

**PLAT RECORDING SHEET**

**PLAT NAME:** Emberly Section Seven

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**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 26.82

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

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**ABSTRACT NUMBER:** A-126

\_\_\_\_\_

**NUMBER OF BLOCKS:** 3

**NUMBER OF LOTS:** 133

**NUMBER OF RESERVES:** 4

**OWNERS:** Astro Rosenberg LP.,

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\_\_\_\_\_  
(DEPUTY CLERK)

DISTRICT NAMES		
FBC ASSISTANCE	N/A	
MUD	FBCMUD No. 250A	
LTD	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	

**RESTRICTED RESERVE A**  
Restricted to Open Space,  
Landscape, Incidental  
Utility Purposes Only  
0.1993 AC  
8,682 Sq. Ft.

**RESTRICTED RESERVE B**  
Restricted to Open Space,  
Landscape, Incidental  
Utility Purposes Only  
0.0746 AC  
3,261 Sq. Ft.

**RESTRICTED RESERVE C**  
Restricted to Open Space,  
Landscape, Incidental  
Utility Purposes Only  
0.0294 AC  
23,062 Sq. Ft.

**RESTRICTED RESERVE D**  
Restricted to Open Space,  
Landscape, Incidental  
Utility Purposes Only  
0.6545 AC  
28,508 Sq. Ft.

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1840.00'	5°28'53"	176.03'	N22°39'58"W	175.97'
C2	30.00'	87°51'17"	46.00'	N18°31'14"E	41.62'
C3	30.00'	87°51'17"	46.00'	N73°37'29"W	41.62'
C4	1840.00'	19°23'09"	622.56'	N39°23'25"W	619.59'
C5	50.00'	85°30'24"	74.62'	S04°24'13"W	67.88'
C6	1500.00'	7°56'59"	208.13'	S51°07'55"W	207.96'
C7	300.00'	7°20'42"	38.46'	S58°46'46"W	38.43'
C8	50.00'	90°00'00"	78.54'	N72°32'53"W	70.71'
C9	500.00'	4°31'17"	39.46'	N25°17'14"W	39.45'
C10	200.00'	7°09'25"	24.98'	N23°33'22"W	24.97'
C11	2000.00'	17°17'13"	603.43'	N29°42'22"W	601.14'
C12	5000.00'	3°03'48"	26.73'	S63°58'47"W	26.73'
C13	25.00'	94°55'54"	41.42'	N18°02'43"E	36.84'
C14	25.00'	41°48'23"	18.24'	N54°33'12"W	17.84'
C15	50.00'	177°04'14"	154.52'	S13°04'43"W	99.97'
C16	25.00'	54°20'41"	23.71'	S74°26'30"W	22.83'
C17	25.00'	53°03'06"	23.15'	N35°55'34"E	22.33'
C18	50.00'	182°50'47"	159.56'	N79°10'35"W	99.97'
C19	25.00'	43°45'35"	19.09'	S09°38'00"E	18.63'
C20	25.00'	48°11'23"	21.03'	S47°07'17"E	20.41'
C21	50.00'	276°22'46"	241.19'	N66°58'24"E	66.67'
C22	25.00'	48°11'23"	21.03'	N01°04'06"E	20.41'
C23	25.00'	90°00'14"	39.27'	N72°33'00"W	35.36'
C24	25.00'	89°34'57"	39.09'	S17°39'24"W	35.23'
C25	25.00'	93°21'18"	40.73'	N73°48'44"W	36.38'
C26	25.00'	85°25'33"	37.27'	S16°47'50"W	33.92'
C27	25.00'	47°24'13"	20.68'	S46°20'47"E	20.10'
C28	50.00'	276°22'10"	241.18'	N68°08'12"E	66.67'
C29	25.00'	49°00'21"	21.38'	N01°49'06"E	20.74'
C30	25.00'	94°48'33"	41.37'	N73°05'06"W	36.81'
C31	500.00'	2°56'16"	25.64'	N60°58'45"E	25.63'
C32	25.00'	85°16'51"	37.21'	S71°49'11"E	33.87'
C33	25.00'	89°34'57"	39.09'	N17°39'24"E	35.23'
C34	25.00'	48°11'23"	21.03'	N51°13'46"W	20.41'
C35	50.00'	276°22'46"	241.19'	S62°51'55"W	66.67'
C36	25.00'	48°11'23"	21.03'	S072°23'E	20.41'
C37	25.00'	90°25'03"	39.45'	S72°20'36"E	35.48'
C38	25.00'	89°59'46"	39.27'	N17°27'00"E	35.35'
C39	500.00'	3°05'31"	26.96'	N63°59'38"E	26.98'

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

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

EMBER  
AVENUE STREET  
DEDICATION  
SEC 2  
C.C.F. NO.  
P.R.F.B.C.T.

#### BLOCK SUMMARY

BLOCK 1	
LOT	SQ. FT.
1	6,607
2	5,895
3	5,895
4	5,895
5	5,894
6	5,894
7	5,894
8	5,894
9	5,895
10	5,756
11	9,791
12	14,593
13	7,204
14	6,278
15	6,531
16	6,298
17	6,146
18	6,069
19	5,971
20	5,918
21	5,932
22	5,945

BLOCK 1	
LOT	SQ. FT.
23	5,959
24	5,986
25	6,748
26	6,317
27	5,808
28	9,948
29	13,211
30	6,967
31	6,095
32	5,902
33	5,904
34	5,905
35	5,907
36	5,908
37	5,910
38	5,911
39	5,913
40	5,914
41	5,915
42	5,916
43	6,501
44	6,242

BLOCK 1	
LOT	SQ. FT.
45	5,917
46	5,917
47	5,923
48	6,023
49	5,758
50	7,908
51	14,105
52	8,300
53	9,563
54	9,244
55	6,213
56	6,380
57	6,531
58	6,567
59	6,528
60	7,808
61	6,911
62	5,760
63	5,760
64	5,760
65	5,760
66	5,760
67	6,120
68	7,977

BLOCK 2	
LOT	SQ. FT.
1	6,526
2	5,970
3	5,740
4	6,085
5	10,431
6	8,726
7	13,560
8	8,363
9	5,096
10	5,700
11	5,602
12	6,995
13	6,740
14	5,480
15	5,562
16	5,644
17	5,726
18	5,808
19	6,196
20	7,244

BLOCK 3	
LOT	SQ. FT.
1	6,950
2	5,640
3	5,640
4	5,640
5	5,640
6	5,652
7	5,702
8	5,835
9	5,784
10	8,367
11	7,015
12	5,968
13	5,850
14	5,820
15	5,820
16	5,820
17	6,859
18	6,638
19	5,520
20	5,520
21	5,520
22	5,520

BLOCK 3	
LOT	SQ. FT.
23	5,520
24	5,520
25	5,520
26	5,520
27	5,520
28	5,520
29	6,586
30	7,909
31	6,531
32	6,515
33	6,500
34	6,298
35	6,611
36	13,054
37	9,972
38	8,704
39	12,024
40	6,549
41	5,968
42	5,892
43	5,708
44	5,569
45	6,724

Plot Name	# of Lots	Parkland Required (calc)	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	1.86	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

#### PARK LAND DEDICATION TABLE

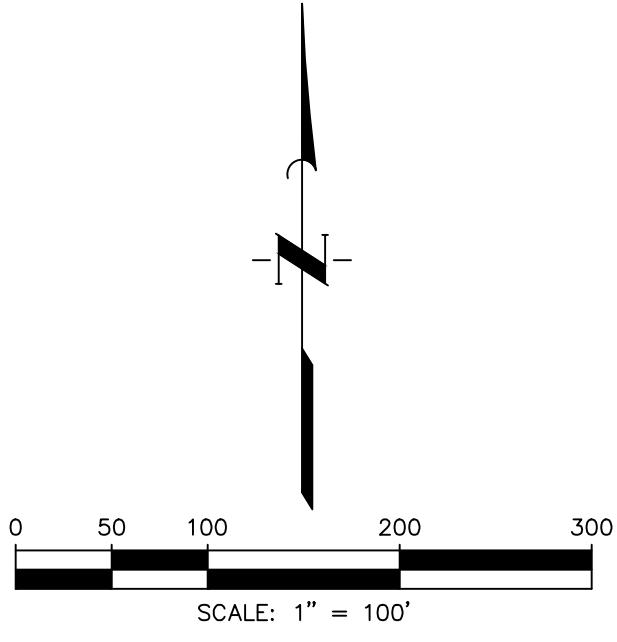
TOTAL PARKLAND REQUIRED IN EMBERLY SECTION SEVEN = 2.49 ACRES  
(6.25 ACRES x 133 UNITS x 3 PERSONS PER UNIT / 1000)

PRIVATE PARKLAND = 0.00 ACRES @ 100% CREDIT = 0.00 ACRES  
LANDSCAPE/OPEN SPACE = 0.825 ACRES @ 25% CREDIT = 0.36 ACRES  
TOTAL PARKLAND PROVIDED IN EMBERLY SECTION SEVEN = 0.36

MIN. 10% PARK FEE = 133 LOTS X \$200.00 = \$26,600

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

EMBERLY  
SECTION  
THREE  
C.C.F. NO. 20230172  
P.R.F.B.C.T.

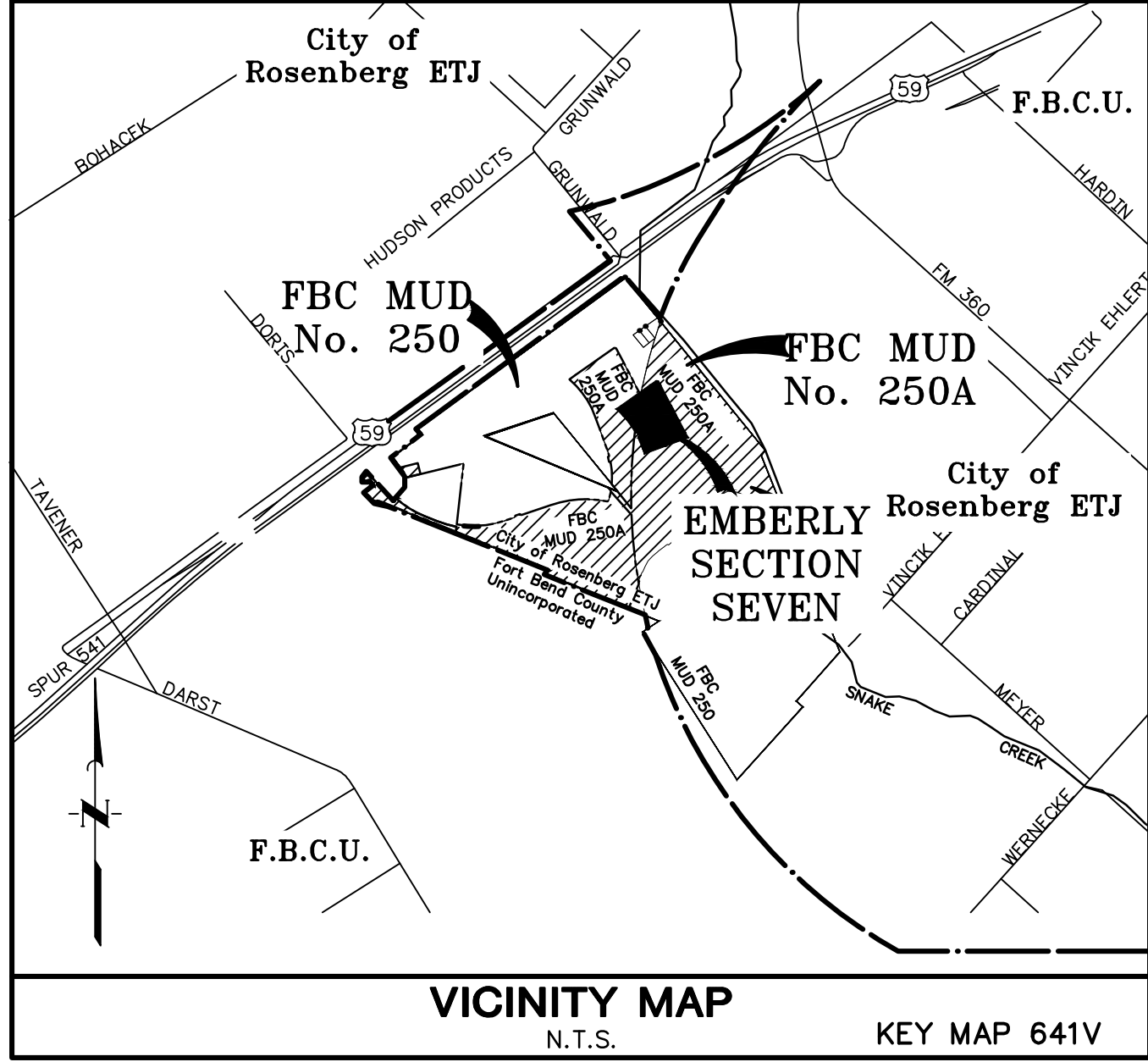


#### Legend

- AC . . . . . "Acres"
- 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"
- Emtl . . . . . "Easement"
- IRF . . . . . "Found 5/8" Iron Rod w/cap "Jones/Carter"
- 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"
- 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"
- WLE . . . . . "Waterline Easement"
- ⊙ . . . . . "Block Number"
- ⊙ . . . . . "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity Eng. Property Corner" as Per Certification"
- ⊙ . . . . . "Street Name Break"

#### General Notes

- All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
- All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
- All easements are centered on lot lines unless otherwise indicated.
- 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 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 Geoid2018 Model.
- Project Control was established by GPS observations taken November 22, 2021 and processed against the published positions for TxDOT CORS stations TXAU, TXOM, 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 1.0001346657.
- 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. 450228, 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 area 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. 6, the City of Rosenberg ETJ, and Fort Bend County.
  - a. 3/4-inch iron rod with cap stamped Quiddity Eng. 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; Sold 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 101.50 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.
- This plot was prepared from information furnished by Charter Title Company, G.F. No. 1076602100245 and 1076602100266, effective date July 26, 2024. The surveyor has not abstracted the above property.
- 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 paneled wooden fences along the perimeter and back to back easements and alongside rear lot 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.
- There are pipelines easements within the platted area shown herein.
- Grant of Telecommunications Easement granted to HotWire Communications, Ltd. appears to be blanket in nature. Emberly Section Seven is located within the tracts described within deed recorded document under C.F. No. 2022142515, Official Public Records of Fort Bend County, Texas.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N49°04'59"W	1.31'
L2	N54°33'10"E	119.49'
L3	N54°30'28"E	156.99'
L4	S83°11'57"E	49.77'
L5	S27°33'44"E	177.41'
L6	S27°35'36"E	19.97'
L7	S69°47'29"W	93.24'
L8	N19°55'31"W	172.33'
L9	N27°33'07"W	80.00'
L10	N38°20'59"W	110.95'
L11	N75°03'41"W	16.66'
L12	N47°09'25"E	22.45'
L13	N55°06'25"E	252.26'
L14	N62°27'07"E	57.79'
L15	N09°56'55"E	19.22'
L16	N27°32'53"W	748.16'
L17	N23°01'36"W	90.95'
L18	S62°26'53"W	734.90'
L19	S27°08'05"E	643.41'
L20	S19°58'40"E	101.91'
L21	S62°26'53"W	42.13'
L22	S65°30'41"W	12.11'
L23	S59°30'37"W	189.60'
L24	S59°30'37"W	12.70'
L25	S62°26'53"W	42.68'
L26	S62°26'53"W	24.69'
L27	N65°32'23"E	139.95'
L28	N63°27'15"E	111.80'
L29	N73°18'54"W	14.13'
L30	N30°00'53"W	38.41'
L31	N31°19'03"W	44.85'

LINE TABLE		
LINE	BEARING	DISTANCE
L32	N32°42'23"W	44.85'
L33	N34°05'42"W	44.85'
L34	N35°29'03"W	44.85'
L35	N36°52'23"W	44.85'
L36	N30°00'54"W	45.14'
L37	N39°40'12"W	45.50'
L38	N41°04'46"W	45.54'
L39	N34°05'43"W	45.62'
L40	N45°21'29"W	145.87'
L41	N08°12'11"E	57.84'
L42	N62°26'53"E	130.04'
L43	N62°26'53"E	130.04'
L44	S27°08'05"E	421.65'
L45	N24°51'51"W	379.29'
L46	N69°51'18"E	387.53'
L47	N64°57'05"W	75.45'
L48	N19°55'36"W	46.81'
L49	N20°30'53"W	75.55'
L50	N22°18'56"W	47.03'
L51	N23°46'17"W	47.00'
L52	N25°05'47"W	32.34'
L53	N22°30'37"E	25.28'
L54	N62°26'53"W	103.45'
L55	N29°09'56"W	64.77'
L56	N30°40'37"W	48.39'
L57	N31°58'10"W	48.39'
L58	N33°15'44"W	48.39'
L59	N34°33'18"W	48.39'
L60	N35°16'14"W	260.03'
L61	N55°06'25"E	353.06'
L62	S27°32'53"E	570.18'

# EMBERLY SECTION SEVEN

A SUBDIVISION OF 26.82 ACRES OF LAND  
OUT OF THE  
B.B.B. & C. R.R. CO.