

PLAT RECORDING SHEET

PLAT NAME: Emberly Section Five

PLAT NO: _____

ACREAGE: 20.58

LEAGUE: The Gabriel Cole $\frac{3}{4}$ League Survey and B.B.B. & C.R.R. Co. Survey,

Section 309

ABSTRACT NUMBER: A-19 and A-126

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 105

NUMBER OF RESERVES: 1

OWNERS: Astro Rosenberg LP

(DEPUTY CLERK)

[A] RESTRICTED RESERVE "A"
Restricted to Landscape, Open Space,
& incidental Utility
Purposes Only
1.23 AC
53,376 SQ FT

Curve Table					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	500.00'	2°59'57"	26.17'	N75°33'53"E	26.17'
C2	1290.00'	10°43'30"	241.47'	N79°25'40"E	241.12'
C3	525.00'	1°24'43"	12.94'	N24°44'51"E	12.94'
C4	500.00'	3°48'44"	33.27'	S51°41'18"W	33.26'
C5	500.00'	3°48'44"	33.27'	S51°41'18"W	33.26'
C6	30.00'	88°37'15"	46.40'	N85°54'26"W	41.91'
C7	2200.00'	25°03'12"	961.98'	N54°07'25"W	954.34'
C8	490.00'	2°11'19"	18.72'	N65°33'21"W	18.72'
C9	510.00'	7°04'41"	63.00'	N68°00'02"W	62.96'
C10	2211.00'	2°57'56"	114.44'	N73°01'20"W	114.43'
C11	30.00'	87°34'49"	45.86'	S30°54'54"E	41.52'
C12	1850.00'	1°22'25"	44.35'	N12°11'19"E	44.35'
C13	500.00'	5°36'56"	49.01'	N08°41'39"E	48.99'
C14	2400.00'	2°50'05"	118.74'	N04°28'08"E	118.72'
C15	500.00'	2°33'28"	22.32'	N04°19'50"E	11.16'
C16	1840.00'	16°00'43"	514.21'	N02°23'48"W	512.54'
C17	30.00'	87°28'02"	45.80'	N33°19'51"E	41.48'
C18	2000.00'	12°44'28"	444.75'	N00°28'35"W	443.84'
C19	50.00'	73°57'42"	64.54'	N31°05'11"W	37.65'
C20	2380.00'	25°44'24"	1069.20'	N55°11'51"W	1060.24'
C21	500.00'	3°41'00"	32.14'	S27°17'55"W	32.14'
C22	400.00'	26°33'57"	185.47'	N74°36'07"W	183.81'
C23	1500.00'	9°42'53"	254.33'	N66°10'35"W	254.03'
C24	500.00'	0°09'55"	1.44'	S25°22'28"W	1.44'
C25	25.00'	31°05'01"	13.56'	N21°17'15"W	13.40'
C26	50.00'	27°24'52"	238.03'	N80°27'02"W	68.99'
C27	25.00'	60°54'38"	26.58'	N25°28'22"E	25.34'
C28	25.00'	88°36'09"	38.66'	N43°35'01"W	34.92'
C29	25.00'	91°58'34"	40.13'	N71°26'42"E	35.96'
C30	25.00'	91°58'34"	40.13'	N20°31'52"W	35.96'
C31	25.00'	88°09'05"	38.46'	N69°31'58"E	34.78'
C32	25.00'	88°49'16"	38.76'	N15°16'13"W	34.99'
C33	25.00'	88°49'16"	38.76'	N87°04'21"E	34.99'
C34	25.00'	88°49'16"	38.76'	N01°44'54"W	34.99'
C35	25.00'	47°31'38"	20.74'	N67°25'23"W	20.15'
C36	50.00'	27°62'22"	241.18'	N46°59'59"E	66.67'
C37	25.00'	48°52'24"	21.33'	N19°15'03"W	20.68'
C38	25.00'	46°59'50"	20.51'	N88°26'03"E	19.94'
C39	50.00'	16°52'48"	144.35'	N32°21'23"W	99.19'
C40	25.00'	44°27'26"	19.40'	N28°07'23"E	18.92'
C41	25.00'	88°36'09"	38.66'	N47°48'50"E	34.92'
C42	25.00'	88°09'05"	38.46'	N18°37'07"W	34.78'
C43	25.00'	88°49'16"	38.76'	N73°33'03"E	34.99'

Line Table		
Line	Bearing	Distance
L1	N77°03'52"E	12.83'
L2	N84°47'25"E	46.33'
L3	S77°47'42"E	256.46'
L4	S18°57'59"W	215.39'
L5	N71°02'01"W	12.83'
L6	S18°57'59"W	168.40'
L7	S51°02'28"E	55.31'
L8	S46°42'22"E	213.44'
L9	S46°38'39"E	50.00'
L10	S47°11'39"E	150.17'
L11	S45°21'13"E	57.70'
L12	S41°52'42"E	67.91'
L13	S49°46'56"W	77.21'
L14	S53°35'41"W	117.12'
L15	S49°46'56"W	43.36'
L16	N64°27'41"W	106.86'
L17	N42°39'43"E	144.57'
L18	S29°08'25"W	108.38'
L19	S25°27'25"W	293.24'
L20	N68°04'02"W	117.71'
L21	N57°00'51"E	9.69'

Line Table		
Line	Bearing	Distance
L22	S05°53'40"W	110.95'
L23	N83°09'11"E	14.60'
L24	N87°54'06"W	56.59'
L25	N61°19'08"W	243.34'
L26	N71°02'01"W	127.24'
L27	N75°01'59"W	20.01'
L28	N13°23'52"E	19.99'
L29	N42°52'37"W	90.22'
L30	N46°21'11"W	89.81'
L31	N48°05'05"W	89.78'
L32	N50°23'49"W	89.78'
L33	N52°42'33"W	89.78'
L34	N55°01'16"W	89.78'
L35	N57°20'00"W	89.78'
L36	N59°38'44"W	89.78'
L37	N61°57'28"W	89.78'
L38	N64°16'12"W	89.78'
L39	N66°28'39"W	89.78'
L40	N68°54'43"W	90.34'
L41	N71°45'50"W	159.95'
L42	N30°30'06"W	53.96'

Line Table		
Line	Bearing	Distance
L43	N10°56'25"E	36.87'
L44	N09°33'10"E	82.34'
L45	N04°51'21"E	45.01'
L46	N03°59'19"E	90.88'
L47	N04°07'57"E	89.68'
L48	N01°21'06"E	89.68'
L49	N01°25'45"W	89.68'
L50	N04°12'36"W	89.68'
L51	N46°21'11"W	128.79'
L52	N33°15'06"E	61.46'
L53	N73°54'43"E	97.77'
L54	N79°45'05"E	109.40'
L55	N83°06'39"E	92.67'
L56	N12°52'32"E	42.03'
L57	S74°36'18"E	7.72'
L58	N69°06'44"W	170.87'
L59	N66°59'25"W	93.51'
L60	N65°28'39"W	92.03'
L61	N62°07'51"W	105.05'
L62	N60°20'36"W	280.87'
L63	N43°28'26"W	11.10'

PARK LAND DEDICATION TABLE

TOTAL PARKLAND REQUIRED IN EMBERLY SECTION FIVE = 1.97 ACRES (6.25 ACRES x 105 UNITS x 3 PERSONS PER UNIT / 1000)	
LANDSCAPE/OPEN SPACE = 1.28 ACRES @ 25% CREDIT	= 0.32 ACRES
TOTAL PARKLAND PROVIDED IN EMBERLY SECTION FIVE	= 0.32 ACRES
MIN. 10% PARK FEE = 105 LOTS x \$170.00 =	\$17,850.00

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

LOT AREA SUMMARY

BLOCK 1		
LOT	LOT WIDTH	SQ. FT.
1	45'	6,440
2	45'	5,742
3	45'	5,853
4	45'	4,882
5	45'	6,852
6	45'	7,483
7	45'	5,982
8	45'	5,990
9	45'	6,010
10	45'	6,020
11	45'	6,020
12	45'	6,020
13	45'	6,020
14	45'	6,020
15	45'	6,020
16	45'	6,020
17	45'	6,020
18	45'	6,020
19	45'	6,020
20	45'	6,020
21	45'	6,020
22	45'	6,020
23	45'	6,020
24	45'	6,020
25	45'	6,020
26	45'	6,020
27	45'	6,020
28	45'	6,020
29	45'	6,020
30	45'	6,020
31	45'	6,020
32	45'	6,020
33	45'	6,020

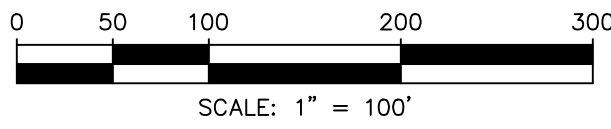
BLOCK 1		
LOT	LOT WIDTH	SQ. FT.
34	45'	5,404
35	45'	5,614
36	45'	5,635
37	45'	5,624
38	45'	5,907
39	45'	5,907
40	45'	5,907
41	45'	5,907
42	45'	5,907
43	45'	5,907
44	45'	5,907
45	45'	5,907
46	45'	5,907
47	45'	5,907
48	45'	5,907
49	45'	5,907
50	45'	5,907
51	45'	5,907
52	45'	5,907
53	45'	5,907
54	45'	5,907
55	45'	5,907
56	45'	5,907
57	45'	5,907
58	45'	5,907
59	45'	5,907
60	45'	5,907
61	45'	5,907
62	45'	5,907
63	45'	5,907
64	45'	5,907
65	45'	5,907

BLOCK 2		
LOT	LOT WIDTH	SQ. FT.
1	45'	8,525
2	45'	7,418
3	45'	7,290
4	45'	7,071
5	45'	8,520

BLOCK 4		
LOT	LOT WIDTH	SQ. FT.
1	45'	10,000
2	45'	7,529
3	45'	7,280
4	45'	7,039
5	45'	6,918
6	45'	6,580
7	45'	5,668
8	45'	5,766
9	45'	5,907
10	45'	6,093
11	45'	6,296
12	45'	6,261
13	45'	6,080
14	45'	5,892
15	45'	5,747
16	45'	6,852

BLOCK 3		
LOT	LOT WIDTH	SQ. FT.
1	45'	6,685
2	45'	5,457
3	45'	5,325
4	45'	5,672
5	45'	5,844
6	45'	6,045
7	45'	6,361
8	45'	7,065
9	45'	6,919
10	45'	6,722
11	45'	7,475
12	45'	5,345
13	45'	5,382
14	45'	5,464
15	45'	5,464
16	45'	5,400
17	45'	5,503
18	45'	5,520
19	45'	6,530

LOT SUMMARY TABLE	
TOTAL SQUARE FOOTAGE OF LOTS CONTAINED IN THIS PLAT	= 671,255.92
AVERAGE LOT SIZE WITHIN EMBERLY SECTION FIVE	= 6,393.57
45' LOTS = 105	
1/4" 45' LOTS = 100%	



- 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) IRF = "Found 5/8" Iron Rod w/cap "Jones/Carter"
 - 7) No. = "Number"
 - 8) O.P.R.F.B.C.T. = "Official Public Records, Fort Bend County, Texas"
 - 9) P.R.F.B.C.T. = "Pilot Records, Fort Bend County, Texas"
 - 10) ROW = "Right-of-Way"
 - 11) SSE = "Sanitary Sewer Easement"
 - 12) Sq Ft. = "Square Feet"
 - 13) STM SE = "Storm Sewer Easement"
 - 14) UE = "Utility Easement"
 - 15) Vol. - Pg. = "Volume and Page"
 - 16) WLE = "Waterline Easement"
 - 17) "Block Number"
 - 18) "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity" as Per Certification"
 - 19) "Street Name Break"

- 20) 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 re-vest in the dedicant, his heirs, assigns or successors.
- 21) All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
- 22) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
- 23) All easements are centered on lot lines unless otherwise indicated.
- 24) 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.
- 25) Three-quarter inch (3/4") iron rods with caps marked "Jones/Carter" 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.
- 26) Reference Benchmark Elevations reference the North American Vertical Datum of 1988 (NAVD88) using the Geoid2018 Model.
- 27) 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.
- 28) 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.
- 29) Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated ROW within said plat on the contiguous ROW of all perimeter roads surrounding said plat, in accordance with A.D.A.
- 30) This plat lies within Fort Bend County Lighting Ordinance Zone No. L22.
- 31) Elevations used for delineating contour lines are based upon NAVD88 datum.
- 32) The coordinates shown herein 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.
- 33) 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.
- 34) All property to drain into the drainage easements only through an approved drainage structure.
- 35) This tract lies within Unshaded Zone "X" of the Flood Insurance Rate Map, Community No. 480228, Map Number 4815700375M, Panel 0375, Suffix "M" dated December 21, 2017, for Fort Bend County, Texas and Incorporated areas.
- 36) a Unshaded Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain.
- 37) This plat was prepared to meet City of Rosenberg and Fort Bend County Requirements.
- 38) This plat lies wholly within Fort Bend County Municipal Utility District No. 250, 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.
- 39) Project Benchmark
a. 3/4-inch iron rod with cap stamped JONES/CARTER located within a pipeline corridor occupied by Energy Transfer, being located South 174°33'2" 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.
- 40) The top of all floor slabs shall be a minimum of 1.0169 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 restriction, whichever is higher.
- 41) This plat was prepared from information furnished by Charter Title Company, G.F. No. 1076602000245 and 1076602100266, effective date May 15, 2023. The surveyor has not abstracted the above property.
- 42) A minimum distance of 10' shall be maintained between residential dwelling units.
- 43) All lots shall have a minimum of five (5) foot side building line.
- 44) 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.
- 45) 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.
- 46) There are no pipelines nor pipeline easements within the limits of the subdivision.
- 47) 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 Muro LLC.
- 48) Tract subject to Petition Requesting Expansion and Extension of Extrajurisdictional Jurisdiction, recorded on April 12, 2022 under Clerk's File No. 2022051207, Official Public Records of Fort Bend County, Texas.
- 49) Tract subject to affidavit regarding on-site sewage facilities in instrument recorded on September 20, 2022 under Clerk's File No. 2022102474, Official Public Records of Fort Bend County, Texas.
- 50) Tract subject to affidavit regarding on-site sewage facilities in instrument recorded on September 20, 2022 under Clerk's File No. 2022102475, Official Public Records of Fort Bend County, Texas.
- 51) Tract subject to Grant of Telecommunications Easement granted to Hotsire Communications, Ltd. in instrument recorded on November 18, 2022, under Clerk's File No. 2022142515, Official Public Records of Fort Bend County, Texas.

EMBERLY SECTION FIVE

A SUBDIVISION OF 20.58 ACRES OF LAND
OUT OF THE
THE GABRIEL COLE $\frac{3}{4}$ LEAGUE SURVEY, A-19 AND
B.B.B. & C.R.R. CO. SURVEY, SECTION 309, A-126,
CITY OF ROSENBERG ETJ
FORT BEND COUNTY, TEXAS

105 LOTS 1 RESERVE 4 BLOCKS
JUNE 2023

ENGINEER/PLANNER/SURVEYOR:

