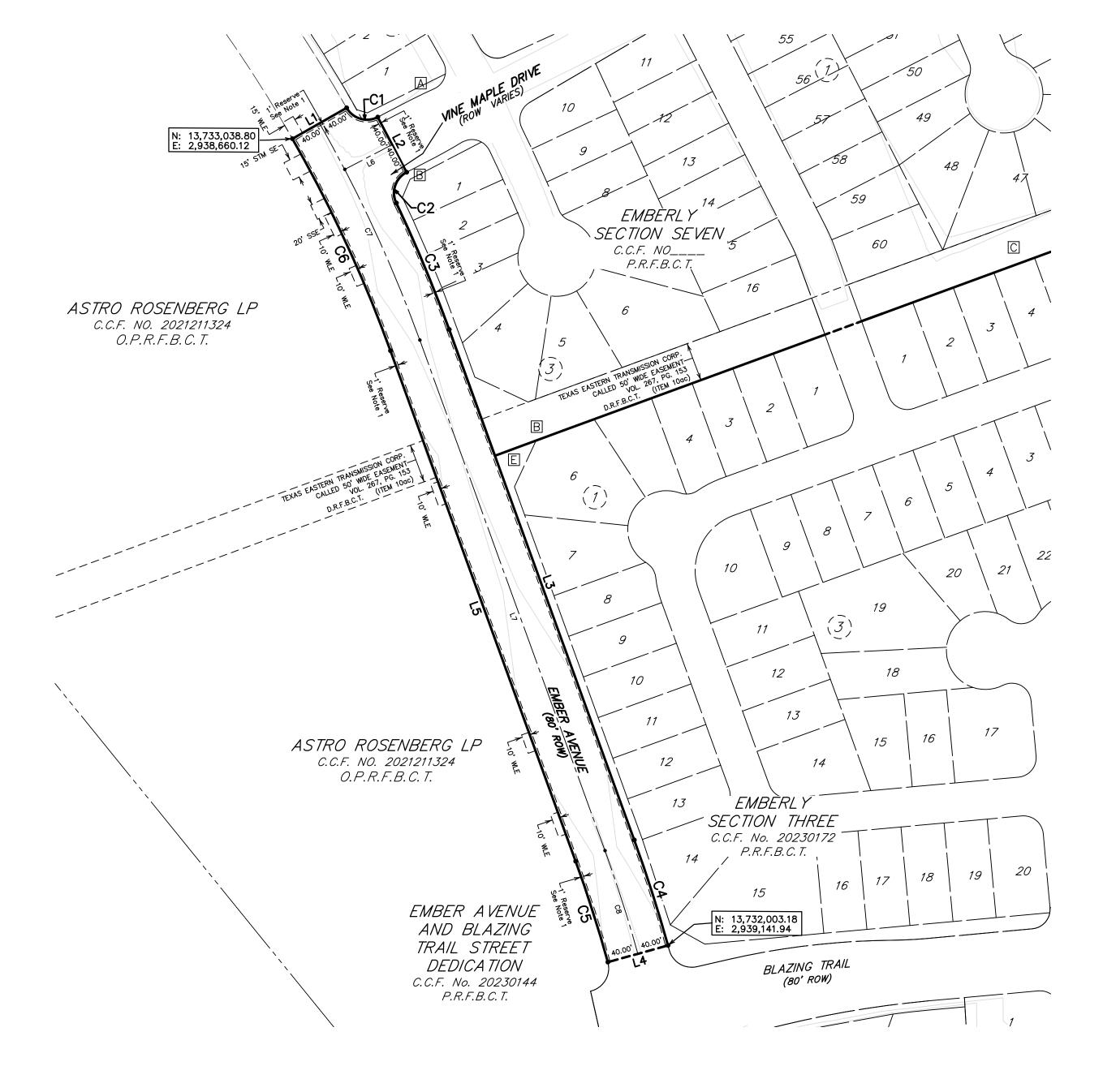
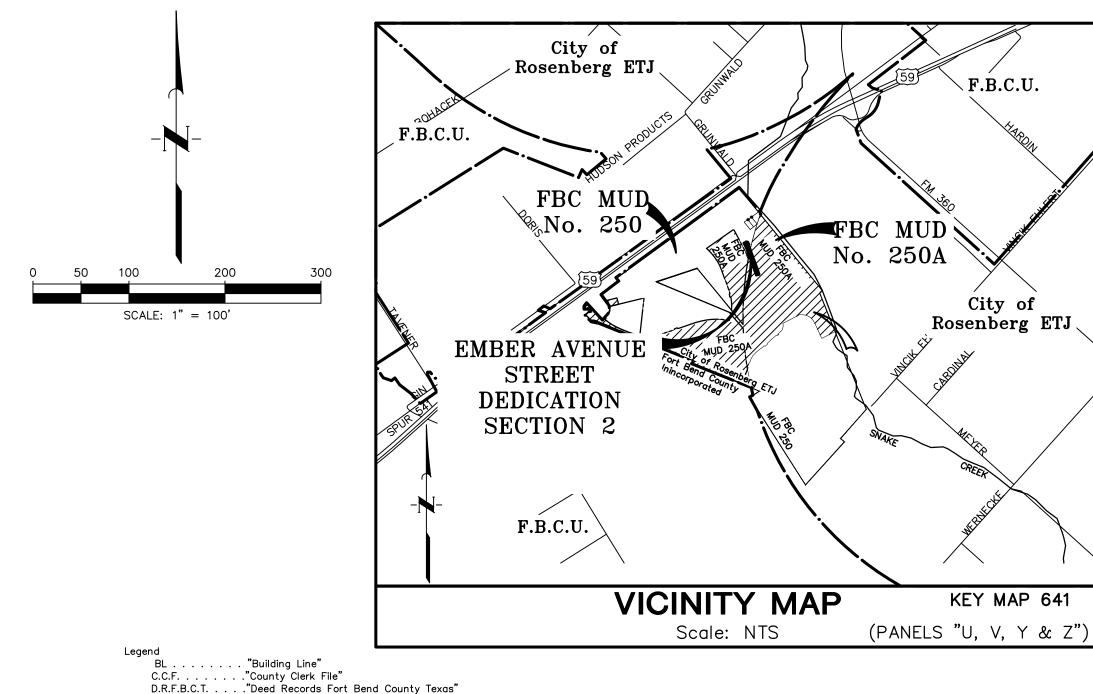
## PLAT RECORDING SHEET

<b>PLAT NAME:</b>	Ember Avenue Street Dedication Section 2
DI ATINO.	
PLAT NO:	
<b>ACREAGE:</b>	2.16
<b>LEAGUE:</b>	B.B.B. & C. R.R. CO. Survey Section 309
•	
ABSTRACT NU	JMBER: A-126
NUMBER OF B	BLOCKS: 0
	0.000
NUMBER OF L	LOTS: 0
NUMBER OF F	RESERVES: 0
OWNERS: As	tua Daganhana I D
115	tro Rosenberg LP.,
(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			





. ."Deed Records Fort Bend County Texas"

Esm . . . . FND . . . . ."Found 3/4" IR w/cap stamped "QUIDDITY Eng. Property Corner"

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" ROW . . . . "Right-of-Way" ."Sanitary Sewer Easement"

2) All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.

."Square Feet" . ."Storm Sewer Easement" "Utility Easement" Vol \_, Pg \_ . . ."Volume and Page" ."Waterline Easement"

."Block Number" . . "Set 3/4—inch Iron Rod With Cap Stamped "Jones|Carter" as Per Certification"

- 1) One—foot reserve (1' reserve) dedicated to the public in fee as a buffer separation between the side and end of streets where such streets abut adjacent property. The condition of such dedication being that when the adjacent property is subdivided or re—subdivided in a recorded 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.
- 3) All block corner and cul-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 "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.
- Elevations reference the North American Vertical Datum of 1988 (NAVD88) using the Geoid12B Model. 8) Project Control was established by GPS observations taken November 22, 2021 and processed against the published positions for TxDOT CORS stations TXAU, TXCM,
- 9) 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
- 10) Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights—of—way within said plat and on the contiguous right—of—way of all perimeter roads surrounding said plat, in accordance with the A.D.A. 11) This plat lies within Fort Bend County Lighting Ordinance Zone No LZ2. 12) Elevations used for delineating contour lines are based upon NAVD—88 Datum.
- 13) 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
- 14) 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 e kept clear of fences, buildings, vegetation, and other obstructions for the purpose of the operation and maintenance of the drainage
- 15) All property to drain into the drainage easements only through an approved drainage structure. 16) This tract lies within Zones "X" of the Flood Insurance Rate Map, Community No. 480228, Map Number 48157C0375M, 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) The pipelines easements within the limits of the subdivision are as shown. 20) 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.
- 21) Project Benchmark a.3/4—inch iron rod with cap stamped Quiddity located within a pipeline corridor occupied by Energy Transfer, being located South 17°43'32" East, 4544.03 feet b.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
- c. 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 22) 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. 23) This plat was prepared from information furnished by Charter Title Company, G.F. No. 1076602000245 and 1076602100266, effective date xxxxxxxxx. The surveyor has not abstracted
- 24) 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
- 25) Grant of Telecommunications Easement granted to Hotwire Communications, Ltd. appears to be blanket in nature. Ember Avenue Street Dedication Section 2 is located within the tracts described within said recorded document under C.F. No. 2022142515, Official Public Records of Fort Bend County, Texas.

## EMBER AVENUE STREET DEDICATION **SECTION 2**

A SUBDIVISION OF 2.16 ACRES OF LAND OUT OF THE B.B.B. & C.R.R. CO. SURVEY, SECTION 309, A-126 CITY OF ROSENBERG ETJ FORT BEND COUNTY, TEXAS **JULY 2024** 

OWNER: ASTRO ROSENBERG LP., A DELAWARE LIMITED PARTNERSHIP 2450 FONDREN ROAD, SUITE 210 HOUSTON, TEXAS 77063 (713) 783-6702

ENGINEER/PLANNER/SURVEYOR: Registration Nos. F-23290 & 10046100 SHEET 1 OF 2

	LINE TABLE			
LINE	BEARING	DISTANCE		
L1	N60°18'10"E	80.00'		
L2	S27*33'07"E	80.00'		
L3	S19*55'31"E	697.08'		
L4	S74°30'05"W	80.00'		
L5	N19*55'31"W	697.08'		
L6	S62°26'53"W	68.69'		

L7 N19\*55'31"W 697.08'

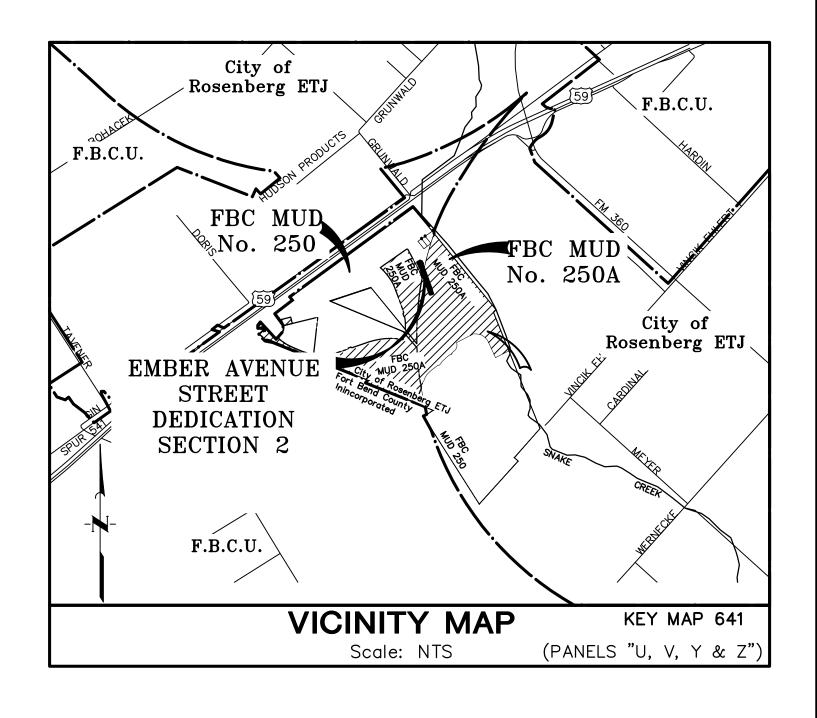
CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	30.00'	87°51'17"	46.00'	S73*37'29"E	41.62'	28.90'
C2	30.00'	87*51'17"	46.00'	S18*31'14"W	41.62'	28.90'
C3	1840.00'	5*28'53"	176.03'	S22*39'58"E	175.97'	88.08'
C4	1840.00'	<b>4°</b> 25'36"	142.16'	S17°42'43"E	142.12'	71.12'
C5	1760.00'	4*25'36"	135.98'	N17°42'43"W	135.94	68.02'
C6	1760.00'	9*46'19"	300.18'	N24°48'41"W	299.81'	150.45
C7	1800.00'	9*46'19"	307.00'	N24°48'41"W	306.63'	153.87
C8	1800.00'	4°25'36"	139.07	N17°42'43"W	139.03'	69.57

We, Astro Rosenberg L.P., a Delaware limited portnership, 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 and Astro Rosenberg GP LLC, a Delaware limited Partnership, owners of the 2.16 tract described in the above and foregoing map of Ember Avenue Street Dedication Section 2, do hereby make and establish said subdivision and development plot of said for the company of the company of the company of the property of the company of	
entered antity by sinch through years (bittoms, Authoritical styles) assign a whiter of start (becoming to LLL, a School install and Proportion 2006). The proportion of the p	CITY OF ROSENBERG §
cerel secretaris. The cardid constants and expensively, an additional set (MCP) per loss file (1.000) permeted primary and constants. Set (1.000) permeted primary and constants for the constant of the const	Partner, acting by and through Brian Stidham, Authorized Signer, being an officer of Astro Rosenberg GP LLC, a Delaware limited liabilit Company and Astro Rosenberg Future Phases, L.P., a Delaware Limited Partnership, owners of the 2.16 tract described in the above an foregoing map of Ember Avenue Street Dedication Section 2, do hereby make and establish said subdivision and development plat of sai property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the publi forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public place
cold absended. Bed ESC for Solitation and ESC	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 an
BETHER, We can be retained by public or protest street, include your got distinct of the state o	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
creeks, quiles, ranner, order and continge dictions football participation of a district participation of a participation of participation of a participation of participation	FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent th drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.
essement, dish, gully cred to instand distince way shall hereby is restricted to sees such distings stops and essembles deal of lenses of property on a city of the property of the segments of an individual control of the property of the segments of the distinguishment of the property of the segments of the distinguishment of the property of the pro	creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County o
subdivision of Embor Avenus Street Dedication Section 2, where building actives lines on public utility assembles and underlined and the edition of the public, oil public utility assembles and underlined and the edition of the public, oil public utility assembles are controlled to delicate it to public, oil public utility assembles are required to delicate it correspond.  IN TERRIEN We do hereby active to the receipt of the "Overse" for Regulation of Culdoor Lighting in the Unincorporated Avens of Fort Bend Compty with this order as displayed by Fort Bend County Commissional County Market County Commissional County of the County Commissional County Market County Commissional County of County Commissional County County Commissional County County Commissional County County Commissional County Coun	easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences
County Freety and do hereby coelenant and digree and shall comply with this order as addoced by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.  No TESTMONY MIRECOT, Astro Rosenberg L.P., a Delevare limited portnership, by Astro Rosenberg GP LLC, senaral Portner, has caused these presents to be signed by day of	subdivision of Ember Avenue Street Dedication Section 2 where building setback lines or public utility easements are to be establishe
Starts Rosenberg L.P.,  Astra Rosenberg L.P.,  Delaware limited partnership  39.  Brian Stidham, authorized signer thereunto authorized this	FURTHER, We do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Ben County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Cour on March 23, 2004, and any subsequent amendments.
Strion Sticham, authorized signer thereunto authorized this	
Oblivative limited partnership  3y. Astro Rosenberg CP LLC a Delaware limited liability company Its General Partner  STATE OF TEXAS s  COUNTY OF HARRIS s  BEFORE ME, the undersigned authority, on this day personally appeared Brian Stidham, Authorized Signer of Astro Rosenberg CP 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	Brian Stidham, authorized signer thereunto authorized this day of 20,
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  Notary Public in and for the State of Texas  Print Name  My commission expires:	Brian Stidham, Authorized Signer
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:	STATE OF TEXAS §
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  Notary Public in and for the State of Texas  Print Name  My commission expires:	COUNTY OF HARRIS §
Notary Public in and for the State of Texas  Print Name  My commission expires:	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
Print Name  My commission expires:	GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of, 20
My commission expires:	Notary Public in and for the State of Texas
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.	Print Name
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.	My commission evoires:
meets all réquirements of Fort Bend County, to the best of my knowledge.  Bryan F. Aguirre P.E.	My commission expires:
meets all réquirements of Fort Bend County, to the best of my knowledge.  Bryan F. Aguirre P.E.	
	Deven F. Asvirra D.F.

STATE OF TEXAS

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 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 Ember Avenue Street Dedication Section 2 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\_\_\_\_. Wayne Poldrack, Chairman Cecilio Moreno, Secretary This is to certify that the City Council of the City of Rosenberg, Texas has approved this plat and subdivision of Ember Avenue Street Dedication Section 2 in conformance with the laws of the State of Texas and the ordinances of the City of Rosenberg as shown hereon and authorizes the William Benton, 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 \_\_\_\_\_\_, 2024, 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



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	
PPROVED by the Commissioners' Court of Fort Bend Co	unty, Texas, this day of	, 20
/incent M. Morales, Jr. Commissioner, Precinct 1	Grady Prestage Commissioner, Precinct 2	
P George County Judge		
V.A. "Andy" Meyers	Dexter L. McCoy	

## EMBER AVENUE STREET DEDICATION SECTION 2

A SUBDIVISION OF 2.16 ACRES OF LAND
OUT OF THE
B.B.B. & C.R.R. CO. SURVEY, SECTION 309, A-126
CITY OF ROSENBERG ETJ
FORT BEND COUNTY, TEXAS
JULY 2024

OWNER:
ASTRO ROSENBERG LP.,
A DELAWARE LIMITED PARTNERSHIP
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702

