

PLAT RECORDING SHEET

PLAT NAME: Emberly Amenity Center

PLAT NO: _____

ACREAGE: 17.96

LEAGUE: Gabriel Cole $\frac{3}{4}$ League

ABSTRACT NUMBER: A-19

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Astro Rosenberg L.P., and Astro Rosenberg Future Phases L.P.

(DEPUTY CLERK)

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

PARK LAND DEDICATION TABLE

DEDICATED PRIVATE PARKLAND RESTRICTED IN RESERVE A
= 17.96 ACRES @ 100% CREDIT = 17.96 ACRES
TOTAL PARKLAND PROVIDED IN EMBERLY AMENITY CENTER = 17.96 ACRES

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

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RESTRICTED RESERVE A
Restricted to "Open
Space and Recreation
Uses Only"
17.96 AC
782,204 Sq. Ft.

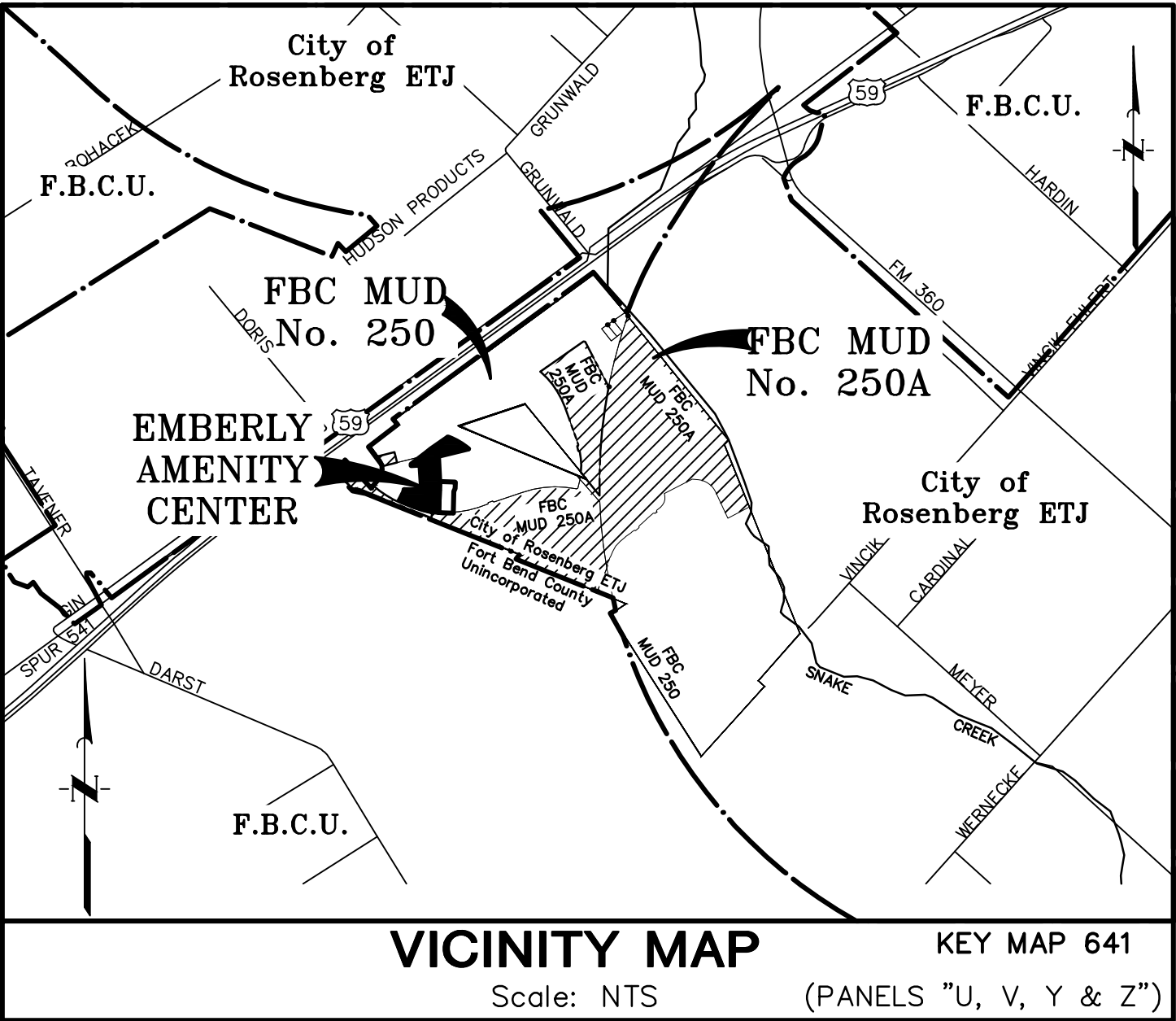
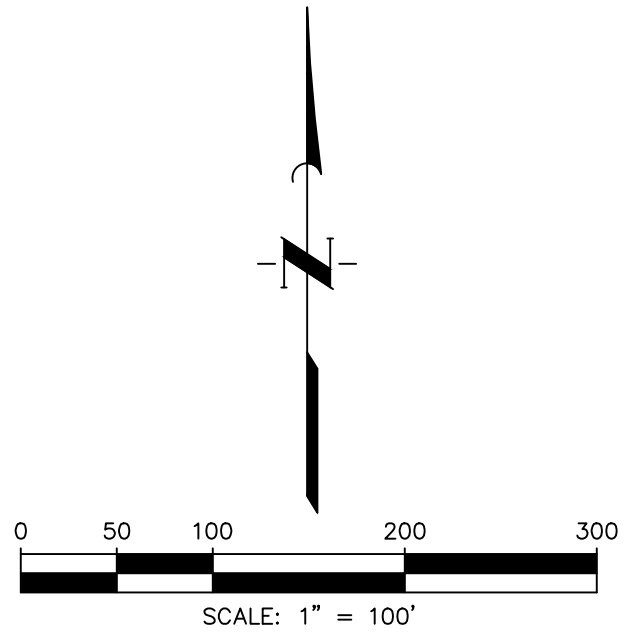
EMBERLY
SECTION EIGHT 17
C.C.F. No. 20230089
P.R.F.B.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S68°51'43"E	36.10'
L2	S76°26'12"W	376.90'
L3	S76°32'58"W	246.31'
L4	S03°08'50"E	531.74'
L5	S01°53'59"W	655.08'
L6	N68°05'20"W	268.11'
L7	N26°28'40"E	153.32'
L8	S88°53'11"E	251.77'
L9	N43°41'50"E	135.33'
L10	N03°43'11"W	424.05'
L11	S86°16'49"W	185.49'
L12	N06°52'42"W	34.90'
L13	N52°23'02"E	237.76'
L14	N52°32'40"E	283.80'
L15	N54°56'30"E	413.17'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1460.00'	18°03'32"	460.17'	N59°49'57"W	458.27'
C2	1950.00'	15°32'27"	528.91'	S75°51'33"E	527.29'
C3	1950.00'	0°55'41"	31.59'	S67°37'29"E	31.59'
C4	30.00'	93°38'19"	49.03'	S20°20'29"E	43.75'
C5	390.00'	9°45'52"	66.46'	N21°35'45"E	66.38'

DORIS ROAD
STREET DEDICATION
SEC 1
C.C.F. No. 20230080
P.R.F.B.C.T.

DORIS ROAD
STREET DEDICATION
SEC 1
C.C.F. No. 20230080
P.R.F.B.C.T.




- LEGEND
- 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"
 - Eamt "Easement"
 - IRF "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"
 - SSE "Sanitary Sewer Easement"
 - Sq. Ft. "Square Feet"
 - STM SE "Storm Sewer Easement"
 - UE "Utility Easement"
 - Vol "Volume and Page"
 - WLE "Waterline Easement"
 - ① "Block Number"
 - "Set 3/4-inch Iron Rod With Cap Stamped 'Quiddity' as Per Certification"

- General Notes
- 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" 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 Geoid12B 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 said 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 of 1983, South Central Zone 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 4815700375M, 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.
 - 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. 250A, Fort Bend Subdivision District, Fort Bend County Drainage District, Lamar Consolidated I.S.D., the ESD No. 8, the City of Rosenberg ETJ, and Fort Bend County.
 - 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 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.
 - The top of all floor slabs shall be a minimum of 100.4 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.
 - 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 pull said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - There are pipelines and pipeline easements within the limits of the subdivision.
 - Tract subject to Waiver of Surface Rights and designation of Drill Site recorded in Clerks File Nos. 2007095350 and 2008015367 of the Official Public Records Fort Bend County, Texas. The Drill Site designated in said documents is not located on the subject tract.
 - Tract is subject to pipeline easements recorded in Volume 275, Page 188 and Volume 275, page 512 of the Deed Records of Fort Bend County, said easements are either blanket in nature or the description can not be located.
 - Tract is subject to Telecommunications Easement recorded under Clerk's File No. 2022142515 of the Official Public Records, Fort Bend County, Texas. The easement is blanket in nature.

EMBERLY AMENITY CENTER

A SUBDIVISION OF 17.96 ACRES OF LAND
OUT OF THE
GABRIEL COLE $\frac{3}{4}$ LEAGUE, A-19
CITY OF ROSENBERG ETJ
FORT BEND COUNTY, TEXAS
1 RESERVE 1 BLOCK
DECEMBER 19, 2023

OWNER
ASTRO ROSENBERG L.P.,
a Delaware Limited Partnership
2450 Fondren Road, Suite 210
Houston, TX 77063
713-783-6702

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 30049300
2322 W. Grand Parkway North, Suite 520 • Katy, TX 77460 • 832.913.4000

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 Brian Stidham, Authorized Signer, being an officer of Astro Rosenberg GP LLC, a Delaware limited liability Company, owners of the 17.96 tract described in the above and foregoing map of Emberly Amenity Center 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, 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 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 Amenity Center which 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

Brian Stidham, Authorized Signer thereunto authorized this _____ day of _____, 20____.

Astro Rosenberg L.P.,
a Delaware limited partnership

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

By: _____
Brian Stidham, Authorized Signer

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Brian Stidham, 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 _____, 20____.

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 Amenity Center 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 Amenity Center 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

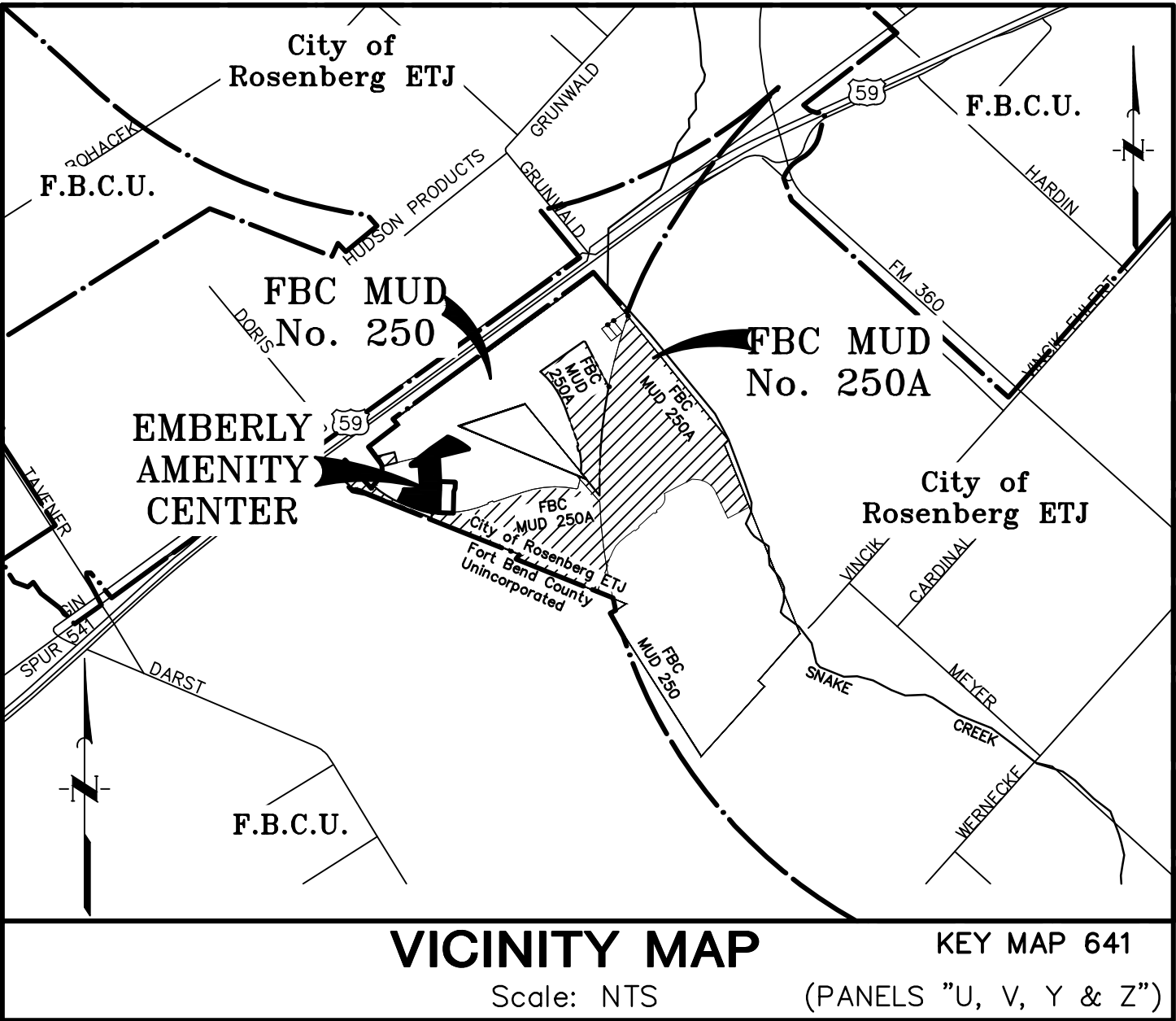
THE STATE OF TEXAS §
COUNTY OF FORT BEND §

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: _____



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.
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 AMENITY CENTER

A SUBDIVISION OF 17.96 ACRES OF LAND
OUT OF THE
GABRIEL COLE $\frac{3}{4}$ LEAGUE, A-19
CITY OF ROSENBERG ETJ
FORT BEND COUNTY, TEXAS
1 RESERVE 1 BLOCK
DECEMBER 19, 2023

OWNER
ASTRO ROSENBERG L.P.,
a Delaware Limited Partnership
2450 Fondren Road, Suite 210
Houston, TX 77063
713-783-6702

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. E-23290 & 10460300
1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281.342.2033