

FINAL PLAT OF
WILDWOOD SHORES
SECTION ELEVEN

BEING A SUBDIVISION OF 8.87 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, OFFICIAL PUBLIC RECORDS, WALKER COUNTY, TEXAS.

CONTAINS: 34 LOTS, 1 BLOCKS, 1 RESERVE
Owner / Developer
DUNRICH HOLDING COMPANY, L.P.
6000 GREENWOOD PLAZA BLVD., STE 120
GREENWOOD VILLAGE, COLORADO 80111

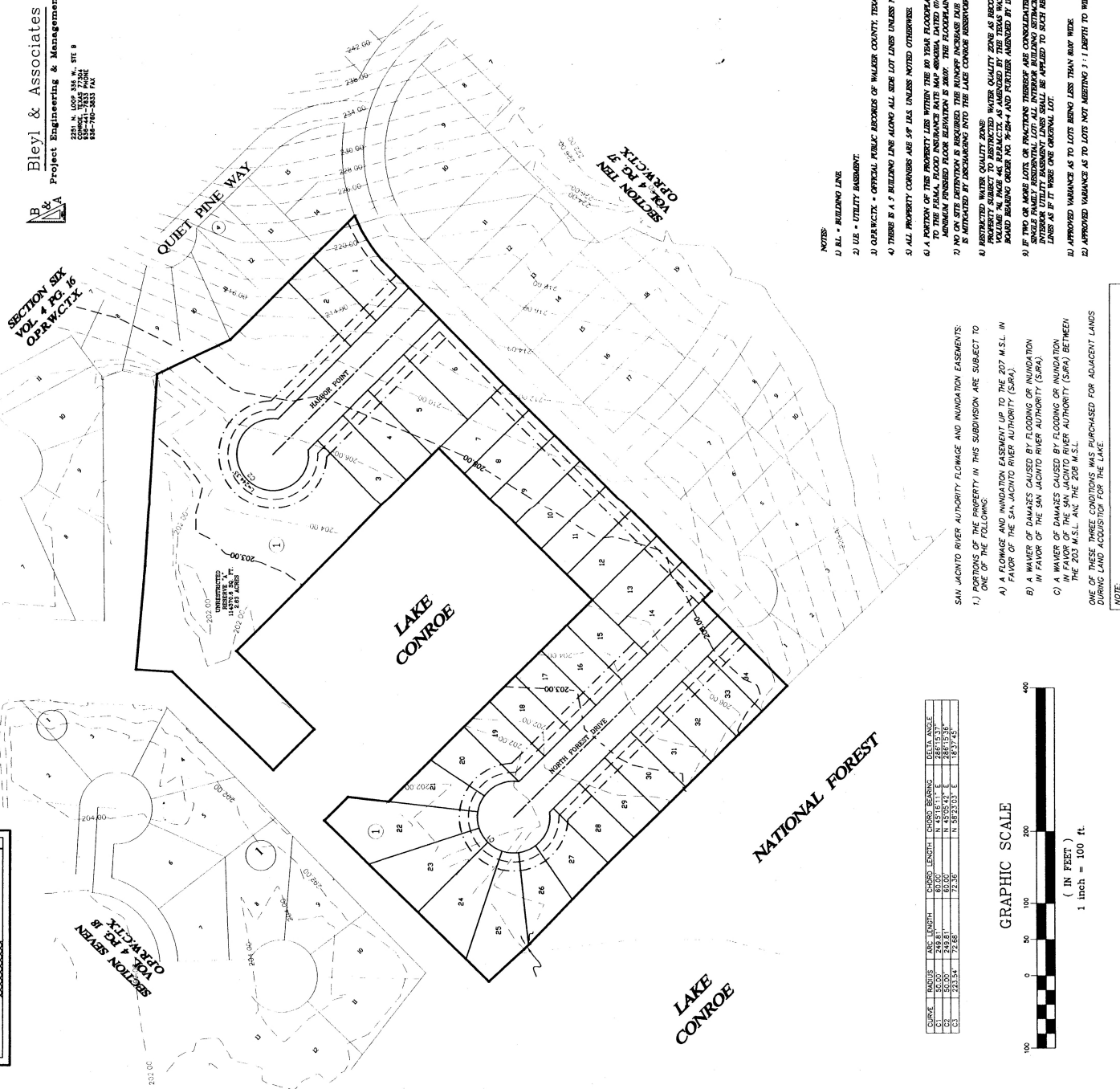
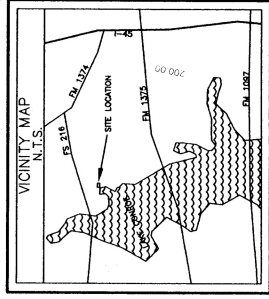
PREPARED BY:



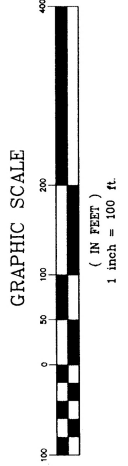
Surveyors
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CURVE	RADIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	248.81'	N. 63°15'13" E.	88°13'53"
C2	50.00'	248.81'	N. 63°15'13" E.	88°13'53"
C3	223.34'	77.65'	N. 82°23'03" E.	48°37'45"



- NOTES:**
- 1) ALL = BUILDING LINE
 - 2) US = UTILITY EASEMENT
 - 3) OFFHWY = 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" IRL UNLESS NOTED OTHERWISE
 - 6) A PORTION OF THE PROPERTY LIES WITHIN THE 10 YEAR FLOODPLAIN ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) MAP. THE FLOODPLAIN ELEVATION IS 200.00' AND AN ELEVATION OF 200.00' IS REQUIRED TO PREVENT FLOODING. THE FLOODPLAIN ELEVATION IS 200.00' AND AN ELEVATION OF 200.00' IS REQUIRED TO PREVENT FLOODING. THE FLOODPLAIN ELEVATION IS 200.00' AND AN ELEVATION OF 200.00' IS REQUIRED TO PREVENT FLOODING.
 - 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 OFFICIAL PUBLIC RECORDS, WALKER COUNTY, TEXAS. THE RESTRICTIONS ARE: ROAD BEARING ORDER NO. 76-28-4 AND FURTHER AUTHORIZED BY THE REGULAR ANNUAL PERMITS FROM THE TEXAS DEPARTMENT OF TRANSPORTATION. THE RESTRICTIONS APPLY TO ALL INTERIOR BUILDING SETBACK LINES AND INTERIOR UTILITY EASEMENT LINES SHALL BE APPLIED TO SUCH RESILIENT LOT LINES AS IT WERE ONE ORIGINAL LOT.
 - 9) APPROVED VARIANCE AS TO LOTS BEING LESS THAN 800' WIDE
 - 10) APPROVED VARIANCE AS TO LOTS NOT MEETING 3:1 DEPTH TO WIDTH RATIO

- SAW 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 (SRA).
 - B) A WAIVER OF DAMAGES CAUSED BY FLOODING OR INUNDATION IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY (SRA).
 - C) A WAIVER OF DAMAGES CAUSED BY FLOODING OR INUNDATION IN FAVOR OF THE SAN JACINTO RIVER AUTHORITY (SRA) BETWEEN THE 206' 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: ELEVATIONS AS SHOWN ARE BASED ON USGS TPOD AND SURVEY TPOD. ACTUAL ELEVATION PER A SURVEY MAY VARY.