

# PRELIMINARY WILDWOOD SHORES SECTION EIGHT

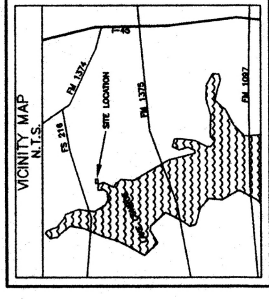
BEING A SUBDIVISION OF 8.32 ACRES OF LAND SITUATED IN THE G.W. ROBINSON SURVEY, A-454, WALKER COUNTY, TEXAS, AND BEING OUT OF A PORTION OF A CALLED 206.44 ACRE TRACT RECORDED IN G.L.T.#20016047 AND VOL. 456, PG. 1243, OFFICIAL PUBLIC RECORDS, WALKER COUNTY, TEXAS.  
CONTAINS: 41 LOTS, 2 BLOCKS, 0 RESERVES.

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

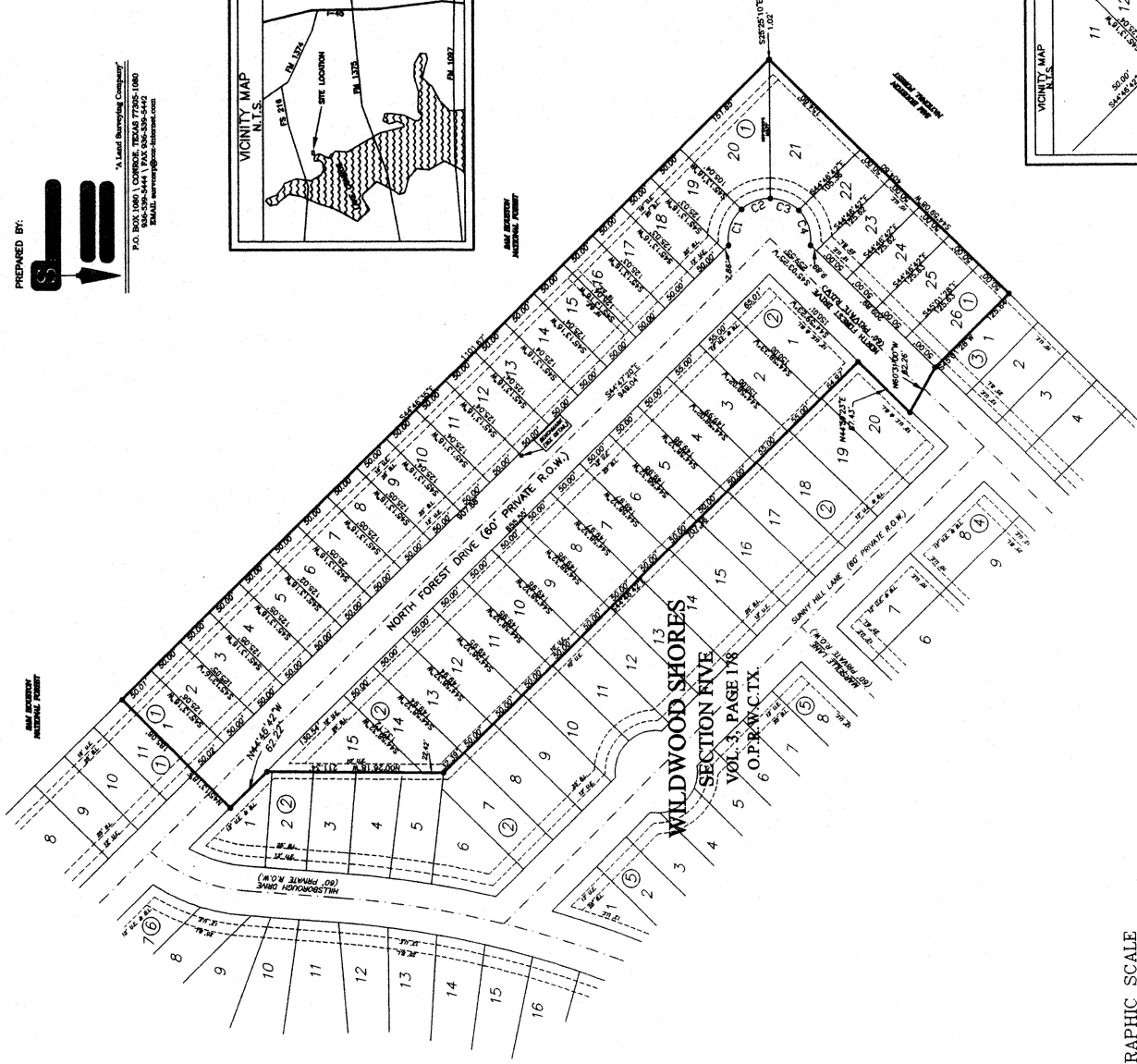
PREPARED BY:



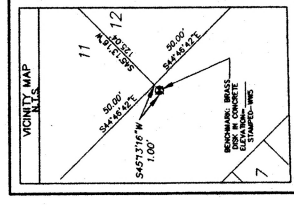
"A" Land Surveying Company  
P.O. BOX 1080 | CONROE, TEXAS 77305-1080  
936-336-8441 | FAX: 936-336-5442  
www.sandaccompany.com



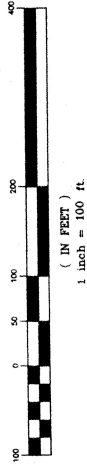
ALL DIMENSIONS  
INDICATED POINT



## WILDWOOD SHORES SECTION FIVE 5 VOL. 3, PAGE 118 O.P.R. & C.T.X.



GRAPHIC SCALE



- NOTES:
- 1) B.L. = BUILDING LINE.
  - 2) U.E. = UTILITY EASEMENT.
  - 3) O.P.R./C.T.X. = OFFICIAL PUBLIC RECORDS OF WALKER COUNTY, TEXAS.
  - 4) THERE IS A 20' BUILDING LINE ALONG ALL REAR LOT LINES, UNLESS NOTED OTHERWISE.
  - 5) THERE IS A 5' BUILDING LINE ALONG ALL SIDE LOT LINES, UNLESS NOTED OTHERWISE.
  - 6) ALL PROPERTY OWNERS ARE 5/8" I.R.S. UNLESS NOTED OTHERWISE.
  - 7) THIS PROPERTY DOES NOT LAY WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP #48080A, DATED 07/19/77.
  - 8) NO ON SITE RETENTION IS REQUIRED THE RUNOFF INCREASE DUE TO DEVELOPMENT IS MITIGATED BY DISCHARGING INTO THE LAKE CONROE RESERVOIR.
  - 9) RESTRICTED WATER QUALITY ZONE.
  - 10) PROPERTY SUBJECT TO RESTRICTED WATER QUALITY ZONE AS RECORDED IN VOLUME 40, PAGE 48, OF PUBLIC RECORDS, WALKER COUNTY, TEXAS. THE RESTRICTED ZONE BEARING BOUNDS ARE: 74-161-1-4 AND FURTHER AMENDED BY 19 TEX REGULAR BOUND BEARING BOUNDS INTERIOR BOUNDARY LINES, AND INTERIOR UTILITY EASEMENT LINES SHALL BE APPLIED TO SUCH RESULTANT LOT LINES AS IF IT WERE ONE ORIGINAL LOT.
  - 11) SUBJECT PROPERTY DOES NOT LAY WITHIN THE 20'-ELEVATION S.J. RA INUNDATION EASEMENT. ALL LOTS ARE ABOVE THE 245' ELEVATION.

**S & A**  
Bleyl & Associates  
Project Engineering & Management

2251 N. Loop 336, Suite B  
CONROE, TEXAS 77304  
936-441-7833 PHONE  
936-760-3635 FAX

CURVE	CURVE TABLE			
	LENGTH	RADIUS	DELTA	BEARING
C1	48.41	50.00	557.68-353	N202.05-597W
C2	38.19	50.00	43-15-48	N62.28-477W
C3	39.19	50.00	43-15-48	N62.17-100E
C4	46.52	50.00	153-18-41	N27-49-151E
				TANGENT
				26.29
				50.08
				23.10