WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sabine Springs Drive Phase 1

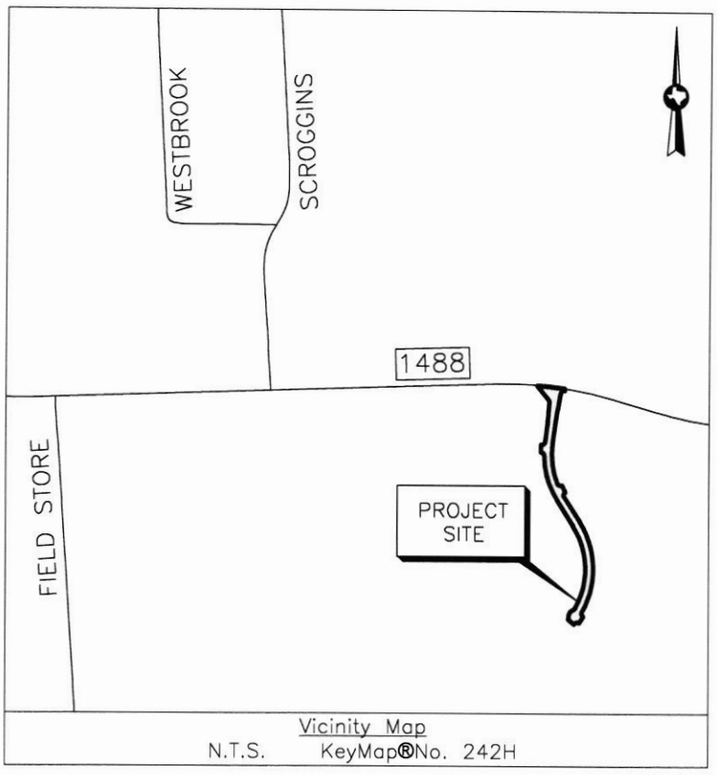
Date: October 28, 2026

Background

Final Plat of Sabine Springs Drive Phase 1 which consists of 2.968 acres will include 1 Block, and 1 Reserve in Precinct 2.

Staff Recommendation

Approve Plat and accept Subdivision Bond



Vicinity Map
N.T.S. KeyMap® No. 242H

FINAL PLAT OF SABINE SPRINGS DRIVE PHASE 1

BEING A SUBDIVISION OF 2.968 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

JUNE, 2026

EHRA
ENGINEERING THE FUTURE SINCE 1936

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

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 Drive Phase 1, 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.

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. There are no known underground pipelines within the confines of this subdivision except as shown on the above plat.

6. 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 7TH day of JULY, 2026.

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

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

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 7TH day of JULY, 2026.

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

DAYNA INGLE
Notary Public, State of Texas
Comm. Expires 11-14-2028
Notary ID 135169001

JUNE, 2026	OWNER: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION	FINAL PLAT OF SABINE SPRINGS DRIVE PHASE 1	EHRA ENGINEERING THE FUTURE SINCE 1936
SHEET 2 OF 16			10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 EHRA.TEAM PLATTING@EHRA.TEAM FIRM No. F-726 FIRM No. 10092300

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.

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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 is known to lie within the boundaries of any municipality's corporate city limits, or area of extra territorial jurisdiction.

No Portion of this subdivision 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

7-6-26

STATE OF TEXAS
REGISTERED
KEVIN M. REIDY
6450
PROFESSIONAL
LAND SURVEYOR

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 6th day of July, 2026.

DEIRDRE ANN BROCK
Notary Public, State of Texas
Comm. Expires 06-30-2027
Notary ID 128627191

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

I, Joshua M. Campbell, a Registered Professional Engineer, hereby certify that all engineering for streets and drainage within the subdivision is in compliance with Waller County Subdivision and Development Regulations, including the Engineering Design Standards incorporated as Appendix A, and with all generally accepted engineering standards.

Joshua M. Campbell, P.E.
Licensed Professional Engineer
Texas License No. 136406

STATE OF TEXAS
JOSHUA MARK CAMPBELL
136406
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS)

COUNTY OF HARRIS)

BEFORE ME, the undersigned authority, on this day personally appeared Joshua M. Campbell, known to me to be the person, whose name is subscribed to the foregoing instrument, and acknowledged to me that he (she) executed it for the purposes and consideration set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 6th day of July, 2026.

DEIRDRE ANN BROCK
Notary Public, State of Texas
Comm. Expires 06-30-2027
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Notary Public in and for the State of Texas
My Commission expires: 6/30/2027

JUNE, 2026	OWNER: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION	FINAL PLAT OF SABINE SPRINGS DRIVE PHASE 1	EHRA ENGINEERING THE FUTURE SINCE 1936
SHEET 4 OF 16			10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 EHRA.TEAM PLATTING@EHRA.TEAM FIRM No. F-726 FIRM No. 10092300

NOTES:

(1) B.L. indicates Building Line
C.I.P. indicates Capped Iron Pipe
ESMT. indicates Easement
FND indicates Found
I.R. indicates Iron Rod
M.U.D. indicates Municipal Utility District
N.T.S. indicates Not To Scale
PG. indicates Page
P.O.B. indicates Point Of Beginning
P.O.C. indicates Point Of Commencing
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) 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.

(5) According to City Planning Letter issued by Old Republic National Title Insurance Company with GF# TXA372046 on July 6, 2026, there are no pipeline easements within the boundaries of this plat.

(6) 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.

(7) 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.

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

(9) One-foot reserve dedicated to the public in fee as a buffer separation between the side and end of streets where such streets abut adjacent property. The condition of such dedication being than 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.

(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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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.

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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 reclearing 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.

METES AND BOUNDS DESCRIPTION
BEING 2.968 ACRES
IN THE JOHN REESE SURVEY, ABSTRACT NO. 242
WALLER COUNTY, TEXAS

A 2.968 ACRE TRACT OF LAND IN THE JOHN REESE SURVEY, ABSTRACT NO. 242 WALLER COUNTY, TEXAS, BEING OUT OF AND A PART OF THOSE CERTAIN TRACTS OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC. AS DESCRIBED BY DOCUMENTS RECORDED UNDER WALLER COUNTY CLERK'S FILE NUMBER (W.C.C.F. NO.) 2415478 (CALLED 282.5 ACRES) AND W.C.C.F. NO. 2415508 (CALLED 17.63 ACRES), THE SAID 2.968 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):

COMMENCING at a 5/8-inch iron rod found marking the northeast corner of a called 19.643 acre tract of land, conveyed to Ralph David Franz Jr., as described and recorded under W.C.C.F. No. 1709285, and the northwest corner of said 17.63 acre tract;

THENCE, North 87°40'06" East, along the north line of said 17.63 acre tract, for a distance of 366.23 feet to a 5/8-inch iron rod found marking the beginning of a curve to the right;

THENCE, in an easterly direction, continuing along said north line and said curve to the right, having a radius of 1,859.88 feet, a central angle of 08°29'51" (chord bears South 88°04'59" East, 275.59 feet), and an arc distance of 275.84 feet, to the northwest corner and POINT OF BEGINNING of the herein described tract of land;

THENCE, in an easterly direction, continuing along said common line and curve to the right, having a radius of 1,859.88 feet, a central angle of 03°19'57" (chord bears South 82°10'05" East, 108.16 feet), and an arc distance of 108.17 feet, to the northeast corner of the herein described tract of land;

THENCE, over and across said 17.63 acre tract and said 282.5 acre tract, the following thirty-seven (37) courses and distances;

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1. South 09°29'53" West, a distance of 15.00 feet to the beginning of a non-tangent curve to the left;

2. In a southwesterly direction, along said non-tangent curve to the left, having a radius of 25.00 feet, a central angle of 92°02'28" (chord bears South 53°28'39" West, 35.98 feet), and an arc distance of 40.16 feet, to a point for tangency;

3. South 07°27'25" West, a distance of 10.80 feet to the beginning of a curve to the right;

4. In a southerly direction, along said curve to the right, having a radius of 1,000.00 feet, a central angle of 04°10'01" (chord bears South 09°32'26" West, 72.71 feet), and an arc distance of 72.73 feet, to a point for tangency;

5. South 11°37'26" West, a distance of 64.86 feet to the beginning of a curve to the left;

6. In a southerly direction, along said curve to the left, having a radius of 1,000.00 feet, a central angle of 04°10'01" (chord bears South 09°32'26" West, 72.71 feet), and an arc distance of 72.73 feet, to a point for tangency;

7. South 07°27'25" West, a distance of 169.32 feet to the beginning of a curve to the left;

8. In a southerly direction, along said curve to the left, having a radius of 620.00 feet, a central angle of 28°55'06" (chord bears South 07°00'08" East, 309.62 feet), and an arc distance of 312.93 feet, to the beginning of a compound curve to the left;

9. In a easterly direction, along said compound curve to the left, having a radius of 25.00 feet, a central angle of 94°41'27" (chord bears South 68°48'26" East, 36.77 feet), and an arc distance of 41.32 feet, to a point for tangency;

10. North 63°56'37" East, a distance of 1.45 feet to a point for corner;

11. South 25°57'34" East, a distance of 60.00 feet to a point for corner in the arc of a non-tangent curve to the left;

12. In a southerly direction, along said non-tangent curve to the left, having a radius of 25.00 feet, a central angle of 94°30'35" (chord bears South 16°47'08" West, 36.72 feet), and an arc distance of 41.24 feet, to the beginning of a compound curve to the left;

13. In a southeasterly direction, along said compound curve to the left, having a radius of 620.00 feet, a central angle of 00°23'09" (chord bears South 32°11'53" East, 4.18 feet), and an arc distance of 4.18 feet, to a point for tangency;

14. South 32°23'28" East, a distance of 222.63 feet to the beginning of a curve to the right;

15. In a southerly direction, along said curve to the right, having a radius of 680.00 feet, a central angle of 61°24'22" (chord bears South 01°41'17" East, 694.40 feet), and an arc distance of 728.78 feet, to the beginning of a reverse curve to the left;

16. In a southerly direction, along said reverse curve to the left, having a radius of 25.00 feet, a central angle of 85°31'32" (chord bears South 13°44'52" East, 33.95 feet), and an arc distance of 37.32 feet, to a point for corner;

17. South 33°29'22" West, a distance of 60.00 feet to a point for corner in the arc of a non-tangent curve to the left;

18. in a westerly direction, along said non-tangent curve to the left, having a radius of 25.00 feet, a central angle of 85°31'32" (chord bears South 80°43'36" West, 33.95 feet), and an arc distance of 37.32 feet, to the beginning of a reverse curve to the right;

19. in a southerly direction, along said reverse curve to the right, having a radius of 680.00 feet, a central angle of 00°21'33" (chord bears South 38°08'36" West, 4.26 feet), and an arc distance of 4.26 feet, to a point for corner;

20. North 51°40'37" West, a distance of 60.00 feet to a point for corner in the arc of a non-tangent curve to the left;

21. In a northerly direction, along said non-tangent curve to the left, having a radius of 25.00 feet, a central angle of 46°06'39" (chord bears North 15°16'04" East, 19.58 feet), and an arc distance of 20.12 feet, to the beginning of a reverse curve to the right;

22. In a northeasterly direction, along said reverse curve to the right, having a radius of 51.00 feet, a central angle of 82°33'15" (chord bears North 33°29'22" East, 67.29 feet), and an arc distance of 73.48 feet, to the beginning of a reverse curve to the left;

23. In a northeasterly direction, along said reverse curve to the left, having a radius of 25.00 feet, a central angle of 46°06'39" (chord bears North 51°42'40" East, 19.58 feet), and an arc distance of 20.12 feet, to the beginning of a compound curve to the left;

24. In a northerly direction, along said compound curve to the left, having a radius of 620.00 feet, a central angle of 61°02'48" (chord bears North 01°52'04" West, 629.78 feet), and an arc distance of 660.59 feet, to a point for tangency;

25. North 32°23'28" West, a distance of 222.63 feet to the beginning of a curve to the right;

26. In a northerly direction, along said curve to the right, having a radius of 680.00 feet, a central angle of 31°26'33" (chord bears North 16°40'11" West, 368.50 feet), and an arc distance of 373.17 feet, to the beginning of a reverse curve to the left;

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27. In a northwesterly direction, along said reverse curve to the left, having a radius of 25.00 feet, a central angle of 88°55'50" (chord bears North 45°24'50" West, 35.02 feet), and an arc distance of 38.80 feet, to a point for corner;

28. North 00°07'15" East, a distance of 60.00 feet to a point for corner in the arc of a non-tangent curve to the right;

29. In a easterly direction, along said non-tangent curve to the right, having a radius of 330.00 feet, a central angle of 01°03'08" (chord bears South 89°21'11" East, 6.06 feet), and an arc distance of 6.06 feet, to the beginning of a reverse curve to the left;

30. In a northeasterly direction, along said reverse curve to the left, having a radius of 25.00 feet, a central angle of 83°42'57" (chord bears North 49°18'54" East, 33.36 feet), and an arc distance of 36.53 feet, to a point for tangency;

31. North 07°27'25" East, a distance of 162.51 feet to the beginning of a curve to the left;

32. In a northerly direction, along said curve to the left, having a radius of 1,000.00 feet, a central angle of 04°10'01" (chord bears North 05°22'25" East, 72.71 feet), and an arc distance of 72.73 feet, to a point for tangency;

33. North 03°17'24" East, a distance of 64.86 feet to the beginning of a curve to the right;

34. In a northerly direction, along said curve to the right, having a radius of 1,000.00 feet, a central angle of 00°55'41" (chord bears North 03°45'15" East, 16.20 feet), and an arc distance of 16.20 feet, to an interior angle point of the herein described tract of land;

35. North 38°36'19" West, a distance of 132.04 feet to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for the beginning of a non-tangent curve to the right;

36. In a southeasterly direction, along said curve to the right, having a radius of 1,847.88 feet, a central angle of 02°51'33" (chord bears South 85°15'41" East, 92.20 feet), and an arc distance of 92.21 feet, to a capped 5/8-inch iron rod stamped "E.H.R.A. 713-784-4500" set for an interior angle point of the herein described tract of land;

37. North 05°47'46" East, a distance of 12.00 feet to the POINT OF BEGINNING and containing 2.968 acres;

PARKLAND TABLE

PLAT	PARKS / TRAILS	OPEN SPACE	TOTAL
SABINE SPRINGS DRIVE PHASE 1	0.00 AC.	0.10 AC.	0.10 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	0.00 AC.	2.12 AC.	2.12 AC.
TOTAL	1.22 AC.	9.50 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).

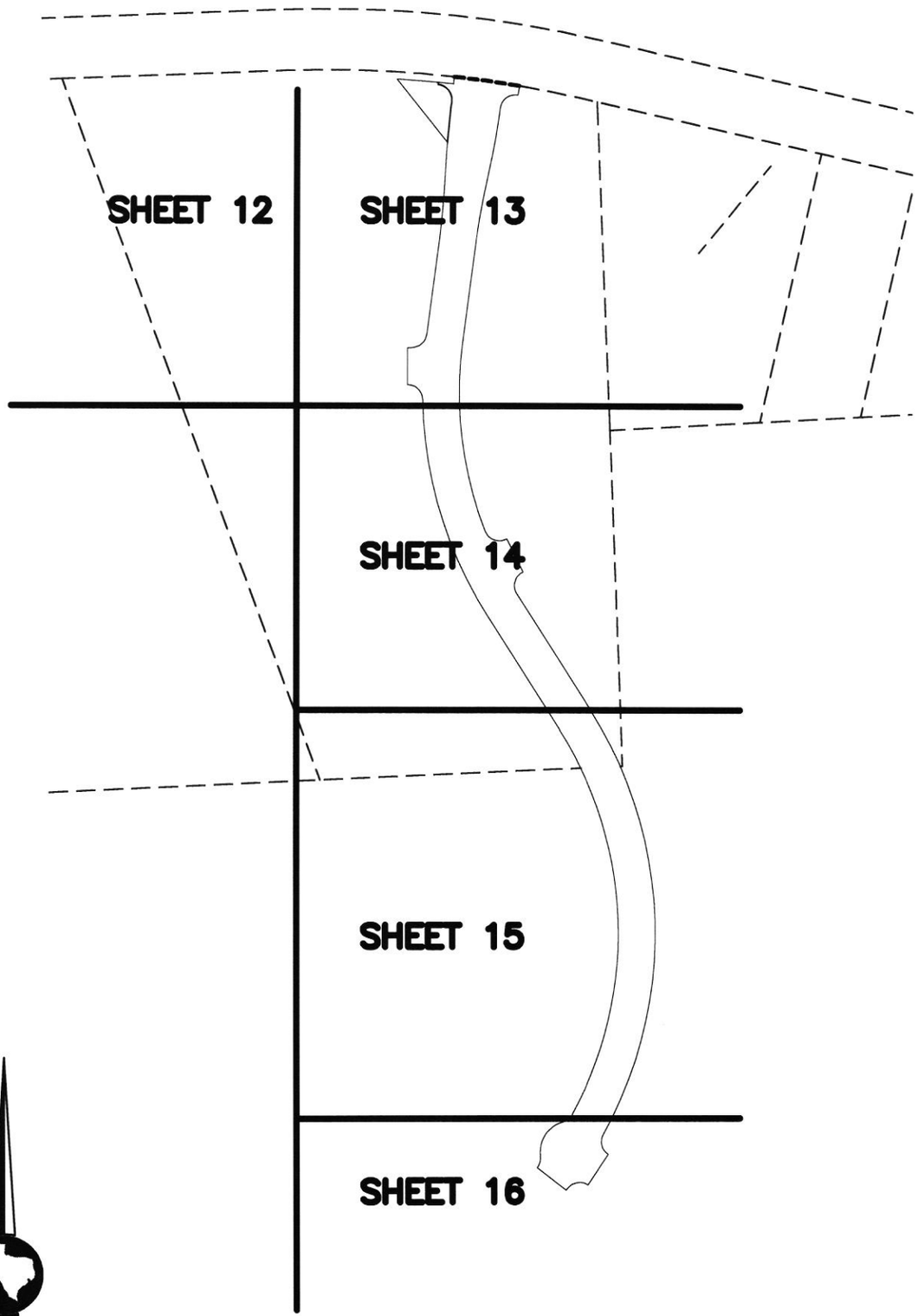
EHRA
ENGINEERING THE FUTURE SINCE 1936

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

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1,859.88'	108.17'	108.16'	S 82°10'05" E	3°19'57"
C2	25.00'	40.16'	35.98'	S 53°28'39" W	92°02'28"
C3	1000.00'	72.73'	72.71'	S 09°32'26" W	4°10'01"
C4	1000.00'	72.73'	72.71'	S 09°32'26" W	4°10'01"
C5	620.00'	312.93'	309.62'	S 07°00'08" E	28°55'06"
C6	25.00'	41.32'	36.77'	S 68°48'26" E	94°41'27"
C7	25.00'	41.24'	36.72'	S 16°47'08" W	94°30'35"
C8	620.00'	4.18'	4.18'	S 32°11'53" E	0°23'09"
C9	680.00'	728.78'	694.40'	S 01°41'17" E	61°24'22"
C10	25.00'	37.32'	33.95'	S 13°44'52" E	85°31'32"
C11	25.00'	37.32'	33.95'	S 80°43'36" W	85°31'32"
C12	25.00'	20.12'	19.58'	N 15°16'04" E	46°06'39"
C13	51.00'	73.48'	67.29'	N 33°29'22" E	82°33'15"
C14	25.00'	20.12'	19.58'	N 51°42'40" E	46°06'39"
C15	620.00'	660.59'	629.78'	N 01°52'04" W	61°02'48"
C16	680.00'	373.17'	368.50'	N 16°40'11" W	31°26'33"
C17	25.00'	38.80'	35.02'	N 45°24'50" W	88°55'50"
C18	330.00'	6.06'	6.06'	S 89°21'11" E	1°03'08"
C19	25.00'	36.53'	33.36'	N 49°18'54" E	83°42'57"
C20	1000.00'	72.73'	72.71'	N 05°22'25" E	4°10'01"
C21	1000.00'	16.20'	16.20'	N 03°45'15" E	0°55'41"
C22	1859.88'	275.84'	275.59'	S 88°04'59" E	8°29'51"
C23	650.00'	802.23'	752.27'	S 02°57'57" W	70°42'51"
C24	300.00'	18.02'	18.01'	N 88°09'31" W	3°26'28"
C25	400.00'	5.61'	5.61'	N 63°38'20" E	0°48'12"
C26	1000.00'	56.53'	56.52'	N 05°50'15" E	3°14'20"
C27	25.00'	40.17'	35.98'	N 38°34'09" W	92°03'09"
C28	1,847.88'	92.21'	92.20'	S 85°15'41" E	2°51'33"
C29	650.00'	452.06'	443.01'	S 12°28'01" E	39°50'53"
C30	680.00'	4.26'	4.26'	S 38°08'36" W	0°21'33"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 09°29'53" W	15.00'
L2	S 07°27'25" W	10.80'
L3	S 11°37'26" W	64.86'
L4	N 63°56'37" E	1.45'
L5	S 25°57'34" E	60.00'
L6	S 33°29'22" W	60.00'
L7	N 51°40'37" W	60.00'
L8	N 00°07'15" E	60.00'
L9	N 03°17'24" E	64.86'
L10	N 86°26'17" W	38.11'
L11	N 63°14'14" E	52.70'
L12	S 56°30'38" E	52.85'
L13	N 07°27'25" E	10.79'
L14	N 05°24'16" E	3.00'
L15	N 05°47'46" E	12.00'
L16	N 69°54'33" E	111.18'
L17	S 43°41'33" E	67.70'

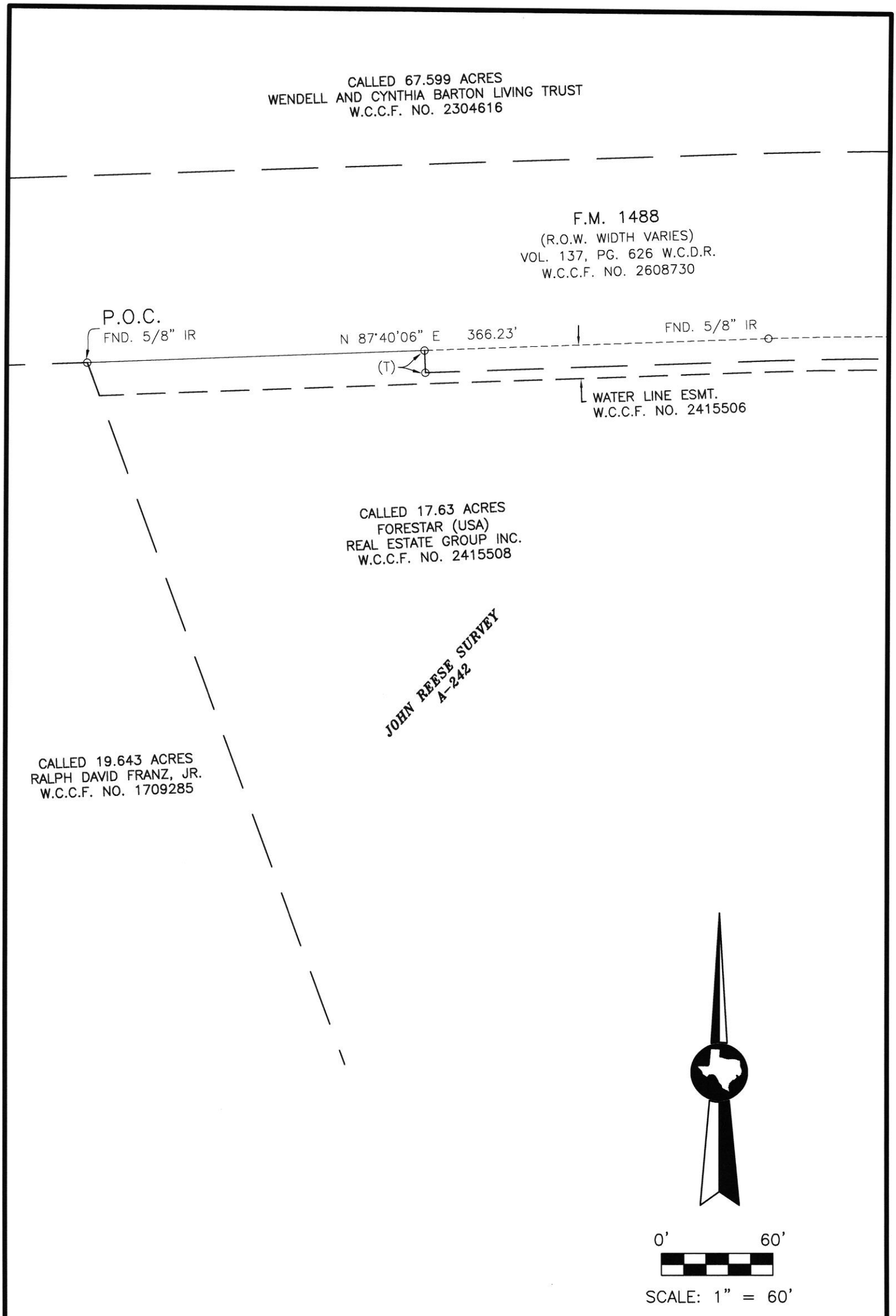
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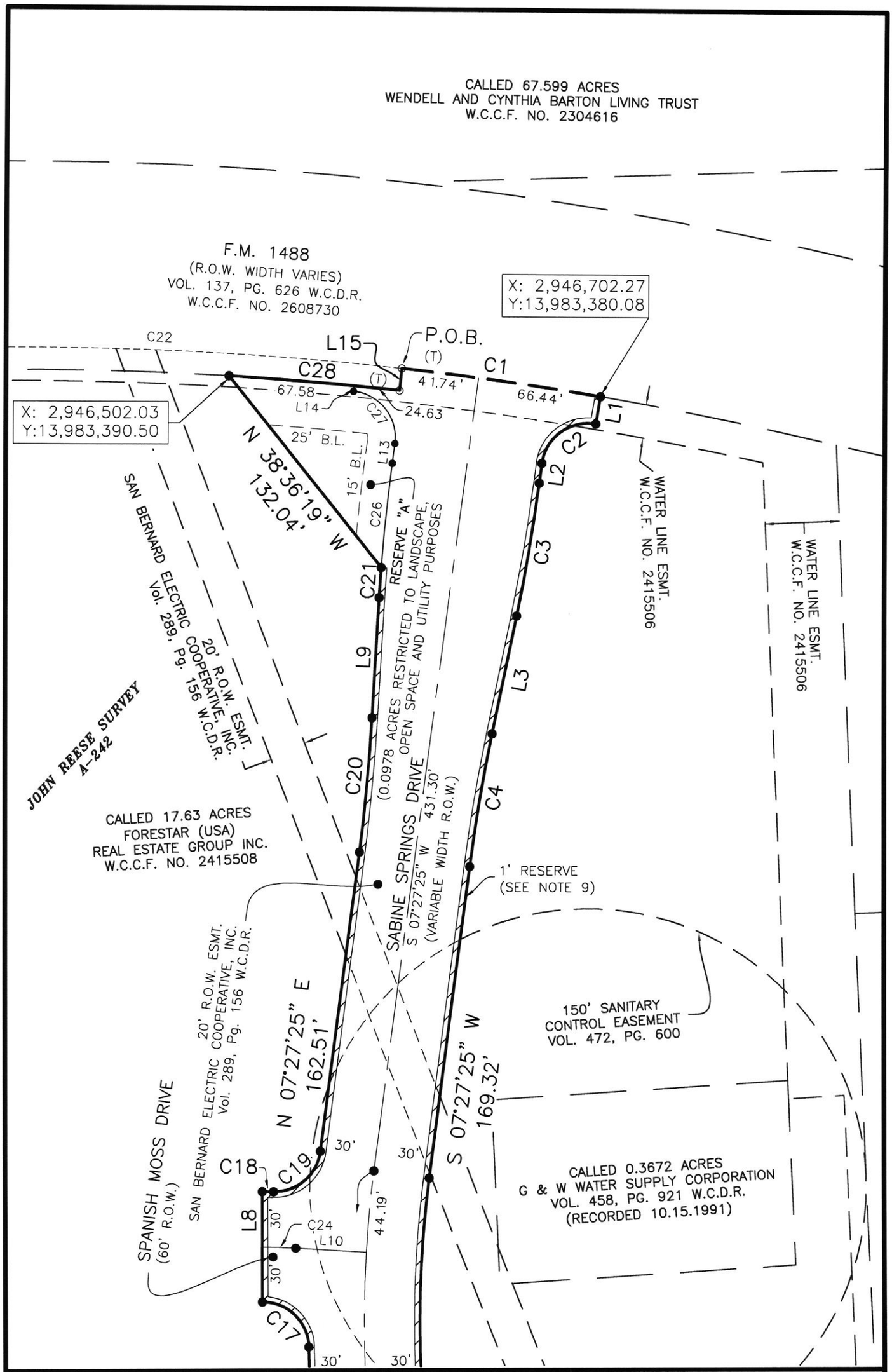
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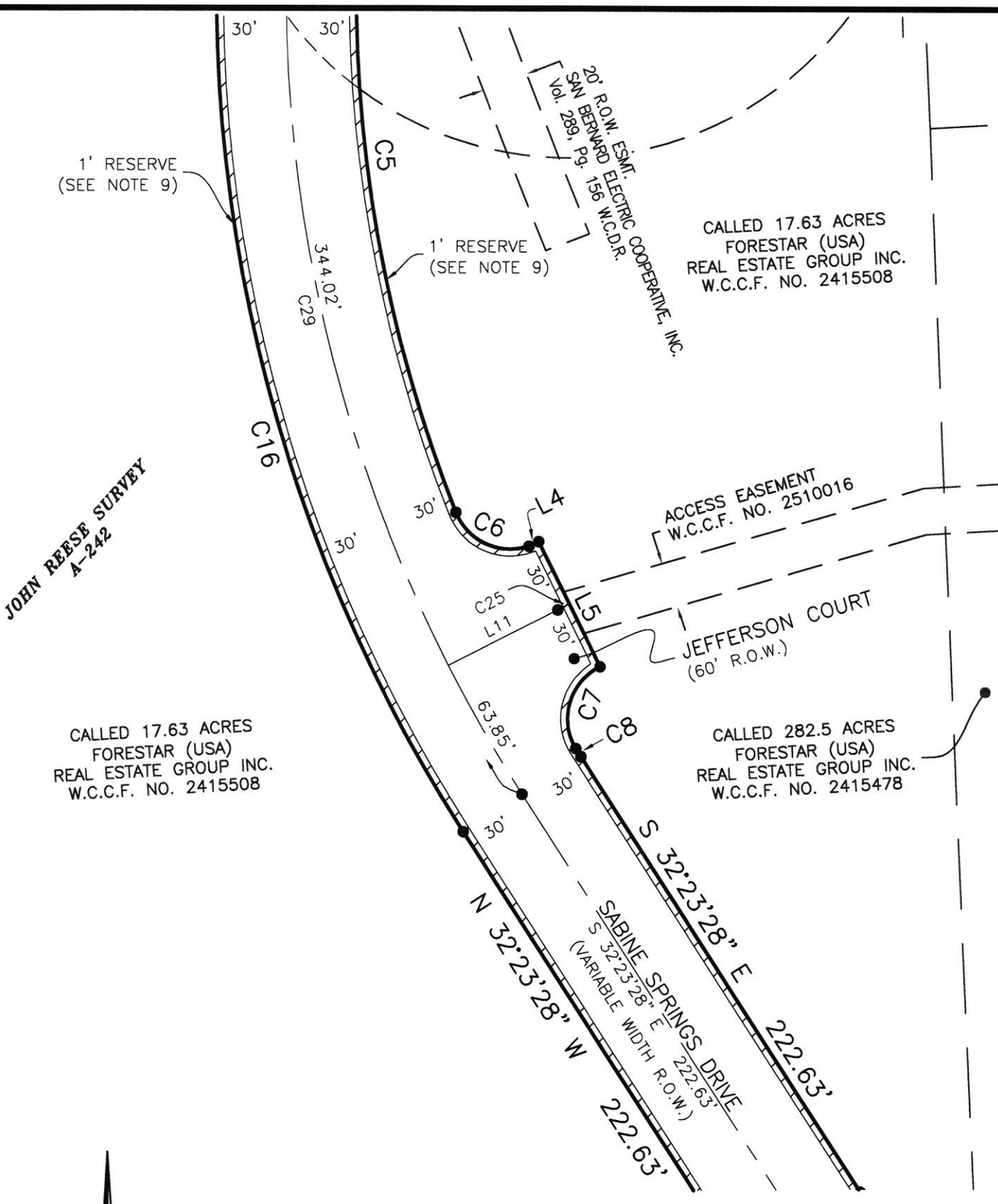
JUNE, 2026	OWNER: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION	FINAL PLAT OF SABINE SPRINGS DRIVE PHASE 1	EHRA ENGINEERING THE FUTURE SINCE 1936 10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 EHRA.TEAM PLATTING@EHRA.TEAM FIRM No. F-726 FIRM No. 10092300
SHEET 11 OF 16			



JUNE, 2026	OWNER: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION	FINAL PLAT OF SABINE SPRINGS DRIVE PHASE 1	EHRA ENGINEERING THE FUTURE SINCE 1936
SHEET 12 OF 16			10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 EHRA.TEAM PLATTING@EHRA.TEAM FIRM No. F-726 FIRM No. 10092300



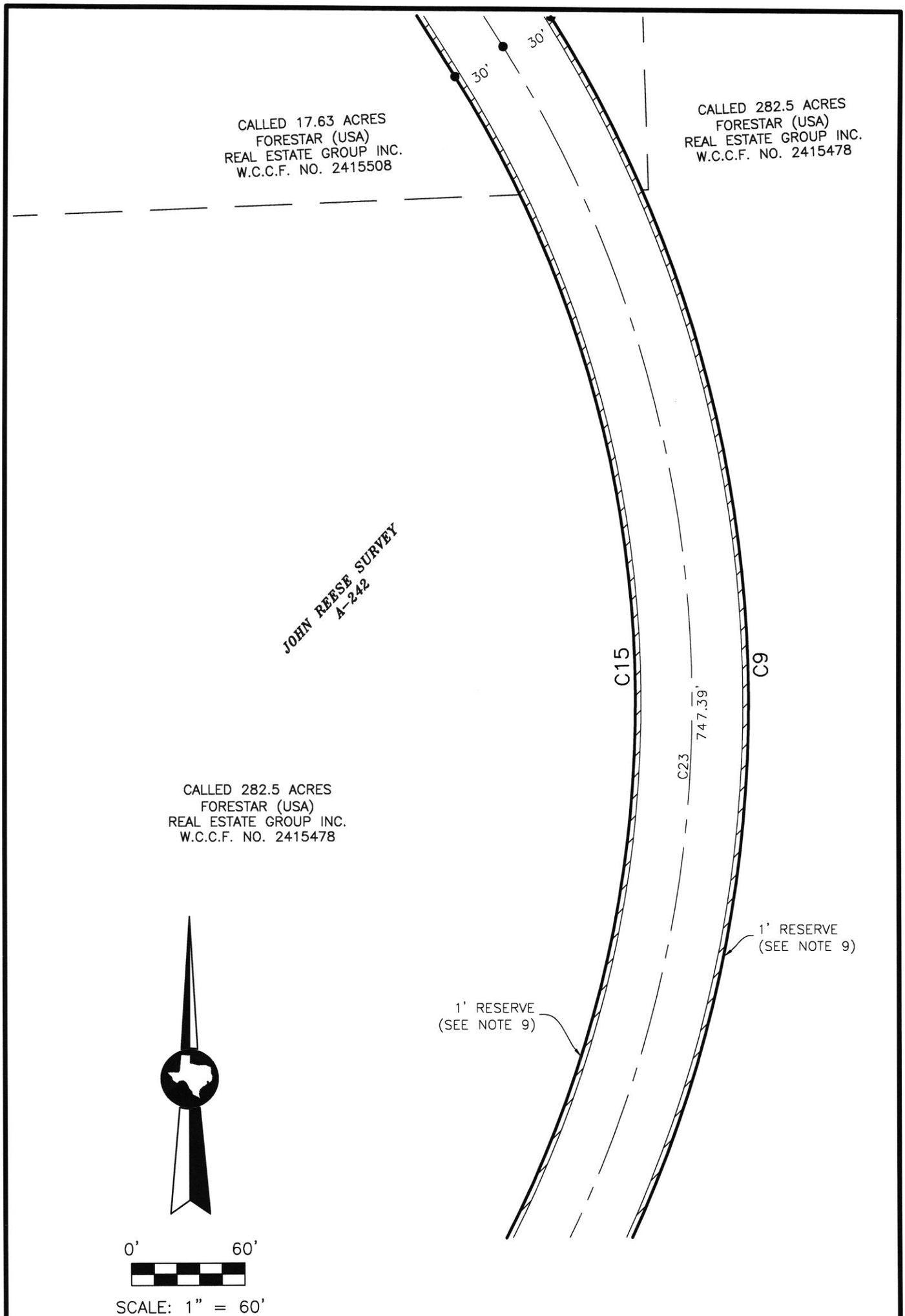
JUNE, 2026	OWNER: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION	FINAL PLAT OF SABINE SPRINGS DRIVE PHASE 1	EHRA ENGINEERING THE FUTURE SINCE 1936
SHEET 13 OF 16			10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 EHRA.TEAM PLATTING@EHRA.TEAM FIRM No. F-726 FIRM No. 10092300



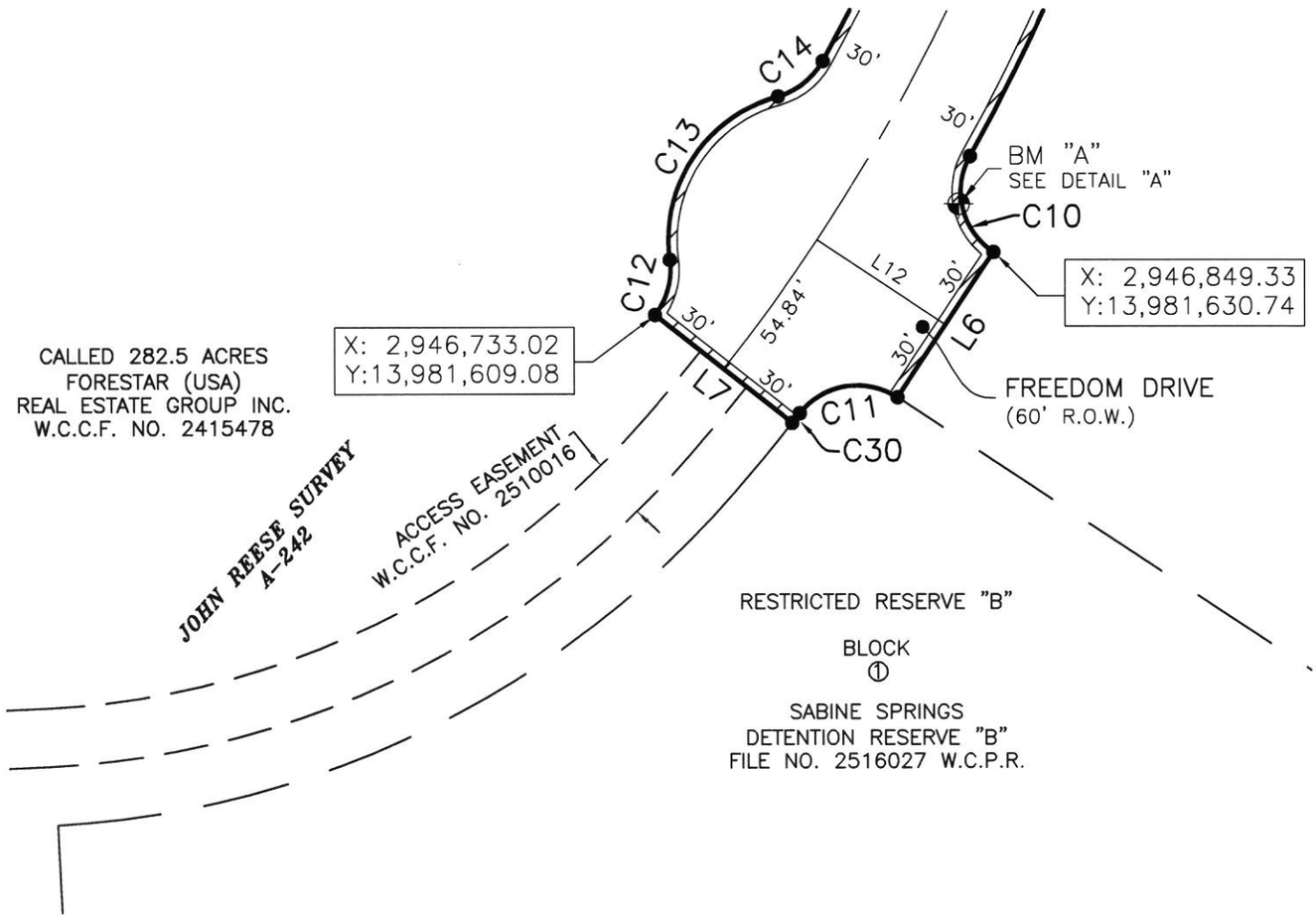
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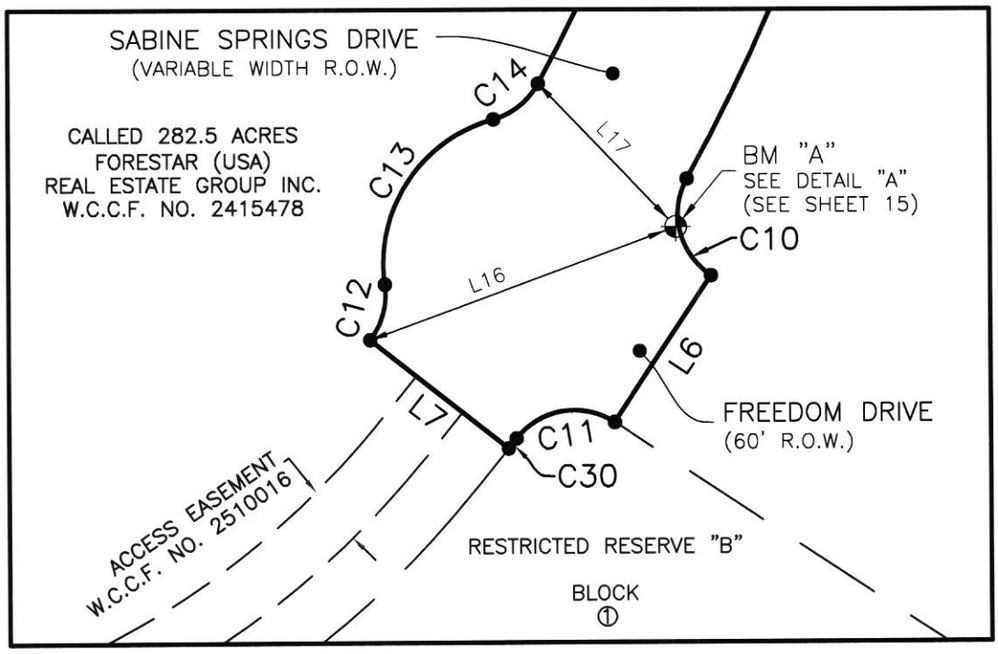
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JUNE, 2026	OWNER: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION	FINAL PLAT OF SABINE SPRINGS DRIVE PHASE 1	EHRA ENGINEERING THE FUTURE SINCE 1936
SHEET 14 OF 16			10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 EHRA.TEAM PLATTING@EHRA.TEAM FIRM No. F-726 FIRM No. 10092300



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SHEET 15 OF 16			





DETAIL "A"
BENCHMARK "A" (BM "A")
SCALE: 1"=60'
A 5/8" BLUE CAPPED IRON ROD
STAMPED "E.H.R.A. T.P."
ELEV.=302.13' (NAVD88 – GEOID18)

0' 60'

SCALE: 1" = 60'

JUNE, 2026	OWNER: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION	FINAL PLAT OF SABINE SPRINGS DRIVE PHASE 1	EHRA ENGINEERING THE FUTURE SINCE 1936
SHEET 16 OF 16			10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 EHRA.TEAM PLATTING@EHRA.TEAM FIRM No. F-726 FIRM No. 10092300