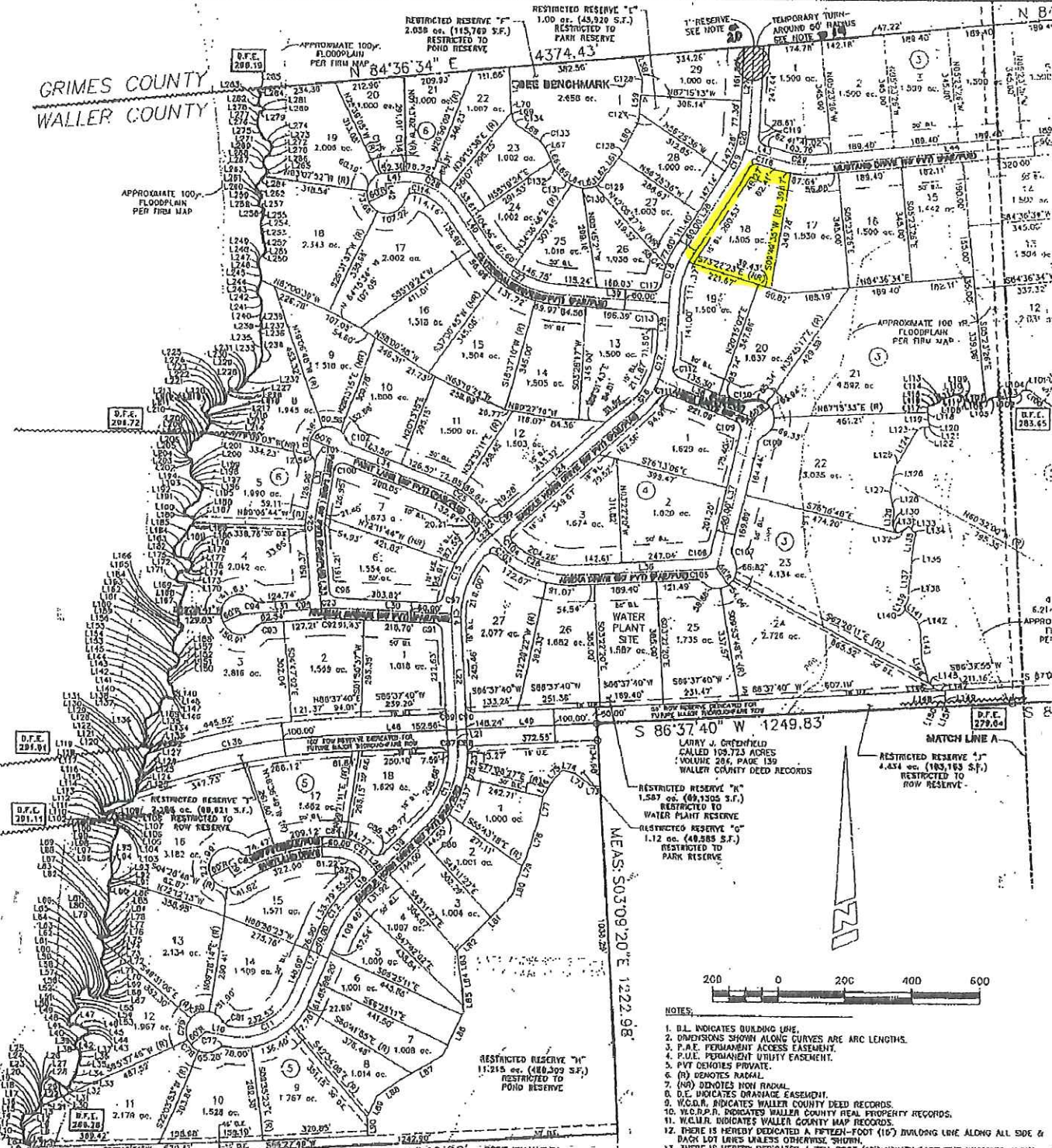


GRIMES COUNTY
WALLER COUNTY

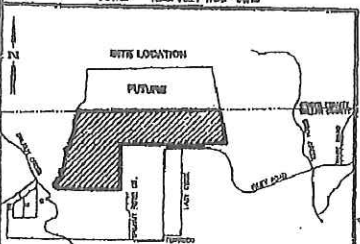


**FINAL PLAT OF
SADDLE CREEK FOREST SUBDIVISION
SECTION I**

Being
A Subdivision of 285.182 ac. of Land
IN THE WIATT ANDERSON SURVEY
ABSTRACT-300 AND IN THE,
L.B.S. SWINNEY SURVEY, ABSTRACT-391
WALLER COUNTY, TEXAS
CONTAINING 112 LOTS IN 8 BLOCKS
AND 11 RESERVES

JUNE 2006
PREPARED BY: **MOIST**
OWNER: **BLUEGREEN SOUTHWEST LAND INC.**

VICINITY MAP
157A 100 KEY MAP 690



- NOTES:
- D.L. INDICATES BUILDING LINE.
 - DIMENSIONS SHOWN ALONG CURVES ARE ARC LENGTHS.
 - P.A.E. PERMANENT ACCESS EASEMENT.
 - P.U.E. PERMANENT UTILITY EASEMENT.
 - P.V. DENOTES PRIVATE.
 - (R) DENOTES RADIAL.
 - (RD) DENOTES ROAD.
 - D.E. INDICATES DRAINAGE EASEMENT.
 - W.C.D.R. INDICATES WALLER COUNTY DEED RECORDS.
 - W.C.D.P.R. INDICATES WALLER COUNTY REAL PROPERTY RECORDS.
 - W.C.M.R. INDICATES WALLER COUNTY MAP RECORDS.
 - THERE IS HEREBY DEDICATED A FIFTEEN-FOOT (15') WIDULING LINE ALONG ALL SIDE & BACK LOT LINES UNLESS OTHERWISE SHOWN.
 - THERE IS HEREBY DEDICATED A TEN-FOOT (10') UTILITY EASEMENT PROVIDED ALONG AND ADJACENT TO ALL PROPERTY LINES IN SUBDIVISION AND RESERVE AREAS BEING TEN-FOOT (10') EITHER SIDE OF PROPERTY LINES FOR A TOTAL WIDTH OF TWENTY-FOOT (20') UNLESS OTHERWISE SHOWN AND A SIXTEEN-FOOT (16') UTILITY EASEMENT ALONG ALL BACK LOT LINES.
 - THERE IS HEREBY DEDICATED A SIXTEEN-FOOT (16') UTILITY EASEMENT & DRAINAGE EASEMENT (D.E.) ALONG BOTH SIDES OF ALL RIGHTS-OF-WAY UNLESS OTHERWISE SHOWN.
 - THERE IS HEREBY DEDICATED TO UTILITY THE RIGHT TO BUILD AND MAINTAIN POWER LINE ACROSS ALL ROADS IN SUBDIVISION IN ORDER TO PROVIDE ELECTRIC SERVICE TO ALL LOTS AS IT BECOMES NECESSARY.
 - THERE IS HEREBY DEDICATED A TEN-FOOT (10') UTILITY EASEMENT ALONG AND ADJACENT TO ALL DRAINAGE EASEMENTS BEING TEN-FOOT (10') ON EITHER SIDE OF DRAINAGE EASEMENT FOR A TOTAL WIDTH OF TWENTY-FOOT (20').
 - THIS PROPERTY LIES IN ZONE A AND IS PARTIALLY WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 48040 030 D, EFFECTIVE DATE DECEMBER 10, 1995.
 - A BUILDING/DEVELOPMENT PERMIT IS REQUIRED FOR ANY DEVELOPMENT LOCATED IN 100 YEAR FLOODPLAIN.
 - HATCHED AREA IS TEMPORARY EASEMENT FOR TURN-AROUND UNTIL STREET IS EXTENDED IN RECORDED PLAT.
 - ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE PUBLIC STREET AND THE PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS PLATTED AND APPROVED BY THE WALLER COUNTY COMMISSIONERS COURT, THE ONE-FOOT RESERVE SHALL AUTOMATICALLY BE VACATED AND THE FEE TITLE THERE TO SHALL REVERT TO AND REVEY IN THE DEDICATED LHS HERE, ASSIGNEE, OR SUCCESSORS.
 - D.F.E. INDICATES BASE FLOOD ELEVATION.
 - ALL LOTS SHALL HAVE A TEN-FOOT (10') SIDE AND BACK LOT DRAINAGE EASEMENTS UNLESS OTHERWISE SHOWN.
 - THE SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC BY WALLER COUNTY OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. WALLER COUNTY HAS NO OBLIGATIONS NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS IN THIS SUBDIVISION.
 - (E.T.) INDICATES CROSS SECTION FOR BASE FLOOD ELEVATION.
 - (E.T.) INDICATES BASE FLOOD ELEVATION AT THE INTERSECTION ON THE