

PLAT RECORDING SHEET

PLAT NAME: Emberly Section Six

PLAT NO: _____

ACREAGE: 23.64

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

ABSTRACT NUMBER: A-126

NUMBER OF BLOCKS: 5

NUMBER OF LOTS: 99

NUMBER OF RESERVES: 7

OWNERS: Astro Rosenberg, L.P.

(DEPUTY CLERK)

PARK LAND DEDICATION TABLE

TOTAL PARKLAND REQUIRED IN EMBERLY SECTION SIX = 1.86 ACRES
(6.25 ACRES x 99 UNITS x 3 PERSONS PER UNIT / 1000)
DEDICATED PARKLAND = 0.00 ACRES @ 100% CREDIT = 0 ACRES
LANDSCAPE/OPEN SPACE = 1.15 ACRES @ 25% = 0.28 ACRES
TOTAL PARKLAND PROVIDED IN EMBERLY SECTION SIX = 0.28 ACRES

MIN. 10% PARK FEE = 99 LOTS X \$200.00 = \$19,800

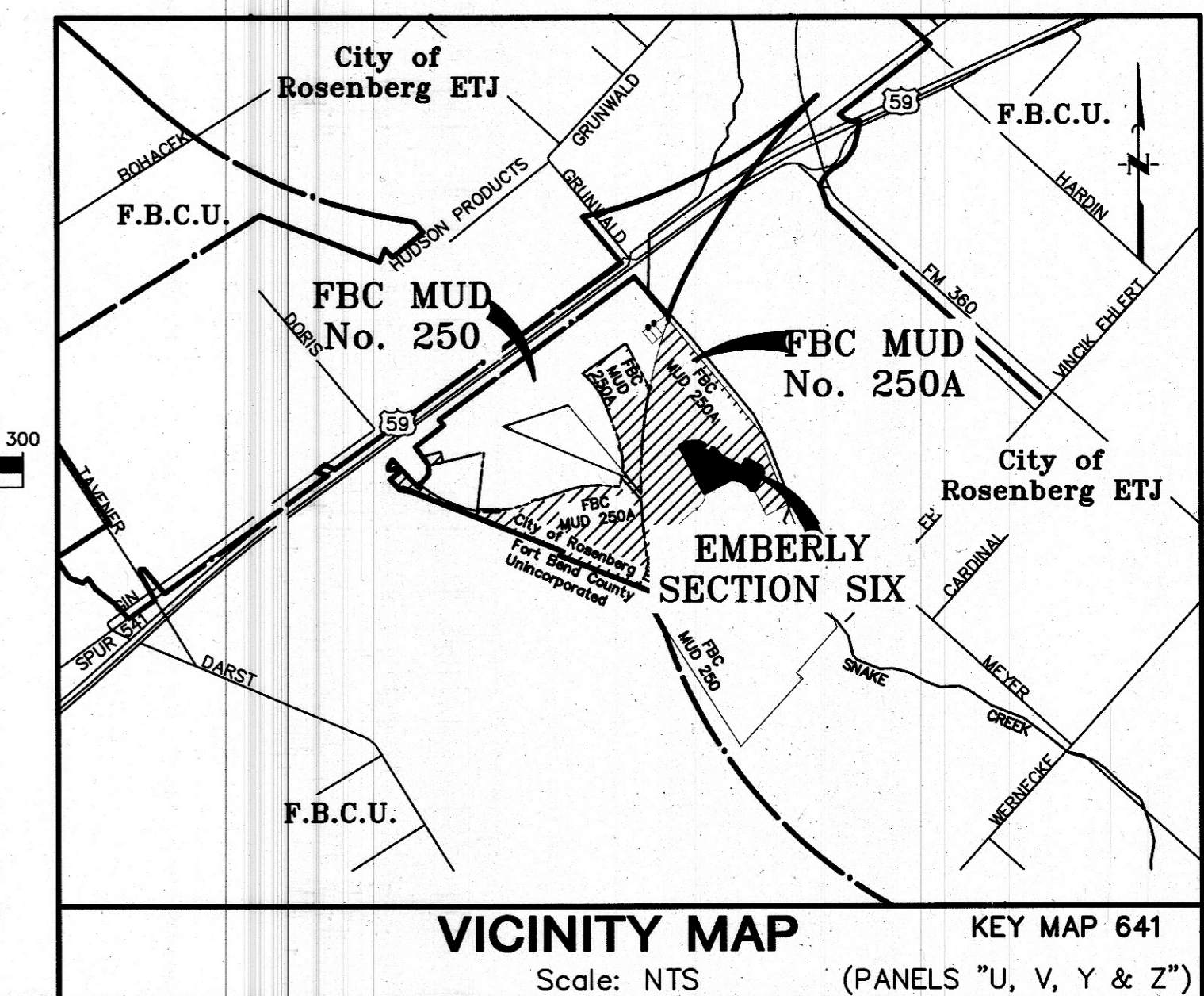
DISTRICT NAMES	
FBC ASSISTANCE	N/A
MUD	FBCMUD NO. 250A
SCHOOL	FORT BEND COUNTY DRAINAGE DISTRICT
FIRE	LAMAR CSD
CITY OR CITY ETJ	FORT BEND COUNTY ESD No.08
UTILITIES CO.	ROSENBERG ETJ
WCD	CENTERPOINT ENERGY

LINE	BEARING	DISTANCE
L1	N63°49'15"E	91.35'
L2	N64°11'24"E	50.64'
L3	N71°29'13"E	51.94'
L4	N78°04'31"E	51.94'
L5	N84°39'56"E	51.98'
L6	S88°44'30"E	51.98'
L7	S82°08'57"E	51.98'
L8	S75°33'23"E	51.98'
L9	S68°58'02"E	51.93'
L10	S65°40'27"E	295.02'
L11	S41°54'08"E	107.31'
L12	S40°24'13"E	82.94'
L13	S54°36'56"E	36.33'
L14	S62°06'54"E	546.68'
L15	N12°53'06"E	203.02'
L16	S20°28'07"E	135.29'
L17	S27°53'06"W	360.09'
L18	S51°40'43"W	102.21'
L19	N31°58'53"W	65.22'
L20	N40°15'20"W	65.22'
L21	N48°31'47"W	65.22'
L22	N56°48'14"W	65.22'
L23	N65°04'41"W	65.22'
L24	N73°21'08"W	65.22'
L25	N81°37'35"W	65.22'
L26	S89°51'05"W	135.37'
L27	S62°27'00"W	637.99'
L28	N27°39'29"W	1047.64'
L29	N27°40'37"W	67.41'
L30	N27°35'36"W	8.61'
L31	N62°20'31"E	95.85'
L32	N65°40'27"W	200.26'
L33	N40°24'13"E	94.41'
L34	N62°06'54"W	364.00'
L35	N58°27'21"W	54.90'
L36	N27°53'06"E	121.91'
L37	N27°39'29"W	145.77'
L38	S62°20'31"E	418.38'
L39	S27°39'29"E	448.61'
L40	N21°01'12"E	4.13'

LINE	BEARING	DISTANCE
L41	S62°20'31"W	113.97'
L42	N42°57'23"E	140.91'
L43	S24°19'33"E	127.00'
L44	S24°19'33"E	127.00'
L45	S17°06'54"E	14.14'
L46	S82°19'28"W	20.00'
L47	S27°53'06"W	129.25'
L48	S84°30'11"W	38.24'
L49	N07°48'56"W	20.00'
L50	S27°53'06"W	85.97'
L51	N27°53'06"E	108.70'
L52	S27°53'06"E	154.61'
L53	N59°06'38"W	178.34'
L54	S62°20'31"W	58.10'
L55	N73°10'55"E	47.48'
L56	N87°59'27"E	102.52'
L57	N65°40'27"W	121.85'
L58	N62°33'57"W	36.79'
L59	N48°23'41"W	43.56'
L60	N42°57'23"E	120.47'
L61	N49°40'04"E	54.85'
L62	S62°20'31"W	96.13'
L63	N27°53'06"E	55.27'
L64	S37°34'39"W	42.25'
L65	S38°36'06"W	34.74'
L66	S46°14'50"W	34.67'
L67	S54°29'42"W	38.26'
L68	S57°52'47"W	41.63'
L69	S61°55'31"W	136.76'
L70	S27°34'29"E	67.66'
L71	S27°39'10"E	278.44'
L72	S27°32'13"E	86.33'
L73	S27°34'16"E	146.23'
L74	S27°45'45"E	194.44'
L75	S27°18'00"E	47.16'
L76	S27°48'20"E	85.80'
L77	S26°59'59"E	41.81'
L78	S27°34'29"E	117.68'
L79	S27°22'22"E	2.38'

- RESTRICTED RESERVE A** Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.11 AC 4,845 Sq. Ft.
- RESTRICTED RESERVE B** Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.08 AC 3,563 Sq. Ft.
- RESTRICTED RESERVE C** Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.11 AC 3,343 Sq. Ft.
- RESTRICTED RESERVE D** Restricted to Wastewater Treatment Plant, Incidental Utility Purposes Only 5.22 AC 227,495 Sq. Ft.
- RESTRICTED RESERVE E** Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.06 AC 2,575 Sq. Ft.
- RESTRICTED RESERVE F** Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.10 AC 4,444 Sq. Ft.
- RESTRICTED RESERVE G** Restricted to Open Space, Landscape, Incidental Utility Purposes Only 0.72 AC 31,297 Sq. Ft.

Plot Name	# of Lots	Parkland Required (ac)	Parkland Provided
Emberly Section 1	178	3.34	0.45
Emberly Section 2	84	1.58	0.31
Emberly Section 3	78	1.46	0.89
Emberly Section 4	181	3.39	2.33
Emberly Section 5	105	1.97	0.32
Emberly Section 6	99	1.88	0.28
Emberly Section 7	133	2.49	0.36
Emberly Section 8	22	0.41	0.04
Emberly Amenity Center	0	0	17.96
Total Parkland Provided		16.5	22.94



- 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 vest in the dedicant, his heirs, assigns or successors.
 - All cut-to-see radii are fifty feet (50'), unless otherwise indicated.
 - All block corner and cut-to-see radii are twenty-five feet (25').
 - All easements are centered on lot lines unless otherwise indicated.
 - All easements are for a term of 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." 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. GPS observations taken on 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 plot 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 plot on the contiguous ROW of all perimeter roads surrounding said plot, in accordance with A.D.A.
 - This plot 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 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 1.000346857.
 - 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 Zones "X" & "A" of the Flood Insurance Rate Map, Community No. 480228, Map Number 4815700375M, Panel D375, Surfs "M" dated December 21, 2017, for Fort Bend County, Texas and incorporated areas.
 - a. Zone "A" is defined as Special Flood Hazard Areas without base flood elevations.
 - b. Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain.
 - This plot was prepared to meet City of Rosenberg and Fort Bend County Requirements.
 - This plot 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.
 - 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, 4,544.03 feet from the northern most corner of a called 234.11 acre tract (Tract 2A), both conveyed to Astro Rosenberg, LP, by Special Warranty Deed recorded under County Clerk's File Number 20211324, Official Public Records, Fort Bend County, Texas; Said iron rod having Grid Coordinates of N = 13,729,541.85 and E = 2,940,372.82 and Elevation = 98.55 feet.
 - The top of all floor slabs shall be a minimum of 100.9 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.
 - This plot was prepared from information furnished by Charter Title Company, File No. 1078602000245 and 1078601200266, effective date June 17, 2024.
 - 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 painted 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 painted wooden fences back up, but generally will not replace with new fencing.
 - There are pipeline and pipeline easements within the platted area shown herein.
 - Grant of Telecommunications Easement clerks files number 2022142515 granted to Hotwire Communications, Ltd. appears to be blanket in nature. Section Six is located within the tracts described within said recorded document.
 - This tract is subject to a waiver of surface rights and Designation of Brli Site recorded under C.C.F. Nos. 2007095350 and 2008015367, O.P.R.F.B.C.T.
 - This tract is subject to Terms, conditions and stipulations recorded under C.C.F. No. 2016123444, O.P.R.F.B.C.T. The 8.625 acres described in said document is not located within this subdivision PL.
 - This tract is subject to Petition Requesting expansion and extension recorded under C.C.F. No. 2022051207, O.P.R.F.B.C.T.

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	65.00'	6°31'21"	7.40'	N73°52'41"E	7.40'	3.70'
C2	265.00'	9°49'24"	45.43'	N22°44'48"W	45.38'	22.77'
C3	300.00'	51°59'03"	272.19'	S88°20'02"W	282.95'	146.27'
C4	300.00'	25°16'14"	132.32'	N53°02'20"W	131.25'	67.25'
C5	300.00'	21°42'41"	113.68'	S51°15'33"E	113.00'	57.53'
C6	300.00'	3°39'33"	19.16'	N60°17'08"W	19.16'	9.58'
C7	300.00'	34°27'25"	180.42'	N45°06'48"E	177.71'	93.03'
C8	400.00'	48°40'41"	339.84'	S03°19'09"E	329.71'	180.94'
C9	300.00'	19°23'07"	101.50'	N52°38'57"E	101.02'	51.24'
C10	30.00'	90°00'00"	47.12'	S72°39'29"E	42.43'	30.00'
C11	25.00'	48°01'36"	20.96'	S82°38'02"E	20.35'	11.14'
C12	50.00'	276°22'44"	241.19'	N31°32'32"E	86.67'	44.72'
C13	25.00'	48°25'02"	21.13'	N34°28'37"W	20.50'	11.24'
C14	25.00'	90°00'00"	39.27'	S72°53'06"W	35.36'	25.00'
C15	25.00'	82°16'58"	35.90'	S13°28'59"W	32.90'	21.84'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C16	25.00'	90°00'00"	39.27'	N72°39'29"W	35.36'	25.00'
C17	30.00'	90°00'00"	47.12'	S17°20'31"W	42.43'	30.00'
C18	30.00'	90°00'00"	47.12'	S72°39'29"E	42.43'	30.00'
C19	25.00'	90°00'00"	39.27'	N17°20'31"E	35.36'	25.00'
C20	25.00'	90°04'14"	39.30'	N29°56'48"W	35.38'	25.03'
C21	30.00'	90°00'00"	47.12'	S17°20'31"W	42.43'	30.00'
C22	25.00'	101°21'35"	44.23'	S63°38'46"W	38.68'	30.52'
C23	25.00'	83°21'36"	36.37'	N01°16'35"E	33.25'	22.26'
C24	25.00'	90°00'00"	39.27'	S72°39'29"E	35.36'	25.00'
C25	25.00'	90°00'00"	39.27'	S17°20'31"W	35.36'	25.00'
C26	25.00'	81°47'12"	35.69'	S83°51'00"W	32.73'	21.65'
C27	25.00'	90°00'00"	39.27'	N17°06'54"W	35.36'	25.00'
C28	25.00'	90°00'00"	39.27'	S72°39'29"E	35.36'	25.00'

- LEGEND**
- AC "Acre"
 - 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"
 - Emnt "Easement"
 - F.B.C.O.P.R. "Fort Bend County Official Property Records"
 - 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. "Plot 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"
 - W.E. "Waterline Easement"
 - W.L. "Well Location"
 - "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity Eng. Property Corner" as Per Certification"
 - - - - - "Street Name Break"

EMBERLY SECTION SIX

A SUBDIVISION OF 23.64 ACRES OF LAND
OUT OF THE
B.B.B. & C.R.R. CO. SURVEY, SECTION 309, A-126
FORT BEND COUNTY, TEXAS

99 LOTS 7 RESERVES 5 BLOCKS
JUNE 2024

OWNER
ASTRO ROSENBERG, LP.,
A Delaware Limited Partnership
2450 FONDREN ROAD, STE. 210
HOUSTON, TX 77063
713.783.6702

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. 52320 & 100410
3322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000

