

# FINAL PLAT WILDWOOD SHORES

## SECTION FIVE

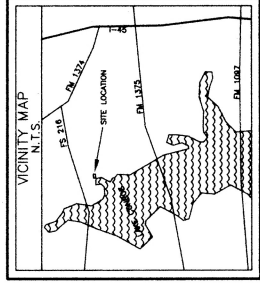
BEING A SUBDIVISION OF 19.40 ACRES OF LAND SITUATED IN THE G.W. ROBINSON SURVEY, A-454, WALKER COUNTY, TEXAS, AND BEING OUT OF A PORTION OF A CALLED 206.44 ACRE TRACT RECORDED IN VOL. 216, PG. 492, DEED RECORDS, WALKER COUNTY, TEXAS. CONTAINS: 95 LOTS, 6 BLOCKS, 0 RESERVES

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

PREPARED BY:



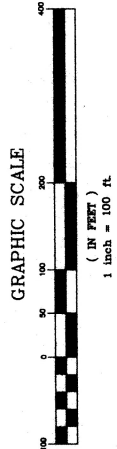
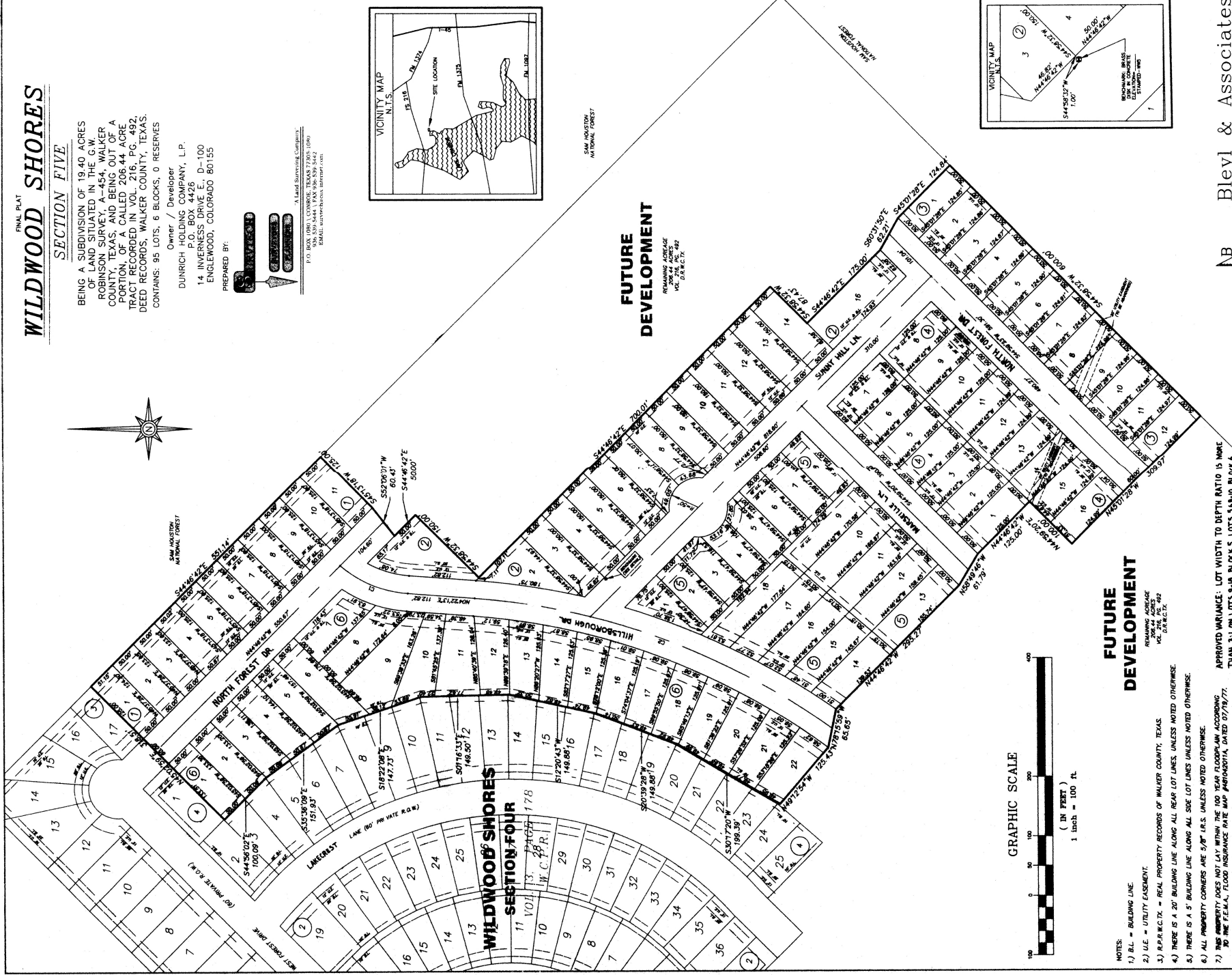
Bleyl & Associates  
14 East Strawberry Canyon  
P.O. BOX 1086  
WALKER COUNTY, TEXAS 75781  
FAX: 836-758-2443  
EMAIL: info@bleyl.com



SAM HOUSTON  
NATIONAL FOREST

**FUTURE  
DEVELOPMENT**

REMAINING ACREAGE  
206.44 ACRES  
100% D.E.C.T.



**FUTURE  
DEVELOPMENT**

REMAINING ACREAGE  
206.44 ACRES  
100% D.E.C.T.

- NOTES:
- 1) B.L. = BUILDING LINE.
  - 2) U.C. = UTILITY EASEMENT.
  - 3) R.P.R.A.C.T.X. = REAL PROPERTY 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 CORNERS ARE 5/8" I.R.S. UNLESS NOTED OTHERWISE.
  - 7) THIS SURVEY DOES NOT LAY WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PARADIMHIA, DATED 07/19/77.
  - 8) NO ON SITE DETERMINATION IS REQUIRED. THE RUNOFF INCREASE DUE TO DEVELOPMENT IS MITIGATED BY DISCHARGING INTO THE LAKE COORGE RESERVOIR.
  - 9) RESTRICTED WATER QUALITY ZONE.
  - 10) IF TWO OR MORE LOTS, OR FRACTIONS THEREOF ARE CONSOLIDATED INTO A SINGLE FAMILY RESIDENTIAL LOT, ALL INTERIOR BUILDING FOUNDATION LINES, AND LINES AS IF IT WERE ONE ORIGINAL LOT, BE APPLIED TO SUCH RESIDENTIAL LOT.

APPROVED VARIANCE: LOT WIDTH TO DEPTH RATIO IS MORE THAN 3:1 ON LOTS 4-10, BLOCK 5, LOTS 5-10 BLOCK 6.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA C
C1	126.05	200.00	96.06/361
C2	652.91	1195.21	31.17/571

BEARING	CHORD DIST	TANGENT
S22°25'31"W	123.97	65.20
N27°0'11"E	644.82	334.82

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

2251 N. Loop 336, Suite B  
CONROE, TEXAS 77304  
936-742-7400 FAX  
936-740-3833 FAX