

LINE	BEARING	DISTANCE
L1	N 85°25'05" W	7.53'
L2	N 85°23'05" W	3.76'
L3	N 11°53'25" E	50.55'
L4	N 12°08'16" E	50.57'
L5	N 67°08'17" E	26.80'

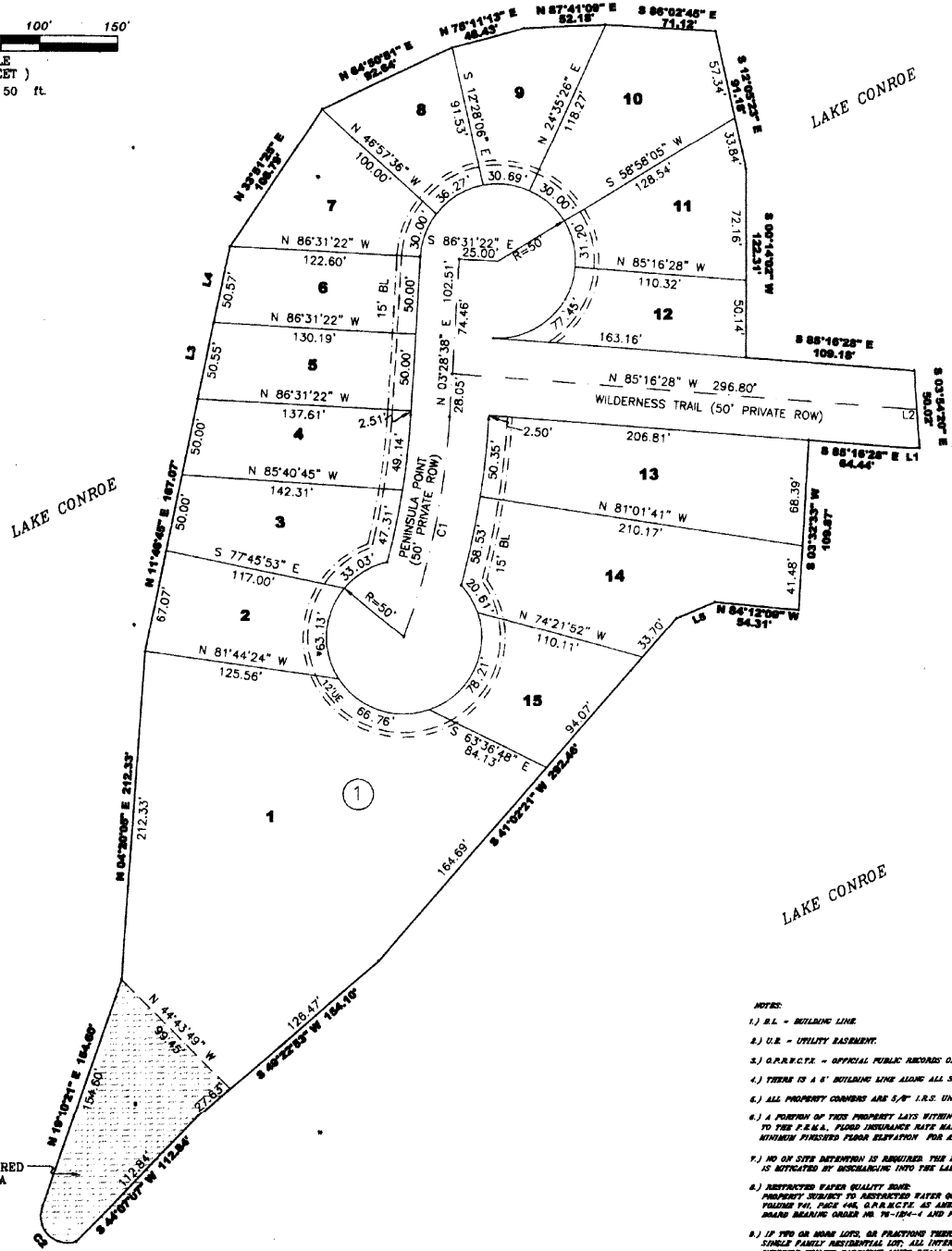
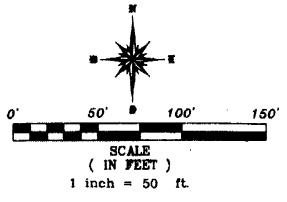
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	500.00'	145.86'	145.45'	S 11°50'25" W	16°43'36"
C2	17.41'	40.01'	31.77'	N 41°57'25" W	131°37'29"

WILDWOOD SHORES

SECTION FOURTEEN

BEING A SUBDIVISION OF 4.50 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 C.F. #20016047 AND VOL. 456, PG. 243, OFFICIAL PUBLIC RECORDS, WALKER, AND A 0.21 ACRE TRACT, BEING ACQUIRED FROM THE S.J.R.A, WALKER COUNTY, TEXAS.

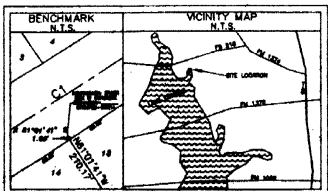
CONTAINS: 15 LOTS, 1 BLOCK
 Owner / Developer
 DUNNICH HOLDING COMPANY, L.P.
 6000 GREENWOOD PLAZA BLVD. SUITE #120
 GREENWOOD VILLAGE, COLORADO
 80111



WILDWOOD SHORES
 SECTION SEVEN
 VOL. 4, PG. 18
 O.P.R.W.C.T.X.

0.21 ACRES
 LAND BEING ACQUIRED
 FROM THE S.J.R.A

- NOTES:**
- 1.) N.L. - BUILDING LINE.
 - 2.) U.E. - UTILITY EASEMENT.
 - 3.) O.P.R.W.C.T.X. - OFFICIAL PUBLIC RECORDS OF WALKER COUNTY, TEXAS.
 - 4.) THERE IS A 6' 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 LAYS WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP 190401014A, DATED 07/19/77. MINIMUM FINISHED FLOOR ELEVATION FOR ALL STRUCTURES IS 806.00'.
 - 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 BOUND: PROPERTY SUBJECT TO RESTRICTED WATER QUALITY BOUND AS REQUIRED IN FLOODING FOR FIVE ONE, O.P.R.W.C.T.X. AS AUTHORED BY THE TEXAS WATER QUALITY BOUND BEARING ORDER NO. 76-124-4 AND FURTHER AMENDED BY 15 TEX RUC.1004.
 - 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.) ALL STREETS IN THIS SUBDIVISION ARE PRIVATELY MAINTAINED BY OWNER.
 - 11.) APPROVED VARIANCE AS TO LOTS BEING LESS THAN 80.00' WIDE.
 - 12.) APPROVED VARIANCE AS TO LOTS NOT MEETING 3 : 1 DEPTH TO WIDTH RATIO.
 - 13.) THE BOUNDARY BEING PLATTED GENERALLY FOLLOWS THE SHORELINE.
 - 14.) SAN JACINTO RIVER AUTHORITY FLOODING AND INUNDATION ARE SUBJECT TO ONE OF THE FOLLOWING:
 - A) FLOODING AND INUNDATION EASEMENT UP TO THE 807 M.S.L. IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY (S.J.R.A).
 - B) A WAIVER OF DAMAGES CAUSED BY FLOODING OR INUNDATION IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY (S.J.R.A).
 - C) A WAIVER OF DAMAGES CAUSED BY FLOODING OR INUNDATION IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY (S.J.R.A) BETWEEN THE 807 M.S.L. AND THE 807 M.S.L.



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