



WILDWOOD SHORES SECTION FOUR
VOL. 3, PAGES 178
N.C.P.C.

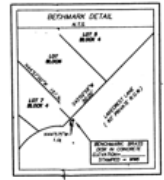
WILDWOOD SHORES SECTION SIX
BEING A SUBDIVISION OF 17.56 ACRES OF LAND SITUATED IN THE G.W. ROBINSON SURVEY, A-454, WALKER COUNTY, TEXAS, AND BEING OUT OF A PORTION OF A CALLED 206.44 ACRE TRACT RECORDED IN VOL. 216, PG. 492, DEED RECORDS, WALKER COUNTY, TEXAS.
CONTAINS: 87 LOTS, 9 BLOCKS, 0 RESERVES
Owner / Developer
DUNNICH HOLDING COMPANY, L.P.
4020 Greenwood Plaza, Ste. 120
Greenwood Village, CO 80111

LINE	LENGTH	BEARING
L1	141.1	S89°55'14"W
L2	127.4	S89°55'14"W
L3	113.7	S89°55'14"W
L4	100.0	S89°55'14"W
L5	86.3	S89°55'14"W
L6	72.6	S89°55'14"W
L7	58.9	S89°55'14"W
L8	45.2	S89°55'14"W
L9	31.5	S89°55'14"W
L10	17.8	S89°55'14"W
L11	4.1	S89°55'14"W

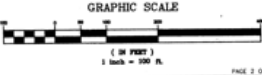
CURVE LENGTH (BASED ON CURVE RADIUS)	CHORD BEARING	CHORD LENGTH	TANGENT
100.0	S89°55'14"W	100.0	141.1
200.0	S89°55'14"W	200.0	282.2
300.0	S89°55'14"W	300.0	423.3
400.0	S89°55'14"W	400.0	564.4
500.0	S89°55'14"W	500.0	705.5
600.0	S89°55'14"W	600.0	846.6
700.0	S89°55'14"W	700.0	987.7
800.0	S89°55'14"W	800.0	1128.8
900.0	S89°55'14"W	900.0	1269.9
1000.0	S89°55'14"W	1000.0	1411.0

- NOTES:**
- 1) D.L. = BUILDING LINE
 - 2) H.C. = CURVE CENTER
 - 3) R.A.P. = REAL PROPERTY RECORDS OF WALKER COUNTY, TEXAS
 - 4) THERE IS A 2' BUILDING LINE ALONG ALL NEW LOT LINES UNLESS NOTED OTHERWISE.
 - 5) THERE IS A 2' BUILDING LINE ALONG ALL OLD LOT LINES UNLESS NOTED OTHERWISE.
 - 6) ALL PROPERTY CORNERS ARE 5/8" I.B.S. UNLESS NOTED OTHERWISE.
 - 7) A PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, FIRM NUMBER 13452-0101C. UNLESS SHOWN OTHERWISE, THE FLOOD ELEVATION IS 36.0'. ALL LOT AREAS WITHIN THE FLOODPLAIN ARE SUBJECT TO DEVELOPMENT RESTRICTIONS AS APPLICABLE TO THE FLOOD INSURANCE RATE MAP.
 - 8) APPROVED WATER QUALITY ZONE: APPROVED WATER QUALITY ZONE AS REQUIRED BY PROPERTY SUBJECT TO RESTRICTIONS OF APPLICABLE TO THE TEXAS WATER QUALITY ACT. FOR THOSE AREAS SUBJECT TO RESTRICTIONS OF APPLICABLE TO THE TEXAS WATER QUALITY ACT, SEE THE 100-YEAR AND FURTHER APPLICABLE TO 12.103 REGULATION.
 - 9) IF TWO OR MORE LOTS OR PORTIONS THEREOF ARE IDENTIFIED WITH A SINGLE CORNER OR POINT, THE CORNER SHALL BE PLACED AT SUCH POINT THAT LOT AREA IS AT LEAST ONE ORIGINAL LOT.
 - 10) APPROVED VARIANCE: LOT AREA MAY BE MORE THAN 2:1 FOR LOTS A-18 IN BLOCK 6 AND LOTS 18A-19 IN BLOCK 6.
 - 11) APPROVED VARIANCE: LOT AREA MAY BE MORE THAN 2:1 FOR LOTS A-18 IN BLOCK 6 AND LOTS 18A-19 IN BLOCK 6.
 - 12) APPROVED VARIANCE: LOT FRONTAGE IS LESS THAN 80'.
 - 13) THE FOLLOWING LOT CORNERS ARE CORNERS AS APPROVED BY THE 201 CITY ENGINEER: CORNER 1, CORNER 2, CORNER 3, CORNER 4, CORNER 5, CORNER 6, CORNER 7, CORNER 8, CORNER 9, CORNER 10, CORNER 11, CORNER 12, CORNER 13, CORNER 14, CORNER 15, CORNER 16, CORNER 17, CORNER 18, CORNER 19, CORNER 20, CORNER 21, CORNER 22, CORNER 23, CORNER 24, CORNER 25, CORNER 26, CORNER 27, CORNER 28, CORNER 29, CORNER 30, CORNER 31, CORNER 32, CORNER 33, CORNER 34, CORNER 35, CORNER 36, CORNER 37, CORNER 38, CORNER 39, CORNER 40, CORNER 41, CORNER 42, CORNER 43, CORNER 44, CORNER 45, CORNER 46, CORNER 47, CORNER 48, CORNER 49, CORNER 50, CORNER 51, CORNER 52, CORNER 53, CORNER 54, CORNER 55, CORNER 56, CORNER 57, CORNER 58, CORNER 59, CORNER 60, CORNER 61, CORNER 62, CORNER 63, CORNER 64, CORNER 65, CORNER 66, CORNER 67, CORNER 68, CORNER 69, CORNER 70, CORNER 71, CORNER 72, CORNER 73, CORNER 74, CORNER 75, CORNER 76, CORNER 77, CORNER 78, CORNER 79, CORNER 80, CORNER 81, CORNER 82, CORNER 83, CORNER 84, 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CORNER 1000.

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