

# WILDWOOD SHORES

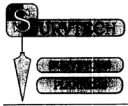
## SECTION TEN

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: 81 LOTS, 3 BLOCKS, 3 RESERVES, 3 R.O.W.

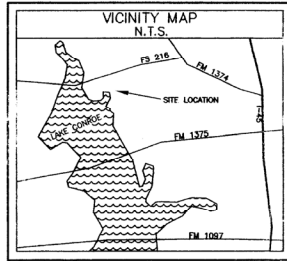
Owner / Developer  
DUNRICH HOLDING COMPANY, L.P.  
P.O. BOX 4426  
14 INVERNESS DRIVE E., D-100  
ENGLEWOOD, COLORADO 80156

PREPARED BY:



"A Land Surveying Company"

P.O. BOX 1080 | CONROE, TEXAS 77305-1080  
936-539-3444 | FAX 936-539-5442  
EMAIL: survey@slsconline.com

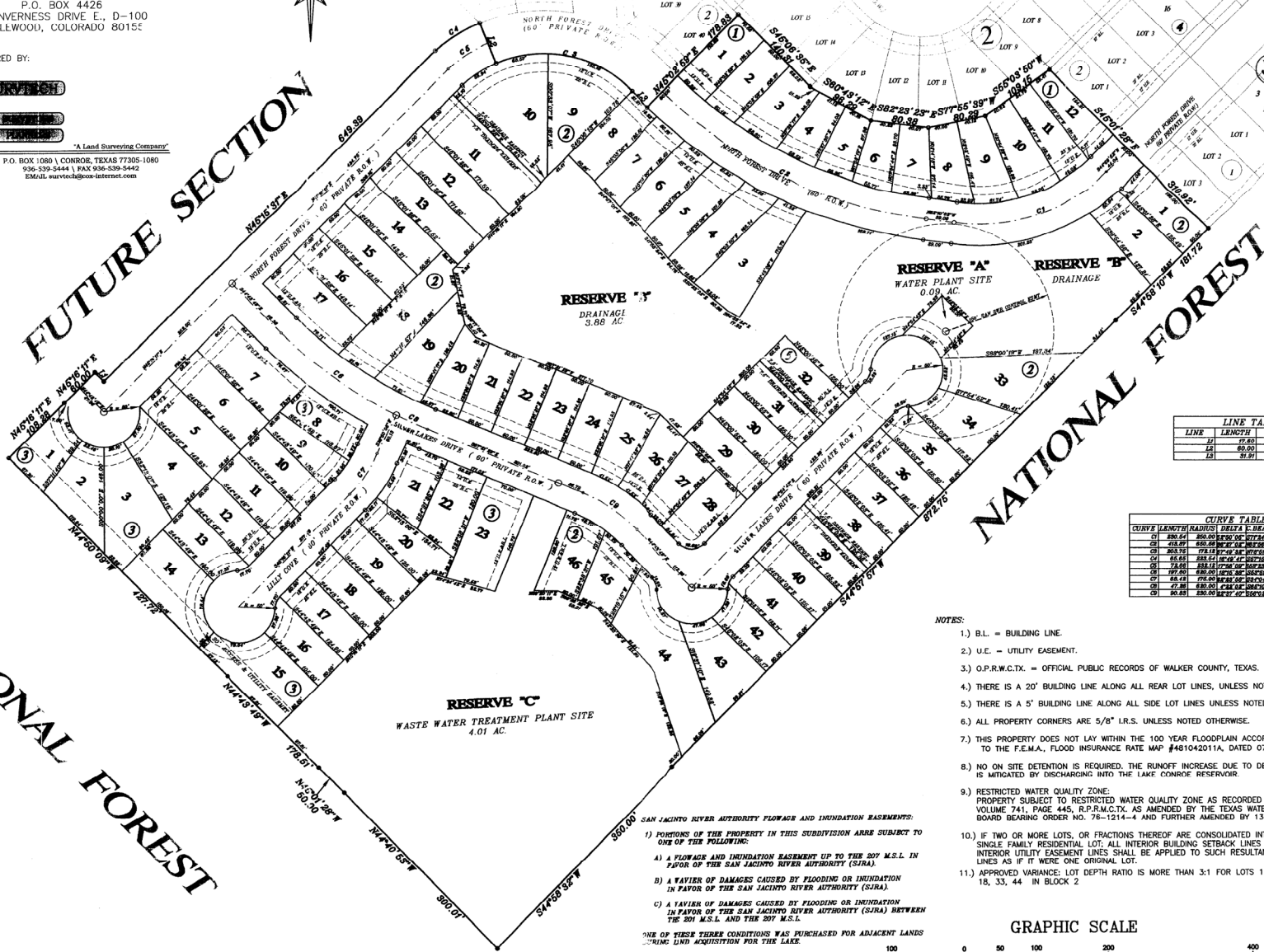


**FUTURE SECTION**

**SECTION SIX**  
(O.P.R.W.C.T.X. CAB. 4, SHT. 10)

**NATIONAL FOREST**

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LINE	LENGTH	BEARING
1A	75.83	S82°16'34" W
1B	60.00	S82°16'34" W
1C	31.91	S82°16'34" W

CURVE	LENGTH	RADIUS	DELTA	C	BEARING	CHORD	DIST	TANGENT
C1	280.54	280.00	90°00'00"	0.00	S07°34'00" W	280.46	280.00	181.80
C2	218.87	218.00	90°00'00"	0.00	S07°34'00" W	218.80	218.00	141.80
C3	203.75	175.18	117°42'34"	34.57	S07°34'00" W	182.09	182.09	116.77
C4	65.65	283.64	102°34'34"	77.30	S07°34'00" W	66.44	66.44	39.07
C5	72.80	283.18	117°42'34"	34.57	S07°34'00" W	72.58	72.58	38.83
C6	197.80	198.00	90°00'00"	0.00	S07°34'00" W	198.77	198.77	129.84
C7	48.43	175.00	117°42'34"	34.57	S07°34'00" W	47.88	47.88	24.85
C8	67.81	283.00	102°34'34"	77.30	S07°34'00" W	67.81	67.81	35.54
C9	90.81	280.00	90°00'00"	0.00	S07°34'00" W	90.81	90.81	58.03

**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.M.C.T.X. AS AMENDED BY THE TEXAS WATER QUALITY BOARD BEARING ORDER NO. 78-1214-4 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) A FLOWAGE AND INUNDATION EASEMENT UP TO THE 207 M.S.L. IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY (SJRA).
  - B) A WAIVER OF DAMAGES CAUSED BY FLOODING OR INUNDATION IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY (SJRA).
  - C) A WAIVER OF DAMAGES CAUSED BY FLOODING OR INUNDATION IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY (SJRA) BETWEEN THE 201 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.