

WALLER COUNTY

J. Ross McCall, P.E.
County Engineer



MEMORANDUM

To: Honorable Commissioners' Court

Item: Final Plat Approval-Sabine Springs Waller County M.U.D. NO. 65
Water Plant NO. 1

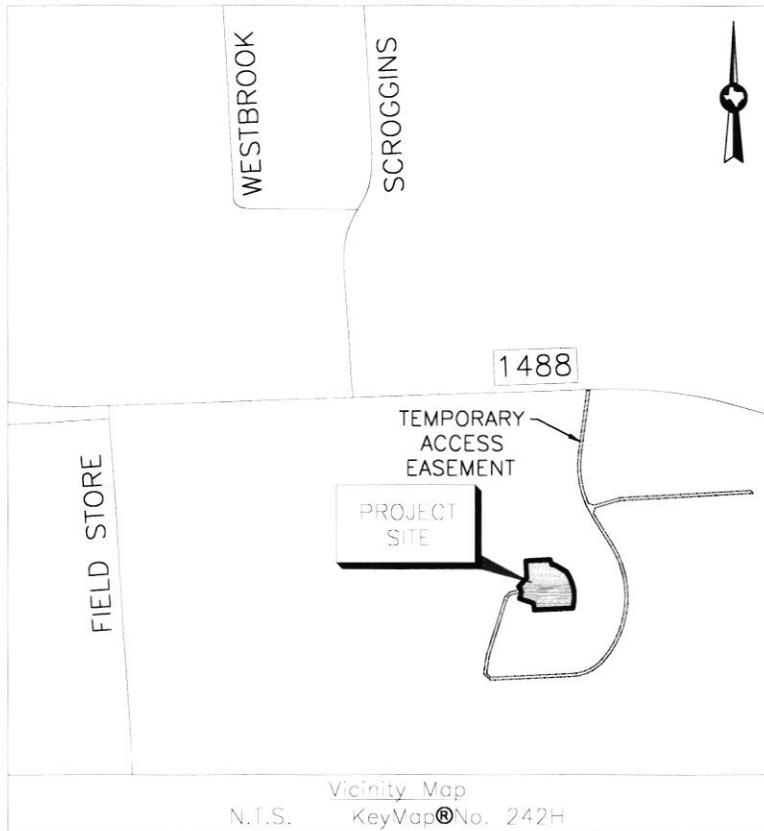
Date: March 4, 2026

Background

Final Plat of Sabine Springs Waller County M.U.D. 65 Water Plant No. 1 which consists of 2.260 acres will include 1 Block and 1 Reserve in Precinct 2.

Staff Recommendation

Approve Plat



**FINAL PLAT OF
SABINE SPRINGS
WALLER COUNTY
M.U.D. NO. 65
WATER PLANT NO. 1**

BEING A SUBDIVISION OF 2.260 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

FEBRUARY, 2026

FEBRUARY, 2026	OWNER: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION 2001 TIMBERLOCH PLACE, SUITE 325, SPRING, TEXAS 77380 713-457-1690	SABINE SPRNGS WALLER COUNTY M.U.D. NO. 65 WATER PLANT NO. 1	 EHRA <small>ENGINEERING THE FUTURE SINCE 1936</small>	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM PLATTING@EHRA.TEAM FIRM No. F-726 FIRM No. 10092300
SHEET 1 OF 18				

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 Waller County M.U.D. No. 65 Water Plant No. 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.

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 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 11TH day of FEBRUARY, 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

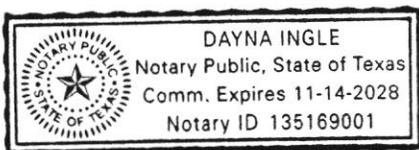
STATE OF TEXAS §

COUNTY OF MONTGOMERY

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 11TH day of FEBRUARY, 2020

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



FEBRUARY, 2026	OWNER: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION 2001 TIMBERLOCH PLACE, SUITE 325, SPRING, TEXAS 77380 713-457-1690	SABINE SPRNGS WALLER COUNTY M.U.D. NO. 65 WATER PLANT NO. 1	 EHRA ENGINEERING THE FUTURE SINCE 1936	10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM PLATTING@EHRA.TEAM FIRM No. F-726 FIRM No. 10092300
SHEET 2 OF 18				

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

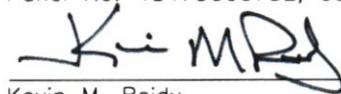
By: _____
Deputy

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

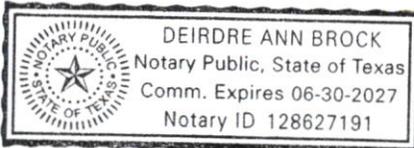


STATE OF TEXAS ()
COUNTY OF Harris ()

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 10th day of February, 2024


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



FEBRUARY, 2026	OWNER: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION 2001 TIMBERLOCH PLACE, SUITE 325, SPRING, TEXAS 77380 713-457-1690	SABINE SPRNGS WALLER COUNTY M.U.D. NO. 65 WATER PLANT NO. 1		10011 MEADOWGLEN LN HOUSTON, TEXAS 77042 713-784-4500 WWW.EHRA.TEAM PLATTING@EHRA.TEAM FIRM No. F-726 FIRM No. 10092300
SHEET 3 OF 18				

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.

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.

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SHEET 4 OF 18				

NOTES:

- (1) B.L. indicates Building Line
 C.I.P. indicates Capped Iron Pipe
 (C.M.) indicates Control Monument
 ESMT. indicates Easement
 FND indicates Found
 I.R. indicates Iron Rod
 IP indicates Iron Pipe
 N.T.S. indicates Not To Scale
 M.U.D. indicates Municipal Utility District
 O.P.R.W.C. indicates Official Public Records Of Waller County
 PG. indicates Page
 P.O.B. indicates Point Of Beginning
 P.O.C. indicates Point Of Commencing
 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 State Plane 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 = 0.999906628611.
- (4) Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- (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# TXA382060 on January 09, 2026, 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 5 OF 18				

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.

FEBRUARY, 2026

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

SABINE SPRNGS
WALLER COUNTY
M.U.D. NO. 65
WATER PLANT NO. 1



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

SHEET 6 OF 18

METES AND BOUNDS DESCRIPTION
BEING 2.260 ACRES
IN THE JOHN REESE SURVEY, ABSTRACT NO. 242
WALLER COUNTY, TEXAS

A 2.260 ACRE TRACT OF LAND IN THE JOHN REESE SURVEY, ABSTRACT NO. 242 WALLER COUNTY, TEXAS, BEING OUT OF AND A CALLED 282.5 ACRE TRACT CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC. AS DESCRIBED BY DOCUMENT RECORDED UNDER WALLER COUNTY CLERKS FILE NUMBER (W.C.C.F. NO.) 2415478, THE SAID 2.260 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 1-inch iron pipe found marking the northeast corner of a called 5.00 acre tract (WHITE) conveyed to Mark H. White, ET UX., as described in document recorded under Vol. 464, Pg. 291, of the Waller County Deed Records (W.C.D.R.), the southeast corner of a called 4.538 acre tract conveyed to Shirley A. Flora as described in document recorded under Vol. 566, Pg. 696 W.C.D.R., the southwest corner of a called 6.223 acre tract conveyed to Ernestine Kwiatkowski as described in document recorded under Vol. 427, Pg. 137, W.C.D.R., and the northwest corner of said 282.5 acre tract, from which a 1-inch iron pipe found marking the southeast corner of a called 5.0067 acre tract of land conveyed to Rosemary W. Butler as recorded under Vol. 870, Pg. 343, W.C.D.R., common with the northeast corner of a called 4.9887 acre tract, conveyed to Karen Hayes, as recorded under Vol. 848, Pg. 240, W.C.D.R. bears for reference South 03°14'31" East, a distance of 511.70 feet;

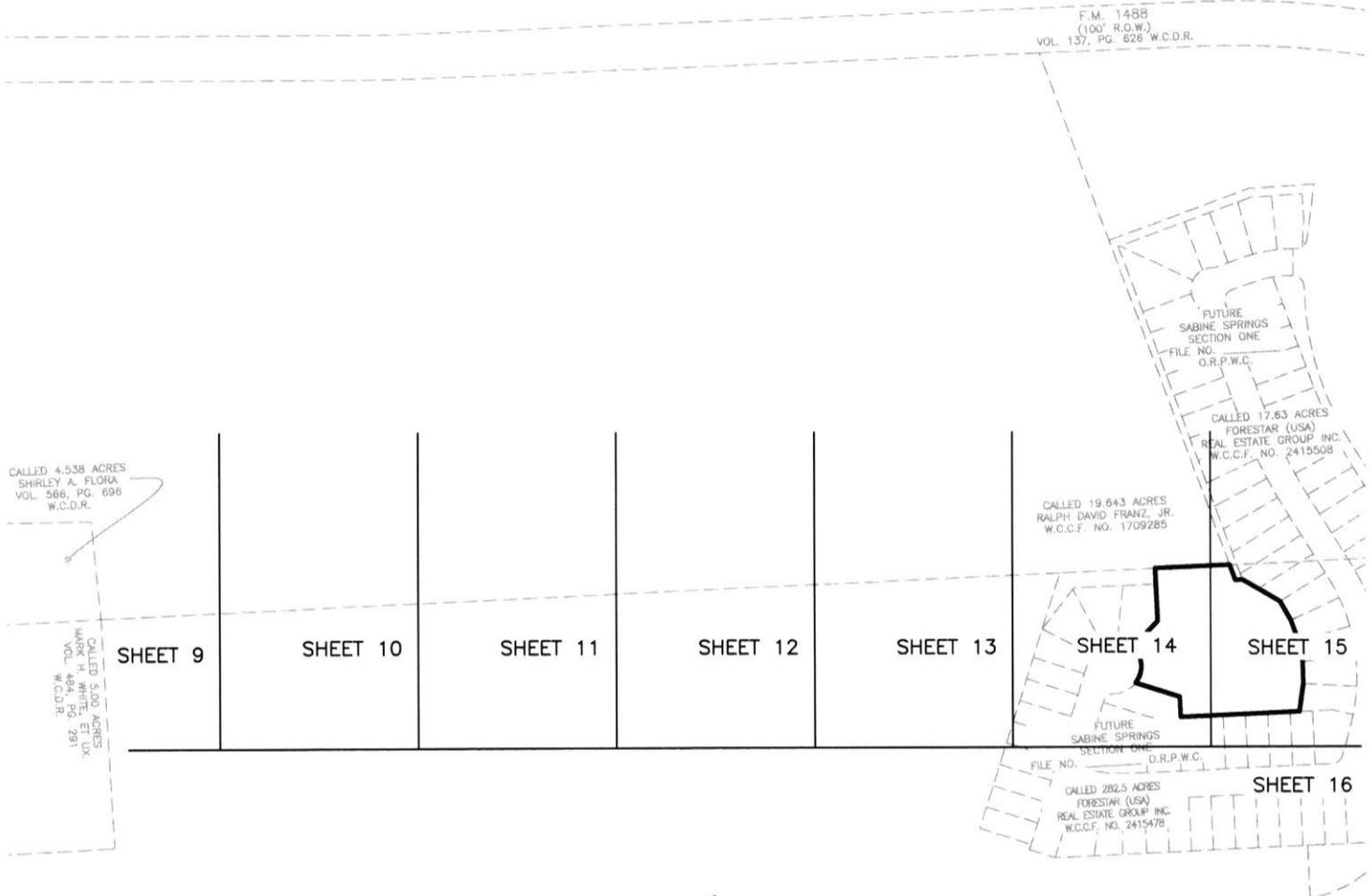
THENCE, North 87°23'10" East, along the northerly line of said 282.5 acre tract, common with the southerly lines of said 6.223 acre tract, a called 6.874 acre tract conveyed to Decapolis Investment Group LLC as described in document recorded under Vol. 1420, Pg. 310 W.C.D.R., a called 4.8858 acre tract conveyed to Roland Kenneth Robinson as described in document recorded under Vol. 546 Pg. 2 W.C.D.R., a called 15.6338 acre tract conveyed to Jose Oviedo, ET UX. as described in document recorded under W.C.C.F. NO. 1605665, a called 19.643 acre tract conveyed to Ralph David Franz, JR. as described in document recorded under W.C.C.F. NO. 1709285, a distance of 2,360.61 feet to the northwest corner and POINT OF BEGINNING of the herein described tract

THENCE, North 87°23'10" East, continuing along said common line, a distance of 167.10 feet to a 5/8-inch iron rod found marking the southeast corner of said 19.643 acre tract, common with the southwest corner of a called 17.63 acre tract conveyed to Forestar (USA) Real Estate Group Inc. described by document recorded under W.C.C.F. NO. 2415508, and the northeast corner of the herein described tract;

THENCE, over and across said 282.5 acre tract, the following fourteen (14) courses and distances:

- 1) South 20°17'57" East, a distance of 36.74 feet to an angle point;
- 2) North 87°23'10" East, a distance of 15.74 feet to an angle point;
- 3) South 59°50'02" East, a distance of 96.66 feet to an angle point;
- 4) South 29°37'30" East, a distance of 48.74 feet to an angle point;
- 5) South 20°26'58" East, a distance of 48.36 feet to an angle point;
- 6) South 11°02'46" East, a distance of 48.36 feet to an angle point;
- 7) South 01°38'34" East, a distance of 48.36 feet to an angle point;
- 8) South 08°05'28" West, a distance of 63.12 feet to the southeast corner of the herein described tract;
- 9) South 87°23'10" West, a distance of 266.14 feet to the southwest corner of the herein described tract;
- 10) North 02°36'50" West, a distance of 45.59 feet to an angle point;
- 11) North 72°23'37" West, a distance of 102.82 feet to the beginning of a non-tangent curve to the left;
- 12) In a northerly direction, along said non-tangent curve to the left, having a radius of 60.00 feet, a central angle of 84°03'41" (chord bears North 04°15'41" West, 80.34 feet), and an arc distance of 88.03 feet, to the most westerly corner of the herein described tract;
- 13) North 43°42'29" East, a distance of 80.44 feet to an angle point;
- 14) North 02°36'50" West, a distance of 118.01 feet to the POINT OF BEGINNING, and containing 2.260 acres of land.

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SHEET 7 OF 18				



SCALE: 1" = 60'

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SHEET 9 OF 18				

CALLLED 4.538 ACRES
SHIRLEY A. FLORA
VOL. 566, PG. 696 W.C.D.R.

CALLLED 6.223 ACRES
ERNESTINE KWIATKOWSKI
VOL. 427, PG. 137 W.C.D.R.

P.O.C.
FND. 1" IP (C.M.)

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

CALLLED 5.00 ACRES
MARK H. WHITE, ET UX.
VOL. 464, PG. 291 W.C.D.R.

S 03°14'31" E 511.70'

CALLLED 5.0067 ACRES
ROSEMARY W. BUTLER
VOL. 870, PG. 343 W.C.D.R.
(RECORDED 12.14.2004)

LAST WILL AND TESTAMENT OF
JOHANNA ELIZABETH GUESE

SHIRLEY ANN LYONS
W.C.C.F. NO. 2000737
(DESCRIBED BY VOL. 870, PG. 343 W.C.D.R.)

CALLLED 4.9887 ACRES
KAREN HAYES
VOL. 848, PG. 240 W.C.D.R.
(DESCRIBED BY VOL. 676, PG. 147 W.C.D.R.)

FND. 1" IP (C.M.)



SCALE: 1" = 60'

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WATER PLANT NO. 1



ENGINEERING THE FUTURE
SINCE 1936

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FIRM No. F-726
FIRM No. 10092300

SHEET 8 OF 18

CALLLED 6.223 ACRES
ERNESTINE KWIATKOWSKI
VOL. 427, PG. 137 W.C.D.R.

CALLLED 6.874 ACRES
PARK FOUR LLC
W.C.C.F. NO. 2505484 W.C.D.R.

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



SCALE: 1" = 60'

FEBRUARY, 2026

OWNER:
FORESTAR (USA) REAL
ESTATE GROUP INC., A
DELAWARE CORPORATION
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SABINE SPRNGS
WALLER COUNTY
M.U.D. NO. 65
WATER PLANT NO. 1



ENGINEERING THE FUTURE
SINCE 1936

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

SHEET 10 OF 18

W.C.C.F. NO. 2505484 W.C.D.R.
CALLED 6.874 ACRES
PARK FOUR LLC

CALLED 4.8858 ACRES
ROLAND KENNETH
ROBINSON, ET. UX
VOL. 371, PG. 386 W.C.D.R.

CALLED 15.6338 ACRES
JOSE OVIEDO, ET. UX
W.C.C.F. NO. 1605665

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



SCALE: 1" = 60'

FEBRUARY, 2026

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

SABINE SPRNGS
WALLER COUNTY
M.U.D. NO. 65
WATER PLANT NO. 1



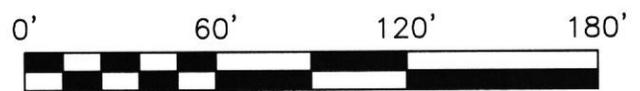
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SHEET 11 OF 18

CALLLED 15.6338 ACRES
JOSE OVIEDO, ET. UX
W.C.C.F. NO. 1605665

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



SCALE: 1" = 60'

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SHEET 12 OF 18

CALLLED 19.643 ACRES
RALPH DAVID FRANZ, JR.
W.C.C.F. NO. 1709285

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



SCALE: 1" = 60'

FEBRUARY, 2026

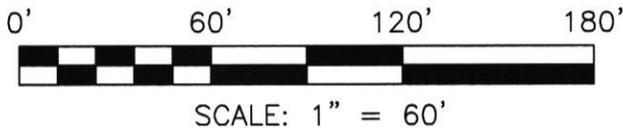
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SHEET 13 OF 18



CALLED 19.643 ACRES
RALPH DAVID FRANZ, JR.
W.C.C.F. NO. 1709285

X: 2,946,210.61
Y: 13,982,235.94

P.O.B.

N 87°23'10" E
167.10'

150' SANITARY
CONTROL EASEMENT
W.C.C.F. NO. 2509954

N 87°23'10" E 2,360.61'

N 02°36'50" W
118.01'

FUTURE
SABINE SPRINGS
SECTION ONE
FILE NO. _____ O.P.R.W.C.

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

RESTRICTED RESERVE "A"
2.260 ACRES
(RESTRICTED TO
WATER PLANT & UTILITY PURPOSES)

67'

25' B.L./P.U.E.

BLOCK
①

C1

N 72°23'37" W
102.82'

18'

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

X: 2,946,266.46
Y: 13,981,903.16

FEBRUARY, 2026

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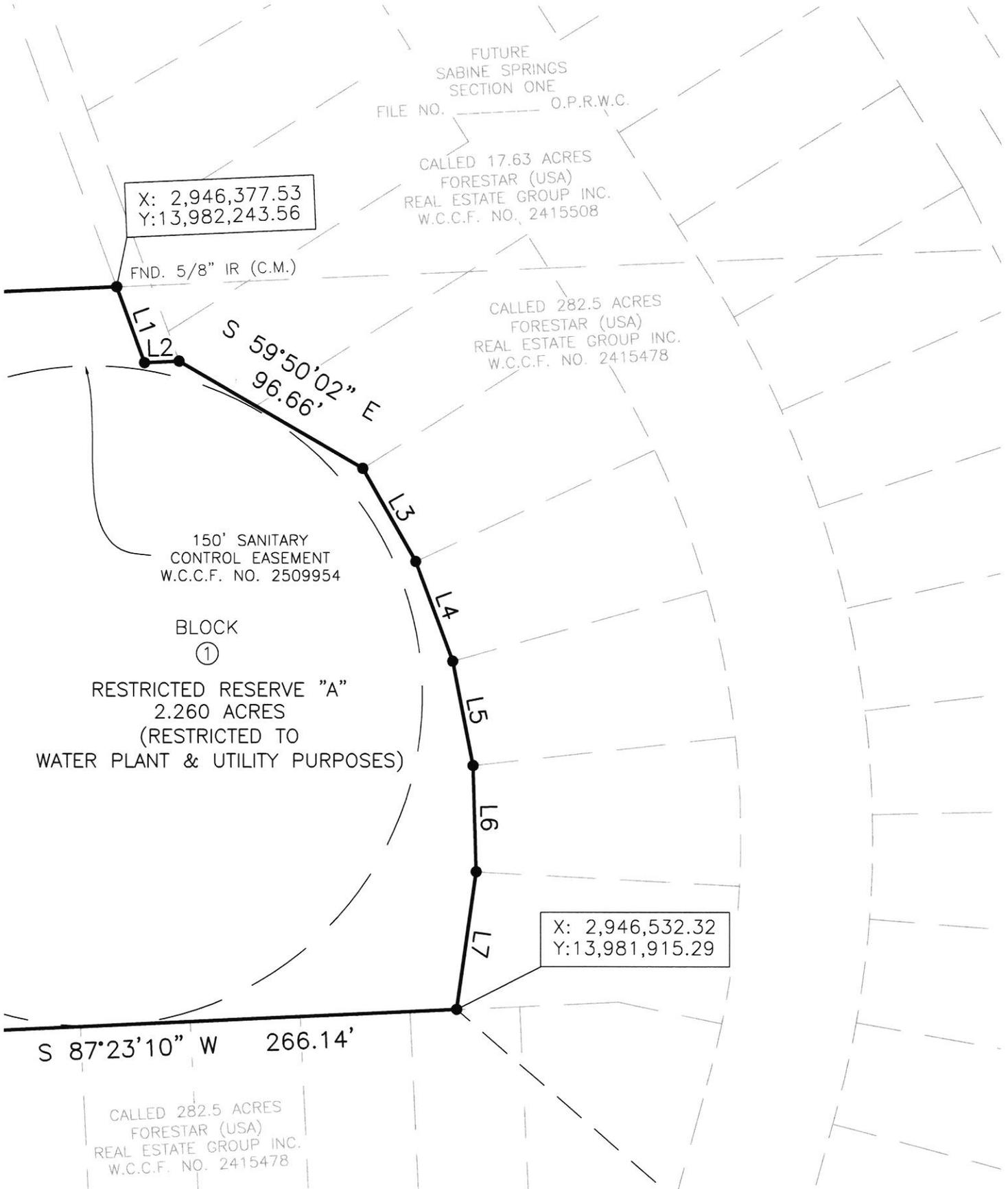
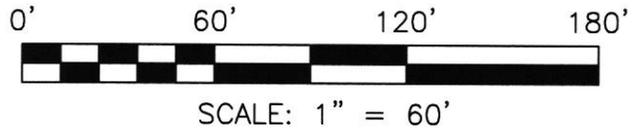
SABINE SPRNGS
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SHEET 14 OF 18



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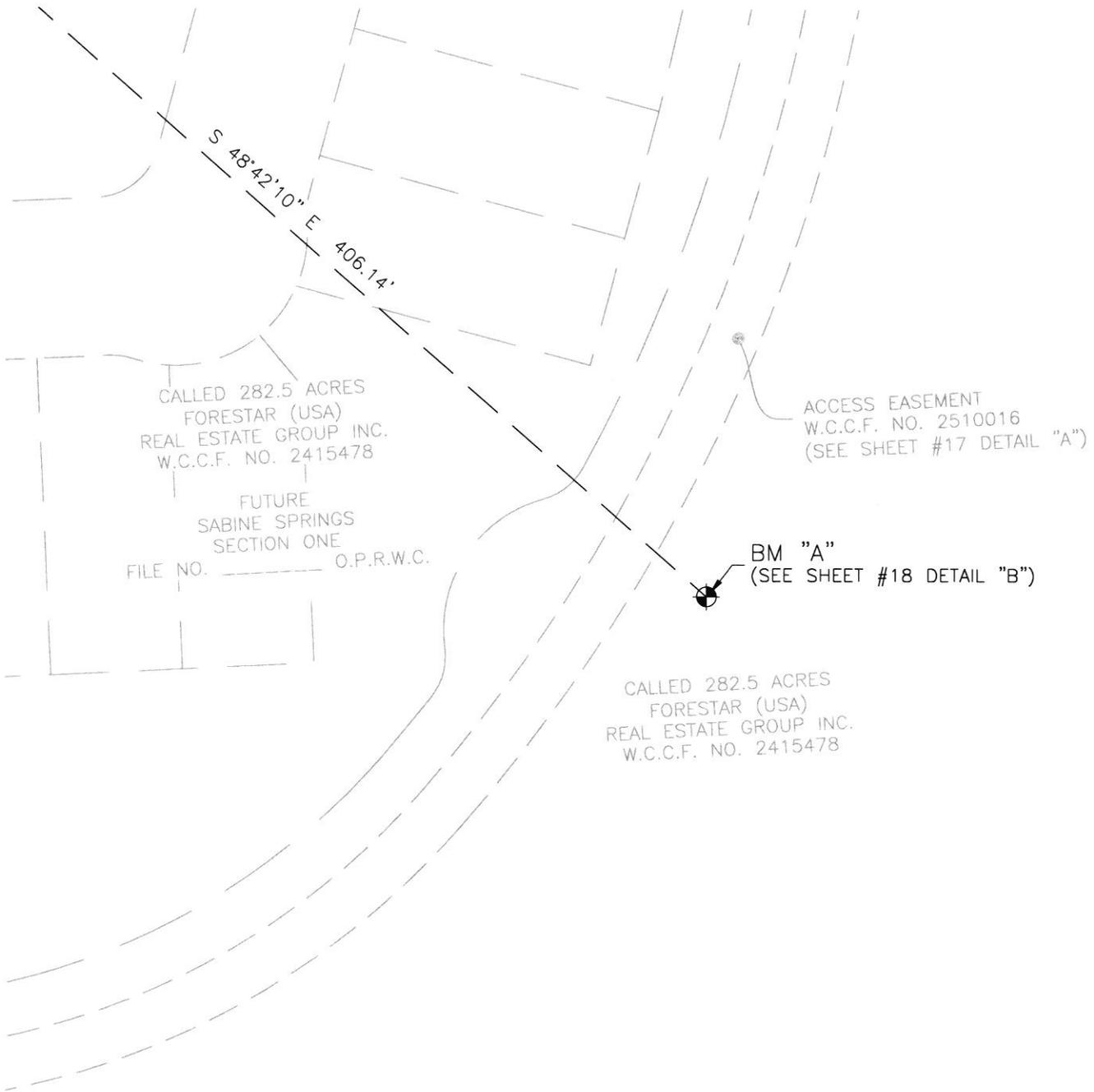
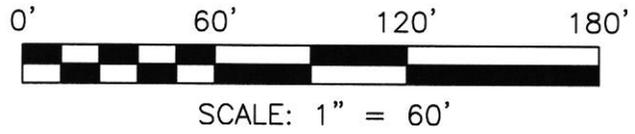
SHEET 15 OF 18

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

SABINE SPRNGS
WALLER COUNTY
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WATER PLANT NO. 1



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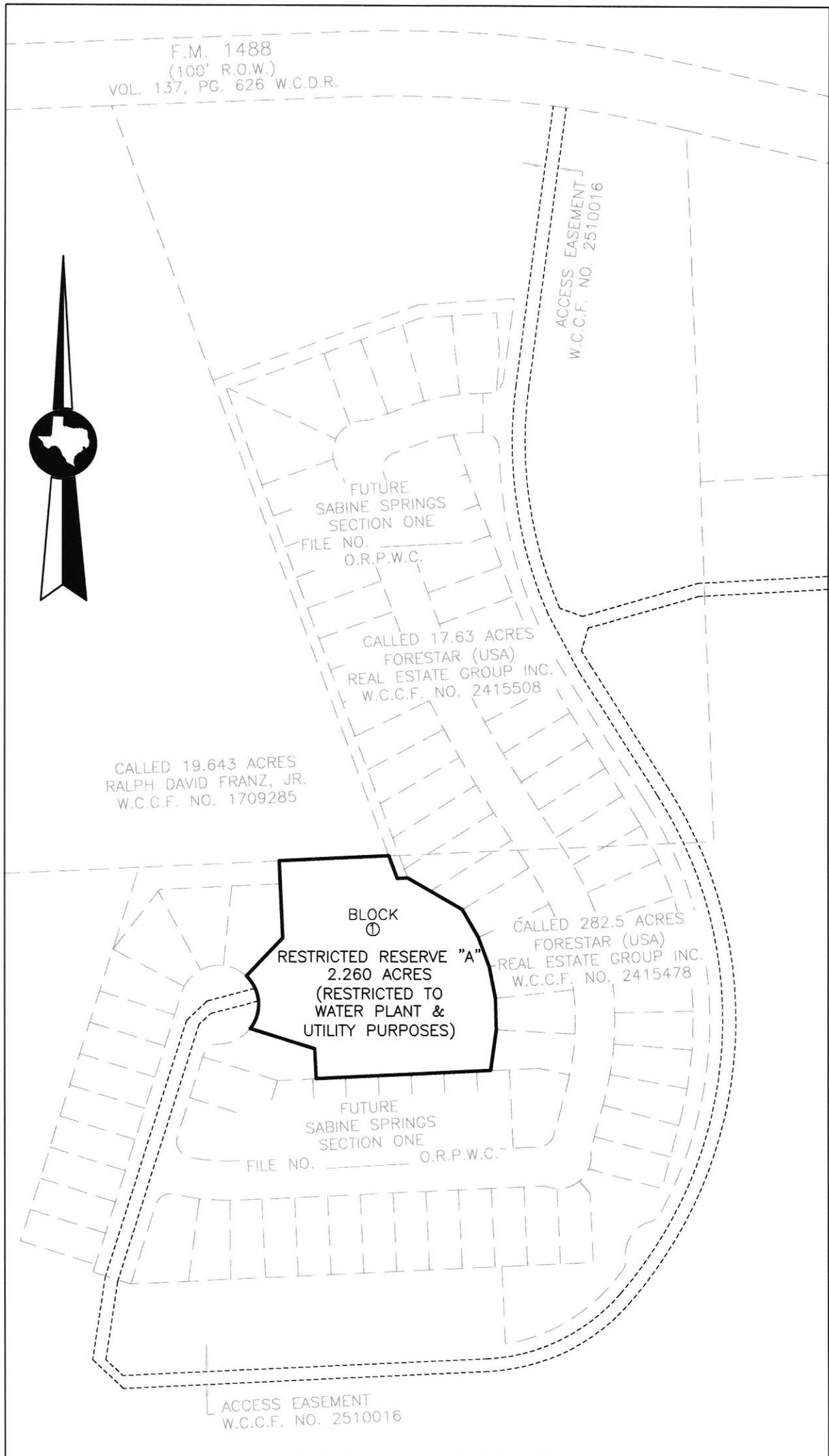


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SHEET 16 OF 18

DETAIL "A"
SCALE: 1"=200'



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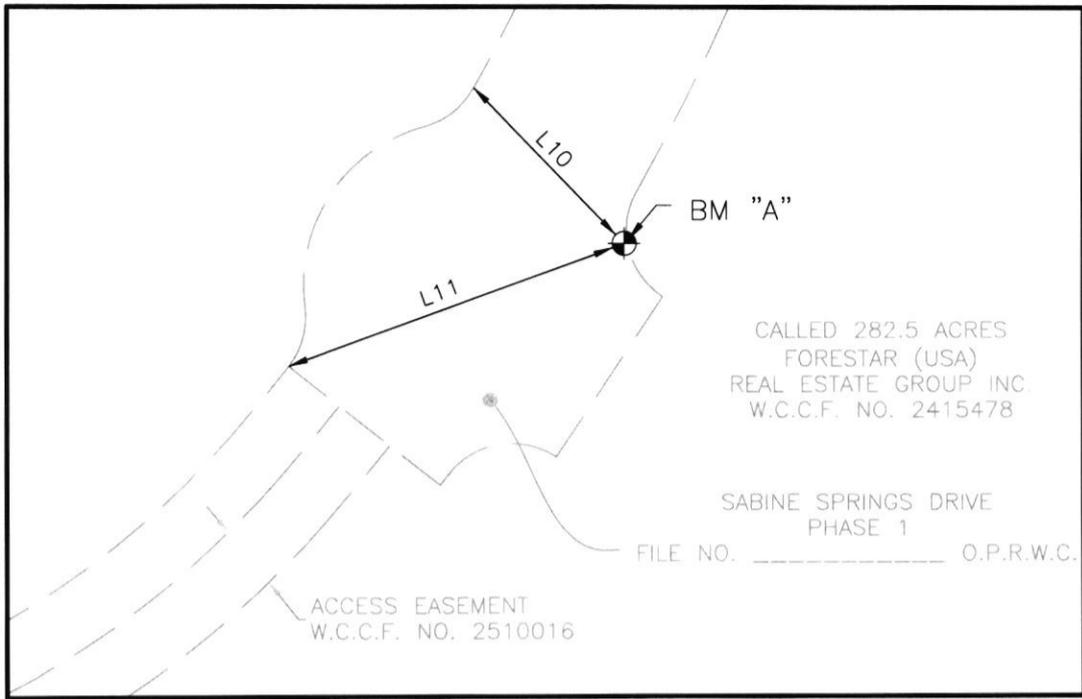
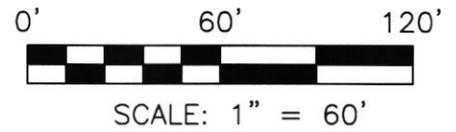
SABINE SPRNGS
WALLER COUNTY
M.U.D. NO. 65
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DETAIL "B"
BENCHMARK "A" (BM "A")
 SCALE: 1"=60'
 A 5/8" BLUE CAPPED IRON ROD
 STAMPED "E.H.R.A. T.P."
 ELEV.=302.13' (NAVD88 - GEOID18)



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	60.00'	88.03'	80.34'	N 04°15'41" W	84°03'41"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 20°17'57" E	36.74'
L2	N 87°23'10" E	15.74'
L3	S 29°37'30" E	48.74'
L4	S 20°26'58" E	48.36'
L5	S 11°02'46" E	48.36'
L6	S 01°38'34" E	48.36'
L7	S 08°05'28" W	63.12'
L8	N 02°36'50" W	45.59'
L9	N 43°42'29" E	80.44'
L10	N 43°41'33" W	67.70'
L11	N 69°54'33" E	111.18'

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 WASTERWATER 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).

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SABINE SPRINGS WALLER COUNTY M.U.D. NO. 65 WATER PLANT NO. 1



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