

PLAT RECORDING SHEET

PLAT NAME: Saddlebrook Sec 2

PLAT NO: _____

ACREAGE: 20.35

LEAGUE: S N Cross Survey and Lester E Cross Survey

ABSTRACT NUMBER: 399 & 417

NUMBER OF BLOCKS: 7

NUMBER OF LOTS: 115

NUMBER OF RESERVES: 2

OWNERS: KB Home Lone Star Inc, A Texas Corporation

(DEPUTY CLERK)

NOTES:

- 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.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 109.75 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.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENTS ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 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 0.999866431.
- THIS PROPERTY LIES WITHIN ZONE X AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBER 48157C0225L, DATED APRIL 02, 2014.
- THERE ARE NO KNOWN PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- THIS PLAT LIES WITHIN LIGHT ZONE L23 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
- THIS PROPERTY LIES WITHIN FORT BEND COUNTY, FORT BEND COUNTY MUD NO 257, LAMAR CONSOLIDATED SCHOOL DISTRICT, FORT BEND COUNTY EMERGENCY SERVICE DISTRICT 8.
- A MINIMUM DISTANCE OF TEN (10) FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 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 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.
- 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.
- 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.
- DRAINAGE AND DETENTION MAINTENANCE WILL BE PROVIDED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 257.
- THE CONTOURS SHOWN HEREON ARE FROM THE UNITED STATES GEOLOGICAL SURVEY (USGS) HURRICANE LIDAR 2019, NAVD88 (GEOID 12B) ELEVATIONS.
- THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH A "CITY PLANNING LETTER" ISSUED BY TEXAS AMERICAN TITLE COMPANY, G.F. NO. 2791025-06661, ISSUED ON DECEMBER 18, 2025.

CALLED 67.3974 ACRES
WHISPERING MEADOWS, LLC.
FBCCF NO 2010111760

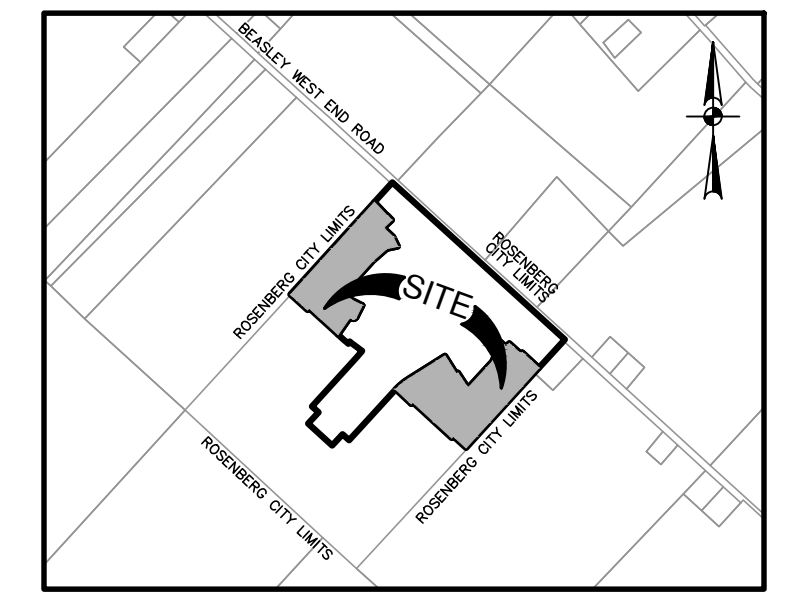
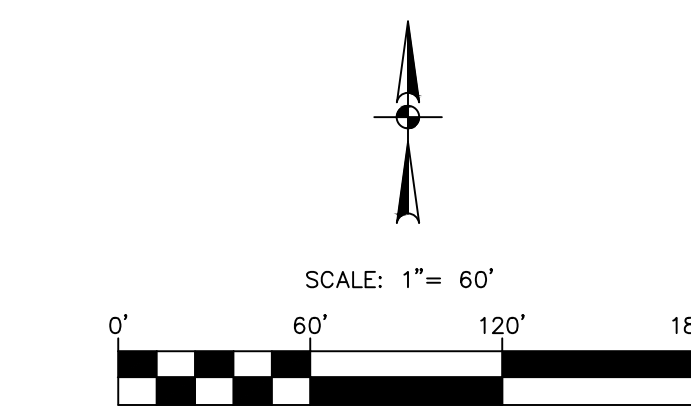
KB HOME LONE STAR INC.
REMAINDER OF CALLED
119.00 ACRES
FBCCF NO 2024033357

N: 13748856.27
E: 2940195.23

N: 13749882.17
E: 2940503.08

SADDLEBROOK SEC 1
PLAT NO 20250179
FB CPR

SADDLEBROOK SEC 1
PLAT NO 20250179
FB CPR



LOCATION MAP
NOT-TO-SCALE
MAP REF: KEY MAP 601Z & 641D
ZIP CODE: 77417

LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (PD)
- ① BLOCK NUMBER
- Ⓐ RESERVE LETTER
- BL BUILDING LINE
- FBCCF NO FORT BEND COUNTY CLERK FILE NUMBER
- FB CPR FORT BEND COUNTY PLAT RECORDS
- FBCCR FORT BEND COUNTY DEED RECORDS
- ROW RIGHT-OF-WAY
- ST MSE STORM SEWER EASEMENT
- SSE SANITARY SEWER EASEMENT
- UE UTILITY EASEMENT
- VOL PG VOLUME / PAGE
- WLE WATER LINE EASEMENT

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	
C1	25.00'	93°27'18"	S73°30'37"W	36.41'	40.78'
C2	275.00'	47°47'	N57°37'24"W	20.62'	20.62'
C3	380.00'	25°35'58"	S44°35'43"W	19.22'	19.23'
C4	510.00'	12°12'27"	N57°17'34"E	12.08'	12.08'
C5	305.00'	41°44'48"	S44°28'15"W	22.60'	22.61'
C6	300.00'	7°49'21"	S51°33'50"E	40.93'	40.96'
C7	405.00'	14°49'32"	S50°33'31"W	104.50'	104.80'
C8	300.00'	15°24'52"	S39°44'08"E	80.47'	80.71'
C9	25.00'	90°00'00"	S2°39'10"E	35.36'	39.27'
C10	25.00'	90°00'00"	S87°20'50"W	35.36'	39.27'
C11	25.00'	93°16'15"	S11°20'10"W	36.35'	40.70'
C12	25.00'	90°00'00"	N87°33'25"E	35.36'	39.27'
C13	25.00'	90°00'00"	N2°26'35"W	35.36'	39.27'
C14	25.00'	87°39'52"	N78°11'47"W	34.63'	38.25'

RESERVE TABLE				
RESERVE	ACREAGE	PURPOSE	PROPOSED OWNER	MAINTENANCE
Ⓐ	0.486 AC. 21,178 SQ. FT.	LANDSCAPE/ OPEN SPACE/ DRAINAGE	FBMUD 257	FBMUD 257
Ⓑ	0.408 AC. 17,788 SQ. FT.	LANDSCAPE/ OPEN SPACE/ DRAINAGE	FBMUD 257	FBMUD 257

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N48°35'40"E	3.29'
L2	S43°24'20"E	50.00'
L3	S48°35'40"W	97.06'
L4	S47°08'52"E	111.90'
L5	S25°55'29"E	89.98'
L6	S77°48'01"W	94.30'
L7	S48°57'02"W	157.59'
L8	S47°39'10"E	53.46'
L9	S83°13'36"E	102.77'
L10	N26°46'24"E	114.51'
L11	S42°20'50"W	20.00'
L12	S47°26'35"E	64.41'
L13	N42°33'25"E	41.50'
L14	S47°26'35"E	133.97'
L15	N42°33'25"E	16.81'
L16	N47°28'35"W	146.61'
L17	S42°33'25"W	20.00'
L18	N45°39'55"E	49.23'
L19	N50°42'14"E	49.23'
L20	N55°42'35"E	48.70'
L21	N57°58'18"E	4.31'
L22	N55°47'58"E	19.22'
L24	N42°25'33"E	40.00'

SADDLEBROOK SEC 2

A SUBDIVISION OF 20.35 ACRES SITUATED IN THE S N CROSS SURVEY, ABSTRACT NO. 399 AND LESTER E CROSS SURVEY, ABSTRACT NO. 417, FORT BEND COUNTY, TEXAS.

115 RESIDENTIAL LOTS 2 RESERVES 7 BLOCKS

DECEMBER 2025

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

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

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SADDLEBROOK SEC 2
Civil Job No. PL41417-20

