

# PLAT RECORDING SHEET

**PLAT NAME:** Emberly Section Eight

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

**ACREAGE:** 4.69

**LEAGUE:** Gabriel Cole 3/4 League

**ABSTRACT NUMBER:** A-19

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 22

**NUMBER OF RESERVES:** 2

**OWNERS:** Astro Rosenberg LP

\_\_\_\_\_  
**(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 Melanie Ohi, Authorized Signer, being an officer of Astro Rosenberg GP LLC, a Delaware limited liability company, owners of the 4.69 tract described in the above and foregoing map of Emberly Section Eight, 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 here by dedicate and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11'6") for ten feet (10' 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 (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easement that are designated with aerial easements (u. E. And a. E.) As indicated and depicted hereon whereby the aerial easements totals twenty-one, six inches (21' 6") in width.

Further, We do here by dedicate and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 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 easement, from a plane sixteen (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 easements totals thirty feet (30' 0") in with.

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 bays, 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 Eight 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

Melanie Ohi, Authorized Signer thereunto authorized this 3<sup>rd</sup> day of April 2023.

Astro Rosenberg L.P.,  
a Delaware limited partnership

By: Astro Rosenberg GP LLC  
a Delaware limited liability company  
its General Partner

By: Melanie Ohi  
Melanie Ohi, Authorized Signer

STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Melanie Ohi, 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 3<sup>rd</sup> day of April 2023

Samantha Dorff  
Notary Public in and for the State of Texas



Print Name  
My commission expires: 3-8-2025

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  
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/longency 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  
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 Eight 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 18 day of January 2023

Pete Pavlovsky  
Pete Pavlovsky, Chairman

Wayne Palkrack  
Wayne Palkrack, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas has approved this plat and subdivision of Emberly Section Eight 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 12 day of April 2023

Kevin Raines  
Kevin Raines, Mayor



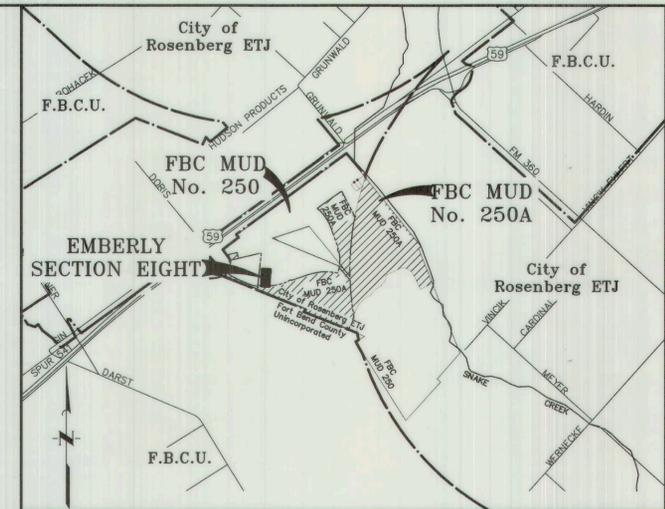
Danyel Swint  
Danyel Swint, City Secretary

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 0 o'clock PM in Plat Number(s) 18 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: \_\_\_\_\_



VICINITY MAP KEY MAP 641  
Scale: NTS (PANELS "U, V, Y & Z")

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 on 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 \_\_\_\_\_, 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 EIGHT**  
A SUBDIVISION OF 4.69 ACRES  
OUT OF THE  
GABRIEL COLE 3/4 LEAGUE, A-19  
CITY OF ROSENBERG, ETJ  
FORT BEND COUNTY, TEXAS  
22 LOTS 2 RESERVES 1 BLOCK  
APRIL 2023

OWNER:  
Astro Rosenberg L.P.,  
a Delaware limited partnership  
2450 FONDRENY 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

- A RESTRICTED RESERVE "A"**  
Restricted to Landscape, Open Space & Incidental Utility Purposes Only  
0.08 AC  
3,407 Sq. Feet
- B RESTRICTED RESERVE "B"**  
Restricted to Landscape, Open Space & Incidental Utility Purposes Only  
0.08 AC  
3,407 Sq. Feet

**PARK LAND DEDICATION TABLE**

TOTAL PARKLAND REQUIRED IN EMBERLY SECTION EIGHT = 0.4125 ACRES (6.25 ACRES x 22 UNITS x 3 PERSONS PER UNIT / 1000)
DEDICATED PARKLAND = 0 ACRES @ 100% CREDIT = 0 ACRES
LANDSCAPE/OPEN SPACE = 0.16 ACRES @ 25% CREDIT = 0.04 ACRES
TOTAL PARKLAND PROVIDED IN EMBERLY SECTION EIGHT = 0.04
MIN. 10% PARK FEE = 22 LOTS X \$170.00 = \$3,740.00

**LOT AREA SUMMARY**

LOT	LOT WIDTH	SQ. FT.
1	50'	7,013
2	50'	6,350
3	50'	6,350
4	50'	6,985
5	50'	6,985
6	50'	6,985
7	50'	6,985
8	50'	6,350
9	50'	6,350
10	50'	6,350
11	50'	5,966
12	50'	7,583
13	60'	9,899
14	60'	8,532
15	60'	8,474
16	60'	7,747
17	60'	7,747
18	60'	7,747
19	60'	7,747
20	60'	7,747
21	60'	7,747
22	60'	8,383

LOT SUMMARY TABLE	
TOTAL SQUARE FOOTAGE OF LOTS CONTAINED IN THIS PLAT	= 161,719 SF
AVERAGE LOT SIZE WITHIN EMBERLY SECTION EIGHT	= 7,350 SF
90' LOTS = 12	
50' LOTS = 508	
60' LOTS = 10	
80' LOTS = 408	

Line Table		
Line	Bearing	Distance
L1	S88°06'01"E	327.84'
L2	S23°14'41"W	65.49'
L3	N16°23'10"E	19.55'
L4	S01°53'59"W	15.00'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1950.00'	08°56'29"	304.31'	N88°06'01"W	304.00'	152.46'
C2	250.00'	14°29'11"	63.21'	N09°08'34"E	63.04'	31.77'
C3	25.00'	43°18'46"	18.90'	N12°38'19"W	18.45'	9.93'
C4	50.00'	27°52'29"	240.75'	N76°21'28"W	86.99'	45.12'
C5	25.00'	54°53'01"	23.95'	S34°08'16"W	23.04'	12.98'
C6	30.00'	91°38'29"	47.98'	S43°55'16"E	43.03'	30.87'
C7	30.00'	91°38'59"	47.98'	N47°43'13"E	43.03'	30.87'

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

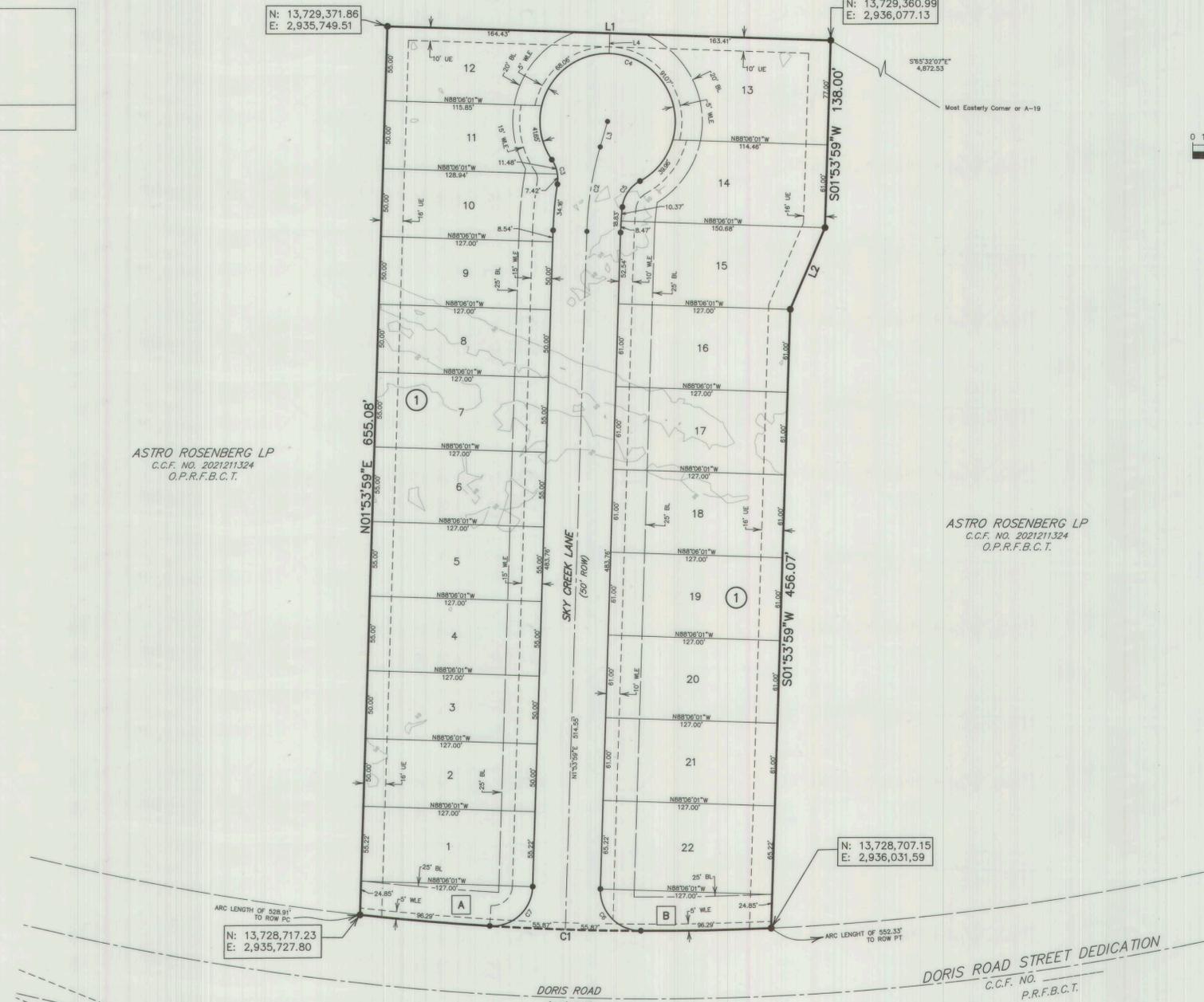
ASTRO ROSENBERG LP  
C.C.F. NO. 2021211324  
O.P.R.F.B.C.T.

N: 13,729,371.86  
E: 2,935,749.51

N: 13,729,360.99  
E: 2,936,077.13

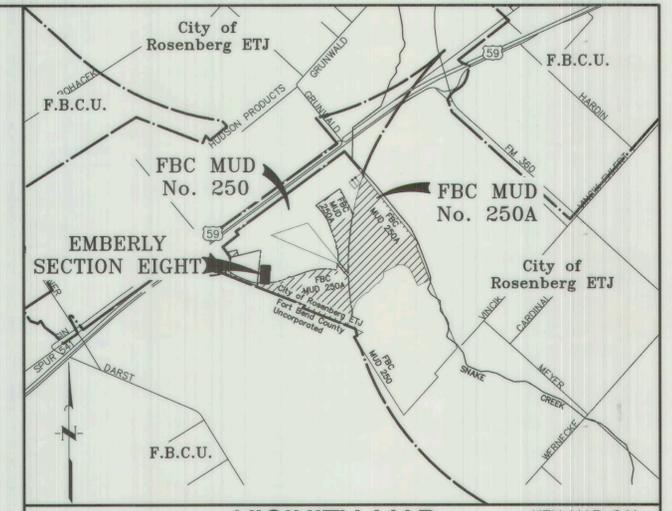
N: 13,728,707.15  
E: 2,936,031.59

N: 13,728,717.23  
E: 2,935,727.80



ASTRO ROSENBERG LP  
C.C.F. NO. 2021211324  
O.P.R.F.B.C.T.

ASTRO ROSENBERG LP  
C.C.F. NO. 2021211324  
O.P.R.F.B.C.T.



- General Notes**
- 1) AE . . . . . "Aerial Easement"
  - 2) BL . . . . . "Building Line"
  - 3) C.C.F. . . . . "County Clerk's File"
  - 4) D.R.F.B.C.T. . . . . "Deed Records, Fort Bend County, Texas"
  - 5) Esmt. . . . . "Easement"
  - 6) F.B.C.U. . . . . "Fort Bend County Unincorporated"
  - 7) IRR . . . . . "Iron Rod with Cap Stamped 'Jones/Carter'"
  - 8) NO . . . . . "Number"
  - 9) O.P.R.F.B.C.T. . . . . "Official Public Records, Fort Bend County, Texas"
  - 10) P.R.F.B.C.T. . . . . "Plat Records, Fort Bend County, Texas"
  - 11) PT . . . . . "Point"
  - 12) ROW . . . . . "Right-of-Way"
  - 13) SSE . . . . . "Sanitary Sewer Easement"
  - 14) Sq Ft . . . . . "Square Feet"
  - 15) STM SE . . . . . "Storm Sewer Easement"
  - 16) UE . . . . . "Utility Easement"
  - 17) Vol = Pg . . . . . "Volume and Page"
  - 18) WLE . . . . . "Waterline Easement"
  - 19) . . . . . "Set 3/4-inch Iron Rod With Cap Stamped 'Quiddity' as Per Certification"
- 2) All cut-de-sac road are fifty feet (50'), unless otherwise indicated.
  - 3) All block corner and cut-de-sac return to tangent radii are twenty-five feet (25').
  - 4) All easements are centered on lot lines unless otherwise indicated.
  - 5) 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.
  - 6) 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.
  - 7) Reference Benchmark
  - 8) Elevations reference the North American Vertical Datum of 1988 (NAVD88) using the Geoid128 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, TXLI and TXWI.
  - 10) A permanent benchmark shall be established within the plot 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 5 feet in width on both sides of all dedicated ROW within sold plot on the contiguous ROW of all perimeter roads surrounding sold plot, in accordance with A.D.A.
  - 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 1.0001546657.
  - 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 4815700379M, Panel 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.
    - a. 3/4-inch iron rod with cap stamped JONES/CARTER 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; Sold iron rod grid coordinates of N = 13,729,541.85 and E = 2,940,372.62 and Elevation = 98.55 feet.
  - 20) The top of all floor slabs shall be a minimum of 100.50' 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. 1076602000245 and 1076602100266, effective date March 23, 2023. The surveyor has not abstracted 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 panted wooden fences along the perimeter and back to back easements and alongside rear lot 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 solid wooden posts and panted wooden fences back up, but generally will not replace with new fencing.
  - 26) There are no pipelines or 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 affidavit to the public regarding on-site sewage facility as recorded under Fort Bend County Clerk's File No. 2022120474 and 20220120475.
  - 29) This tract is subject to blanket easement recorded under Clerk's File No. 2022142515, Official Public Records of Fort Bend County, Texas.

# EMBERLY

## SECTION EIGHT

### A SUBDIVISION OF 4.69 ACRES OUT OF THE GABRIEL COLE 3/4 LEAGUE, A-19 CITY OF ROSENBERG, ETJ FORT BEND COUNTY, TEXAS

**22 LOTS      2 RESERVES      1 BLOCK**

**APRIL 2023**

SURVEYOR/PLANNER/ENGINEER:

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

**QUIDDITY**  
Quiddity Engineering, LLC  
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 13004300  
1229 Corporate Drive - Rosenberg, Texas 77471-2813-2033

SHEET 1 OF 2