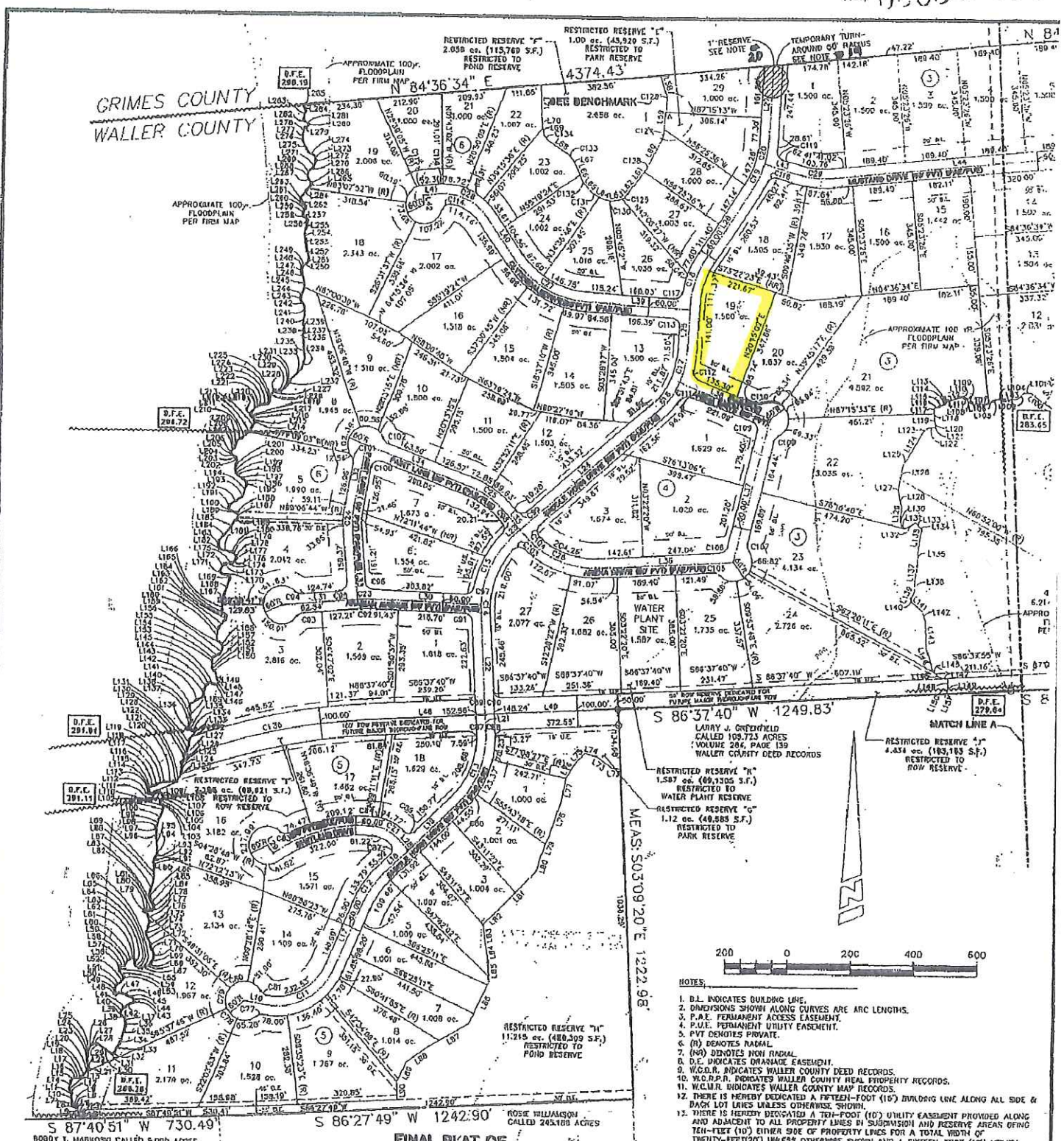


NOTES:

1. B.L. INDICATES BUILDING LINE.
2. DIMENSIONS SHOWN ALONG CURVES ARE ARC LENGTHS.
3. P.A.E. PERMANENT ACCESS EASEMENT.
4. P.U.E. PERMANENT UTILITY EASEMENT.
5. PVT DENOTES PRIVATE.
6. (R) DENOTES RADIAL.
7. (NR) DENOTES NON RADIAL.
8. D.E. INDICATES DRAINAGE EASEMENT.
9. W.C.D.R. INDICATES WALLER COUNTY DEED RECORDS.
10. W.C.D.P.R. INDICATES WALLER COUNTY REAL PROPERTY RECORDS.
11. W.C.M.R. INDICATES WALLER COUNTY MAP RECORDS.
12. THERE IS HEREBY DEDICATED A FIFTEEN-FOOT (15') BUILDING LINE ALONG ALL SIDE & BACK LOT LINES UNLESS OTHERWISE SHOWN.
13. 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-FEET (10') EITHER SIDE OF PROPERTY LINES FOR A TOTAL WIDTH OF TWENTY-FEET(20') UNLESS OTHERWISE SHOWN AND A SIXTEEN-FOOT (16') UTILITY EASEMENT ALONG ALL BACK LOT LINES.
14. 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.
15. 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.
16. THERE IS HEREBY DEDICATED A TEN-FOOT (10') UTILITY EASEMENT ALONG AND ADJACENT TO ALL DRAINAGE EASEMENTS BEING TEN-FEET (10') ON EITHER SIDE OF BOUNDARY OF DRAINAGE EASEMENT FOR A TOTAL WIDTH OF TWENTY-FEET (20').
17. THIS PROPERTY LIES IN ZONE A AND IS PARTIALLY WITHIN THE 100 YEAR FLOOD PLAIN AS PER FIRM PANEL NO. 480640 0020 B, EFFECTIVE DATE DECEMBER 18,1985.
18. A BUILDING/DEVELOPMENT PERMIT IS REQUIRED FOR ANY DEVELOPMENT LOCATED IN 100 YEAR FLOODPLAIN.
19. HATCHED AREA IS TEMPORARY EASEMENT FOR TURN-AROUND UNTIL STREET IS EXTENDED IN RECORDED PLAT.
20. ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE PUBLIC STREET AND THE PROPERTY, THE COMMITTION 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 THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
21. B.F.E. INDICATES BASE FLOOD ELEVATION.
22. ALL LOTS SHALL HAVE A TEN-FOOT (10') SIDE AND BACK LOT DRAINAGE EASEMENTS UNLESS OTHERWISE SHOWN.
23. THE SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED 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.
24. INDICATES CROSS SECTION FOR BASE FLOOD ELEVATION.
25. INDICATES BASE FLOOD ELEVATION AT THE INTERSECTION OF THE

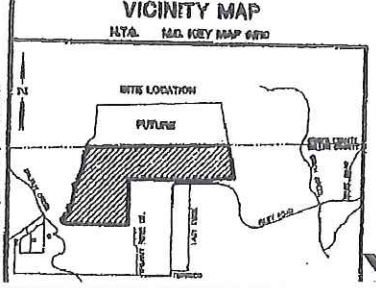
FINAL PLAT OF SADDLE CREEK FOREST SUBDIVISION SECTION I

Being

A Subdivision of 265.182 ac. of Land
IN THE WIATT ANDERSON SURVEY
ABSTRACT-390 AND IN THE,
L.B.S. SWINNEY SURVEY, ABSTRACT-391
WALLER COUNTY, TEXAS
CONTAINING 112 LOTS IN 6 BLOCKS
AND 11 RESERVES
JUNE 2005

VICINITY MAP

N.T.S. M.G. KEY MAP 6810



PREPARED BY:

VOIGT
110 Vision Park Blvd Suite 200
Shenandoah, Texas 77384

OWNER:
BLUEGREEN SOUTHWEST LAND INC.