

**Property Notes:**

**This information is thought to be accurate, however, any Buyer should conduct their own due diligence to confirm same. Seller makes no guarantee or warranty as to said information.**

For listing purposes, each of the three lots is paired with acreage adjoining it from the rear.

**All of these Lots are in Block 5, and in a platted subdivision (Saddle Creek Forest Subdivision Section VI) which is recorded in Waller County, TX official records in the map or plat thereof, recorded Volume 998, Page 448.**

**MLS# 13788748**

**Lot 14 (3.088 acres) which is 30075 Round Up Dr., Waller, TX 77484 and The .41 acre tract adjoining the rear of Lot 14** referenced above was conveyed to Bluegreen Southwest One L.P. as recorded in Volume 877, Page 601 of the Deed Records of Waller County, TX., in 2007. Survey attached for reference.

**MLS# 8157725**

**Lot 15 (2.935 acres) which is 30079 Round Up Dr., Waller, TX 77484 and The 5.08 acre tract adjoining the rear of Lot 15** referenced above was conveyed to Bluegreen Southwest One L.P. as recorded in Volume 877, Page 601 of the Deed Records of Waller County, TX., in 2007. Survey attached for reference.

**MLS# 87641099**

**Lot 16 (2.607 acres) which is 30081 Round Up Dr., Waller, TX 77484 and The 5.07 acre tract adjoining the rear of Lot 16** referenced above was conveyed to Bluegreen Southwest One L.P. as recorded in Volume 877, Page 601 of the Deed Records of Waller County, TX., in 2007. Survey attached for reference.

**The Lots** referenced above are all carried under one tax ID number 75386-005-014-000 and R234938 in Waller County, TX.

**The Tracts** referenced above are all carried under one tax ID number 311900-003-000-100 and R9820 in Waller County, TX.

Buyers will need to establish a new tax ID numbers with Waller County which represents the Lot and the adjoining rear tract that they purchase.

Buyers will be required to purchase a new survey if a survey is needed and/or required.

In the event the properties require platting by Waller County, TX, it will be at the sole expense of the Buyers.

115/110

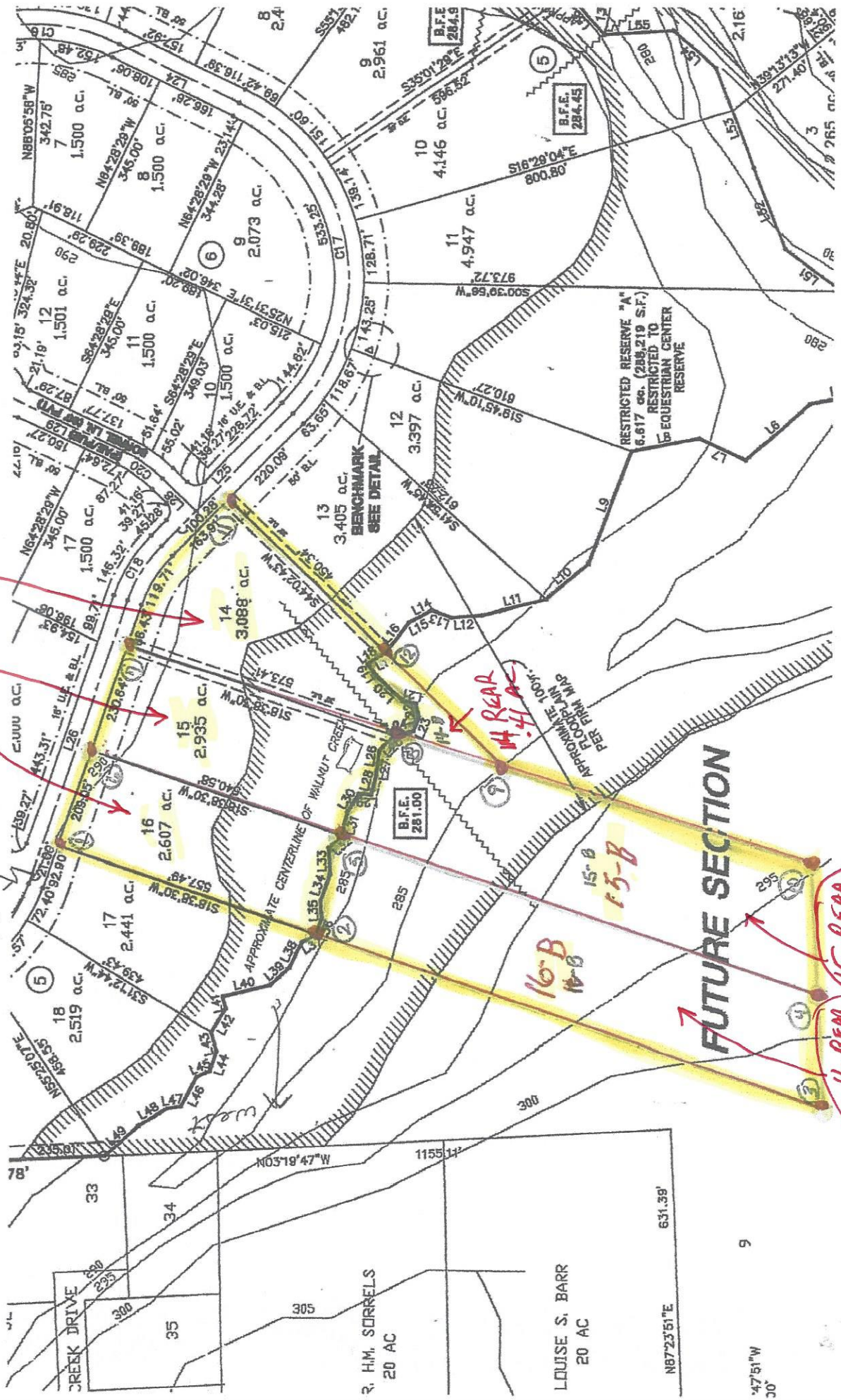
SINKING REQUEST  
SADDLE CREEK FOREST  
N. STABLES FOR-PLAN

ROUND UP DR.

30079

30075

30081



**FUTURE SECTION**

15 REAR  
5.08 AC.

16 REAR  
5.07 AC.

15-B

16-B

14 REAR

R. H.M. SORRELS  
20 AC

LOUISE S. BARR  
20 AC

9

N87°23'51"E  
631.39'

CREEK DRIVE

West

APPROXIMATE CENTERLINE OF WALNUT CREEK

APPROXIMATE 100% PER FLOOR PLAN

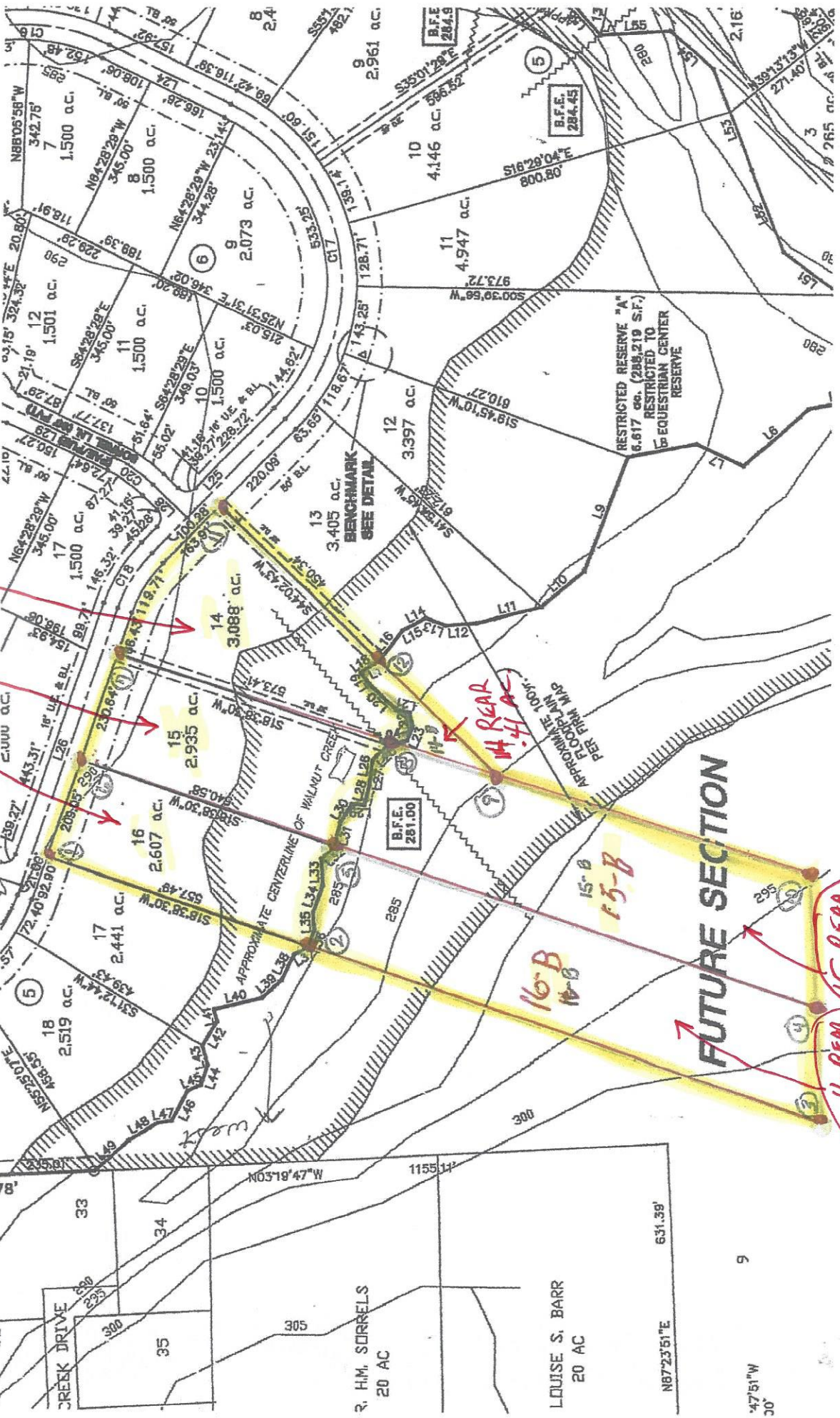
RESTRICTED RESERVE "A"  
6.617 ac. (288,219 S.F.)  
RESTRICTED TO  
EQUESTRIAN CENTER  
RESERVE

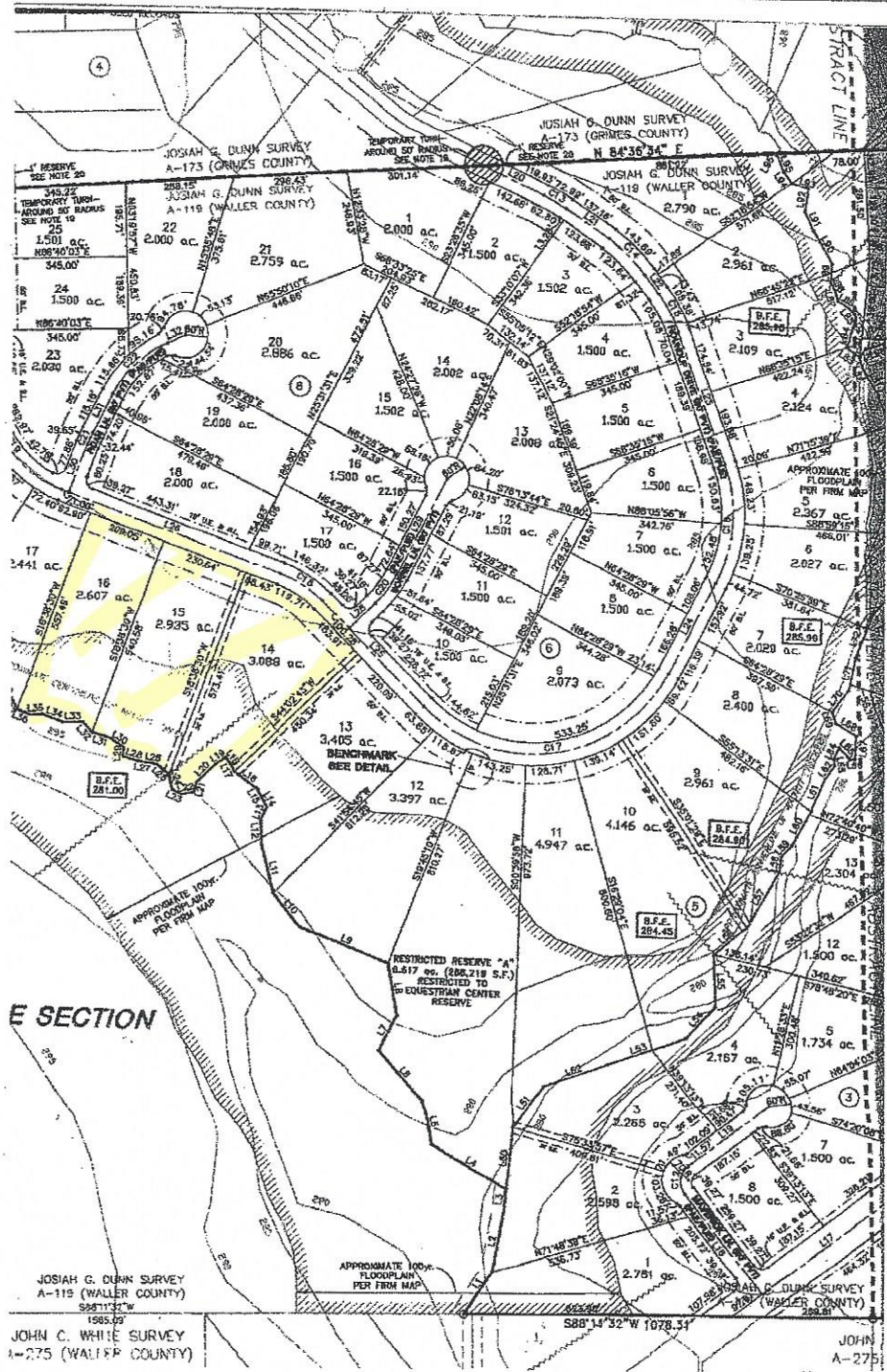
BENCHMARK  
SEE DETAIL

B.F.E.  
284.9

B.F.E.  
284.45

B.F.E.  
281.00





FROM RECORDED PLAT:  
 SADDLE CREEK FOREST SECTION VII

POINT OF COMMENCEMENT  
FND. 5/8" I.R.

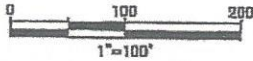
SADDLE CREEK FOREST SUBDIVISION  
SECTION IV  
VOL. 1170, PG. 220  
GRIMES COUNTY DEED RECORDS



WEST MAGNOLIA FOREST  
SECTION 22  
VOL. 217, PG. 17  
D.R.W.C.T.

SADDLE CREEK FOREST SUBDIVISION  
SECTION VI  
VOL. 998, PG. 448  
D.R.W.C.T.

POINT OF BEGINNING



FND. 3" I.P.

155.27'

BARBWIRE FENCE

155.27'

FND. 1/2" I.R.

78'

N 18°37'24" E 1086.91'

5.07 ACRES  
(221,249 SQ. FT.)

S 18°37'24" W 1018.88'

S87°01'51" W 224.82'

RESIDUAL OF A CALLED 1053.04 ACRES  
TO BLUEGREEN SOUTHWEST ONE, L.P.  
BY SPECIAL WARRANTY DEED  
VOL. 877, PG. 601  
D.R.W.C.T.

RESIDUAL OF A CALLED 1053.04 ACRES  
TO BLUEGREEN SOUTHWEST ONE, L.P.  
BY SPECIAL WARRANTY DEED  
VOL. 877, PG. 601  
D.R.W.C.T.

LINE	LENGTH	BEARING
L14	34.28	S 68°38'28" E
L15	38.65	N 86°28'31" E
L16	58.74	S 70°41'32" E
L17	54.33	N 87°53'28" E
L18	34.83	S 45°25'16" E

To: Bluegreen Southwest One, L.P.

I, David E. King, a Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications.

David E. King  
Registered Professional Land Surveyor  
No. 4833



Montgomery & Associates  
450 GEAR ROAD, STE. 200  
HOUSTON, TEXAS 77067  
PH. (281)775-4650; FAX. (281)876-4688

**BOUNDARY SURVEY**

OF  
**5.07 ACRES**

OUT OF THE  
**JOSIAH G. DUNN SURVEY A - 119**  
WALLER COUNTY, TEXAS  
AUGUST 2007

**LEGEND**

- A CAB.
  - C.F. 1/10.
  - D.R.W.C.T.
  - FND.
  - I.P.
  - I.R.
  - "S"
  - SHT.
  - VOL.
- ABSTRACT
  - CABINET
  - CLERK'S FILE NO.
  - DEED RECORDS OF WALLER COUNTY, TEXAS
  - FOUND
  - IRON PIPE
  - IRON ROD
  - SET 5/8" I.R. WITH CAP STAMPED "MONTGOMERY AND ASSOCIATES"
  - SHEET
  - VOLUME

*Saddle Creek Forest*



## Montgomery & Associates

450 Gears Road, Suite 200  
Houston, Texas 77067  
281-775-4650  
281-876-4688 (Fax)

**METES AND BOUNDS**  
**5.07 ACRES (221,249 SQUARE FEET)**  
**JOSIAH G. DUNN SURVEY ABSTRACT NUMBER 119**  
**WALLER COUNTY, TEXAS**

*Being a 5.07 acre (221,249 square feet) parcel of land located in the Josiah G. Dunn Survey Abstract Number 119 of Waller County, Texas, and being the residual of a called 1053.04 acre tract of land conveyed to Bluegreen Southwest One L.P. as recorded in Volume 877 Page 601 of the Deed Records of Waller County, Texas; said 5.07 acres being more particularly described by metes and bounds as follows with all bearings based on the south line of the said 1053.04 acre tract;*

**COMMENCING** at 5/8 inch iron rod, found in the north line of the aforementioned Josiah G. Dunn Survey and the south line of the Josiah G. Dunn Survey Abstract Number 173 of Grimes County for the northwest corner of the aforementioned Saddle Creek Forest Subdivision Section VI, the southwest corner of Saddle Creek Forest Subdivision Section IV, as recorded in Volume 1170, Page 220 of the Grimes County Deed Records and in the east line of West Magnolia Forest Section 12;

**THENCE** South 20 degrees 57 minutes 12 seconds East, a distance of 1,452.52 feet to a point in the centerline of Walnut Creek for the southwest corner of Lot 16, Block 5 of the aforementioned Saddle Creek Forest Subdivision Section VI and the southeast corner of Lot 17, Block 5 of the aforementioned Saddle Creek Forest Subdivision Section VI and the north corner and **POINT OF BEGINNING** of the herein described parcel;

**THENCE** along the centerline of Walnut Creek and along the northeast line of the herein described parcel with the following courses and distances:

South 68 degrees 58 minutes 28 seconds East, a distance of 34.28 feet;

North 86 degrees 25 minutes 31 seconds East, a distance of 36.65 feet;

South 70 degrees 41 minutes 32 seconds East, a distance of 58.74 feet;

North 87 degrees 53 minutes 28 seconds East, a distance of 54.33 feet;

South 45 degrees 25 minutes 16 seconds East, a distance of 34.83 feet, to a point in the centerline of Walnut Creek for the southwest corner of Lot 15 of the aforementioned Saddle Creek Forest Subdivision Section VI, and the northeast corner of the herein described parcel;

**THENCE** South 18 degrees 37 minutes 24 seconds West, a distance of 1019.88 feet along the southeast line of herein described parcel to a set 5/8 inch iron rod with survey cap stamped "Montgomery and Associates"; for the southeast corner of herein described parcel;

**THENCE** South 87 degrees 01 minutes 51 seconds West, a distance of 224.82 feet along the south line of herein described parcel to a 5/8 inch iron rod with survey cap stamped "Montgomery and Associates"; for the southwest corner of herein describe parcel;

**THENCE** North 18 degrees 37 minutes 24 seconds East, a distance of 1086.91 feet along the northwest line of the herein described parcel back to the **POINT OF BEGINNING, CONTAINING 5.07 acres (221,249 square feet)** of land in Waller County, Texas.

Note: This metes and bounds description was prepared in conjunction with an exhibit in the offices of Montgomery and Associates.

POINT OF COMMENCEMENT  
FND. 5/8" I.R.

SADDLE CREEK FOREST SUBDIVISION SECTION IV  
VOL. 1170, PG. 220  
GRIMES COUNTY DEED RECORDS

WEST MAGNOLIA FOREST  
ASSOCIATES  
VOL. 211, PG. 17  
D.R.W.C.T.

SADDLE CREEK FOREST SUBDIVISION  
SECTION VI  
VOL. 888, PG. 448  
D.R.W.C.T.



0 100 200  
1"=100'

RESIDUAL OF A CALLED 1053.04 ACRES  
TO BLUEGREEN SOUTHWEST ONE, L.P.  
BY SPECIAL WARRANTY DEED  
VOL. 877, PG. 601  
D.R.W.C.T.

LINE TABLE		
LINE	LENGTH	BEARING
L19	51.79	S 78°09'55" E
L20	42.68	S 68°58'57" E
L21	24.57	S 01°19'58" W
L22	41.03	S 75°29'12" E
L23	26.48	S 83°11'06" E
L24	24.49	S 82°37'47" E
L25	42.66	S 47°48'48" E

N 18°37'24" E 1019.88'

15-B  
5.08 ACRES  
(221,464 SQ. FT.)

S 18°37'24" W 895.49'

RESIDUAL OF A CALLED 1053.04 ACRES  
TO BLUEGREEN SOUTHWEST ONE, L.P.  
BY SPECIAL WARRANTY DEED  
VOL. 877, PG. 601  
D.R.W.C.T.

S 87°01'51" W 248.04'

RESIDUAL OF A CALLED 1053.04 ACRES  
TO BLUEGREEN SOUTHWEST ONE, L.P.  
BY SPECIAL WARRANTY DEED  
VOL. 877, PG. 601  
D.R.W.C.T.

**LEGEND**

- A. CAB.
- C.F. NO.
- D.R.W.C.T.
- FND.
- I.P.
- I.R.
- "
- SHT. VOL.
- SHEET VOLUME
- ABSTRACT
- CABINET
- CLERK'S FILE NO.
- DEED RECORDS OF WALLER COUNTY, TEXAS
- FOUND
- IRON PIPE
- IRON ROD
- SET 5/8" I.R. WITH CAP STAMPED "MONTGOMERY AND ASSOCIATES"



**Montgomery & Associates**  
450 GEARS ROAD, STE. 200  
HOUSTON, TEXAS 77067  
PH. (281)775-4650; FAX. (281)876-4688

To: Bluegreen Southwest One, L.P.

I, David E. King, a Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications.

*David E. King*  
David E. King  
Registered Professional Land Surveyor  
No. 4833



**BOUNDARY SURVEY**

OF  
**5.08 ACRES**

OUT OF THE  
**JOSIAH G. DUNN SURVEY A - 119**  
WALLER COUNTY, TEXAS  
AUGUST 2007

1514601-01 BLUEGREEN SW One Tract at Saddle Creek Forest Subdivisions Acre Boundary Map, 02/20/07 7:34:49 AM



## Montgomery & Associates

450 Gears Road, Suite 200  
Houston, Texas 77067  
281-775-4650  
281-876-4688 (Fax)

**METES AND BOUNDS**  
**5.08 ACRES (221,454 SQUARE FEET)**  
**JOSIAH G. DUNN SURVEY ABSTRACT NUMBER 119**  
**WALLER COUNTY, TEXAS**

*Being a 5.08 acre (221,454 square feet) parcel of land located in the Josiah G. Dunn Survey Abstract Number 119 of Waller County, Texas, and being the residual of a called 1053.04 acre tract of land conveyed to Bluegreen Southwest One L.P. as recorded in Volume 877 Page 601 of the Deed Records of Waller County, Texas; said 5.08 acres being more particularly described by metes and bounds as follows with all bearings based on the south line of the said 1053.04 acre tract;*

**COMMENCING** at 5/8 inch iron rod, found in the north line of the aforementioned Josiah G. Dunn Survey and the south line of the Josiah G. Dunn Survey Abstract Number 173 of Grimes County for the northwest corner of the aforementioned Saddle Creek Forest Subdivision Section VI, the southwest corner of Saddle Creek Forest Subdivision Section IV, as recorded in Volume 1170, Page 220 of the Grimes County Deed Records and in the east line of West Magnolia Forest Section 12;

**THENCE** South 27 degrees 16 minutes 02 seconds East, a distance of 1,566.04 feet to a point in the centerline of Walnut Creek for the south corner of Lot 16, Block 5 of the aforementioned Saddle Creek Forest Subdivision Section VI and the west corner of Lot 15, Block 5 of the aforementioned Saddle Creek Forest Subdivision Section VI and the north corner and **POINT OF BEGINNING** of the herein described parcel;

**THENCE** along the centerline of Walnut Creek and along the northeast line of the herein described parcel with the following courses and distances:

- South 75 degrees 09 minutes 55 seconds East, a distance of 51.79 feet;
- South 58 degrees 58 minutes 57 seconds East, a distance of 42.68 feet;
- South 01 degrees 19 minutes 58 seconds West, a distance of 24.57 feet;
- South 75 degrees 29 minutes 12 seconds East, a distance of 41.03 feet;
- South 83 degrees 11 minutes 06 seconds East, a distance of 26.48 feet;
- South 82 degrees 37 minutes 47 seconds East, a distance of 24.49 feet;
- South 47 degrees 48 minutes 46 seconds East, a distance of 42.66 feet to a point in the

centerline of Walnut Creek for the south corner of Lot 15, the west corner of Lot 14, Block 5 of the aforementioned Saddle Creek Forest Subdivision Section VI, and the northeast corner of the herein described parcel;

**THENCE** South 18 degrees 37 minutes 24 seconds West, a distance of 895.49 feet along the southeast line of herein described parcel to a 5/8 inch iron rod with survey cap stamped "Montgomery and Associates"; for the southeast corner of herein described parcel;

**THENCE** South 87 degrees 01 minutes 51 seconds West, a distance of 248.04 feet along the south line of herein described parcel to a 5/8 inch iron rod with survey cap stamped "Montgomery and Associates"; for the southwest corner of herein describe parcel;

**THENCE** North 18 degrees 37 minutes 24 seconds East, a distance of 1019.88 feet along the northwest line of the herein described parcel back to the **POINT OF BEGINNING, CONTAINING 5.08 acres (221,454 square feet)** of land in Waller County, Texas.

Note: This metes and bounds description was prepared in conjunction with an exhibit in the offices of Montgomery and Associates.

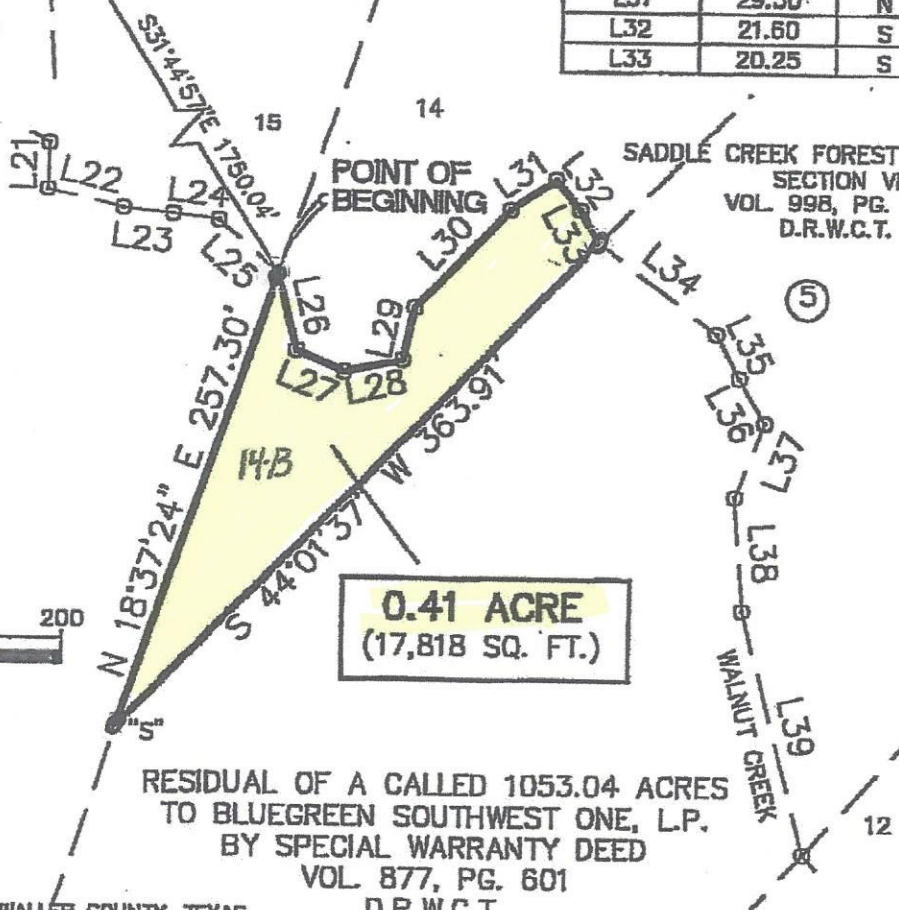
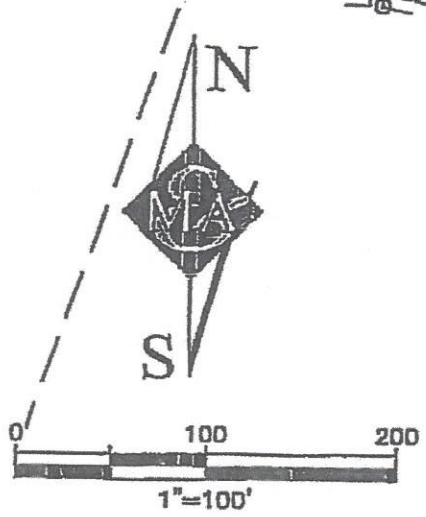
SADDLE CREEK FOREST SUBDIVISION  
SECTION IV  
VOL. 1170, PG. 220  
GRIMES COUNTY DEED RECORDS

LINE TABLE		
LINE	LENGTH	BEARING
L26	41.93	S 13°33'30" E
L27	28.03	S 66°34'52" E
L28	31.50	N 76°29'28" E
L29	28.72	N 12°56'12" E
L30	73.55	N 43°45'16" E
L31	29.50	N 54°28'31" E
L32	21.60	S 37°29'21" E
L33	20.25	S 29°12'32" E

POINT OF COMMENCEMENT  
FND. 5/8" I.R.

WEST MAGNOLIA FOREST  
SECTION 12  
VOL. 217, PG. 17  
D.R.W.C.T.

SADDLE CREEK FOREST SUBDIVISION  
SECTION VI  
VOL. 998, PG. 448  
D.R.W.C.T.



**LEGEND**

- A ABSTRACT
- CAB. CABINET
- C.F. NO. CLERK'S FILE NO.
- D.R.W.C.T. DEED RECORDS OF WALLER COUNTY, TEXAS
- FND. FOUND
- I.P. IRON PIPE
- I.R. IRON ROD
- 5/8" SET 5/8" I.R. WITH CAP STAMPED "MONTGOMERY AND ASSOCIATES"

- SHT. SHEET
- VOL. VOLUME

To: Bluegreen Southwest One, L.P.

I, David E. King, a Registered Professional Land Surveyor, hereby certify that this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications.



*David E. King*  
David E. King  
Registered Professional Land Surveyor  
No. 4833

**BOUNDARY SURVEY**  
OF  
**0.41 ACRE**

OUT OF THE  
**JOSIAH G. DUNN SURVEY A - 119**  
WALLER COUNTY, TEXAS  
AUGUST 2007



Montgomery & Associates  
450 GEARS ROAD, STE. 200  
HOUSTON, TEXAS 77067  
PH. (281)775-4650; FAX. (281)876-4688

J114601-01 BLUEGREEN-54-Acre Tract at Saddle Creek\14601-01 LDD SURV\dw\BOUNDARY54 Acre Boundary.dwg, 8/28/2007 7:33:53 AM





## Montgomery & Associates

450 Gears Road, Suite 200  
Houston, Texas 77067  
281-775-4650  
281-876-4688 (Fax)

**METES AND BOUNDS**  
**0.41 ACRES (17,818 SQUARE FEET)**  
**JOSIAH G. DUNN SURVEY ABSTRACT NUMBER 119**  
**WALLER COUNTY, TEXAS**

*Being a 0.41 acre (17,818 square feet) parcel of land located in the Josiah G. Dunn Survey Abstract Number 119 of Waller County, Texas, and being the residual of a called 1053.04 acre tract of land conveyed to Bluegreen Southwest One L.P. as recorded in Volume 877 Page 601 of the Deed Records of Waller County, Texas; said 0.41 acres being more particularly described by metes and bounds as follows with all bearings based on the south line of the said 1053.04 acre tract;*

**COMMENCING** at 5/8 inch iron rod, found in the north line of the aforementioned Josiah G. Dunn Survey and the south line of the Josiah G. Dunn Survey Abstract Number 173 of Grimes County for the northwest corner of the aforementioned Saddle Creek Forest Subdivision Section VI, the southwest corner of Saddle Creek Forest Subdivision Section IV, as recorded in Volume 1170, Page 220 of the Grimes County Deed Records and in the east line of West Magnolia Forest Section 12;

**THENCE** South 31 degrees 44 minutes 57 seconds East, a distance of 1750.04 feet to a point in the centerline of Walnut Creek for the south corner of Lot 15, Block 5 of the aforementioned Saddle Creek Forest Subdivision Section VI, the west corner of Lot 14, Block 5 of the aforementioned Saddle Creek Forest Subdivision Section VI, and the northwest corner and the **POINT OF BEGINNING** of the herein described parcel;

**THENCE** along the centerline of Walnut Creek and along the northeast line of the herein described parcel with the following courses and distances:

South 13 degrees 33 minutes 30 seconds East, a distance of 41.93 feet;  
South 66 degrees 34 minutes 52 seconds East, a distance of 28.03 feet;  
North 78 degrees 29 minutes 28 seconds East, a distance of 31.50 feet;  
North 12 degrees 56 minutes 12 seconds East, a distance of 28.72 feet;  
North 43 degrees 45 minutes 18 seconds East, a distance of 73.55 feet;  
North 54 degrees 28 minutes 31 seconds East, a distance of 29.50 feet;  
South 37 degrees 29 minutes 21 seconds East, a distance of 21.60 feet;  
South 29 degrees 12 minutes 32 seconds East, a distance of 20.25 feet; to a point in the centerline of Walnut Creek for the southeast corner of Lot 14, the west corner of Lot 13, Block 5 of the aforementioned Saddle Creek Forest Subdivision Section VI, and the northeast corner of the herein described parcel;

**THENCE** South 44 degrees 01 minutes 37 seconds West, a distance of 363.91 feet along the southeast line of herein described parcel to a 5/8 inch iron rod with survey cap stamped "Montgomery and Associates" for the south corner of the herein described parcel;

**THENCE** North 18 degrees 37 minutes 24 seconds East, a distance of 257.30 feet along the northwest line of the herein described parcel back to the **POINT OF BEGINNING**, CONTAINING 0.41 acres (17,818 square feet) of land in Waller County, Texas.

Note: This metes and bounds description was prepared in conjunction with an exhibit in the offices of Montgomery and Associates.