

PLAT RECORDING SHEET

PLAT NAME: August Trails Section 2 Replat No. 1

PLAT NO: _____

ACREAGE: 17.73

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

ABSTRACT NUMBER: A-465

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 49

NUMBER OF RESERVES: 8

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, Division President - Houston South, owners of the 17.73 acre tract described in the above and foregoing map of AUGUST TRAILS SECTION 2, 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, successors and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, We 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 the 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 twenty one feet, six inches (21' 6") in width.

FURTHER, We 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. & A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, I (or we) do hereby declare that all parcels of land designated as lots on this plat are intended for the construction of single family residential dwellings 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, 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, 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 SECTION 2 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, Division President - Houston South, thereunto authorized, this ___ day of _____, 20__.

OWNER
Forestar (USA) Real Estate Group INC.
a Delaware Corporation

By: Juanita Orsak
Division President - Houston South

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 plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

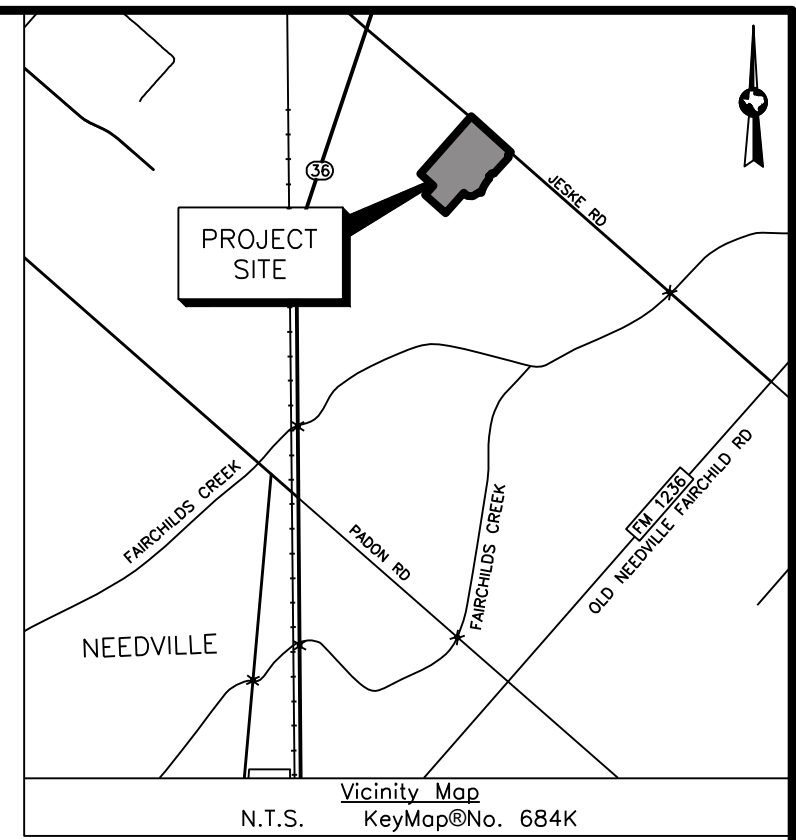
Kevin M. Reidy,
Registered Professional Land Surveyor
Texas Registration No. 6450

I, Greg G. Garner Jr., P.E., 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.

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

GENERAL NOTES

- 1. 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.
F.B.C.P.R. indicates Fort Bend County Plat Records.
N.T.S. indicates Not To Scale.
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right-Of-Way.
Sq. Ft. indicates Square Feet
U.E. indicates Utility Easement
indicates street name change
2. Project benchmark is NGS monument PID# AW5478, 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)
3. Elevation contours shown hereon are based on NAVD 88 (GEOID 18).
4. AUGUST TRAILS SECTION 2 lies within: (a) Unshaded Zone "X" and (b) Zone "A" as per Flood Insurance Rate Map No. 48157C0400M, dated January 29, 2021.
5. According to the city planning letter, dated April 22, 2025, from Texas American Title Company, there are no pipeline easements within the subdivision.
6. This plat lies within Fort Bend County Lighting Ordinance Zone No. L22.
7. Bearings shown hereon refer to the Texas Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
8. 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.
9. This plat was prepared from information furnished by Texas American Title Company, File No. 2791024-07566 CPL, issue date April 22, 2025. The surveyor has not abstracted the above property.
10. 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.
11. All property to drain into the drainage easement only through an approved drainage structure.
12. All drainage easements to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility.
13. 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.
14. 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 plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with A.D.A.
15. The top of all floor slabs shall be a minimum of 87.37 feet above mean sea level. However, the minimum slab elevation shall be elevated to or above a height which is the higher of twenty-four (24) inches above the lowest adjacent top of curb, or in the absence of a curb, twenty-four (24) inches above highest natural ground along the perimeter of the building foundation, or twelve (12) inches above the down gradient roadway or any down gradient drainage restraint.
16. This property lies within Fort Bend County Municipal Utility District No. 242, Fort Bend County Drainage District, Needville I.S.D., Wharton Junior College, CAD 20, Fort Bend ESD9, and Fort Bend County.
17. One-foot reserve dedicated to the public in fee as a buffer separation between the side or 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 subdivision 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 re-vest in the dedicatior, his heirs, assigns, or successors.
18. All fourteen (14) foot wide Utility Easements extend seven (7) feet on each side of the common line, unless otherwise indicated.
19. A minimum distance of 10' shall be maintained between residential dwellings
20. Reserve "B" will be dedicated to and maintained by Fort Bend County MUD No. 242.



I, J. Stacy Slowinski, 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 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 plat number(s) _____ of the plat records of Fort Bend County, Texas.

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

Laura Richard, County Clerk
Fort Bend County, Texas

By: Deputy

AUGUST TRAILS
SECTION 2
REPLAT NO. 1

BEING A SUBDIVISION OF 17.73 ACRES OUT OF
THE H.&T.C. RR. CO SURVEY,
BLOCK 28, SECTION 28, A-465
IN FORT BEND COUNTY, TEXAS.

49 LOTS 2 BLOCKS 8 RESERVES (17.73 ACRES)

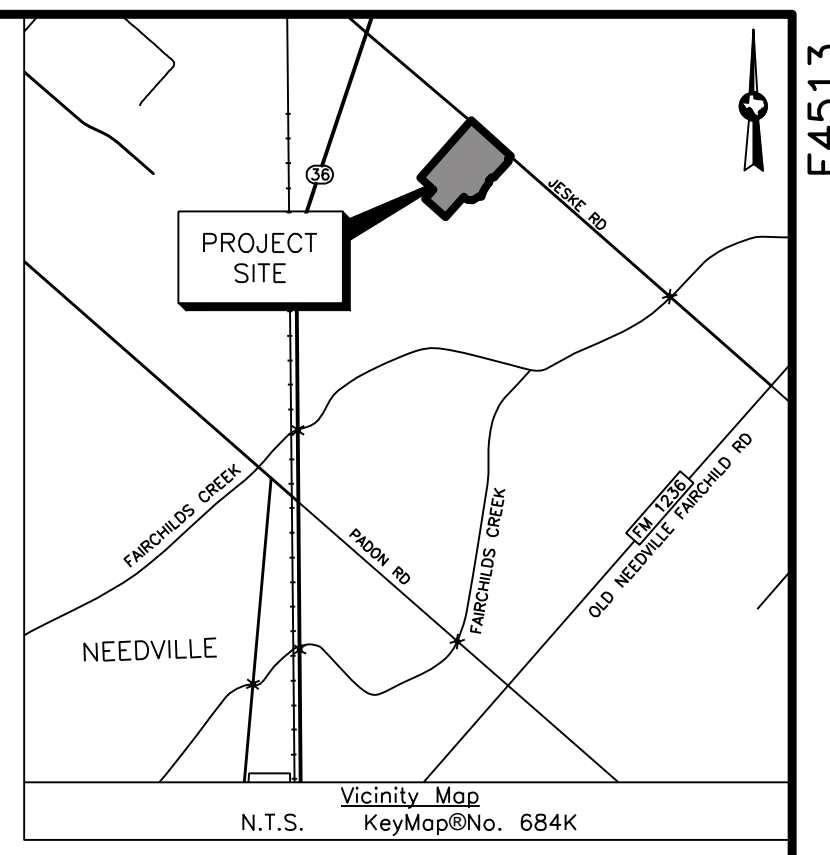
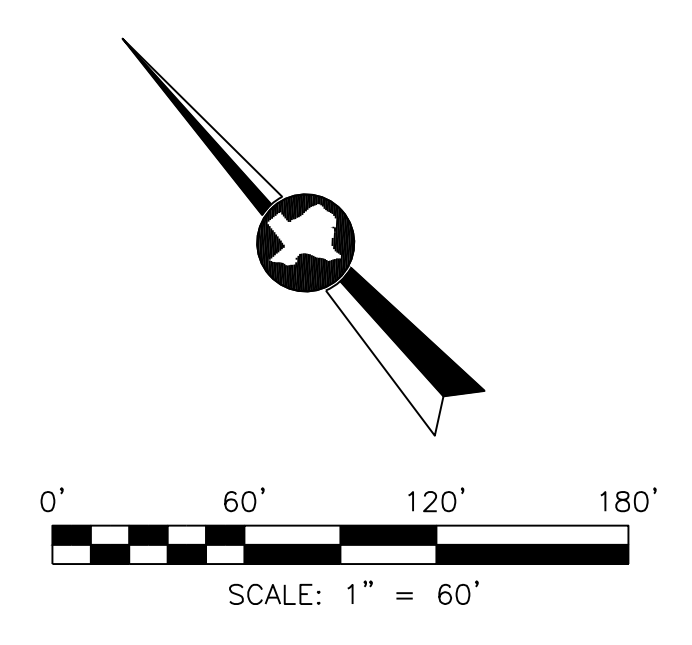
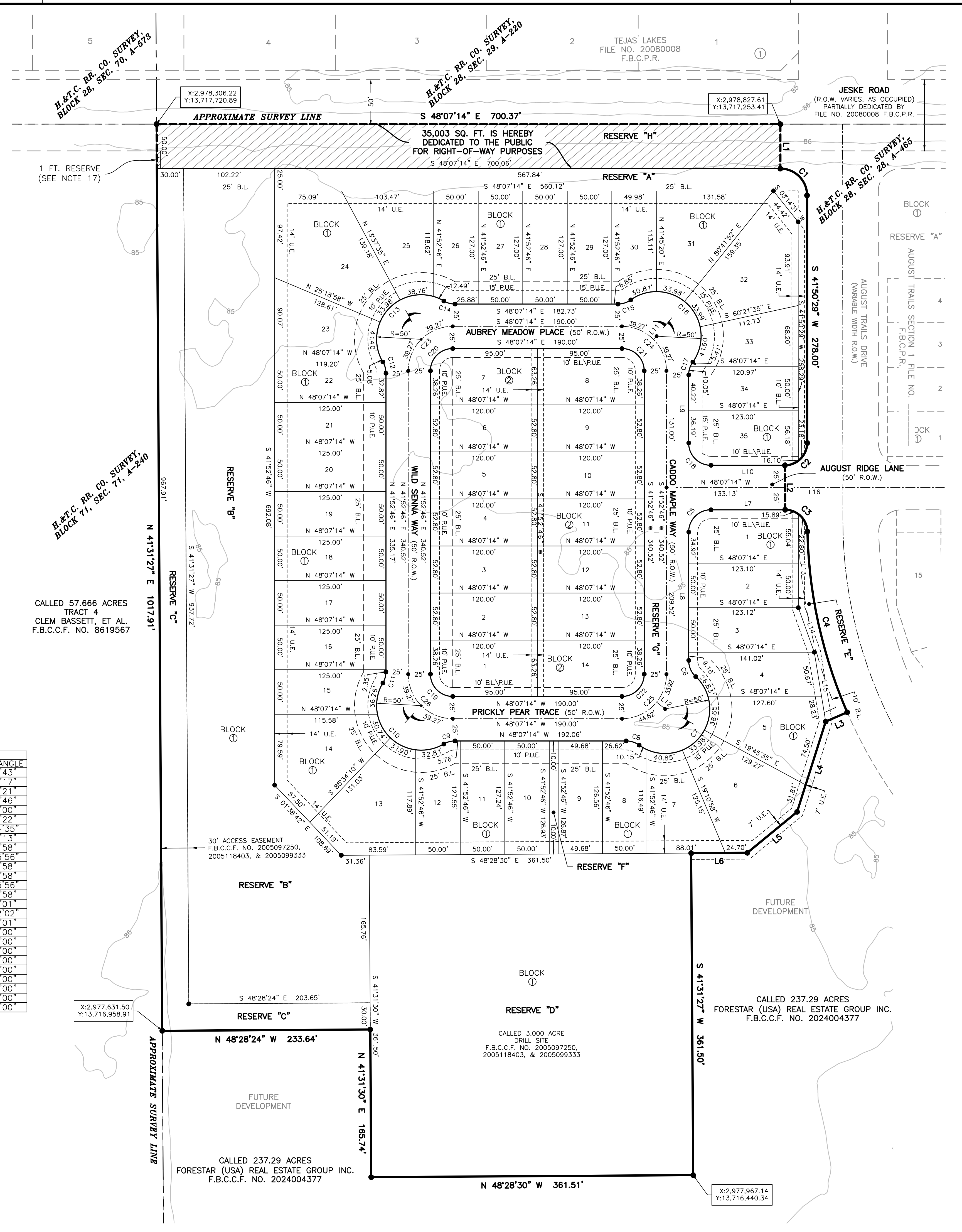
REASON FOR REPLAT:
REMOVE AERIAL EASEMENTS

OWNER
FORESTAR (USA) REAL ESTATE GROUP INC.,
A DELAWARE CORPORATION
3355 WEST ALABAMA ST.
SUITE 700, HOUSTON, TX 77098
713-221-7920

OCTOBER, 2025



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



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 41°52'46" W	50.00'
L2	S 41°38'21" W	50.00'
L3	N 71°37'39" W	26.28'
L4	S 59°27'51" W	106.31'
L5	N 87°33'50" W	72.33'
L6	N 48°28'30" W	63.12'
L7	N 48°07'14" W	83.23'
L8	S 41°52'46" W	144.08'
L9	S 41°52'46" W	76.41'
L10	S 48°07'14" E	83.02'
L11	N 86°52'46" E	5.00'
L12	S 09°15'05" E	12.34'
L13	S 41°51'28" W	105.04'
L14	N 22°10'39" E	53.11'
L15	N 32°33'45" E	78.90'
L16	S 48°07'14" E	64.93'

CALLED 57.666 ACRES
TRACT 4
CLEM BASSETT, ET AL.
F.B.C.C.F. NO. 8619567

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	47.10'	42.41'	S 03°08'23" E	89°57'43"
C2	25.00'	39.29'	35.37'	S 86°51'37" W	90°02'17"
C3	25.00'	38.69'	34.94'	S 03°47'04" E	88°40'21"
C4	540.00'	209.04'	207.73'	S 29°27'44" W	22°10'46"
C5	25.00'	39.27'	35.36'	S 86°52'46" W	90°00'00"
C6	25.00'	20.36'	19.81'	S 18°32'35" W	46°40'22"
C7	50.00'	150.46'	99.78'	S 81°24'41" W	172°24'35"
C8	25.00'	15.59'	15.34'	N 30°15'08" W	35°44'13"
C9	25.00'	13.29'	13.14'	N 63°21'13" W	30°27'58"
C10	50.00'	131.71'	96.80'	N 03°07'14" W	150°55'56"
C11	25.00'	13.29'	13.14'	N 57°06'45" E	30°27'58"
C12	25.00'	13.29'	13.14'	N 26°38'47" E	30°27'58"
C13	50.00'	131.71'	96.80'	N 86°52'46" E	150°55'56"
C14	25.00'	13.29'	13.14'	S 32°53'15" E	30°27'58"
C15	25.00'	15.46'	15.22'	S 65°50'14" E	35°26'01"
C16	50.00'	140.38'	98.61'	S 03°07'14" E	160°52'02"
C17	25.00'	15.46'	15.22'	S 59°35'46" W	35°26'01"
C18	25.00'	39.27'	35.36'	S 03°07'14" E	90°00'00"
C19	25.00'	39.27'	35.36'	S 03°07'14" E	90°00'00"
C20	25.00'	39.27'	35.36'	N 86°52'46" E	90°00'00"
C21	25.00'	39.27'	35.36'	S 03°07'14" E	90°00'00"
C22	25.00'	39.27'	35.36'	N 86°52'46" E	90°00'00"
C23	50.00'	78.54'	70.71'	N 86°52'46" E	90°00'00"
C24	50.00'	78.54'	70.71'	S 03°07'14" E	90°00'00"
C25	50.00'	78.54'	70.71'	S 86°52'46" W	90°00'00"
C26	50.00'	78.54'	70.71'	N 03°07'14" W	90°00'00"

RESERVE TABLE

RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE	MAINTENANCE/OWNERSHIP
A	LANDSCAPE, OPEN SPACE, AND UTILITIES	18,203	0.42	SUBJECT TO FUTURE MAINTENANCE AGREEMENTS
B	DRAINAGE, DETENTION, LANDSCAPE, OPEN SPACE	113,758	2.61	SUBJECT TO FUTURE MAINTENANCE AGREEMENTS
C	LANDSCAPE AND OPEN SPACE	35,144	0.81	SUBJECT TO FUTURE MAINTENANCE AGREEMENTS
D	DRILL SITE, LANDSCAPE, OPEN SPACE	130,683	3.00	SUBJECT TO FUTURE MAINTENANCE AGREEMENTS
E	LANDSCAPE, OPEN SPACE, AND UTILITIES	3,431	0.08	SUBJECT TO FUTURE MAINTENANCE AGREEMENTS
F	LANDSCAPE AND OPEN SPACE	1,269	0.03	SUBJECT TO FUTURE MAINTENANCE AGREEMENTS
G	PUBLIC RIGHT-OF-WAY	84,347	1.94	FORT BEND COUNTY
H	PUBLIC RIGHT-OF-WAY	35,003	0.80	FORT BEND COUNTY
TOTAL		421,838	9.69	

AUGUST TRAILS SECTION 2 REPLAT NO. 1

BEING A SUBDIVISION OF 17.73 ACRES OUT OF THE H.&T.C. RR. CO SURVEY, BLOCK 28, SECTION 28, A-465 IN FORT BEND COUNTY, TEXAS.

49 LOTS 2 BLOCKS 8 RESERVES (17.73 ACRES)

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REMOVE AERIAL EASEMENTS

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