

PLAT RECORDING SHEET

PLAT NAME: Emberly Section Three

PLAT NO: _____

ACREAGE: 19.68

LEAGUE: B.B.B. & C.R.R. Co. Survey, Section 309

ABSTRACT NUMBER: A-126

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 78

NUMBER OF RESERVES: 5

OWNERS: Astro Rosenberg LP

(DEPUTY CLERK)

[A] RESTRICTED RESERVE "A"
Restricted to Landscape, Open Space,
& Incidental Utility
Purposes Only
0.05 AC
2,033 SQ FT

[B] RESTRICTED RESERVE "B"
Restricted to Landscape, Open Space,
& Incidental Utility
Purposes Only
0.07 AC
3,251 SQ FT

[C] RESTRICTED RESERVE "C"
Restricted to Park
and Incidental Utility
Purposes Only
0.75 AC
32,549 SQ FT

[D] RESTRICTED RESERVE "D"
Restricted to Landscape, Open Space,
& Incidental Utility
Purposes Only
0.06 AC
2,642 SQ FT

[E] RESTRICTED RESERVE "E"
Restricted to Landscape, Open Space,
& Incidental Utility
Purposes Only
0.39 AC
17,024 SQ FT

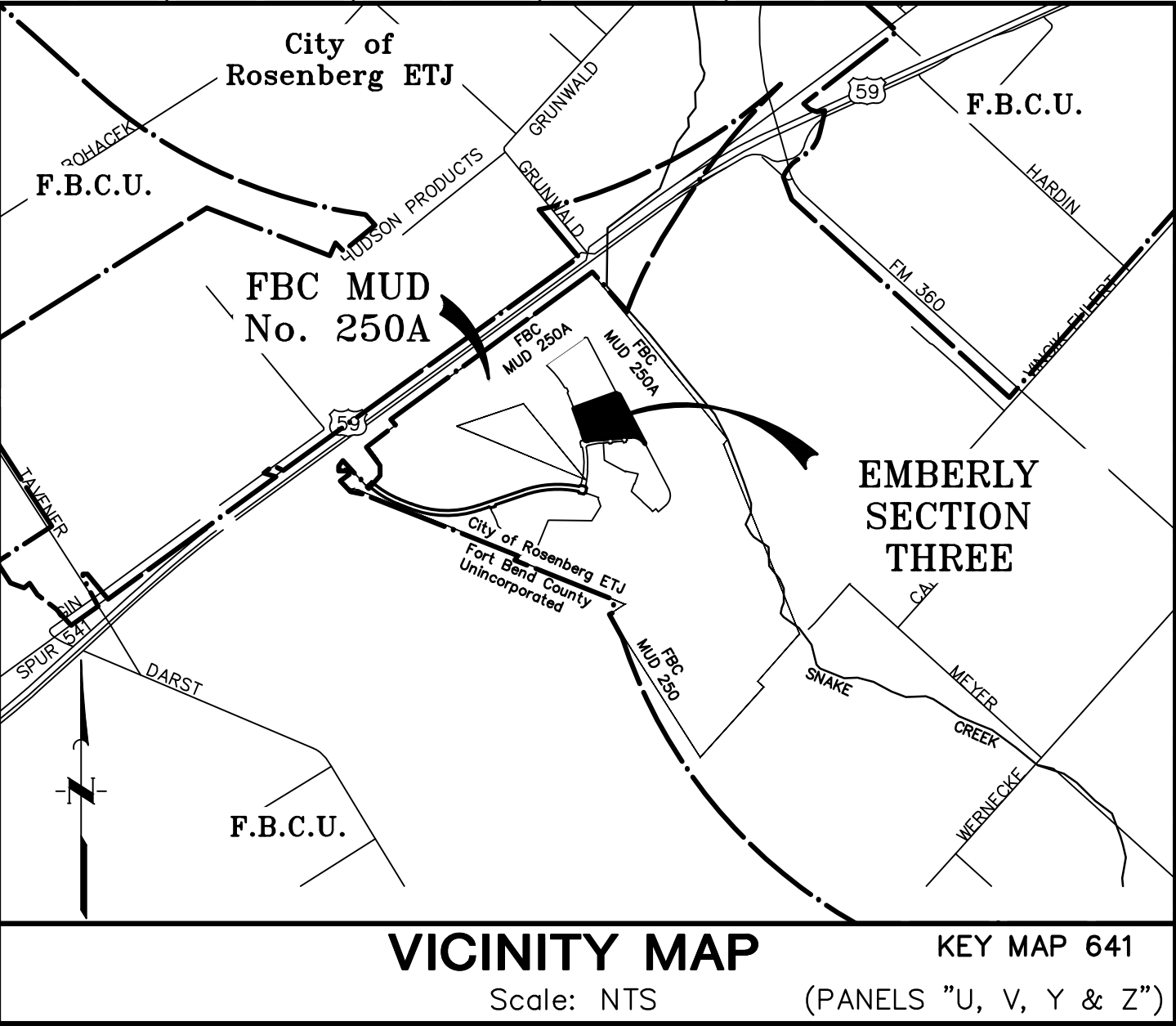
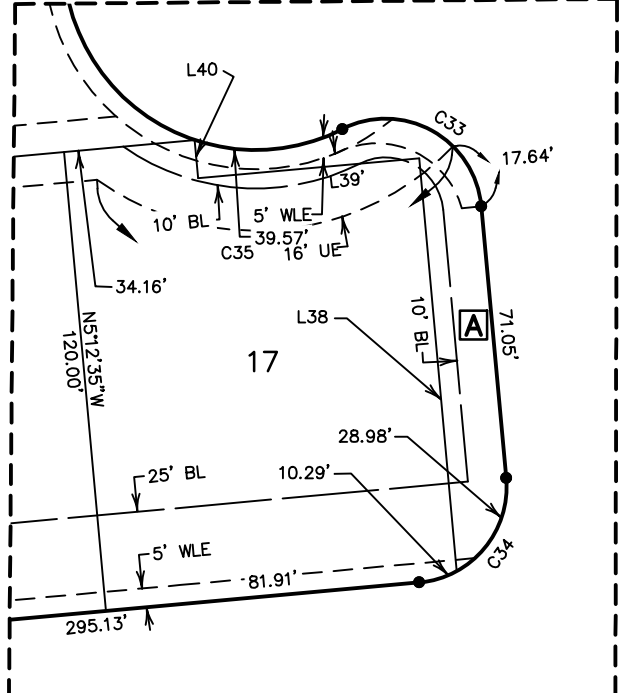
BLOCK 1			BLOCK 2			BLOCK 3			BLOCK 4		
LOT	LOT WIDTH	SQ. FT.	LOT	LOT WIDTH	SQ. FT.	LOT	LOT WIDTH	SQ. FT.	LOT	LOT WIDTH	SQ. FT.
1	55'	8,897	1	55'	8,833	1	55'	10,190	1	55'	11,840
2	55'	7,090	2	55'	7,130	2	55'	6,600	2	55'	3,077
3	55'	7,081	3	55'	7,139	3	55'	6,600	3	55'	8,996
4	55'	7,191	4	55'	7,149	4	55'	6,600	4	55'	7,938
5	55'	7,689	5	55'	7,139	5	55'	6,600	5	55'	7,760
6	55'	18,170	6	55'	10,407	6	55'	6,600	6	55'	7,919
7	55'	9,622	7	55'	147,49	7	55'	6,600	7	55'	7,425
8	55'	7,181	8	55'	6,907	8	55'	6,660	8	55'	6,840
9	55'	7,049	9	55'	7,217	9	55'	6,660	9	55'	6,840
10	55'	7,049	10	55'	7,217	10	55'	10,524	10	55'	6,600
11	55'	7,049	11	55'	7,217	11	55'	7,207	11	55'	6,600
12	55'	7,049	12	55'	7,217	12	55'	7,200	12	55'	10,613
13	55'	6,954	13	55'	7,839	13	55'	6,600			
14	55'	8,413	14	55'	8,269	14	55'	9,688			
15	55'	11,811	15	55'	9,243	15	55'	8,303			
16	55'	6,734	16	55'	10,417	16	55'	6,600			
17	55'	7,049	17	55'	8,924	17	55'	10,445			
18	55'	7,049	18	55'	8,962	18	55'	9,153			
19	55'	7,049	19	55'	9,224	19	55'	17,988			
20	55'	7,049	20	55'	8,937	20	55'	7,094			
21	55'	8,754				21	55'	7,239			
						22	55'	6,702			
						23	55'	6,600			
						24	55'	6,600			
						25	55'	8,871			

LOT SUMMARY TABLE		
TOTAL SQUARE FOOTAGE OF LOTS CONTAINED IN THIS PLAT	=	624,703.49 SF
AVERAGE LOT SIZE WITHIN EMBERLY SECTION THREE	=	8,009 SF
55' LOTS =	78	
55' LOTS =	1008	

Curve Table					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH TANGENT
C1	290.00'	67°33'06"	341.91'	N61°26'02"W	322.45' 193.96'
C2	25.00'	90°04'13"	39.30'	N50°10'29"W	35.38' 25.03'
C3	25.00'	89°56'26"	39.24'	S39°49'12"W	35.34' 24.97'
C4	25.00'	90°00'00"	39.27'	N50°12'35"W	35.36' 25.00'
C5	25.00'	90°00'00"	39.27'	S39°47'25"W	35.36' 25.00'
C6	500.00'	4°46'17"	41.64'	S87°10'33"W	41.63' 20.83'
C7	975.00'	12°29'49"	212.66'	N83°18'46"E	212.24' 106.75'
C8	30.00'	87°37'45"	45.88'	N59°07'16"W	41.54' 28.78'
C9	1840.00'	4°37'07"	148.32'	S17°36'57"E	148.28' 74.20'
C10	75.00'	82°23'03"	107.84'	N68°47'08"W	98.79' 65.64'
C11	500.00'	30°52'31"	269.44'	N12°09'21"W	266.19' 138.08'
C12	600.00'	8°25'37"	88.25'	N00°55'54"W	88.17' 44.20'
C13	125.00'	7°36'57"	16.62'	N66°12'52"E	16.60' 8.32'
C14	50.00'	75°13'56"	65.65'	N32°24'22"E	61.04' 38.53'
C15	50.00'	75°17'04"	65.70'	N57°34'03"W	61.07' 38.56'
C16	100.00'	89°56'51"	156.99'	N25°02'55"E	141.36' 99.91'
C17	25.00'	90°00'00"	39.27'	N64°58'40"W	35.36' 25.00'
C18	25.00'	42°13'09"	18.42'	N54°34'18"E	18.01' 9.65'
C19	50.00'	156°22'03"	136.46'	N68°21'15"W	97.88' 239.00'
C20	25.00'	42°13'09"	18.42'	N11°16'48"W	18.01' 9.65'
C21	25.00'	91°59'08"	40.14'	N69°37'13"W	35.96' 25.88'
C22	25.00'	90°00'00"	39.27'	N50°12'35"W	35.36' 25.00'
C23	25.00'	36°16'59"	15.83'	N66°38'55"E	15.57' 8.19'
C24	50.00'	147°58'43"	129.14'	N57°30'12"W	96.12' 174.25'
C25	25.00'	36°24'40"	15.89'	N01°43'11"W	15.62' 8.22'
C26	25.00'	54°48'18"	23.91'	N32°08'55"W	23.01' 12.96'
C27	50.00'	169°19'24"	147.76'	N25°06'38"E	99.57' 535.09'
C28	25.00'	54°48'18"	23.91'	N22°22'11"E	23.01' 12.96'
C29	25.00'	90°00'00"	39.27'	N25°01'20"E	35.36' 25.00'
C30	25.00'	93°48'00"	40.93'	N19°18'23"E	36.51' 26.72'
C31	25.00'	92°52'49"	40.53'	N81°16'06"E	36.23' 26.29'
C32	50.00'	244°32'18"	213.40'	N05°26'22"E	84.55' 79.19'
C33	25.00'	111°37'11"	48.70'	N61°01'11"W	41.36' 36.80'
C34	25.00'	90°00'00"	39.27'	N39°47'25"E	35.36' 25.00'
C35	71.00'	81°51'18"	101.43'	S84°37'41"W	93.02' 61.56'

PARK LAND DEDICATION TABLE		
TOTAL PARKLAND REQUIRED IN EMBERLY SECTION THREE = 1.46 ACRES (6.25 ACRES x 78 UNITS x 3 PERSONS PER UNIT / 1000)		
PRIVATE PARKLAND = 0.74 ACRES @ 100% CREDIT	=	0.74 ACRES
LANDSCAPE/OPEN SPACE = 0.56 ACRES @ 25% CREDIT	=	0.14 ACRES
TOTAL PARKLAND PROVIDED IN EMBERLY SECTION THREE	=	.88
MIN. 10% PARK FEE = 78 LOTS X \$170.00 =	\$13,260.00	

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
WCID	N/A



- GENERAL NOTES:
- 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 revest in the dedicator, his heirs, assigns or successors.
 - All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
 - All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
 - All easements are centered on lot lines unless otherwise indicated.
 - 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.
 - Three-quarter inch (3/4") Iron Rods with caps marked "Quiddity Eng. 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.
 - Reference Benchmark
 - Elevations reference the North American Vertical Datum of 1988 (NAVD88) using the Geoid2012 Model.
 - 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 TXWH.
 - 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.
 - Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated ROW within solid plat on the contiguous ROW of all perimeter roads surrounding said plat, in accordance with A.D.A.
 - This plat lies within Fort Bend County Lighting Ordinance Zone No L22.
 - Elevations used for delineating contour lines are based upon NAVD-88 Datum.
 - 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.
 - 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.
 - All property to drain into the drainage easements only through an approved drainage structure.
 - This tract lies within Zone "X" of the Flood Insurance Rate Map, Community No. 480228, Map Number 48157C0375M, Panel 0375, Surfix "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
 - This plat was prepared to meet City of Rosenberg and Fort Bend County Requirements.
 - This plat lies wholly within Fort Bend County Municipal Utility District No 250 A, Fort Bend Subdivision District, Fort Bend County Drainage District, Lamar Consolidated L.S.D., the ESD No. 8, the City of Rosenberg ETJ, and Fort Bend County.
 - Project Benchmark
 - 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; Said iron rod having Grid Coordinates of N = 13,729,541.85 and E = 2,940,372.02 and Elevation = 98.55 feet.
 - The top of all floor slabs shall be a minimum of 100.80 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.
 - This plat was prepared from information furnished by Charter Title Company, G.F. No. 1076602000245 and 1076602100266, effective date May 16, 2023. The surveyor has not abstracted the above property.
 - A minimum distance of 10' shall be maintained between residential dwelling units.
 - All lots shall have a minimum of five (5) foot side building line.
 - 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.
 - 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 solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - There are no pipelines nor pipeline easements within the limits of the subdivision.
 - Tract 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
 - Tract subject to terms, conditions, and stipulations contained in that certain Possession and Use Agreement for Transportation Purposes recorded November 3, 2016, under Fort Bend County Clerk's File No(s). 2016123444, by and between State of Texas and Dean Murad LLC.
 - Tract subject to petition Requesting Expansion and Extension of Extraterritorial Jurisdiction, recorded on April 12, 2022 under Clerk's File No. 202051207, Official Public Records of Fort Bend County, Texas.
 - Tract subject to grant of Telecommunication Easement granted to Hotwire Communication, Ltd. in instrument recorded on November 18, 2022, under Clerk's File No. 2022142515, Official Public Records of Fort Bend County, Texas.

EMBERLY SECTION THREE

A SUBDIVISION OF 19.68 ACRES OF LAND OUT OF
B.B.B. & C. R.R. CO. SURVEY
SECTION 309, A-126
CITY OF ROSENBERG ETJ
FORT BEND COUNTY, TEXAS
78 LOTS 5 RESERVES 4 BLOCKS
JUNE 2023

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 No. E-32390 & 10046100
1229 Corporate Drive • Rosenberg, Texas 77471 • 281.342.2033