

PLAT RECORDING SHEET

PLAT NAME: Ember Avenue Street Dedication Section 2

PLAT NO: _____

ACREAGE: 2.16

LEAGUE: B.B.B. & C. R.R. CO. Survey Section 309

ABSTRACT NUMBER: A-126

NUMBER OF BLOCKS: 0

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 0

OWNERS: Astro Rosenberg LP.,

(DEPUTY CLERK)

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 and Astro Rosenberg Future Phases, L.P., 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 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 Ember Avenue Street Dedication Section 2 where 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 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 recording of this

plat this _____ day of _____, 20____.

William Benton, Mayor

Danyel Swint, City Secretary

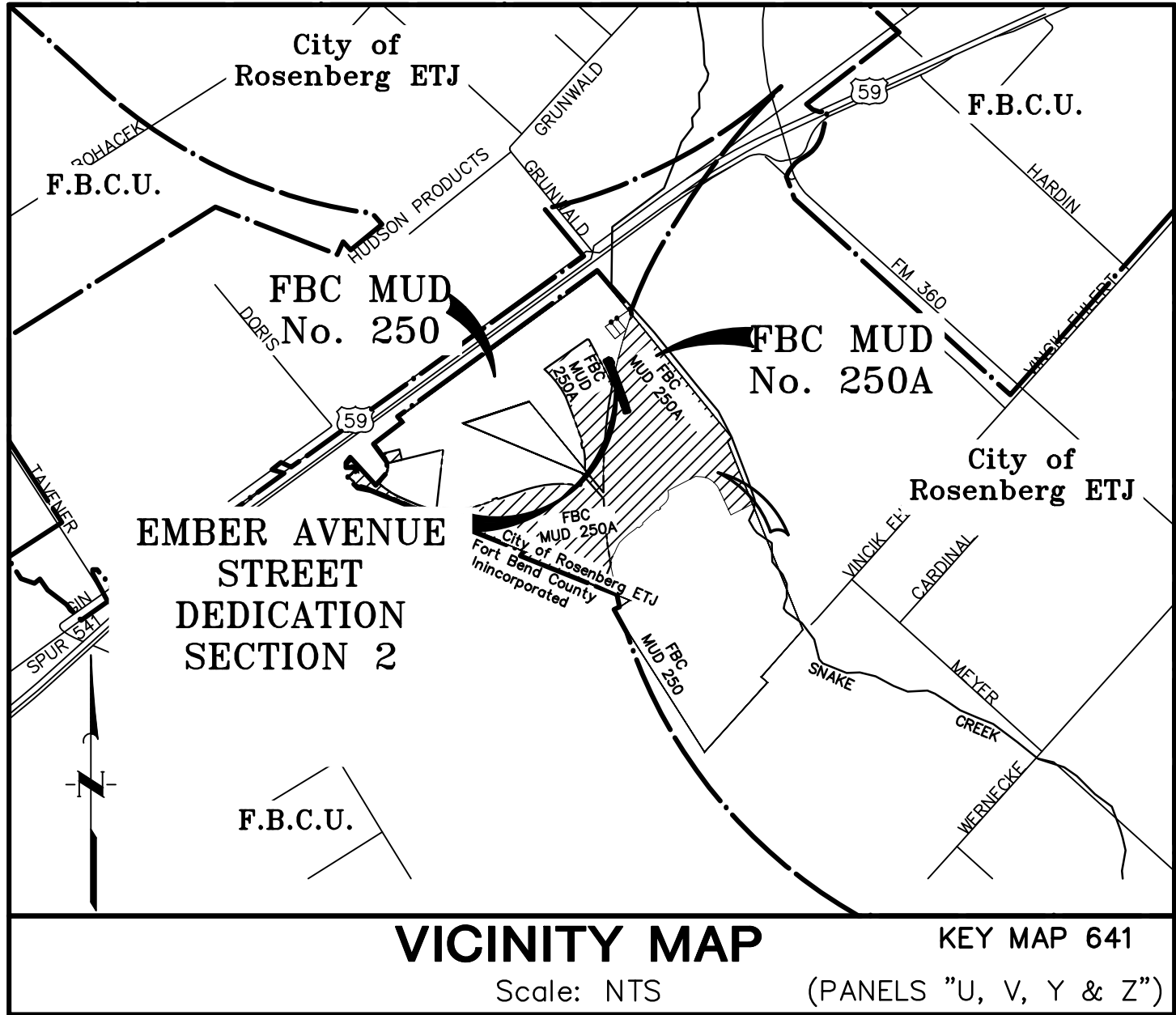
THE STATE OF TEXAS §
COUNTY OF FORT BEND §

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
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 _____, 2024.

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

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:

 **QUIDDITY**
Quality Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23290 & J0040100
2322 W. Grand Parkway North, Suite 554 • Katy, TX 77449 • 832.913.4000

SHEET 2 OF 2