

PLAT RECORDING SHEET

PLAT NAME: The 1824 at Austin Point Section One

PLAT NO: _____

ACREAGE: 38.98

LEAGUE: W.T. Austin League

ABSTRACT NUMBER: A-5

NUMBER OF BLOCKS: 10

NUMBER OF LOTS: 124

NUMBER OF RESERVES: 12

OWNERS: Austin Point Development Company, LLC,

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, AUSTIN POINT DEVELOPMENT COMPANY, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ITS MANAGER, DANIEL K. SIGNORELLI, HERINAFTER REFERRED TO AS OWNERS OF THE 38.98 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF THE 1824 AT AUSTIN POINT SECTION ONE, 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; DO HEREBY BIND MYSELF (OR OURSELVES), MY (OR 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 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 THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON (OR THE PLACEMENT OF MOBILE HOMES) AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS 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, OWNERS 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, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF THE 1824 AT AUSTIN POINT SECTION ONE, 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, OWNERS 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, AUSTIN POINT DEVELOPMENT COMPANY, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, DANIEL K. SIGNORELLI, HEREUNTO AUTHORIZED, AND HEREUNTO AFFIXED

THIS ____ DAY OF _____, 2024.

AUSTIN POINT DEVELOPMENT COMPANY LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
DANIEL K. SIGNORELLI, MANAGER

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DANIEL K. SIGNORELLI, MANAGER, OF AUSTIN POINT DEVELOPMENT COMPANY LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOW TO BE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

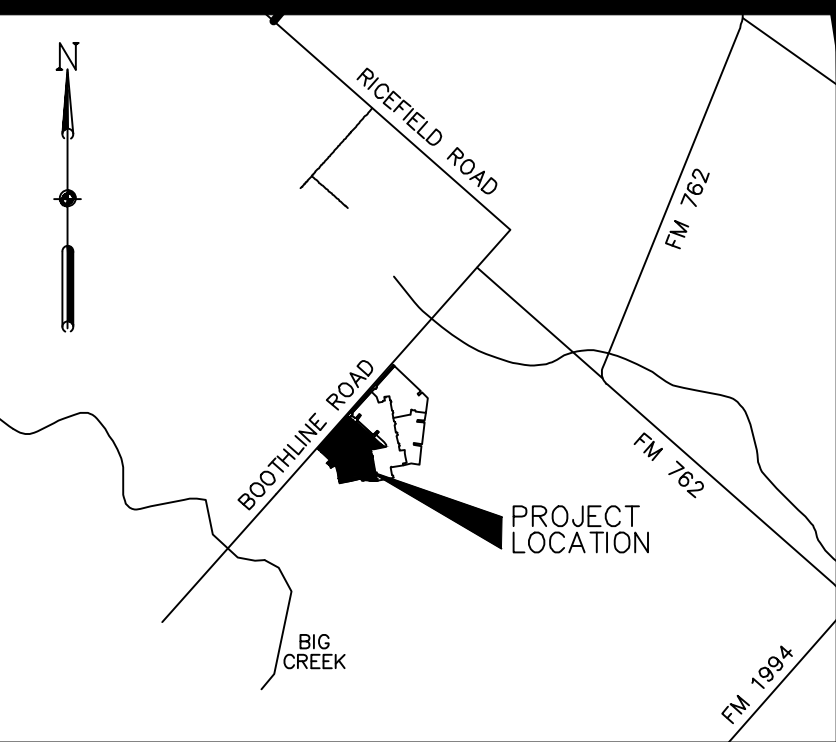
PRINT NAME
MY COMMISSION EXPIRES: _____

I, DEVIN R. ROYAL, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

DEVIN R. ROYAL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6687

I, LOUIS T. BROWN, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

LOUIS T. BROWN
LICENSE PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 138402



VICINITY MAP
NOT-TO-SCALE
MAP REF: KEY MAP 646Y
ZIP CODE: 77469

I, J. STACY SLAWINSKI, 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

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

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2024, AT _____, O'CLOCK (A.M. OR P.M.), IN PLAT NUMBER _____ 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
CLERK OF THE COUNTY
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

THE 1824 AT AUSTIN POINT SECTION ONE

BEING A SUBDIVISION OF 38.98 ACRES
LOCATED IN THE
W.T. AUSTIN LEAGUE, A-5
FORT BEND COUNTY, TEXAS

124 LOTS 10 BLOCKS 12 RESERVES

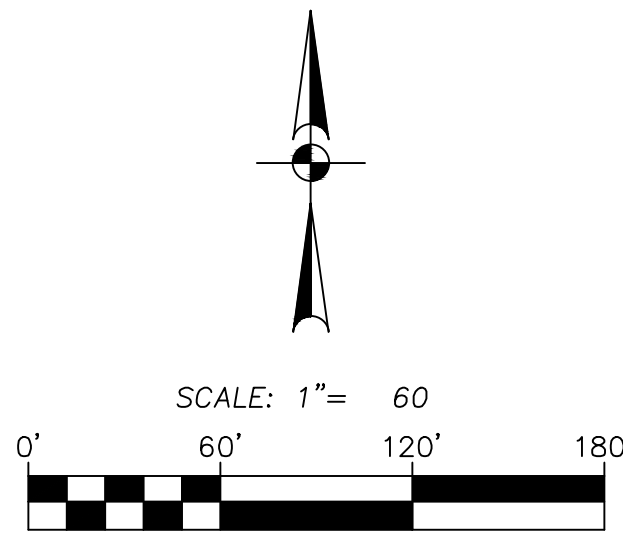
OCTOBER, 2024

OWNER:
AUSTIN POINT DEVELOPMENT COMPANY, LLC,
A TEXAS LIMITED LIABILITY COMPANY

ADDRESS:
1401 WOODLANDS PARKWAY
THE WOODLANDS, TEXAS, 77380
PHONE: 713-452-1700



2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



- LEGEND**
- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
 - SET 5/8" IRON ROD (PD)
 - SET 5/8" IRON ROD (PD)—ROW/LOT
 - AC ACRE
 - AE AERIAL EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - STM SE STORM SEWER EASEMENT
 - WLE WATER LINE EASEMENT
 - DE DRAINAGE EASEMENT
 - UE UTILITY EASEMENT
 - FC NO. FILM CODE NUMBER
 - UVE UNOBSTRUCTED VISIBILITY EASEMENT
 - BL BUILDING LINE
 - R RADIUS
 - ROW RIGHT-OF-WAY
 - SF SQUARE FEET
 - BL BUILDING LINE
 - GBL GARAGE BUILDING LINE
 - IR IRON ROD
 - FD FORT BEND COUNTY PLAT RECORDS
 - FBCDR FORT BEND COUNTY DEED RECORDS
 - OPRFB FORT BEND COUNTY DEED RECORDS
 - NTS NOT TO SCALE
 - PAC PRIVATE ACCESS EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - STREET NAME CHANGE



RESERVE TABLE		
RESERVE	TYPE	ACRES / SQUARE FEET
RESERVE "A"	LANDSCAPE / OPEN SPACE / UTILITIES	2.06 / 89,505
RESERVE "B"	LANDSCAPE / OPEN SPACE / UTILITIES	0.03 / 1,142
RESERVE "C"	LANDSCAPE / OPEN SPACE / UTILITIES	0.75 / 32,686
RESERVE "D"	LANDSCAPE / OPEN SPACE / UTILITIES	0.06 / 2,799
RESERVE "E"	RECREATION CENTER	2.64 / 114,980
RESERVE "F"	LANDSCAPE / OPEN SPACE / UTILITIES	0.02 / 673
RESERVE "G"	PRIVATE ALLEYWAY / PUBLIC UTILITIES	0.32 / 14,017
RESERVE "H"	PRIVATE ALLEYWAY / PUBLIC UTILITIES	0.13 / 5,720
RESERVE "I"	LIFT STATION	0.09 / 3,750
RESERVE "J"	UNRESTRICTED	0.10 / 4,375
RESERVE "K"	PRIVATE ALLEYWAY / PUBLIC UTILITIES	0.01 / 453
RESERVE "L"	PRIVATE ALLEYWAY / PUBLIC UTILITIES	0.01 / 457
TOTAL		6.22 / 270,557

THE 1824 AT AUSTIN POINT SECTION ONE

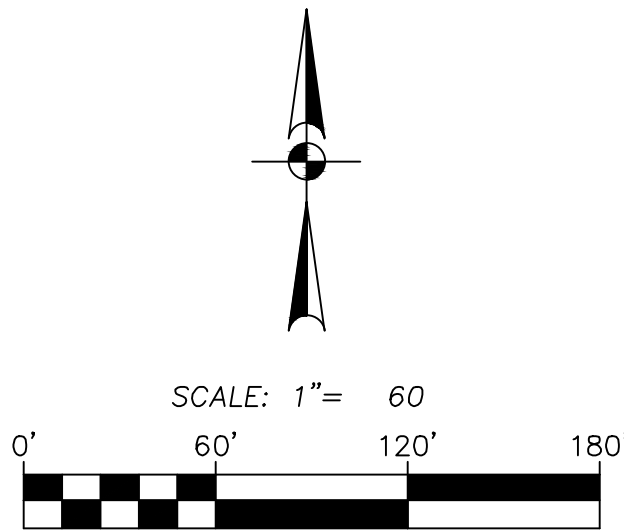
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SCALE: 1"= 60' OCTOBER, 2024

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PAPE-DAWSON ENGINEERS

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 - IR = IRON ROD
 - FD = FOUND
 - FBOPR = FORT BEND COUNTY PLAT RECORDS
 - FBOPR = FORT BEND COUNTY DEED RECORDS
 - OPRFBC = OFFICIAL PUBLIC RECORDS
 - NTS = NOT TO SCALE
 - PAE = PRIVATE ACCESS EASEMENT
 - PUE = PUBLIC UTILITY EASEMENT
 - ↕ = STREET NAME CHANGE



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