

FINAL 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 McCARTY PROPERTIES, LLC TO KM PROPERTY GROUP, L.L.C.,
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	4.49'
L2	N87°04'01"E	4.49'
L3	N15°04'43"E	145.08'
L4	N37°21'12"W	240.20'
L5	S52°38'48"W	52.59'
L6	N27°29'16"W	83.29'
L7	S27°29'16"E	95.39'
L8	N52°38'48"E	66.58'
L9	N52°38'48"W	205.37'
L10	S52°38'48"W	109.36'
L11	S37°21'12"E	240.20'
L12	S15°04'43"W	145.08'
L13	N37°12'34"E	25.64'
L14	S58°07'50"W	115.53'
L15	N58°07'50"E	115.53'
L16	S88°29'41"W	81.75'
L17	S87°33'14"W	113.25'
L18	N50°00'10"E	150.47'
L19	N67°46'28"E	64.53'
L20	S67°46'28"W	64.53'
L21	S50°00'10"W	73.43'
L22	S24°28'40"W	88.31'
L23	N73°29'58"E	47.55'
L24	N02°36'27"W	40.26'
L25	N88°07'09"E	182.75'
L26	N09°39'46"E	52.84'
L27	N86°51'27"E	136.49'
L28	N02°55'59"W	223.76'
L29	S71°06'56"E	33.68'
L30	N71°06'56"W	33.68'

CURVE TABLE

Curve	Radius	Length	Chord	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'	N02°14'02"W
C5	620.00'	48.95'	48.94'	N35°05'29"W
C6	25.00'	39.27'	35.36'	N82°21'12"W
C7	630.00'	182.27'	181.63'	S60°58'05"W
C8	630.00'	360.35'	355.46'	S95°36'33"W
C9	630.00'	173.58'	173.03'	N70°06'41"W
C10	630.00'	381.88'	376.06'	N44°51'11"W
C11	25.00'	44.28'	38.71'	N78°13'26"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'	N38°56'41"E
C18	25.00'	29.74'	28.02'	N75°40'47"E
C19	1630.00'	148.65'	148.59'	N44°12'48"E
C20	1630.00'	146.16'	146.11'	N49°23'40"E
C21	1630.00'	167.38'	167.31'	N54°54'18"E
C22	1630.00'	177.62'	177.53'	N60°58'07"E
C23	1630.00'	114.78'	114.76'	N66°06'27"E
C24	25.00'	25.51'	24.42'	N38°53'30"E
C25	75.00'	109.14'	99.77'	N51°20'54"E
C26	75.00'	65.08'	63.06'	S62°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°25'50"W
C30	1570.00'	145.78'	145.73'	S65°35'49"W
C31	1570.00'	212.72'	212.56'	S59°03'19"W
C32	25.00'	36.50'	33.34'	S13°20'59"W
C33	330.00'	5.68'	5.68'	S27°58'52"E
C34	570.00'	284.89'	281.93'	S41°48'23"E
C35	570.00'	708.61'	663.85'	N88°15'39"E
C36	830.00'	45.39'	45.38'	N54°12'47"E
C37	830.00'	166.43'	166.16'	N61°31'27"E
C38	830.00'	187.36'	186.96'	N73°44'08"E
C39	830.00'	213.62'	213.03'	N87°34'31"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°04'46"E
C43	75.00'	46.47'	45.73'	S39°41'27"E
C44	75.00'	54.13'	52.97'	S01°15'51"E
C45	75.00'	77.50'	74.10'	S49°00'58"W
C46	75.00'	17.84'	17.47'	N61°47'16"W
C47	25.00'	18.90'	18.47'	N89°02'27"W
C48	770.00'	182.90'	182.47'	S74°03'45"W
C49	770.00'	271.25'	269.85'	S07°38'48"W
C50	770.00'	152.18'	151.93'	S58°18'31"W
C51	25.00'	39.27'	35.36'	S07°38'48"W
C52	680.00'	103.71'	103.61'	S32°59'02"E
C53	680.00'	165.09'	164.69'	S21°39'34"E
C54	680.00'	189.87'	189.25'	S06°42'19"E
C55	680.00'	163.60'	163.21'	S08°11'10"W
C56	730.00'	106.02'	105.92'	S10°55'06"W
C57	730.00'	372.42'	368.39'	S07°51'28"E
C58	1004.93'	129.15'	129.06'	N65°37'01"E
C59	1004.93'	25.00'	25.00'	N61°13'21"E
C60	1004.93'	60.40'	60.39'	N58°47'17"E
C61	1004.93'	73.33'	73.31'	N54°58'33"E
C62	730.00'	25.00'	25.00'	S23°27'14"E

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	102.26'
E4	S09°24'02"E	461.90'
E5	Rad: 75.00'	Arc: 32.44'
E6	Chd: S74°25'14"W	441.91'
E7	S44°21'28"W	584.31'
E8	Rad: 650.00'	Arc: 165.58'
E9	Chd: S44°19'20"E	165.13'
E10	Rad: 550.00'	Arc: 92.40'
E11	Chd: N41°37'54"W	92.29'
E12	S36°47'14"E	251.62'

DRAINAGE EASEMENT TABLE

Course	Bearing	Distance
E13	S14°45'49"W	73.62'
E14	Rad: 1570.00'	Arc: 51.83'
E15	N14°45'49"E	51.83'
E16	N36°47'14"W	236.15'
E17	S58°42'02"W	325.46'
E18	N44°33'26"W	51.51'
E19	N43°15'39"E	405.87'
E20	N13°26'09"E	207.23'
E21	S84°34'19"E	127.73'
E22	N44°21'28"E	792.12'
E23	N86°24'21"E	193.13'
E24	N88°07'09"E	55.00'
E25	S01°44'04"E	43.81'
E26	S87°14'25"E	24.13'
E27	S51°01'15"E	40.34'
E28	S16°45'21"E	138.06'

DRAINAGE EASEMENT TABLE

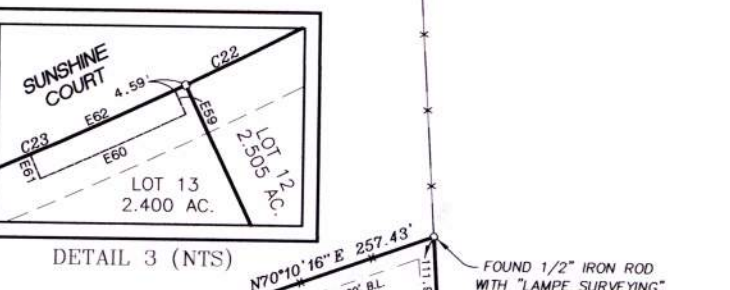
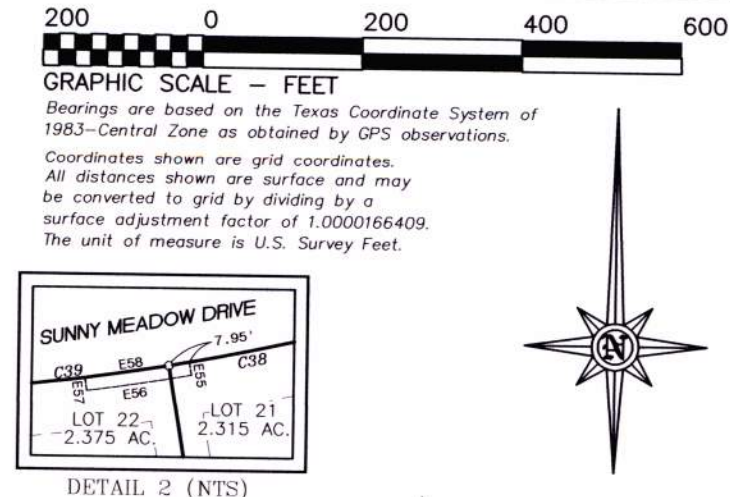
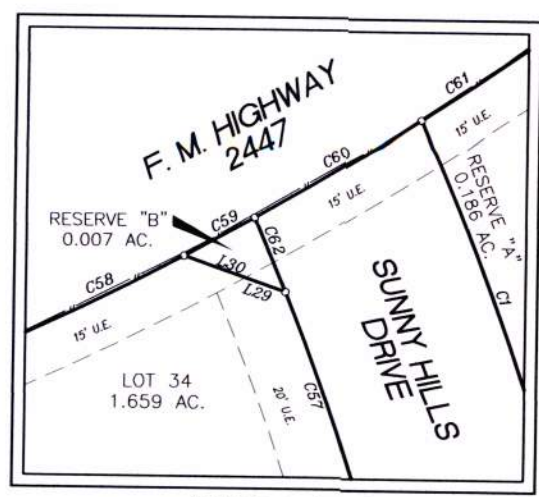
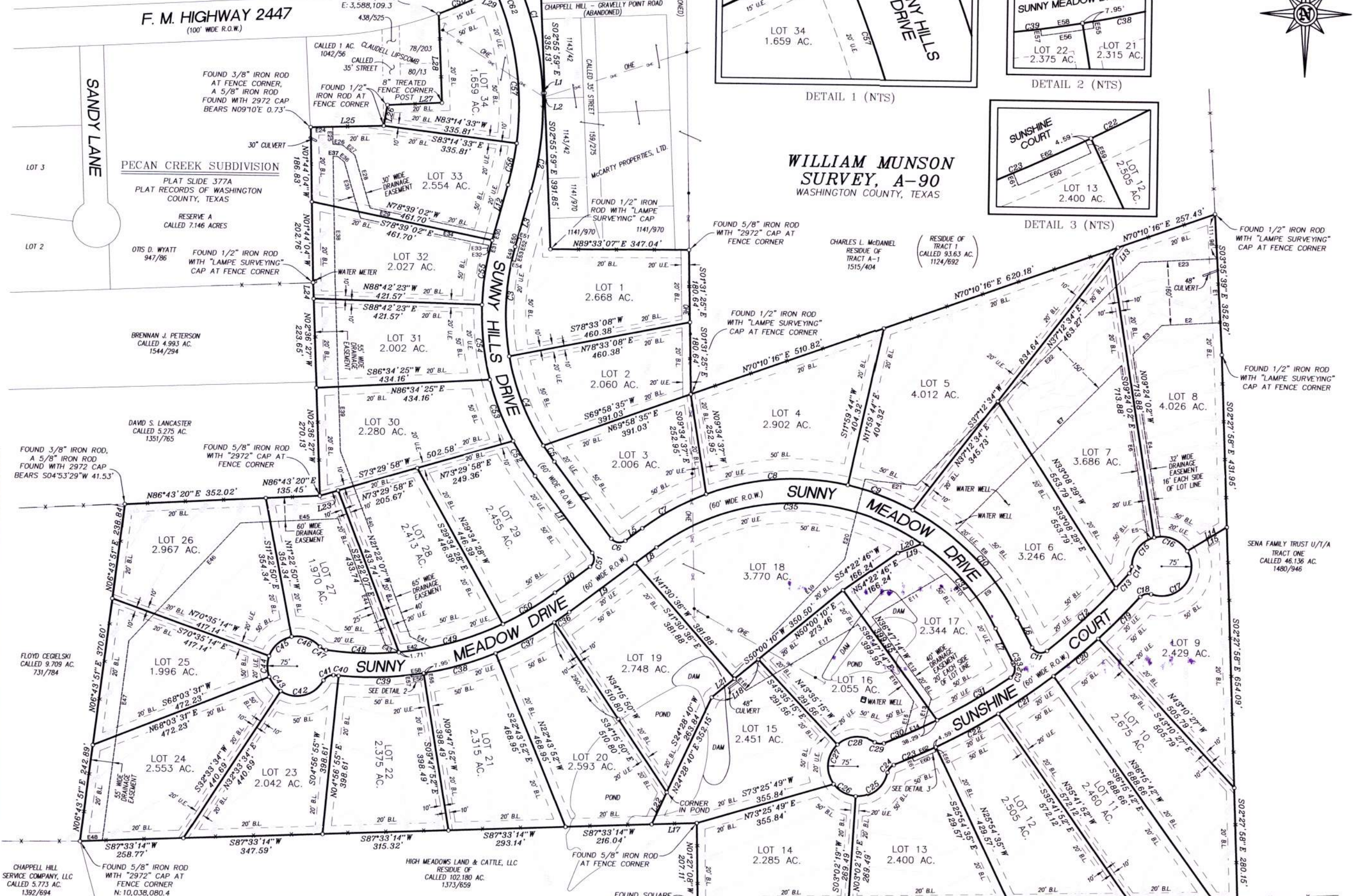
Course	Bearing	Distance
E29	S78°44'44"E	316.91'
E30	S15°04'43"W	15.57'
E31	Rad: 680.00'	Arc: 29.43'
E32	Chd: S13°50'19"W	29.43'
E33	Rad: 685.00'	Arc: 14.82'
E34	Chd: N13°13'09"E	14.82'
E35	N78°44'44"W	328.08'
E36	N16°45'21"W	146.83'
E37	N51°01'15"W	21.28'
E38	N87°14'25"W	11.97'
E39	S01°44'04"E	315.41'
E40	S21°22'07"E	496.83'

DRAINAGE EASEMENT TABLE

Course	Bearing	Distance
E41	S63°26'06"E	60.61'
E42	Rad: 770.00'	Arc: 80.88'
E43	Chd: S81°01'05"W	80.88'
E44	N63°26'06"W	39.77'
E45	S86°43'20"W	244.37'
E46	S42°29'18"W	406.12'
E47	S06°43'51"W	504.54'
E48	S87°33'14"W	55.71'
E49	Rad: 620.00'	Arc: 36.11'
E50	Chd: N13°24'36"E	36.11'
E51	N15°04'43"E	23.89'
E52	S74°55'17"E	10.00'
E53	S15°04'43"W	23.89'

DRAINAGE EASEMENT TABLE

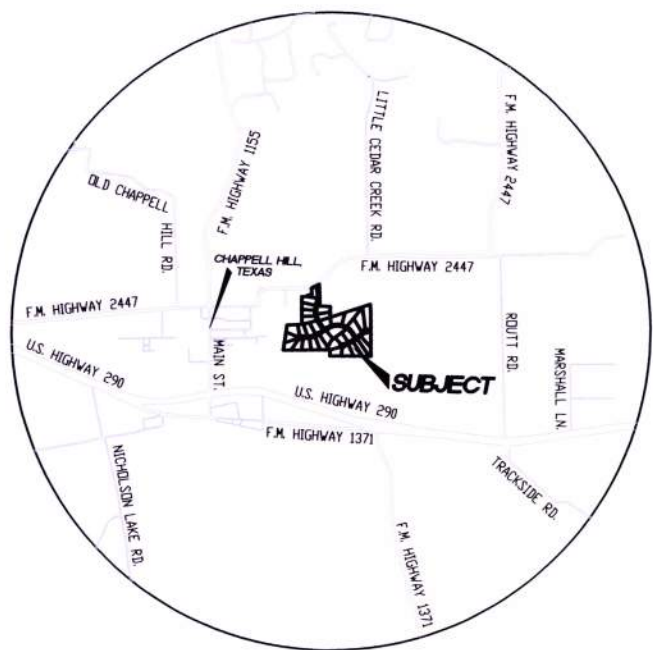
Course	Bearing	Distance
E53	Rad: 610.00'	Arc: 35.53'
E54	Chd: S13°24'36"W	35.53'
E55	N78°15'31"W	10.00'
E56	S10°20'48"E	5.00'
E57	Rad: 830.00'	Arc: 40.24'
E58	Chd: N81°02'02"E	40.24'
E59	Rad: 830.00'	Arc: 40.00'
E60	Chd: S25°44'54"E	40.00'
E61	Rad: 1640.00'	Arc: 60.37'
E62	Chd: S65°18'22"W	60.37'
E63	Rad: 1630.00'	Arc: 60.00'
E64	Chd: N65°18'22"E	60.00'



Bearings 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.



SHEET 1 OF 2
LAMPE SURVEYING, INC
PROFESSIONAL LAND SURVEYORS
1408 WEST MAIN STREET
P. O. BOX 2037
BRENNHAM, TEXAS 77834
(979) 836-6677
TEXAS LICENSED SURVEYING FIRM NO. 10040700
W.O. 3795 379554.DWG 3795CLEARCREEK.CCG



Location Map NTS

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

NOTES:

- 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 Rothermel, County Clerk in and for said County, hereby certify that the foregoing instrument with its Certificate of Authentication was filed in my office

the 4th day of October, 2022, A.D.

at 3:31 o'clock P.M., and duly recorded the

4th day of October, 2022, A.D.

at 3:31 o'clock P.M., in Plat Cabinet File

No. 791B & 792A

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

By: Lauren Bellingham Rothermel, Deputy County Clerk, Washington County, Texas

FINAL 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 McCARTY 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 LINES THEREIN SHOWN AND DESIGNATE 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, RAVINES, DRAWS, 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 IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE OF THE PROPERTY, AND SHALL BE ENFORCEABLE, AT THE OPTION OF WASHINGTON COUNTY BY WASHINGTON COUNTY OR ANY CITIZEN 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 27th day of September, 2022.

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

THE STATE OF TEXAS COUNTY OF WASHINGTON

This instrument was acknowledged before me on the 27th day of September, 2022 by Cale L. Kobza, Manager of KM Property Group, LLC.

Shannon Stephens, Notary Public, State of Texas

Shannon Stephens, Notary's Name (Printed): Notary's Commission Expires: 7.30.2025



COMMISSIONERS' COURT ACKNOWLEDGMENT

APPROVED by the commissioners' court of Washington County, Texas this 3rd day of October, 2022.

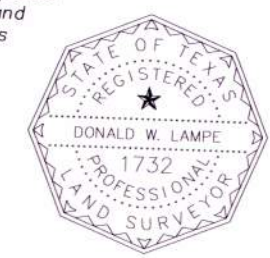
Signatures of County Judge and Commissioners for Precincts 2, 3, and 4.

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 TBPLS; and that all easements as appear 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, unless otherwise noted, and that this plat correctly represents that survey made by me.

Dated this the 19th day of August, 2022.

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



LAMPE SURVEYING, INC PROFESSIONAL LAND SURVEYORS

1408 WEST MAIN STREET P. O. BOX 2037 BRENHAM, TEXAS 77834 (979) 836-6677 TEXAS LICENSED SURVEYING FIRM NO. 10040700 W.O. 3795 3795S4.DWG 3795CLEARCREEK.CCG