

# FINAL PLAT OF SADDLE CREEK FOREST SUBDIVISION SECTION VI

A Subdivision of 240.724 ac. of Land  
IN THE  
WIATT ANDERSON SURVEY ABSTRACT-390  
AND IN THE,  
JOSIAH G. DUNN SURVEY ABSTRACT-119  
CONTAINING 109 LOTS IN 6 BLOCKS  
AND 1 RESERVE  
OCTOBER 2006

**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. P.V.T. 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.R.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-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.
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-FOOT (10') ON EITHER SIDE OF BOUNDARY OF DRAINAGE EASEMENT FOR A TOTAL WIDTH OF TWENTY-FOOT (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, 1996.
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 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 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. ACCEPTANCE OF THE SUBDIVISION 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 SECTION VI, WALLER COUNTY SUBDIVISION REGULATIONS, DATED JUNE 15, 1981 IN THIS REGARD.
25. Wavy line INDICATES CROSS SECTION FOR BASE FLOOD ELEVATION.
26. B.F.E. INDICATES BASE FLOOD ELEVATION AT THE INTERSECTION ON THE CENTERLINE OF TRIBUTARY AND CROSS SECTION.
27. ALL LOTS IN THIS SUBDIVISION TO BE SERVED BY G & W WATER SUPPLY.
28. ALL RADIUS FOR CUTBACKS AT INTERSECTIONS ARE TWENTY FIVE-FOOT (25').
29. SANITARY CONTROL EASEMENT- 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.

**DRIVEWAY CULVERTS**

**NOTE:**

ALL LOTS SHALL HAVE 18" DIA. DRIVEWAY CULVERTS EXCEPT AS FOLLOWS:

**BLOCK 2**

LOTS 9,10 SHALL HAVE 1-24" CULVERT

**BLOCK 6**

LOTS 7,8,9, 24, 25 SHALL HAVE 1-24" CULVERT

LOTS (SORREL LN FRONTAGE) 16,17 SHALL HAVE 1-24" CULVERT

LOTS (ROAN LN. FRONTAGE) 18, 19 SHALL HAVE 1-24" CULVERT

**OWNER:**  
BLUEGREEN SOUTHWEST  
LAND INC.  
4110 FM 1774  
MAGNOLIA, TEXAS 77365

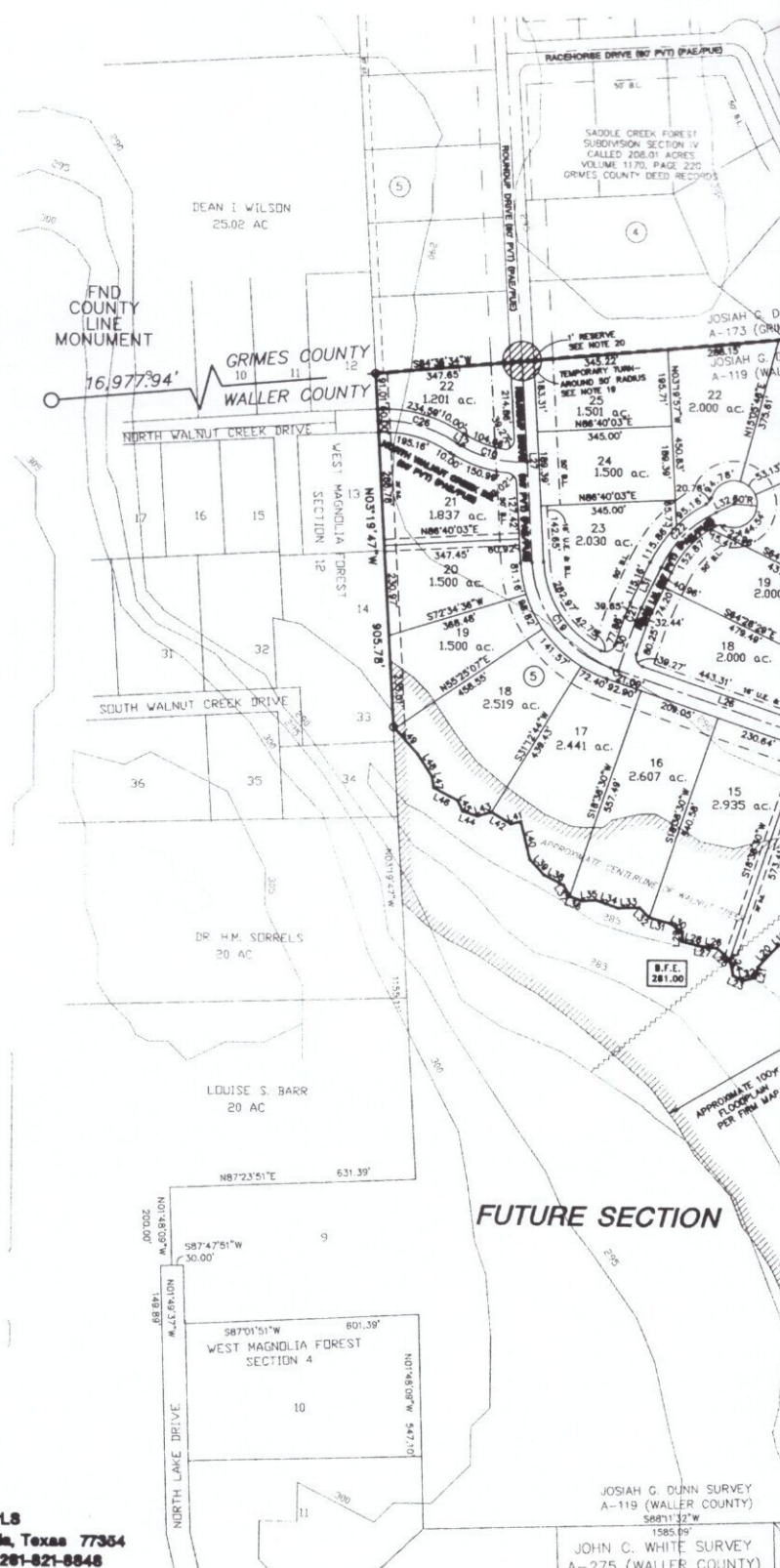
**PREPARED BY:**



110 Vision Park Blvd Suite 200  
Shenandoah, Texas 77364  
T 936.273.9980 - F 936.273.9988  
download@vogtengineering.com  
© 2006 VOGT

**SURVEY BY**

JOHN P. HORNE, RPLS  
6315-B FM 1488 #201 Magnolia, Texas 77364  
Phone 281-821-8838 Fax 281-821-8848



JOSIAH G. DUNN SURVEY  
A-119 (WALLER COUNTY)  
58871327W  
1585.4'  
JOHN C. WHITE SURVEY  
A-275 (WALLER COUNTY)