

**PLAT RECORDING SHEET**

**PLAT NAME:** Saddlebrook Sec 1 Replat No. 1

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

**ACREAGE:** 43.978

**LEAGUE:** S N Cross Survey and Lester E Cross Survey

**ABSTRACT NUMBER:** A-399 and A-417

**NUMBER OF BLOCKS:** 7

**NUMBER OF LOTS:** 108

**NUMBER OF RESERVES:** 7

**OWNERS:** KB Homes Lone Star Inc.

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

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, MARK EUBANKS, SENIOR VICE PRESIDENT OF FINANCE AND RYAN HAWKINS, VICE PRESIDENT OF LAND DEVELOPMENT, OFFICERS OF KB HOME LONE STAR INC., A TEXAS CORPORATION, OWNERS OF THE 43.978 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SADDLEBROOK SEC 1 REPLAT NO. 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 FEET (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 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 EASEMENT, 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 EASEMENTS TOTALS THIRTY FEET (30' 0") IN WIDTH.

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 CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SADDLEBROOK SEC 1 REPLAT NO 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 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 MARK EUBANKS, ITS SENIOR VICE PRESIDENT OF FINANCE, HEREUNTO AUTHORIZED,

ATTESTED BY RYAN HAWKINS, VICE PRESIDENT OF LAND DEVELOPMENT, AND ITS COMMON SEAL HEREUNTO

AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

KB HOME LONE STAR INC., A TEXAS CORPORATION

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

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
PRINT NAME: MARK EUBANKS PRINT NAME: RYAN HAWKINS  
TITLE: SENIOR VICE PRESIDENT OF FINANCE TITLE: VICE PRESIDENT OF LAND DEVELOPMENT

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK EUBANKS, SENIOR VICE PRESIDENT OF FINANCE AND RYAN HAWKINS, VICE PRESIDENT OF LAND DEVELOPMENT, 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 \_\_\_\_\_, 2026.

NOTARY PUBLIC IN AND  
FOR THE STATE OF \_\_\_\_\_

COMMISSION EXPIRES: \_\_\_\_\_

CERTIFICATE FOR SURVEYOR

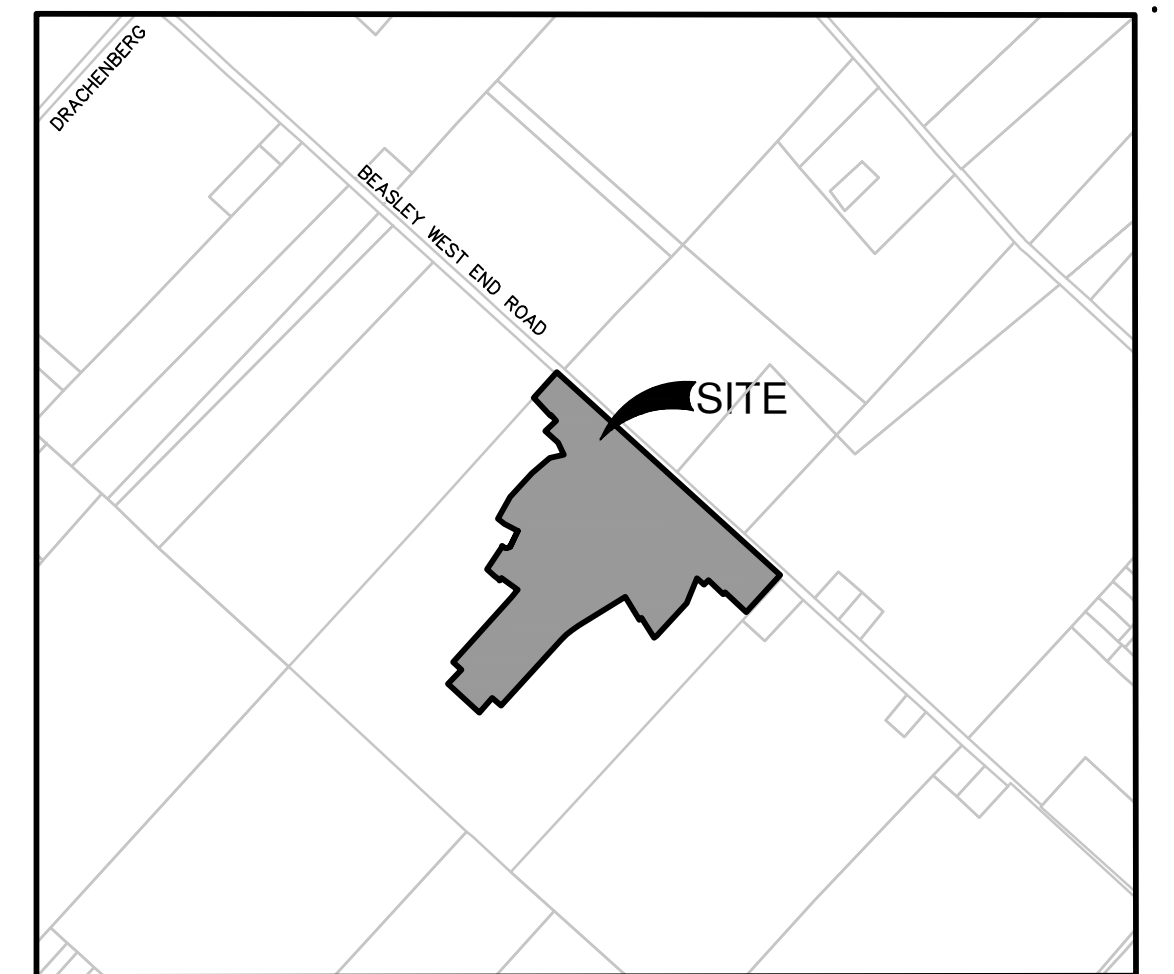
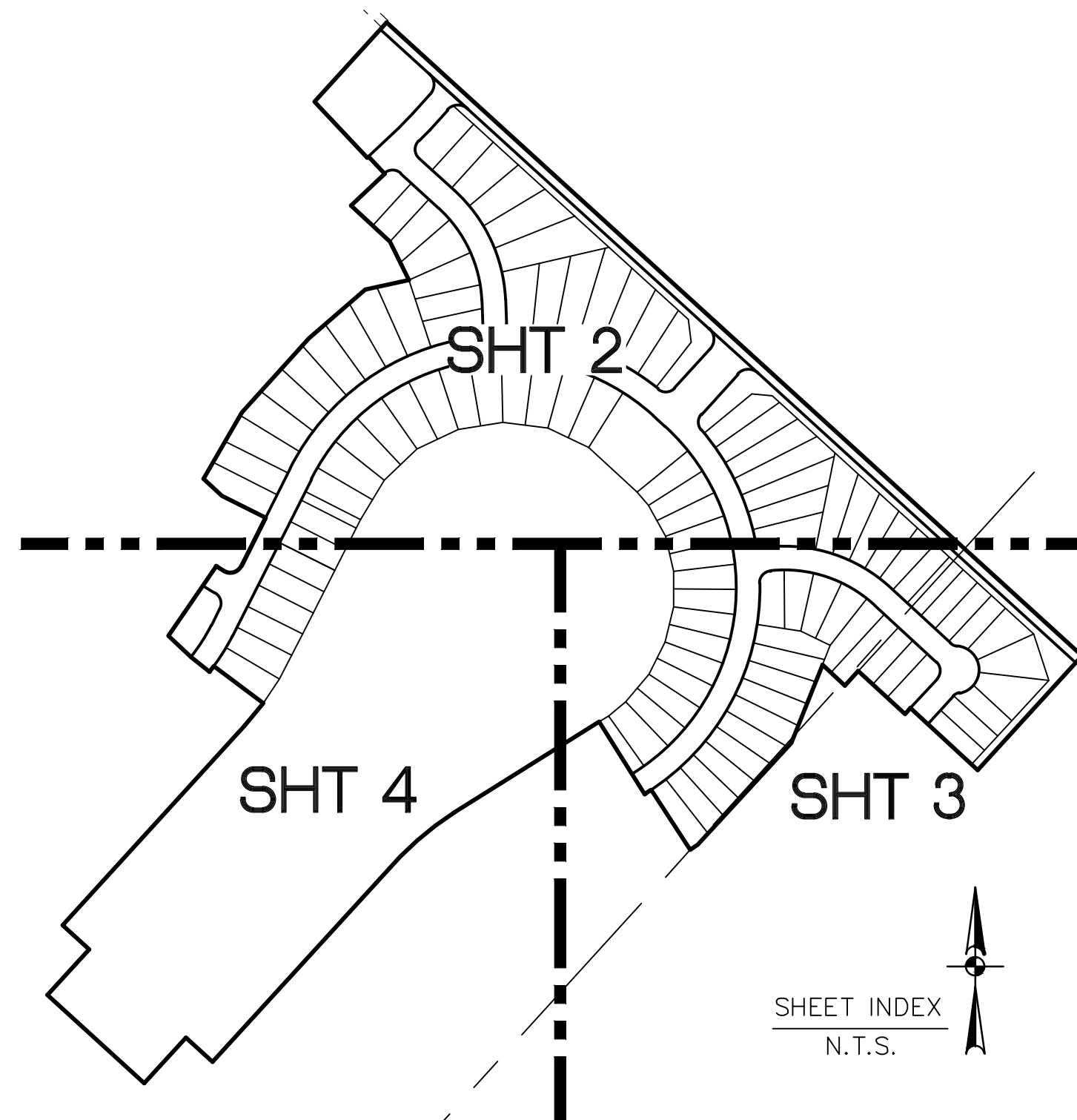
I, AUSTAN W. LUPHER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, 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



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

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 \_\_\_\_\_, 2026.

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 \_\_\_\_\_, 2026 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 REPLAT NO. 1

A SUBDIVISION OF 43.978 ACRES IN S N CROSS SURVEY, A-399 AND  
LESTER E CROSS SURVEY, A-417  
ALSO BEING A REPLAT OF SADDLEBROOK SEC 1 AS RECORDED IN PLAT NO. 20250179  
FORT BEND COUNTY PLAT RECORDS,  
FORT BEND COUNTY, TEXAS.

108 RESIDENTIAL LOTS 7 RESERVES 7 BLOCKS

FEBRUARY, 2026

REASON FOR REPLAT:  
REVISE PLAT BOUNDARY AND CORRECT SCRIVENER ERRORS

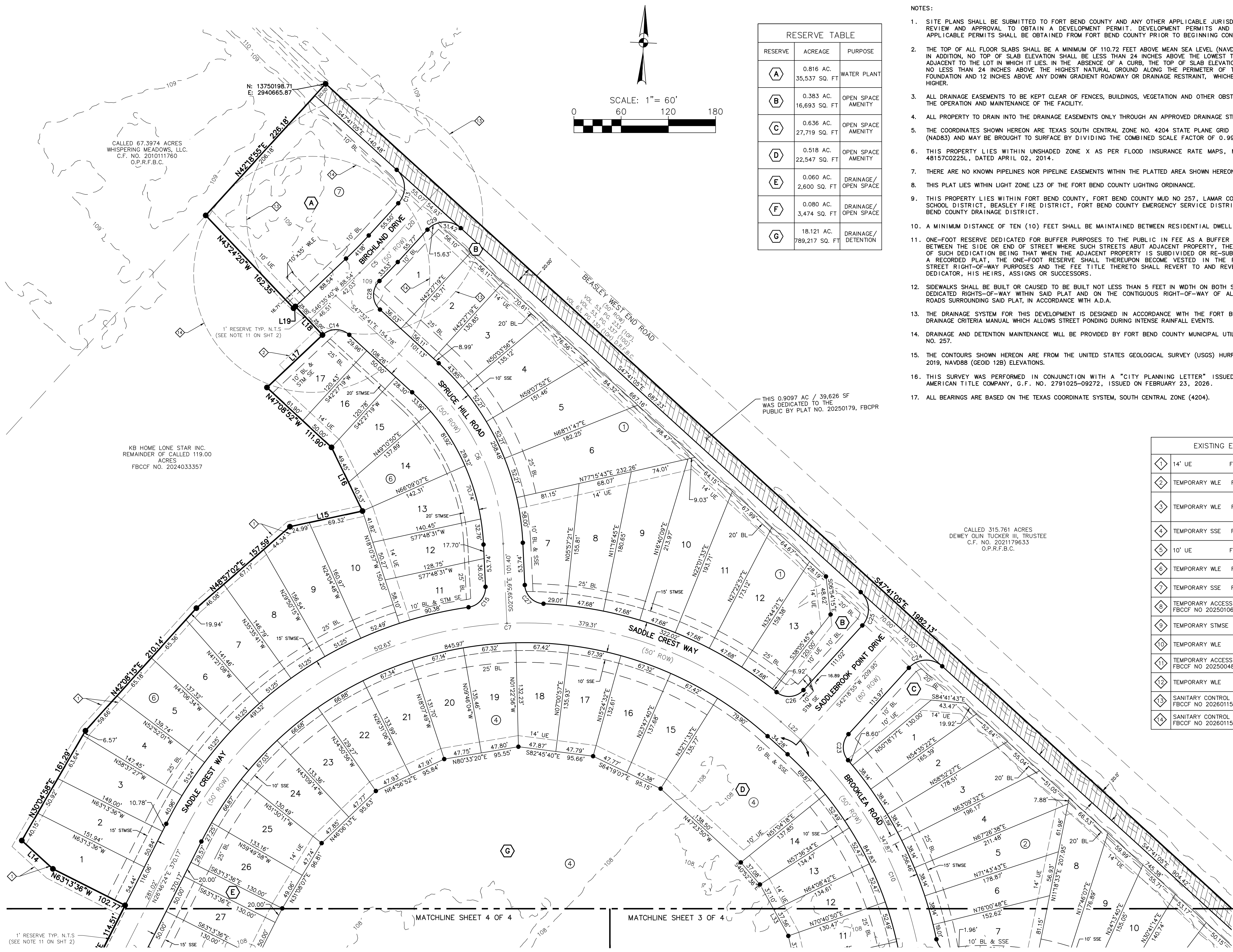
OWNER/DEVELOPER:  
KB HOME LONE STAR INC.  
A TEXAS CORPORATION  
11314 RICHMOND AVENUE  
HOUSTON, TEXAS 77042  
(281) 493-4532

## PAPE-DAWSON

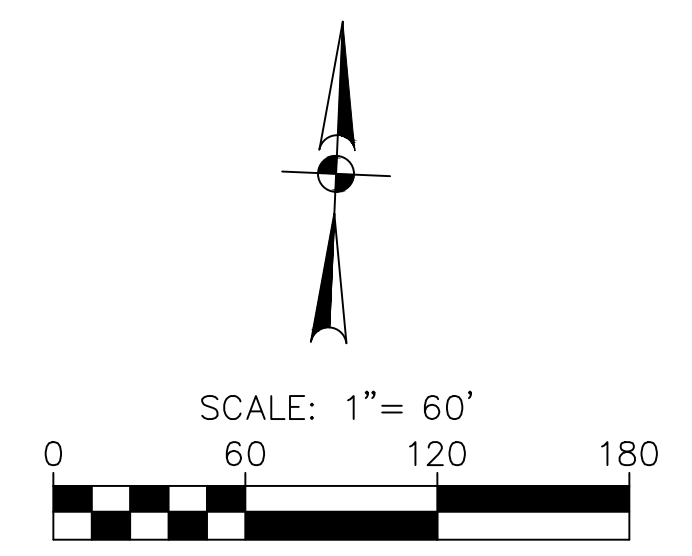
2107 CITYWEST BLVD, 3RD FLR I HOUSTON, TX 77042 | 713.428.2400  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

UNDINE TEXAS, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
1788 TELGE ROAD  
CYPRESS, TEXAS 77429

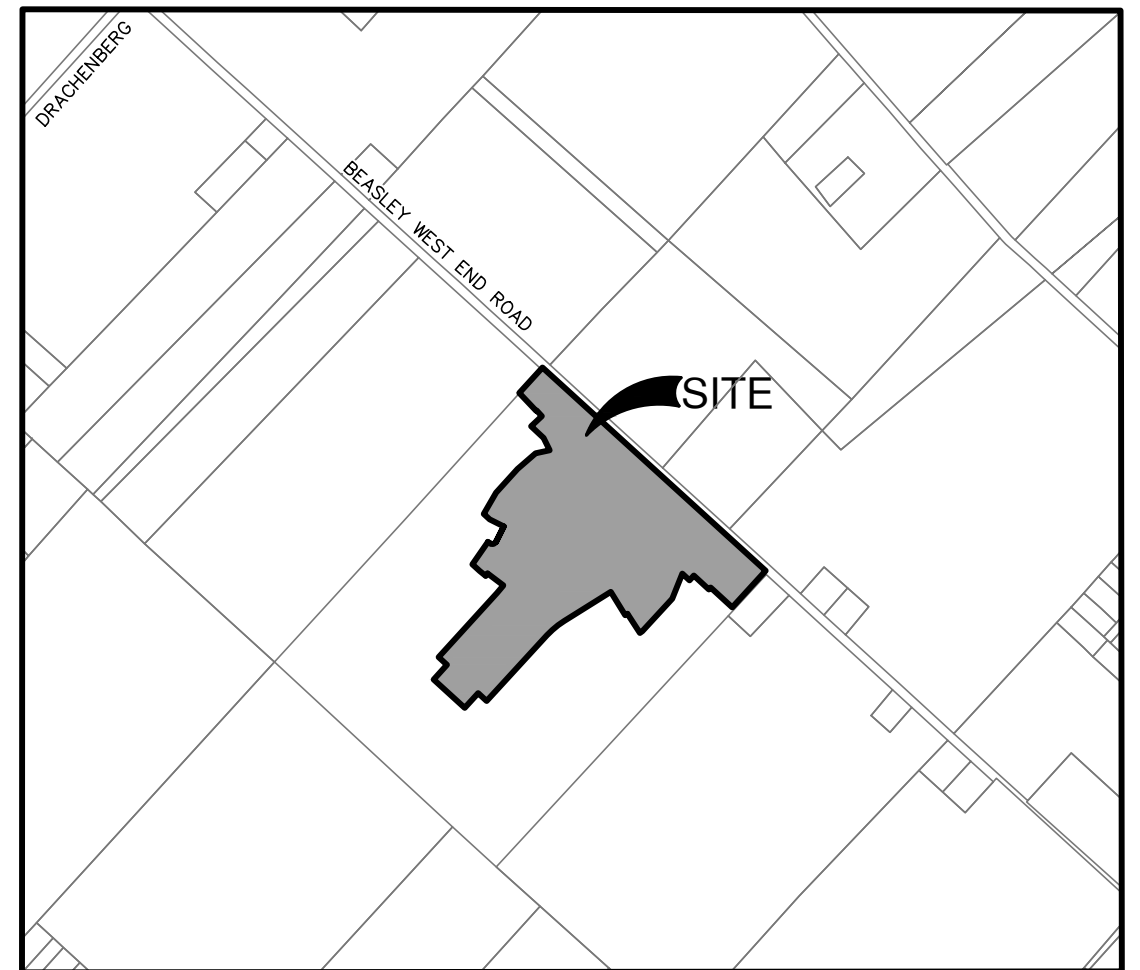
SHEET INDEX  
N.T.S.



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



- 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 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.
  - 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 0.9998700169.
  - THIS PROPERTY LIES WITHIN UNSHADED ZONE X AS PER FLOOD INSURANCE RATE MAPS, MAP NUMBER 48157C022SL, DATED APRIL 02, 2014.
  - THERE ARE NO KNOWN PIPELINES NOR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
  - THIS PLAT LIES WITHIN LIGHT ZONE LZ3 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
  - 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.
  - 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. 2791025-09272, ISSUED ON FEBRUARY 23, 2026.
  - ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204).



VICINITY MAP  
NOT-TO-SCALE  
MAP REF: KEY MAP 6012, 602W, 641D, & 642A

LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (PD)
- 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
- UVE = 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
- OPRFBFC = OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
- ↔ = INDICATES STREET NAME CHANGE SYMBOL
- NTS = NOT TO SCALE
- (A) = RESERVE LETTER
- (1) = BLOCK NUMBER

EXISTING EASEMENTS		
①	14' UE	FBCCF PLAT NO 20250179
②	TEMPORARY WLE	FBCCF NO 2025035672
③	TEMPORARY WLE	FBCCF NO 2025035673
④	TEMPORARY SSE	FBCCF NO 2025035677
⑤	10' UE	FBCCF PLAT NO 20250179
⑥	TEMPORARY WLE	FBCCF NO 2025035675
⑦	TEMPORARY SSE	FBCCF NO 2025035674
⑧	TEMPORARY ACCESS EASEMENT	FBCCF NO 2025010636
⑨	TEMPORARY STMSE	FBCCF NO 2025035223
⑩	TEMPORARY WLE	FBCCF NO 2025035678
⑪	TEMPORARY ACCESS EASEMENT	FBCCF NO 2025004889
⑫	TEMPORARY WLE	FBCCF NO 2025035676
⑬	SANITARY CONTROL EASEMENT	FBCCF NO 2026011567
⑭	SANITARY CONTROL EASEMENT	FBCCF NO 2026011568

# SADDLEBROOK SEC 1 REPLAT NO. 1

A SUBDIVISION OF 43.978 ACRES IN S N CROSS SURVEY, A-399 AND LESTER E CROSS SURVEY, A-417 ALSO BEING A REPLAT OF SADDLEBROOK SEC 1 AS RECORDED IN PLAT NO. 20250179 FORT BEND COUNTY PLAT RECORDS, FORT BEND COUNTY, TEXAS.

108 RESIDENTIAL LOTS 7 RESERVES 7 BLOCKS

FEBRUARY, 2026

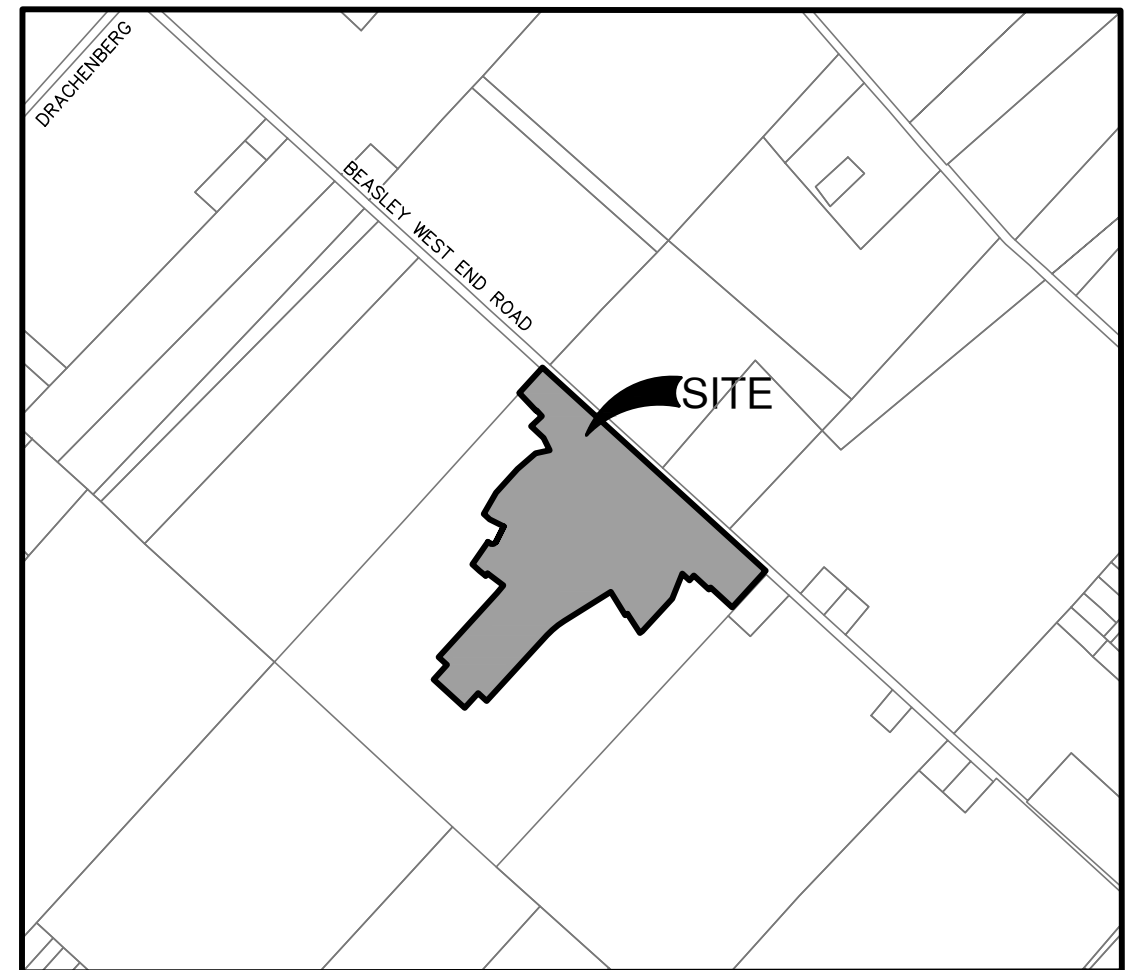
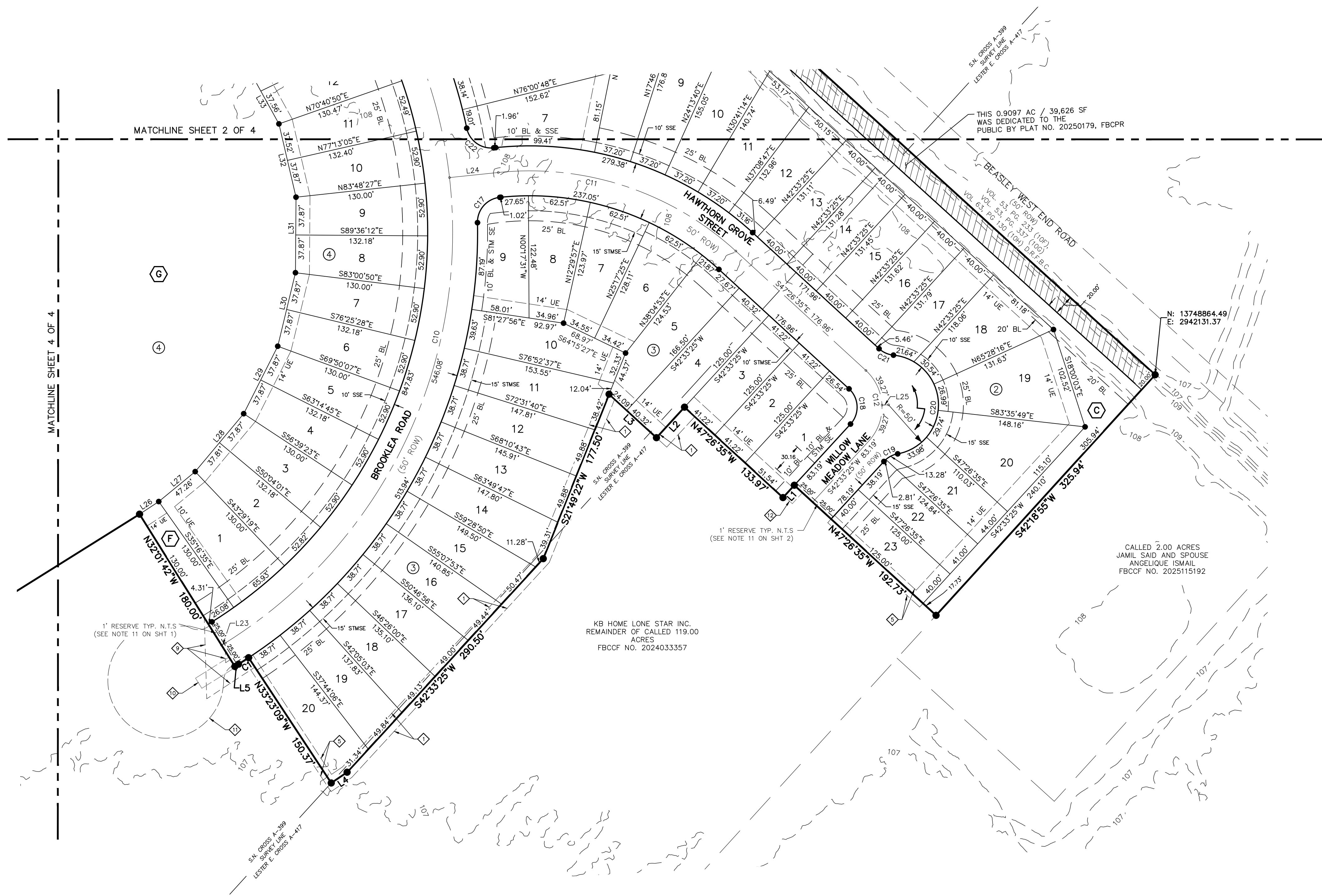
REASON FOR REPLAT:  
REVISE PLAT BOUNDARY AND CORRECT SCRIVENER ERRORS

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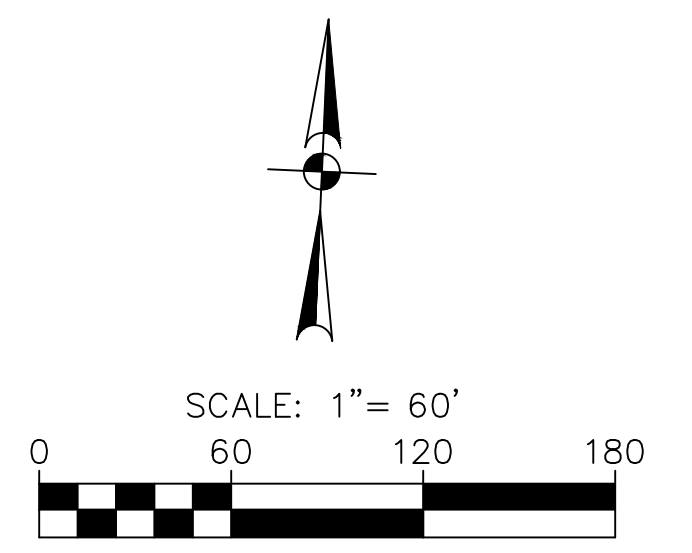
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VICINITY MAP  
NOT-TO-SCALE  
MAP REF: KEY MAP 6012, 602W,  
641D, & 642A

EXISTING EASEMENTS		
1	14' UE	FBCPR PLAT NO 20250179
2	TEMPORARY WLE	FBCCF NO 2025035672
3	TEMPORARY WLE	FBCCF NO 2025035673
4	TEMPORARY SSE	FBCCF NO 2025035677
5	10' UE	FBCPR PLAT NO 20250179
6	TEMPORARY WLE	FBCCF NO 2025035675
7	TEMPORARY SSE	FBCCF NO 2025035674
8	TEMPORARY ACCESS EASEMENT	FBCCF NO 2025010636
9	TEMPORARY STMSE	FBCCF NO 2025035223
10	TEMPORARY WLE	FBCCF NO 2025035678
11	TEMPORARY ACCESS EASEMENT	FBCCF NO 202504889
12	TEMPORARY WLE	FBCCF NO 2025035676
13	SANITARY CONTROL EASEMENT	FBCCF NO 2026011567
14	SANITARY CONTROL EASEMENT	FBCCF NO 2026011568

LEGEND	
●	FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
●	SET 5/8" IRON ROD (PD)
●	SET 5/8" IRON ROD (PD)-ROW/LOT
AC	= ACRE
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OPRFBC	= OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
—	= INDICATES STREET NAME CHANGE SYMBOL
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LINE #	BEARING	LENGTH
L1	S42°33'25"W	16.81'
L2	S42°33'25"W	41.50'
L3	N47°26'35"W	64.41'
L4	S55°47'58"W	19.22'
L5	S57°58'18"W	4.31'
L6	S55°42'35"W	48.70'
L7	S50°42'14"W	49.23'
L8	S45°39'55"W	49.23'
L9	N47°26'35"W	75.38'
L10	N47°39'10"W	75.00'
L11	N39°49'45"E	60.21'
L12	N51°18'24"W	50.00'
L13	N47°39'10"W	65.40'
L14	N47°39'10"W	53.46'
L15	N77°48'01"E	94.30'
L16	N25°55'29"W	89.98'
L17	N46°35'40"E	97.06'
L18	N43°24'20"W	50.00'
L19	S46°35'40"W	3.29'
L20	S42°27'19"W	105.65'

LINE #	BEARING	LENGTH
L21	S63°13'36"E	34.93'
L22	S47°51'00"E	34.33'
L23	N57°58'18"E	4.31'
L24	N84°03'00"E	49.15'
L25	N87°33'25"E	6.57'
L26	N56°39'07"E	23.02'
L27	S50°37'03"W	47.26'
L28	S39°55'39"W	75.67'
L29	S26°45'15"W	75.74'
L30	S13°34'32"W	75.74'
L31	S0°23'48"W	75.74'
L32	S13°06'40"E	75.39'
L33	S28°54'25"E	74.67'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	510.00'	1°21'27"	S57°17'34"W	12.08'	12.08'
C2	430.00'	1°55'01"	S37°44'05"W	14.39'	14.39'
C3	275.00'	4°17'47"	S57°37'24"E	20.62'	20.62'
C4	25.00'	93°27'18"	N73°30'03"E	36.41'	40.78'
C5	595.00'	4°08'20"	N44°31'29"E	42.97'	42.98'
C6	305.00'	44°52'42"	N25°06'20"W	232.84'	238.90'
C7	485.00'	105°22'15"	S79°27'32"W	771.46'	891.95'
C8	405.00'	11°55'11"	N32°44'00"E	84.10'	84.26'
C9	300.00'	7°45'05"	S59°21'03"E	40.55'	40.59'
C10	485.00'	105°36'28"	N5°10'04"E	772.67'	893.95'
C11	305.00'	48°30'25"	N71°41'47"W	250.57'	258.21'
C12	50.00'	90°00'00"	N2°26'35"W	70.71'	78.54'
C13	30.00'	90°08'25"	N2°36'53"W	42.48'	47.20'
C14	25.00'	85°51'40"	S89°31'29"W	34.06'	37.46'
C15	25.00'	84°38'15"	N39°39'09"E	33.66'	36.93'
C16	25.00'	87°31'58"	N16°59'35"W	34.59'	38.19'
C17	25.00'	85°10'30"	S41°27'45"W	33.84'	37.16'
C18	25.00'	90°00'00"	N2°26'35"W	35.36'	39.27'
C19	25.00'	36°52'12"	S60°59'31"W	15.81'	16.09'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C20	50.00'	163°44'23"	S2°26'35"E	98.99'	142.89'
C21	25.00'	36°52'12"	S65°52'40"E	15.81'	16.09'
C22	25.00'	84°05'58"	S53°54'01"E	33.49'	36.70'
C23	25.00'	82°58'38"	S0°49'36"W	33.12'	36.21'
C24	30.00'	90°00'00"	S87°18'55"W	42.43'	47.12'
C25	30.00'	89°59'59"	N2°41'05"W	42.43'	47.12'
C26	25.00'	86°33'29"	N85°35'39"E	34.28'	37.77'
C27	25.00'	84°38'15"	S44°59'06"E	33.66'	36.93'
C28	25.00'	93°05'54"	S0°59'43"E	36.30'	40.62'
C29	30.00'	89°51'35"	S87°23'07"W	42.37'	47.05'

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

# SADDLEBROOK SEC 1 REPLAT NO. 1

A SUBDIVISION OF 43.978 ACRES IN S N CROSS SURVEY, A-399 AND LESTER E CROSS SURVEY, A-417 ALSO BEING A REPLAT OF SADDLEBROOK SEC 1 AS RECORDED IN PLAT NO. 20250179 FORT BEND COUNTY PLAT RECORDS, FORT BEND COUNTY, TEXAS.

108 RESIDENTIAL LOTS 7 RESERVES 7 BLOCKS  
FEBRUARY, 2026  
REASON FOR REPLAT:  
REVISE PLAT BOUNDARY AND CORRECT SCRIVENER ERRORS

OWNER/DEVELOPER:  
KB HOME LONE STAR INC.  
A TEXAS CORPORATION  
11314 RICHMOND AVENUE  
HOUSTON, TEXAS 77042  
(281) 495-4532

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

UNIONE TEXAS, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
1788 TELGE ROAD  
CYPRESS, TEXAS 77429

Notes: Feb. 24, 2026, 4:27pm. User: ID: cfehtest4. File: C:\Users\cfehtest4\AppData\Local\Temp\MapSubmittal\_2026\FBI44417-10\_FINAL.dwg

