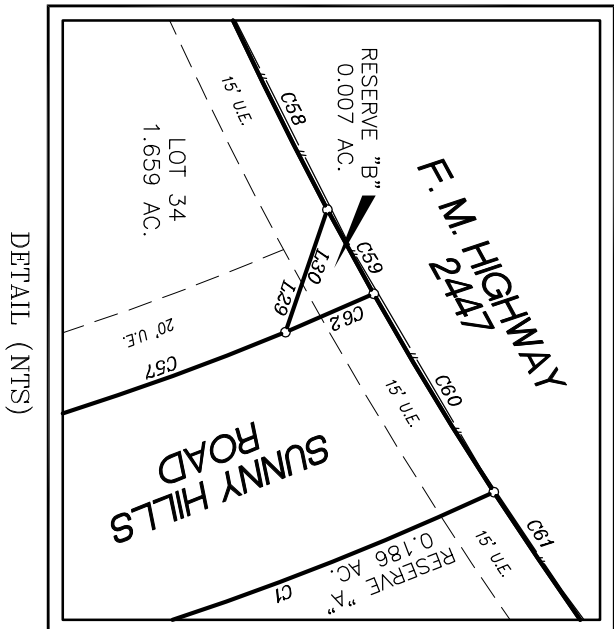
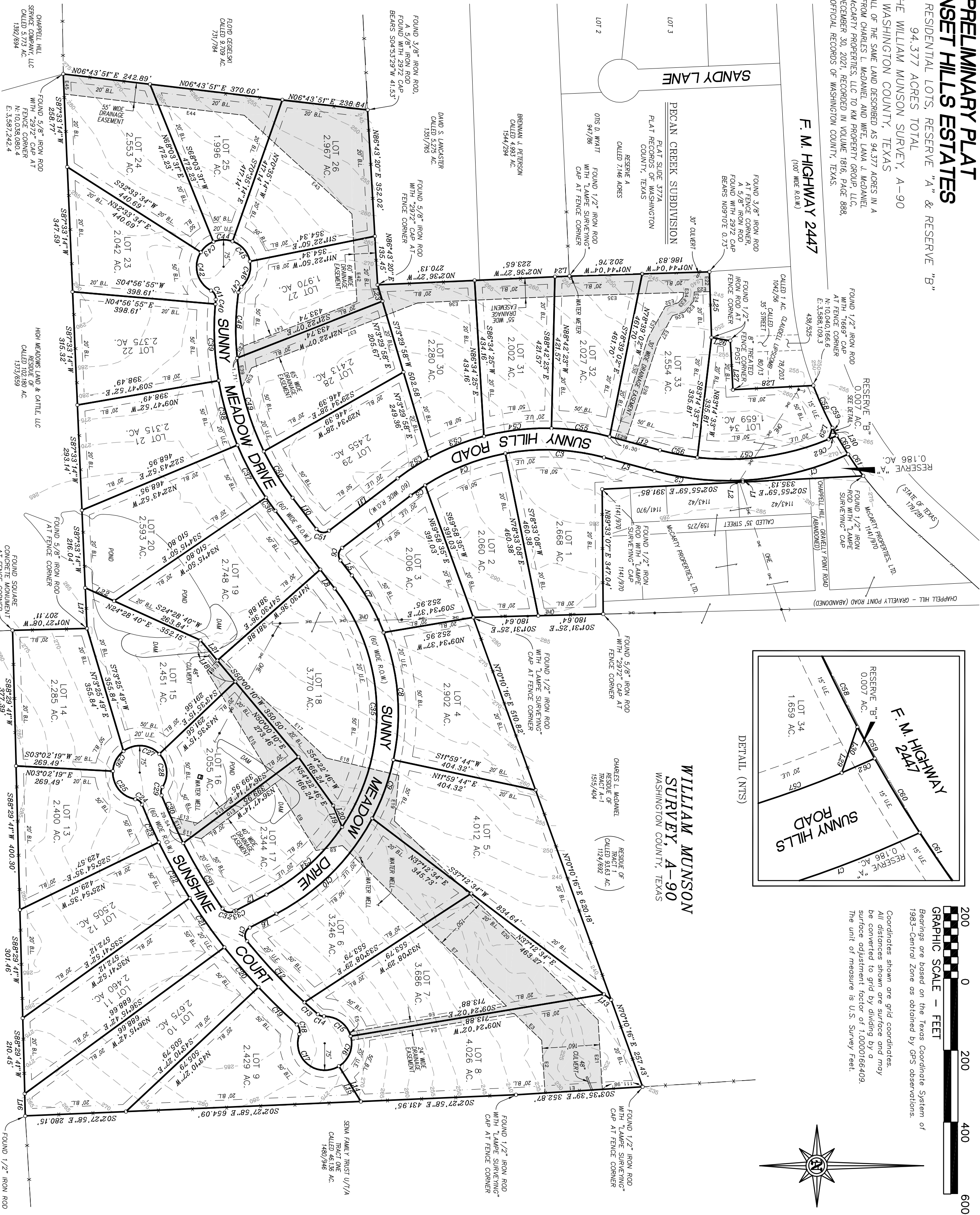
o - Denotes 5/8" Iron rod set with plastic cap stamped "Lampe Surveying" unless otherwise noted. (Corner Irons along roads will be set after final construction phase has been completed)

LINE TABLE

| Course | Bearing | Distance |
|--------|-------------|----------|
| L1 | S87°04.01'W | 4.491 |
| L2 | N87°04.01'E | 4.491 |
| L3 | N15°04.43'E | 145.081 |
| L4 | N87°21.12'W | 240.201 |
| L5 | S82°38.48'W | 52.591 |
| L6 | N27°29.16'W | 83.291 |
| L7 | S27°29.16'E | 95.391 |
| L8 | N82°38.48'E | 66.581 |
| L9 | N82°38.48'W | 205.371 |
| L10 | S82°38.48'W | 109.361 |
| L11 | S87°21.12'E | 240.201 |
| L12 | S15°04.43'W | 145.081 |
| L13 | S87°04.01'E | 4.491 |
| L14 | S87°04.01'W | 115.531 |
| L15 | S88°07.50'E | 115.531 |
| L16 | S88°29.41'W | 61.751 |
| L17 | S87°33.14'W | 113.251 |
| L18 | N80°00.10'E | 150.471 |
| L19 | N67°46.28'E | 64.531 |
| L20 | S67°46.28'W | 64.531 |
| L21 | S50°00.10'W | 79.431 |
| L22 | S24°28.40'W | 86.311 |
| L23 | N73°28.58'W | 47.551 |
| L24 | N02°36.21'W | 40.261 |
| L25 | N08°39.48'E | 12.421 |
| L26 | N86°51.27'E | 136.491 |
| L27 | N02°55.59'W | 223.761 |
| L28 | S71°06.56'W | 33.681 |
| L29 | S71°06.56'W | 33.681 |
| L30 | N71°06.56'W | 33.681 |

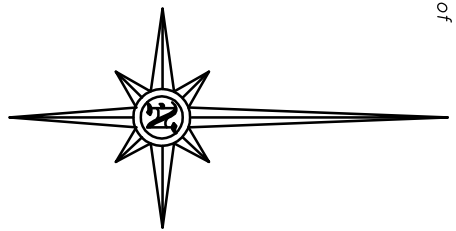
CURVE TABLE

| Curve | Radius | Length | Chord | Bearing |
|-------|----------|---------|---------|-------------|
| C1 | 790.00' | 303.60' | 301.73' | N13°56.33'W |
| C2 | 790.00' | 248.35' | 247.32' | N06°04.22'E |
| C3 | 620.00' | 276.84' | 274.54' | N02°17.13'E |
| C4 | 620.00' | 241.58' | 240.05' | N01°40.03'W |
| C5 | 620.00' | 48.95' | 48.94' | N85°05.28'W |
| C6 | 25.00' | 39.27' | 35.36' | N82°21.12'W |
| C7 | 630.00' | 182.27' | 181.63' | S80°56.03'W |
| C8 | 630.00' | 182.27' | 181.63' | N20°06.41'W |
| C9 | 630.00' | 172.58' | 172.03' | N20°06.41'W |
| C10 | 630.00' | 361.88' | 376.06' | N44°51.11'W |
| C11 | 25.00' | 44.28' | 38.21' | N78°13.28'W |
| C12 | 1570.00' | 233.88' | 233.66' | S46°46.21'W |
| C13 | 1570.00' | 49.64' | 49.63' | S41°35.57'W |
| C14 | 25.00' | 18.42' | 18.01' | S19°35.08'W |
| C15 | 75.00' | 99.60' | 92.44' | S36°31.17'W |
| C16 | 75.00' | 96.30' | 89.82' | N68°39.08'W |
| C17 | 75.00' | 185.39' | 141.67' | N68°56.41'E |
| C18 | 25.00' | 29.74' | 28.02' | N75°40.47'E |
| C19 | 1650.00' | 148.68' | 148.59' | N44°12.48'E |
| C20 | 1650.00' | 162.93' | 162.91' | N39°32.93'E |
| C21 | 1650.00' | 162.93' | 162.91' | N54°54.18'E |
| C22 | 1650.00' | 177.82' | 177.53' | N60°56.07'E |
| C23 | 1650.00' | 114.76' | 114.76' | N68°06.27'E |
| C24 | 25.00' | 25.51' | 24.42' | N68°53.30'E |
| C25 | 75.00' | 109.14' | 99.77' | N51°20.54'E |
| C26 | 75.00' | 65.08' | 63.06' | S82°06.12'E |
| C27 | 75.00' | 109.51' | 100.04' | S04°35.01'W |
| C28 | 75.00' | 100.10' | 92.83' | S84°38.50'W |
| C29 | 25.00' | 23.83' | 22.94' | N84°26.52'W |
| C30 | 1570.00' | 145.78' | 145.73' | S85°35.48'W |
| C31 | 1570.00' | 212.72' | 212.56' | S89°03.18'W |
| C32 | 1570.00' | 5.88' | 5.881' | S27°58.52'W |
| C33 | 570.00' | 284.89' | 281.93' | S41°48.12'E |
| C34 | 570.00' | 284.89' | 281.93' | N68°15.39'E |
| C35 | 570.00' | 708.61' | 663.85' | N68°15.39'E |
| C36 | 830.00' | 45.39' | 45.38' | N64°12.47'E |
| C37 | 830.00' | 166.43' | 166.16' | N61°31.27'E |
| C38 | 830.00' | 187.36' | 186.96' | N73°44.01'E |
| C39 | 830.00' | 213.62' | 213.03' | N87°34.38'E |
| C40 | 830.00' | 13.02' | 13.02' | S84°36.08'E |
| C41 | 25.00' | 29.78' | 28.05' | N61°43.24'E |
| C42 | 75.00' | 124.30' | 110.56' | N75°04.48'E |
| C43 | 75.00' | 46.47' | 45.73' | S39°41.21'E |
| C44 | 75.00' | 74.50' | 72.10' | S49°00.58'W |
| C45 | 75.00' | 74.50' | 72.10' | N71°21.38'W |
| C46 | 75.00' | 74.50' | 72.10' | N71°21.38'W |
| C47 | 25.00' | 17.44' | 17.47' | N61°47.16'W |
| C48 | 770.00' | 182.90' | 182.47' | N89°02.27'W |
| C49 | 770.00' | 271.25' | 269.85' | S74°03.48'W |
| C50 | 770.00' | 152.18' | 151.93' | S58°18.31'W |
| C51 | 25.00' | 39.27' | 35.36' | S87°38.48'W |
| C52 | 880.00' | 103.71' | 103.61' | S32°59.02'E |
| C53 | 880.00' | 165.08' | 164.69' | S21°39.34'E |
| C54 | 880.00' | 189.87' | 189.25' | S06°42.19'E |
| C55 | 880.00' | 163.60' | 163.21' | S08°11.01'W |
| C56 | 720.00' | 326.42' | 326.38' | S27°58.52'W |
| C57 | 720.00' | 129.15' | 129.06' | N65°37.01'E |
| C58 | 1004.93' | 25.00' | 25.00' | N61°13.21'E |
| C59 | 1004.93' | 60.40' | 60.39' | N58°47.17'E |
| C60 | 1004.93' | 73.33' | 73.31' | N54°56.33'E |
| C61 | 730.00' | 25.00' | 25.00' | S23°27.14'E |



Coordinates shown are grid coordinates.

All distances shown are surface and may be converted to grid by dividing by a surface adjustment factor of 1.0000166409. The unit of measure is U.S. Survey Feet.



DRAINAGE EASEMENT TABLE

| Course | Bearing | Distance |
|--------|-------------|----------|
| E1 | S03°35.39'E | 160.00' |
| E2 | S86°24.21'W | 146.56' |
| E3 | S44°21.28'W | 107.22' |
| E4 | S09°24.02'E | 458.65' |
| E5 | Rad: 75.00' | 24.14' |
| E6 | N09°24.02'W | 443.62' |
| E7 | S84°21.28'W | 639.42' |
| E8 | S10°24.02'W | 627.73' |
| E9 | N64°21.28'E | 712.73' |
| E10 | S86°24.21'E | 139.13' |
| E11 | S12°35.46'W | 64.64' |

DRAINAGE EASEMENT TABLE

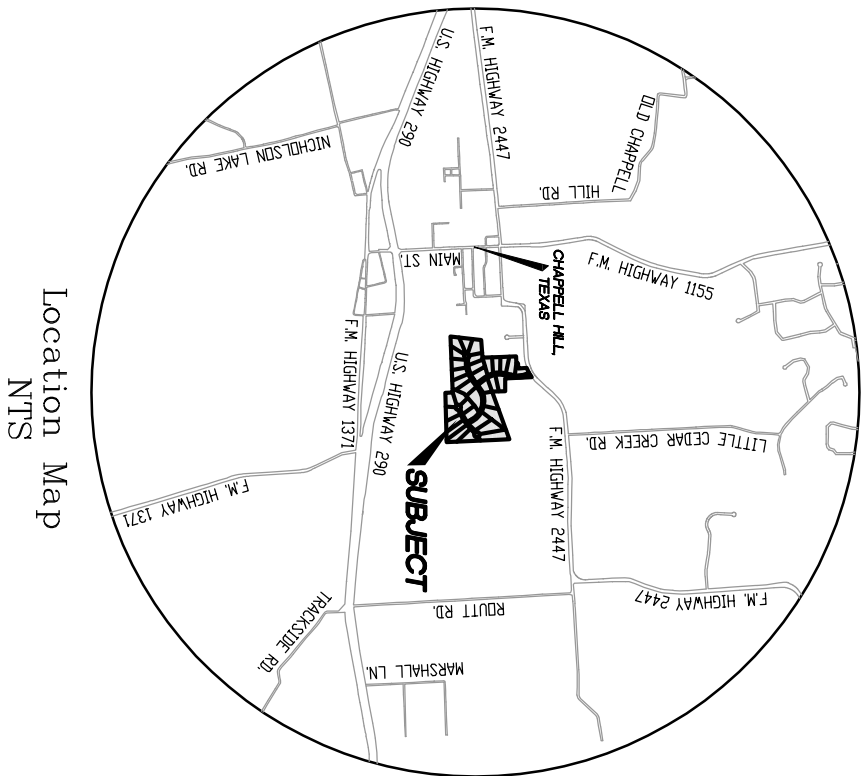
| Course | Bearing | Distance |
|--------|------------------|----------|
| E12 | Rad: 1570.00' | 50.50' |
| E13 | Rad: S84°56.13'E | 77.12' |
| E14 | N12°35.46'E | 40.34' |
| E15 | S86°42.02'W | 35.46' |
| E16 | Rad: 75.00' | 51.51' |
| E17 | N43°13.59'E | 405.87' |
| E18 | N13°26.09'E | 207.23' |
| E19 | N64°21.28'E | 712.73' |
| E20 | S86°24.21'E | 139.13' |
| E21 | N88°07.09'E | 55.00' |

DRAINAGE EASEMENT TABLE

| Course | Bearing | Distance |
|--------|-------------|----------|
| E22 | S01°44.04'E | 43.81' |
| E23 | S87°14.25'E | 24.13' |
| E24 | S81°01.15'E | 40.34' |
| E25 | S16°45.21'E | 35.39' |
| E26 | S60°47.24'E | 82.26' |
| E27 | S71°55.07'E | 280.99' |
| E28 | S15°04.43'W | 30.04' |
| E29 | N71°55.07'W | 285.49' |
| E30 | N64°21.28'W | 38.27' |
| E31 | N64°21.28'W | 38.27' |
| E32 | N64°21.28'W | 38.27' |
| E33 | N64°21.28'W | 38.27' |
| E34 | S87°33.14'W | 55.71' |

DRAINAGE EASEMENT TABLE

| Course | Bearing | Distance |
|--------|--------------|----------|
| E35 | S01°44.04'E | 315.41' |
| E36 | S02°36.27'E | 423.85' |
| E37 | S21°22.07'E | 406.81' |
| E38 | S63°26.06'E | 60.61' |
| E39 | Rad: 770.00' | 80.84' |
| E40 | N63°26.06'W | 39.77' |
| E41 | N21°22.07'W | 338.27' |
| E42 | N63°26.06'W | 338.27' |
| E43 | N63°26.06'W | 338.27' |
| E44 | S06°43.51'W | 504.54' |
| E45 | S87°33.14'W | 55.71' |



Location Map
NTS

| | |
|------------------------|-----------------------|
| Property Owner | Plat Prepared by |
| KM Property Group, LLC | Lampe Surveying, Inc |
| 22803 Schiel Road | 1408 West Main Street |
| Cypress, Texas 77433 | Brenham, Texas 77833 |
| TEL: (281) 373-0367 | TEL: (979) 836-6677 |

NOTES:

- o Denotes 5/8" Iron rod set with plastic cap stamped "Lampe Surveying" unless otherwise noted. (Corner Irons along roads will be set after final construction phase has been completed)
- Bearings and Coordinates are based on the Texas Coordinate System of 1983-Central Zone as obtained by GPS observations.
Coordinates shown are grid coordinates.
All distances shown are surface and may be converted to grid by dividing by a surface adjustment factor of 1.0000166409.
The unit of measure is U.S. Survey Feet.
- According to Flood Insurance Rate Map (F.I.R.M.), compiled by the Federal Emergency Management Agency, Map No. 48477C0350C, Washington County, Texas, effective date of August 16, 2011, the subject property does not lie within the Special Flood Hazard Area.
- "No road, street or passageway set aside in this Plat shall be maintained by Washington County, Texas in the absence of an express Order of the Commissioners Court entered of record in the minutes of the Commissioners Court of Washington County, Texas specifically accepting such road, street or passageway for county maintenance."
- Lot 34 shall not have direct access to F. M. Highway 2447

COUNTY CLERK CERTIFICATE

THE STATE OF TEXAS
COUNTY OF WASHINGTON

I, Beth Rothamel, County Clerk in and for said County, hereby certify that the foregoing instrument with its Certificate of Authentication was filed in my office the _____ day of _____, 2022, A.D. at _____ o'clock ____ M., and duly recorded the _____ day of _____, 2022, A.D. at _____ o'clock ____ M., in Plat Cabinet File No. _____.

Witnessed by hand and seal of the County Court of the said County, at office in Brenham, Texas.

By: _____ Deputy Beth Rothamel
County Clerk
Washington County, Texas

PRELIMINARY PLAT
SUNSET HILLS ESTATES

CONSISTING OF 34 RESIDENTIAL LOTS, RESERVE "A" & RESERVE "B"
94.377 ACRES TOTAL

IN THE WILLIAM MUNSON SURVEY, A-90
WASHINGTON COUNTY, TEXAS

BEING ALL OF THE SAME LAND DESCRIBED AS 94.377 ACRES IN A DEED FROM CHARLES L. MCDANIEL AND WIFE, LANA J. MCDANIEL AND MCDARTY PROPERTIES, LLC TO KM PROPERTY GROUP, LLC, DATED DECEMBER 30, 2021, RECORDED IN VOLUME 1816, PAGE 888, OFFICIAL RECORDS OF WASHINGTON COUNTY, TEXAS.

OWNERS ACKNOWLEDGMENT

KM PROPERTY GROUP, LLC, OWNER OF THE PROPERTY SUBDIVIDED IN THE FOREGOING MAP OF SUNSET HILLS ESTATES, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO UNLESS HEREIN SHOWN AND DESIGNATED SAID SUBDIVISION AS SUNSET HILLS ESTATES, IN THE WILLIAM MUNSON SURVEY, A-90, WASHINGTON COUNTY, TEXAS.

"THIS IS TO CERTIFY THAT KM PROPERTY GROUP, LLC, HAS COMPLIED WITH OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE COUNTY AND ADOPTED BY THE COMMISSIONERS' COURT WASHINGTON COUNTY."

"THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO ALL EASEMENTS SHOWN HEREON."

"FURTHER, I, DO HEREBY DEDICATE FOREVER TO THE PUBLIC A STRIP OF LAND A MINIMUM OF FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTERLINE OF ANY AND ALL GULLIES, RAWMES, DRAMS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING WASHINGTON COUNTY AND/OR OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURE."

"FURTHER, ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING MAP SHALL BE RESTRICTED TO RESIDENTIAL USE ONLY. THE PLAT OF THE PROPERTY AND SHALL BE ENFORCEABLE AT THE OPTION OF WASHINGTON COUNTY BY WASHINGTON COUNTY OR ANY OTHER THEREOF BY INJUNCTION AS FOLLOWS:"

(1) THE DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY OR OTHER PUBLIC DITCHES, EITHER DIRECTLY OR INDIRECTLY IS STRICTLY PROHIBITED.

(2) DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING AREA OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER.

"FURTHER, I DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY, UNLESS OTHERWISE NOTED."

Witness our hands in _____, Washington County, Texas,
this the _____ day of _____, 2022.

Cole L. Kobza, Manager
of KM Property Group, LLC

THE STATE OF TEXAS
COUNTY OF WASHINGTON

This instrument was acknowledged before me on the _____ day of _____, 2022 by Cole L. Kobza, Manager of KM Property Group, LLC.

Notary Public _____ Notary's Name (Printed):
State of Texas _____ Notary's Commission
Expires: _____

LIEN HOLDER ACKNOWLEDGEMENT AND SUBORDINATION STATEMENT

Bancorpsouth Bank, owner and holder of a lien(s) against the property described in the plat shown hereon, said lien(s) being evidenced by instrument of record in Volume 1816, Page 897, of the Official Records of Washington County, Texas, do hereby in all things subordinate to said plat said lien(s), and we hereby confirm that we are the present owner of said lien(s), and have not assigned the same nor any part thereof.

Bancorpsouth Bank

By: _____ Title: _____
Printed Name: _____

COMMISSIONERS' COURT ACKNOWLEDGMENT

APPROVED by the commissioners' court of Washington County, Texas this _____ day of _____, 2022.

| | |
|--------------------------|--------------------------|
| County Judge | Commissioner, Precinct 2 |
| Commissioner, Precinct 1 | Commissioner, Precinct 4 |
| Commissioner, Precinct 3 | |

SURVEYOR CERTIFICATION

This is to certify that I, Donald W. Lampe, a Registered Professional Land Surveyor of the State of Texas, Registration No. 1732, have plotted the above subdivision from an actual survey on the ground meeting all minimum standards as set forth by the R.P.L.S. and that all easements as depicted of record in the office of the County Clerk of Washington County, Texas are depicted thereon and that all lot corners, angle points and points of curve are properly marked with iron rods of 5/8 inch diameter and (30) inches long, and that this plat correctly represents that survey made by me.

Dated this the _____th day of June, 2022. (PRELIMINARY)

Donald W. Lampe
R.P.L.S. No. 1732
Lampe Surveying, Inc