FINAL PLAT

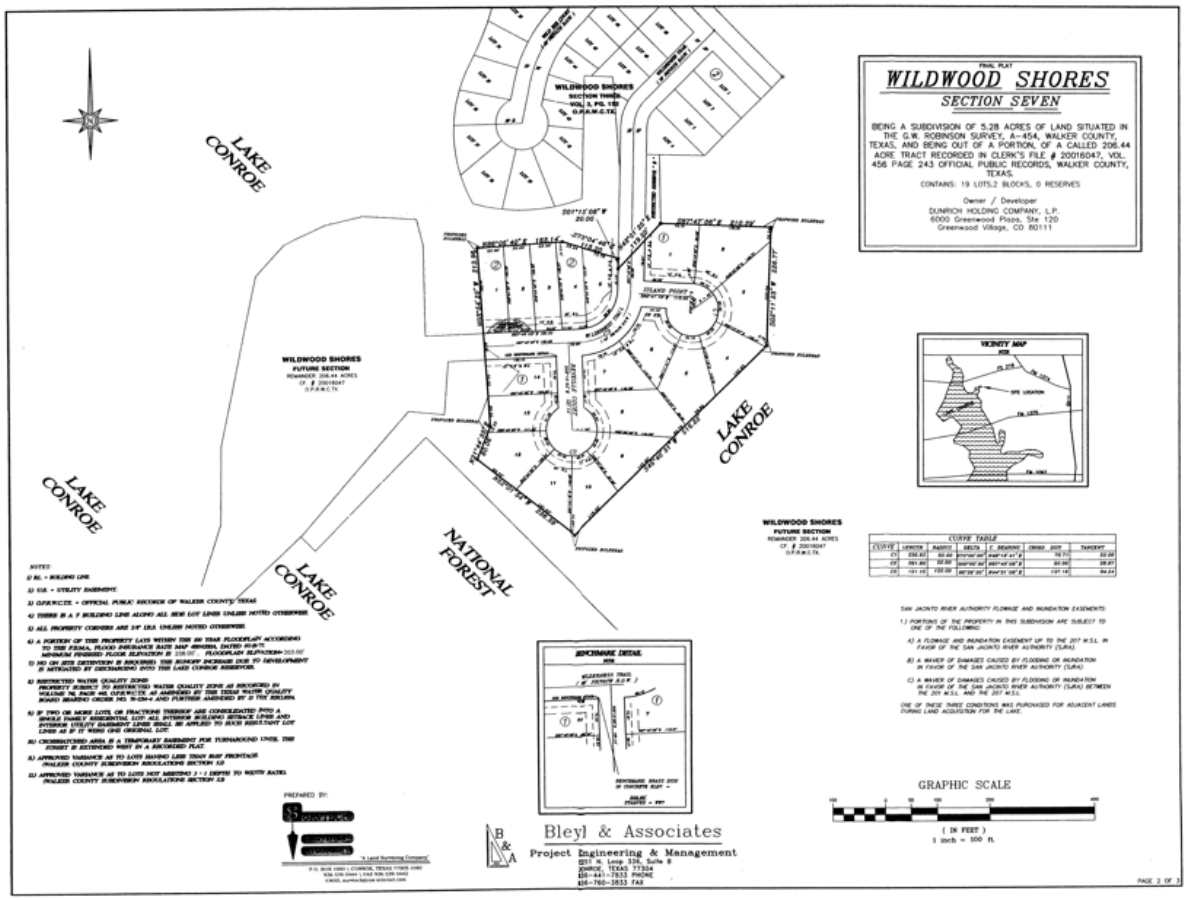
WILDWOOD SHORES

SECTION SEVEN

BEING A SUBDIVISION OF 5.28 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 CLERK'S FILE # 20016047, VOL. 456 PAGE 243 OFFICIAL PUBLIC RECORDS, WALKER COUNTY, TEXAS.

CONTAINS: 19 LOTS,2 BLOCKS, 0 RESERVES

Owner / Developer
DUNROH HOLDING COMPANY, L.P.
6000 Greenwood Plaza, Ste 120
Greenwood Village, CO 80111



NOTES:

1) BL. = BUILDING LINE.

2) U.E. = UTILITY EASEMENT.

3) O.P.R.M.C.TX. = OFFICIAL PUBLIC RECORDS OF WALKER COUNTY, TEXAS.

4) THERE IS A 5' BUILDING LINE ALONG ALL NEW LOT LINES UNLESS NOTED OTHERWISE.

5) ALL PROPERTY CORNERS ARE 1/2" I.R.S. UNLESS NOTED OTHERWISE.

6) A PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMAL, FLOOD INSURANCE RATE MAP 480483B, DATED 8/18/11. MINIMUM FINISHED FLOOR ELEVATION IS 208.00'. FLOODPLAIN ELEVATION= 203.00'

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 76, PAGE 442, O.P.R.M.C.TX. AS AMENDED BY THE TEXAS WATER QUALITY BOARD (BASIN) ORDER NO. 91-09-4 AND FURTHER AMENDED BY D THE BRAZOS.

9) 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.

10) CROSSHATCHED AREA IS A TEMPORARY EASEMENT FOR TURNAROUND UNTIL THE STREET IS EXTENDED WEST IN A RECORDED PLAT.

11) APPROVED VARIANCE AS TO LOTS HAVING LESS THAN 50.00' REAR FRONTAGE (WALKER COUNTY SUBDIVISION REGULATIONS SECTION 3.3)

12) APPROVED VARIANCE AS TO LOTS NOT MEETING 2 : 1 DEPTH TO WIDTH RATIO. (WALKER COUNTY SUBDIVISION REGULATIONS SECTION 3.3)

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	C. BEARING	CHORD	TANGENT
C1	256.67'	60.00'	244°56'49"	N40°18'41"E	92.70'	53.59'
C2	141.30'	50.00'	162°00'00"	N80°49'08"E	99.97'	98.81'
C3	141.15'	100.00'	80°52'51"	S54°31'39"E	129.68'	84.03'

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.

PREPARED BY:

Bleyl & Associates
Project Engineering & Management
2211 N. Loop 336, Suite B
CONROE, TEXAS 77304
936-441-7833 PHONE
936-760-3833 FAX