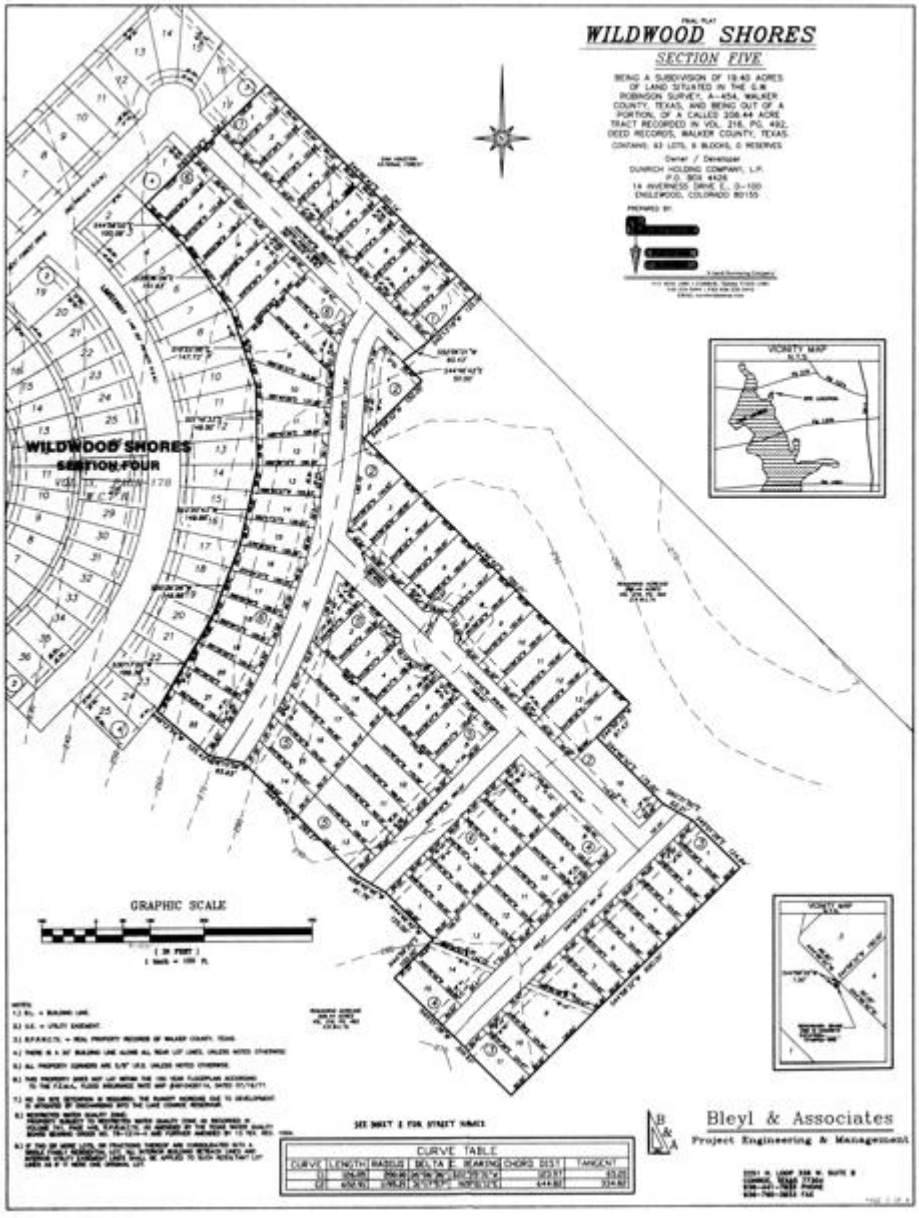

Final Plat

WILDWOOD SHORES

SECTION FIVE

BEING A SUBDIVISION OF 19.45 ACRES OF LAND SITUATED IN THE E.M. ROBINSON SURVEY, A-454, WALKER COUNTY, TEXAS, AND BEING OUT OF A PORTION, OF A CALLED 336.44 ACRE TRACT RECORDED IN VOL. 216, PG. 492, DEED RECORDS, WALKER COUNTY, TEXAS.

CONTAINS: 83 LOTS, 6 BLOCKS, 0 RESERVES

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

PREPARED BY:

A Land Surveying Company
713 ROSE LANE | COMMERCE, TEXAS 75428-1365
903-886-2233 | FAX 903-886-2240
EMAIL: bleyl@sbcglobal.net

NOTES:
1.) B.L. = BUILDING LINE.
2.) U.E. = UTILITY EASEMENT.
3.) D.R.W.C.TX. = REAL PROPERTY RECORDS OF WALKER COUNTY, TEXAS.
4.) THERE IS A 20' BUILDING LINE ALONG ALL REAR LOT LINES, UNLESS NOTED OTHERWISE.
5.) ALL PROPERTY CORNERS ARE 5/8" I.R.S. UNLESS NOTED OTHERWISE.
6.) THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) PANEL 14, DATED 07/16/11.
7.) NO OIL WELL DRILLING OR PRODUCING, OR MINING OPERATIONS ARE TO DEVELOPMENT IS ANTICIPATED BY DEVELOPMENT INTO THE LAKE COUNTRY ESTATES.
8.) WASTEWATER TREATMENT SERVICE SHALL BE PROVIDED BY WILDWOOD SHORES WATER QUALITY TREATMENT PLANT. THE WASTEWATER TREATMENT PLANT IS PERMITTED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) UNDER WASTEWATER PERMIT NO. WQ0014XXX-X AND TPDES PERMIT NO. TX-0XXXXXX AND IS OPERATED BY TO BE DETERMINED.
9.) AT THE TIME LOTS IN SUBDIVISION HEREBY ARE CONVEYED TO A SINGLE FAMILY RESIDENTIAL USE, ALL INTERIOR BUILDING SERVICE LINES ARE CONSIDERED PRIVATE LINES AND SHALL BE LOCATED TO EACH RESPECTIVE LOT LINES AS IT IS NOW THE ORIGINAL LOT.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD DIST	TANGENT
C1	104.09	700.00	8°31'21"	S20°31'51"E	103.99	52.10
C2	439.60	275.00	91°35'27"	S45°55'01"E	394.60	281.80

Bleyl & Associates
Project Engineering & Management
2201 N. LAMAR AVE. SUITE B
COMMERCE, TEXAS 75428
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