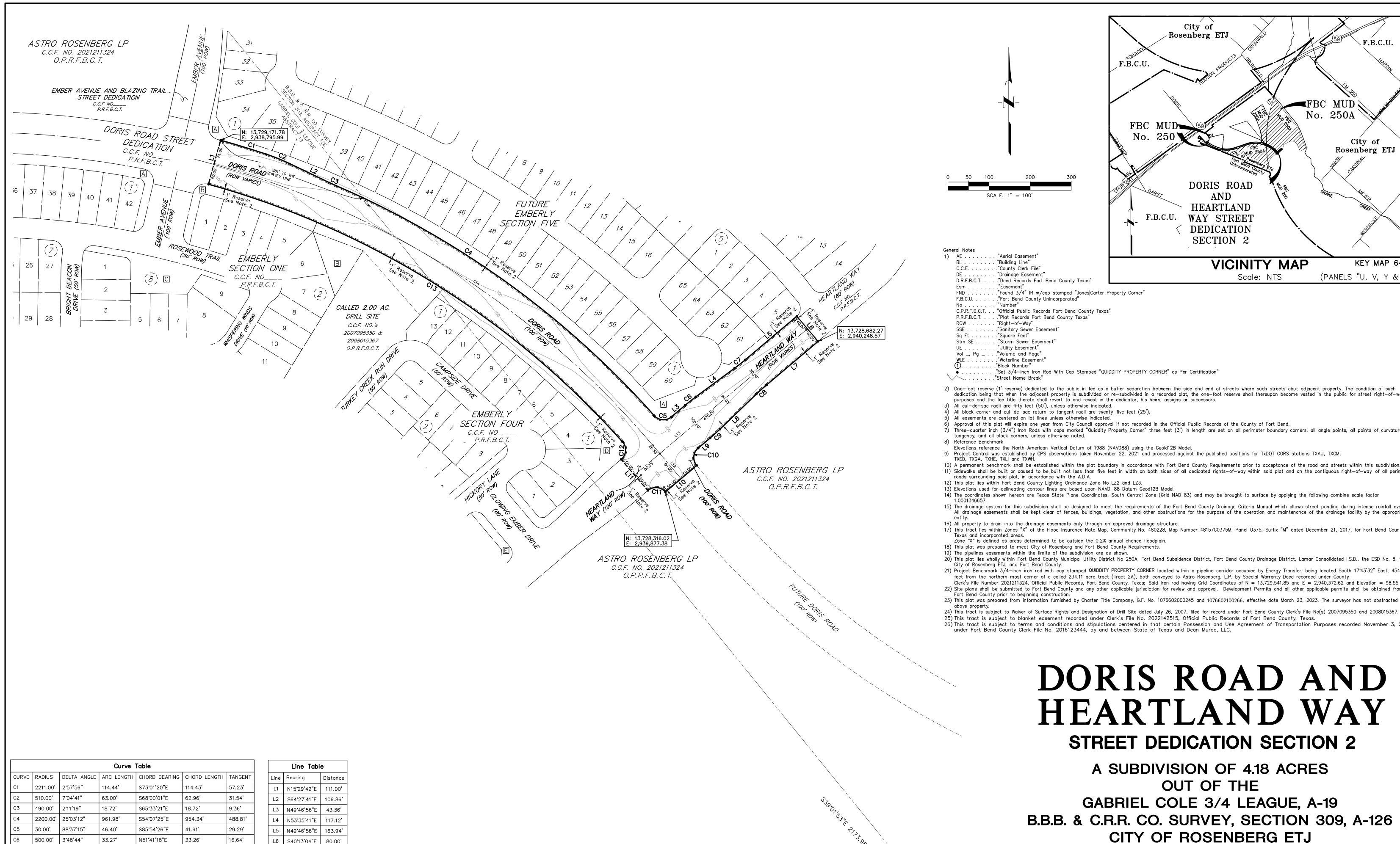
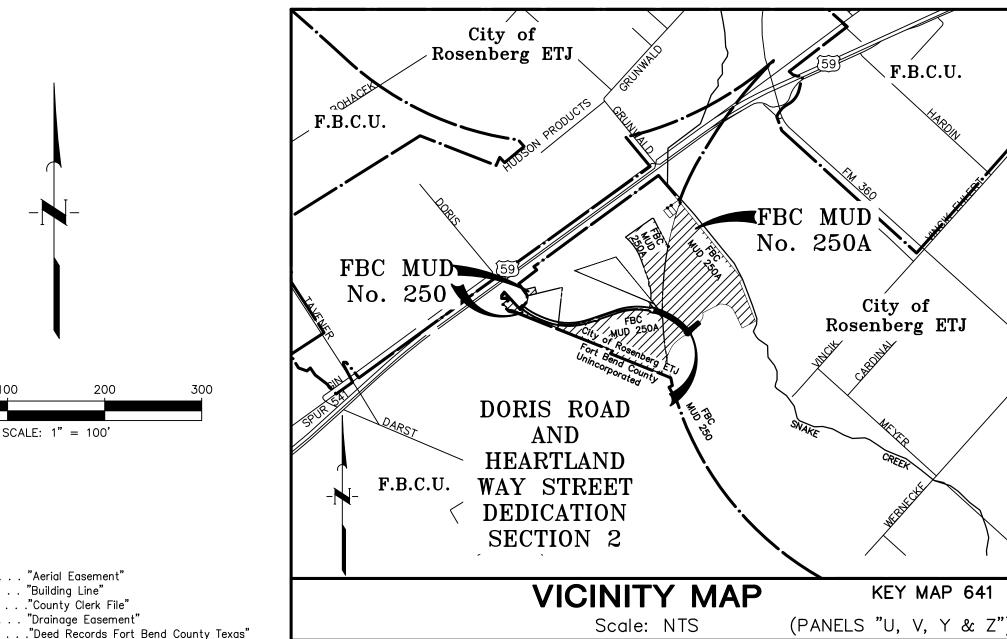
## PLAT RECORDING SHEET

PLAI NAME:	Doris Road and Heartland Way Street Dedication Section 2
PLAT NO:	
ACREAGE:	4.18
LEAGUE:	Gabriel Cole ¾ League and B.B.B. & C.R.R. Co. Survey Section 309
ABSTRACT NU	UMBER: A-19 and A-126
NUMBER OF E	
NUMBER OF I	
	RESERVES: 0 stro Rosenberg LP
OWNERS. As	tro Rosenberg Li
DEPUTY CLERK)	<del></del>



**DISTRICT NAMES** 

FORT BEND COUNTY ESD No. 8



."Deed Records Fort Bend County Texas"

."Found 3/4" IR w/cap stamped "Jones|Carter Property Corner"

F.B.C.U. . . . ."Fort Bend County Unincorporated"

O.P.R.F.B.C.T. "Official Public Records Fort Bend County Texas"

."Plat Records Fort Bend County Texas" "Right-of-Way" ."Sanitary Sewer Easement" ."Square Feet"

. ."Storm Sewer Easement" "Utility Easement" ."Volume and Page" ."Waterline Easement" ."Block Number"

."Set 3/4-inch Iron Rod With Cap Stamped "QUIDDITY PROPERTY CORNER" as Per Certification"

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.

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 Geoid12B Model.

9) Project Control was established by GPS observations taken November 22, 2021 and processed against the published positions for TxDOT CORS stations TXAU, TXCM,

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. ) Elevations used for delineating contour lines are based upon NAVD—88 Datum Geod12B 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

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

16) All property to drain into the drainage easements only through an approved drainage structure.

17) This tract lies within Zones "X" 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 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 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 2021211324, 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

23) This plat was prepared from information furnished by Charter Title Company, G.F. No. 1076602000245 and 1076602100266, effective date March 23, 2023. The surveyor has not abstracted the

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 blanket easement recorded under Clerk's File No. 2022142515, Official Public Records of Fort Bend County, Texas. 26) This tract is subject to terms and conditions and stipulations centered in that certain Possession and Use Agreement of Transportation Purposes recorded November 3, 2016.

## DORIS ROAD AND HEARTLAND WAY

## STREET DEDICATION SECTION 2

A SUBDIVISION OF 4.18 ACRES OUT OF THE GABRIEL COLE 3/4 LEAGUE, A-19 B.B.B. & C.R.R. CO. SURVEY, SECTION 309, A-126 CITY OF ROSENBERG ETJ FORT BEND COUNTY, TEXAS

**JANUARY 17, 2023** 

SURVEYOR/PLANNER/ENGINEER: Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 1004610

ASTRO ROSENBERG LP., A DELAWARE LIMITED PARTNERSHIP 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702

N51°41'18"E

S47\*56'54"W

S47°56'54"W

S04°46'56"W

N85°13'04"W

N04°02'22"E

N58°06'15"W

33.26

32.00

42.43

42.97

1185.89

1267.51

500.00'

500.00

30.00

C13 2100.00' 32°48'06"

C14 2150.00' 34'17'14"

C12 30.00'

90°00'00"

91°29'08"

47.12

47.90

1202.24

1286.62

16.64

16.01

16.01

30.00'

30.00'

30.79

618.10'

663.22

S49°46'56"W 164.05'

L8 | S46°06'51"W | 124.28'

L9 | S49°46'56"W | 37.94'

L10 | S49°46'56"W | 100.00'

L11 N40°36'59"W 100.00'

L12 | S40°13'04"E | 106.33'

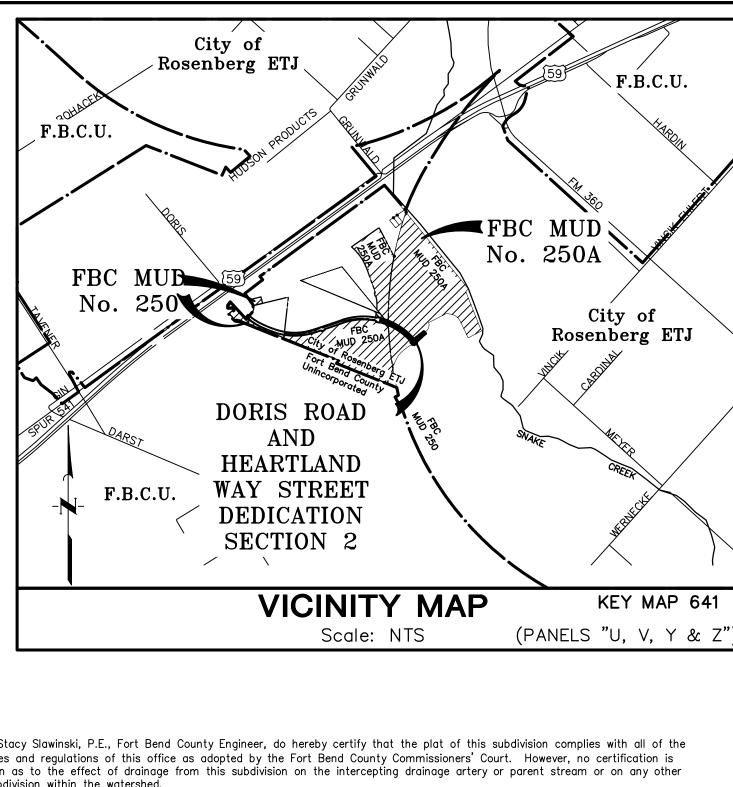
L13 N49°46'56"E 550.35

STATE OF TEXAS	§
COUNTY OF FORT BEND	§
CITY OF ROSENBERG	§
•	Delaware limited partnership, by Astro Rosenberg GP LLC, a Delaware limited liability company, its General Partner, acting by
said subdivision and developr dedicate to the use of the p	, Authorized Signer, being an officer of Astro Rosenberg GP LLC, a Delaware limited liability Company, owners in the above and foregoing map of Doris Road and Heartland Way Street Dedication Section 2, do hereby make and establish ment plat of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements eon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs and assigns to warrant and le land so dedicated.
easements. The aerial easeme seven feet, six inches (7'6") easements, from a plane sixt	ated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial ents shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (1 0'0") perimeter ground easements or for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground eeen feet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty—one feet, six inches (21 '6") in width.
easements. The aerial easeme feet (8'0") for fourteen feet ( plane sixteen feet (16'0") abo	ated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial ents shall extend horizontally an additional ten feet (1 0'0") for ten feet (1 0'0") back—to—back ground easements, or eight (14'0") back—to—back ground easements or seven feet (7'0") for sixteen feet (16'0") back—to—back ground easements, from a over ground level upward, located adjacent to both sides and adjoining all public utility easements that are designated with .E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.
	enant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any or private street, road or alley or any drainage ditch, either directly or indirectly.
ravines, draws and drainage (	cate 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, ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency er upon said easement at any and all times for the purposes of construction and maintenance of drainage facilities and
gully, creek or natural draina and other obstructions to the	nant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, age way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation e operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly means of an approved drainage structure.
Doris Road and Heartland W	fy that we are the owner(s) of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Vay Street Dedication Section 2 where building setback lines or public utility easements are to be established outside the I foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all n in said adjacent acreage.
FURTHER, We do hereby acknormal and do hereby covenant and subsequent amendments.	owledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any
IN TESTIMONY WHEREO	DF, Astro Rosenberg L.P., a Delaware limited partnership, by Astro Rosenberg GP LLC, its General Partner, has caused these
presents to be signed by	day of 20_
Astro Rosenberg L.P., a Delaware limited partnershi	op.
By: Astro Rosenberg GP LL( a Delaware limited liabil its General Partner	
Ву:	
	, Authorized Signer
STATE OF TEXAS §	
COUNTY OF HARRIS §	
BEFORE ME, the undersigned of LC. a Delaware limited liabilit	authority, on this day personally appeared
that they executed the same	for the purposes and considerations therein expressed.
GIVEN UNDER MY HAND AND S	SEAL OF OFFICE, this day of, 20
Notary Public in and for the	State of Texas
Print Name	
Av commission expires:	
my commission expires.	
	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 kn	
	Bryan F. Aquirre P.F.
	Bryan F. Aguirre P.E. Professional Engineer No. 132219
	Bryan F. Aguirre P.E. Professional Engineer No. 132219
	Bryan F. Aguirre P.E. Professional Engineer No. 132219

I, Martin G. 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

This is to certify that the Planning Commission of the City of Rosenberg, Texas has approved this plat of Doris Road and Heartland Way Street Dedication Section 2 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 and Heartland Way Street Dedication Section 2 in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorizes the plat this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 20\_\_\_\_\_. 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 \_\_\_\_\_\_of the Plat Records of Witness my hand and seal of office, at Richmond, Texas, the day and date last above written. Laura Richard Fort Bend County, Texas



I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plat 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
Vincent M. Morales, Jr.	Grady Prestage
Commissioner, Precinct 1	Commissioner, Precinct 2
WD 0	
KP George County Judge	
W.A. "Andy" Meyers	Dexter L. McCoy
Commissioner, Precinct 3	Commissioner, Precinct 4

## DORIS ROAD AND HEARTLAND WAY

STREET DEDICATION SECTION 2

A SUBDIVISION OF 4.18 ACRES OUT OF THE GABRIEL COLE 3/4 LEAGUE, A-19 B.B.B. & C.R.R. CO. SURVEY, SECTION 309, A-126 CITY OF ROSENBERG E.T.J. FORT BEND COUNTY, TEXAS **JANUARY 17, 2023** 

SURVEYOR/PLANNER/ENGINEER:



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

surveyor's cap.

Registered Professional Land Surveyor

Texas Registration No. 4387