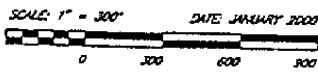
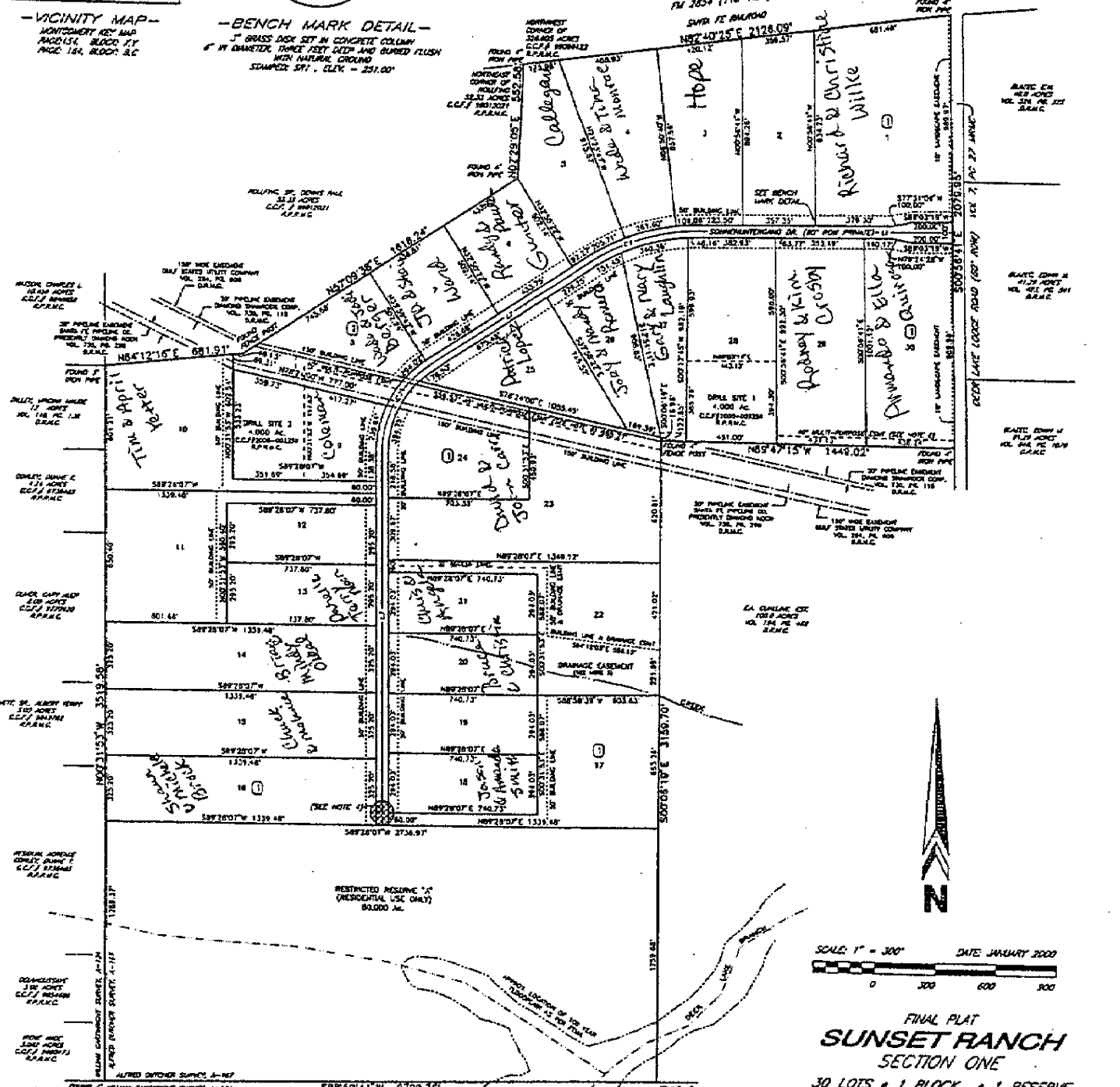


- NOTES:
1. THERE IS HEREBY DESIGNATED A SIXTEEN FOOT (16') UTILITY EASEMENT ALONG BOTH SIDES OF ALL STREETS.
 2. THERE IS HEREBY DESIGNATED A TWENTY FOOT (20') BUILDING LINE ALONG ALL SIDE AND REAR LOT LINES.
 3. A PORTION OF THIS PROPERTY LIES IN ZONE AE AND IS IN THE 100 YEAR FLOOD PLAIN AS PER FEMA PANEL NUMBER 48339C0335 F, AND 48339C0345 F, EFFECTIVE DATE DECEMBER 18, 1984.
 4. CROSS-HATCHED AREA IS TEMPORARY SIX FOOT WIDE EASEMENT FOR TURN-AROUND UNITS. STREET IS EXTENDED SOUTH ON A RECORDED PLAN.
 5. THE MAINTENANCE OF DRAINAGE EASEMENT SHALL BE THE RESPONSIBILITY OF AFFECTED PROPERTY OWNER.
 6. DRILL SITES AND MULTI-PURPOSE EASEMENTS PER C.C.P. 2000-002238 N.P.A.M.C.

-CENTERLINE DATA-

CURVE	CHORD BEARING	CHORD	ARC	RADIUS	DELTA
C1	N73°06'28"E	548.51	554.87	1000.00'	31°53'47"
C2	N27°16'33"E	492.48	503.48	500.00'	37°41'31"

LINE	BEARING	DISTANCE
L1	S87°09'18"W	1258.12'
L2	S57°09'18"W	554.10'
L3	S02°31'55"E	1854.36'



FINAL PLAT
SUNSET RANCH
SECTION ONE
30 LOTS • 1 BLOCK • 1 RESERVE

A SUBDIVISION OF 326.805 ACRES OF LAND
IN THE ALFRED DUTCHER SURVEY, A-167
MONTGOMERY COUNTY, TEXAS

OWNERS: ERBA LTD.
704 WEST DAVIS
CONROE, TX 77301

POWERS ENGINEERING
3704 W. DAVIS - CONROE, TEXAS 77304

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