

WILDWOOD SHORES

SECTION TEN

BEING A SUBDIVISION OF 25.55 ACRES OF LAND SITUATED IN THE G.W. ROBINSON SURVEY, A-454, WALKER COUNTY, TEXAS, AND BEING OUT OF A PORTION OF A CALLED 206.44 ACRE TRACT RECORDED IN VOL. 216, PG. 492, OFFICIAL PUBLIC RECORDS, WALKER COUNTY, TEXAS.

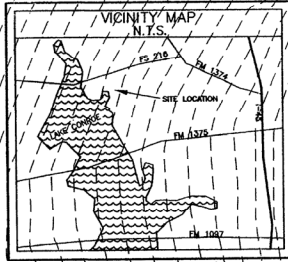
CONTAINS: 61 LOTS, 3 BLOCKS, 3 RESERVES, 3 R.O.W.

Owner / Developer
DUNNICH HOLDING COMPANY, L.P.
P.O. BOX 4426
14 INVERNESS DRIVE E., D-100
ENGLEWOOD, COLORADO 80155

PREPARED BY:



A Land Surveying Company
P.O. BOX 1080 | CONROE, TEXAS 77305-1080
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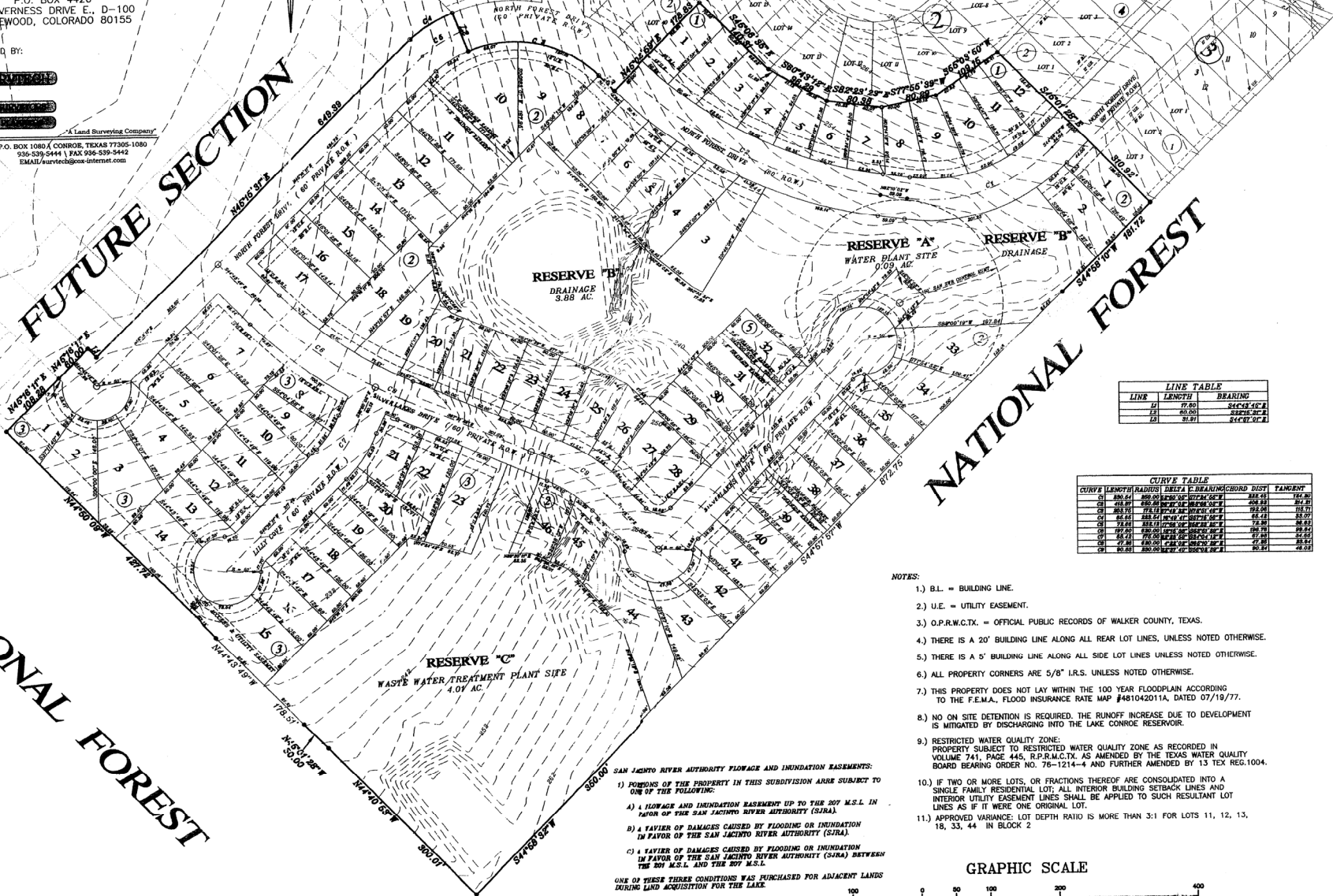


FUTURE SECTION

SECTION SIX
(O.P.R.W.C.T.X. MAP #4, SHT. 16)

NATIONAL FOREST

NATIONAL FOREST



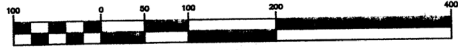
LINE TABLE		
LINE	LENGTH	BEARING
L1	77.80	S44°43'42" W
L2	60.00	S72°00'00" W
L3	31.81	S42°00'00" W

CURVE TABLE				
CURVE	LENGTH	HAUSLER	CHORD	PERCENT
C1	280.64	280.00	560.00	100.00
C2	418.89	418.00	836.00	100.00
C3	805.79	805.00	1610.00	100.00
C4	88.85	88.00	176.00	100.00
C5	122.91	122.00	244.00	100.00
C6	156.97	156.00	312.00	100.00
C7	191.03	191.00	382.00	100.00
C8	225.09	225.00	450.00	100.00
C9	259.15	259.00	518.00	100.00
C10	293.21	293.00	586.00	100.00

- NOTES:
- 1.) B.L. = BUILDING LINE.
 - 2.) U.E. = UTILITY EASEMENT.
 - 3.) O.P.R.W.C.T.X. = OFFICIAL PUBLIC RECORDS OF WALKER COUNTY, TEXAS.
 - 4.) THERE IS A 20' BUILDING LINE ALONG ALL REAR LOT LINES, UNLESS NOTED OTHERWISE.
 - 5.) THERE IS A 5' BUILDING LINE ALONG ALL SIDE LOT LINES UNLESS NOTED OTHERWISE.
 - 6.) ALL PROPERTY CORNERS ARE 5/8" I.R.S. UNLESS NOTED OTHERWISE.
 - 7.) THIS PROPERTY DOES NOT LAY WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A., FLOOD INSURANCE RATE MAP #481042011A, DATED 07/19/77.
 - 8.) NO ON SITE DETENTION IS REQUIRED, THE RUNOFF INCREASE DUE TO DEVELOPMENT IS MITIGATED BY DISCHARGING INTO THE LAKE CONROE RESERVOIR.
 - 9.) RESTRICTED WATER QUALITY ZONE: PROPERTY SUBJECT TO RESTRICTED WATER QUALITY ZONE AS RECORDED IN VOLUME 741, PAGE 445, R.P.R.M.C.T.X. AS AMENDED BY THE TEXAS WATER QUALITY BOARD BEARING ORDER NO. 76-1214-A AND FURTHER AMENDED BY 13 TEX REG.1004.
 - 10.) IF TWO OR MORE LOTS, OR FRACTIONS THEREOF ARE CONSOLIDATED INTO A SINGLE FAMILY RESIDENTIAL LOT, ALL INTERIOR BUILDING SETBACK LINES AND INTERIOR UTILITY EASEMENT LINES SHALL BE APPLIED TO SUCH RESULTANT LOT LINES AS IF IT WERE ONE ORIGINAL LOT.
 - 11.) APPROVED VARIANCE: LOT DEPTH RATIO IS MORE THAN 3:1 FOR LOTS 11, 12, 13, 18, 33, 44 IN BLOCK 2

SAN JACINTO RIVER AUTHORITY FLOWAGE AND INUNDATION EASEMENTS:
 1) PORTIONS OF THE PROPERTY IN THIS SUBDIVISION ARE SUBJECT TO ONE OF THE FOLLOWING:
 A) 1' FLOWAGE AND INUNDATION EASEMENT UP TO THE 207 M.S.L. IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY (SJRA).
 B) 4' FAVOR OF DAMAGES CAUSED BY FLOODING OR INUNDATION IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY (SJRA).
 C) 4' FAVOR OF DAMAGES CAUSED BY FLOODING OR INUNDATION IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY (SJRA) BETWEEN THE 207 M.S.L. AND THE 207 M.S.L.
 ONE OF THESE THREE CONDITIONS WAS PURCHASED FOR ADJACENT LANDS DURING LAND ACQUISITION FOR THE LAKE.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.