

**Owner**  
**TeasWood, L.L.C.**  
**Larry Austin - Managing Member**  
**4543 Post Oak Place, Suite 111**  
**Houston, Texas 77027**

# TeasWood - Section II

## Partial Replat of The Reserve, Section I and 13.426 Acre Plat

**Surveyors**  
**John E. Pledger, III**  
**1500 South Day Street**  
**Brenham, Texas 77833**  
**Michael C. Warren**  
**1300 S. Frazier**  
**Suite 202**  
**Conroe, Texas 77301**

THE STATE OF TEXAS  
 COUNTY OF MONTGOMERY

ONER'S DEDICATION  
 We, TeasWood L.L.C. and Larry L. Austin herein acting individually or through the undersigned duly authorized agents, do hereby make subdivision of said property for and on behalf of said TeasWood L.L.C. and Larry L. Austin, according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as TeasWood Section II, located in the James Edwards Survey A-190, Montgomery County, Texas, and on behalf of said TeasWood L.L.C. and Larry L. Austin, and dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon forever, and do hereby waive any claims for damages occasioned by the establishment of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

This is to certify that we, TeasWood L.L.C. and Larry L. Austin, owners of the property subdivided in the above and foregoing map of TeasWood Section II, have complied or will comply with all regulations heretofore on file with the Montgomery County Engineer and adopted by the Commissioners' Court of Montgomery County, Texas.

FURTHER, we, TeasWood L.L.C. and Larry L. Austin, do hereby dedicate forever to the public a strip, a minimum of land fifteen (15) feet wide on each side of the centerline of any and all rights-of-way, ditches, drains, sloughs, or other natural drainage courses located in the said subdivision, as easements for drainage purposes, giving Montgomery County and/or any other public agency the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

FURTHER, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title to the property, and shall be enforceable, at the option of Montgomery County, by Montgomery County or any citizen thereof, as follows:

1. That drainage of septic tanks into road street, alley or other public ditches, either directly or indirectly is strictly prohibited.
2. Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backflow, and shall be a minimum of one and three quarters (1-3/4) square feet (18" diameter pipe culvert).

FURTHER, we do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon and shall be restricted for some under the terms and conditions of such restrictions filed separately, unless otherwise noted.

FURTHER, we do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets, shall be hereby established and maintained as private streets by the owners, heirs, and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public for firemen, freighting equipment, police, and other emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, and assigns to warrant and forever defend the title to the land so designated and established as private streets.

IN TESTIMONY WHEREOF, the TeasWood L.L.C. has caused these presents to be signed by Larry L. Austin, Managing Member and individually authorized, on this 20 day of January 1999.

*Larry L. Austin*  
 Larry L. Austin, Managing Member of TeasWood L.L.C.

BEFORE ME, the undersigned authority, on this day personally appeared Larry L. Austin, individually and as Managing Member of TeasWood L.L.C., 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 considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20 day of January, 1999.

*Amanda Nicholson*  
 Amanda Nicholson  
 Notary Public  
 State of Texas  
 Notary's Commission Expires: 10-13-99

**LIENHOLDER'S ACKNOWLEDGMENT AND SUBORDINATION STATEMENT**

Clear Lake National Bank, owner and holder of a lien against the property described in the plat known as TeasWood, Section II, said lien being evidenced by instrument of record in Clerk's File No. 98-01665 of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat said lien, hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

*Larry L. Leavright*  
 Larry Leavright  
 Senior Vice President  
 Clear Lake National Bank

STATE OF TEXAS  
 COUNTY OF MONTGOMERY

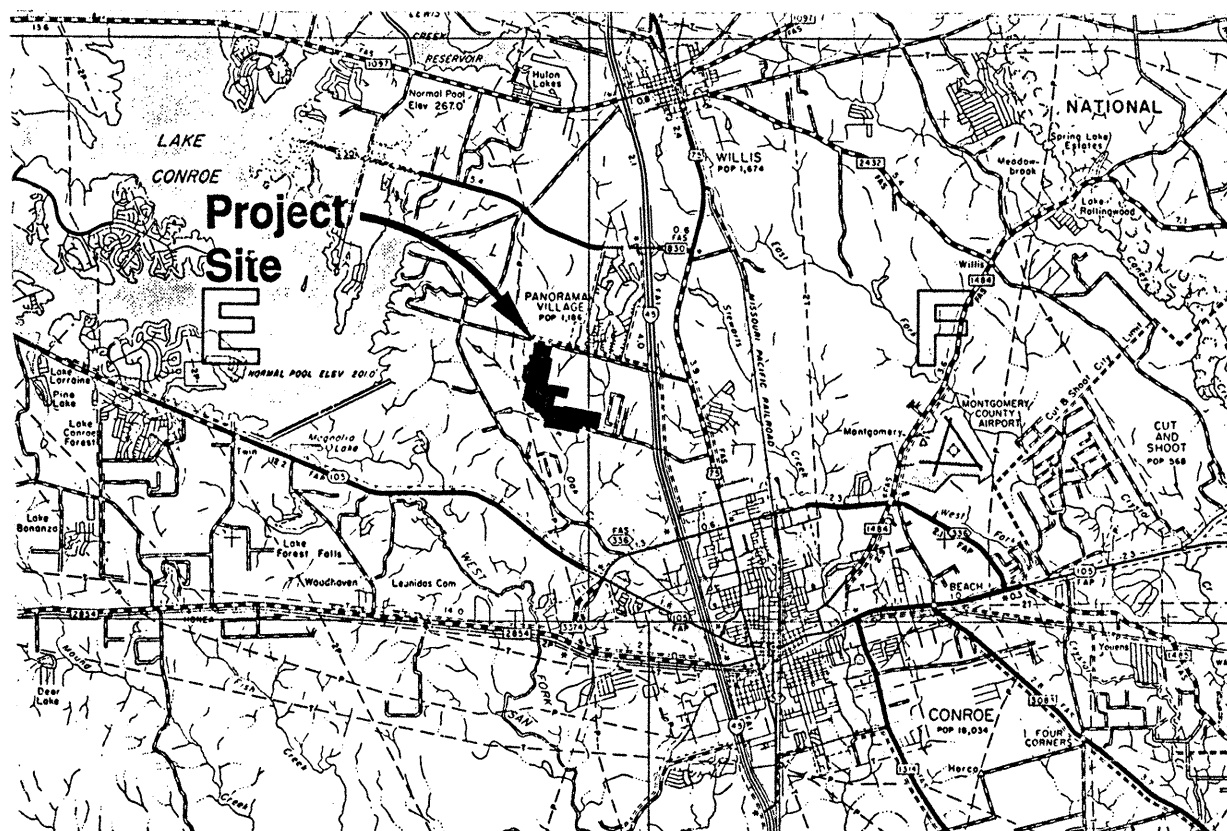
BEFORE ME, the undersigned authority, on this day personally appeared Larry Leavright, Senior Vice President, Clear Lake National Bank, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set out, as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 20 day of January, 1999.

*Amanda Nicholson*  
 Amanda Nicholson  
 Notary Public  
 State of Texas  
 Notary's Commission Expires: 10-13-99

A subdivision of 180.662 acres of land out of the James Edwards Survey A-190, Montgomery County, Texas and being a replat of TeasWood (formerly "The Reserve," a subdivision of 349,560.3 acres of land as shown in Cabinet E, Sheet 83-B, et seq. of the Map Records of Montgomery County) Lot 36, Block 1 (less exceptions) and Lot 74, Block 2 (less exceptions) as conveyed by deed to TeasWood, L.L.C., a Texas Limited Liability Company in Montgomery County, Clerk's File No. 9542875 and being the tract of land called 13.426 acres as conveyed by deed to TeasWood, L.L.C., a Texas Limited Liability Company in Montgomery County, Clerk's File No. 9835127 of the Real Property Records of Montgomery County. The purpose of the replat is to further subdivide Lot 36, Block 1 (less exceptions) and Lot 74, Block 2 (less exceptions) into lots for single family residential use.

## 3 Blocks - 132 Lots - Reserve A and Reserve B - 180.662 Ac. Montgomery County, Texas January - 1999 PK Job Number 28796-011



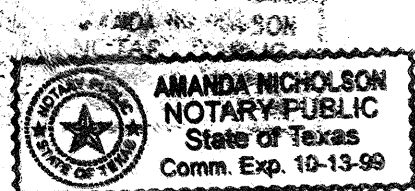
Scale: 1"=3 Miles

**Drawing Index**

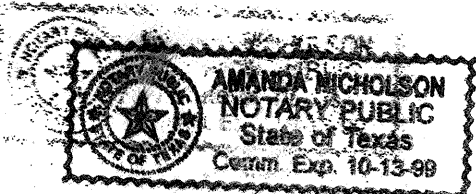
Description	Drawing No.
Title, Location, Index	Sheet 1 of 7
Layout Plan	Sheet 2 of 7
Section II	Sheet 3 of 7
Section II	Sheet 4 of 7
Section II	Sheet 5 of 7
Section II	Sheet 6 of 7
Acres Table & Curve Data	Sheet 7 of 7

File No. 9906807

Cab. 1 Sheet 121



FILED FOR RECORD  
 99 JAN 29 AM 9:41  
 MARK TURNBULL, CO. CLERK  
 MONTGOMERY COUNTY, TEXAS  
 DEPUTY



**SURVEYOR'S ACKNOWLEDGEMENT**  
 This is to certify that we, Michael C. Warren and John E. Pledger, III, registered professional land surveyors of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that all block corners, angle points, and points of curve are properly marked with iron rods of minimum 5/8" diameter and 3' long, and that this plat correctly represents that survey made by ourselves.  
*John E. Pledger, III* 1-20-99  
 John E. Pledger, III Date  
 Registered Professional Land Surveyor No. 2183  
 Plat Preparation  
*Michael C. Warren* 1-21-99  
 Michael C. Warren Date  
 Registered Professional Land Surveyor No. 4935  
 Boundary Survey and Corner Staking

**INCORPORATED CITY ACKNOWLEDGEMENT**  
 This is to certify that the City Planning Commission (or City Council) of the City of Conroe, Texas, has approved this plat and subdivision of TeasWood Section II as shown hereon, on the 11 day of January, 1999.  
 IN TESTIMONY WHEREOF, witness the official signature of the Chairman and Secretary of the City Planning and Zoning Commission of the City of Conroe, Texas, this 21 day of January, 1999. The approval will be automatically renewed if this plat is not filed in the Map Records of Montgomery County, Texas, within ninety days of the date of approval.  
*Justin Howard* Chairman  
 Secretary

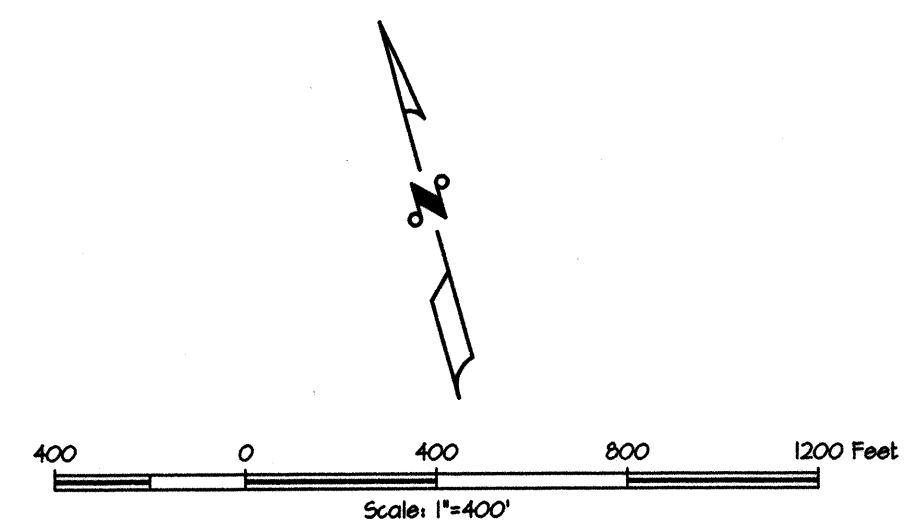
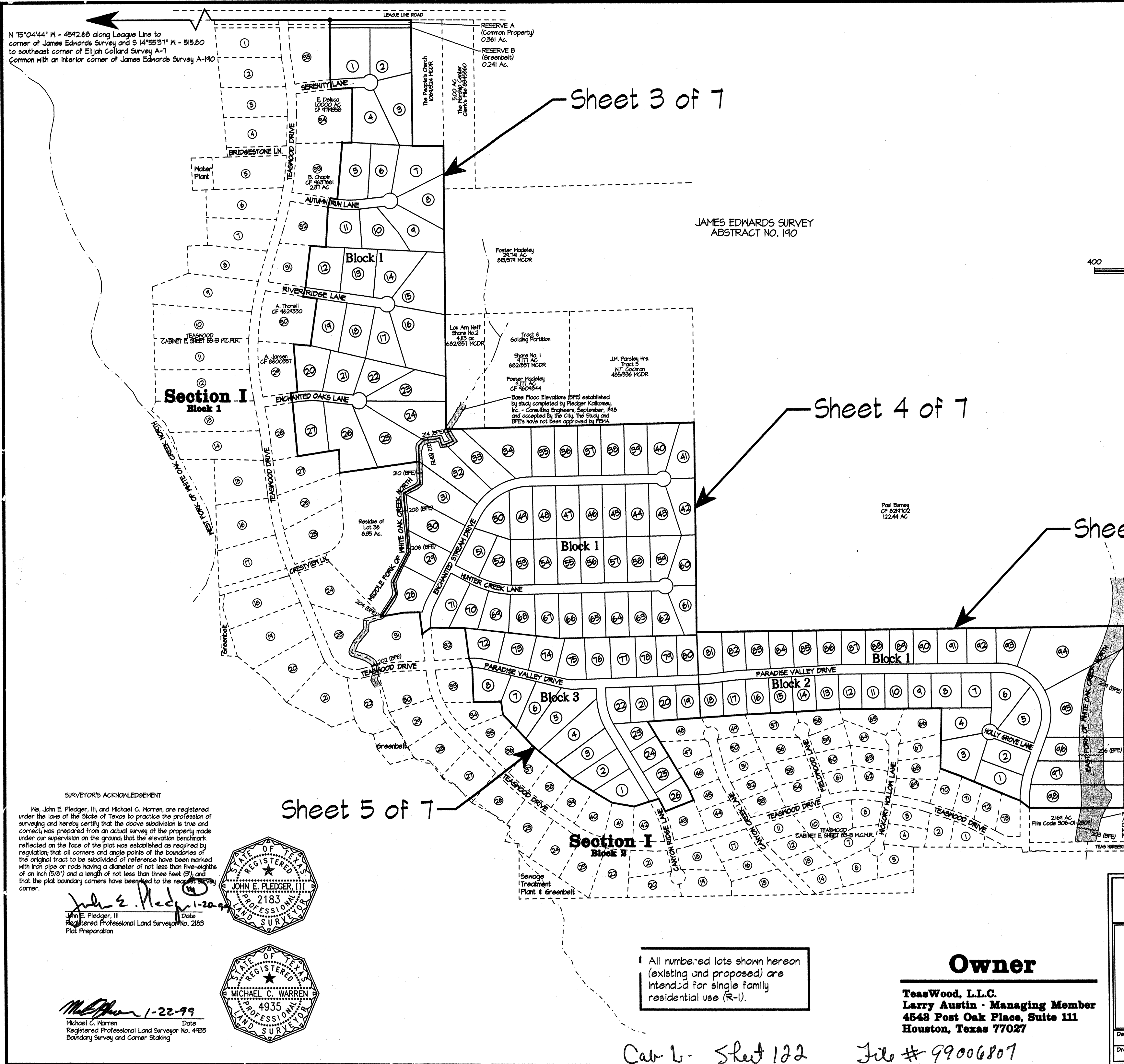
**COUNTY ENGINEER'S ACKNOWLEDGEMENT**  
 I, Mark J. Mooney, County Engineer of Montgomery County, Texas, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of the office as adopted by the Montgomery County Commissioners' Court.  
 I further certify that the plat of this subdivision complies with requirements for internal subdivision drainage as adopted by Commissioners' Court; however, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area of subdivision within the watershed.  
*Mark J. Mooney*  
 Mark J. Mooney  
 County Engineer

**COMMISSIONERS' COURT ACKNOWLEDGEMENT**  
 APPROVED by the Commissioners' Court of Montgomery County, Texas, this 29 day of January, 1999.  
*Mike Heador* Mike Heador, Precinct 1  
*Malcolm Purvis* Malcolm Purvis, Precinct 2  
*Alvin B. Sadler* Alvin B. Sadler, County Judge  
*Ed Chance* Ed Chance, Precinct 3  
*Ed Rhehart* Ed Rhehart, Precinct 4

**COUNTY CLERK FILING ACKNOWLEDGMENT STATEMENT**  
 STATE OF TEXAS  
 COUNTY OF MONTGOMERY  
 I, Mark Turnbull, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on 1-26-99 at 9:30 o'clock, A.M. and duly recorded on 1-29-99 at 1:59 o'clock, P.M. in cabinet 1, sheets 121-127 of the Map Records of Montgomery County.  
 WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas, the day and date last above written.  
*Mark Turnbull*  
 Mark Turnbull, Clerk, County Court,  
 Montgomery County, Texas  
 By *Alvin Drake* Deputy

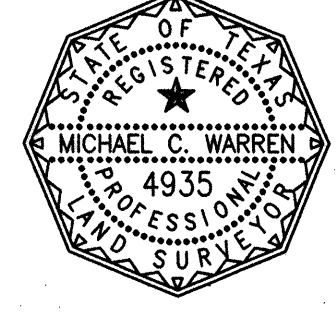
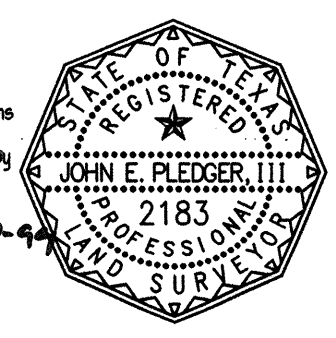
				<b>TeasWood L.L.C.</b> TeasWood Subdivision Section II	
				<b>Pledger Kalkomey, Inc.</b> Consulting Engineers	
1800 South Day Street P.O. Box 1786 Brenham, Texas 77803 Tele: (409)856-6651 Fax: (409)856-6646		1815 More Avenue Rosenberg, Texas 77471 Tele: (713)942-2029 Fax: (713)282-4904			
Surveyor	Michael C. Warren	Surveyor	John E. Pledger, III	Design	J.E.P., III
Regist. Number	4935	Regist. Number	2183	Date	1/7/99
Date	1/7/99	Date	1/7/99	Job Number	28796-011
Drafting	M.A.M.	Date	1/7/99	Drawing Number	Sheet 1 of 7

**TeasWood - Section II**  
**3 Blocks - 132 Lots - Reserve A**  
**and Reserve B - 180.862 Ac.**



**SURVEYOR'S ACKNOWLEDGEMENT**  
 We, John E. Pledger, III, and Michael C. Warren, are registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under our supervision on the ground; that the elevation benchmark reflected on the face of the plat was established as required by regulation; that all corners and angle points of the boundaries of the original tract to be subdivided of reference have been marked with iron pipe or rods having a diameter of not less than five-eighths of an inch (5/8") and a length of not less than three feet (3'); and that the plat boundary corners have been marked to the nearest survey corner.

*John E. Pledger, III* 1-20-99  
 John E. Pledger, III Date  
 Registered Professional Land Surveyor No. 2183  
 Plat Preparation



All numbered lots shown hereon (existing and proposed) are intended for single family residential use (R-1).

**Owner**

**TeasWood, L.L.C.**  
**Larry Austin - Managing Member**  
**4543 Post Oak Place, Suite 111**  
**Houston, Texas 77027**

*Car 1 - Sheet 122 File # 99006807*

**TeasWood L.L.C.**  
 TeasWood Subdivision  
 Section II

**Pledger Kalkomey, Inc.**  
 Consulting Engineers

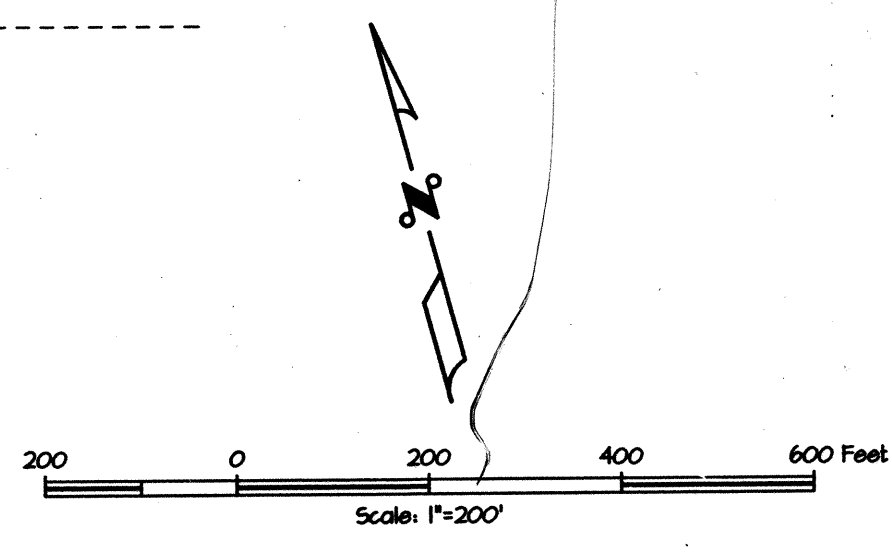
1800 South Day Street  
 P.O. Box 1786 Brenham, Texas 77833  
 Tele: (409)836-6681 Fax: (409)836-3666

1815 Morse Avenue  
 Rosenberg, Texas 77471  
 Tele: (713)842-2029 Fax: (713)282-4404

Design	J.E.P., III	Date	1/7/99	Job Number	28796-011
Drafting	M.A.M.	Date	1/7/99	Drawing Number	Sheet 2 of 7



**TeasWood - Section II**  
**3 Blocks - 132 Lots - Reserve A**  
**and Reserve B - 180.662 Ac.**



**Drainage Easements**  
 Drainage easements, a minimum fifteen feet (15') wide on each side of the centerline of any and all gullies, ravines, draws, sloughs, or other natural drainage courses located in TeasWood, Section II are provided to give the City of Conroe, Montgomery County and/or any other public agency the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

**Utility Easements**  
 A twenty feet (20') wide utility easement inside the perimeter of each lot in Section I exists in favor of League Line Utilities. See MCCF No. 9704983 R.P.R.M.C.

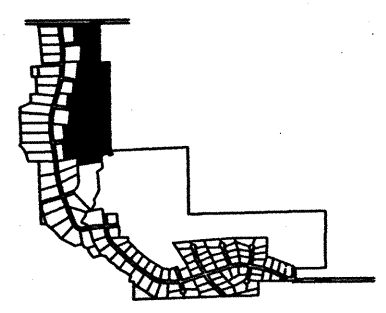
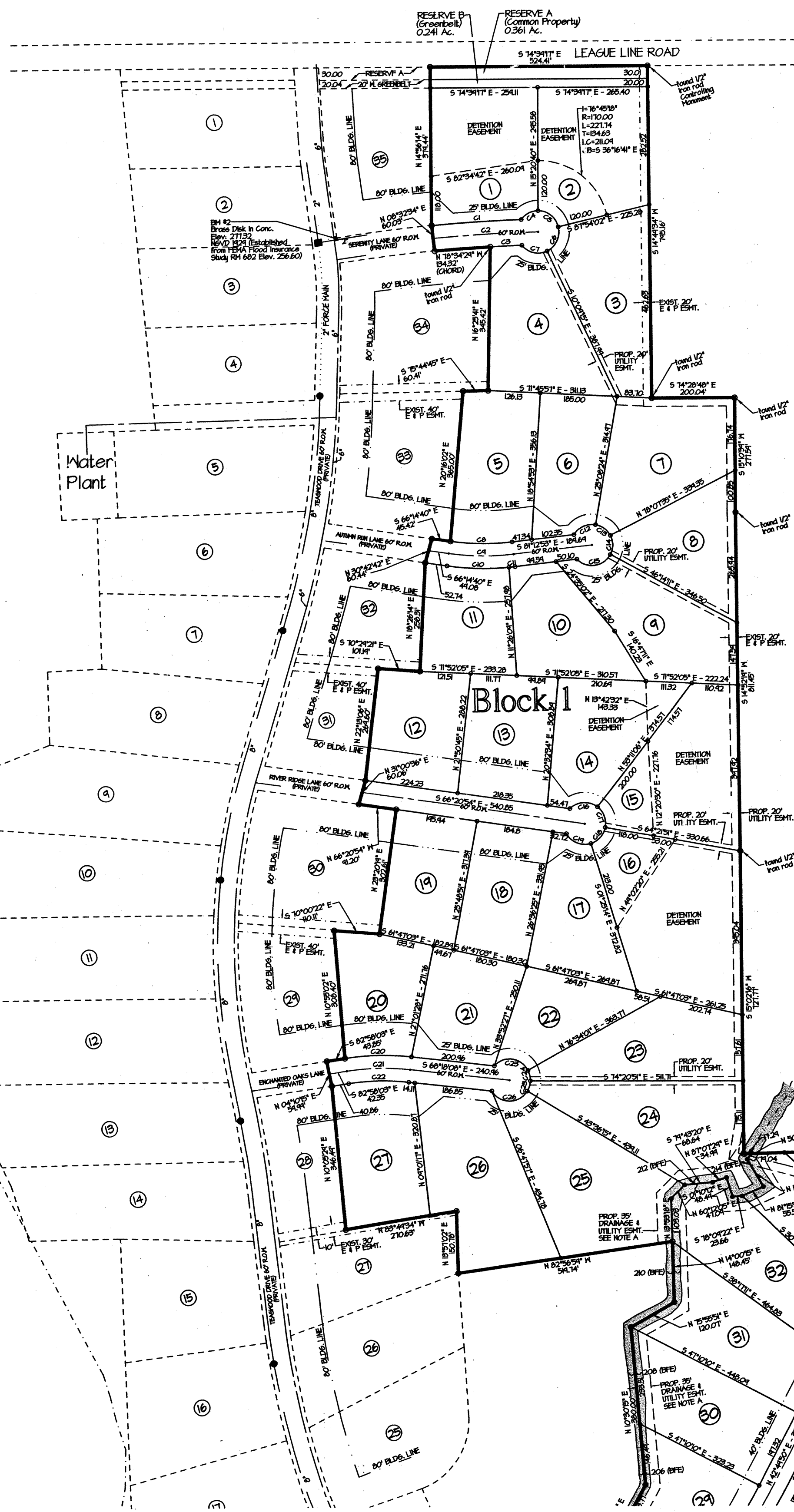
**E & P Easements**  
 E (Equestrian) & P (Pedestrian) easements shown originally in Section I are vacated by instrument recorded in MCCF No. 9704983 R.P.R.M.C.

**Detention Easements**  
 Detention easements for stormwater mitigation shall remain the responsibility of property owners through the homeowner's association within the subdivision.

**Pavement Widths**  
 All street paved surfaces are 22 ft. wide except for Paradise Valley Drive which is 24 ft. wide. Cul-de-sac paved surfaces are 40 ft. in radius.

Base Flood Elevations (BFE) established by study completed by Pledger Kalkomey, Inc. - Consulting Engineers, September, 1998 and accepted by the City. The Study and BFE's have not been approved by FEMA.

**SEE SHEET**  
**4 OF 7**



**Key**

- Legend**
- Proposed Easement
  - Existing Building Line
  - Proposed Building Line
  - Existing Water Lines
  - Existing Sewer Lines
  - Existing Forcemain
  - Existing Manhole
  - Existing Lift Station
  - Set 5/8" Iron Pin unless otherwise noted

**Note A**  
 Side and rear building lines shall be 20'.

**Note A**  
 For construction purposes only, there is reserved a 15 ft. wide Temporary Construction Easement running along and outside of the 35 ft. wide drainage and utility easement. This easement remains in effect only during construction.

**Owner**

**TeasWood, L.L.C.**  
**Larry Austin - Managing Member**  
**4543 Post Oak Place, Suite 111**  
**Houston, Texas 77027**

**TeasWood L.L.C.**  
 TeasWood Subdivision  
 Section II

**P K**  
**Pledger Kalkomey, Inc.**  
 Consulting Engineers

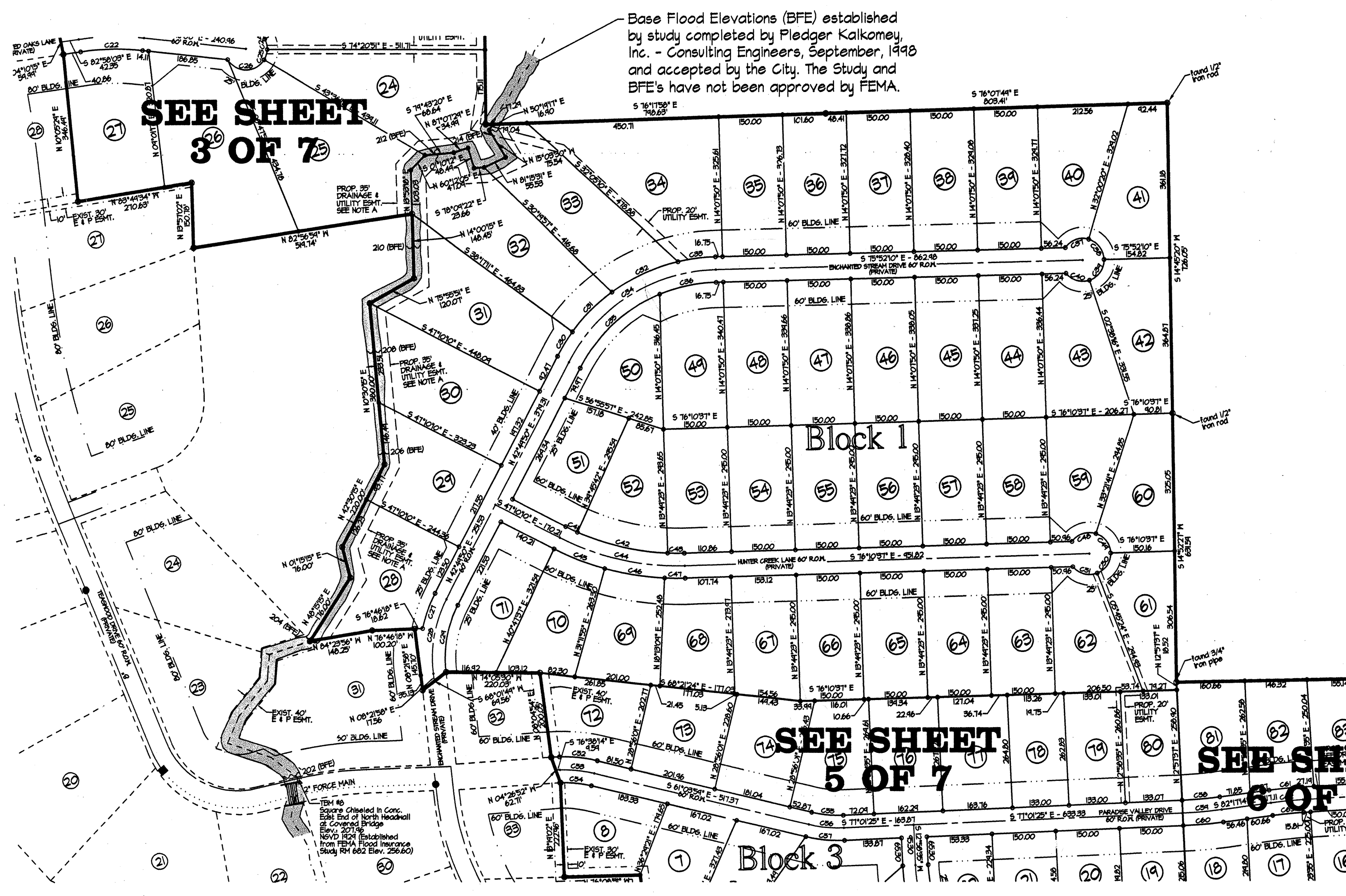
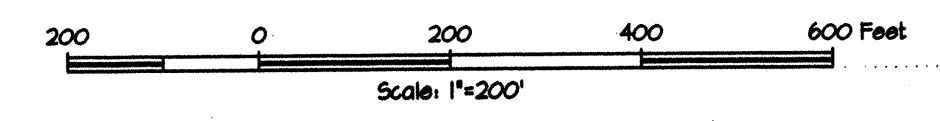
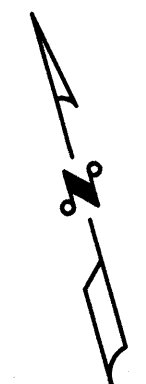
1800 South Day Street  
 P.O. Box 726  
 Houston, Texas 77055  
 Phone: (409) 666-6691 Fax: (409) 666-5666

1805 Morse Avenue  
 Rosenberg, Texas 77471  
 Phone: (281) 242-2035 Fax: (281) 222-4404

Design	J.E.P., III	Date	1/7/99	Job Number	28796-011
Drafting	M.A.M.	Date	1/7/99	Drawing Number	Sheet 3 of 7

Cal-L Sket 123 File # 99006807

**TeasWood - Section II**  
**3 Blocks - 132 Lots - Reserve A**  
**and Reserve B - 180.662 Ac.**



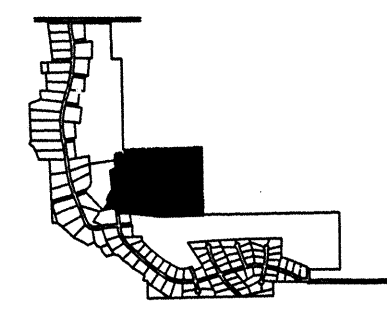
**Drainage Easements**  
 Drainage easements, a minimum fifteen feet (15') wide on each side of the centerline of any and all gullies, ravines, draws, sloughs, or other natural drainage courses located in TeasWood, Section II are provided to give the City of Conroe, Montgomery County and/or any other public agency the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

**Utility Easements**  
 A twenty feet (20') wide utility easement inside the perimeter of each lot in Section I exists in favor of League Line Utilities. See MCCF No. 9709983 R.P.R.M.C.

**E & P Easements**  
 E (Equestrian) & P (Pedestrian) easements shown originally in Section I are vacated by instrument recorded in MCCF No. 9709983 R.P.R.M.C.

**Detention Easements**  
 Detention easements for stormwater mitigation shall remain the responsibility of property owners through the homeowner's association within the subdivision.

**Pavement Widths**  
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Key

- Legend**
- Proposed Easement
  - Existing Building Line
  - Proposed Utility Line
  - Existing Water Lines
  - Existing Sewer Lines
  - Existing Forcemain
  - Existing Manhole
  - Existing Lift Station
  - Set 5/8" Iron Pin unless otherwise noted

Side and rear building lines shall be 20'.

**Note A**  
 For construction purposes only, there is reserved a 15 ft. wide Temporary Construction Easement running along and outside of the 35 ft. wide drainage and utility easement. This easement remains in effect only during construction.

**Owner**

**TeasWood, L.L.C.**  
**Larry Austin - Managing Member**  
**4543 Post Oak Place Suite 111**  
**Houston, Texas 77027**

Cal-L Sheet 124 File # 99006807

**TeasWood L.L.C.**  
 TeasWood Subdivision  
 Section II

**P K**  
**Pledger Kalkomey, Inc.**  
 Consulting Engineers

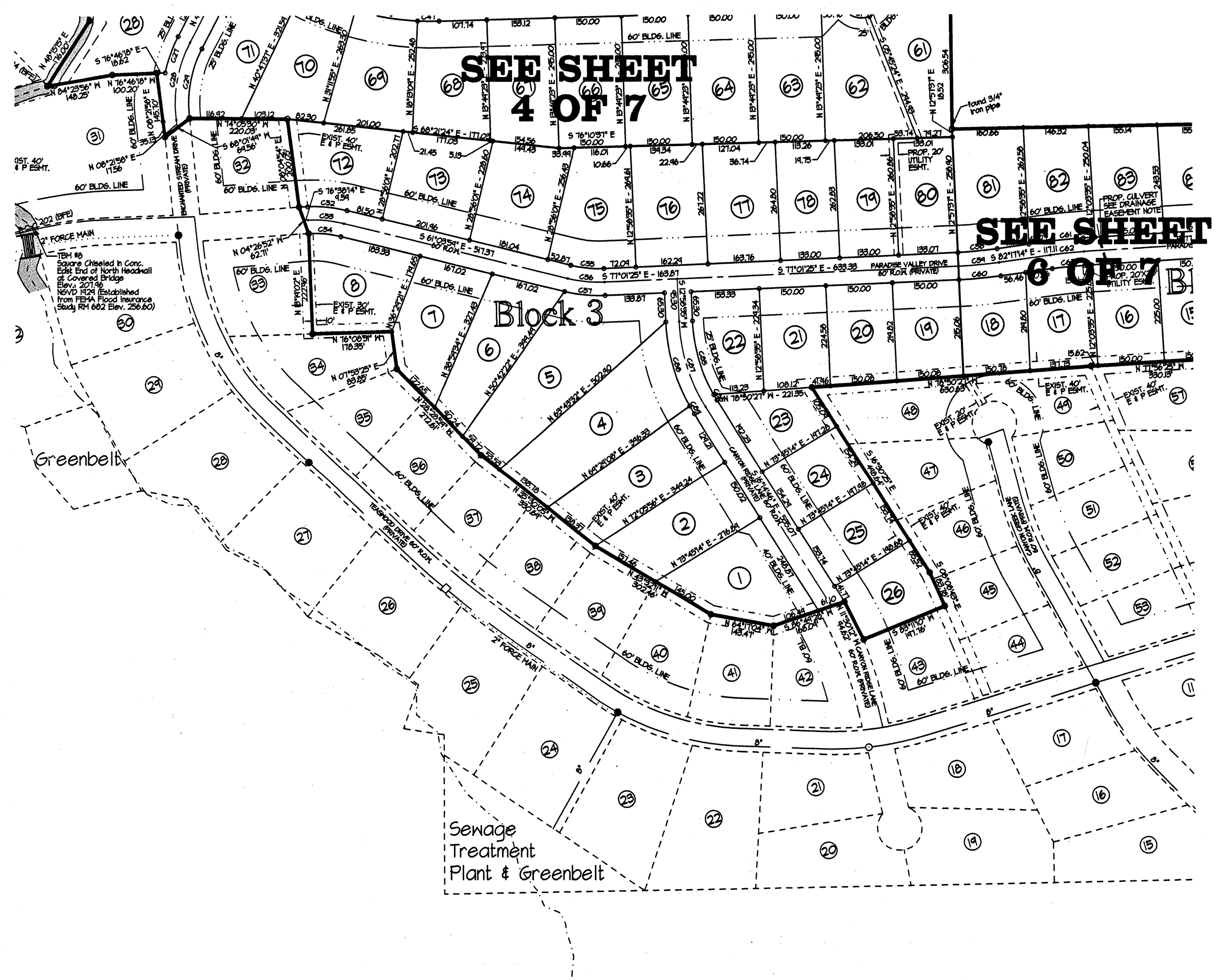
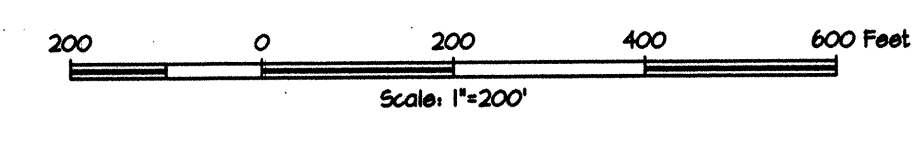
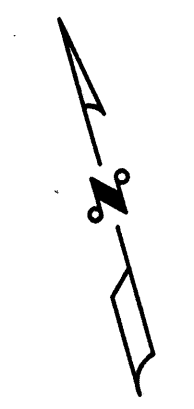
1800 South Day Street  
 P.O. Box 1786  
 Houston, Texas 77055  
 Telephone: (409) 666-6681 Fax: (409) 666-6666

1818 Moss Avenue  
 Rosenberg, Texas 77471  
 Telephone: (281) 342-2288 Fax: (281) 252-4404

Design	J.E.P., III	Date	1/7/99	Job Number	28796-011
Drafting	M.A.M.	Date	1/7/99	Drawing Number	Sheet 4 of 7



**TeasWood - Section II**  
**3 Blocks - 132 Lots - Reserve A**  
**and Reserve B - 180.662 Ac.**



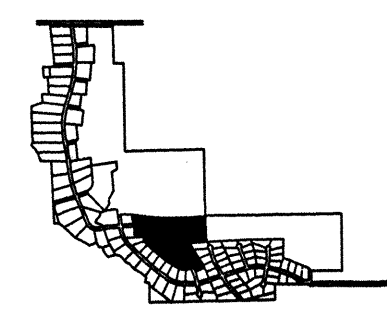
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**Utility Easements**  
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**E & P Easements**  
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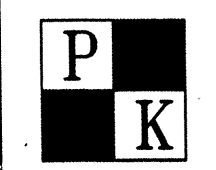
Side and rear building lines shall be 20'.

*Calc. to Sheet 125 Job # 99006807*

**Owner**

**TeasWood, L.L.C.**  
**Larry Austin - Managing Member**  
**4543 Post Oak Place, Suite 111**  
**Houston, Texas 77027**

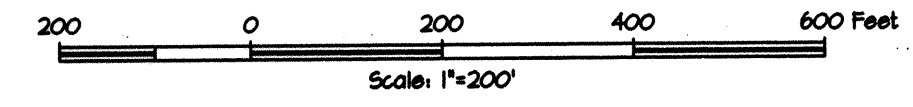
**TeasWood L.L.C.**  
 TeasWood Subdivision  
 Section II



**Pledger Kalkomey, Inc.**  
 Consulting Engineers

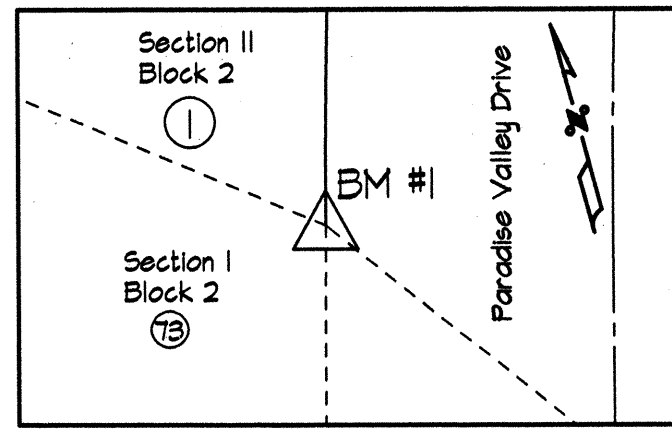
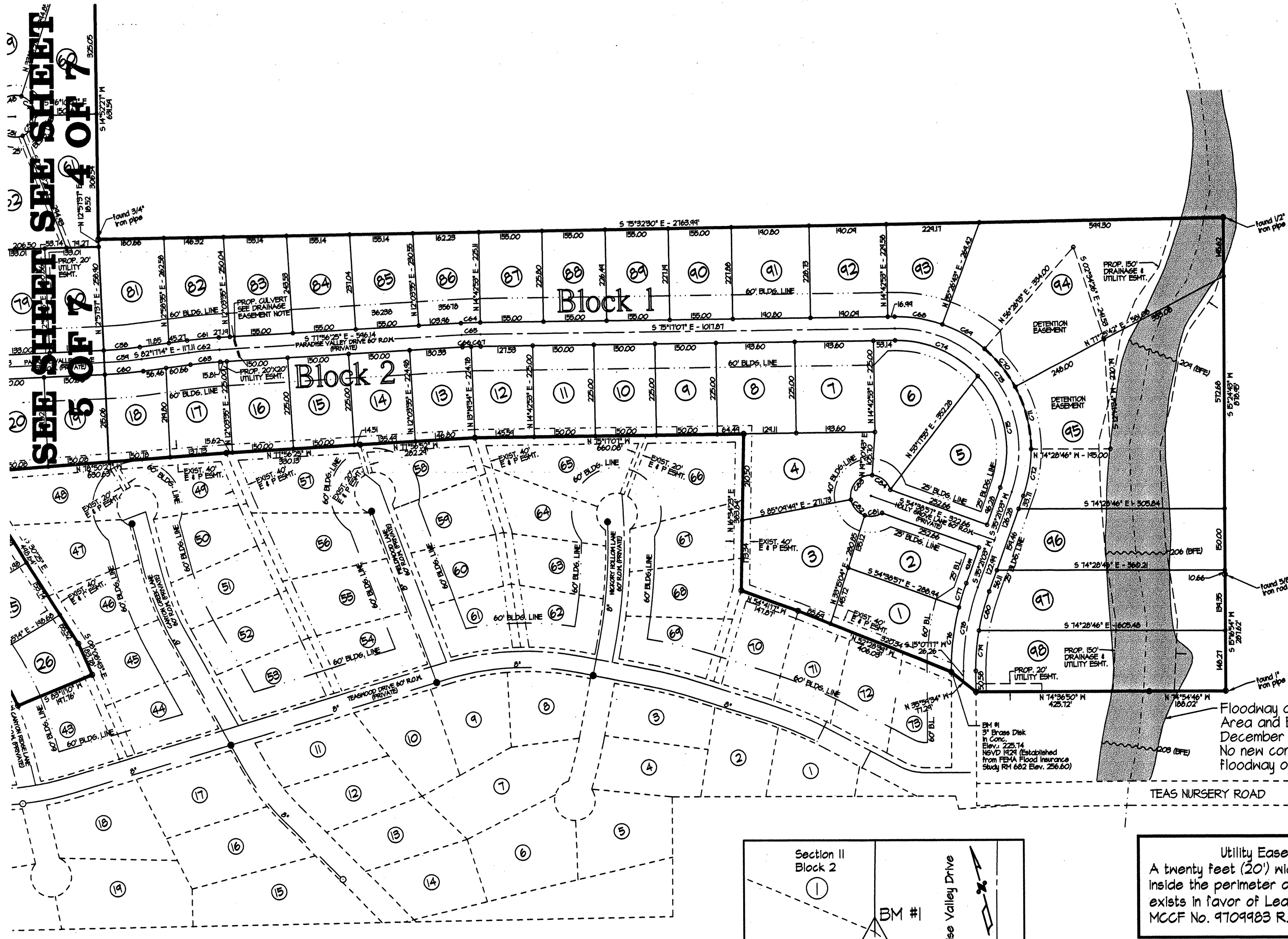
1800 South Day Street P.O. Box 1756 Houston, Texas 77055 Tele: (409)866-6651 Fax: (409)866-8666		185 More Avenue Rosenberg, Texas 77471 Tele: (713)942-2025 Fax: (713)252-4904	
Design	J.E.P., III	Date	1/7/99
Drafting	M.A.M.	Date	1/7/99
Job Number	28796-011		
Drawing Number	Sheet 5 of 7		

**TeasWood - Section II**  
**3 Blocks - 132 Lots - Reserve A**  
**and Reserve B - 180.662 Ac.**



**Drainage Easements**  
 Drainage easements, a minimum fifteen feet (15') wide on each side of the centerline of any and all gullies, ravines, draws, sloughs, or other natural drainage courses located in TeasWood, Section II are provided to give the City of Conroe, Montgomery County and/or any other public agency the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures.

Floodway area inside of the 100-year Special Flood Hazard Area and BFEs taken from Flood Insurance Rate Map dated December 19, 1996 Community No. 480483, Map No. 48339C037I. No new construction and/or fencing to be placed inside the floodway of the 100-year floodplain.



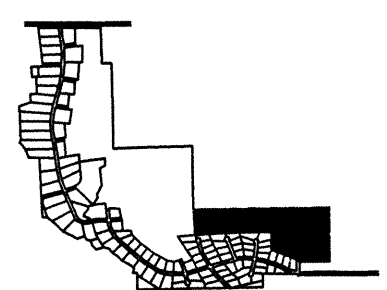
BM #1 Location Detail  
 Scale: 1"=20'

**Utility Easements**  
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Key

- Legend**
- Proposed Easement
  - Existing Building Line
  - Proposed Building Line
  - Existing Water Lines
  - Existing Sewer Lines
  - Existing Forcemain
  - Existing Manhole
  - Existing Lift Station
  - Set 5/3" Iron Pin  
 unless otherwise noted

Side and rear building lines shall be 20'.

**Owner**

**TeasWood, L.L.C.**  
**Larry Austin - Managing Member**  
**4543 Post Oak Place, Suite 111**  
**Houston, Texas 77027**

**TeasWood L.L.C.**  
 TeasWood Subdivision  
 Section II

**P K** **Pledger Kalkomey, Inc.**  
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Design	J.E.P., III	Date	1/7/99	Job Number	28796-011
Drafting	M.A.M.	Date	1/7/99	Drawing Number	6 of 7

*Calc. Sheet 126 File # 99006807*

SEE SHEET 6 OF 7  
 SEE SHEET 4 OF 7

# Acreage Table Section II

Block 1			Block 2			Block 3		
LOT NUMBER	SQUARE FEET	ACREAGE	LOT NUMBER	SQUARE FEET	ACREAGE	LOT NUMBER	SQUARE FEET	ACREAGE
1	82264	1.884	45	50647	1.163	91	43561	1.000
2	82114	1.885	46	50768	1.166	92	43560	1.000
3	76540	1.751	47	50889	1.168	93	43573	1.000
4	71005	1.768	48	51004	1.171	94	186384	4.274
5	64886	1.604	49	50043	1.144	95	215606	4.950
6	56357	1.244	50	43681	1.003	96	74454	1.836
7	80243	1.842	51	46124	1.054	97	87823	2.016
8	62432	1.433	52	44458	1.032	98	91712	2.105
9	72444	1.663	53	44232	1.015			
10	34457	1.365	54	44250	1.016			
11	55044	1.264	55	44250	1.016			
12	62113	1.426	56	44250	1.016			
13	64110	1.472	57	44250	1.016			
14	67655	1.553	58	44250	1.016			
15	42316	2.114	59	44584	1.024			
16	120538	2.767	60	45748	1.050			
17	54140	1.354	61	43784	1.005			
18	54224	1.360	62	44616	1.024			
19	58644	1.346	63	44250	1.016			
20	58116	1.336	64	44250	1.016			
21	55808	1.281	65	44250	1.016			
22	48508	1.114	66	44250	1.016			
23	71548	1.644	67	43560	1.000			
24	84640	2.054	68	43567	1.000			
25	48305	2.257	69	43573	1.000			
26	47103	2.243	70	43564	1.000			
27	68671	1.577	71	44844	1.144			
28	62473	1.446	72	43560	1.000			
29	58101	1.334	73	43560	1.000			
30	76047	1.747	74	43560	1.000			
31	80181	1.841	75	43560	1.000			
32	84065	1.930	76	43560	1.000			
33	64241	1.540	77	43560	1.000			
34	42131	2.115	78	35087	0.806			
35	48425	1.123	79	34826	0.800			
36	44040	1.127	80	34573	0.794			
37	44208	1.130	81	43560	1.000			
38	44310	1.132	82	37813	0.868			
39	44413	1.134	83	38252	0.878			
40	51754	1.188	84	37245	0.855			
41	52065	1.145	85	36238	0.832			
42	52388	1.203	86	35676	0.814			
43	51554	1.184	87	34445	0.802			
44	50526	1.160	88	35053	0.805			
			89	35160	0.807			
			90	35267	0.810			

# Curve Data Section II

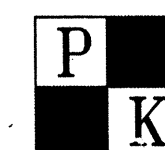
CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD	CURVE	DELTA	RADIUS	ARC	TANGENT	BEARING	CHORD
C1	03°02'52"	4030.00	214.37	107.21	S 78°01'13" E	214.34	C46	12°58'46"	630.00	142.72	71.67	S 65°17'28" E	142.41
C2	03°37'07"	4000.00	252.62	126.35	S 77°44'05" E	252.58	C47	04°23'46"	630.00	48.34	24.18	S 73°58'44" E	48.33
C3	01°06'11"	3470.00	76.56	38.28	S 77°03'11" E	76.55	C48	72°38'51"	50.00	63.40	36.76	N 87°01'00" E	54.23
C4	54°41'04"	50.00	47.12	25.85	N 78°00'05" E	45.93	C49	70°28'57"	50.00	61.51	35.33	S 21°25'06" E	57.70
C5	76°45'18"	50.00	66.48	34.60	S 36°16'41" E	62.08	C50	70°28'45"	50.00	61.50	35.32	S 44°03'45" W	57.70
C6	77°44'47"	50.00	67.85	40.31	S 40°58'21" W	62.76	C51	72°34'04"	50.00	63.40	36.76	N 54°22'21" W	54.24
C7	77°04'14"	50.00	67.26	34.82	N 61°37'06" W	62.30	C52	15°34'15"	330.00	84.68	45.12	S 68°51'07" E	84.41
C8	14°58'13"	510.00	148.43	74.84	S 73°43'47" E	148.51	C53	15°34'15"	300.00	81.58	41.02	S 68°51'07" E	81.28
C9	14°58'13"	600.00	156.77	78.83	S 73°43'47" E	156.32	C54	15°34'15"	270.00	73.38	36.42	S 68°51'07" E	73.15
C10	13°37'00"	630.00	144.72	75.22	S 73°03'10" E	144.37	C55	15°51'26"	270.00	75.20	37.84	S 64°02'42" E	74.45
C11	01°21'12"	630.00	14.88	7.44	S 80°32'17" E	14.88	C56	15°51'26"	300.00	83.55	42.05	S 64°02'42" E	83.28
C12	64°24'06"	50.00	60.64	34.68	N 80°23'52" E	56.44	C57	15°51'26"	330.00	91.91	46.25	S 64°02'42" E	91.61
C13	52°54'11"	50.00	46.24	24.42	S 38°22'00" E	44.61	C58	05°15'44"	470.00	84.11	44.54	S 74°34'20" E	84.08
C14	55°38'14"	50.00	48.55	26.38	S 15°56'42" W	46.67	C59	05°15'44"	1000.00	91.86	45.46	S 74°34'20" E	91.83
C15	108°04'07"	50.00	44.38	64.01	N 82°04'38" W	80.48	C60	05°15'44"	1030.00	94.62	47.34	S 74°34'20" E	94.54
C16	82°34'48"	50.00	72.14	43.48	S 78°08'48" E	66.04	C61	04°20'44"	1030.00	78.15	34.04	S 80°06'44" E	78.13
C17	62°27'03"	50.00	54.50	30.31	S 05°35'22" E	51.84	C62	04°20'44"	1000.00	75.87	31.45	S 80°06'44" E	75.85
C18	62°56'36"	50.00	54.43	30.61	S 57°06'27" W	52.21	C63	04°20'44"	470.00	73.54	36.81	S 80°06'44" E	73.58
C19	78°12'04"	50.00	68.24	40.64	N 52°14'10" W	63.07	C64	02°34'17"	1030.00	47.12	23.67	S 76°36'46" E	47.12
C20	14°34'55"	630.00	161.25	81.07	S 75°38'05" E	160.81	C65	02°34'17"	1000.00	46.33	23.17	S 76°36'46" E	46.33
C21	14°34'55"	600.00	153.58	77.21	S 75°38'05" E	153.16	C66	01°15'58"	470.00	21.44	10.72	S 77°18'25" E	21.44
C22	14°34'55"	570.00	145.40	73.35	S 75°38'05" E	145.50	C67	01°23'14"	470.00	23.51	11.75	S 75°58'47" E	23.51
C23	104°14'21"	50.00	45.33	70.41	S 66°48'45" E	81.53	C68	20°43'51"	330.00	114.40	60.36	S 64°55'12" E	118.75
C24	24°34'54"	50.00	25.82	13.20	S 02°35'54" W	25.53	C69	20°54'24"	330.00	120.40	61.14	S 44°03'32" E	20.23
C25	24°34'54"	50.00	25.86	13.23	S 32°12'23" W	25.57	C70	20°54'24"	330.00	120.40	61.14	S 23°04'02" E	120.23
C26	117°48'14"	50.00	102.80	82.84	N 74°04'24" W	85.63	C71	27°46'44"	330.00	160.00	81.60	S 01°14'04" W	158.43
C27	15°10'48"	330.00	87.43	43.47	N 35°14'28" E	87.17	C72	20°08'37"	330.00	116.02	58.61	S 25°16'45" W	115.42
C28	34°27'52"	300.00	180.45	93.05	N 25°35'54" E	177.75	C73	110°38'11"	300.00	574.24	433.55	S 14°58'02" E	443.34
C29	34°27'52"	270.00	162.41	83.75	N 25°35'54" E	154.47	C74	48°25'45"	270.00	228.22	121.43	S 51°04'15" E	221.48
C30	08°52'54"	430.00	66.67	33.40	N 47°16'14" E	66.60	C75	62°12'26"	270.00	243.14	162.40	S 04°14'50" W	278.46
C31	17°36'55"	430.00	132.20	66.63	N 60°31'16" E	131.68	C76	14°34'50"	630.00	160.32	80.60	N 22°24'42" E	154.84
C32	22°51'58"	430.00	172.36	87.35	N 80°48'43" E	171.21	C77	05°38'56"	630.00	62.11	31.08	N 32°31'35" E	62.04
C33	11°50'08"	430.00	88.82	44.57	S 81°47'14" E	88.67	C78	20°13'46"	600.00	211.84	107.04	N 25°14'10" E	210.74
C34	61°18'01"	400.00	427.46	237.03	N 73°28'50" E	407.83	C79	10°08'36"	570.00	100.58	50.42	N 20°10'35" E	100.45
C35	40°11'53"	370.00	254.55	135.37	N 62°55'36" E	254.26	C80	10°07'11"	570.00	100.67	50.47	N 30°17'28" E	100.54
C36	21°06'27"	370.00	136.31	68.43	S 86°25'23" E	135.54	C81	51°01'44"	50.00	44.53	23.86	N 82°15'50" W	43.07
C37	70°58'50"	50.00	61.44	35.65	N 86°24'27" E	58.06	C82	61°35'07"	50.00	53.74	24.80	N 25°17'23" W	51.14
C38	72°08'58"	50.00	62.46	36.43	S 21°58'34" E	58.88	C83	104°30'32"	50.00	41.20	64.54	N 57°05'27" E	74.07
C39	73°17'18"	50.00	63.46	37.14	S 50°46'24" W	54.68	C84	64°08'08"	50.00	60.33	34.45	S 36°05'12" E	56.74
C40	64°50'31"	50.00	60.45	34.41	N 57°34'37" W	57.24	C85	26°56'22"	370.00	173.47	88.62	S 00°24'37" E	172.37
C41	03°04'07"	570.00	30.53	15.27	S 48°42'14" E	30.53	C86	02°16'58"	370.00	14.74	7.37	S 15°06'17" E	14.74
C42	22°00'04"	570.00	218.87	110.80	S 61°14'20" E	217.53	C87	24°13'20"	400.00	204.01	104.28	S 01°38'06" E	201.81
C43	03°56'16"	570.00	34.17	14.54	S 74°12'24" E	34.17	C88	26°26'44"	430.00	148.47	101.04	S 00°14'48" E	146.72
C44	24°00'27"	600.00	303.76	155.21	S 61°40'24" E	300.53	C89	02°46'36"	430.00	20.84	10.42	S 14°51'28" E	20.84
C45	11°37'54"	630.00	127.40	64.17	S 52°54'07" E	127.38							

**TeasWood - Section II**  
3 Blocks - 132 Lots - Reserve A  
and Reserve B - 180.662 Ac.

## Owner

**TeasWood, L.L.C.**  
Larry Austin - Managing Member  
4543 Post Oak Place, Suite 111  
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TeasWood L.L.C.  
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Section II



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Design	J.E.P., III	Date	1/7/99	Job Number	28796-011
Drafting	M.A.M.	Date	1/7/99	Drawing Number	7 of 7

Cab. L Sheet 127 File # 99006807