

PLAT RECORDING SHEET

PLAT NAME: Doris Road Street Dedication Section Three

PLAT NO: _____

ACREAGE: 1.33

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

ABSTRACT NUMBER: A-126

NUMBER OF BLOCKS: 0

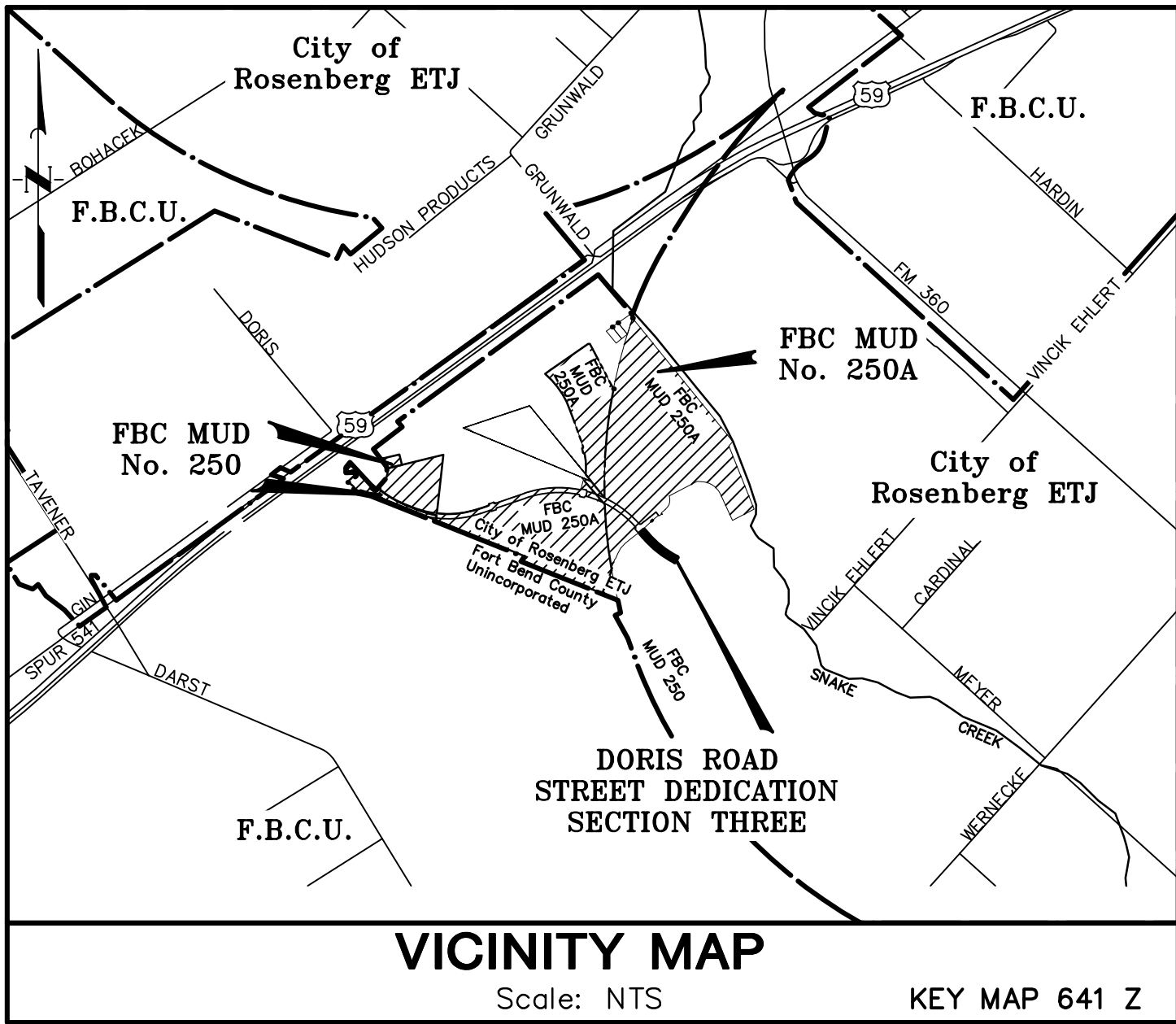
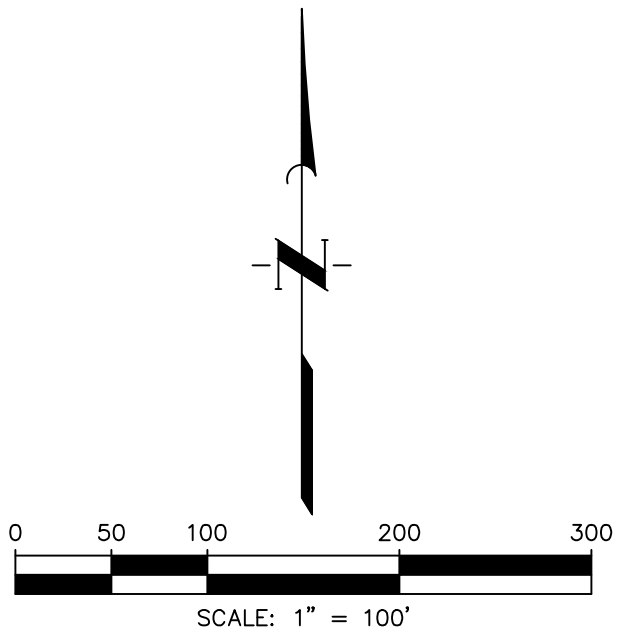
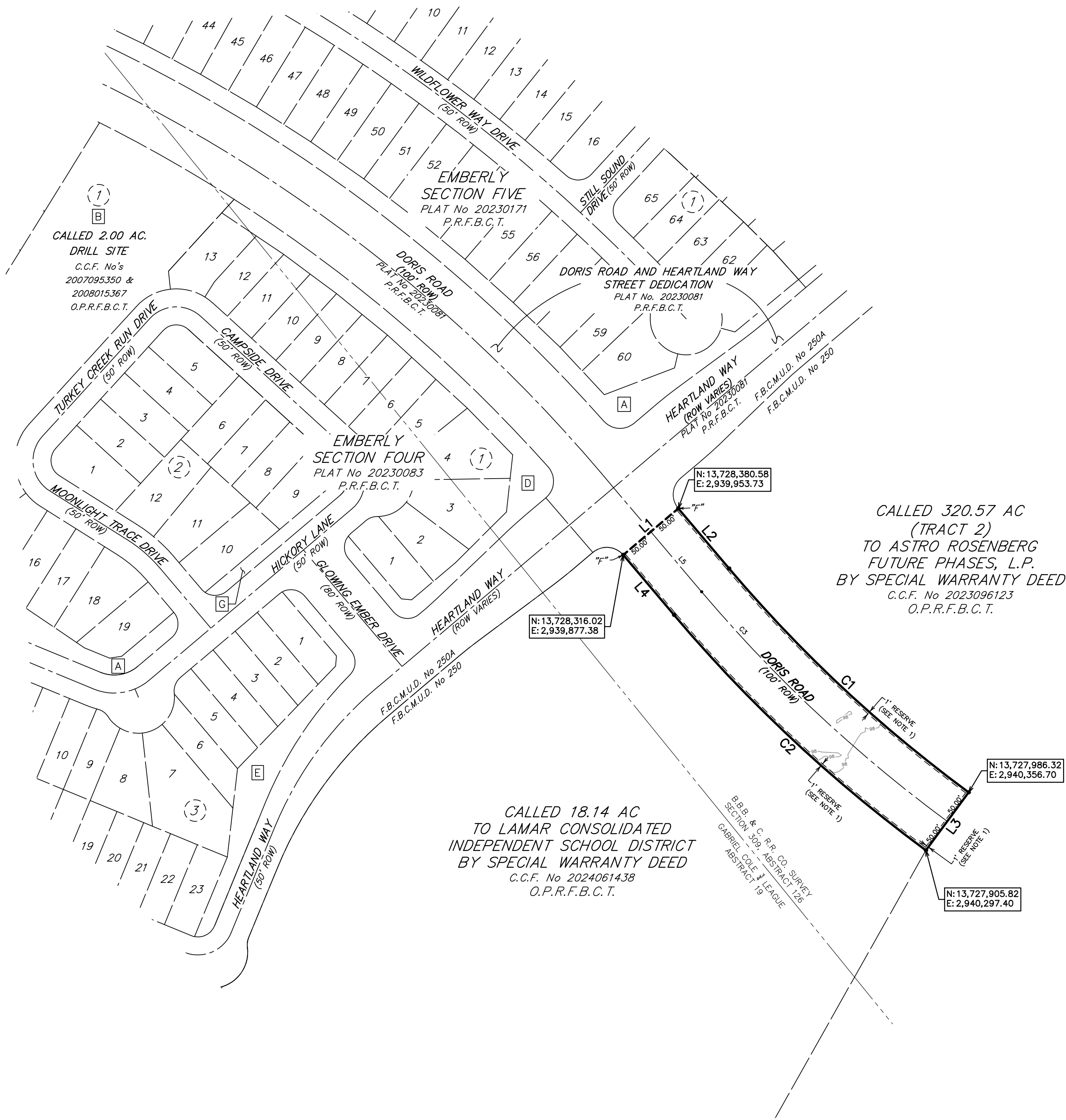
NUMBER OF LOTS: 0

NUMBER OF RESERVES: 0

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

(DEPUTY CLERK)

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



- Legend
- AC "Acres"
 - C.C.F. "County Clerk File"
 - Esmt. "Easement"
 - F "Found 5/8" IR"
 - FND "Found 5/8" IR w/cap stamped "Quiddity Eng. Property Corner"
 - FBCMUD. "Fort Bend County Municipal Utility District"
 - 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"
 - ① "Block Number"
 - "Set 3/4-inch Iron Rod With Cap Stamped ("Quiddity Eng. Property Corner") as Per Certification"
- General Notes
- 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.
 - 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. Property Corner" 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, TXDM, 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 five feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of adjacent property.
 - All perimeter roads surrounding said plat, in accordance with the A.D.A.
 - This plat lies within Fort Bend County Lighting Ordinance Zone L22.
 - Elevations used for delineating contour lines are based on NAVD-88 Datum.
 - 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 combined 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 lots shall have a minimum of five (5') foot side building line.
 - 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 480225, Map Number 48157C03375M, Panel 0375, Suffix "M" dated December 17, 2021, for Fort Bend County, Texas and Incorporated Areas. Zone "X" is defined as areas determined to be outside of 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. 250, Fort Bend Subsidence District, Fort Bend County Drainage District, Lamar CISD, Fort Bend ESD No. 8, the City of Rosenberg ETJ, and Fort Bend County.
 - Project Benchmark 3/4-inch iron rod stamped "Quiddity Eng." located within a pipeline corridor occupied by Energy Transfer, being located South 1743'33" East, 4544.03 feet from the northern most corner of a called 2.09 acre tract, 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; Solid iron rod having Grid Coordinates of N = 13,729,541.85 and E = 2,940,372.62 and Elevation = 98.55 feet.
 - 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.
 - There are no pipelines or pipeline easements within the plotted area shown hereon.
 - This plat was prepared from information furnished by Charter Title Company, G.F. No 1076602000245 and 1076602100266, effective date April 14, 2025. The surveyor has not abstracted the above property.
 - Affidavit regarding on-site sewage facilities in instrument recorded on September 20, 2022 under Clerk's File No. 2022120474 and 2022120475, Official Public Records of Fort Bend County, Texas.
 - Grant of Telecommunications Easement granted to Hotwire Communications, Ltd. in instrument recorded on November 18, 2022, under Clerk's File No. 2022142515, Official Public Records of Fort Bend County, Texas.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N49°46'56"E	100.00'
L2	S40°13'04"E	109.17'
L3	S36°22'30"W	100.00'
L4	N40°13'04"W	109.17'
L5	N40°13'04"W	109.17'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1950.00'	13°24'27"	456.31'	S46°55'17"E	455.27'	229.20'
C2	2050.00'	13°24'27"	479.71'	N46°55'17"W	478.61'	240.95'
C3	2000.00'	13°24'27"	468.01'	N46°55'17"W	466.94'	235.08'

DORIS ROAD STREET DEDICATION SECTION THREE

A SUBDIVISION OF 133 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
MARCH 2025

OWNER
Astro Rosenberg Future Phases, L.P.,
A Delaware limited partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702

ENGINEER/PLANNER/SURVEYOR:
 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23290 & 10040300
2322 W. Grand Parkway North, Suite 350 • Katy, TX 77460 • 832.913.4000

STATE OF TEXAS §
COUNTY OF FORT BEND §
CITY OF ROSENBERG §

We, Astro Rosenberg Future Phases, 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 1.33 acre tract described in the above and foregoing map of Doris Road Street Dedication Section Three, 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 (10'0") 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 (10'0") for ten feet (10'0") 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, its 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 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 Future Phases, 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 22nd day of April, 2025

Astro Rosenberg Future Phases, L.P.,
a Delaware limited partnership.

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

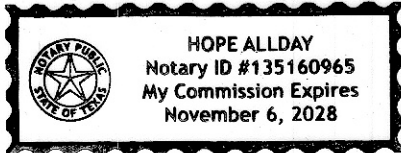
By: B.S.
Brian Stidham, Authorized Signer

STATE OF TEXAS §
COUNTY OF Harris §

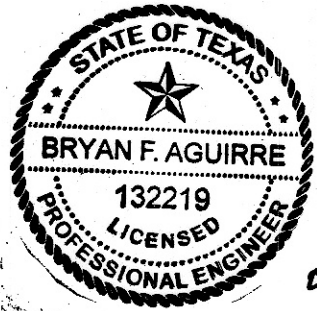
BEFORE ME, the undersigned authority, on this day personally appeared Brian Stidham, Authorized Signer of Astro Rosenberg GP LLC, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 22nd day of April, 2025

Hope Amy
Notary Public in and for the State of Texas
Hope Auldady
Print Name
My commission expires: 11-6-2028

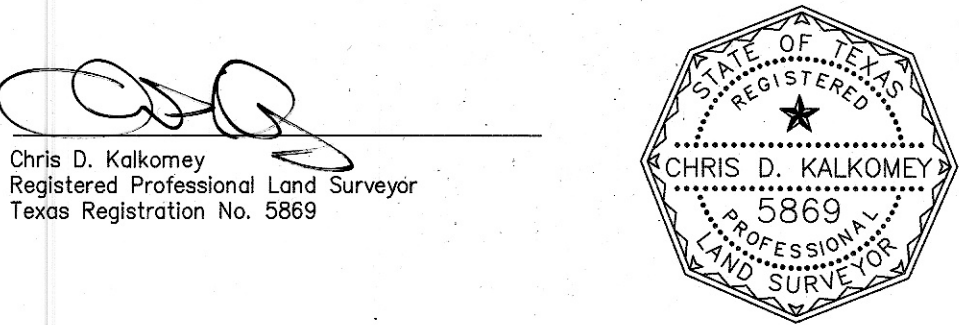


I, Bryan F. Aguirre, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.



Bryan F. Aguirre
Bryan F. Aguirre P.E.
Professional Engineer No. 132219
03/29/2025

I, Chris D. Kalkomey, 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.



Chris D. Kalkomey
Chris D. Kalkomey
Registered Professional Land Surveyor
Texas Registration No. 5869

This is to certify that the Planning Commission of the City of Rosenberg, Texas has approved this plat and subdivision of Doris Road Street Dedication Section Three 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 14th day of April, 2025

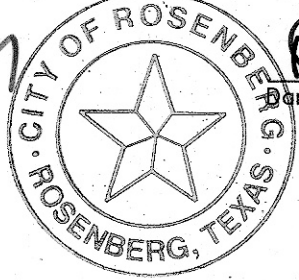
Wayne Poldrack
Wayne Poldrack, Chairman

Cecilia Moreno
Cecilia Moreno, Secretary

This is to certify that the City Council of the City of Rosenberg, Texas has approved this plat and subdivision of Doris Road Street Dedication Section Three 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 22nd day of April, 2025

William Benton
William Benton, Mayor



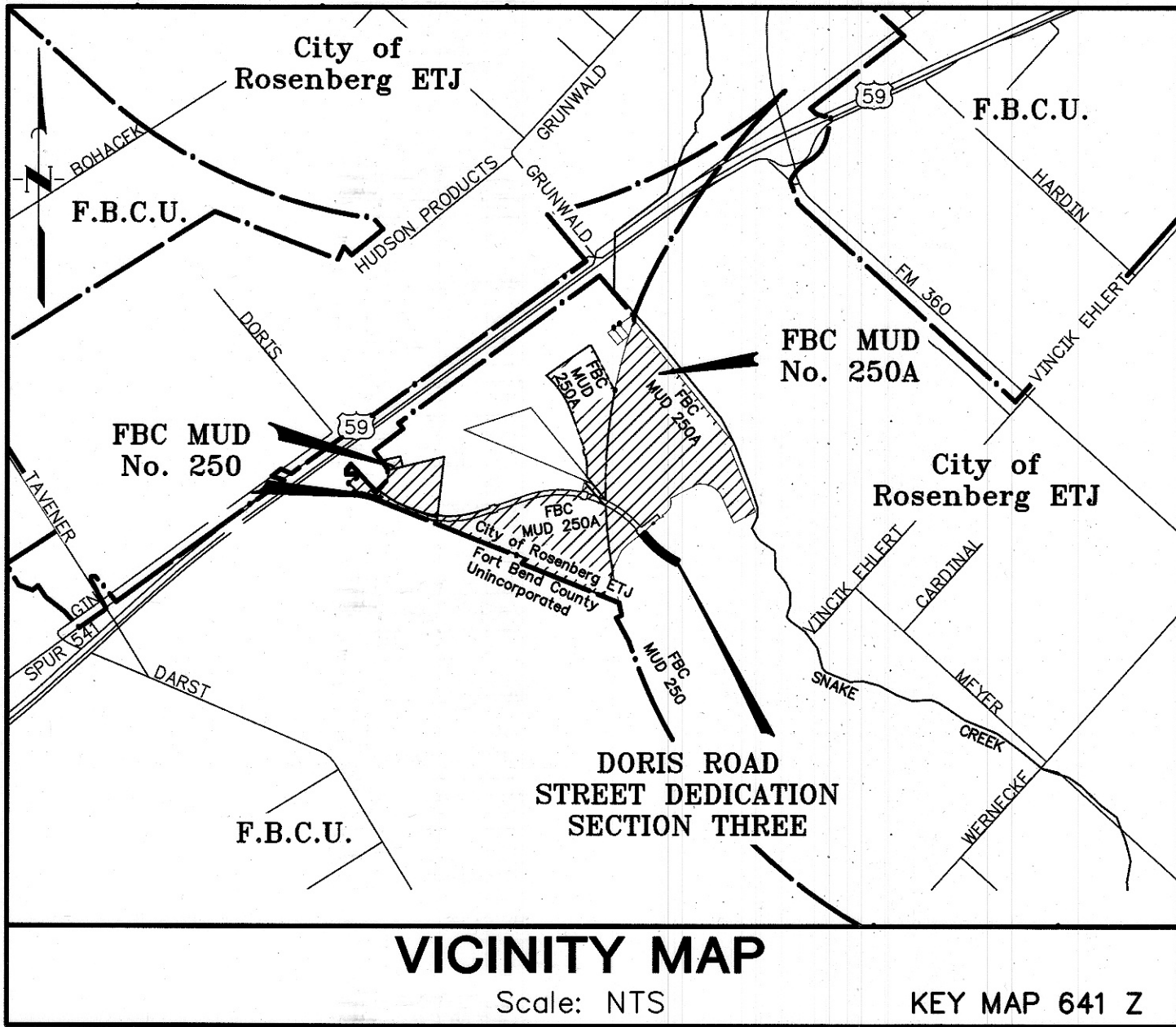
Manuel Swint
Manuel Swint, City Secretary

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 of last above written.

Laura Richard
Fort Bend County, Texas
Deputy



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

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CITY OF ROSENBERG ETJ
FORT BEND COUNTY, TEXAS
MARCH 2025

OWNER
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A Delaware limited partnership
2450 FONDREN ROAD, SUITE 210
HOUSTON, TEXAS 77063
(713) 783-6702

ENGINEER/PLANNER/SURVEYOR:

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Registration Nos. P-23290 & L0046300
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