

FINAL PLAT OF
WILDWOOD SHORES
 SECTION TWELVE

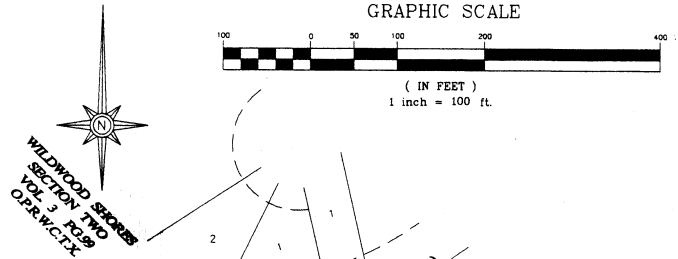
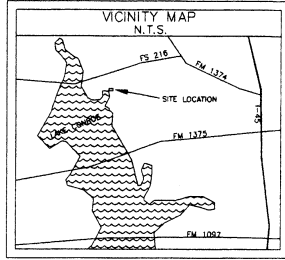
BEING A SUBDIVISION OF 12.37 ACRES OF LAND SITUATED IN THE G.W. ROBINSON SURVEY, A-454, WALKER COUNTY, TEXAS, AND BEING OUT OF A PORTION OF A CALLED 206.44 ACRE TRACT RECORDED IN VOL. 216, PG. 492, DEED RECORDS, WALKER COUNTY, TEXAS. CONTAINS: 62 LOTS, 1 BLOCK

Owner / Developer
 DUNRICH HOLDING COMPANY, L.P.
 6000 GREENWOOD PLAZA BLVD, STE 120
 GREENWOOD VILLAGE, COLORADO 80111

PREPARED BY:

SURVTECH
 SURVEYORS
 PLANNERS
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LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 44°03'23" E	19.61	L7	S 49°37'29" E	10.00
L2	N 44°03'23" E	19.97	L8	S 37°44'05" E	41.83
L3	N 44°03'23" E	23.74	L9	S 19°27'17" E	15.72
L4	S 42°44'57" W	22.83	L10	S 09°11'55" E	42.40
L5	S 49°37'29" E	10.00			
L6	S 03°43'53" E	30.00			

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00	21.63	35.44	N 83°03'47" E	24°48'18"
C2	50.00	16.27	25.44	N 49°54'17" E	41°30'52"
C3	50.00	33.07	32.47	N 11°53'33" E	37°53'14"
C4	50.00	33.07	32.47	N 29°58'11" W	37°53'14"
C5	50.00	33.07	32.47	N 63°51'54" W	37°53'14"
C6	50.00	13.84	13.79	S 89°15'30" W	1°51'18"
C7	50.00	18.20	18.10	N 16°45'28" E	20°51'54"
C8	50.00	52.45	50.08	N 23°43'24" W	60°08'07"
C9	50.00	34.86	34.16	N 7°44'56" W	39°58'58"
C10	50.00	119.04	39.26	S 63°09'34" W	46°14'03"

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 (SJRA).
 B) A WAIVER OF DAMAGES CAUSED BY FLOODING OR INUNDATION IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY (SJRA).
 C) A WAIVER OF DAMAGES CAUSED BY FLOODING OR INUNDATION IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY (SJRA) BETWEEN THE 201 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.

- NOTES:
 1.) B.L. = BUILDING LINE.
 2.) THERE IS A 12' UTILITY EASEMENT ALONG FRONT PROPERTY LINES.
 3.) O.P.R.W.C.T.X. = OFFICIAL PUBLIC RECORDS OF WALKER COUNTY, TEXAS.
 4.) THERE IS A 5' 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 F.E.M.A., FLOOD INSURANCE RATE MAP 481042011A, DATED 07/19/77. MINIMUM FINISHED FLOOR ELEVATION IS 208.00'.
 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 741, PAGE 443, R.P.M.C.T.X. AS AMENDED BY THE TEXAS WATER QUALITY BOARD BEARING ORDER NO. 78-1214-4 AND FURTHER AMENDED BY 13 TEX. REG.1004.
 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.) CROSSHATCHED AREA IS A TEMPORARY EASEMENT FOR TURNAROUND UNTIL THE STREET IS EXTENDED WEST IN A RECORDED PLAT.
 11.) APPROVED VARIANCE AS TO LOTS BEING LESS THAN 80.00' WIDE.
 12.) APPROVED VARIANCE AS TO LOTS NOT MEETING 3 : 1 DEPTH TO WIDTH RATIO.