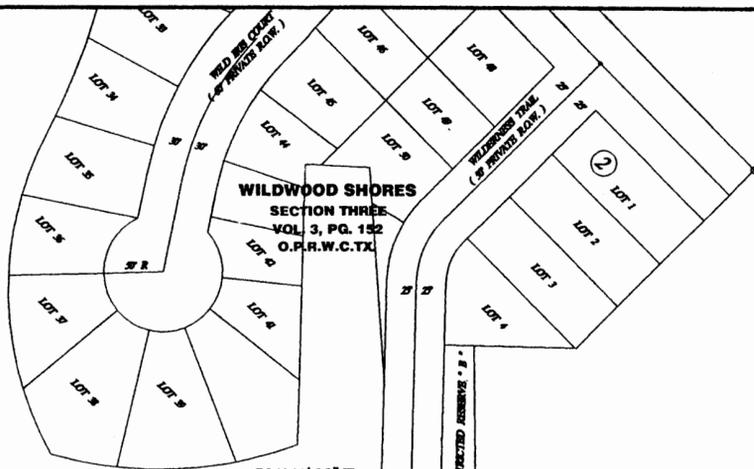




LAKE CONROE



FINAL PLAT  
**WILDWOOD SHORES**  
 SECTION SEVEN

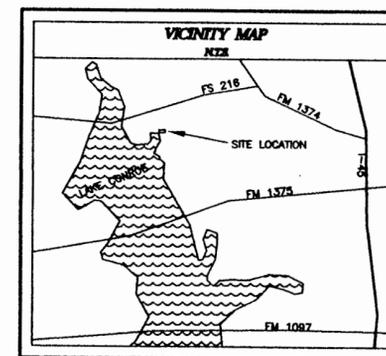
BEING A SUBDIVISION OF 5.28 ACRES OF LAND SITUATED IN THE G.W. ROBINSON SURVEY, A-454, WALKER COUNTY, TEXAS, AND BEING OUT OF A PORTION OF A CALLED 206.44 ACRE TRACT RECORDED IN CLERK'S FILE # 20016047, VOL. 456 PAGE 243 OFFICIAL PUBLIC RECORDS, WALKER COUNTY, TEXAS.

CONTAINS: 19 LOTS, 2 BLOCKS, 0 RESERVES

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

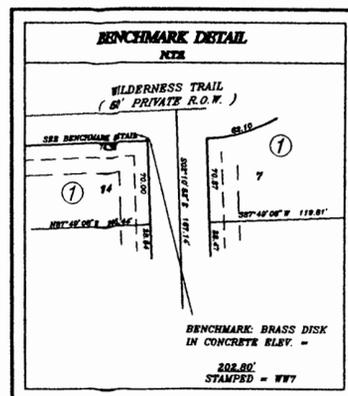
WILDWOOD SHORES  
 FUTURE SECTION  
 REMAINDER 206.44 ACRES  
 CF. # 20016047  
 O.P.R.W.C.TX.

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	50.00	28.87
C3	151.15	100.00	86°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 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 FEMA, FLOOD INSURANCE RATE MAP 480402A, DATED 07/19/77. 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 74, PAGE 44, O.P.R.W.C.TX AS AMENDED BY THE TEXAS WATER QUALITY BOARD BEARING 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) CROSSHATCHED AREA IS A TEMPORARY EASEMENT 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)

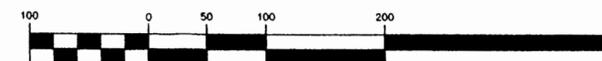


SAN JACINTO RIVER AUTHORITY FLOWAGE AND INUNDATION EASEMENTS:

- 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 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.

GRAPHIC SCALE



( IN FEET )  
 1 inch = 100 ft.

PREPARED BY:

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