

PLAT RECORDING SHEET

PLAT NAME: The 1824 at Austin Point Section Three

PLAT NO: _____

ACREAGE: 23.92

LEAGUE: W.T. Austin League

ABSTRACT NUMBER: A-5

NUMBER OF BLOCKS: 7

NUMBER OF LOTS: 97

NUMBER OF RESERVES: 7

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, HEREINAFTER REFERRED TO AS OWNERS OF THE 23.92 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF THE 1824 AT AUSTIN POINT 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 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 THREE, 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 _____, 2025.

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 _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

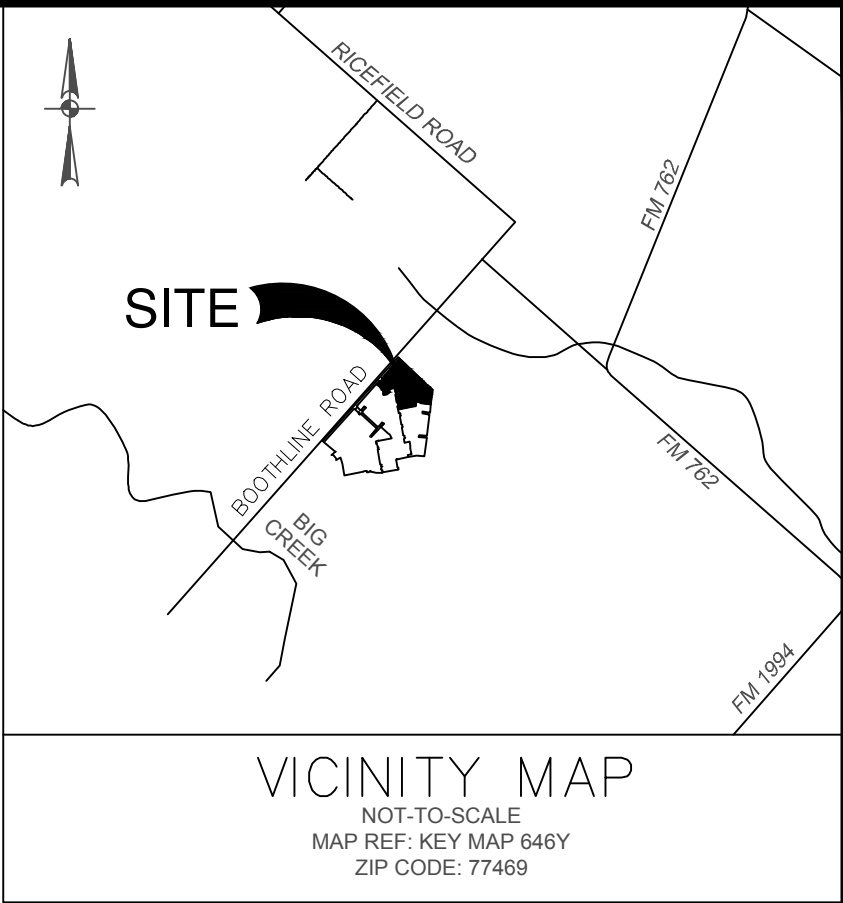
PRINT NAME
MY COMMISSION EXPIRES: _____

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. 6667

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 LICENSED NO. 138402



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 _____, 2025.

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 _____ 2025, 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 THREE

BEING A SUBDIVISION OF 23.92 ACRES
LOCATED IN THE
W.T. AUSTIN LEAGUE, A-5
FORT BEND COUNTY, TEXAS

97 LOTS 7 BLOCKS 7 RESERVES

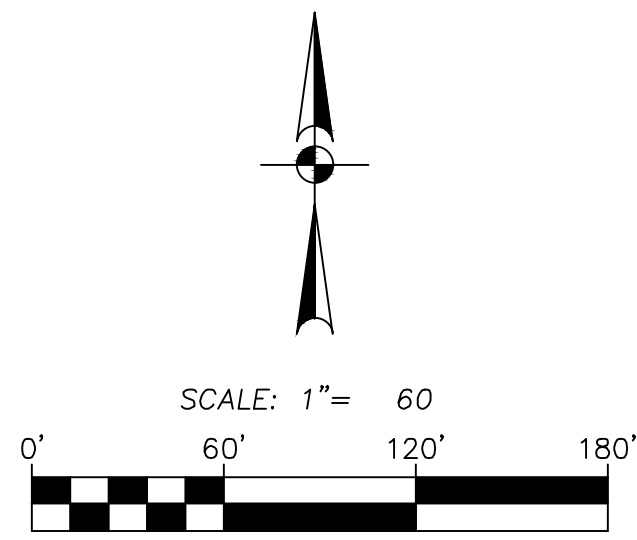
FEBRUARY, 2025

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

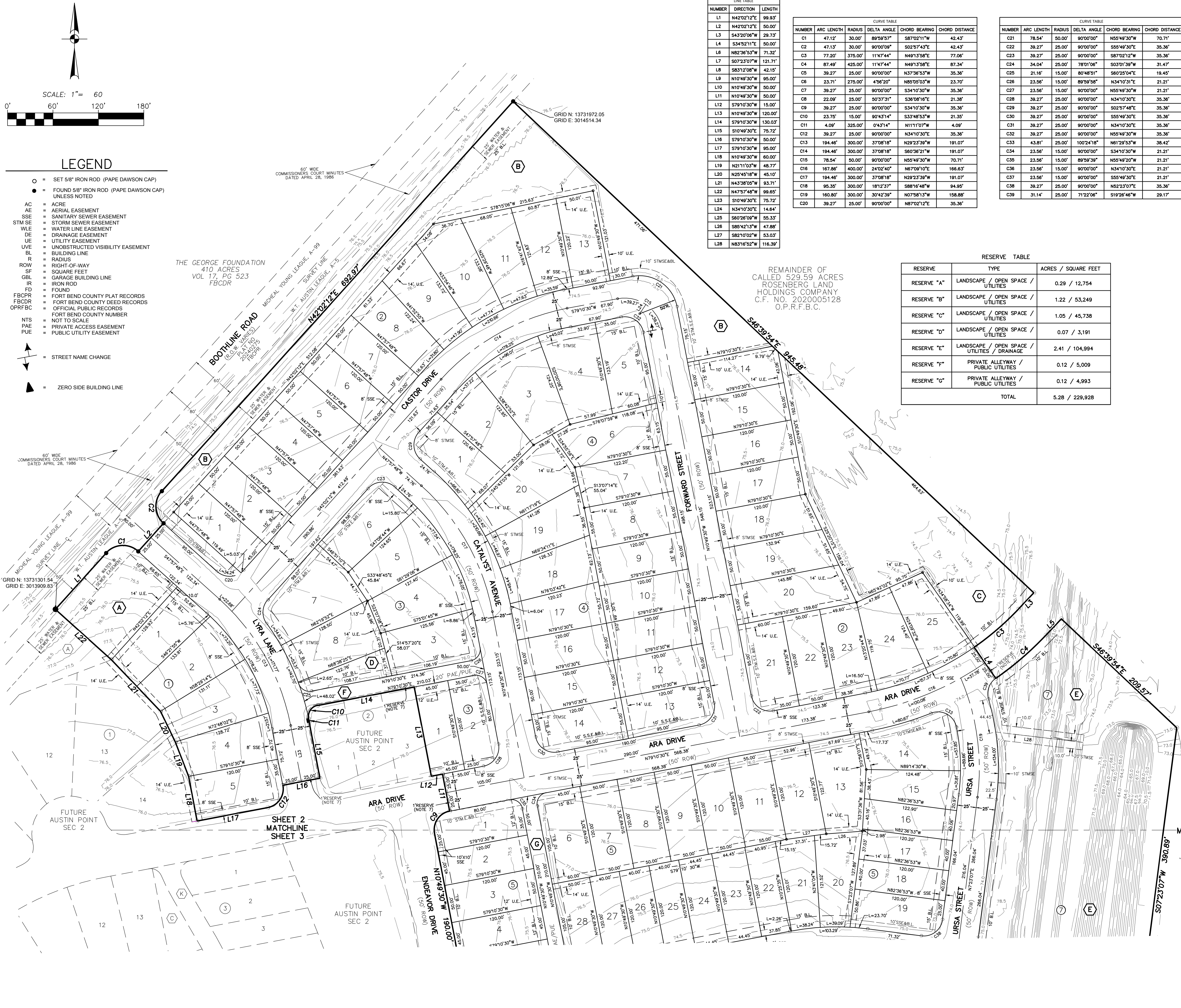
ADDRESS:
1401 WOODLANDS PARKWAY
THE WOODLANDS, TEXAS, 77380
PHONE: 713-452-1700



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



- LEGEND**
- = SET 5/8" IRON ROD (PAPE DAWSON CAP)
 - = FOUND 5/8" IRON ROD (PAPE DAWSON CAP) UNLESS NOTED
 - AC = ACRE
 - AE = AERIAL EASEMENT
 - SSE = SANITARY SEWER EASEMENT
 - STM SE = STORM SEWER EASEMENT
 - WLE = WATER LINE EASEMENT
 - DE = DRAINAGE EASEMENT
 - UE = UTILITY EASEMENT
 - UVE = UNOBSTRUCTED VISIBILITY EASEMENT
 - BL = BUILDING LINE
 - R = RADIUS
 - ROW = RIGHT-OF-WAY
 - SF = SQUARE FEET
 - GBL = GARAGE BUILDING LINE
 - IR = IRON ROD
 - FD = FOUND
 - FBCPR = FORT BEND COUNTY PLAT RECORDS
 - FBCDR = FORT BEND COUNTY DEED RECORDS
 - OPRFBC = OFFICIAL PUBLIC RECORDS FORT BEND COUNTY NUMBER
 - NTS = NOT TO SCALE
 - PAE = PRIVATE ACCESS EASEMENT
 - PUE = PUBLIC UTILITY EASEMENT
 - ▲ = STREET NAME CHANGE
 - ▲ = ZERO SIDE BUILDING LINE



LINE TABLE

| NUMBER | DIRECTION | LENGTH |
|--------|-------------|---------|
| L1 | N42°02'12"E | 99.83' |
| L2 | N42°02'12"E | 50.00' |
| L3 | S43°20'06"W | 29.73' |
| L4 | S34°52'11"E | 50.00' |
| L5 | N82°36'53"W | 71.32' |
| L6 | S07°23'07"W | 121.71' |
| L7 | S83°32'08"W | 42.15' |
| L8 | N10°49'30"W | 95.00' |
| L9 | N10°49'30"W | 30.00' |
| L10 | N10°49'30"W | 50.00' |
| L11 | N10°49'30"W | 50.00' |
| L12 | S79°10'30"W | 15.00' |
| L13 | N10°49'30"W | 120.00' |
| L14 | S79°10'30"W | 130.03' |
| L15 | S10°49'30"W | 75.72' |
| L16 | S79°10'30"W | 50.00' |
| L17 | S79°10'30"W | 95.00' |
| L18 | N10°49'30"W | 60.00' |
| L19 | N21°11'03"W | 48.77' |
| L20 | N25°45'18"W | 45.10' |
| L21 | N43°38'05"W | 93.71' |
| L22 | N47°57'48"W | 99.65' |
| L23 | S10°49'30"W | 75.72' |
| L24 | N34°10'30"E | 14.64' |
| L25 | S80°26'09"W | 55.33' |
| L26 | S85°42'13"W | 47.88' |
| L27 | S82°10'02"W | 53.03' |
| L28 | N83°16'52"W | 116.39' |

CURVE TABLE

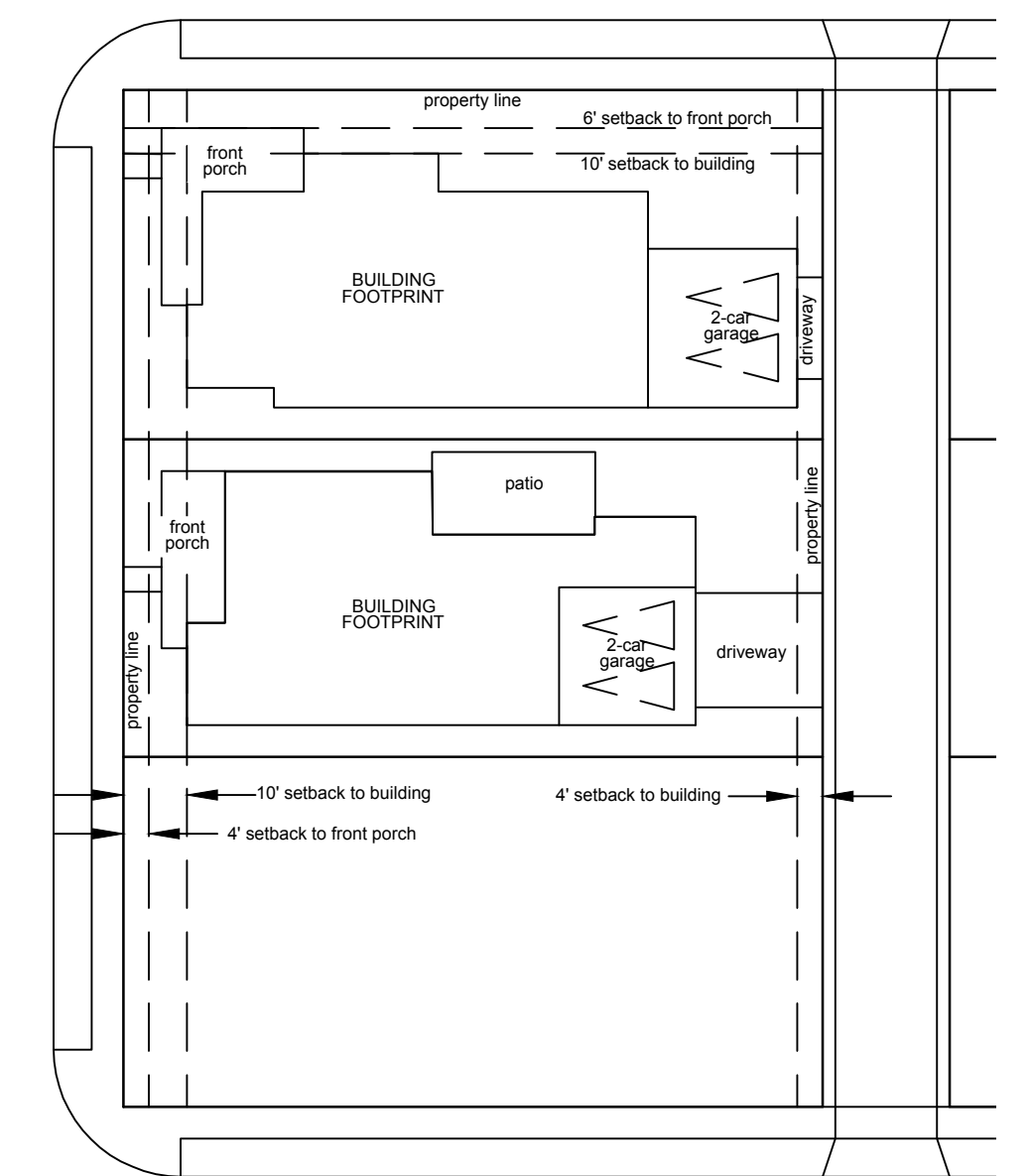
| NUMBER | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD DISTANCE |
|--------|------------|---------|-------------|---------------|----------------|
| C1 | 47.12' | 30.00' | 89°59'57" | S87°02'11"W | 42.43' |
| C2 | 47.13' | 30.00' | 90°00'09" | S02°57'43"E | 42.43' |
| C3 | 77.20' | 375.00' | 11°47'44" | N49°13'58"E | 77.08' |
| C4 | 87.49' | 425.00' | 11°47'44" | N49°13'58"E | 87.34' |
| C5 | 39.27' | 25.00' | 90°00'00" | N37°36'53"W | 35.36' |
| C6 | 23.71' | 275.00' | 4°58'20" | N85°05'03"W | 23.70' |
| C7 | 39.27' | 25.00' | 90°00'00" | S34°10'30"W | 35.36' |
| C8 | 22.09' | 25.00' | 50°37'31" | S36°08'16"E | 21.38' |
| C9 | 39.27' | 25.00' | 90°00'00" | S34°10'30"W | 35.36' |
| C10 | 23.75' | 15.00' | 90°43'14" | S33°48'53"W | 21.35' |
| C11 | 4.09' | 325.00' | 0°43'14" | N11°11'07"W | 4.09' |
| C12 | 39.27' | 25.00' | 90°00'00" | N34°10'30"E | 35.36' |
| C13 | 194.46' | 300.00' | 37°08'18" | N29°23'39"W | 191.07' |
| C14 | 194.46' | 300.00' | 37°08'18" | S60°36'21"W | 191.07' |
| C15 | 78.54' | 50.00' | 90°00'00" | N55°49'30"W | 70.71' |
| C16 | 167.86' | 400.00' | 24°02'40" | N67°09'10"E | 166.83' |
| C17 | 194.46' | 300.00' | 37°08'18" | N29°23'39"W | 191.07' |
| C18 | 95.35' | 300.00' | 18°12'37" | S88°16'48"W | 94.99' |
| C19 | 160.80' | 300.00' | 30°42'39" | N07°58'13"W | 158.88' |
| C20 | 39.27' | 25.00' | 90°00'00" | N87°02'12"E | 35.36' |

CURVE TABLE

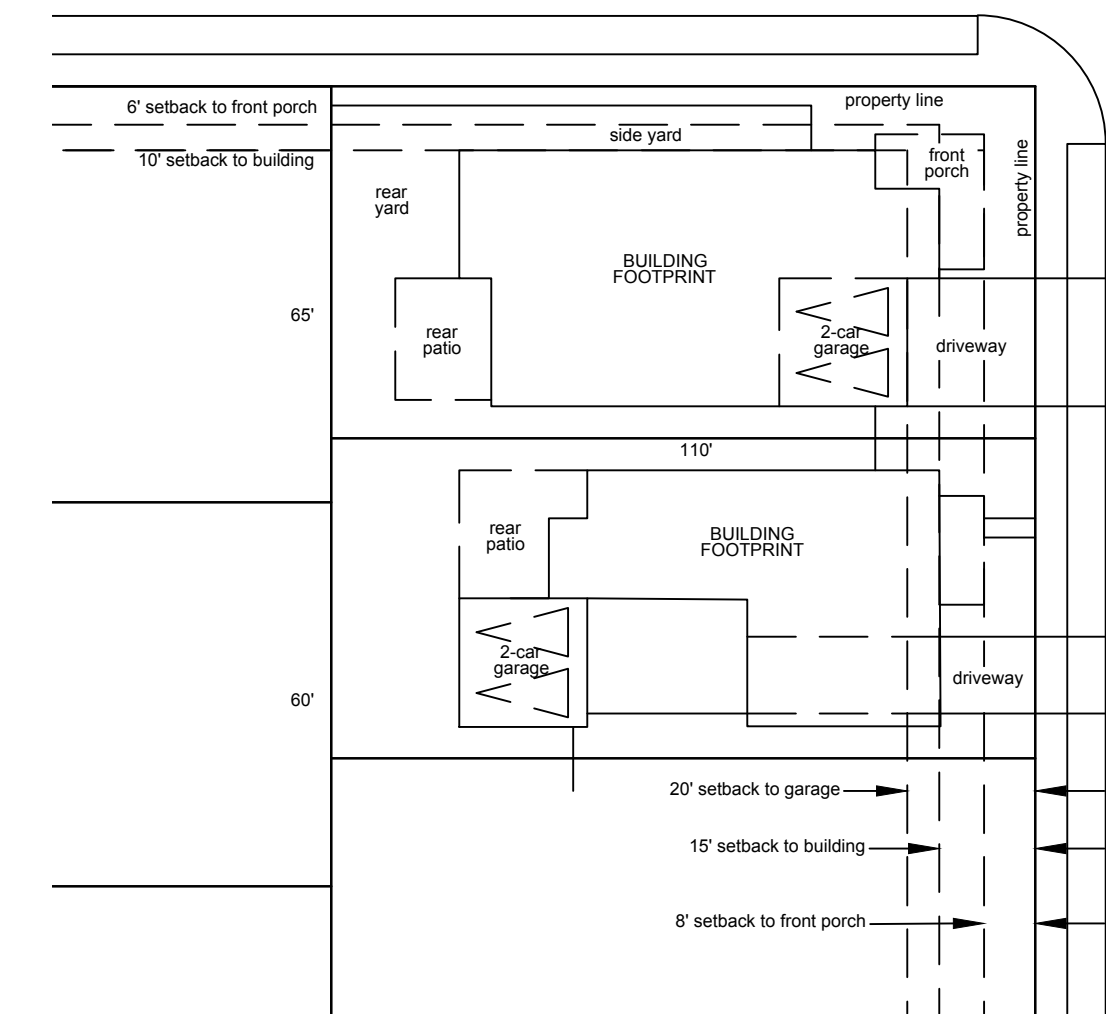
| NUMBER | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD DISTANCE |
|--------|------------|--------|-------------|---------------|----------------|
| C21 | 78.54' | 50.00' | 90°00'00" | N55°49'30"W | 70.71' |
| C22 | 39.27' | 25.00' | 90°00'00" | S55°49'30"E | 35.36' |
| C23 | 39.27' | 25.00' | 90°00'00" | S87°02'12"W | 35.36' |
| C24 | 34.04' | 25.00' | 78°01'08" | S03°01'39"W | 31.47' |
| C25 | 21.16' | 15.00' | 80°48'51" | S60°25'04"E | 19.45' |
| C26 | 23.56' | 15.00' | 89°59'58" | N34°10'31"E | 21.21' |
| C27 | 23.56' | 15.00' | 90°00'00" | N55°49'30"W | 21.21' |
| C28 | 39.27' | 25.00' | 90°00'00" | N34°10'30"E | 35.36' |
| C29 | 39.27' | 25.00' | 90°00'00" | S02°57'48"E | 35.36' |
| C30 | 39.27' | 25.00' | 90°00'00" | S55°49'30"E | 35.36' |
| C31 | 39.27' | 25.00' | 90°00'00" | N34°10'30"E | 35.36' |
| C32 | 39.27' | 25.00' | 90°00'00" | N55°49'30"W | 35.36' |
| C33 | 43.81' | 25.00' | 100°24'18" | N61°29'53"W | 38.42' |
| C34 | 23.56' | 15.00' | 90°00'00" | S34°10'30"W | 21.21' |
| C35 | 23.56' | 15.00' | 89°59'59" | N55°49'20"W | 21.21' |
| C36 | 23.56' | 15.00' | 90°00'00" | N34°10'30"E | 21.21' |
| C37 | 23.56' | 15.00' | 90°00'00" | S55°49'30"E | 21.21' |
| C38 | 39.27' | 25.00' | 90°00'00" | N52°23'07"E | 35.36' |
| C39 | 31.14' | 25.00' | 71°22'06" | S19°26'46"W | 29.17' |

RESERVE TABLE

| RESERVE | TYPE | ACRES / SQUARE FEET |
|-------------|---|---------------------|
| RESERVE "A" | LANDSCAPE / OPEN SPACE / UTILITIES | 0.29 / 12,754 |
| RESERVE "B" | LANDSCAPE / OPEN SPACE / UTILITIES | 1.22 / 53,249 |
| RESERVE "C" | LANDSCAPE / OPEN SPACE / UTILITIES | 1.05 / 45,738 |
| RESERVE "D" | LANDSCAPE / OPEN SPACE / UTILITIES | 0.07 / 3,191 |
| RESERVE "E" | LANDSCAPE / OPEN SPACE / UTILITIES / DRAINAGE | 2.41 / 104,994 |
| RESERVE "F" | PRIVATE ALLEYWAY / PUBLIC UTILITIES | 0.12 / 5,009 |
| RESERVE "G" | PRIVATE ALLEYWAY / PUBLIC UTILITIES | 0.12 / 4,993 |
| TOTAL | | 5.28 / 229,928 |



DETAIL OF ALLEY-LOADED SETBACKS
DETAIL SCALE: 1" = 30'



DETAIL OF FRONT-LOADED SETBACKS
DETAIL SCALE: 1" = 30'

THE 1824 AT AUSTIN POINT SECTION THREE

BEING A SUBDIVISION OF 23.92 ACRES
LOCATED IN THE
W.T. AUSTIN LEAGUE, A-5
FORT BEND COUNTY, TEXAS

97 LOTS 7 BLOCKS 7 RESERVES
SCALE: 1"= 60' FEBRUARY, 2025

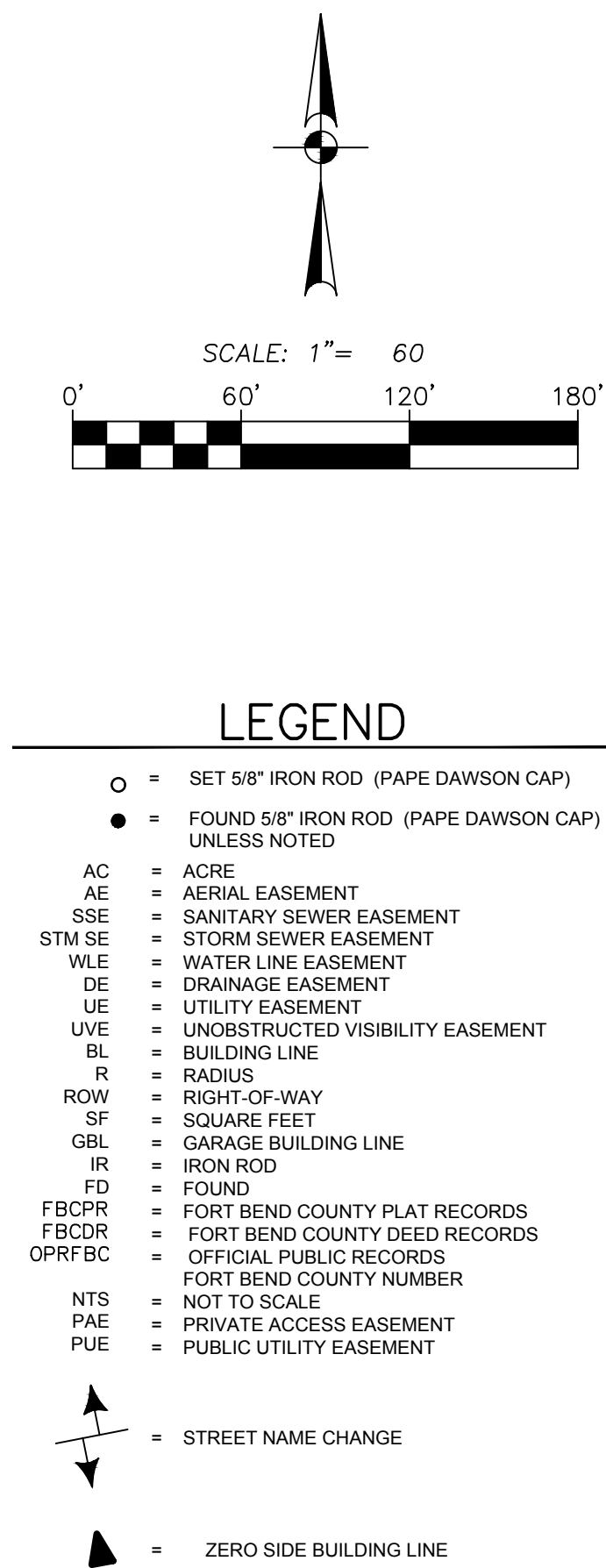
OWNER:
AUSTIN POINT DEVELOPMENT COMPANY, LLC,
A TEXAS LIMITED LIABILITY COMPANY

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

Date: Feb 07, 2025, 8:45am User ID: Mvega
File: F:\Costello\SDrive\NEW\Austin Point\Plate - Austin Point\2019100-503-DV-012 Section 3\2019100-503-012.dwg



GENERAL NOTES:

- THIS PLAT IS BASED ON A CITY PLANNING LETTER PREPARED BY TEXAS AMERICAN TITLE COMPANY, G.F. NO. 2791024-09046 DATED JANUARY 29, 2025, AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00013.
- THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
- CONTOURS SHOWN HEREON ARE BASED ON NAVD 88 DATUM. CONTROL BENCHMARK: NGS MONUMENT HGCD 72; STAINLESS STEEL ROD IN SLEEVE LOCATED AT SMITHERS LAKE; ELEVATION 69.6 NAVD 1988 (GEOID99).
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- THIS PROPERTY LIES WITHIN ZONE "X" AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C0425M DATED JANUARY 29, 2021.
- A ONE-FOOT RESERVE (1' RESERVE) HAS BEEN DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE TITLE FEE THERE TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS SHOWN OTHERWISE.
- ALL BUILDING LINES ALONG STREET RIGHTS-OF-WAY AS SHOWN ON THE PLAT.
- THIS PROPERTY LIES WITHIN FORT BEND COUNTY, FORT BEND COUNTY DRAINAGE DISTRICT, AUSTIN POINT MUNICIPAL UTILITY DISTRICT NO. 2, (FORMALLY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 239A), CAD 23, ESD 10 AND LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 75.27 FEET ABOVE MEAN SEA LEVEL, NAVD 88, 2001 ADJUSTMENT. 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 ELEVATION 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.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE (5) FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAYS WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY. ALL PROPERTY IS REQUIRED TO DRAIN INTO THE DRAINAGE EASEMENT THROUGH AN APPROVED DRAINAGE STRUCTURE.
- THIS PLAT LIES WITHIN ZONE "L22" OF THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE, DATED JUNE 2004.
- A MINIMUM DISTANCE OF TEN (10) FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 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 THE BEGINNING OF CONSTRUCTION.

| CURVE TABLE | | | | | |
|-------------|------------|---------|-------------|---------------|----------------|
| NUMBER | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD DISTANCE |
| C1 | 47.12' | 30.00' | 89°59'57" | S87°02'11"W | 42.43' |
| C2 | 47.13' | 30.00' | 90°00'09" | S02°57'43"E | 42.43' |
| C3 | 77.20' | 375.00' | 11°47'44" | N49°13'58"E | 77.06' |
| C4 | 87.48' | 425.00' | 11°47'44" | N49°13'58"E | 87.34' |
| C5 | 39.27' | 25.00' | 90°00'00" | N37°36'53"W | 35.36' |
| C6 | 23.71' | 275.00' | 4°56'20" | N85°05'03"W | 23.70' |
| C7 | 39.27' | 25.00' | 90°00'00" | S34°10'30"W | 35.36' |
| C8 | 22.08' | 25.00' | 50°37'31" | S36°08'16"E | 21.38' |
| C9 | 39.27' | 25.00' | 90°00'00" | S34°10'30"W | 35.36' |
| C10 | 23.75' | 15.00' | 90°43'14" | S33°48'53"W | 21.35' |
| C11 | 4.09' | 325.00' | 0°43'14" | N11°11'07"W | 4.09' |
| C12 | 39.27' | 25.00' | 90°00'00" | N34°10'30"E | 35.36' |
| C13 | 194.46' | 300.00' | 37°08'16" | N29°23'39"W | 191.07' |
| C14 | 194.46' | 300.00' | 37°08'16" | S60°38'21"W | 191.07' |
| C15 | 78.54' | 50.00' | 90°00'00" | N55°49'30"W | 70.71' |
| C16 | 167.88' | 400.00' | 24°02'40" | N67°09'10"E | 166.63' |
| C17 | 194.46' | 300.00' | 37°08'16" | N29°23'39"W | 191.07' |
| C18 | 95.35' | 300.00' | 18°12'37" | S86°16'48"W | 94.95' |
| C19 | 160.80' | 300.00' | 30°42'39" | N07°58'13"W | 158.88' |
| C20 | 39.27' | 25.00' | 90°00'00" | N87°02'12"E | 35.36' |

| CURVE TABLE | | | | | |
|-------------|------------|--------|-------------|---------------|----------------|
| NUMBER | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD DISTANCE |
| C21 | 78.54' | 50.00' | 90°00'00" | N55°49'30"W | 70.71' |
| C22 | 39.27' | 25.00' | 90°00'00" | S55°49'30"E | 35.36' |
| C23 | 39.27' | 25.00' | 90°00'00" | S87°02'12"W | 35.36' |
| C24 | 34.04' | 25.00' | 78°01'06" | S03°01'39"W | 31.47' |
| C25 | 21.16' | 15.00' | 80°48'51" | S60°25'04"E | 19.45' |
| C26 | 23.56' | 15.00' | 89°59'58" | N34°10'31"E | 21.21' |
| C27 | 23.56' | 15.00' | 90°00'00" | N55°49'30"W | 21.21' |
| C28 | 39.27' | 25.00' | 90°00'00" | N34°10'30"E | 35.36' |
| C29 | 39.27' | 25.00' | 90°00'00" | S02°57'48"E | 35.36' |
| C30 | 39.27' | 25.00' | 90°00'00" | S55°49'30"E | 35.36' |
| C31 | 39.27' | 25.00' | 90°00'00" | N34°10'30"E | 35.36' |
| C32 | 39.27' | 25.00' | 90°00'00" | N55°49'30"W | 35.36' |
| C33 | 43.81' | 25.00' | 100°24'18" | N61°29'53"W | 38.42' |
| C34 | 23.56' | 15.00' | 90°00'00" | S34°10'30"W | 21.21' |
| C35 | 23.56' | 15.00' | 89°59'39" | N55°49'30"W | 21.21' |
| C36 | 23.56' | 15.00' | 90°00'00" | N34°10'30"E | 21.21' |
| C37 | 23.56' | 15.00' | 90°00'00" | S55°49'30"E | 21.21' |
| C38 | 39.27' | 25.00' | 90°00'00" | N52°23'07"E | 35.36' |
| C39 | 31.14' | 25.00' | 71°22'06" | S19°26'46"W | 28.17' |

| LINE TABLE | | |
|------------|-------------|---------|
| NUMBER | DIRECTION | LENGTH |
| L1 | N42°02'12"E | 98.93' |
| L2 | N42°02'12"E | 50.00' |
| L3 | S43°30'06"W | 29.73' |
| L4 | S34°52'01"E | 50.00' |
| L6 | N82°36'53"W | 71.32' |
| L7 | S07°23'07"W | 121.71' |
| L8 | S83°12'08"W | 42.15' |
| L9 | N10°48'30"W | 95.00' |
| L10 | N10°48'30"W | 50.00' |
| L11 | N10°48'30"W | 50.00' |
| L12 | S79°10'30"W | 15.00' |
| L13 | N10°48'30"W | 120.00' |
| L14 | S79°10'30"W | 130.03' |
| L15 | S10°49'30"E | 75.72' |
| L16 | S79°10'30"W | 50.00' |
| L17 | S79°10'30"W | 95.00' |
| L18 | N10°48'30"W | 60.00' |
| L19 | N21°11'03"W | 48.77' |
| L20 | N25°45'18"W | 45.10' |
| L21 | N43°38'08"W | 93.71' |
| L22 | N47°57'48"W | 99.65' |
| L23 | N10°49'30"E | 75.72' |
| L24 | N34°10'30"E | 14.64' |
| L25 | S60°26'09"W | 55.33' |
| L26 | S85°42'13"W | 47.88' |
| L27 | S82°10'02"W | 53.03' |
| L28 | N83°16'52"W | 116.39' |

| RESERVE TABLE | | |
|---------------|---|---------------------|
| RESERVE | TYPE | ACRES / SQUARE FEET |
| RESERVE "A" | LANDSCAPE / OPEN SPACE / UTILITIES | 0.29 / 12,754 |
| RESERVE "B" | LANDSCAPE / OPEN SPACE / UTILITIES | 1.22 / 53,249 |
| RESERVE "C" | LANDSCAPE / OPEN SPACE / UTILITIES | 1.05 / 45,738 |
| RESERVE "D" | LANDSCAPE / OPEN SPACE / UTILITIES | 0.07 / 3,191 |
| RESERVE "E" | LANDSCAPE / OPEN SPACE / UTILITIES / DRAINAGE | 2.41 / 104,994 |
| RESERVE "F" | PRIVATE ALLEYWAY / PUBLIC UTILITIES | 0.12 / 5,009 |
| RESERVE "G" | PRIVATE ALLEYWAY / PUBLIC UTILITIES | 0.12 / 4,993 |
| TOTAL | | 5.28 / 229,928 |

THE 1824 AT AUSTIN POINT SECTION THREE

BEING A SUBDIVISION OF 23.92 ACRES
LOCATED IN THE
W.T. AUSTIN LEAGUE, A-5
FORT BEND COUNTY, TEXAS

97 LOTS 7 BLOCKS 7 RESERVES

SCALE: 1"= 60' FEBRUARY, 2025

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