

CONTAINS: 34 LOTS, 1 BLOCKS, 1 RESERVE

Owner / Developer
DUNRICH HOLDING COMPANY, L.P.
6000 GREENWOOD PLAZA BLVD., STE 120
GREENWOOD VILLAGE, COLORADO 80111

PREPARED BY:



SURVEYORS
PLANNERS

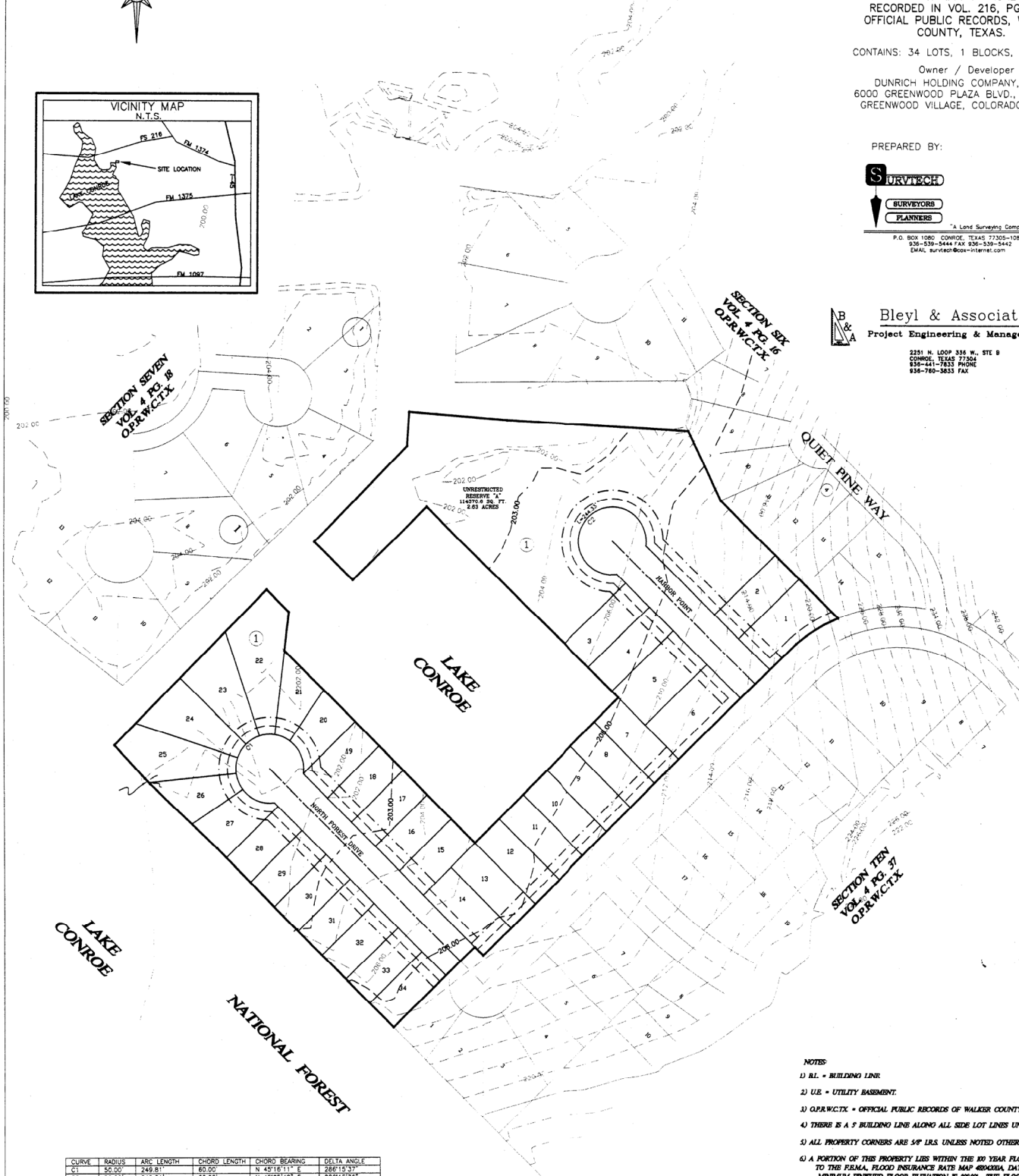
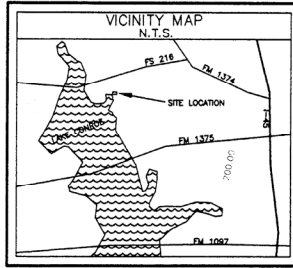
"A Land Surveying Company"

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Bleyl & Associates
Project Engineering & Management

2251 N. LOOP 356 W., STE B
CONROE, TEXAS 77304
832-441-7833 PHONE
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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00	249.81'	60.00	N 45°18'11" E	286°15'37"
C2	50.00	249.81'	60.00	N 45°05'42" E	286°15'36"
C3	223.54'	72.68'	72.36'	N 56°23'03" E	18°37'45"

GRAPHIC SCALE

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

NOTES:

- 1) B.L. = BUILDING LINE.
- 2) U.E. = UTILITY BASEMENT.
- 3) O.P.R.W.C.T.X. = OFFICIAL PUBLIC RECORDS OF WALKER COUNTY, TEXAS.
- 4) THERE IS A 5' BUILDING LINE ALONG ALL SIDE LOT LINES UNLESS NOTED OTHERWISE.
- 5) ALL PROPERTY CORNERS ARE 5/8" I.R.S. UNLESS NOTED OTHERWISE.
- 6) A PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP #04048A DATED 09/07/97. MINIMUM FINISHED FLOOR ELEVATION IS 280.0'. THE FLOODPLAIN ELEVATION IS 283.0'. 1) NO ON SITE DETENTION IS REQUIRED. THE RUNOFF INCREASE DUE TO DEVELOPMENT IS MITIGATED BY DISCHARGING INTO THE LAKE CONROE RESERVOIR.
- 8) RESTRICTED WATER QUALITY ZONE: PROPERTY SUBJECT TO RESTRICTED WATER QUALITY ZONE AS RECORDED IN VOLUME 94 PAGE 485. RESTRICTED AS AMENDED BY THE TEXAS WATER QUALITY BOARD BEARING ORDER NO. 9255-4 AND FURTHER AMENDED BY 01 TEXAS RES1994.