

PLAT RECORDING SHEET

PLAT NAME: Saddlebrook Sec 1

PLAT NO: _____

ACREAGE: 43.963

LEAGUE: S N Cross Survey and Lester E Cross Survey

ABSTRACT NUMBER: A-399 & A417

NUMBER OF BLOCKS: 6

NUMBER OF LOTS: 108

NUMBER OF RESERVES: 7

OWNERS: KB Home Lone Star Inc. A Texas Corporation

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, _____ AND _____
BEING OFFICERS OF KB HOME LONE STAR INC., A TEXAS CORPORATION, OWNERS OF THE 43.963 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SADDLEBROOK SEC 1, 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 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 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 (16' 0") ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENT THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U. E. AND A. E.) AS INDICATED AND DEPICTED HEREON WHEREBY THE AERIAL EASEMENTS TOTALS TWENTY-ONE, 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 EASEMENT, FROM A PLANE SIXTEEN (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 EASEMENTS TOTALS THIRTY FEET (30' 0") IN WDTH.

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DEDICATED 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 THE 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 DAMAGE 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 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, KB HOME LONE STAR INC., A TEXAS CORPORATION , HAS CAUSED THESE PRESENTS

TO BE SIGNED BY _____, ITS _____, HEREUNTO AUTHORIZED,

ATTESTED BY _____, AND ITS COMMON SEAL HEREUNTO

AFFIXED THIS _____ DAY OF _____, 2025.

KB HOME LONE STAR INC., A TEXAS CORPORATION

BY: KB HOME LONE STAR INC.,
A TEXAS CORPORATION
ITS AUTHORIZED AGENT

BY: _____ ATTEST: _____
PRINT NAME: _____ PRINT NAME: _____
TITLE: _____ TITLE: _____

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____

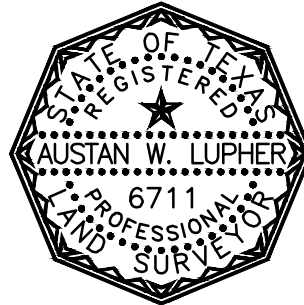
_____ AND _____ OF KB HOME LONE STAR INC., A TEXAS CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR
FORT BEND COUNTY, TEXAS

CERTIFICATE FOR SURVEYOR

I, AUSTAN W. LUPHER, AM AUTHORIZED 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, ANGLE 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.



AUSTAN W. LUPHER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6711

CERTIFICATE FOR ENGINEER

I, JASON ROBINETT, 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.

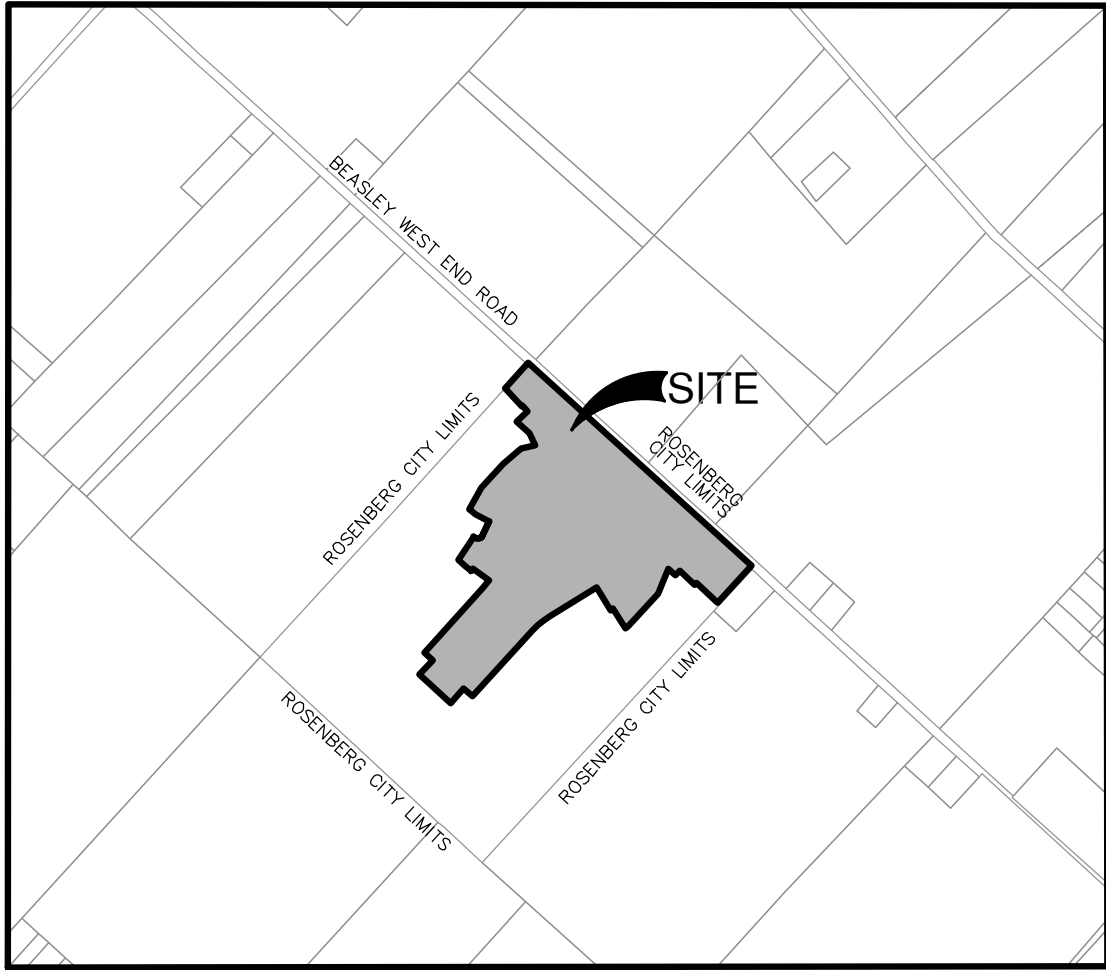
JASON ROBINETT
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 97274

NOTES:

1. 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.
2. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 110.72 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). 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.
3. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE FACILITY.
4. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENTS ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
5. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY DIVIDING THE COMBINED SCALE FACTOR OF 0.9998700169.
6. THIS PROPERTY LIES WITHIN UNSHADED ZONE X AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBER 48157C0225L, DATED APRIL 02, 2014.
7. THERE ARE NO KNOWN PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
8. THIS PLAT LIES WITHIN LIGHT ZONE LZ3 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
9. THIS PROPERTY LIES WITHIN FORT BEND COUNTY, FORT BEND COUNTY MUD NO 257, LAMAR CONSOLIDATED SCHOOL DISTRICT, BEASLEY FIRE DISTRICT, FORT BEND COUNTY EMERGENCY SERVICE DISTRICT 8, FORT BEND COUNTY DRAINAGE DISTRICT.
10. THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH A "CITY PLANNING LETTER" ISSUED BY TEXAS AMERICAN TITLE COMPANY, G.F. NO. 2791025-01025, ISSUED ON FEBRUARY 11, 2025
11. A MINIMUM DISTANCE OF TEN (10) FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
12. ONE-FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREET 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.
17. 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.
18. THE DRAINAGE SYSTEM FOR THIS DEVELOPMENT IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
19. DRAINAGE AND DETENTION MAINTENANCE WILL BE PROVIDED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 257.
20. THE CONTOURS SHOWN HEREON ARE FROM THE UNITED STATES GEOLOGICAL SURVEY (USGS) HURRICANE LIDAR 2019, NAVD88 (GEOID 12B) ELEVATIONS.

DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	N/A
WCID	N/A
MUD	FORT BEND COUNTY MUD NO. 257
LID	N/A
DID	N/A
SCHOOL	LAMAR CISD
FIRE	FORT BEND ESD 8
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	N/A
UTILITIES CO.	FORT BEND COUNTY MUD NO. 257 CENTERPOINT ENERGY, INC.
COLLEGE	N/A
COUNTY	FORT BEND COUNTY
DRAINAGE DISTRICT	FORT BEND COUNTY DRAINAGE DISTRICT

RESERVE TABLE				
RESERVE	ACREAGE	PURPOSE	PROPOSED OWNER	MAINTENANCE
A	0.816 AC. 35,537 SQ. FT.	WATER PLANT	FBC MUD 257	FBC MUD 257
B	0.383 AC. 16,693 SQ. FT.	OPEN SPACE AMENITY	HOA	HOA
C	0.636 AC. 27,719 SQ. FT.	OPEN SPACE AMENITY	HOA	HOA
D	0.518 AC. 22,547 SQ. FT.	OPEN SPACE AMENITY	HOA	HOA
E	0.060 AC. 2,600 SQ. FT.	DRAINAGE/ OPEN SPACE	FBC MUD 257	FBC MUD 257
F	0.080 AC. 3,474 SQ. FT.	DRAINAGE/ OPEN SPACE	FBC MUD 257	FBC MUD 257
G	18.121 AC. 789,217 SQ. FT.	DRAINAGE/ DETENTION	FBC MUD 257	FBC MUD 257



VICINITY MAP
NOT-TO-SCALE
MAP REF: KEY MAP 601Z, 602W,
641D, & 642A
ZIP CODE: 77417

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 THE 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.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

K.P. GEORGE
COUNTY JUDGE

W. A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

DEXTER L. MCCOY
PRECINCT 4, COUNTY COMMISSIONER

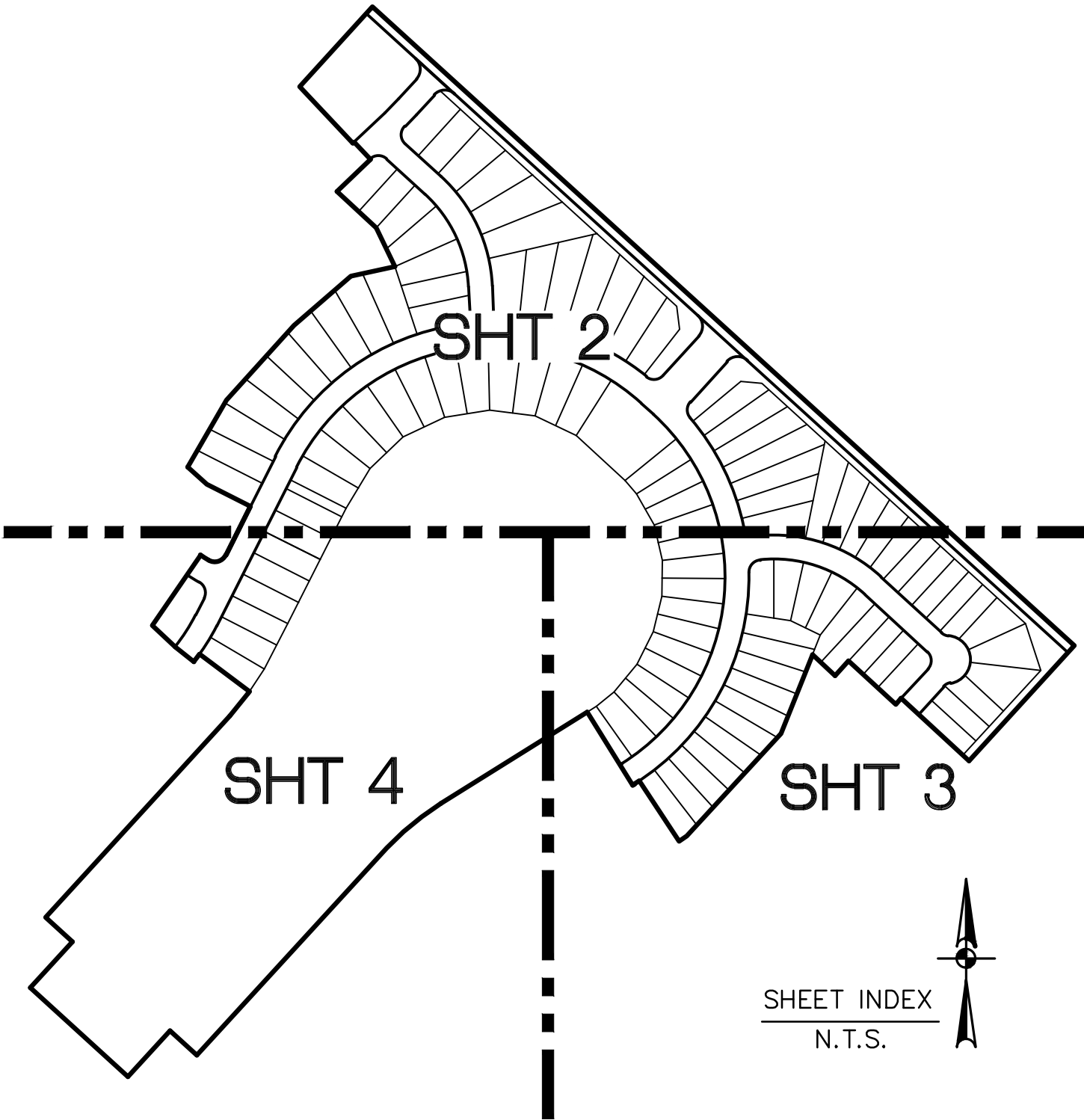
I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN

MY OFFICE ON _____, 2025 AT _____ O'CLOCK ____M., IN
PLAT NUMBER _____ 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



SADDLEBROOK SEC 1

A SUBDIVISION OF 43.963 ACRES
IN S. N. CROSS SURVEY, A-399 AND
LESTER E. CROSS SURVEY, A-417
FORT BEND COUNTY, TEXAS.

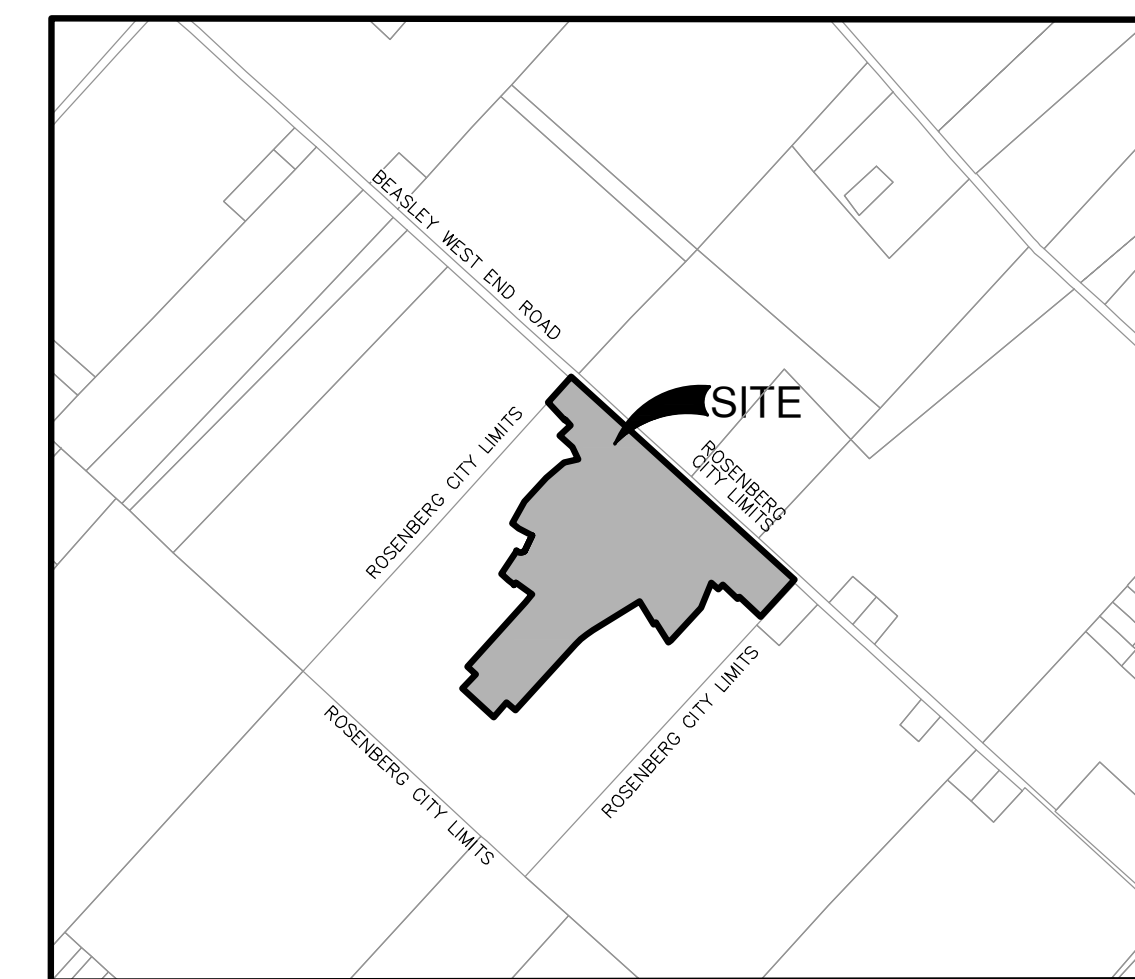
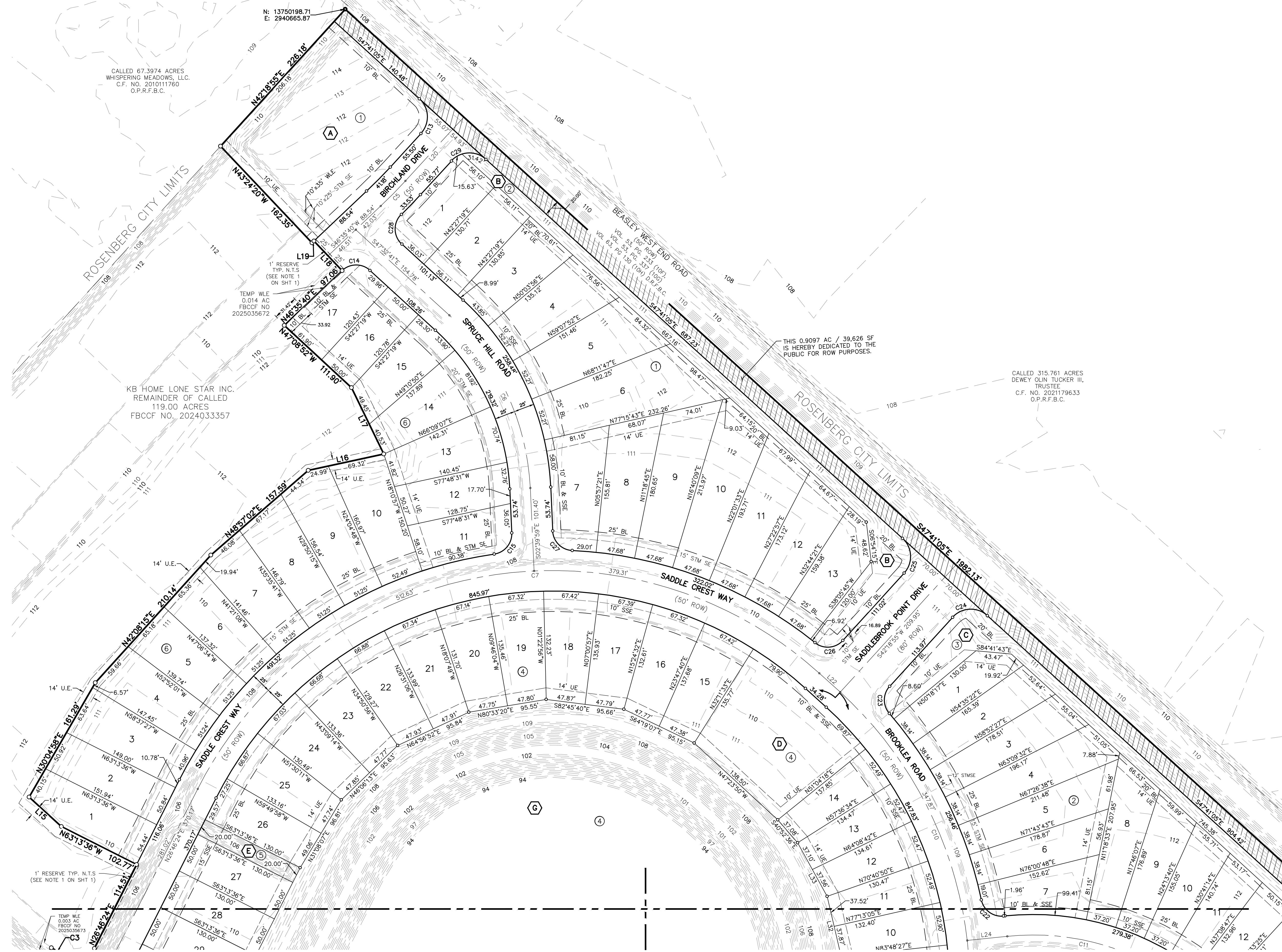
108 LOTS 7 RESERVES 6 BLOCKS

SCALE: 1"= 60' MAY 2025

OWNER:
KB HOME LONE STAR INC. A TEXAS CORPORATION
11314 RICHMOND AVENUE
HOUSTON, TEXAS 77042
(281) 493-4532

**PAPE-DAWSON
ENGINEERS**

2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028000

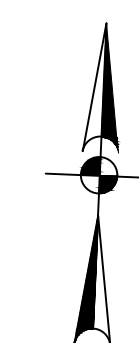


VICINITY MAP

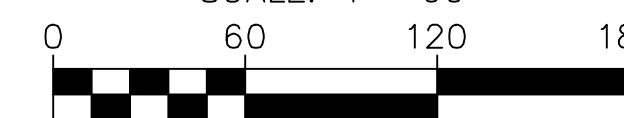
NOT-TO-SCALE
MAP REF: KEY MAP 601Z, 602W,
641D, & 642A
ZIP CODE: 77417

LEGEND

- | | |
|--------|---|
| ● | FOUND 5/8" IRON ROD
(UNLESS NOTED OTHERWISE) |
| O | SET 5/8" IRON ROD (PD) |
| ○ | SET 5/8" IRON ROD (PD)–ROW/LOT |
| AC | = AGRE |
| AE | = AERIAL EASEMENT |
| SSE | = SANITARY SEWER EASEMENT |
| STM SE | = STORM SEWER EASEMENT |
| WL | = WATER LINE EASEMENT |
| DE | = DRAINAGE EASEMENT |
| UE | = UTILITY EASEMENT |
| VOL. | = VOLUME |
| UVE | = UNCONSTRUCTED 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 | = FOUND |
| PG. | = PAGE |
| FBCCF | = FORT BEND COUNTY CLERK FILE |
| ORPFCB | = OFFICIAL PUBLIC RECORDS FORT BEND COUNTY |
| | = INDICATES STREET NAME CHANGE SYMBOL |
| NTS | = NOT TO SCALE |



SCALE: 1" = 60'



SADDLEBROOK

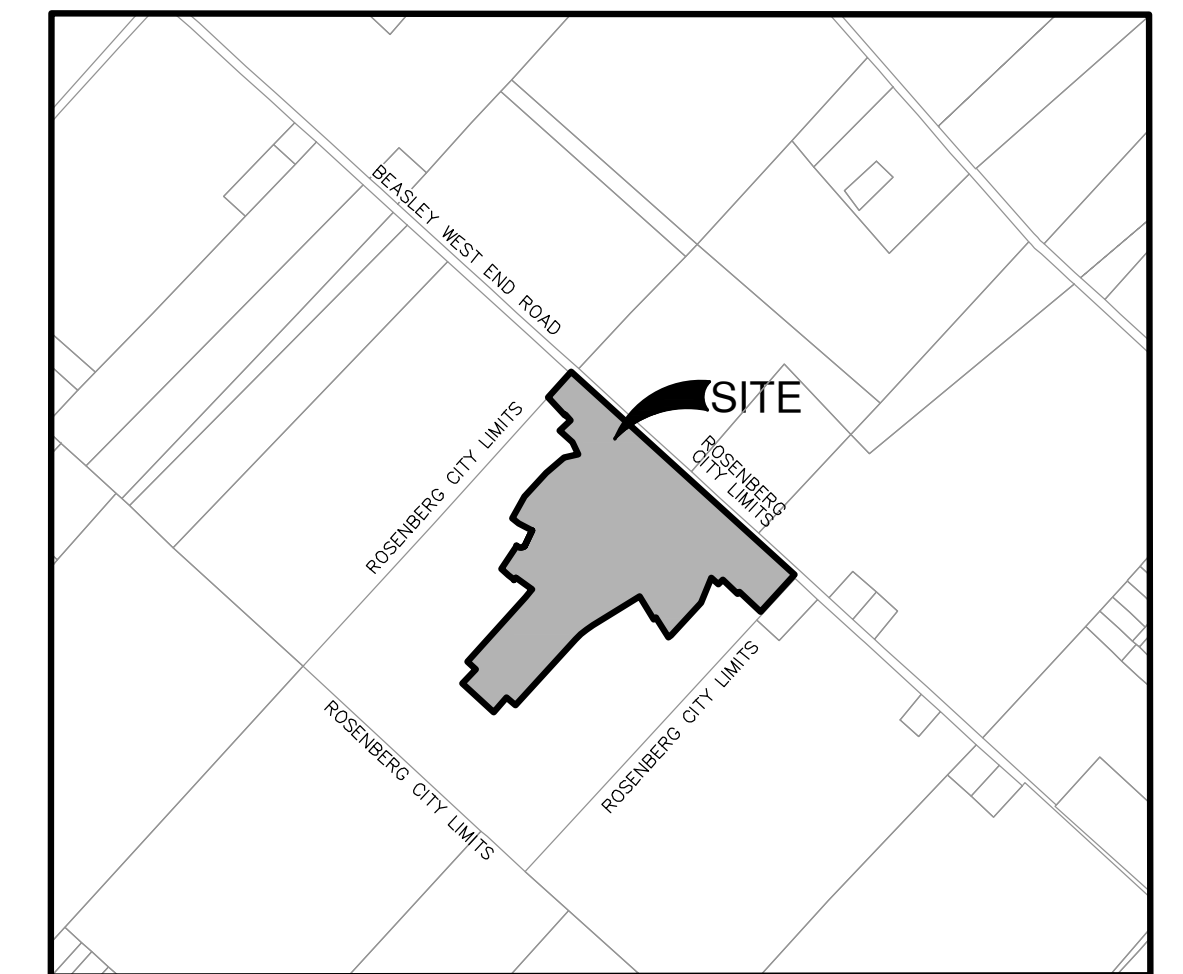
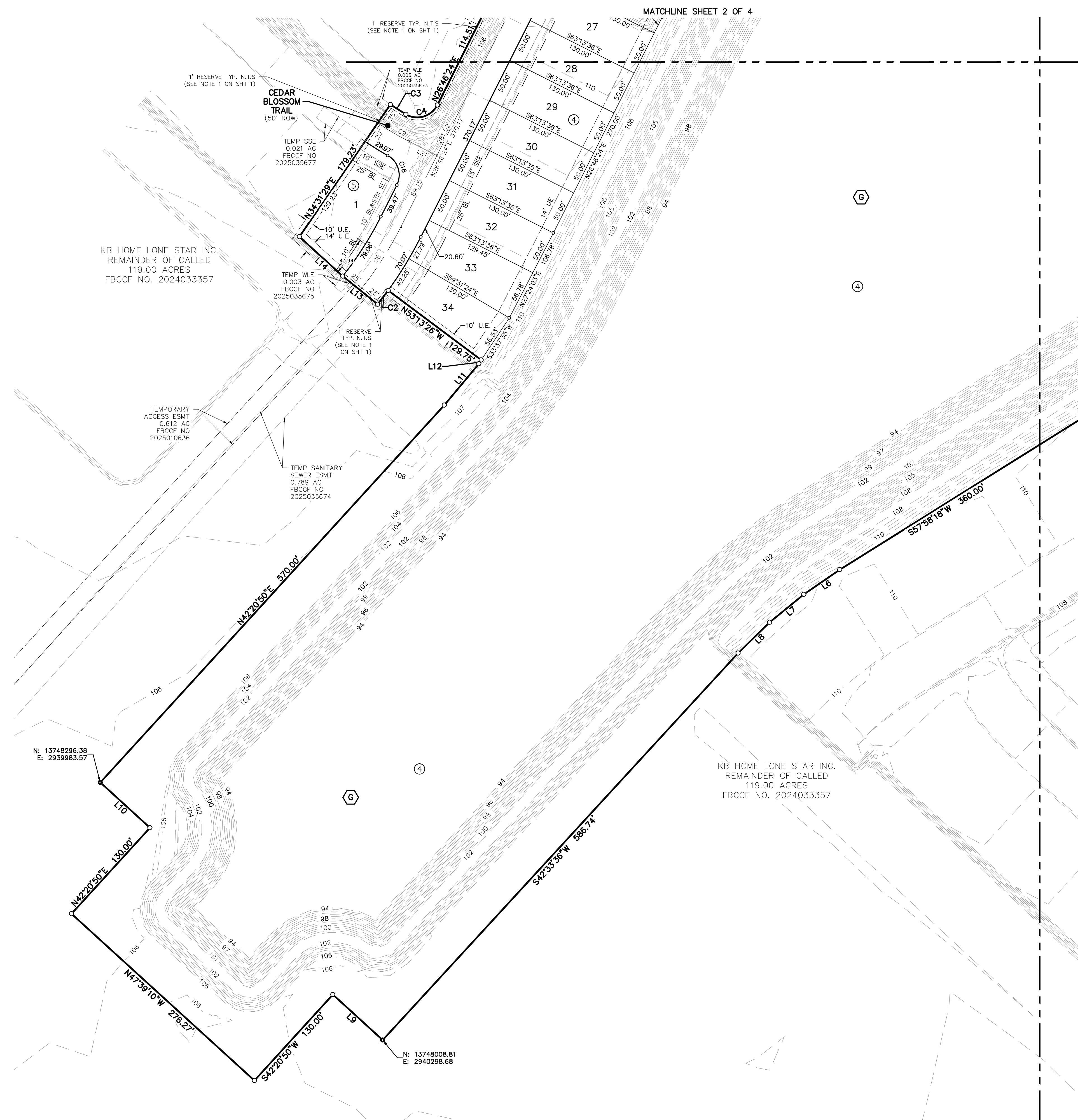
SEC 1

A SUBDIVISION OF 43.963 ACRES
IN S N CROSS SURVEY, A-399 AND
LESTER E CROSS SURVEY, A-417
FORT BEND COUNTY, TEXAS.
108 LOTS 7 RESERVES 6 BLOCKS
SCALE: 1"= 60' MAY 2025

OWNER:
KB HOME LONE STAR INC. A TEXAS CORPORATION
11314 RICHMOND AVENUE
HOUSTON, TEXAS 77042
(281) 493-4532

**PAPE-DAWSON
ENGINEERS**

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974



VICINITY MAP

NOT-TO-SCALE
MAP REF: KEY MAP 601Z, 602W,
641D, & 642A
ZIP CODE: 77417

LEGEND

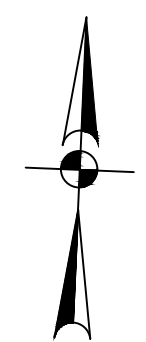
● FOUND 5/8" IRON ROD
(UNLESS NOTED OTHERWISE)

O SET 5/8" IRON ROD (PD)
F SET 5/8" IRON ROD (PD)-ROW/LOT

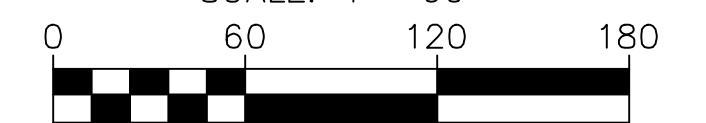
AC = ACRE
AE = AERIAL EASEMENT
SSE = SANITARY SEWER EASEMENT
STM SE = STORM SEWER EASEMENT
WLE = WATER LINE EASEMENT
DE = DRAINAGE EASEMENT
UE = UTILITY EASEMENT
VOL. = VOLUME
UN = UNOBSTRUCTED VISIBILITY EASEMENT
BL = BUILDING LINE
R = RADIUS
ROW = RIGHT-OF-WAY
SF = SQUARE FEET
BL = BUILDING LINE
GBL = GARAGE BUILDING LINE
IR = IRON ROD
FD = FOUND
PG. = PAGE
FBCCF = FORT BEND COUNTY CLERK FILE
OPRFBC = OFFICIAL PUBLIC RECORDS FORT BEND COUNTY

↙ = INDICATES STREET NAME CHANGE SYMBOL

NTS = NOT TO SCALE




SCALE: 1"= 60'



SADDLEBROOK SEC 1

A SUBDIVISION OF 43.963 ACRES
IN S N CROSS SURVEY, A-399 AND
LESTER E CROSS SURVEY, A-417
FORT BEND COUNTY, TEXAS.
108 LOTS 7 RESERVES 6 BLOCKS
SCALE: 1"= 60' MAY 2025

OWNER:
KB HOME LONE STAR INC. A TEXAS CORPORATION
11314 RICHMOND AVENUE
HOUSTON, TEXAS 77042
(281) 493-4532



**PAPE-DAWSON
ENGINEERS**

HOUSTON | SAN ANTONIO | AUSTIN | FORT WORTH | DALLAS
10350 RICHMOND AVE, STE 200 | HOUSTON, TX 77042 | 713.428.2400
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10193974