

Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

OWNER'S CERTIFICATION AND DEDICATION

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

"That TeasWood Property Interest, LTD., herein acting individually or through the undersigned duly authorized agents, does hereby adopt this plat designating the herein described real property as TeasWood - Section V, and does hereby make subdivision of said property according to the lines, streets, alleys, parks, and easements therein shown and dedicate to public use forever all areas shown on this plat as streets, alleys, parks, and easements, except those specifically indicated as private; and does hereby waive any claims for damages occasioned by the establishing 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 does hereby bind Owner, and Owner's successors and assigns to warrant and forever defend the title to the land so dedicated.

"Owner hereby certifies that Owner has or will comply with all applicable regulations of the City of Conroe, Texas, and that a rough proportionality exists between the dedications, improvements, and exactions required under such regulations and the projected impact of the subdivision.

"Where streets or alleys are dedicated for private use, such dedication shall include an easement covering the street area which permits the installation, operation and maintenance of water, sewer, gas, electric, telephone, cable television or other such utility facilities by the city and other utilities lawfully entitled to provide service to the abutting property. The easement shall also provide a right of access to public agencies engaged in both routine and emergency public services including law enforcement, fire protection, medical response, inspection and code enforcement."

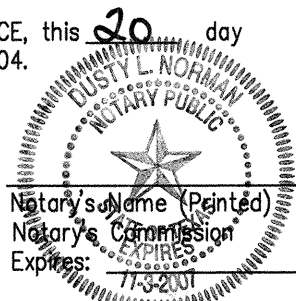
IN TESTIMONY WHEREOF, the TeasWood Property Interests, Ltd. has caused these presents to be signed by Larry L. Austin, Managing Member, TeasWood, L.L.C., and individually authorized, on this 20 day of April, 2004.

TeasWood Property Interest, Ltd.
By: TeasWood, L.L.C.
Larry L. Austin,
Managing Member

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 April, 2004.

Dustin Norman
Notary Public
State of Texas



LIENHOLDER'S ACKNOWLEDGMENT AND SUBORDINATION STATEMENT

The undersigned lien holder, being the owner and holder of a lien against the real property herein platted as TeasWood - Section V, hereby ratify and confirm said subdivision and dedication, and does hereby in all things subordinate to said subdivision and dedication the lien(s) against said land held by the undersigned.

Ryan Colburn
Senior Vice President
Union Planters Bank

BEFORE ME, the undersigned authority, on this day personally appeared Ryan Colburn, Senior Vice President, Union Planters 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 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 21 day of April, 2004.

SUSAN R. ORTIZ
Notary Public, State of Texas
My Commission Expires
MARCH 22, 2005

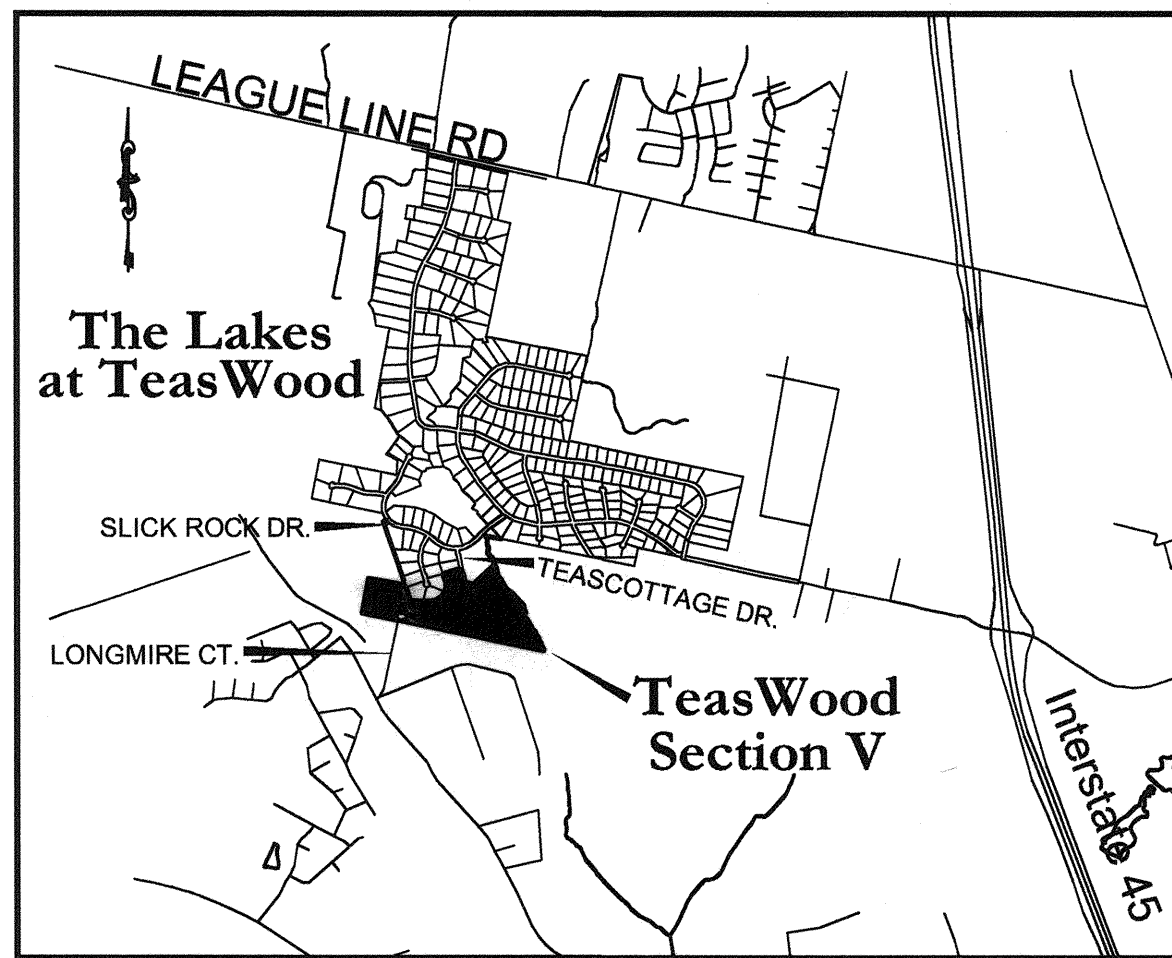
Susan Ortiz
Notary's Name (Printed)
Notary's Commission Expires: 3/22/05

Final Plat TeasWood - Section V

2 Blocks - 26 Lots 14.906 Acres

City of Conroe Montgomery County, Texas A.C.E.S. Job Number 28704-061 March - 2004

A subdivision of 14.906 acres of land situated in the City of Conroe, Montgomery County, Texas out of the James Edwards Survey A-190 and being a plot of the tract called 46.867 acres in a deed dated May 21, 1999 from Billie Hazel Quinn, etal to TeasWood, L.L.C. as recorded under MCCF No. 99-040481 RPRMC; the tract of land called 6.774 acres in a deed dated February 9, 2000 from The Neal Revocable Trust to Larry L. Austin as recorded under MCCF No. 2000-01938 RPRMC; the tract of land called 27.541 acres in a deed dated December 14, 1999 from J.D. Brann, etal to TeasWood Property Interests, Ltd. as recorded under MCCF No. 99-09187 RPRMC; From all the lots included herein are intended for single family residential use.



Vicinity Map
N.T.S.

Owner

TeasWood Property Interests, Ltd.
Larry Austin - Managing Member
7443 TeasWood Drive
Conroe, Texas 77304

Surveyor

C & G Land Surveyors P.O. Box 987 Conroe, Texas 77305
(936) 756-6116
COPYRIGHT 2003 C & G LAND SURVEYORS

Drawing Index

Description	Drawing No.
Title, Location, Index	Sheet 1 of 4
Section V - Overall	Sheet 2 of 4
Section V	Sheet 3 of 4
Section V	Sheet 4 of 4

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

On the 15th day of July, 2004, this plat was approved by the Planning and Zoning Commission of the City of Conroe, Texas. The approval will be automatically revoked if this plat is not filed in the Map Records of Montgomery County, Texas within one year of the date of approval.

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 15th day of July, 2004.

Tammy Bailey
Morris Eickhorst

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 7-15, 2004, at 11:00 o'clock, A.M., and duly recorded on 7-15, 2004, at 1:48 o'clock, P.M., in cabinet W, sheet 96-99 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: Alan Drake Deputy

MAINTENANCE NOTE

NOTE: Storm water detention facilities, and common areas, and street lights not maintained by governmental entity shall be maintained by the property owners within the subdivision. The City of Conroe may repair any such private facility if it determines that its condition would interfere with the provision of any governmental service or pose a significant threat of injury to person or property outside the subdivision. A repair made by the City shall not obligate the City for future maintenance of the facility. The cost of repairs by City shall be assessed against the owners of the lots within the subdivision. Such assessments are secured by a continuing vendor's lien in favor of the City that is hereby established upon each lot. This provision shall be a covenant running with the land and shall be binding on each person purchasing a lot

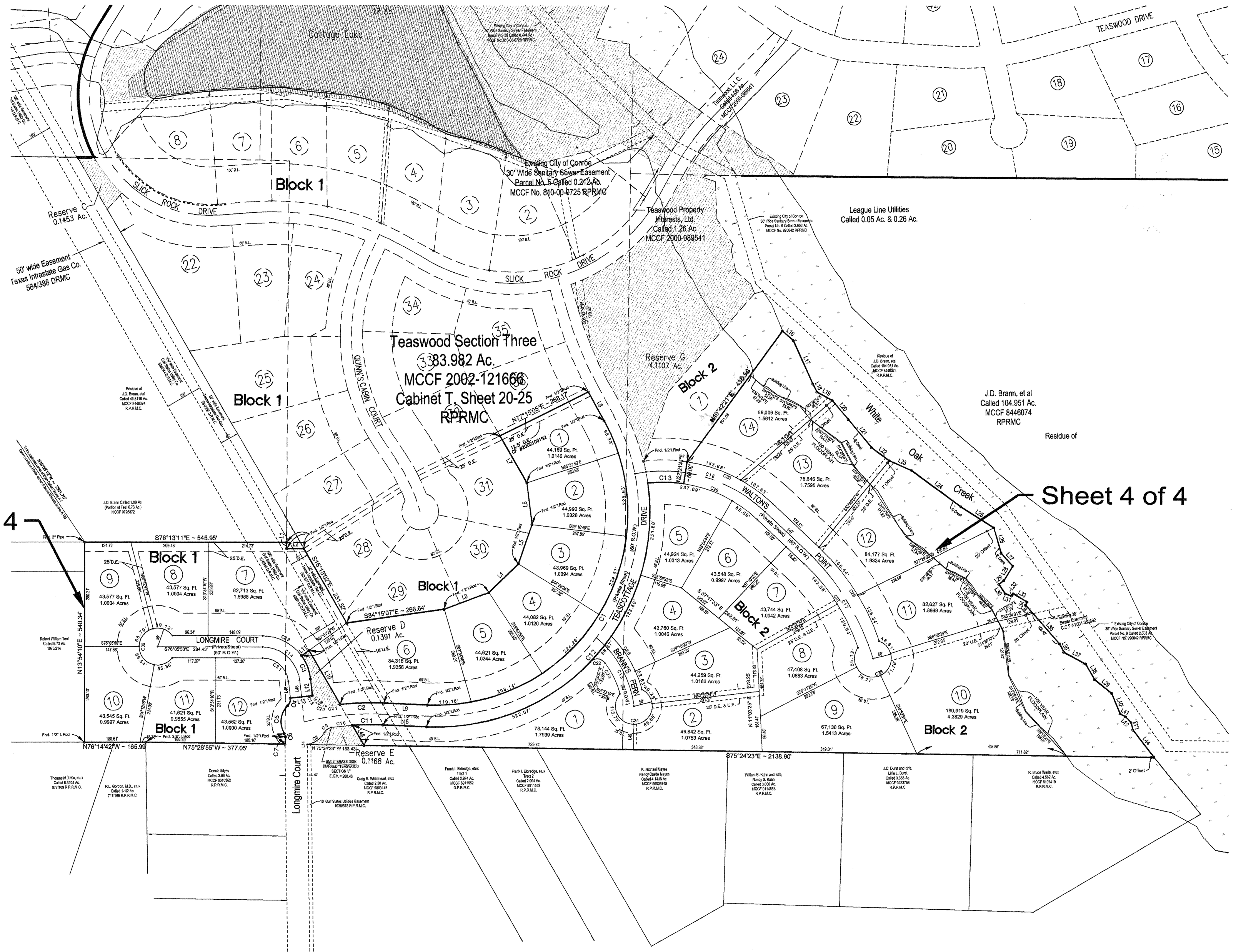
SURVEYOR'S ACKNOWLEDGMENT

This is to certify that the undersigned, a registered professional land surveyor of the State of Texas, has platted the above subdivision from an actual survey on the ground; that this plat correctly represents the survey; and that all boundary corners, angle points and points of curvature or tangency are properly monumented as required were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Conroe, Texas and the Texas Board of Professional Land Surveying.

Seth M. Gibson
Registered Surveyor
Texas Registration No. 2000



James Edwards Survey
A-190
City of Conroe
Montgomery County, Texas



Sheet 3 of 4

Sheet 4 of 4

LINE TABLE

LINE	LENGTH	BEARING
L1	16.45	S14°12'39"W
L2	46.78	S75°47'21"E
L3	129.17	N83°11'27"E
L4	111.69	N59°39'24"E
L5	112.41	N32°57'15"E
L6	113.70	N06°42'50"E
L7	147.26	N15°58'08"W
L8	89.46	S14°56'24"E
L9	118.30	N73°40'01"W
L10	167.94	N16°13'04"W
L11	24.51	S67°51'24"W
L12	45.84	S07°35'54"W
L13	60.00	N82°24'06"W
L14	0.37	S13°08'35"W
L15	118.30	N73°40'01"W
L16	38.38	N35°45'11"W
L17	130.07	N10°15'17"W
L18	24.37	N13°41'10"W
L19	46.84	N47°32'34"W
L20	67.41	N26°23'42"W
L21	100.43	N25°28'26"W
L22	58.95	N39°57'36"W
L23	67.53	N52°01'21"W
L24	163.60	N39°52'19"W
L25	105.83	N43°39'18"W
L26	70.99	N02°24'54"W
L27	47.52	N28°07'56"W
L28	45.99	N45°34'37"E
L29	16.99	N65°33'26"E
L30	30.39	N20°15'47"W
L31	17.82	N57°05'34"W
L32	7.66	S53°09'56"W
L33	43.34	N45°28'11"W
L34	9.26	N38°16'42"E
L35	138.80	N27°44'00"W
L36	25.47	N12°47'00"W
L37	66.84	N48°11'11"W
L38	48.80	N16°08'37"W
L39	59.86	N36°59'32"W
L40	59.61	N08°41'00"W
L41	17.00	N47°02'20"W
L42	21.68	N29°44'42"W
L43	21.35	N00°33'30"E
L44	93.39	N23°50'27"W
L45	45.84	N07°35'54"E
L46	45.84	N07°35'54"E
L47	172.12	N32°49'08"W
L48	63.31	S16°13'04"E
L49	69.28	S14°35'37"W

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD BRG	CHORD
C1	121°16'22"	1100.64	520.00	924.23	N45°41'48"E	906.39
C2	8°42'16"	118.50	780.00	59.36	N78°01'09"W	118.38
C3	29°44'30"	67.48	130.00	34.52	N07°16'21"W	66.73
C4	51°03'19"	22.28	25.00	11.94	N33°07'33"E	21.55
C5	76°28'28"	83.42	62.50	49.25	S20°24'59"W	77.36
C6	44°06'58"	19.25	25.00	10.13	N04°14'14"E	18.78
C7	11°43'27"	10.23	49.98	5.13	S11°26'03"W	10.21
C8	54°22'35"	59.32	62.50	32.10	N68°35'00"E	57.11
C9	53°58'17"	23.47	24.91	12.69	S68°20'00"W	22.61
C10	4°32'19"	57.04	720.00	28.53	N82°30'45"W	57.02
C11	6°34'34"	82.64	720.00	41.36	N76°57'18"W	82.59
C12	100°34'37"	1018.13	580.00	698.33	N56°02'41"E	892.35
C13	15°09'48"	97.92	370.00	49.25	N75°13'13"W	97.63
C14	83°41'44"	146.08	100.00	89.56	N34°14'58"W	133.43
C15	35°22'20"	185.21	300.00	95.66	N12°00'36"W	182.28
C16	50°12'09"	350.48	400.00	187.38	N57°55'13"W	339.38
C17	27°04'03"	326.85	691.88	166.54	N17°09'48"W	323.82
C18	51°03'19"	22.28	25.00	11.94	S17°55'45"E	21.55
C19	6°52'55"	7.51	62.50	3.76	N40°00'57"W	7.50
C20	48°35'23"	21.20	25.00	11.29	S60°52'11"E	20.57
C21	2°47'36"	38.03	780.00	19.02	N83°46'05"W	38.02
C22	99°57'45"	43.62	25.00	29.77	N72°28'28"W	38.29
C23	20°06'36"	94.77	270.00	47.88	S12°26'18"E	94.28
C24	286°04'05"	249.64	50.00	37.63	S88°09'05"E	60.13
C25	29°00'14"	167.05	330.00	85.36	N16°06'53"W	65.27
C26	21°33'03"	139.17	370.00	70.42	S56°51'48"E	138.35
C27	27°23'29"	272.50	570.00	138.91	S19°07'24"E	269.91
C28	286°12'45"	249.77	50.00	37.53	N86°34'53"E	60.03
C29	27°34'58"	154.64	630.00	154.64	N19°01'39"W	300.37
C30	34°49'11"	261.32	430.00	134.84	N50°13'44"W	257.32
C31	83°41'44"	102.25	70.00	62.69	N34°14'58"W	93.40
C32	288°15'37"	249.81	50.00	37.50	N13°54'10"E	60.00
C33	53°57'14"	122.42	130.00	66.17	S49°07'13"E	117.94

Notes:

- All numbered lots shown hereon are intended for single family residential use (R-1).
- All Rods Not Marked Are Set Capped 1/2" Iron Rods.
- All rear and side Building Lines are 10' unless other specified.
- All homeowners are required to provide lighting adjacent to their own driveways. If streetlights are ever requested of required for the subdivision, the homeowners shall be responsible for the cost.

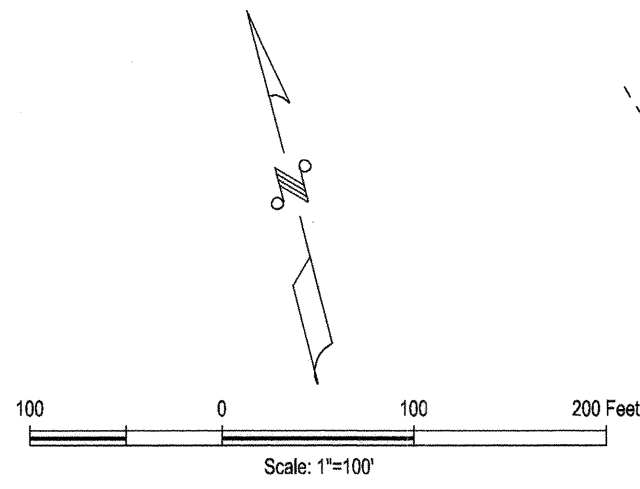
Floodplain and Base Flood
Elevation (BFE) Note
The floodplain and BFE's shown hereon
are taken from LOMR dated 5/28/02
Community #480483, Map #48339C360F

Sheet 2 of 4

ACES
AMERICAN CIVIL ENGINEERING SERVICES, L.P.
P.O. Box 3220 * Conroe, Texas 77305
936-760-3260 * 936-760-3270 (Fax) * www.americances.com

Job # 2004-078012

Cal. W Sheet 97



James Edwards Survey
A-190
City of Conroe
Montgomery County, Texas

Residue of
J.D. Brann, et al
Called 45.8116 Ac.
MCCF 8446074
R.P.R.M.C.

J.D. Brann Called 1.00 Ac.
(Portion of Teal 6.73 Ac.)
MCCF 9726872

Robert William Teal
Called 6.73 Ac.
1075/214

Thomas M. Little, et ux
Called 6.3104 Ac.
9771189 R.P.R.M.C.

R.L. Gordon, M.D., et ux
Called 1.12 Ac.
717168 R.P.R.M.C.

Dennis Bilyeu
Called 3.66 Ac.
MCCF 8310362
R.P.R.M.C.

Craig R. Whitehead, et ux
Called 2.50 Ac.
MCCF 9803148
R.P.R.M.C.

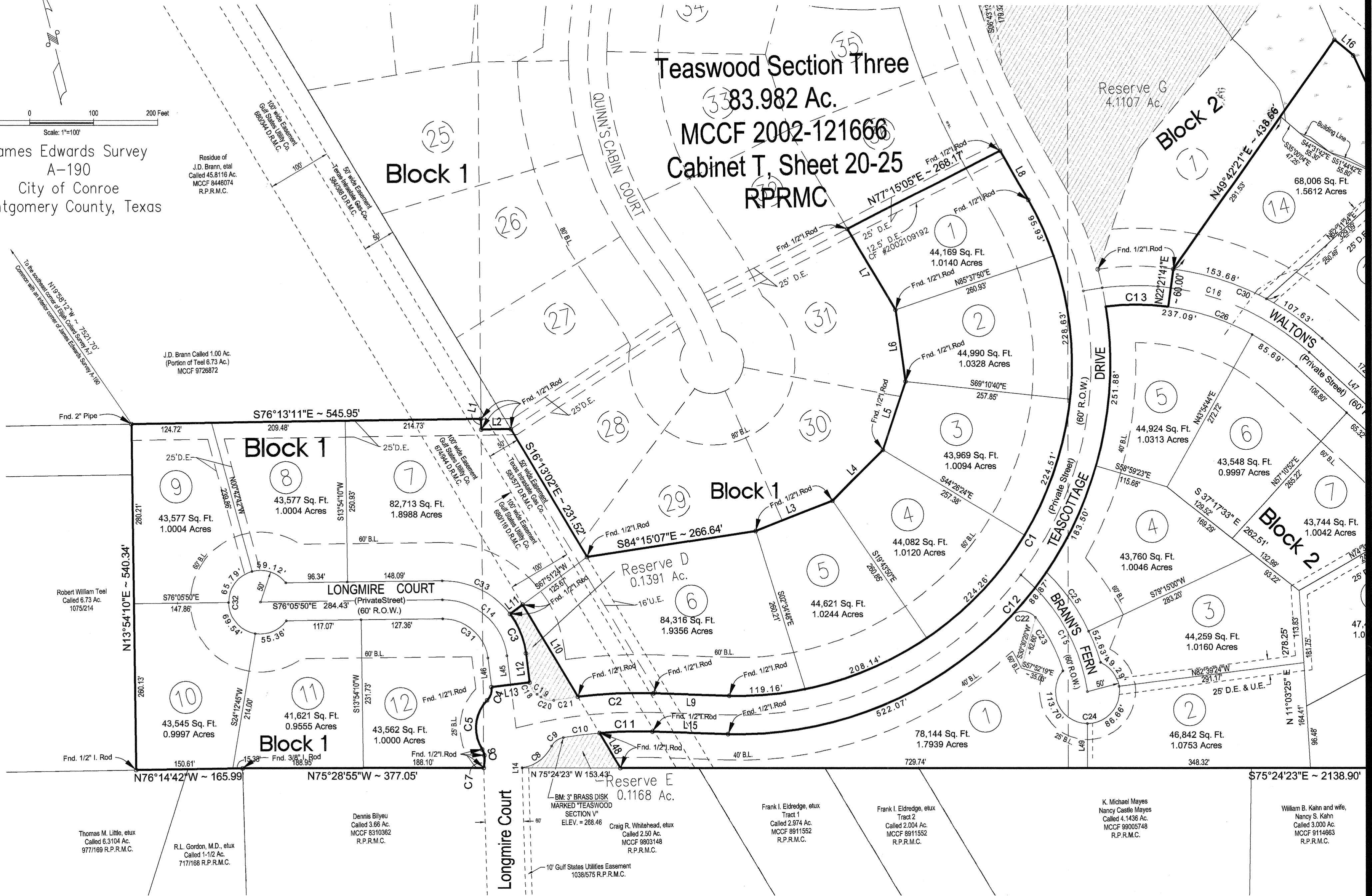
Frank I. Eldredge, et ux
Tract 1
Called 2.974 Ac.
MCCF 8911552
R.P.R.M.C.

Frank I. Eldredge, et ux
Tract 2
Called 2.004 Ac.
MCCF 8911552
R.P.R.M.C.

K. Michael Mayes
Nancy Castle Mayes
Called 4.1436 Ac.
MCCF 98005748
R.P.R.M.C.

William B. Kahn and wife,
Nancy S. Kahn
Called 3.000 Ac.
MCCF 9114663
R.P.R.M.C.

Teaswood Section Three
83.982 Ac.
MCCF 2002-121666
Cabinet T, Sheet 20-25
RPRMC



Floodplain and Base Flood
Elevation (BFE) Note
The floodplain and BFE's shown hereon
are taken from LOMR dated 5/28/02
Community #480483, Map #48339C0360F

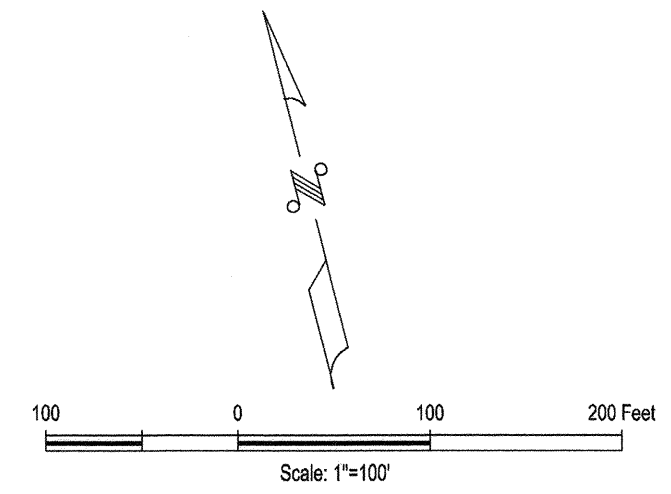
- Notes:
1. All numbered lots shown hereon are intended for single family residential use (R-1).
 2. All Rods Not Marked Are Set Capped 1/2" Iron Rods.
 3. All rear and side Building Lines are 10' unless other specified.
 4. All homeowners are required to provide lighting adjacent to their own driveways. If streetlights are ever requested of required for the subdivision, the homeowners shall be responsible for the cost.

Sheet 3 of 4

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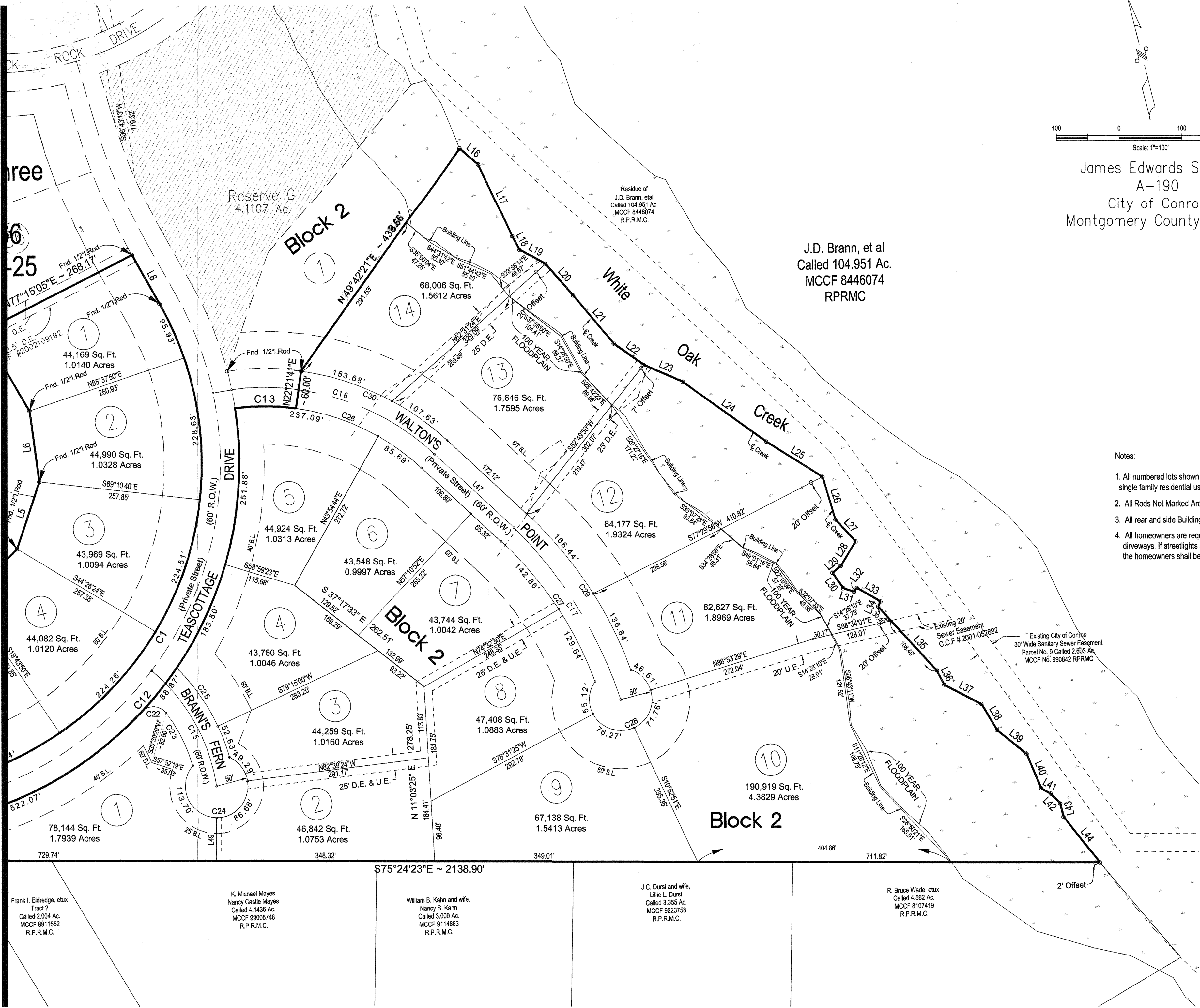
Job # 2004-078012 Cab. W Sheet 98

See Sheet ~ Sheet 4 of 4



James Edwards Survey
A-190
City of Conroe
Montgomery County, Texas

See Sheet ~ Sheet 3 of 4



J.D. Brann, et al
Called 104.951 Ac.
MCCF 8446074
RPRMC

- Notes:
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Frank I. Eldredge, etux
Tract 2
Called 2.004 Ac.
MCCF 8911552
R.P.R.M.C.

K. Michael Mayes
Nancy Castile Mayes
Called 4.1436 Ac.
MCCF 99005748
R.P.R.M.C.

William B. Kahn and wife,
Nancy S. Kahn
Called 3.000 Ac.
MCCF 9114663
R.P.R.M.C.

J.C. Durst and wife,
Lillie L. Durst
Called 3.355 Ac.
MCCF 9223758
R.P.R.M.C.

R. Bruce Wade, etux
Called 4.562 Ac.
MCCF 8107419
R.P.R.M.C.

Sheet 4 of 4

Floodplain and Base Flood
Elevation (BFE) Note
The floodplain and BFE's shown hereon
are taken from LOMR dated 5/28/02
Community #480483, Map #48339C0360F

Jul # 2004-078012

Cub. W Sheet 99