

FINAL PLAT WILDWOOD SHORES

SECTION THREE

BEING A SUBDIVISION OF 18.48 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: 71 LOTS, 3 BLOCKS, 4 RESERVES

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

PREPARED BY:



Bleyl & Associates
Project Engineering & Management

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BOUNDARY CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA C. BEARING	CHORD DIST	TANGENT	
C1	81.623	326.118	26°10'29" N	167°47'49"E	286.13	109.40
C2	274.88	274.88	34°29'24" N	301°01'00"E	264.84	130.33
C3	216.77	628.45	19°25'22" N	107°28'12"E	215.73	109.43
C4	215.73	284.44	29°10'11" N	109°38'34"E	207.49	117.85
C5	87.45	150.25	32°25'48" N	328°07'27"E	85.41	45.11
C6	80.54	92.66	41°17'27" N	336°11'11"E	78.08	48.20

LINE TABLE		
LINE	LENGTH	BEARING
L1	55.00	N87°00'00"E
L2	29.96	N76°48'00"E
L3	24.25	N37°31'33"E
L4	37.88	N82°00'00"E
L5	25.31	N45°00'00"E
L6	14.16	N86°41'19"E
L7	25.41	S45°00'00"E
L8	31.23	N58°29'21"E

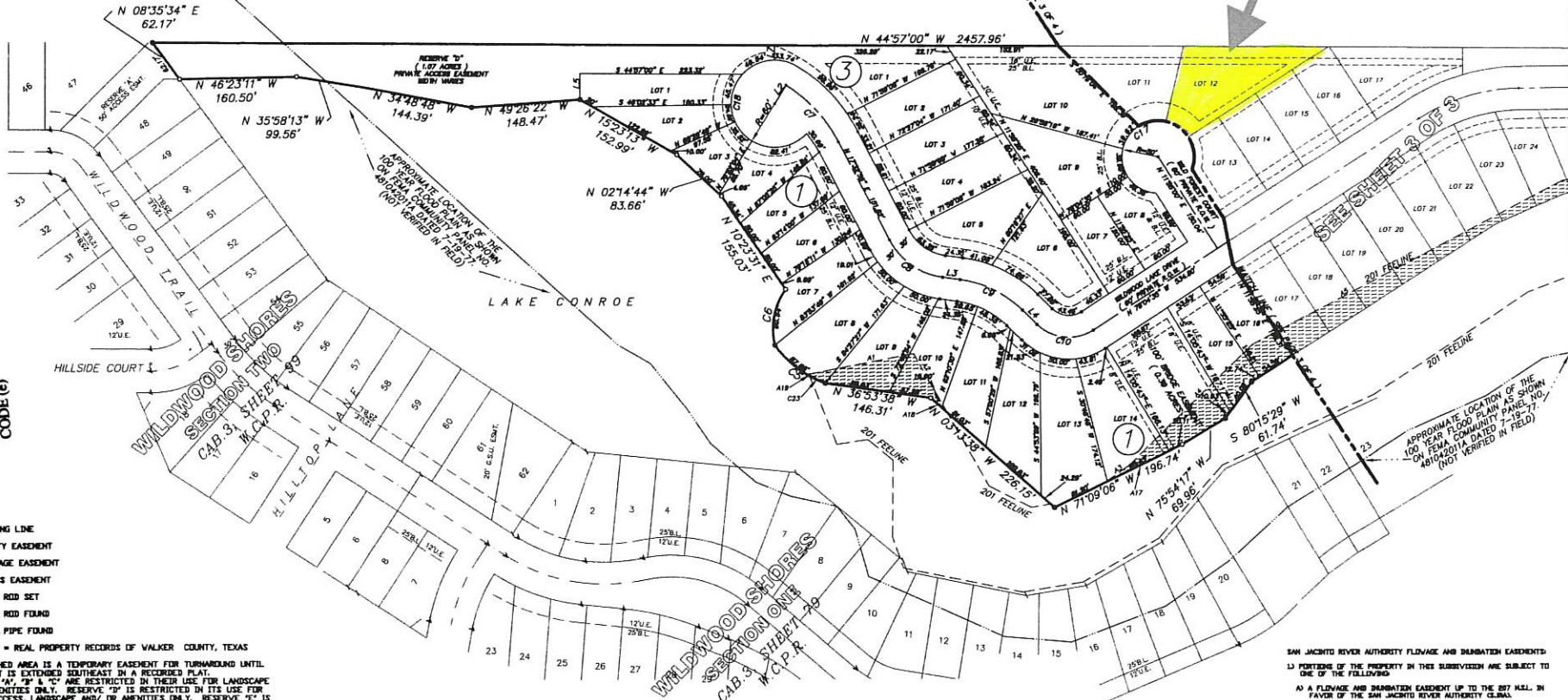
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA C. BEARING	CHORD DIST	TANGENT	
C7	107.28	268.08	30°41'48" N	182°12'30"E	108.19	54.59
C8	92.18	95.91	55°23'59" N	309°39'02"E	88.67	50.00
C9	96.47	148.65	37°10'54" N	181°35'36"E	94.70	50.00
C10	84.17	62.03	77°44'27" N	53°01'22"E	77.86	50.00
C11	144.27	241.31	28°01'43" N	104°02'44"E	144.18	75.00
C12	97.20	148.24	33°06'10" N	109°19'47"E	95.86	50.00
C13	97.29	174.34	32°02'10" N	108°06'51"E	96.18	50.00
C14	136.17	238.34	32°44'04" N	107°47'18"E	134.33	70.00
C15	78.85	100.00	41°44'19" N	324°10'50"E	78.25	28.12
C16	249.81	50.00	28°15'37" N	173°24'44"E	63.00	37.50
C17	249.81	50.00	28°15'37" N	107°04'25"E	63.00	37.50
C18	274.25	60.00	29°12'12" N	132°12'34"E	92.58	78.74

FEELINE TABLE		
LINE	LENGTH	BEARING
A1	144.58	S56°53'00"E
A2	93.38	N81°32'00"E
A3	41.43	N80°00'00"E
A4	237.43	N89°22'00"E
A5	177.00	N87°00'00"E
A6	136.19	N55°30'00"E
A7	42.56	N82°48'00"E
A8	135.42	N85°41'00"E
A9	88.51	N62°00'00"E
A10	186.90	N81°00'00"E
A11	215.43	N85°44'00"E
A12	190.00	N87°19'00"E
A13	225.00	S22°44'00"E
A14	90.00	N81°00'00"E
A15	6.64	N82°44'00"E
A16	54.89	N81°00'00"E
A17	133.35	N71°09'00"E
A18	20.25	N02°13'00"E
A19	2.47	N61°00'00"E
A20	62.57	N84°18'00"E
A21	74.81	N85°18'00"E
A22	145.21	S10°34'00"E
A23	120.00	S10°34'00"E
A24	74.81	S84°18'00"E
A25	10.25	S45°00'00"E
A26	31.87	S45°00'00"E
A27	93.91	N02°13'00"E

FEELINE CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA C. BEARING	CHORD DIST	TANGENT	
C19	81.67	628.45	71°02'12" N	182°22'00"E	81.61	40.59
C20	142.49	284.44	18°29'34" N	100°38'34"E	142.49	73.86
C21	18.44	244.44	47°02'00" N	105°00'00"E	18.44	9.47
C22	24.91	150.64	77°08'14" N	150°15'21"E	24.91	12.61

PURPOSES
THIS PLAT COMPLIES
WITH SECTION 12.002
OF THE PROPERTY
CODE (c)

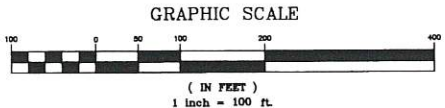
FOR 1/4 ACRES
THIS PLAT COMPLIES
WITH SECTION 12.002
OF THE PROPERTY
CODE (c)



- 1) B.L. = BUILDING LINE
- 2) U.E. = UTILITY EASEMENT
- 3) D.E. = DRAINAGE EASEMENT
- 4) A.E. = ACCESS EASEMENT
- 5) I.R.S. = IRON ROD SET
- 6) I.R.F. = IRON ROD FOUND
- 7) I.P.F. = IRON PIPE FOUND
- 8) R.P.R.V.C. TX. = REAL PROPERTY RECORDS OF WALKER COUNTY, TEXAS
- 9) CROSS HATCHED AREA IS A TEMPORARY EASEMENT FOR TURNAROUND UNTIL THE STREET IS EXTENDED SOUTHEAST IN A RECORDED PLAT.
- 10) RESERVES 'A', 'B', 'C' & 'D' ARE RESTRICTED IN THEIR USE FOR LANDSCAPE AND/OR AMENITIES ONLY. RESERVE 'D' IS RESTRICTED IN ITS USE FOR PRIVATE ACCESS, LANDSCAPE AND/OR AMENITIES ONLY. RESERVE 'E' IS RESTRICTED IN ITS USE FOR BRIDGE, LANDSCAPE AND/OR AMENITIES ONLY.
- 11) THERE IS A 8' BUILDING LINE ALONG ALL REAR LOT LINES, UNLESS NOTED OTHERWISE.
- 12) ALL PROPERTY CORNERS ARE 5/8" I.R.S. UNLESS OTHERWISE NOTED.
- 13) THIS PROPERTY DOES PARTLY LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA, FLOOD INSURANCE RATE MAP 646104201A, DATED 07/19/77.
- 14) NO ON SITE DETENTION IS REQUIRED. THE RUNOFF INCREASE DUE TO DEVELOPMENT IS MITIGATED BY DISCHARGING INTO THE LAKE CONROE RESERVOIR.

RESTRICTED WATER QUALITY ZONE
Property subject to Restricted Water Quality Zone as recorded in Volume 74L, Page 440, R.P.A.C.T.C. as amended by the Texas Water Quality Board bearing Order No. 74-1254-1 and further amended by 13 Tex. Reg. 484.

NOTE:
Flood plain is to be amended by letter of map revision (LDR), to be submitted to the Federal Emergency Management Agency (FEMA).



PROPERTY BEING ACQUIRED FROM THE SAN JACINTO RIVER AUTHORITY

- SAN JACINTO RIVER AUTHORITY FLOWAGE AND DRAINAGE EASEMENTS:**
- 1) PORTIONS OF THE PROPERTY IN THIS SUBDIVISION ARE SUBJECT TO ONE OF THE FOLLOWING
 - A) A FLOWAGE AND DRAINAGE EASEMENT UP TO THE 80' HILL, IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY CLAIM.
 - B) A WAIVER OF DAMAGES CAUSED BY FLOODING OR DRAINAGE IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY CLAIM AND 80' HILL.
 - C) A WAIVER OF DAMAGES CAUSED BY FLOODING OR DRAINAGE IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY CLAIM BETWEEN THE 80' HILL AND THE 80' HILL.
 - 2) ONE OF THESE THREE CONDITIONS WAS PURCHASED FOR ADJACENT LANDS BEING LARGELY ACQUIRED FOR THE LAKE.