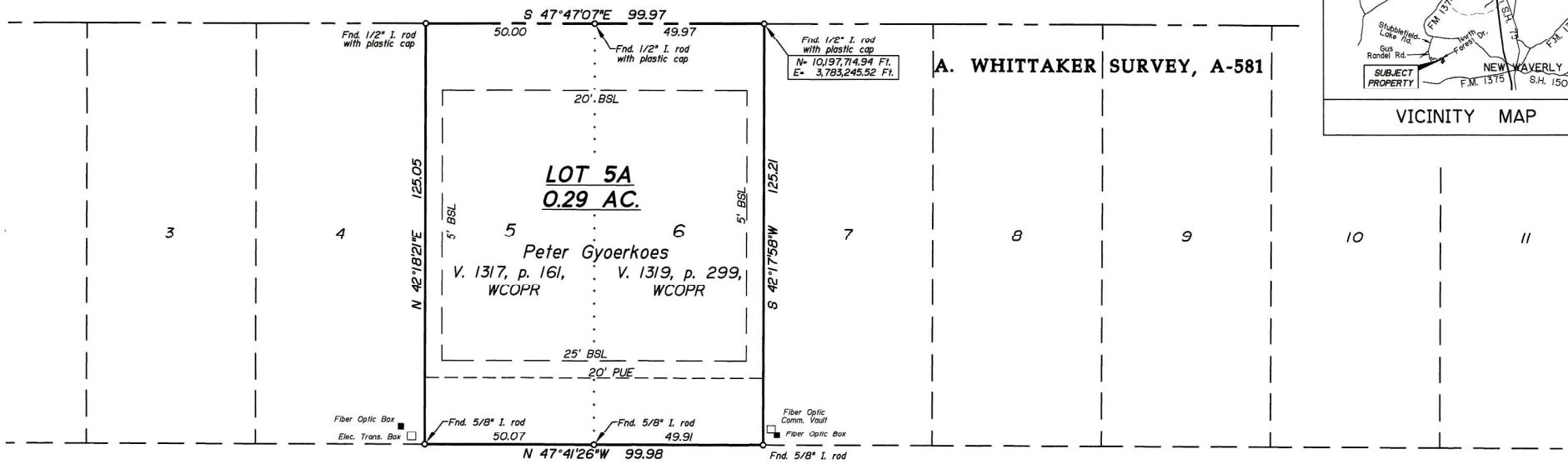
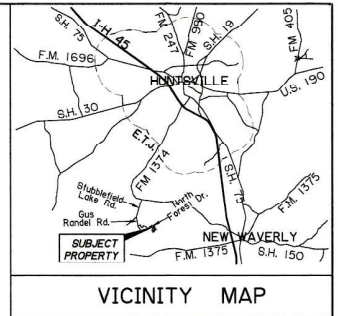


United States of America
(U.S. Forest Service)
Call 157 ac. Tract J12v
V. 82, p. 131, WCDR

W. ELKIN SURVEY, A-178



NORTH FOREST DRIVE
60 Ft. R.O.W

OWNER'S ACKNOWLEDGEMENT AND DEDICATION
STATE OF TEXAS §
COUNTY OF WALKER §

We, Peter Gyoerkoes and Brenda Gyoerkoes, co-Owners of the certain tract of land shown hereon and described in deeds recorded in Vol. 1317, p. 161 and 1319, pg. 299 both of the Official Public Records of Walker County, Texas, and do hereby state that there are no liens, mortgages, or other encumbrances on the certain tract of land, and do hereby forever dedicate to the public the roads, alleys, rights-of-way, easements and public places shown hereon for such public purposes as Walker County may deem appropriate and do hereby state that all public roadways and easements as shown on this plat are free of liens or this dedication is approved by a lienholder. This subdivision is to be known as PLAT OF LOT 5A, BEING A REPLAT OF LOTS 5 & 6, BLOCK 1, SECTION FIVE, WILDWOOD SHORES.

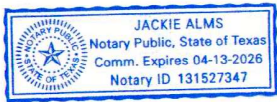
TO CERTIFY WHICH, WITNESS by my hand this 17th day of May, 2023

Signed Peter Gyoerkoes Brenda Gyoerkoes

NOTARY PUBLIC ACKNOWLEDGEMENT
STATE OF TEXAS §
COUNTY OF WALKER §

This Instrument was acknowledged before me
Dated this 17th day of May, 2023
by Peter Gyoerkoes.

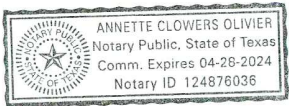
Jackie Alms
Notary Public for State of Texas



NOTARY PUBLIC ACKNOWLEDGEMENT
STATE OF TEXAS §
COUNTY OF WALKER §

This Instrument was acknowledged before me
Dated this 5th day of June, 2023
by Brenda Gyoerkoes.

Annette C. Olivier
Notary Public for State of Texas



APPROVAL OF COMMISSIONERS COURT
STATE OF TEXAS §
COUNTY OF WALKER §

The Commissioners Court of Walker County, Texas, does hereby certify that this map or plat, for a subdivision having been fully presented to the Commissioners Court of Walker County, Texas, and by the said Court duly considered, was on this day approved and that this plat is authorized to be registered and recorded in the proper records of the County Clerk of Walker County, Texas. This certification is based upon the representations of the developer/developer's agent, engineer, sanitarian, and/or surveyor whose seal(s) and/or signature(s) are affixed hereto. This certification is made solely upon such representations and should not be relied upon for verifications of the facts alleged. Walker County disclaims any responsibility to any member of the public for independent verification of the representations, factual or otherwise, contained in this plat and the documents associated with it.

DATED this 22nd day of May, 2023

Call Christian
County Judge

Donny Kykendall, Commissioner, Precinct 1
Ronnie White, Commissioner, Precinct 2
Bill Daugette, Commissioner, Precinct 3
Brandon Decker, Commissioner, Precinct 4

FOR TAX PURPOSES
THIS PLAT COMPLIES
WITH SECTION 12.002
OF THE PROPERTY
CODE

NOTES:

- 1. The purpose of this plat is to consolidate Lots 5 and 6, Block 1, Section Five, Wildwood Shores recorded in Vol. 3, pg. 199, Plat Records of Walker County, Texas, thereby creating Lot 5A shown hereon.
- 2. Coordinates, bearings, distances and areas surveyed hereon are Grid NAD 83 (1993), Texas Central Zone as determined by Global Positioning System (GPS) with NGS OPLUS post processing. Distances hereon may be converted to Geodetic Horizontal (surface) by dividing by a Combined Scale Factor of 0.999988.
- 3. Plastic caps on corners denoted "Fnd. 1/2" I. rod with plastic cap" hereon are yellow in color and stamped "TPS 100834-00".
- 4. This property is within Zone X, "areas determined to be outside the 0.2% annual chance floodplain", according to F.E.M.A. Flood Insurance Rate Map, Community-Panel No. 481042 0500D and Map No. 48471C0500D dated August 16, 2011.
- 5. This survey was completed without an Abstract of Title. There may be easements and other matters not shown.

WALKER COUNTY NOTES

- 6. All owners of lots within the subdivision shall have the responsibility of complying with the Walker County Subdivision Regulations' policies on drainage runoff due to the development of impervious areas created through the development of the lot for residential, commercial, or recreational use. It is the responsibility of lot owners to comply with any regulations or limitations noted, and permits issued by Walker County for development do not act as a waiver or variance of the lot owner's responsibility to provide for excess runoff and drainage created by the permitted development. If detention of water is necessary in order to comply with the local, state, or federal regulations including but not limited to the Walker County Subdivision Regulations then the owner may be able to accomplish compliance with said policies through creating detention on a single lot, multiple lots, or the entire subdivision depending on the circumstances involved and depending on the owner's ability to obtain the cooperation of other owners in the subdivision. A copy of an agreement between owners to create detention shall be submitted to Walker County and filed in the public records becoming a restriction on future owners, heirs, and assigns.
- 7. All lots within the subdivision and the owners thereof must continue to accept all existing drainage flows and drainage structures in place at the time of development that are a part of or necessary to the existing or designed roads infrastructure or the existing or designed system of drainage, in addition to all natural flows of water entering onto or crossing the property.
- 8. No structure or land within this plat shall hereafter be developed without first obtaining a Development Permit from the Walker County Floodplain Administrator unless the proposed development is exempt or excepted from the Walker County Floodplain Development Regulations.
- 9. The lowest finished floor elevation shall be in minimum compliance with the Local, State, or Federal regulations whichever elevation is higher.
- 10. Cluster and individual mailboxes, if allowed, shall be set three feet from the edge of the pavement or behind curbs, when used. All mailboxes within County arterial right-of-way shall meet the current TxDOT standards. Any mailbox that interferes or negatively affects the maintenance or use of the roads or drainage system may be removed by Walker County.
- 11. It is the responsibility of the Owner, not the County, to assure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the platting and development of this property.
- 12. The County assumes no responsibility for the accuracy of representations by other parties in this plat. Floodplain data, in particular, may change. It is further understood that the Owners of the tract of land covered by this plat or a designated property owner's association must install and maintain at their own expense all roads, storm-water management controls, traffic control devices, and signage that may be required until such time, if any, said infrastructure in the subdivision have been accepted for public maintenance.
- 13. If any portion of the original parent tract being subdivided as a Minor Subdivision is further subdivided so that the total number of daughter tracts created from the original parent tract exceeds four, then all lots created must be addressed by the re-plat application engineering plans, including detention for all new lots created by the re-plat.
- 14. This plat does not seek to change or amend any existing deed restrictions.

CERTIFICATION BY THE SURVEYOR

I, Harold E. McAdams, certify that this plat represents a survey made on the ground under my supervision and that all corners and monuments are as shown hereon.

Harold E. McAdams
Registered Professional Land Surveyor No. 2005

CERTIFICATION BY THE COUNTY CLERK

I, Karl A. French, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office

on the 7th day of JUNE, 2023
at 08:35 o'clock, A.M., and duly recorded this
on the 7th day of JUNE, 2023
at 08:35 o'clock, A.M., in the Plat Records of said County in
Volume 8, page 16

Karl A. French, Clerk County Court of Walker County, Texas
By: Karla French, Deputy



PLAT OF
LOT 5A
BEING A REPLAT OF
LOTS 5 & 6, BLOCK 1
SECTION FIVE
WILDWOOD SHORES
A. WHITTAKER SURVEY, A-581
WALKER COUNTY, TEXAS

OCTOBER 2023

1" = 30 FEET
H.E. McADAMS & SON SURVEYING, INC.
Registered Professional Land Surveyors
P.O. Box 5047, Huntsville, Texas 77342
TBPES Firm No. 10194425

22133-1