FINAL PLAT

WILDWOOD SHORES

SECTION FOUR

BEING A SUBDIVISION OF 21.29 ACRES OF LAND SITUATED IN THE G.W. ROBINSON SURVEY, A-454, AND THE ALEXANDER WHITTAKER, A-581, WALKER COUNTY, TEXAS, AND BEING OUT OF A PORTION, OF A CALLED 206.44 ACRE TRACT RECORDED IN VOL. 216, PG. 492, DEED RECORDS, WALKER COUNTY, TEXAS.

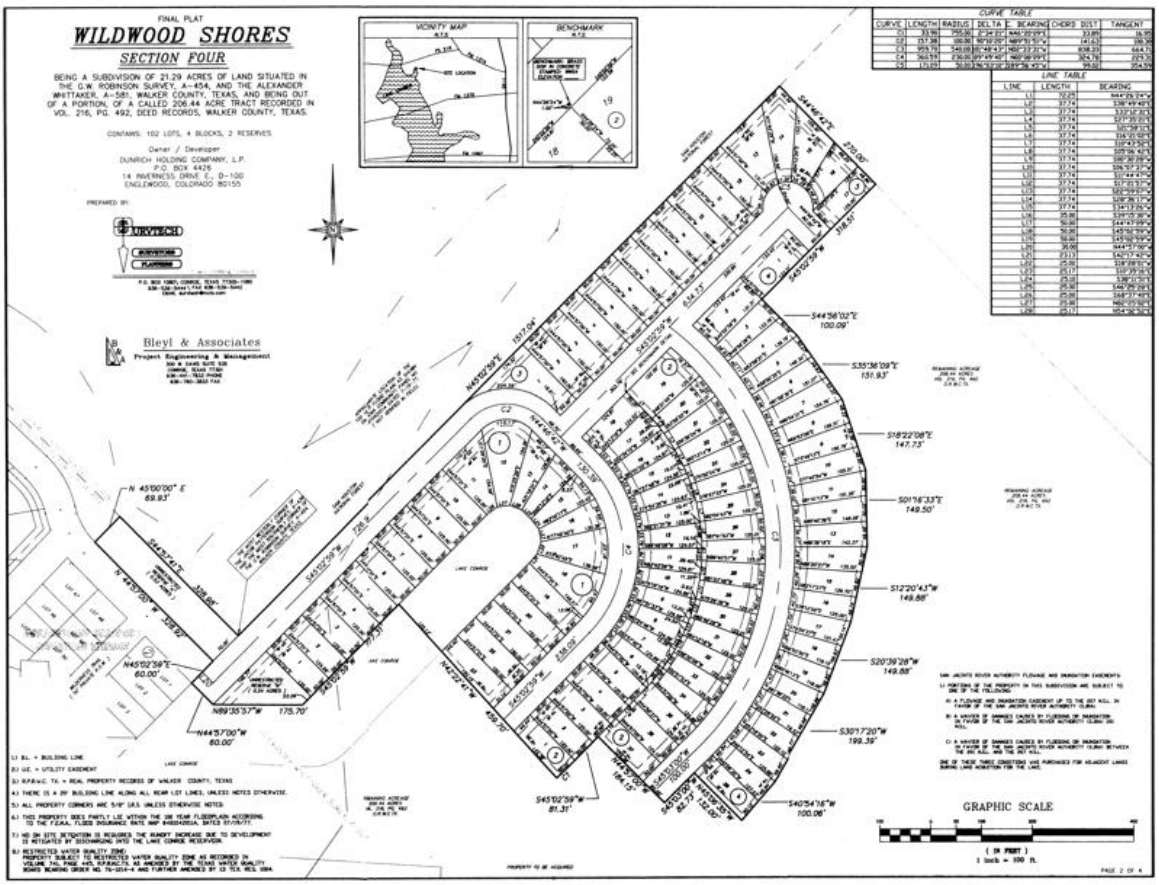
CONTAINS: 102 LOTS, 4 BLOCKS, 2 RESERVES

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

PREPARED BY:

KEYTECH
SURVEYORS
PLANNERS

Bleyl & Associates
Project Engineering & Management



CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD	DIST	TANGENT
C1	33.96	255.00	2°34'21"	N44°20'09"E	33.95		16.99
C2	317.38	300.00	60°36'05"	N69°19'31"E	141.63		206.00
C3	955.79	540.00	101°46'47"	N50°37'31"E	838.33		664.71
C4	360.59	230.00	89°49'40"	N60°08'09"E	324.78		229.30
C5	10.69	30.00	20°42'26"	S35°36'09"E	10.63		5.39

LINE TABLE

LINE	LENGTH	BEARING
L1	32.25	N44°29'24"W
L2	37.74	S38°49'42"E
L3	37.74	S37°32'35"E
L4	37.74	S31°20'01"E
L5	37.74	S25°28'23"E
L6	37.74	S19°21'02"E
L7	37.74	S13°43'53"E
L8	37.74	S07°06'42"E
L9	37.74	S00°30'28"W
L10	37.74	S06°07'37"W
L11	37.74	S11°44'47"W
L12	37.74	S17°21'57"W
L13	37.74	S22°59'07"W
L14	37.74	S28°36'17"W
L15	37.74	S34°13'26"W
L16	25.06	S39°05'09"W
L17	50.00	S44°43'09"W
L18	50.00	S45°02'59"W
L19	50.00	S45°02'59"W
L20	35.00	N44°57'00"W
L21	23.13	N42°17'42"W
L22	25.00	S38°28'01"W
L23	25.17	S32°39'24"W
L24	25.32	S26°51'47"W
L25	25.46	S21°04'10"W
L26	25.58	S15°17'42"W
L27	25.68	S09°31'14"W
L28	25.77	S03°44'46"W
L29	25.81	N01°42'32"E

1) B.L. = BUILDING LINE
2) U.E. = UTILITY EASEMENT
3) R.P.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 OTHERWISE NOTED
6) THIS PROPERTY DOES PARTLY LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP #48061B0225J, DATED 07/19/97.
7) 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 741, PAGE 445, R.P.R.W.C.TX. AS AMENDED BY THE TEXAS WATER QUALITY BOARD BEARING ORDER NO. 76-1214-4 AND FURTHER AMENDED BY 13 TEX. REG. 1994.

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 ALLL IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY (LAKE);

B) A WAIVER OF DAMAGES CAUSED BY FLOODING OR INUNDATION IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY (LAKE) 207 ALLL;

C) A WAIVER OF DAMAGES CAUSED BY FLOODING OR INUNDATION IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY (LAKE) BETWEEN THE 207 ALLL AND THE 207 ALLL.

ONE OF THESE THREE CONDITIONS WAS PURCHASED FOR HEADGATE LANDS DURING LAKE INUNDATION FOR THE LAKE.