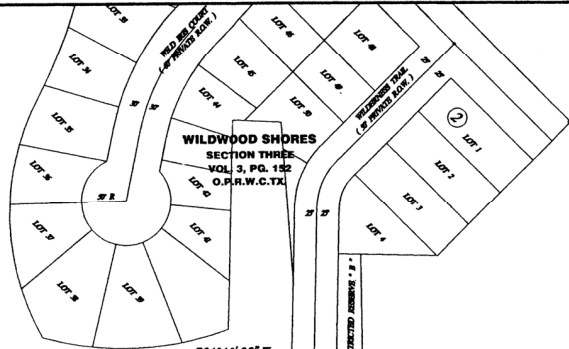




LAKE
CONROE



FINAL PLAT
WILDWOOD SHORES
SECTION SEVEN

BEING A SUBDIVISION OF 5.28 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 CLERK'S FILE # 20016047, VOL. 456 PAGE 243 OFFICIAL PUBLIC RECORDS, WALKER COUNTY, TEXAS.

CONTAINS: 19 LOTS, 2 BLOCKS, 0 RESERVES

Owner / Developer
DUNRICH HOLDING COMPANY, L.P.
6000 Greenwood Plaza, Ste 120
Greenwood Village, CO 80111

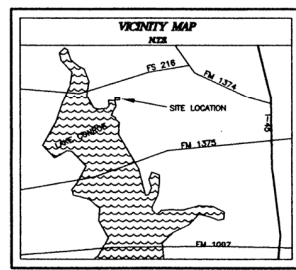
WILDWOOD SHORES
FUTURE SECTION
REMAINDER 206.44 ACRES
CF. # 20016047
O.P.R.W.C.TX.

LAKE
CONROE

NATIONAL
FOREST

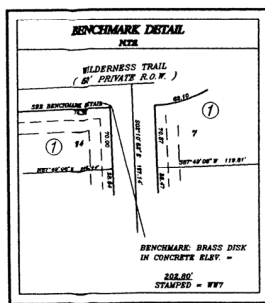
LAKE
CONROE

WILDWOOD SHORES
FUTURE SECTION
REMAINDER 206.44 ACRES
CF. # 20016047
O.P.R.W.C.TX.



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	C. BEARING	CHORD DIST	TANGENT
C1	236.62	50.00	270°00'00"	N48°18'41"E	70.71	50.00
C2	261.80	50.00	300°00'00"	N87°49'08"E	60.00	28.87
C3	161.15	100.00	88°36'00"	N44°31'08"E	137.16	94.24

- NOTES:
- 1) B.L. - BUILDING LINE.
 - 2) U.B. - UTILITY EASEMENT.
 - 3) O.P.R.W.C.TX. - OFFICIAL PUBLIC RECORDS OF WALKER COUNTY, TEXAS.
 - 4) THERE IS A 7' 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 FLOODPLAIN ACCORDING TO THE FEMA, FLOOD INSURANCE RATE MAP 480602EA, DATED 05/28/77. MINIMUM FINISHED FLOOR ELEVATION IS 208.00'. FLOODPLAIN ELEVATION= 203.00'.
 - 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 ZONE: PROPERTY SUBJECT TO RESTRICTED WATER QUALITY ZONE AS RECORDED IN VOLUME 94, PAGE 445 O.P.R.W.C.TX. AS AMENDED BY THE TEXAS WATER QUALITY BOARD HEARING ORDER NO. 76-124-4 AND FURTHER AMENDED BY 13 TEX REG1004.
 - 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) CROSSMATCHED AREA IS A TEMPORARY BASEMENT FOR TURNAROUND UNTIL THE STREET IS EXTENDED WEST IN A RECORDED PLAT.
 - 11) APPROVED VARIANCE AS TO LOTS HAVING LESS THAN 80.00' FRONTAGE (WALKER COUNTY SUBDIVISION REGULATIONS SECTION 5.2)
 - 12) APPROVED VARIANCE AS TO LOTS NOT MEETING 3:1 DEPTH TO WIDTH RATIO (WALKER COUNTY SUBDIVISION REGULATIONS SECTION 5.3)



- SAN JACINTO RIVER AUTHORITY FLOWAGE AND INUNDATION EASEMENTS:
- 1) PORTIONS OF THE PROPERTY IN THIS SUBDIVISION ARE SUBJECT TO ONE OF THE FOLLOWING:
 - A) A FLOWAGE AND INUNDATION EASEMENT UP TO THE 207' 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 207' M.S.L. AND THE 207' M.S.L.
- ONE OF THESE THREE CONDITIONS WAS PURCHASED FOR ADJACENT LANDS DURING LAND ACQUISITION FOR THE LAKE.

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

PREPARED BY:

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