

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sabine Springs Detention Reserve A

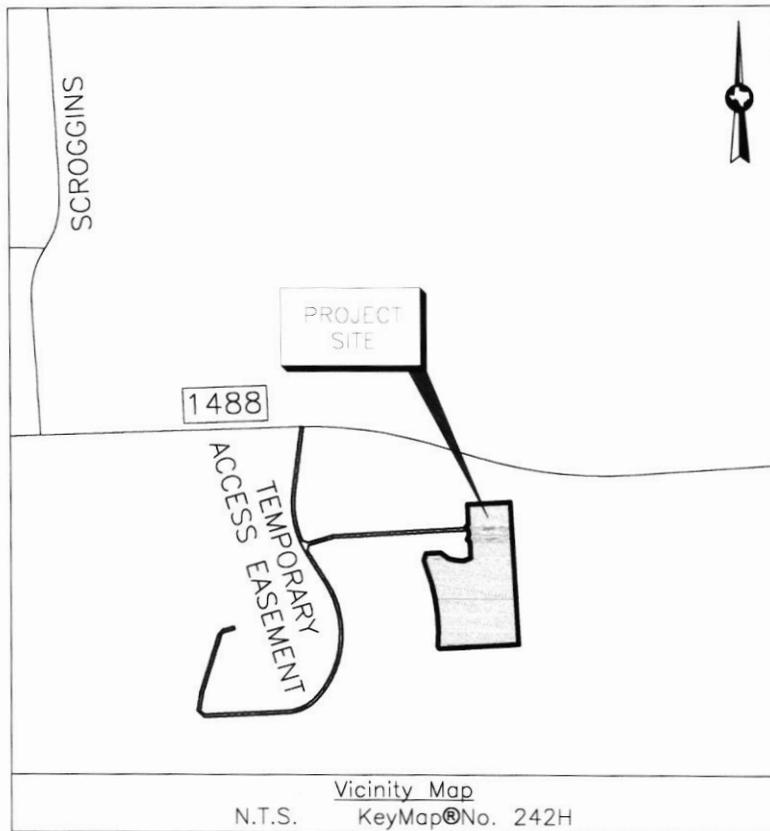
Date: February 4, 2025

Background

Final Plat of Sabine Springs Detention Reserve A which consists of 10.16 acres will include 1 Block and 1 Reserve in Precinct 2.

Staff Recommendation

Approve Plat



FINAL PLAT OF SABINE SPRINGS DETENTION RESERVE "A"

BEING A SUBDIVISION OF 10.16 ACRES OUT OF
THE JOHN REESE SURVEY, A-242,
WALLER COUNTY, TEXAS.

1 BLOCK 1 RESERVE

OWNER

FORESTAR (USA) REAL ESTATE GROUP INC., A
DELAWARE CORPORATION
2001 TIMBERLOCH PLACE, SUITE 325, SPRING,
TEXAS 77380
713-457-1690

DECEMBER, 2025

DECEMBER, 2025

OWNER:
FORESTAR (USA) REAL
ESTATE GROUP INC., A
DELEWARE CORPORATION
2001 TIBERLOCH PLACE,
SUITE 325, SPRING, TEXAS
77380
713-457-1090

SABINE SPRNGS
DETENTION RESERVE "A"
PHASE 1



ENGINEERING THE FUTURE
SINCE 1936

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

SHEET 1 OF 14

I, J. Ross McCall, P.E., County Engineer of Waller County, Texas, certify that the plat of this subdivision complies with all existing rules and regulations of Waller County.

No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

Date

J. Ross McCall, P.E.,
County Engineer

I, Debbie Hollan, Clerk of the County Court of Waller County, Texas, do hereby certify that the within instrument with the certificate of authentication was filed for registration in my office on the ____ day of _____, 20__, A.D. at ____ o'clock __M., in File No. _____ of the Official Public Records of Waller County for said county.

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

Debbie Hollan
Clerk of the County Court
Waller County, Texas

By: _____
Deputy

APPROVED by Commissioners Court of Waller County, Texas, this ____ day of _____, 20__ A.D.

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

Walter E. Smith, P.E., R.P.L.S.
Commissioner, Precinct 2

Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorff
Commissioner, Precinct 4

NOTE: Acceptance of the above plat by the Commissioners Court does not signify Waller county acceptance of the dedicated roads for integration into the County Road System. The developer is required to comply with Sections 5 and 6 of the then current Waller County Subdivision and Development Regulations, in this regard.

This is to certify that I, Kevin M. Reidy, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction, and that this plat correctly represents that survey made by me.

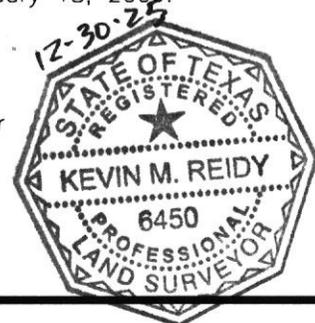
No Portion of this subdivision lies within the boundaries of any municipality's corporate city limits, or area of extra territorial jurisdiction.

No Portion of this subdivisions currently lies within the boundaries of the 1% annual chance (100 year) floodplain as delineated on Waller County Community Panel No. 48473C0075E, dated February 18, 2009.

No Portion of this subdivision lies within the boundaries of the 0.2% annual chance (500 year) floodplain as delineated on Waller County Community Panel No. 48473C0075E, dated February 18, 2009.



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



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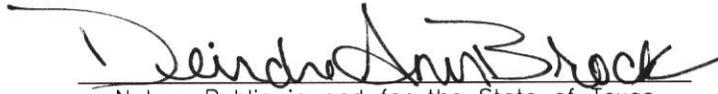
10011 MEADOWGLEN LN
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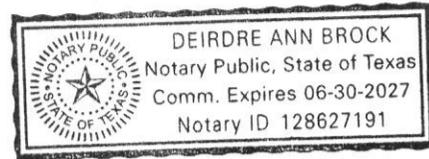
SHEET 3 OF 14

STATE OF TEXAS }
COUNTY OF Harris

BEFORE ME, the undersigned authority, on this day personally appeared Kevin M. Reidy, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 30th day of December 2025.


Notary Public in and for the State of Texas
My Commission expires: 6/30/2027



SAN BERNARD ELECTRIC COOPERATIVE, INC.

THERE IS HEREBY GRANTED TO SAN BERNARD ELECTRIC COOPERATIVE, INC. WHOSE ADDRESS IS P.O. BOX 1208, BELLVILLE, TEXAS 77418, AND TO ITS SUCCESSORS, ASSIGNS AND LESSEES, AN UNOBSTRUCTED UTILITY EASEMENT FOR ELECTRIC, COMMUNICATION, AND OTHER UTILITIES AS MAY BECOME AVAILABLE, CONSISTING OF ALL NECESSARY OR DESIRABLE EQUIPMENT ACROSS, ALONG, UPON, OVER, ABOVE, AND UNDER LANDS WITHIN THE BOUNDARIES OF THE SUBDIVISION AS DESCRIBED BELOW.

1. There is a fifteen feet (15') wide unobstructed utility easement along all property lines adjacent to all existing publicly dedicated roads bordering the subdivision and public roads within the subdivision dedicated by this plat (unless otherwise noted).
2. There is a twenty feet (20') wide unobstructed utility easement for guy, being ten feet (10') on each side of the centerline of the guy and protruding five feet (5') past the point of where the anchor enters the earth.
3. San Bernard Electric Cooperative, Inc. is granted the right to build and maintain utilities on, across, along, upon, over, above and under all publicly dedicated road right-of-ways in this subdivision, in order to provide electric and other services to lots as it becomes necessary.
4. San Bernard Electric Cooperative, Inc. shall have the right to remove, cut down, and chemically treat with herbicides, all trees, shrubbery and vegetation within said easement and the right to remove, cut, and trim, from time to time, all dead, weak leaning, or dangerous trees adjacent to and outside of said easement that are tall enough to strike the conductor and/or equipment in falling. San Bernard Electric Cooperative, Inc. will not be responsible for removing debris from vegetation growing outside their easements when cutting down weak and leaning trees and brush outside the easement.
5. San Bernard Electric Cooperative, Inc. shall have the right to use and keep all of said easement area granted hereby free and clear of any and all obstructions, except fences that do not exceed eight feet (8') in height and do not interfere with the operation and replacement of San Bernard Electric Cooperative's facilities, San Bernard Electric Cooperative, Inc. shall have the right of ingress and egress to and from said right-of-way for the purpose of clearing vegetation, constructing, reconstructing, rephasing, respanning, operating, inspecting, repairing, maintaining, replacing, adding, and removing said conductors, poles and equipment. Access for construction, maintenance, inspection, and surveying of facilities may be done with, but not limited to vehicles, ATV, aerial drone, pedestrian, and other methods.
6. The grantor, his successors, assigns, agents or licensees shall not have the right to cause or permit any obstacles, except fences not to exceed eight feet (8') in height, to be placed or constructed within said easement area without the express written consent of the cooperative. Fences shall not be placed or constructed in any way that would prevent San Bernard Electric Cooperative, Inc. from exercising any rights and privileges expressed herein.
7. All above descriptions are further described and locations indicated on plat drawing.

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713-784-4500
EHRA TEAM
FIRM No. F-726
FIRM No. 10092300

SHEET 4 OF 14

OWNER'S RESPONSIBILITIES:

- (1) No structure in this subdivision shall be occupied until connected to a public sewer system which has been approved and permitted by Waller County Environmental Department.
- (2) No structure in this subdivision shall be occupied until connected to an individual water supply or a state-approved, community water system.
- (3) In a subdivision that is not served by fire hydrants as part of a centralized water system certified by the Texas Commission on Environmental Quality as meeting minimum standards for water utility service, the Commissioners Court may require a limited fire suppression system that requires a developer to construct:
 - (a) For a subdivision of fewer than 50 houses, 2,500 gallons of storage: or
 - (b) For a subdivision of 50 or more houses, 2,500 gallons of storage with a centralized water system or 5,000 gallons of storage.
- (4) Structures built on lots in the designated Floodplain shall be elevated to two (2) feet or more above the 500-year floodplain elevation, in the 100-year floodplain. Within the 500-year, these structures must be elevated to one (1) foot above the 500-year floodplain elevation. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.). Contact the County Engineer's Office for specific information.
- (5) The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by Commissioners Court. Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the Developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the streets. The County will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets.
- (6) The County assumes no responsibility for the accuracy of representations by other parties on the plat. Floodplain data, in particular, may change depending on subsequent development.
- (7) The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the County.
- (8) The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid Forestar (USA) Real Estate Group Inc., a Delaware corporation, to the purchaser of each and every lot in the subdivision prior to culmination of each sale.
- (9) Include certification that the subdivider has complied with the requirements of Section 232.032 and that:
 - (A) the water quality and connections to the lots meet, or will meet, the minimum state standards;
 - (B) sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
 - (C) electrical connections provided to the lot meet, or will meet, the minimum state standards; and
 - (D) gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.

PARKLAND TABLE

PLAT	PARKS / TRAILS	OPEN SPACE	TOTAL
SABINE SPRINGS DRIVE PHASE 1	0.00 AC.	0.10 AC.	0.10 AC.
SABINE SPRINGS WALLER COUNTY M.U.D. NO. 65 WASTE WATER TREATMENT PLANT NO. 1	0.00 AC.	0.00 AC.	0.00 AC.
SABINE SPRINGS WALLER COUNTY M.U.D. NO. 65 WATER PLANT NO. 1	0.00 AC.	0.00 AC.	0.00 AC.
SABINE SPRINGS DETENTION RESERVE 'A'	0.00 AC.	5.08 AC.	5.08 AC.
SABINE SPRINGS DETENTION RESERVE 'B' PHASE 1	1.22 AC.	2.20 AC.	3.42 AC.
SABINE SPRINGS SECTION 1	1.37 AC.	0.75 AC.	2.12 AC.
TOTAL	2.59 AC.	8.13 AC.	10.72 AC.

REQUIRED NEIGHBORHOOD PARKLAND
1 ACRE PER 54 LOTS @ 800 LOTS = 14.8

- 1) 50% MINIMUM (7.4 ACRES) SHALL BE POCKET PARK/COMMUNITY PARK/ TRAILS AROUND DETENTION PONDS.
- 2) REMAINDER MAY BE PUBLICLY ACCESSIBLE OPEN SPACE (LANDSCAPE BUFFERS, OPEN SPACE, DETENTION AREAS).

DECEMBER, 2025	OWNER: FORESTAR (USA) REAL ESTATE GROUP INC., A DELEWARE CORPORATION 2001 TIBERLOCH PLACE, SUITE 325, SPRING, TEXAS 77380 713-457-1090	SABINE SPRNGS DETENTION RESERVE "A" PHASE 1	
SHEET 5 OF 14			10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 EHRA.TEAM FIRM No. F-726 FIRM No. 10092300

NOTES:

- (1) B.L. indicates Building Line
 B.M. indicates Benchmark
 C.M. indicates Controlling Monument
 C.I.P. indicates Capped Iron Pipe
 ESMT. indicates Easement
 FND indicates Found
 I.P. indicates Iron Pipe
 I.R. indicates Iron Rod
 N.T.S. indicates Not To Scale
 O.P.R.W.C. indicates Official Public Records Of Waller County
 PG. indicates Page
 P.O.B. indicates Point Of Beginning
 P.U.E. indicates Public Utility Easement
 R.O.W. indicates Right-of-Way
 SQ.FT. indicates Square Feet
 U.E. indicates Utility Easement
 VOL. indicates Volume
 W.C.C.F. NO. indicates Waller County Clerk's File Number
 W.C.D.R. indicates Waller County Deed Records

- (2) All easements extend equidistant from either side of the property and lot lines unless otherwise noted.

- (3) All bearings are Lambert grid bearings and all coordinates refer to the Texas Coordinate System, South Central Zone (#4204), as defined by article 21.071 of the Natural Resources Code of the State of Texas, 1983 Datum (2001 adjustment). Scale factor = 0.999956892874.

- (4) Project Benchmark: BM-A
 - 5/8-inch Iron rod with cap stamped "E.H.R.A. T.P." located approximately 17 feet southwest of the northerly return and 20 feet northwest of the southerly return of Sabine Springs Drive and Freedom Drive, and approximately 1,030 feet south of the the intersection of Sabine Drive and Jefferson Court.
 - X= 2,946,837.44
 - Y= 13,981,647.27
 - Elev.= 302.13' (NAVD88)

- (5) All lot corners, reserves and block corners are set 5/8" iron rods with cap stamped "E.H.R.A. 713-784-4500" unless otherwise noted.

- (6) According to City Planning Letter issued by Old Republic National Title Insurance Company with GF# TXA372042 on September 29, 2025, there are no pipeline easements within the boundaries of this plat.

- (7) Right-of-way easements for widening streets or improving drainage shall be maintained by the landowner until all street or drainage improvements are actually constructed on the property. The County has the right at any time to take possession of any street widening easement for construction, improvement or maintenance.

- (8) According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Waller County, Texas, Map No. 48473C0075E, dated February 18, 2009, the subject property appears to be within Unshaded Zone "X"; defined as areas outside the 0.2% annual chance floodplain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ and Associates, Inc.

- (9) The property subdivided in the foregoing plat lies in Waller County, Waller County M.U.D. No. 65 and Waller Independent School District.

- (10) A subdivision variance has been approved to allow a minimum lot width of 45 feet by Waller County Commissioners Court on October 2, 2024.

- (11) A subdivision variance has been approved to allow a minimum right-of-way width of 60 feet for a collector street by Waller County Commissioners Court of October 2, 2024.

- (12) A subdivision variance has been approved to allow cul-de-sacs to have a right-of-way radius of 60 feet and a pavement radius of 50 feet by Waller County Commissioners Court on October 2, 2024.

- (13) A subdivision variance has been approved to allow a minimum centerline radius of a local street of 300 feet with a minimum tangent of 50 feet between reverse curves by Waller County Commissioners Court on October 2, 2024.

- (14) A subdivision variance has been approved to allow a minimum centerline radius for a collector street of 650 feet with a minimum tangent of 150 feet between reverse curves by Waller County Commissioners Court on October 2, 2024.

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SHEET 6 OF 14			

METES AND BOUNDS DESCRIPTION
BEING 10.16 ACRES
IN THE JOHN REESE SURVEY, ABSTRACT NO. 242
WALLER COUNTY, TEXAS

A 10.16 ACRE TRACT OF LAND IN THE JOHN REESE SURVEY, ABSTRACT NO. 242 WALLER COUNTY, TEXAS, BEING OUT OF AND A PART OF A CALLED 282.5 ACRE TRACT CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC. AS DESCRIBED BY DOCUMENT RECORDED UNDER WALLER COUNTY CLERK'S FILE NUMBER (W.C.C.F. NO.) 2415478, THE SAID 10.16 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (WITH BEARINGS BASED ON TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 1-1/2 iron pipe found on the west line of a called 18.119 acre tract (Tract II) conveyed to Little K Investments and Management, LLC, as described in document recorded under W.C.C.F. NO. 2204395, marking the southeast corner of Reserve "B", Fieldstore Commercial, map or plat thereof recorded under File No. 2104032 Waller County Plat Records, and the northeast corner of said 282.5 acre tract and the herein described tract;

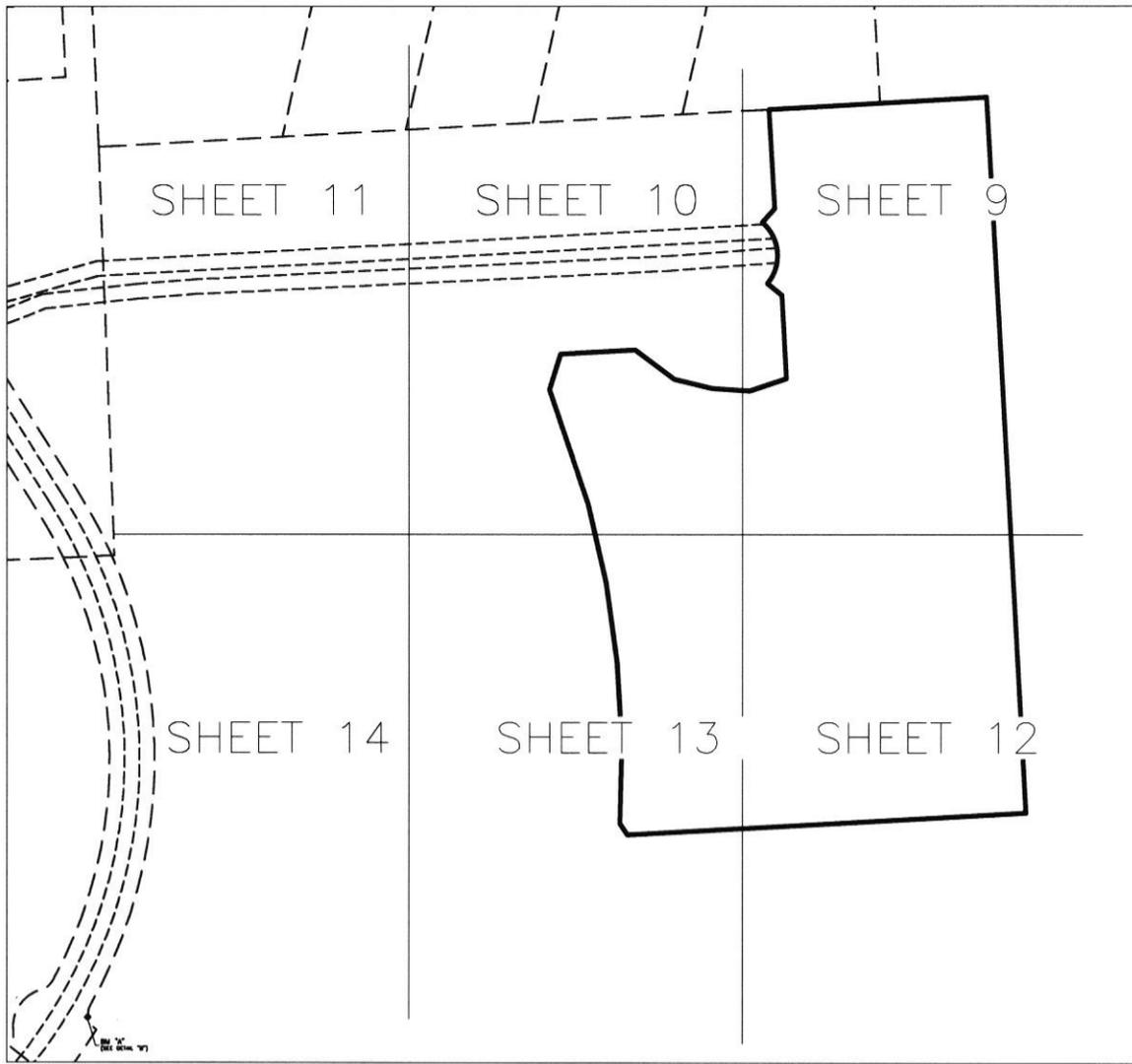
THENCE, South 03°08'08" East, along the west line of said Tract II, common with the east line of said 282.5 acre tract, and the herein described tract, a distance of 962.47 feet to the southeast corner of the herein described tract;

THENCE, departing said common line, over and across said 282.5 acre tract, the following eighteen (18) courses and distances;

1. South 86°51'51" West, a distance of 533.69 feet to the most southerly southwest corner of the herein described tract;
2. North 33°31'32" West, a distance of 18.08 feet to the most westerly southwest corner of the herein described tract;
3. North 01°24'12" East, a distance of 107.83 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle point of the herein described tract;
4. North 03°19'56" West, a distance of 107.83 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle point of the herein described tract;
5. North 08°04'04" West, a distance of 107.83 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle point of the herein described tract;
6. North 12°48'12" West, a distance of 107.83 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle point of the herein described tract;
7. North 18°43'22" West, a distance of 161.68 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle point of the herein described tract;
8. North 17°26'10" East, a distance of 49.65 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle point of the herein described tract;
9. North 86°48'18" East, a distance of 100.00 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle point of the herein described tract;
10. South 53°12'15" East, a distance of 65.26 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle point of the herein described tract;
11. South 76°40'46" East, a distance of 52.15 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle point of the herein described tract;
12. South 86°03'00" East, a distance of 50.39 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle point of the herein described tract;
13. North 71°33'04" East, a distance of 51.83 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an interior corner of the herein described tract;
14. North 03°11'42" West, a distance of 112.31 feet to a 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set marking an angle point of the herein described tract;
15. North 51°00'00" West, a distance of 25.00 feet to the beginning of a non-tangent curve to the left;
16. In a northerly direction, along said non-tangent curve to the left, having a radius of 60.00 feet, a central angle of 87°17'39" (chord bears North 04°38'50" West, 82.83 feet), and an arc distance of 91.41 feet, to an angle point of the herein described tract;
17. North 41°42'21" East, a distance of 25.00 feet to an angle point of the herein described tract;
18. North 03°11'42" West, a distance of 134.79 feet to the south line of the aforesaid Fieldstore Commercial, common to the north line of the aforesaid 282.5 acre tract, marking the northwest corner of the herein described tract, from which a 1-inch iron pipe found marking the southwest corner of Lot 1 of the afore said Fieldstore Commercial tract and an interior corner of the afore said 282.5 acre tract, bears for reference South 86°48'18" West a distance of 897.61 feet;

THENCE, North 86°48'18" East, continuing along said common line a distance of 291.36 feet to the POINT OF BEGINNING and containing 10.16 acres of land;

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SHEET 7 OF 14			10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 EHRA.TEAM FIRM No. F-726 FIRM No. 10092300



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	91.41'	82.83'	N 04°38'50" W	87°17'39"



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 33°31'32" W	18.08'
L2	N 17°26'10" E	49.65'
L3	S 53°12'15" E	65.26'
L4	S 76°40'46" E	52.15'
L5	S 86°03'00" E	50.39'
L6	N 71°33'04" E	51.83'
L7	N 51°00'00" W	25.00'
L8	N 41°42'21" E	25.00'
L9	S 13°06'55" W	16.88'
L10	S 35°44'17" E	20.37'



SCALE: 1" = 60'

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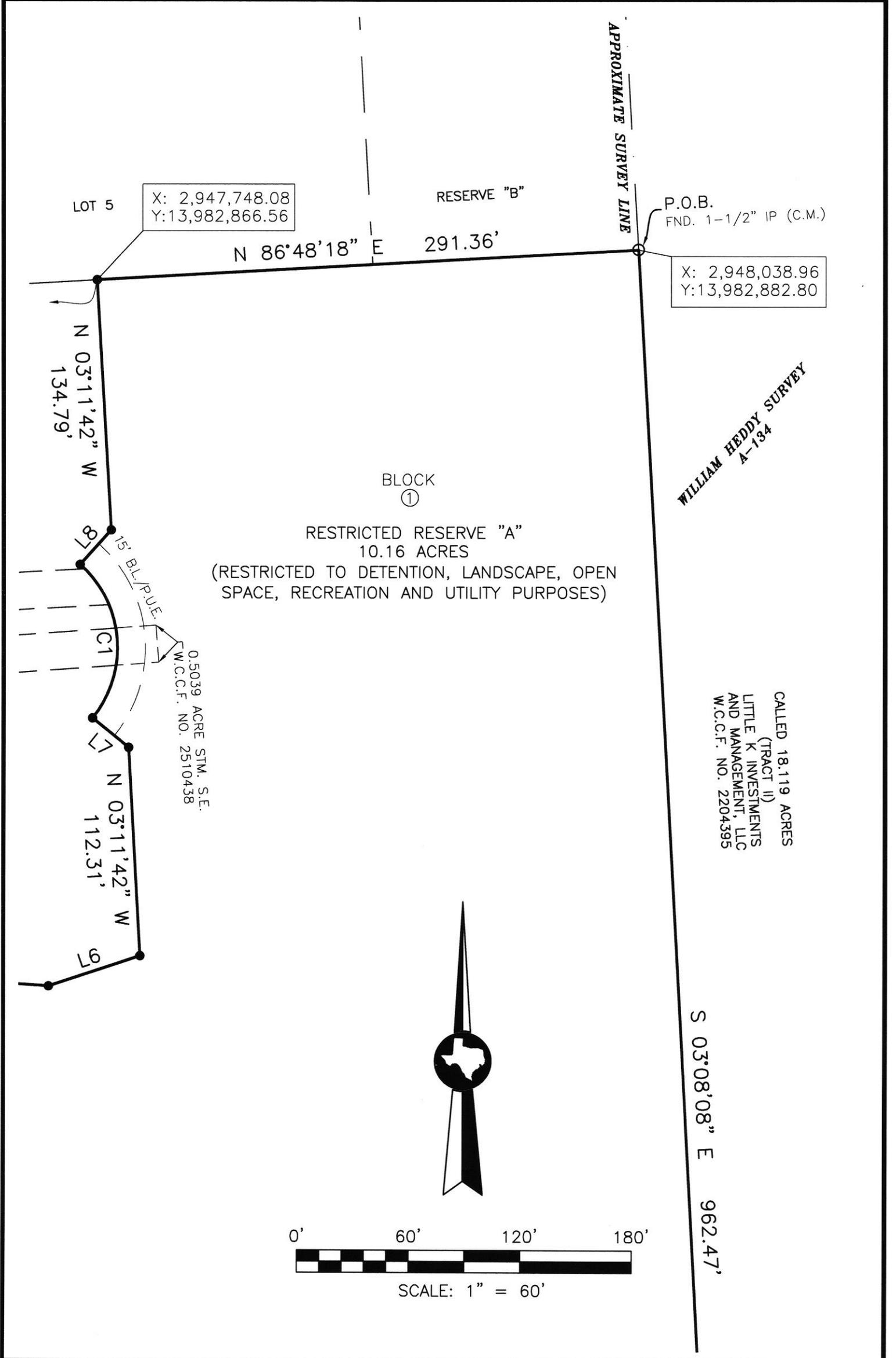
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LOT 3

LOT 4

(TRACT 1)
LITTLE K INVESTMENTS
AND MANAGEMENT, LLC
W.C.C.F. NO. 2204395

FIELDSTORE COMMERCIAL
FILE NO. 2104032 W.C.P.R.

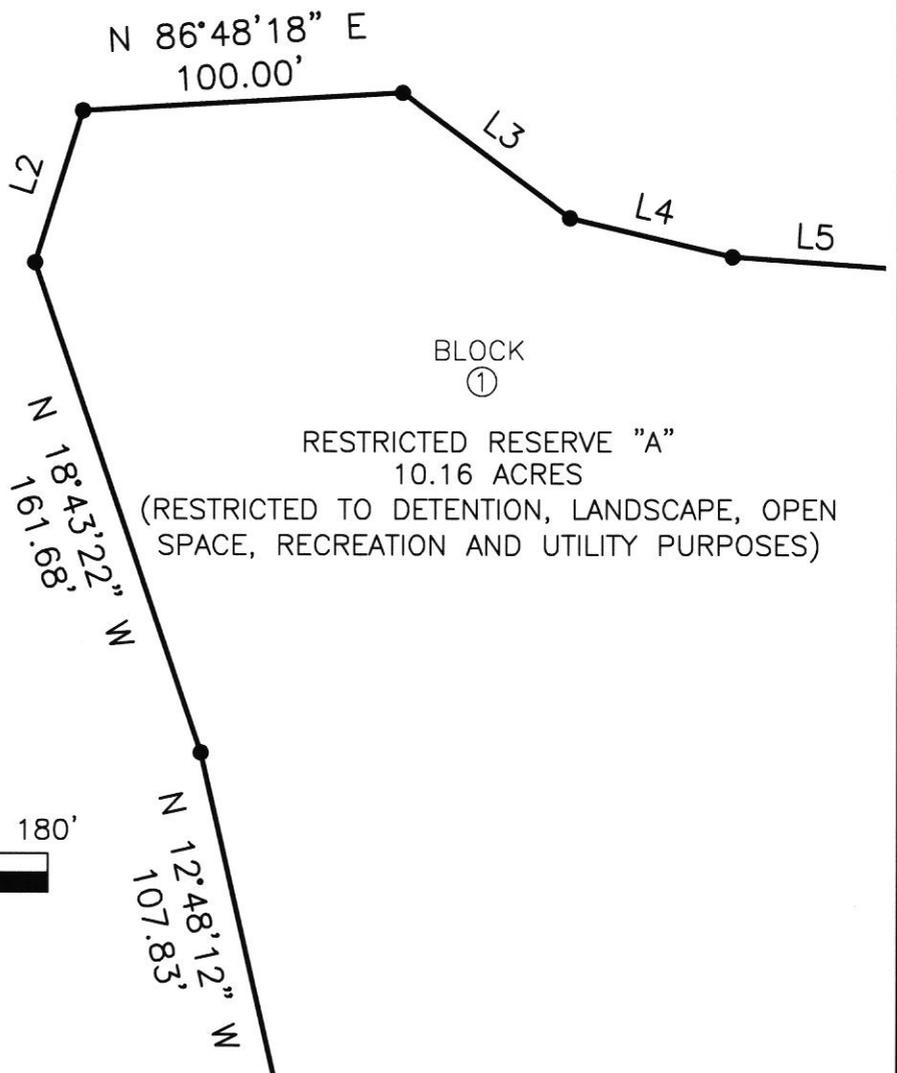
S 86°48'18" W 897.61'

CALLED 282.5 ACRES
FORESTAR (USA)
REAL ESTATE GROUP INC.
W.C.C.F. NO. 2415478

TEMPORARY ACCESS EASEMENT
W.C.C.F. NO. 2510016
(SEE DETAIL "A")

0.5039 ACRE STM. S.E.
W.C.C.F. NO. 2510438

JOHN REESE SURVEY
A-242



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SHEET 10 OF 14

LOT 1

(TRACT I)
LITTLE K INVESTMENTS
AND MANAGEMENT, LLC
W.C.C.F. NO. 2204395

LOT 2

FIELDSTORE COMMERCIAL
FILE NO. 2104032 W.C.P.R.

FND. 1" IP (C.M.)

CALLLED 282.5 ACRES
FORESTAR (USA)
REAL ESTATE GROUP INC.
W.C.C.F. NO. 2415478



SCALE: 1" = 60'

DECEMBER, 2025

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SABINE SPRNGS
DETENTION RESERVE "A"
PHASE 1



ENGINEERING THE FUTURE
SINCE 1936

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

SHEET 11 OF 14

WILLIAM HEDDY SURVEY
A-134

BLOCK
①

RESTRICTED RESERVE "A"
10.16 ACRES
(RESTRICTED TO DETENTION, LANDSCAPE, OPEN
SPACE, RECREATION AND UTILITY PURPOSES)

S 86°51'51" W 533.69'

X: 2,948,091.61
Y: 13,981,921.81

CALLED 282.5 ACRES
FORESTAR (USA)
REAL ESTATE GROUP INC.
W.C.C.F. NO. 2415478

APPROXIMATE SURVEY LINE



SCALE: 1" = 60'

DECEMBER, 2025

OWNER:
FORESTAR (USA) REAL
ESTATE GROUP INC., A
DELEWARE CORPORATION
2001 TIBERLOCH PLACE,
SUITE 325, SPRING, TEXAS
77380
713-457-1090

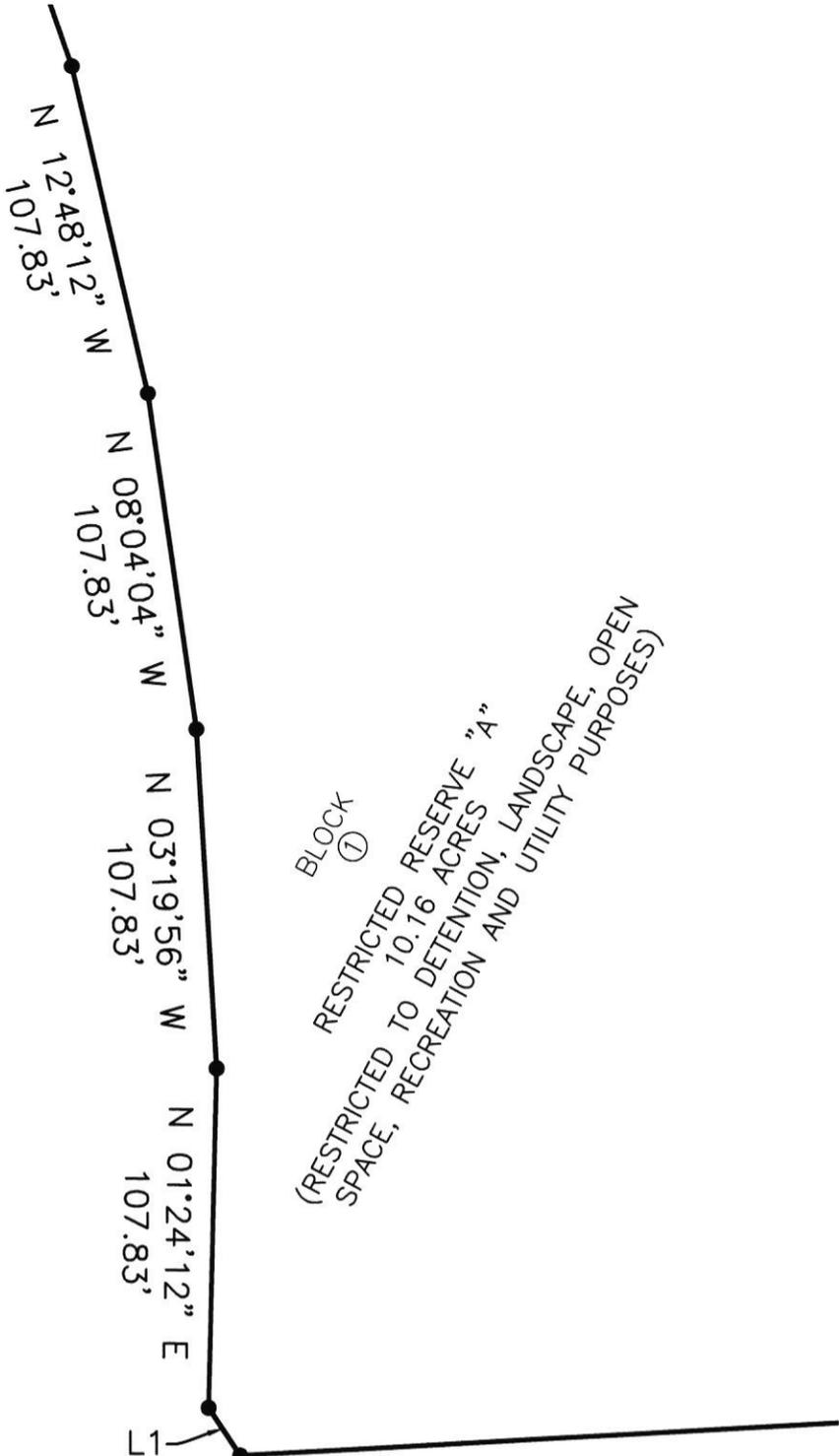
SABINE SPRNGS
DETENTION RESERVE "A"
PHASE 1



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

SHEET 12 OF 14

ENGINEERING THE FUTURE
SINCE 1936



JOHN REESE SURVEY
A-242

BLOCK ①
RESTRICTED RESERVE "A"
(RESTRICTED TO DETENTION, LANDSCAPE, OPEN SPACE, RECREATION AND UTILITY PURPOSES)

X: 2,947,558.74
Y: 13,981,892.62



CALLED 282.5 ACRES
FORESTAR (USA)
REAL ESTATE GROUP INC.
W.C.C.F. NO. 2415478



SCALE: 1" = 60'

DECEMBER, 2025

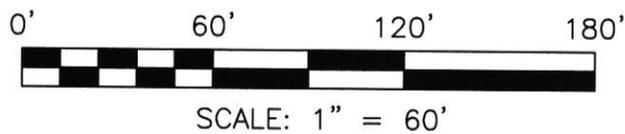
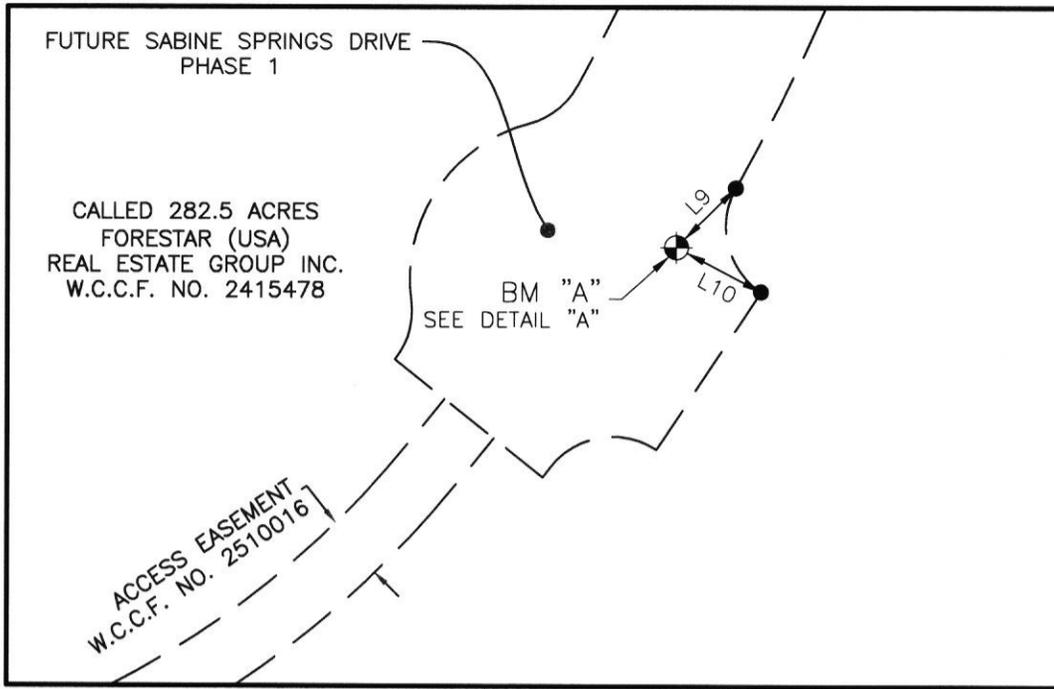
SHEET 13 OF 14

OWNER:
FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION
2001 TIBERLOCH PLACE, SUITE 325, SPRING, TEXAS 77380
713-457-1090

SABINE SPRNGS
DETENTION RESERVE "A"
PHASE 1



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



DECEMBER, 2025

OWNER:
 FORESTAR (USA) REAL ESTATE GROUP INC., A DELEWARE CORPORATION
 2001 TIBERLOCH PLACE, SUITE 325, SPRING, TEXAS 77380
 713-457-1090

SABINE SPRNGS
 DETENTION RESERVE "A"
 PHASE 1



ENGINEERING THE FUTURE
 SINCE 1936

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

SHEET 14 OF 14

STATE OF TEXAS }
COUNTY OF WALLER }

STATE OF TEXAS }
COUNTY OF WALLER }

We, Forestar (USA) Real Estate Group Inc., a Delaware corporation owner (or owners) of the property subdivided in the above map of the Sabine Springs Detention Reserve "A", make subdivision of the property, according to the lines, streets, lots, alleys, parks, building lines and easement as shown, and dedicate to the public, the streets, alleys, parks and easements shown, forever, and waive all claims for damages occasioned by the establishment of grades, as approved for the streets and drainage easements indicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to the grades, and bind ourselves, our heirs, successors and assigns, to warrant and defend the title to the land so dedicated.

We, the aforementioned, hereby dedicate to the public all easements and roads shown thereon. There is also dedicated for utilities, an aerial easement five (5) feet wide taken from a plane twenty (20) feet above ground, located adjacent to all utility easements and streets shown thereon.

FURTHER, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Waller County, by Waller County, or any citizen thereof, by injunction as follows:

1. That drainage of septic tanks into roads, streets, alleys, or public ditches, streams, etc., either directly or indirectly is strictly prohibited.
2. All stock animals, horses, and fowl shall be fenced in and not allowed to run at large in the subdivision.
3. Drainage structures under private drives shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and one quarters (1-1/4) square feet (15" diameter pipe) reinforced concrete pipe, unless specified by the County Road Administrator, or County Engineer. Culverts and bridges must be used for all driveways and/or walks, although dipstyle driveways are encouraged where appropriate.
4. Property owners will obtain Development Permits/Permit Exemptions from the County Floodplain Administrator for all development.
5. The property subdivided herein is further restricted in its use as specified in the subdivision restrictions as filed separately for record at Page _____ Volume _____ of the Deed Records of Waller County, Texas. A copy of said restrictions will be furnished by the aforesaid Forestar Real Estate Group Inc., to the purchaser of each and every lot in the subdivision prior to culmination of each sale.
6. There are no known underground pipelines within the confines of this subdivision except as shown on the above plat.
7. There shall be no sanitary sewer system or any water well constructed within 50 feet of any lot line that does not adjoin a public road.

WITNESS our hand in Waller County, Texas, this 8TH day of JANUARY, 2020

OWNER

Forestar (USA) Real Estate Group Inc., a Delaware corporation

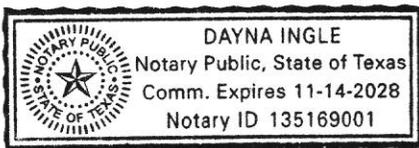
BY: Colin Daly
Colin Daly, Development Director
Forestar (USA) Real Estate Group Inc., a Delaware corporation

STATE OF TEXAS }
COUNTY OF MONTGOMERY

STATE OF TEXAS }
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Colin Daly, Development Director of Forestar (USA) Real Estate Group Inc., a Delaware corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed it for the purposes and considerations set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8th day of JANUARY, 2020



Dayna Ingle
Notary Public in and for the State of Texas
My Commission expires: 11-14-2028

DECEMBER, 2025	OWNER: FORESTAR (USA) REAL ESTATE GROUP INC., A DELEWARE CORPORATION 2001 TIBERLOCH PLACE, SUITE 325, SPRING, TEXAS 77380 713-457-1090	SABINE SPRNGS DETENTION RESERVE "A" PHASE 1	 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 EHRA.TEAM FIRM No. F-726 FIRM No. 10092300
SHEET 2 OF 14			