

**PLAT RECORDING SHEET**

**PLAT NAME:** Doris Road Street Dedication Section One

\_\_\_\_\_

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

**ACREAGE:** 11.00

\_\_\_\_\_

**LEAGUE:** Gabriel Cole ¾ League Survey

\_\_\_\_\_

**ABSTRACT NUMBER:** A-19

\_\_\_\_\_

**NUMBER OF BLOCKS:** 0

\_\_\_\_\_

**NUMBER OF LOTS:** 0

\_\_\_\_\_

**NUMBER OF RESERVES:** 0

\_\_\_\_\_

**OWNERS:** Astro Rosenberg LP.,

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_  
**(DEPUTY CLERK)**

STATE OF TEXAS §  
COUNTY OF FORT BEND §  
CITY OF ROSENBERG §  
We, Astro Rosenberg L.P., a Delaware limited partnership, by Astro Rosenberg GP LLC, a Delaware limited liability company, its General Partner, acting by and through \_\_\_\_\_ Authorized Signer, being an officer of Astro Rosenberg GP LLC, a Delaware limited liability Company, owners of the 11.00 tract described in the above and foregoing map of Doris Road Street Dedication Section One, 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 the 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, We do hereby dedicate for public utility purposes an unobstructed aerial easement five (5) feet in width from a plane twenty (20) feet above the ground level upward, located adjacent to all public utility easements shown hereon.

FURTHER, We do hereby declare that all parcels of land designated 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 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 drainage 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 dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, We do hereby certify that we are the owner(s) of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Doris Road Street Dedication Section One where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the 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, Astro Rosenberg L.P., a Delaware limited partnership, by Astro Rosenberg GP LLC, its General Partner, has caused these presents to be signed by \_\_\_\_\_ Authorized Signer thereunto authorized this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Astro Rosenberg L.P.,  
a Delaware limited partnership  
By: Astro Rosenberg GP LLC  
a Delaware limited liability company  
its General Partner

By: \_\_\_\_\_  
\_\_\_\_\_  
Authorized Signer

STATE OF TEXAS §  
COUNTY OF HARRIS §  
BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_ Authorized Signer of Astro Rosenberg GP LLC, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public in and for the State of Texas  
\_\_\_\_\_  
Print Name  
My commission expires: \_\_\_\_\_

I, Bryan F. Aguirre, 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.

Bryan F. Aguirre P.E.  
Professional Engineer No. 132219

I, Martin C. Hicks, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plat boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/tangency and other points of reference were marked on the ground before I signed and sealed this document; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum 5/8--inch diameter iron rod with surveyor's cap.

Martin C. Hicks  
Registered Professional Land Surveyor  
Texas Registration No. 4387

This is to certify that the Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of Doris Road Street Dedication Section One 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 \_\_\_\_\_, 20\_\_\_\_

Pete Pavlovsky, Chairman Wayne Poldrack, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas has approved this plat and subdivision of Doris Road Street Dedication Section One 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 \_\_\_\_\_, 20\_\_\_\_

Kevin Raines, Mayor Danyel Swint, City Secretary

THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

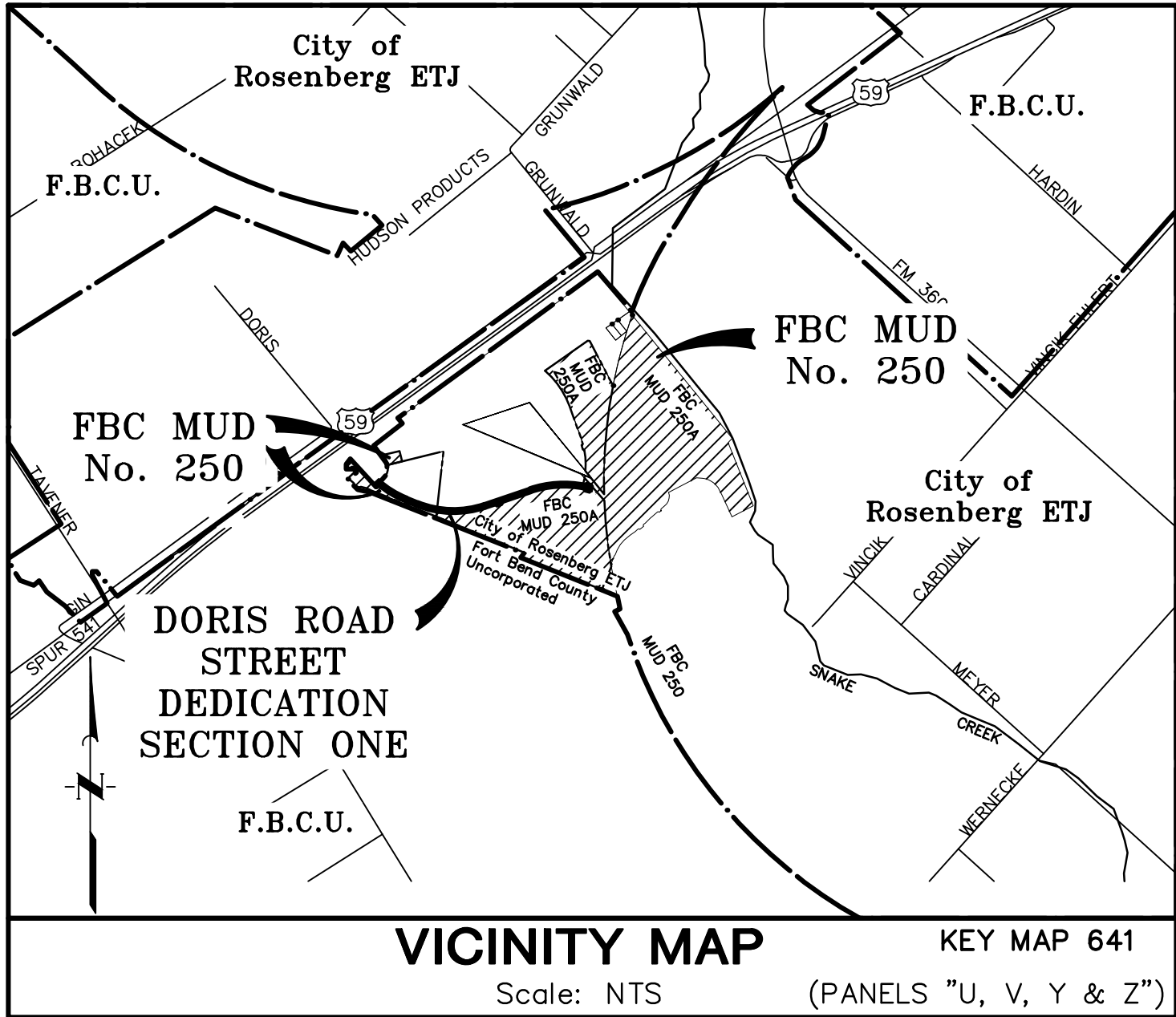
I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 2022, at \_\_\_\_\_ o'clock \_\_\_\_m. in Plat Number(s) \_\_\_\_\_ of the Plat Records of said County. Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard  
Fort Bend County, Texas  
Deputy

By: \_\_\_\_\_

- General Notes
- 1) AE . . . . . "Aerial Easement"
  - BL . . . . . "Building Line"
  - C.C.F. . . . . "County Clerk File"
  - DE . . . . . "Drainage Easement"
  - D.R.F.B.C.T. . . . "Deed Records Fort Bend County Texas"
  - Esm . . . . . "Easement"
  - FND . . . . . "Found 3/4" IR w/cap stamped "Jones|Carter Property Corner"
  - No . . . . . "Number"
  - O.P.R.F.B.C.T. . . "Official Public Records Fort Bend County Texas"
  - P.R.F.B.C.T. . . . "Plat Records Fort Bend County Texas"
  - ROW . . . . . "Right-of-Way"
  - SSE . . . . . "Sanitary Sewer Easement"
  - Sq Ft . . . . . "Square Feet"
  - Stm SE . . . . . "Storm Sewer Easement"
  - UE . . . . . "Utility Easement"
  - Vol \_\_, Pg \_\_\_\_ . . "Volume and Page"
  - WLE . . . . . "Waterline Easement"
  - ① . . . . . "Block Number"
  - . . . . . "Set 3/4--inch Iron Rod With Cap Stamped "QUIDDITY PROPERTY CORNER" as Per Certification"

- 2) One-foot reserve (1' reserve) dedicated to the public in fee as a buffer separation between the side and end of streets 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 revert in the dedicator, his heirs, assigns or successors.
- 3) All cul-de-sac, radii are fifty feet (50'), unless otherwise indicated.
- 4) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
- 5) All easements are centered on lot lines unless otherwise indicated.
- 6) Approval of this plat will expire one year from City Council approval if not recorded in the Official Public Records of the County of Fort Bend.
- 7) Three-quarter inch (3/4") Iron Rods with caps marked "Quiddity Property Corner" 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.
- 8) Reference Benchmark  
Elevations reference the North American Vertical Datum of 1988 (NAVD88) using the Geoid2B Model.
- 9) Project Control was established by GPS observations taken November 22, 2021 and processed against the published positions for TxDOT CORS stations TXAU, TXOM, TXED, TXGA, TXHE, TXLI and TXWH.
- 10) A permanent benchmark shall be established within the plat boundary in accordance with Fort Bend County Requirements prior to acceptance of the road and streets within this subdivision.
- 11) Sidewalks shall be built or caused to be built not less than five 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.
- 12) This plat lies within Fort Bend County Lighting Ordinance Zone No LZ2 and LZ3.
- 13) Elevations used for delineating contour lines are based upon NAVD-88 Datum Geoid 12B Model.
- 14) The coordinates shown hereon are Texas State Plane Coordinates, South Central Zone (Grid NAD 83) and may be brought to surface by applying the following combine scale factor 1.0001346657.
- 15) 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. All drainage easements shall be kept clear of fences, buildings, vegetation, and other obstructions for the purpose of the operation and maintenance of the drainage facility by the appropriate entity.
- 16) All property to drain into the drainage easements only through an approved drainage structure.
- 17) This tract lies within Zones "X" & "A" of the Flood Insurance Rate Map, Community No. 480228, Map Number 48157C0375M, Panel 0375, Suffix "M" dated December 21, 2017, for Fort Bend County, Texas and incorporated areas.  
Zone "X" is defined as Special Flood Hazard Areas without base flood elevations.  
Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain.
- 18) This plat was prepared to meet City of Rosenberg and Fort Bend County Requirements.
- 19) The pipelines easements within the limits of the subdivision are as shown.
- 20) This plat lies wholly within Fort Bend County Municipal Utility District No 250, Fort Bend County Municipal Utility District No 250A, Fort Bend Subsidence District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., the ESD No. 8, the City of Rosenberg ETJ, and Fort Bend County.
- 21) Project Benchmark 3/4--inch iron rod with cap stamped QUIDDITY PROPERTY CORNER located within a pipeline corridor occupied by Energy Transfer, being located South 17°43'32" East, 4544.03 feet from the northern most corner of a called 234.11 acre tract (Tract 2A), both conveyed to Astro Rosenberg, L.P. by Special Warranty Deed recorded under County Clerk's File Number 2022121324, Official Public Records, Fort Bend County, Texas, said iron rod having Grid Coordinates of N = 13,729,541.85 and E = 2,940,372.62 and Elevation = 98.55 feet.
- 22) 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.
- 23) This plat was prepared from information furnished by Charter Title Company, G.F. No. 1076602000245 and 1076602100266, effective date November 21, 2022. The surveyor has not abstracted the above property.
- 24) This tract is subject to Waiver of Surface Rights and Designation of Drill Site dated July 26, 2007, filed for record under Fort Bend County Clerk's File No(s) 2007095350 and 2008015367.
- 25) This tract is subject to affidavit to the public regarding on-site sewage facility as recorded under Fort Bend County Clerk's File No. 9141907.
- 26) This tract is subject to blanket easement recorded under Clerk's File No. 2022142515, Official Public Records of Fort Bend County, Texas.



I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plot of this subdivision complies with all of the existing rules and regulations of this 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 Slawinski, P.E. Date  
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Vincent M. Morales, Jr. Grady Prestage  
Commissioner, Precinct 1 Commissioner, Precinct 2

KP George  
County Judge

W.A. "Andy" Meyers Dexter L. McCoy  
Commissioner, Precinct 3 Commissioner, Precinct 4

# DORIS ROAD

## STREET DEDICATION SECTION ONE

### A SUBDIVISION OF 11.00 ACRES

### OUT OF THE

### GABRIEL COLE 3/4 LEAGUE SURVEY, A-19

### FORT BEND COUNTY, TEXAS

### DECEMBER 2022

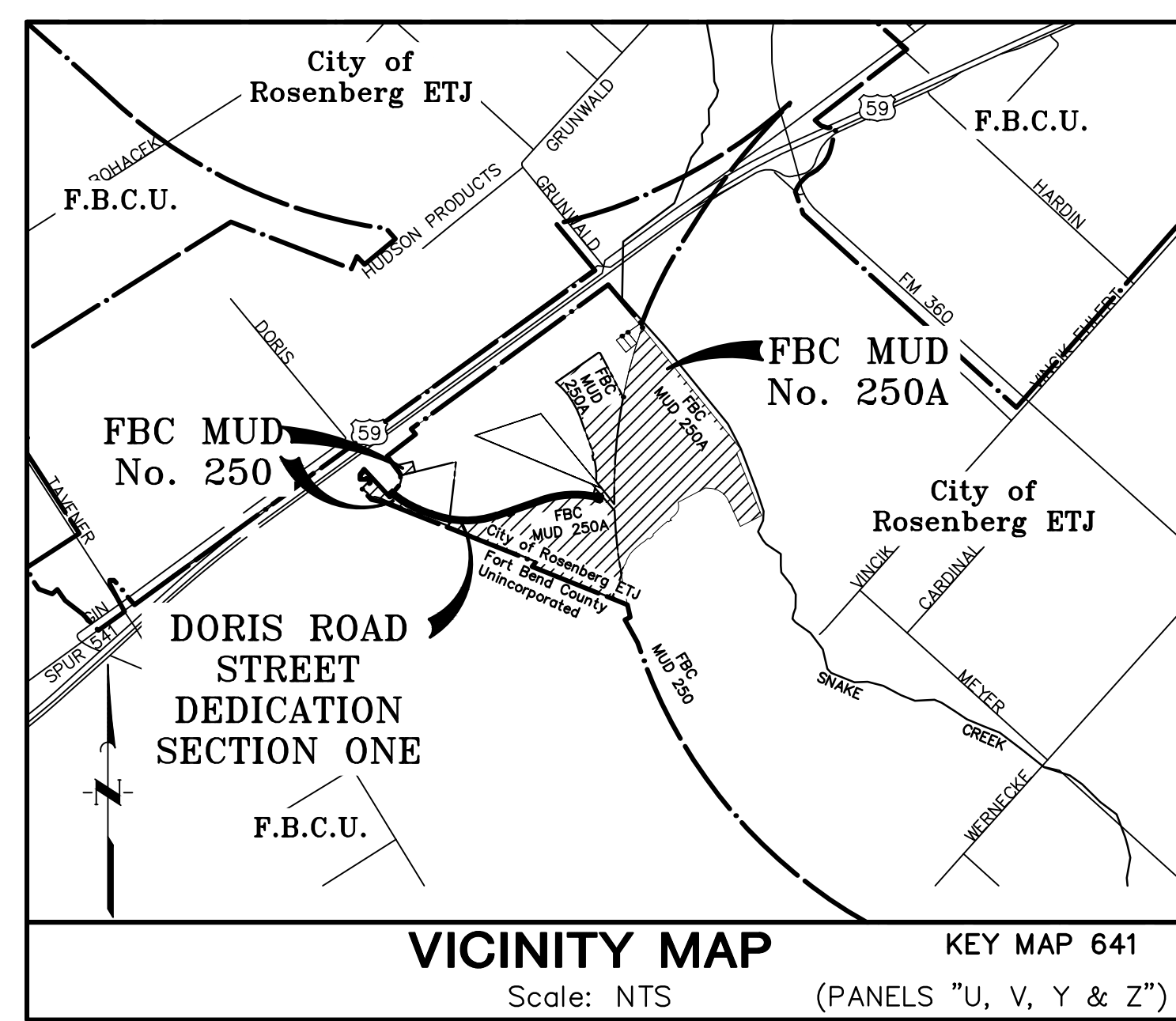
SURVEYOR/PLANNER/ENGINEER:

OWNER:  
Astro Rosenberg LP.,  
a Delaware limited partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702



Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-232290 & 10046100  
1229 Corporate Drive • Rosenberg, Texas 77471 • 281.342.2033

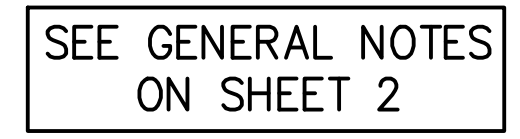




| Line Table |             |          |
|------------|-------------|----------|
| Line       | Bearing     | Distance |
| L1         | N47°22'21"E | 100.49'  |
| L2         | S68°05'20"E | 268.11'  |
| L3         | N71°12'00"E | 976.25'  |
| L4         | N12°52'32"E | 9.96'    |
| L5         | S77°07'28"E | 100.70'  |
| L6         | S74°36'18"E | 7.72'    |
| L7         | S15°29'42"W | 111.00'  |
| L8         | N6°28'38"W  | 100.01'  |
| L9         | S71°12'00"W | 619.33'  |
| L10        | S18°48'00"E | 11.00'   |
| L11        | S71°12'00"W | 100.00'  |
| L12        | S71°12'00"W | 105.00'  |
| L13        | S76°28'27"W | 91.05'   |
| L14        | N68°05'20"W | 268.11'  |
| L15        | S68°05'20"E | 268.11'  |
| L16        | N71°12'00"E | 976.25'  |
| L17        | S18°48'00"E | 91.00'   |
| L18        | N74°22'21"E | 20.14'   |
| L19        | N12°52'32"E | 170.60'  |
| L20        | N17°09'59"E | 20.00'   |
| L21        | S72°50'01"E | 20.00'   |

| Line Table |             |          |
|------------|-------------|----------|
| Line       | Bearing     | Distance |
| L22        | S17°09'59"W | 20.00'   |
| L23        | N14°34'01"E | 15.00'   |
| L24        | S75°25'59"E | 20.00'   |
| L25        | S14°34'01"W | 15.00'   |
| L26        | N12°25'03"W | 20.00'   |
| L27        | N77°34'57"E | 25.00'   |
| L28        | S17°25'53"E | 20.00'   |
| L29        | N12°25'07"W | 20.00'   |
| L30        | S72°39'03"W | 20.00'   |
| L31        | S17°25'07"E | 20.00'   |
| L32        | N18°48'00"W | 25.02'   |
| L33        | N71°12'00"E | 30.00'   |
| L34        | S18°48'00"E | 25.02'   |
| L35        | S18°48'00"E | 40.00'   |
| L36        | N18°48'00"W | 40.00'   |
| L37        | N18°48'00"W | 20.00'   |
| L38        | N71°12'00"E | 20.00'   |
| L39        | S18°48'00"E | 20.00'   |
| L40        | N71°12'00"E | 15.00'   |
| L41        | S12°14'11"W | 10.00'   |

| Curve Table |          |             |            |               |              |         |
|-------------|----------|-------------|------------|---------------|--------------|---------|
| CURVE       | RADIUS   | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
| C1          | 1950.00' | 19°40'20"   | 669.52'    | S58°15'10"E   | 666.23'      | 338.09' |
| C2          | 1950.00' | 40°42'40"   | 1385.56'   | S88°26'40"E   | 1356.59'     | 723.48' |
| C3          | 2200.00' | 29°59'42"   | 1151.72'   | N86°11'51"E   | 1138.62'     | 589.38' |
| C4          | 30.00'   | 88°19'10"   | 46.24'     | N57°02'07"E   | 41.80'       | 29.13'  |
| C5          | 30.00'   | 87°34'50"   | 45.86'     | S30°54'53"E   | 41.52'       | 28.76'  |
| C6          | 30.00'   | 92°37'10"   | 48.50'     | S59°11'07"W   | 43.39'       | 31.40'  |
| C7          | 30.00'   | 91°48'38"   | 48.07'     | N33°01'47"W   | 43.09'       | 30.96'  |
| C8          | 2100.00' | 29°51'54"   | 1094.61'   | S86°07'57"W   | 1082.66'     | 560.04' |
| C9          | 30.00'   | 90°00'00"   | 47.12'     | S26°12'00"W   | 42.43'       | 30.00'  |
| C10         | 30.00'   | 90°00'00"   | 47.12'     | N63°48'00"W   | 42.43'       | 30.00'  |
| C11         | 510.00'  | 5°16'26"    | 46.95'     | N73°50'14"E   | 46.93'       | 23.49'  |
| C12         | 500.00'  | 3°12'57"    | 28.06'     | S74°51'58"W   | 28.06'       | 14.04'  |
| C13         | 2050.00' | 38°39'10"   | 1382.97'   | N87°24'55"W   | 1356.89'     | 718.96' |
| C14         | 2050.00' | 19°57'19"   | 713.99'    | N58°06'40"W   | 710.39'      | 360.65' |
| C15         | 2000.00' | 19°49'02"   | 691.75'    | S58°10'49"E   | 688.31'      | 349.37' |
| C16         | 2000.00' | 40°42'40"   | 1421.08'   | S88°26'40"E   | 1391.38'     | 742.03' |
| C17         | 2150.00' | 34°17'42"   | 1286.90'   | N88°20'51"E   | 1267.78'     | 663.38' |



# DORIS ROAD

## STREET DEDICATION SECTION ONE

**A SUBDIVISION OF 11.00 ACRES  
OUT OF THE  
GABRIEL COLE 3/4 LEAGUE SURVEY, A-19  
FORT BEND COUNTY, TEXAS  
DECEMBER 2022**

**OWNER:**  
Astro Rosenberg LP.,  
a Delaware limited partnership  
2450 FONDREN ROAD, SUITE 210  
HOUSTON, TEXAS 77063  
(713) 783-6702

SURVEYOR/PLANNER/ENGINEER:

 **QUIDDITY**

Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 1004610  
1229 Corporate Drive • Rosenberg, Texas 77471 • 281.342.2033