

PLAT RECORDING SHEET

PLAT NAME: Emberly Section Four

PLAT NO: _____

ACREAGE: 39.74

LEAGUE: Gabriel Cole ¾ League and B.B.B. & C.R.R. Co. Survey Section 309

ABSTRACT NUMBER: A-19 and A-126

NUMBER OF BLOCKS: 8

NUMBER OF LOTS: 181

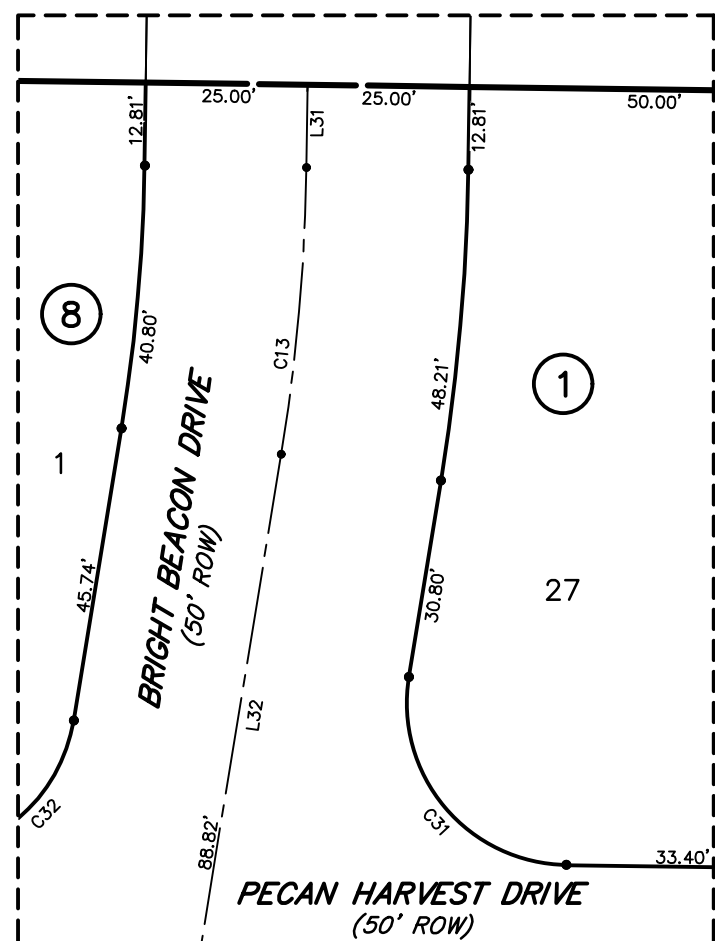
NUMBER OF RESERVES: 7

OWNERS: Astro Rosenberg LP

(DEPUTY CLERK)

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	2100.00'	25°09'53"	922.34'	S54°17'09"E	914.94'	468.73'
C2	30.00'	91°29'08"	47.90'	S04°02'22"W	42.97'	30.79'
C3	500.00'	3°30'39"	30.64'	S51°32'16"W	30.63'	15.32'
C4	500.00'	3°30'39"	30.64'	S51°32'16"W	30.63'	15.32'
C5	550.00'	27°21'00"	262.54'	S36°06'26"W	260.05'	133.82'
C6	25.00'	30°27'58"	13.29'	S07°11'57"E	13.14'	6.81'
C7	50.00'	81°12'08"	70.86'	S32°34'02"W	65.08'	42.86'
C8	500.00'	27°21'00"	262.54'	S36°06'26"W	236.41'	121.66'
C9	50.00'	90°00'00"	78.54'	N67°25'56"E	70.71'	50.00'
C10	50.00'	90°00'00"	78.54'	N67°25'56"E	70.71'	50.00'
C11	50.00'	90°00'00"	78.54'	S22°34'04"E	70.71'	50.00'
C12	300.00'	21°39'23"	113.39'	N78°23'45"W	112.72'	57.38'
C13	300.00'	8°30'00"	44.51'	S05°01'34"E	44.47'	22.29'
C14	125.00'	13°09'23"	28.70'	S15°51'15"E	28.64'	14.41'
C15	50.00'	90°00'00"	78.54'	N67°25'56"E	70.71'	50.00'
C16	75.00'	68°20'37"	89.46'	S56°36'15"W	84.25'	50.92'
C17	75.00'	62°39'00"	82.01'	N81°06'28"E	77.98'	45.65'
C18	50.00'	97°26'37"	85.04'	N01°03'38"E	75.15'	56.96'
C19	50.00'	90°00'00"	78.54'	S87°20'18"W	70.71'	50.00'
C20	50.00'	100°11'10"	87.43'	S07°45'16"E	76.71'	59.78'
C21	200.00'	17°37'47"	61.54'	N49°01'57"W	61.30'	31.01'
C22	50.00'	3°30'28"	30.61'	N48°01'42"E	30.61'	15.31'
C23	500.00'	4°12'47"	36.77'	N48°22'52"E	36.76'	18.39'
C24	25.00'	89°17'41"	38.96'	S84°51'54"E	35.14'	24.69'
C25	25.00'	90°00'00"	39.27'	S04°46'56"W	35.36'	25.00'
C26	25.00'	42°49'40"	18.69'	S68°49'18"W	18.26'	9.80'
C27	50.00'	182°43'36"	159.46'	N01°07'40"W	99.97'	2100.81'
C28	25.00'	44°49'47"	19.56'	S70°04'35"E	19.07'	10.31'
C29	25.00'	90°00'00"	39.27'	N04°46'56"E	35.36'	25.00'
C30	25.00'	90°00'00"	39.27'	S85°13'04"E	35.36'	25.00'
C31	25.00'	98°30'00"	42.98'	N39°58'26"E	37.88'	29.01'
C32	25.00'	81°30'00"	35.56'	S50°01'34"E	32.64'	21.54'
C33	25.00'	90°00'00"	39.27'	N67°25'56"E	35.36'	25.00'
C34	25.00'	38°07'30"	16.64'	N48°30'19"W	16.33'	8.64'

DISTRICT NAMES	
FBC ASSISTANCE	N/A
MUD	FBCMUD No. 250A
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR CSD
FIRE	FORT BEND COUNTY ESD No.08
CITY OR CITY ETJ	ROSENBERG ETJ
UTILITIES CO.	CENTERPOINT ENERGY
WCD	N/A



INSET DETAIL "A"
SCALE: 1:30

[A] RESTRICTED RESERVE "A"
Restricted to Landscape, Open Space,
& Incidental Utility
Purposes Only
0.57 AC
24,711 SQ FT

[B] RESTRICTED RESERVE "B"
Restricted to Drill Site,
Landscape, Open Space,
& Incidental Utility
Purposes Only
2.29 AC
99,233 SQ FT

[C] RESTRICTED RESERVE "C"
Restricted to Landscape, Open Space,
& Incidental Utility
Purposes Only
0.255 AC
11,112 SQ FT

[D] RESTRICTED RESERVE "D"
Restricted to Landscape, Open Space,
& Incidental Utility
Purposes Only
0.56 AC
24,543 SQ FT

[F] RESTRICTED RESERVE "F"
Restricted to Water Plant
Purposes Only
2.69 AC
117,392 SQ FT

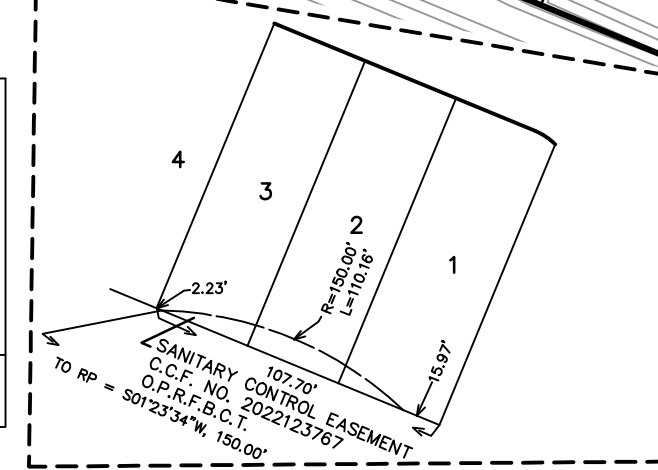
[G] RESTRICTED RESERVE "G"
Restricted to Landscape, Open Space,
& Incidental Utility
Purposes Only
0.10 AC
4,351 SQ FT

[E] RESTRICTED RESERVE "E"
Restricted to Landscape, Open Space,
& Incidental Utility
Purposes Only
0.36 AC
15,760 SQ FT

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C35	50.00'	156°41'38"	136.74'	N72°12'37"E	97.94'	242.44'
C36	25.00'	31°30'42"	13.75'	S09°37'09"W	13.58'	7.05'
C37	25.00'	111°39'23"	48.72'	N33°23'45"W	41.37'	36.83'
C38	25.00'	68°20'37"	29.82'	N56°36'15"W	28.08'	16.97'
C39	25.00'	90°00'00"	39.27'	N22°34'04"W	35.36'	25.00'
C40	25.00'	38°46'28"	16.92'	N39°59'51"E	16.60'	8.80'
C41	50.00'	173°04'03"	151.03'	S27°16'40"E	99.82'	825.48'
C42	25.00'	46°14'38"	20.18'	S89°18'38"W	19.63'	10.67'
C43	25.00'	90°00'00"	39.27'	N22°34'04"W	35.36'	25.00'
C44	25.00'	90°00'00"	39.27'	S67°25'56"W	35.36'	25.00'
C45	25.00'	41°30'51"	18.11'	N46°48'38"W	17.72'	9.48'
C46	50.00'	173°01'42"	151.00'	N67°25'56"E	99.81'	820.83'
C47	25.00'	41°30'51"	18.11'	S01°40'31"W	17.72'	9.48'
C48	25.00'	90°00'00"	39.27'	S67°25'56"W	35.36'	25.00'
C49	25.00'	30°27'58"	13.29'	S52°20'04"W	13.14'	6.81'
C50	50.00'	150°55'56"	131.71'	S01°40'31"W	96.80'	192.87'
C51	25.00'	84°55'07"	37.05'	N02°14'30"E	33.75'	22.88'
C52	25.00'	90°00'00"	39.27'	N85°13'04"W	35.36'	25.00'
C53	25.00'	56°20'08"	24.58'	S21°36'52"W	23.60'	13.39'
C54	50.00'	153°46'29"	134.19'	N70°20'03"E	97.39'	214.65'
C55	25.00'	43°34'34"	19.01'	N54°34'00"W	18.56'	9.99'
C56	25.00'	90°00'00"	39.27'	S67°25'56"W	35.36'	25.00'
C57	25.00'	90°00'00"	39.27'	S22°34'04"E	35.36'	25.00'
C58	25.00'	90°00'00"	39.27'	S67°25'56"W	35.36'	25.00'
C59	25.00'	90°00'00"	39.27'	N22°34'04"W	35.36'	25.00'
C60	25.00'	90°00'00"	39.27'	S22°34'04"E	35.36'	25.00'



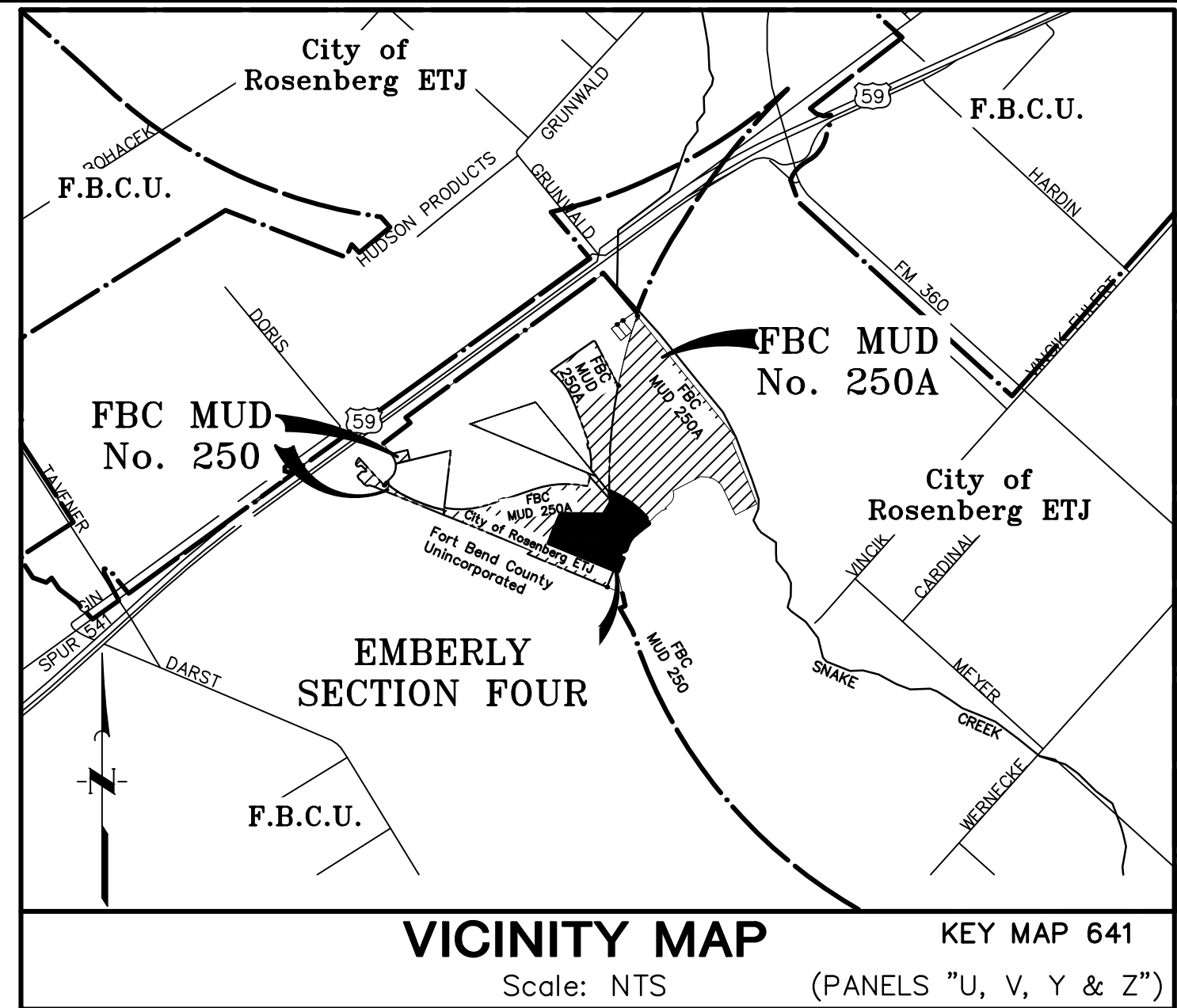
PARK LAND DEDICATION TABLE	
TOTAL PARKLAND REQUIRED IN EMBERLY SECTION FOUR = 3.39 ACRES (6.25 ACRES x 181 UNITS x 3 PERSONS PER UNIT / 1000)	
LANDSCAPE/OPEN SPACE = 4.66 ACRES @ 50% CREDIT = 2.83 ACRES	
TOTAL PARKLAND PROVIDED IN EMBERLY SECTION FOUR = 2.33 ACRES	
MIN. 10% PARK FEE = 181 LOTS X \$170.00 = \$30,770.00	



INSET DETAIL "D"
SCALE: 1:80

Line Table			Line Table			Line Table			Line Table			Line Table			Line Table		
Line	Bearing	Distance	Line	Bearing	Distance	Line	Bearing	Distance	Line	Bearing	Distance	Line	Bearing	Distance	Line	Bearing	Distance
L1	N23°07'55"E	25.36'	L16	N67°34'04"W	437.00'	L31	S00°46'34"W	12.81'	L46	S50°51'14"E	45.57'	L61	N22°25'56"E	125.05'	L76	S67°34'04"E	20.00'
L2	S40°36'59"E	100.00'	L17	S49°46'56"W	368.45'	L32	S09°16'34"E	91.19'	L47	S47°31'13"E	45.50'	L62	S22°25'56"W	695.54'	L77	S22°29'28"W	117.25'
L3	S49°46'56"W	40.05'	L18	N88°50'13"E	18.00'	L33	S22°25'56"W	431.75'	L48	S47°31'13"E	45.50'	L63	S22°25'56"W	404.55'	L78	S22°29'28"W	125.07'
L4	S53°17'35"W	132.65'	L19	N47°39'41"W	285.93'	L34	S17°14'08"E	3.26'	L49	S47°31'13"E	59.27'	L64	S22°25'56"W	410.00'	L79	S67°34'04"E	20.00'
L5	S49°46'56"W	129.97'	L20	N42°20'19"E	221.15'	L35	S67°34'04"E	384.71'	L50	S44°11'50"E	90.37'	L65	N67°34'04"W	240.00'	L80	S22°25'56"W	187.29'
L6	S22°25'56"W	105.93'	L21	S57°50'51"E	126.25'	L36	S22°25'56"W	347.95'	L51	N06°18'55"E	79.77'	L66	N55°52'49"W	268.76'	L81	N46°16'28"E	132.82'
L7	S22°25'56"W	127.93'	L22	S40°13'04"W	108.83'	L37	S89°13'26"E	382.52'	L52	N45°04'46"E	99.87'	L67	N67°34'04"W	37.79'	L82	N22°29'28"E	122.91'
L8	S67°34'04"E	28.00'	L23	S22°32'38"E	12.56'	L38	N31°44'37"E	146.00'	L53	S49°46'56"W	79.73'	L68	N81°06'28"E	17.08'	L83	N22°29'28"E	116.82'
L9	N22°25'56"E	127.00'	L24	N67°34'04"W	537.83'	L39	S67°04'39"E	98.58'	L54	N85°13'04"W	14.14'	L69	S89°04'16"E	25.00'	L84	N49°46'56"E	254.35'
L10	N21°45'30"E	50.00'	L25	S22°25'56"W	530.00'	L40	N67°34'04"W	419.00'	L55	S40°13'04"E	114.33'	L70	N52°54'54"E	25.00'			
L11	N76°46'07"E	23.77'	L26	S22°34'04"E	12.00'	L41	S56°12'47"E	57.60'	L56	S40°13'04"E	116.49'	L71	N42°20'19"E	254.48'			
L12	N18°49'16"W	165.64'	L27	N67°34'04"W	190.00'	L42	S56°04'04"E	45.99'	L57	S04°46'56"W	14.14'	L72	N47°39'41"W	185.58'			
L13	S49°46'56"W	352.56'	L28	S22°25'56"W	152.00'	L43	S53°22'30"E	45.73'	L58	N43°43'05"E	197.10'	L73	S06°15'06"E	25.00'			
L14	S40°13'04"E	212.00'	L29	S62°06'01"W	12.53'	L44	S53°22'30"E	45.73'	L59	N06°31'39"E	123.65'	L74	S31°56'35"W	25.00'			
L15	S22°25'56"W	159.50'	L30	S22°25'56"W	530.00'	L45	S50°51'14"E	45.57'	L60	N67°34'04"W	417.00'	L75	N49°46'56"E	94.57'			

SEE GENERAL NOTES
ON SHEET 2



BLOCK 1		BLOCK 2		BLOCK 3		BLOCK 4		BLOCK 5	
LOT	LOT WIDTH SQ. FT.	LOT	LOT WIDTH SQ. FT.	LOT	LOT WIDTH SQ. FT.	LOT	LOT WIDTH SQ. FT.	LOT	LOT WIDTH SQ. FT.
1	45' 6,116	1	45' 7,301	1	40' 5,729	1	40' 5,709	1	40' 5,640
2	45' 5,933	2	45' 5,910	2	40' 5,347	2	40' 5,144	2	40' 5,554
3	45' 9,233	3	45' 5,910	3	40' 5,520	3	40' 5,144	3	40' 6,779
4	45' 9,372	4	45' 5,910	4	40' 5,692	4	40' 5,144	4	40' 10,486
5	45' 5,866	5	45' 5,910	5	40' 5,788	5	40' 5,144	5	40' 6,246
6	45' 5,881	6	45' 5,910	6	40' 5,646	6	40' 5,144	6	40' 6,639
7	45' 5,929	7	45' 5,910	7	40' 5,827	7	40' 5,144	7	40' 6,860
8	45' 5,874	8	45' 5,910	8	40' 5,327	8	40' 5,144	8	40' 6,860
9	45' 5,758	9	45' 5,460	9	40' 13,233	9	40' 5,144	9	40' 6,860
10	45' 5,597	10	45' 5,460	10	40' 6,983	10	40' 5,144	10	40' 6,860
11	45' 5,390	11	45' 6,283	11	40' 4,653	11	40' 5,144	11	40' 6,860
12	45' 5,080	12	45' 7,305	12	40' 4,833	12	40' 5,216	12	40' 6,860
13	45' 6,794	13	45' 7,795	13	40' 4,830	13	40' 5,216	13	40' 6,860
14	45' 5,965	14	45' 7,750	14	40' 4,830	14	40' 5,143	14	40' 6,860
15	45' 5,827	15	45' 7,750	15	40' 5,866	15	40' 4,727	15	40' 6,860
16	45' 6,091	16	45' 7,750	16	40' 5,866	16	40' 6,892	16	40' 6,860
17	45' 6,166	17	45' 7,750	17	40' 4,830	17	40' 10,653	17	40' 6,860
18	45' 7,631	18	45' 7,750	18	40' 4,830	18	40' 6,766	18	40' 6,354
19	45' 6,510	19	45' 7,750	19	40' 4,830	19	40' 4,728	19	40' 7,540
20	45' 11,551	20	45' 7,750	20	40' 4,830	20	40' 5,143	20	40' 5,097
21	40' 7,825	21	45' 7,750	21	40' 4,830	21	40' 5,708	21	40' 6,860
22	40' 7,091	22	45' 7,750	22	40' 4,830	22	40' 4,830	22	40' 6,860
23	40' 7,022	23	45' 7,750	23	40' 4,830	23	40' 4,830	23	40' 6,860
24	40' 6,262	24	45' 7,750	24	40' 4,830	24	40' 4,830	24	40' 6,860
25	40' 5,793	25	45' 7,750	25	40' 4,830	25	40' 4,830	25	40' 6,860
26	40' 5,369	26	45' 7,750	26	40' 4,830	26	40' 4,830	26	40' 6,860
27	40' 6,342	27	45' 7,750	27	40' 4,830	27	40' 4,830	27	40' 6,860

BLOCK 5		BLOCK 6		BLOCK 7		BLOCK 8	
LOT	LOT WIDTH SQ. FT.	LOT	LOT WIDTH SQ. FT.	LOT	LOT WIDTH SQ. FT.	LOT	LOT WIDTH SQ. FT.
28	40' 4,860	1	40' 5,866	1	40' 8,553	1	40' 6,157
29	40' 4,860	2	40' 5,400	2	40' 5,220	2	40' 4,890
30	40' 4,492	3	40' 5,400	3	40' 5,220	3	40' 4,990
31	40' 7,895	4	40' 5,400	4	40' 5,220	4	40' 4,890
32	40' 11,282	5	40' 5,400	5	40' 5,220	5	40' 4,890
33	40' 6,395	6	40' 5,400	6	40' 5,424	6	40' 5,310
34	40' 4,935	7	40' 5,400	7	40' 5,118	7	40' 6,948
35	40' 5,144	8	40' 5,400	8	40' 5,118	8	40' 6,943
36	40' 5,144	9	40' 5,400	9	40' 5,866	9	40' 7,522
37	40' 5,144	10	40' 5,866	10	40' 5,866	10	40' 4,894
38	40' 5,144	11	40' 5,598	11	40' 5,118	11	40' 4,890
39	40' 5,144	12	40' 5,598	12	40' 5,118	12	40' 4,890
40	40' 5,144	13	40' 5,604	13	40' 5,118	13	40' 4,890
41	40' 5,144	14	40' 5,866	14	40' 5,118	14	40' 4,890
42	40' 5,144	15	40' 5,400	15	40' 5,118	15	40' 4,990
43	40' 5,144	16	40' 5,400	16	40' 5,138	16	40' 4,890
		17	40' 5,400	17	40' 8,753	17	40' 5,926
		18	40' 5,400				
		19	40' 5,400				
		20	40' 5,400				
		21	40' 5,400				
		22	40' 5,400				
		23	40' 5,866				

LOT SUMMARY TABLE	
TOTAL SQUARE FOOTAGE OF LOTS CONTAINED IN THIS PLAT = 1,050,477 SF	
AVERAGE LOT SIZE WITHIN EMERALD SECTION FOUR = 5,804 SF	
40' LOTS = 142 45' LOTS = 39 40' LOTS = 78% 45' LOTS = 22%	

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 39.74 acre tract described in the above and foregoing map of Emberly Section Four, do hereby make and establish said subdivision and development plot 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, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (1 0'0") perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five feet, six inches (5'6") for sixteen feet (16'0") perimeter ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty-one feet, six inches (21'6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (1 0'0") for ten feet (1 0'0") back-to-back ground easements, or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements, from a plane sixteen feet (16'0") above ground level upward, located adjacent to both sides and adjoining all public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

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 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 natural drainage way 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 Emberly Section Four 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 _____, 2023.

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 _____, 2023.

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 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 surveyor's cap.

Martin G. 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 Emberly Section Four 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 Emberly Section Four 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 _____, 20____, at _____ o'clock ____m. in Plat Number(s) _____ of the Plat Records of said County.

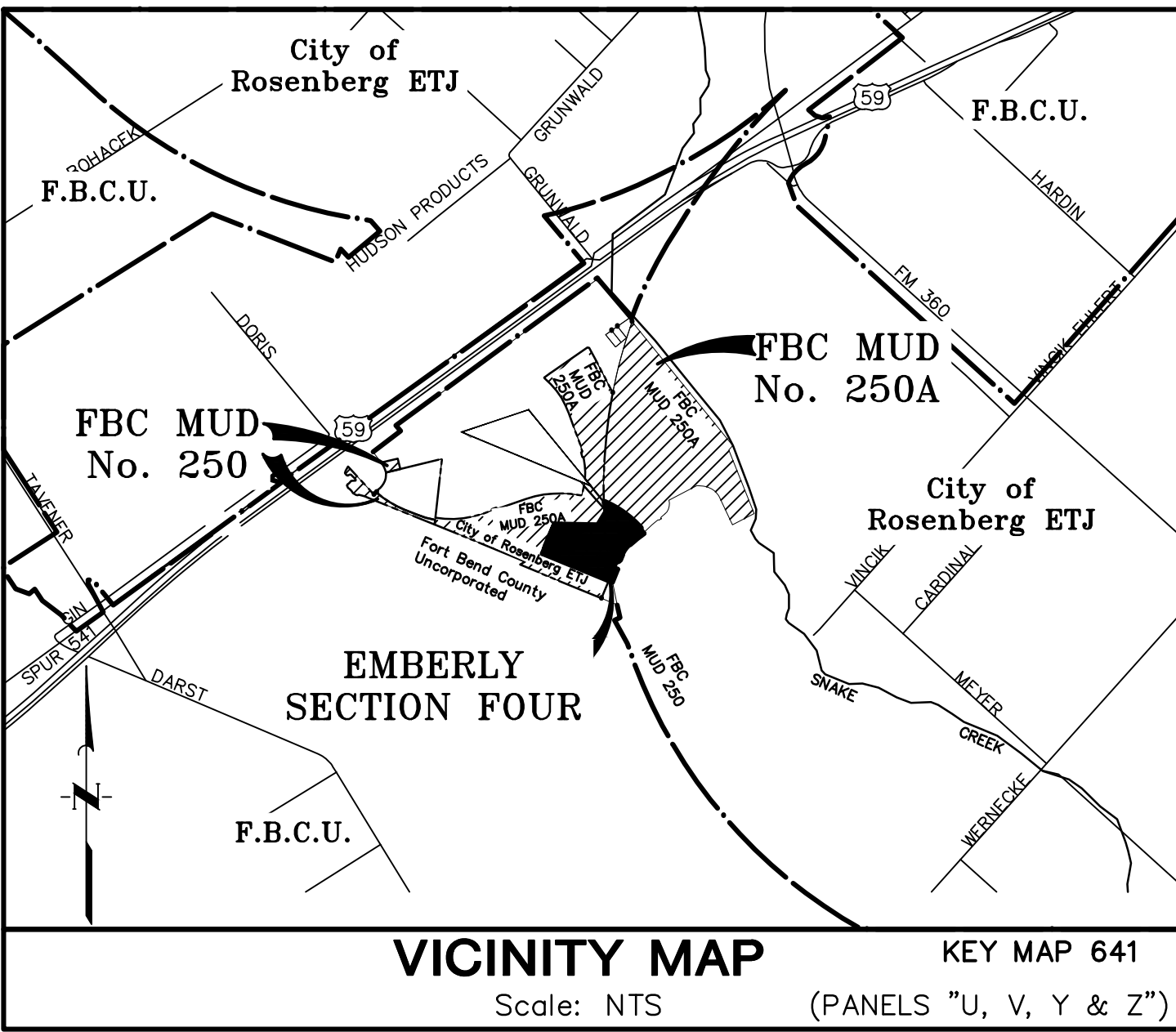
Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard
Fort Bend County, Texas
Deputy

By: _____

General Notes

- 1) AE "Aerial Easement"
BL "Building Line"
C.C.F. "County Clerk's File"
D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas"
Easmt "Easement"
F.B.C.U. "Fort Bend County Unincorporated"
IRF "Found 5/8" Iron Rod w/cap "Quiddity"
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"
WE "Waterline Easement"
○ "Block Number"
● "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity" as Per Certification"
⌵ "Street Name Break"
- 2) One-foot reserve (1' reserve) dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision 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" 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, TXCM, TXED, TXGA, TXHE, TXU and TXWL.
- 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 cause to be built through restrictive covenants within all road right-of-way dedicated to the public.
- 12) This plat lies within Fort Bend County Lighting Ordinance Zone No L22.
- 13) Elevations used for delineating contour lines are based upon NAVD-88 Datum.
- 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 Zone "X" of the Flood Insurance Rate Map, Community No. 480228, Map Number 48157C0375M, Plan 0375, Suffix "M" dated December 21, 2017, for Fort Bend County, Texas and incorporated areas.
a. 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) 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.
- 20) Project Benchmark
a. 3/4-inch iron rod with cap stamped QUIDDITY 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 2341.1 acre tract (Tract 2A), both conveyed to Astro Rosenberg, L.P. by Special Warranty Deed recorded under County Clerk's File Number 202121324, Official Public Records, Fort Bend County, Texas; Said iron rod having Grid Coordinates of N = 13,728,541.85 and E = 2,940,372.62 and Elevation = 88.85 feet.
- 21) The top of all floor slabs shall be a minimum of 100.15 feet above mean sea level (NAVD88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
- 21) This plat was prepared from information furnished by Charter Title Company, G.F. No. 107660200245 and 1076602100266, effective date November 21, 2022. The surveyor has not obstructed the above property.
- 22) A minimum distance of 10' shall be maintained between residential dwelling units.
- 23) All lots shall have a minimum of five (5) foot side building line.
- 24) 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.
- 25) Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- 26) There are no pipelines nor pipeline easements within the limits of the subdivision.
- 27) 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.
- 28) This tract is subject to the Possession and use Agreement for Transportation Purposes recorded under Fort Bend County Clerk's File No. 2016123444.
- 29) 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 Slowinski, 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 Slowinski, P.E.
Fort Bend County Engineer
Date _____

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 20____.

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

KP George
County Judge

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

EMBERLY

SECTION FOUR

A SUBDIVISION OF 39.74 ACRES OF LAND

OUT OF THE

GABRIEL COLE 3/4 LEAGUE, A-19 AND


B.B.B. & C. R.R. CO. SURVEY, SECTION 309, A-126

FORT BEND COUNTY, TEXAS

181 LOTS 7 RESERVES 8 BLOCKS

JANUARY 17, 2023

OWNER:
Astro Rosenberg, L.P.,
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 No. F-23290 & 10046100
1229 Corporate Drive • Rosenberg, Texas 77471 • 281.342.2033

SHEET 2 OF 2

K:\14000\14000-0013-00 Star Bridge Sec 4\2 Design Phase\Planning\Plat_Star Bridge Sec 4.dwg Apr 11,2023 -- 4:56pm mhl