

**PLAT RECORDING SHEET**

**PLAT NAME:** August Trails Detention Pond Phase 1

\_\_\_\_\_

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

**ACREAGE:** 71.85

\_\_\_\_\_

**LEAGUE:** H. & T.C. RR. CO Survey Block 28, Section 28,

\_\_\_\_\_

**ABSTRACT NUMBER:** A-465 & 723

\_\_\_\_\_

**NUMBER OF BLOCKS:** 1

\_\_\_\_\_

**NUMBER OF LOTS:** 0

\_\_\_\_\_

**NUMBER OF RESERVES:** 4

\_\_\_\_\_

**OWNERS:** Forestar (USA) Real Estate Group Inc.,

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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



STATE OF TEXAS  
COUNTY OF FORT BEND

We, Forestar (USA) Real Estate Group INC., a Delaware Corporation, acting by and through Juanita Orsak, Vice President, owners of the 71.85 acre tract described in the above and foregoing map of AUGUST TRAILS DETENTION POND PHASE 1, do hereby make and establish said subdivision and development plot of said property according to all lines, dedications, restrictions and notations on said maps or plot 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, successors 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 five feet (5' 0") for twenty feet (20' 0") ground easements or seven feet, (7' 0") for sixteen feet (16' 0") ground easements form 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. & A.E.) as indicated and depicted, hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose 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 the 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 purpose 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, We do hereby covenant and agree that all of the property within the boundaries of this plot 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 baysous, 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 owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of AUGUST TRAILS DETENTION POND PHASE 1 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, Forestar (USA) Real Estate Group INC., a Delaware Corporation, has caused these presents to be signed by Juanita Orsak, Vice President, thereunto authorized, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

OWNER  
Forestar (USA) Real Estate Group INC.,  
a Delaware Corporation  
  
by: Juanita Orsak  
Vice President

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Juanita Orsak, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public in and for the State of Texas  
My Commission expires: \_\_\_\_\_

I, Kevin M. Reidy, 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 accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plot boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

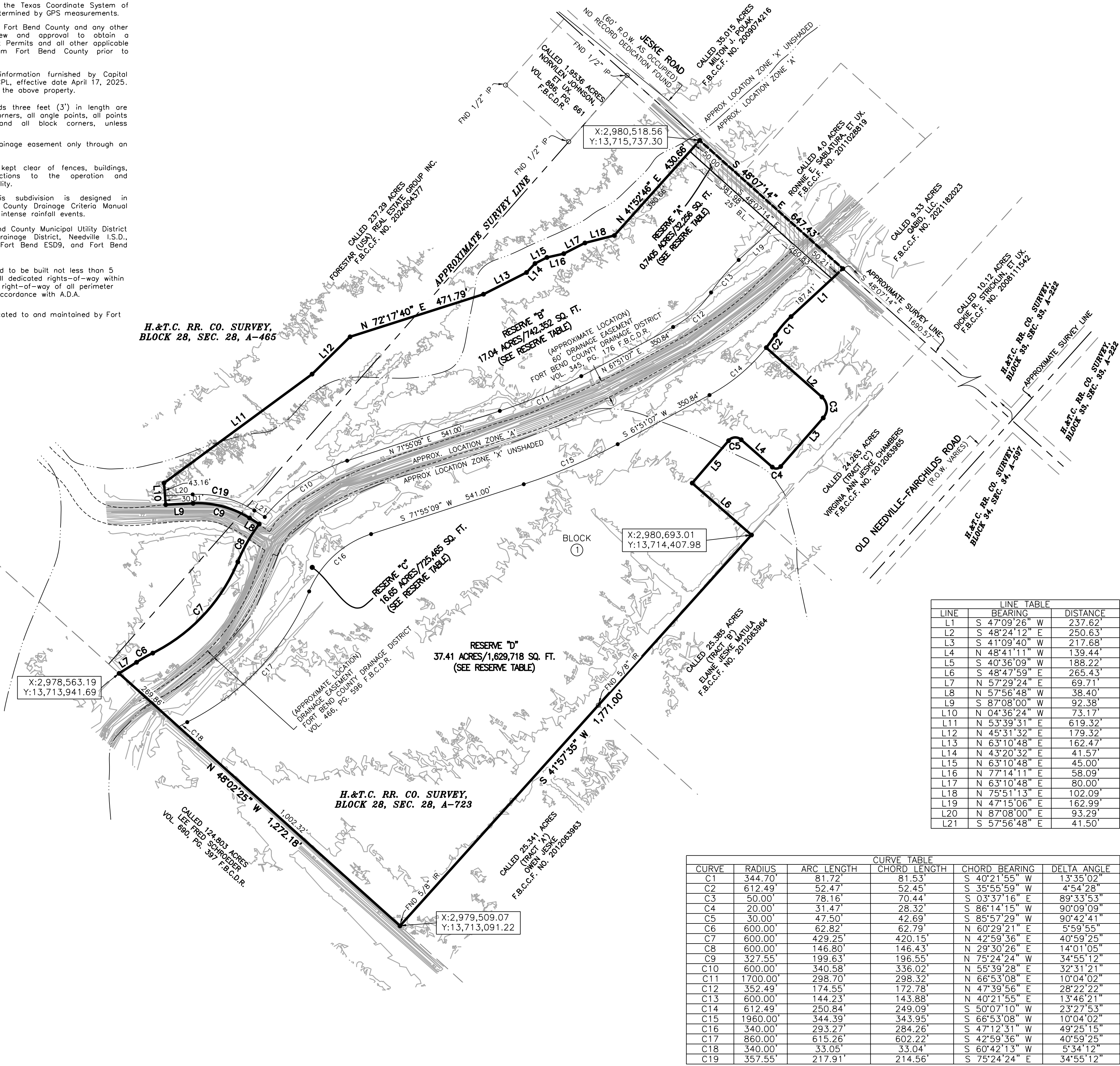
Kevin M. Reidy,  
Registered Professional Land Surveyor  
Texas Registration No. 6450

I, Greg G. Gornier Jr., P.E., a Professional Engineer Registered in the state of Texas do hereby certify that this plot meets all requirements of Fort Bend County to the best of my knowledge.

Greg G. Gornier Jr., P.E.  
Licensed Professional Engineer  
Texas License No. 125639

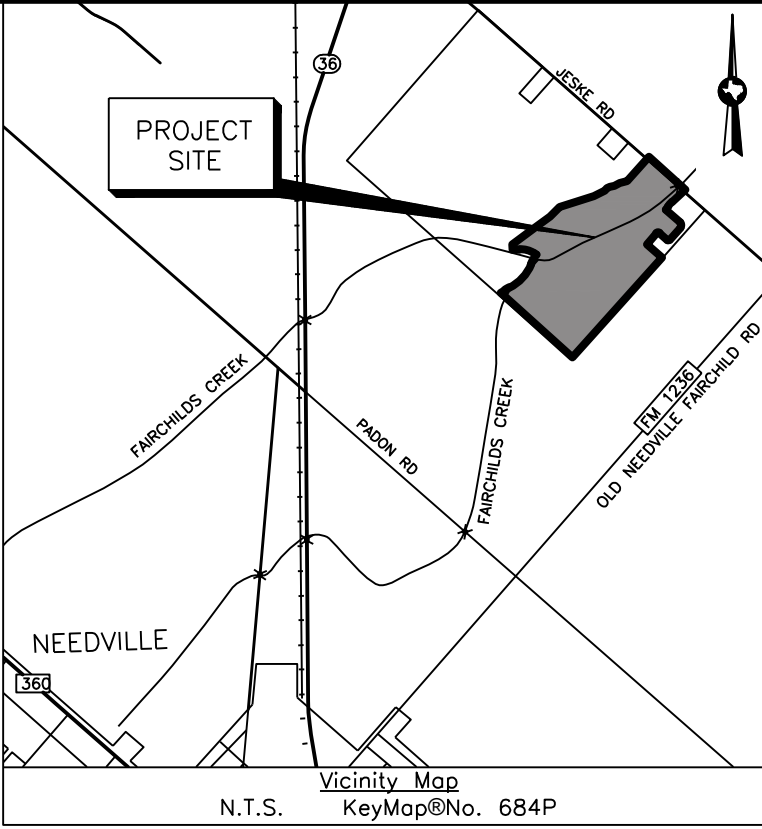
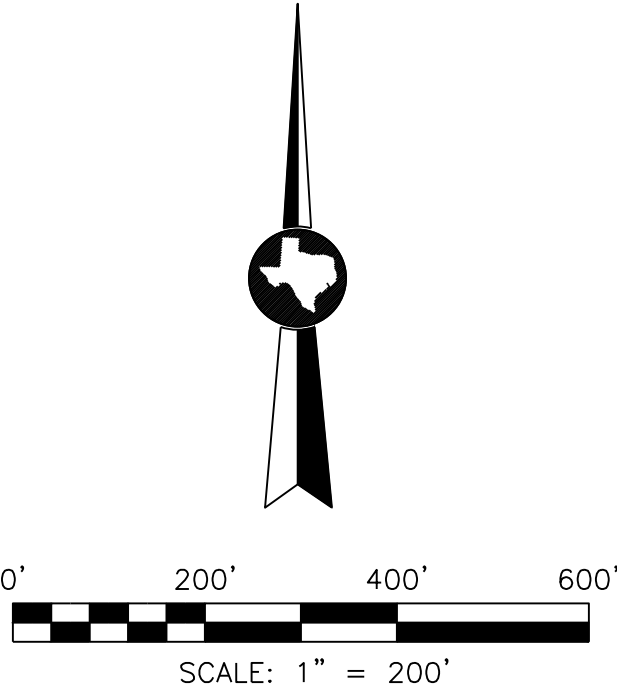
GENERAL NOTES

- B.L. indicates Building Line.  
F.B.C.C.F. No. indicates Fort Bend County Clerk's File Number.  
F.B.C.D.R. indicates Fort Bend County Deed Records.  
N.T.S. indicates Not To Scale.  
PG. indicates Page.  
R.O.W. indicates Right-Of-Way.  
Sq. Ft. indicates Square Feet  
VOL. indicates Volume.  
F.B.C.M.U.D. indicates Fort Bend County Municipal Utility District
- Project benchmark is NGS monument PID# AWS478, being a punchmark in the top of a stainless steel rod, inside a 1-inch PVC pipe, enclosed in a 5-inch PVC pipe with cap stamped "HGCSO 71 1987" located 97.7 feet east of the southeast end of a culvert, 0.05 miles southeast along State Highway 36, from the intersection of State Highway 36 and FM 360. ELEV:88.2 (NAVD88 GEOID 18)
- August Trails Detention Pond lies within: (a) Unshaded Zone "X" and (b) Zone "A" as per Flood Insurance Rate Map No. 4815700400M, dated January 29, 2021.
- According to the city planning letter, dated April 17, 2025, from Capital Title, there are no pipeline easements within the subdivision.
- This plot lies within Fort Bend County Lighting Ordinance Zone No. LZ2.
- Bearings shown hereon refer to the Texas Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval to obtain a Development Permit. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
- This plot was prepared from information furnished by Capital Title, Certificate No. 02-11553 CPL effective date April 17, 2025. The surveyor has not abstracted the above property.
- Five-eighths inch (5/8") iron rods 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.
- All property to drain into the drainage easement only through an approved drainage structure.
- All drainage easements to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility.
- The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
- This property lies within Fort Bend County Municipal Utility District No. 242, Fort Bend County Drainage District, Needville I.S.D., Wharton County Junior College, Fort Bend ESD9, and Fort Bend County.
- Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all dedicated rights-of-way within said plot and on the contiguous right-of-way of all perimeter roads surrounding said plot, in accordance with A.D.A.
- Reserves "A" and "C" will be dedicated to and maintained by Fort Bend County MUD No. 242



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	344.70'	81.72'	81.53'	S 40°21'55" W	13°35'02"
C2	612.49'	52.47'	52.45'	S 35°55'59" W	4°54'28"
C3	50.00'	78.16'	70.44'	S 03°37'16" E	89°33'53"
C4	20.00'	31.47'	28.32'	S 86°14'15" W	90°09'09"
C5	30.00'	47.50'	42.69'	S 85°57'29" W	90°42'41"
C6	600.00'	62.82'	62.79'	N 60°29'21" E	5°59'55"
C7	600.00'	429.25'	420.15'	N 42°59'36" E	40°59'25"
C8	600.00'	146.80'	146.43'	N 29°30'26" E	14°01'05"
C9	327.55'	199.63'	196.55'	N 75°24'24" W	34°55'12"
C10	600.00'	340.58'	336.02'	N 55°39'28" E	32°31'21"
C11	1700.00'	298.70'	298.32'	N 66°53'08" E	10°04'02"
C12	352.49'	174.55'	172.78'	N 47°39'56" E	28°22'22"
C13	600.00'	144.23'	143.88'	N 40°21'55" E	13°46'21"
C14	612.49'	250.84'	249.09'	S 50°07'10" W	23°27'53"
C15	1960.00'	344.39'	343.95'	S 66°53'08" W	10°04'02"
C16	340.00'	293.27'	284.26'	S 47°12'31" W	49°25'15"
C17	860.00'	615.26'	602.22'	S 42°59'36" W	40°59'25"
C18	340.00'	33.05'	33.04'	S 60°42'13" W	5°34'12"
C19	357.55'	217.91'	214.56'	S 75°24'24" E	34°55'12"

RESERVE TABLE				
RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE	MAINTENANCE/OWNERSHIP
A	PUBLIC RIGHT-OF-WAY	32,256	0.7405	FORT BEND COUNTY
B	DRAINAGE AND DETENTION	742,352	17.042	SUBJECT TO FUTURE MAINTENANCE AGREEMENTS
C	DRAINAGE	725,465	16.654	SUBJECT TO FUTURE MAINTENANCE AGREEMENTS
D	DRAINAGE AND DETENTION	1,629,718	37.413	SUBJECT TO FUTURE MAINTENANCE AGREEMENTS
TOTAL		3,129,791	71.85	



I, J. Stacy Slowinski, P.E., Fort Bend County Engineer, do hereby certify that the plot 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 Slowinski, P.E.  
Fort Bend County Engineer

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

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 recordation in my office on \_\_\_\_\_, 20\_\_, at \_\_\_\_ o'clock \_\_\_\_ M. Filed in plot number(s) \_\_\_\_\_ of the plot records if Fort Bend County, Texas.

Witness my hand and seal of plot office, at Richmond, Texas, the day and date last above written.

Laura Richard, County Clerk  
Fort Bend County, Texas

By: \_\_\_\_\_  
Deputy

## AUGUST TRAILS DETENTION POND PHASE 1

BEING A SUBDIVISION OF 71.85 ACRES OUT OF  
THE H.&T.C. RR. CO SURVEY,  
BLOCK 28, SECTION 28, A-465 & 723  
IN FORT BEND COUNTY, TEXAS.

1 BLOCK 4 RESERVES (71.85 ACRES)

OWNER  
FORESTAR (USA) REAL ESTATE GROUP INC.,  
A DELAWARE CORPORATION  
3355 WEST ALABAMA ST.  
SUITE 210, HOUSTON, TX 77098  
713-221-7920

MAY, 2025



10011 MEADOWGLEN LN  
HOUSTON, TEXAS 77042  
713-784-4500  
EHRA.TEAM  
Firm No. F-726  
Firm No. 10092300