



OWNERS DEDICATION (C1)
State of Texas
County of Walker
Know all men by these presents
That the undersigned have owned the certain tract of land shown herein and described in Deeds recorded in Instrument Nos. 67866, 85534 and 88572, Official Record of Walker County, Texas, 00178889 81226, that there are the true holders of the certain tract of land and its hereby conveyed 8000 sq ft shown herein, and do hereby convey, dedicate to the public the roads, alleys, rights-of-way, easements and public places shown herein for such public purposes as Walker County may deem appropriate and do hereby state that all easements are shown on this plat are true of record. This report is to be taken as Lot 10A, Block 5, Section 5, WILDWOOD SHORES.
TO CERTIFY WHICH, WITNESS by my hand this 31st day of August, 2023
Signed: [Signature]
Hillsborough Dr
Hillsborough Dr
Huntsville Texas 77340

COMMISSIONERS COURT APPROVAL (C4)
STATE OF TEXAS
COUNTY OF WALKER
The Commissioners Court of Walker County, Texas, this hereby certify that the plat, with field notes hereon, for a subdivision having been fully presented to the Commissioners Court of Walker County, Texas, and that the said Court, duly considered, and 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/owner's agent, engineer, architect, and/or surveyor whose seal(s) and/or signature are affixed hereto. The Commissioners Court of Walker County, Texas, does not assume any responsibility for the verifications of the facts depicted. 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.
County Judge
Curt Driver
Commissioner, Precinct 1
Bobby Eickelhoff
Commissioner, Precinct 3
Bo Degetau
Commissioner, Precinct 2
Kamille White
Commissioner, Precinct 4
Brandon Ocker

NOTES:
1. Plat of Section 5, WILDWOOD SHORES is recorded in Volume 3, Page 198 Plat Records.
2. This Survey was performed without the benefit of a title Commitment.
3. Easements and other matters may exist that are not shown by this survey.
4. The purpose of this plat is to consolidate Lots 10, 17 and 18, Block 5, into one lot to be known as Lot 10A, Block 5, Section 5, WILDWOOD SHORES.
5. Cluster and individual mailboxes, if allowed, shall be set three feet from the edge of the pavement or behind curbs, when used. All mailboxes on the County-ordered right of way shall meet the current IADC standards. Any mailboxes or other structures that reflect the maintenance or use of the roads or drainage system may be removed by Walker County.
6. This report does not seek to change or amend any existing deed restrictions.
7. Variance to Section 5252 of WCDM regarding 10 ft. utility easement was granted by Walker County Commissioners Court on 25th day of September, 2023.
8. Walker County will not be held liable under any obligation to accept maintenance of roads or associated drainage systems, or the roads and associated drainage features were developed or approved, by request of the owner, specifically for private maintenance.

NOTARY PUBLIC ACKNOWLEDGMENT
STATE OF TEXAS
COUNTY OF Walker
BEFORE ME, the undersigned authority, on this day personally appeared Jonette and Flora Heiser Cohen, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
WITNESS MY HAND AND SEAL OF OFFICE, this 31st day of August, 2023
Annette C. Olivier
Notary Public



OWNERS RESPONSIBILITIES (C3)
It is the responsibility of the Owner, not the County, to ensure compliance with the provisions of all applicable state, federal and local laws and regulations relating to the siting and development of the property.
The County assumes no responsibility for the accuracy of representations by other parties in this plat. Township data, in particular, may change. It is further understood that the Owner(s) of the tract of land covered by this plat, if a designated property owner's association must install and maintain at their own expense all road, stormwater management controls, traffic control devices, and signage that may be required, with backflow, if any, and infrastructure in the subdivision have been designed for public maintenance.

LEGEND
D.R. Walker County Deed Records
O.P. Walker County Official Records
B.L. Salt Lake Lines
U.A. Utility easements

PLAT NOTES ADDRESSING AREA DRAINAGE (C19)
All waters 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 greater than the development of the lot for residential, commercial, or recreational use. It is the responsibility of the lot owner to comply with any regulations or permitting process, and permits issued by Walker County for development do not act as a waiver or release 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 prior to the public records assuming a restriction of future owners, lots, and designs.
All lots within the subdivision and the owner thereof must continue to accept all existing drainage laws and drainage structures in place at the time of development that are a part of or necessary to the existing or designed storm infrastructure or the existing or designed system of drainage in addition to or natural flow of water entering onto or crossing the property.

DEVELOPMENT NOTES (C8)
No structure or land within this plat shall hereafter be developed without first obtaining a Development Permit from the Walker County Planning Administrator unless the proposed development is exempt or exempted from the Walker County Subdivision Development Regulations.
The minimum lowest finished floor elevation shall be in minimum compliance with the local, state or federal regulations, whichever elevation is higher.
3.73
If any portion of the original lot is being subdivided as a minor subdivision is further subdivided so that the total number of subplots created is greater than the original parcel, then all new lots created must be designed by the permit applicant's engineering firm, including detention for all new lots created by the report.



STATE OF TEXAS
COUNTY OF WALKER
I, Karl French, Clerk of the County Court of said County, do hereby certify that the foregoing instrument, being, with its certificate of authentication was read and recorded in my office on the 29th day of September, 2023 at 01:36 o'clock, P.M. and day recorded this day of SEPTEMBER 29th, 2023 in the Plat Records of said County in volume 8 Page 44
TO CERTIFY WHICH, witness my hand and seal in the County Court of said County, at my office in Huntsville, Texas, this date last above written.
Karl French, Clerk County Court of Walker County, Texas
By: [Signature]
June 17, 2023

COUNTY CLERK'S CERTIFICATION (C5)
STATE OF TEXAS
COUNTY OF WALKER
I, Karl French, Clerk of the County Court of said County, do hereby certify that the foregoing instrument, being, with its certificate of authentication was read and recorded in my office on the 29th day of September, 2023 at 01:36 o'clock, P.M. and day recorded this day of SEPTEMBER 29th, 2023 in the Plat Records of said County in volume 8 Page 44
TO CERTIFY WHICH, witness my hand and seal in the County Court of said County, at my office in Huntsville, Texas, this date last above written.
Karl French, Clerk County Court of Walker County, Texas
By: [Signature]

LOT 10A, BLOCK 5, being a replat of LOTS 10, 17 and 18, BLOCK 5, SECTION 5 WILDWOOD SHORES (a Private Subdivision)
In the G. W. ROBINSON SURVEY, A-454 Walker County, Texas

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

Scale: 1" = 30 Feet
JULY 2023
PLANNING & ASSOCIATES
P.O. Box 780
Huntsville, Texas
77340
112 Wildwood Shores Dr 10-18-05-01 (2023)