

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: February 2, 2024 GF No. _____
Name of Affiant(s): Dante Alston and Miracle Dawn Alston
Address of Affiant: 1706 Mission Oaks Court, Conroe, TX 77304
Description of Property: 1706 Mission Oaks Court, Conroe, TX 77304
County Montgomery County, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of ~~Texas~~^{MDP} Florida, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners.")
2. We are familiar with the property and the improvements located on the Property.
3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.
4. To the best of our actual knowledge and belief, since 05/28/2021 there have been no:
 - a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;
 - b. changes in the location of boundary fences or boundary walls;
 - c. construction projects on immediately adjoining property(ies) which encroach on the Property;
 - d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below:)

Pending the future replat of 20 feet of reserves granted from HOA

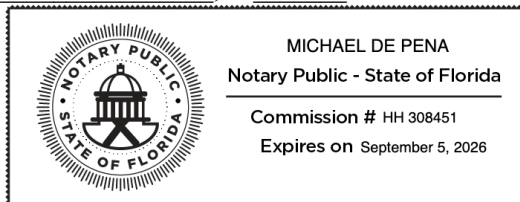
5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.
6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company.

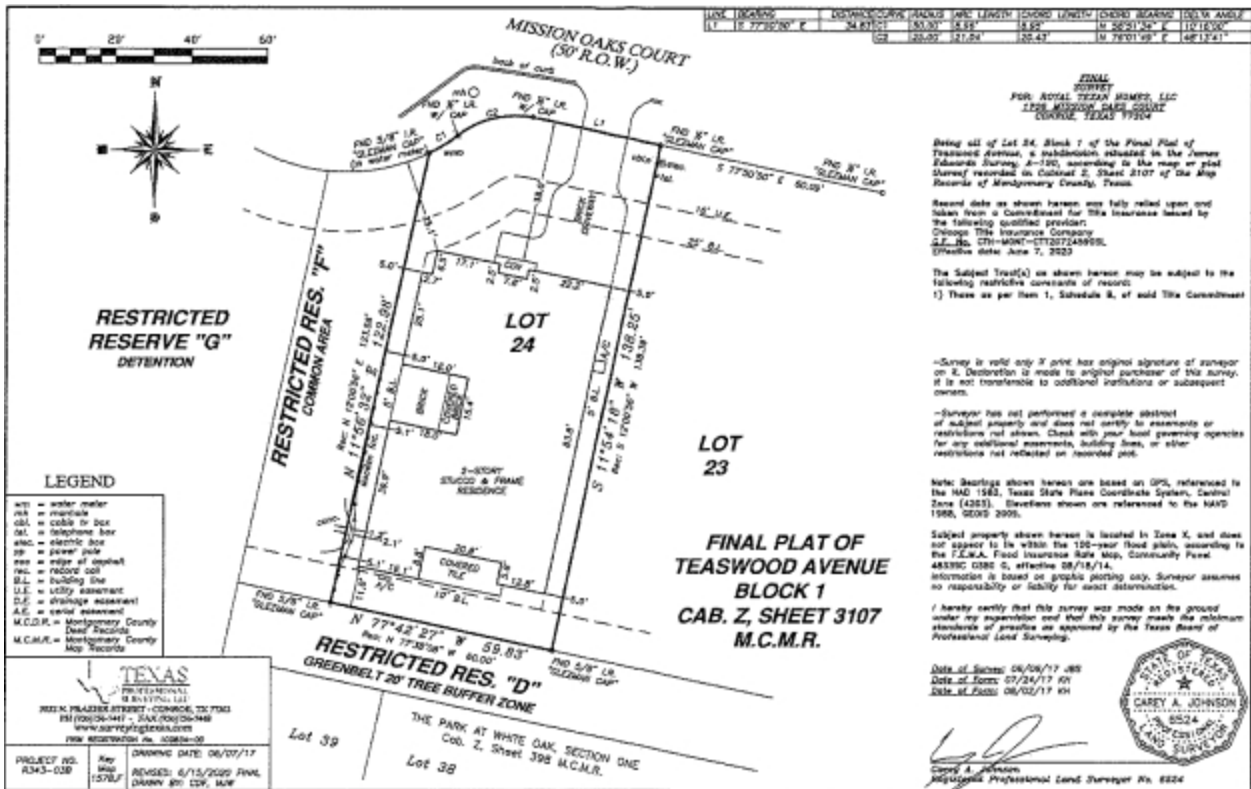
DocuSigned by:
Dante Alston
Miracle Dawn Alston
DE65A7BE794B497
8E97B4C47E1240A...

SWORN AND SUBSCRIBED this 3 day of FEBRUARY, 20 24.

[Signature]
Notary Public

Notarized online using audio-video communication





THE STATE OF TEXAS
COUNTY OF MONTGOMERY

THAT INSERT OWNERS NAME HEREIN ACTING INDIVIDUALLY OR THROUGH THE UNDERSIGNED DULY AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS THE TEASWOOD AVENUE PARTIAL REPLAT NO. 1 SUBDIVISION, 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.

INSERT OWNER NAME

THE STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, INSERT OWNER NAME, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF _____, 20__.

NOTARY PUBLIC IN AND FOR _____ COUNTY, TEXAS

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

ON THE ___ DAY OF _____, 20__, THIS PLAT WAS APPROVED BY THE PLANNING 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.

*WITNESS THE OFFICIAL SIGNATURES OF THE CHAIR AND SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF CONROE, TEXAS, THIS ___ DAY OF _____, 20__.

CHAIR

SECRETARY

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

I, L. BRANDON STEINMANN, 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 _____, 20__ AT ___ O'CLOCK, ___ M., AND DULY RECORDED ON _____, 20__ AT ___ O'CLOCK, ___ M. IN CABINET _____ SHEET _____ OF RECORD OF _____ FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

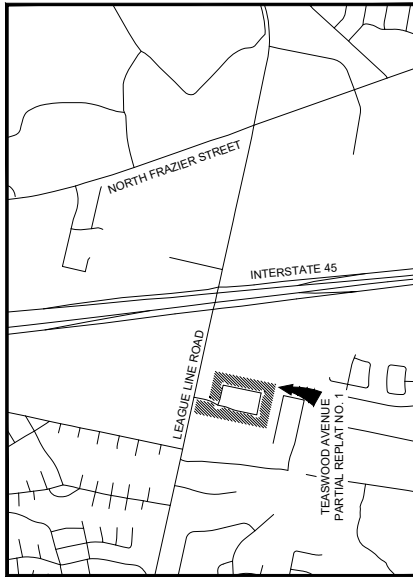
SURVEYOR'S ACKNOWLEDGEMENT

This is to certify that the undersigned, a registered professional land surveyor of the State of Texas, has plotted 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 by the applicable regulations of the City of Conroe, Texas and the Texas Board of Professional Land Surveying.



PRELIMINARY
NOT TO BE RECORDED
FOR ANY PURPOSE

Carey A. Johnson
Registered Professional Land Surveyor No. 6524



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- 1. NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN PER CITY OF CONROE COMMUNITY MAP NO. 480484, FEMA FIRM PANEL NO. 48339C0389G, HAVING AN EFFECTIVE DATE OF 08-18-2014.
- 2. ALL COORDINATES, BEARINGS AND DISTANCES ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83) (2011 ADJUSTMENT), CENTRAL ZONE (TXC-4203), U.S. SURVEY FEET, AND BASED ON GPS OBSERVATIONS, AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 1.00006537.
- 3. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) AND BASED ON THE ADJUSTED BENCHMARK ELEVATIONS PROVIDED BY THE NATIONAL ELEVATION CONTROL NETWORK (NECN) OF THE PUBLISHED VALUE OF CITY OF CONROE BENCHMARK NO. CC-6. PUBLISHED ELEVATION 246.80'. VERTICAL MEASUREMENTS WERE MADE VIA GPS OBSERVATIONS UTILIZING ALLTERRA CENTRAL'S VIRTUAL REFERENCE STATION (VRS) NETWORK USING GEOID18. NO DATUM ADJUSTMENT WAS MADE.

MAINTENANCE COVENANT FOR RESIDENTIAL SUBDIVISIONS WITHIN CITY LIMITS

PRIVATE STREETS, STORM WATER DETENTION FACILITIES, COMMON AREAS, STREETLIGHTS AND SCREENING DEVICES, 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 THE CONDITION OF THE FACILITY WOULD INTERFERE WITH THE PROVISION OF ANY GOVERNMENTAL SERVICE, OR POSE A SIGNIFICANT THREAT OF INJURY TO PERSON OR PROPERTY OUTSIDE THE SUBDIVISION. REPAIRS MADE BY THE CITY OF CONROE TO THE FACILITY 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 WITHIN THE SUBDIVISION.

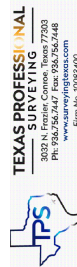
**TEASWOOD AVENUE
PARTIAL REPLAT NO. 1**

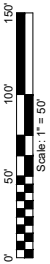
BEING A SUBDIVISION OF 9.63 ACRES SITUATED IN THE JAMES EDWARDS SURVEY, ABSTRACT NO. 196, MONTGOMERY COUNTY, TEXAS, BEING A REPLAT OF BLOCK 1 OF TEASWOOD AVENUE, RECORDED IN CABINET Z, SHEET 3107, AND RESTRICTED RESERVE "A" OF TEASWOOD AVENUE AMENDING PLAT NO. 1, RECORDED IN CABINET Z, SHEET 3978, OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

REASON FOR REPLAT: TO REMOVE GREENBELT AND ADD THE EXTRA TO THE LOTS.

35 LOTS 1 BLOCK, 2 RESERVES (0.79 ACRES)
JULY, 2023

OWNER
INSERT OWNER
INFORMATION





LEGEND

- SET 3/4" IRON ROD W/CAP "TFS 100834-00"
- FOUND SURVEY MONUMENT (DESCRIBED)
- 3-INCH BRASS DISK IN 6-INCH CONCRETE MONUMENT
- IRON ROD
- W/CAP WITH CAP
- VOL. / PG. WITH CAP
- CAB. CABINET
- O.P.R.M.C.T. OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS
- R.P.R.M.C.T. REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS
- M.R.M.C.T. MAP RECORDS OF MONTGOMERY COUNTY, TEXAS
- C.F. NO. CLERK'S FILE NUMBER
- R.O.W. RIGHT-OF-WAY
- B.L. BUILDING LINE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- W.L.E. WATERLINE EASEMENT
- --- APPROXIMATE SURVEY LINE

FRANCIS J. COOK SURVEY
ABSTRACT NO. 118

ORION RESERVE PROPERTY DE LLC
A DELAWARE LIMITED LIABILITY COMPANY
CALLED 13.200 ACRES
C.F. NO. 2002084396
O.P.R.M.C.T.

PUBLIC STREET EASEMENT
C.F. NO. 2002084396
O.P.R.M.C.T.

JAMES EDWARDS SURVEY
ABSTRACT NO. 150

PROSE CONROE
RESERVE "A", BLOCK 1
CAB. Z. SHTS. 8768-8771, M.R.M.C.T.

EMMO BOULEVARD
(R.O.W. VARIES) PRIVATE STREET
CAB. Z. SHEET 3107, M.R.M.C.T.

PROSE CONROE
RESERVE "A", BLOCK 1
CAB. Z. SHTS. 8768-8771, M.R.M.C.T.

DMF CITY PLACE, LLC
A TEXAS LIMITED LIABILITY COMPANY
CALLED 14.769 ACRES
C.F. NO. 2022140275
O.P.R.M.C.T.

LEAGUE LINE ROAD
(R.O.W. VARIES)
NO DEED OF RECORD FOUND

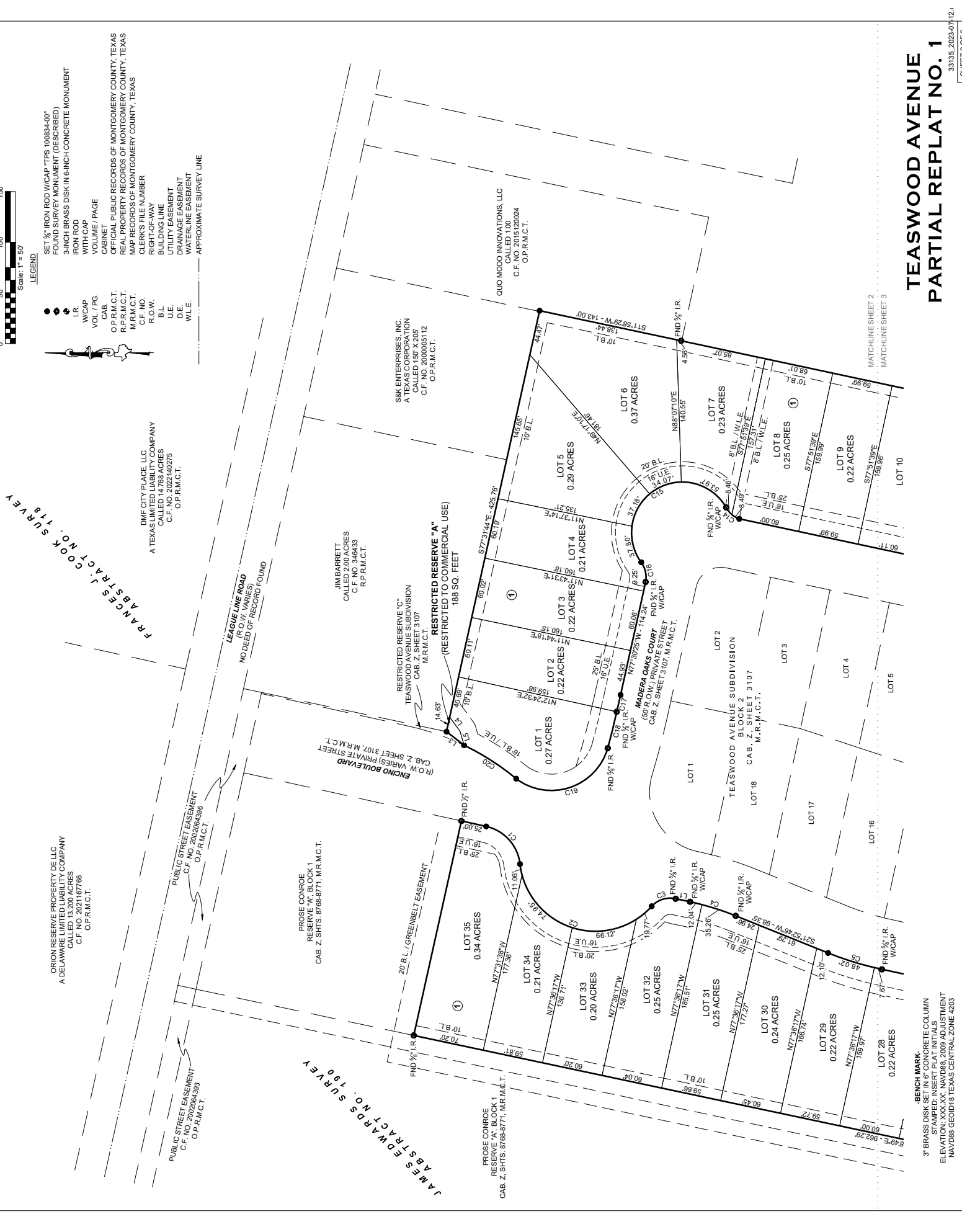
JIM BARRETT
CALLED 2.000 ACRES
C.F. NO. 3466433
R.P.R.M.C.T.

RESTRICTED RESERVE "C"
TEASWOOD AVENUE SUBDIVISION
CAB. Z. SHEET 3107
M.R.M.C.T.

RESTRICTED RESERVE "A"
(RESTRICTED TO COMMERCIAL USE)
188 SQ. FEET

SK ENTERPRISES, INC.
A DELAWARE LIMITED LIABILITY COMPANY
CALLED 1507.2205 ACRES
C.F. NO. 2000005112
O.P.R.M.C.T.

QUO MODO INNOVATIONS, LLC
CALLED 1.000 ACRES
C.F. NO. 20172024
O.P.R.M.C.T.



TEASWOOD AVENUE PARTIAL REPLAT NO. 1

-BENCH MARK-
3" BRASS DISK SET IN 6" CONCRETE COLUMN
STAMPED, INSERT PLAT INITIALS
ELEVATION: 100.00
NAVD83 GEOID: 18 TEXAS CENTRAL ZONE 4203

TEASWOOD AVENUE PARTIAL REPLAT NO. 1

L45/CONROE 152 LTD.
A TEXAS LIMITED PARTNERSHIP
CALLED 150.2403 ACRES
C.F. NO. 2006045628
O.P.R.M.C.T.

JAMES EDWARDS SURVEY
CAB. Z. SHEET 182

REPLAT OF FIRST ASSEMBLY OF GOODLIFE STYLCS
RESERVE "A", BLOCK 1
CAB. Z. SHEET 82
M.R.M.C.T.

MATCHLINE SHEET 2
MATCHLINE SHEET 3



BOUNDARY LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S11°47'51.59"W	14.56'
L2	S12°03'06.07"W	52.33'
L3	N37°51'20.09"E	21.97'

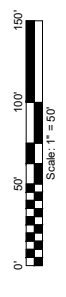
PROSE CONROE
RESERVE "A", BLOCK 1
CAB. Z. SHTS. 8768-8771, M.R.M.C.T.

BOUNDARY CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD LENGTH	CHORD BEARING
C11	50.00'	75.93'	087.0108	68.84'	N88°33'14.59"E
C12	50.00'	71.08'	081.4570	65.25'	N04°41'47.94"E
C13	25.00'	20.78'	047.6215	20.19'	N12°08'18.40"W
C14	25.00'	17.47'	040.0294	17.11'	N41°02'01.47"E
C15	50.00'	162.27'	185.9506	99.87'	N32°48'11.73"W
C16	25.00'	20.55'	047.1047	19.98'	S77°22'48.73"W
C17	726.85'	17.06'	001.3448	17.06'	N77°01'48.28"W
C18	726.85'	37.05'	002.9206	37.05'	N76°08'37.71"W
C19	58.00'	111.88'	110.5251	95.33'	N18°26'15.72"W
C20	250.00'	61.34'	014.0589	61.19'	N32°37'55.01"E

BOUNDARY CURVE TABLE

CURVE #	RADIUS	ARC LENGTH	DELTA	CHORD LENGTH	CHORD BEARING
C1	43.00'	53.36'	071.1034	50.00'	S48°00'00.44"W
C2	75.00'	171.73'	131.1900	136.60'	S17°46'06.62"W
C3	25.00'	25.93'	059.4205	24.78'	S17°26'21.62"E
C4	275.00'	47.30'	009.8545	47.24'	S17°09'33.03"W
C5	325.00'	55.69'	009.8176	55.62'	S16°54'34.56"W
C6	25.00'	18.68'	042.8141	18.25'	S38°26'07.90"W
C7	50.00'	162.89'	186.4281	99.84'	S32°34'34.70"E
C8	25.00'	21.10'	048.3597	20.48'	N76°25'02.18"E
C9	25.00'	21.02'	048.1746	20.41'	S53°53'11.00"E
C10	50.00'	15.86'	018.1894	15.79'	S38°51'21.26"E



- LEGEND
- SET 3/4" IRON ROD W/CAP - TFS 100894-00
 - FOUND BASS W/IRON ROD (DESCRIBED)
 - ◆ FOUND BASS W/IRON ROD
 - CONCRETE MONUMENT
 - IRON ROD
 - W/CAP
 - VOL. / PG.
 - VOLUME / PAGE
 - CABINET
 - OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS
 - REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS
 - MAP RECORDS OF MONTGOMERY COUNTY, TEXAS
 - CLERK'S FILE NUMBER
 - RIGHT-OF-WAY
 - BUILDING LINE
 - UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - WATERLINE EASEMENT
 - APPROXIMATE SURVEY LINE

That Decor Development, LLC, a Texas limited liability company herein acting individually or through the undersigned duly authorized agents, does hereby certify that the plat designated herein described real property as the TEASWOOD AVENUE subdivision, located in the City of Conroe, Texas, and dedicated to the public use for streets, alleys, easements, and easements thereon shown on the public use plat for the City of Conroe, Texas, is a valid and enforceable dedication, except those specifically indicated as private, and does hereby waive any claims for damages or compensation by the City of Conroe for the streets and easements dedicated by the City of Conroe, Texas, and does hereby bind the City of Conroe, Texas, and its successors or assigns to warrant and 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 proportional exists between the dedications, improvements, and excavations required under such regulations and the protected 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, and other utility lines, and easements thereon, and the City of Conroe shall 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, Decor Development, LLC, a Texas limited liability company, has caused these presents to be signed by Larry L. Austin, its manager, thereunto authorized this 15th day of September, 2014.

By: Decor Development, LLC
A Texas Limited Liability Company

By: *[Signature]*
Larry Austin, Manager

State of Texas County of Montgomery

Before me, the undersigned authority, on this day personally appeared Larry L. Austin, 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 15th day of September, 2014.

By: *[Signature]*
Brenda Meeks
Notary Public in and for the State of Texas
Commission expires: 04-15-15



This is to certify that the undersigned, a registered professional land surveyor of the State of Texas, has plotted the above subdivision from an actual survey on the ground, that this plat correctly represents the survey, and that all boundary corners, the angle points and points of curvature or tangency are properly marked as required by the rules and regulations of the City of Conroe, Texas and the Texas Board of Professional Land Surveying.

Signature
Michael Gezman
Texas Registration No. 4627



Certificate of Approval by Planning Commission

On the 2nd day of October, 2014, this plat was approved by the Planning Commission of the City of Conroe, Texas. The approval will be automatically revoked if the plat is not filed in the Map Records of Montgomery County, Texas within one year of the date of approval.

WITNESS the official signatures of the Chair and Secretary of the Planning Commission of the City of Conroe, Texas, this 15th day of November, 2014.

Chair

[Signature]

Secretary

[Signature]
Aimee Bivins

Sheet 16 of 3107

File No. 2014-108337

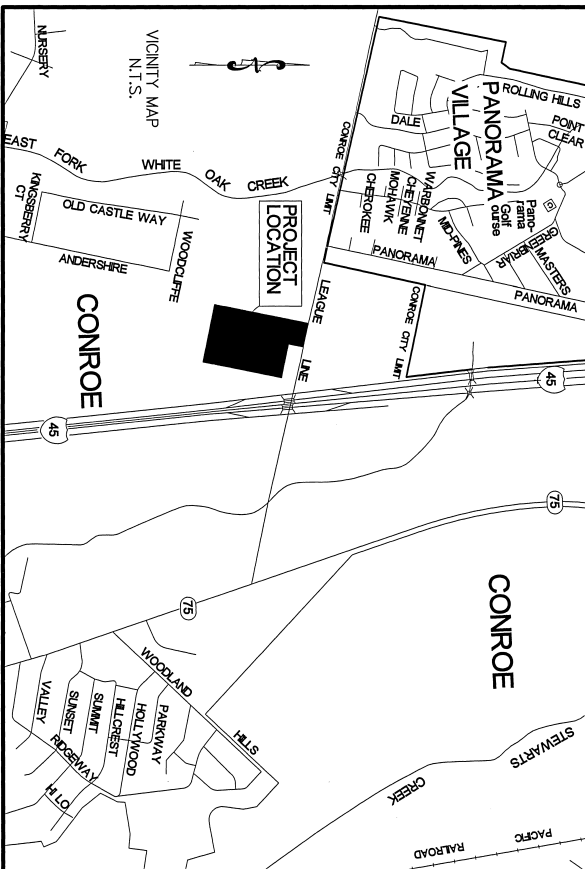
NOTES

1. 5/8" iron rods with survey cap marked "Gezman, RPLS 4627" set at all corners unless otherwise noted.
2. The plotted plat lies in unshaded Zone X, cross delineated to be outside the 100 yr and 500 yr flood plain, FEMA Flood Insurance Rate Map for Montgomery County, Map Number 48339C03805, dated August 18, 2014.
3. Private streets, storm water detention facilities, manholes, areas, streetlights and screening devices, not maintained by governmental entity, shall be maintained by the property owners within the subdivision. The City of Conroe may repair any such facility, would interfere with the provision of any governmental service, or pose a significant hazard of injury to person or property outside the subdivision. A report made by the City shall cost of repairs by the 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 covenant running with the land, and shall be binding on each person purchasing a lot within the subdivision.
4. All building setback line frontlines will be of 45' grade from the lot line and on the lot having the lesser setback, otherwise noted.
5. There is a 10' Building Line along all rear lot lines unless otherwise noted.
6. There is a 5' Building Line along each side lot line unless noted otherwise.
7. All coordinates and bearings are based on MAD83 Texas Central Zone (2002 AD) (FIPS 4203). All distances and areas shown herein are surface values and may be converted to grid values by applying a combined scale factor of 0.999937283.

Property is subject to all terms, conditions, and provisions of final certain Clerk's File Number 2012064599 Real Property Records filed for record under

NOTE:

- ABBREVIATIONS:
- CF # - INDICATES CLERK'S FILE NUMBER
 - IRPACT - INDICATES REAL PROPERTY RECORDS MONTGOMERY COUNTY, TEXAS
 - UE - Utility Easement
 - BL - Building Line
 - DE - Deverage Easement
 - AE - Aerial Easement



I, Mark Terrell, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of acknowledgment was filed for registration in my office on November 6, 2014, at 10:45 o'clock, A.M.

and duly recorded on November 6, 2014, at 11:13 o'clock, A.M. in Volume 3107, 3118 of record of

for said County.

WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas, the day and date last above written.

[Signature]
Mark Terrell
Clerk, Montgomery County, Texas

[Signature]
Brenda Meeks, Deputy



Developer: DECOR DEVELOPMENT, LLC
3201 North Frazier
Conroe, Texas 77303
589-44-0222

Engineer: GOODWIN-LASTER, INC.
4077 Cross Park Drive, Suite 100
9797, Texas 77380

FINAL PLAT
TEASWOOD AVENUE
A SUBDIVISION OF
17,990 ACRES OF LAND IN THE
JAMES EDWARDS SURVEY, A-190
MONTGOMERY COUNTY, TEXAS
CONTAINING 55 LOTS, 3.218 ACRES IN
7 RESTRICTED RESERVES
IN 2 BLOCKS

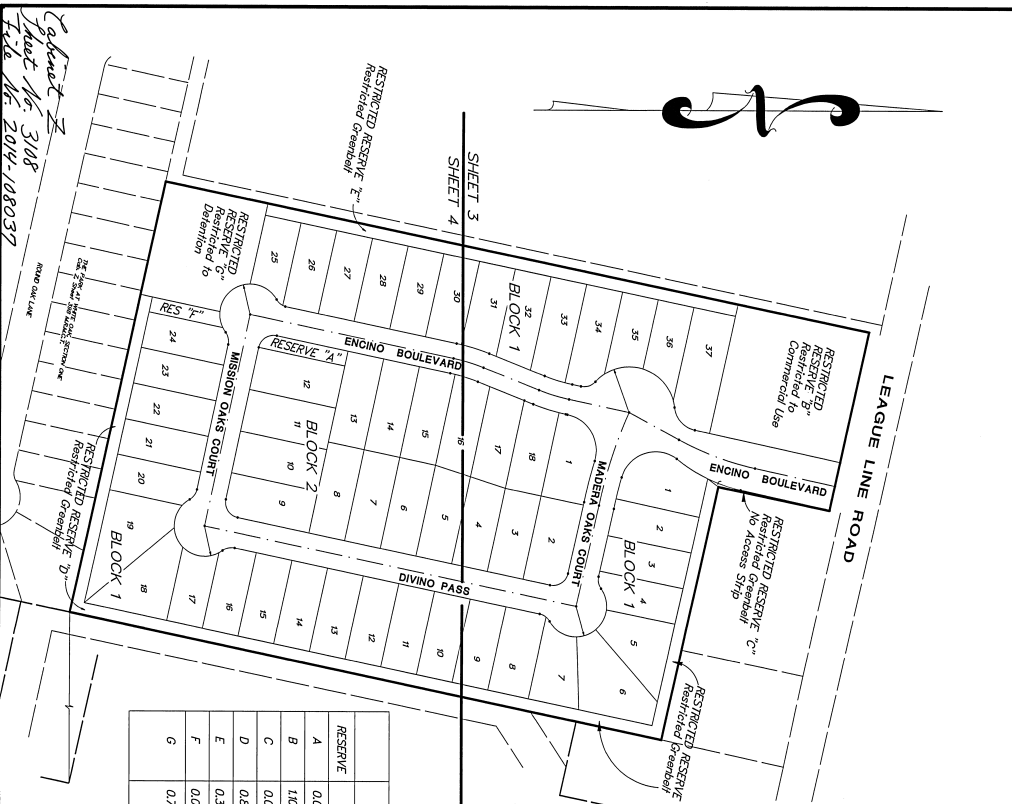
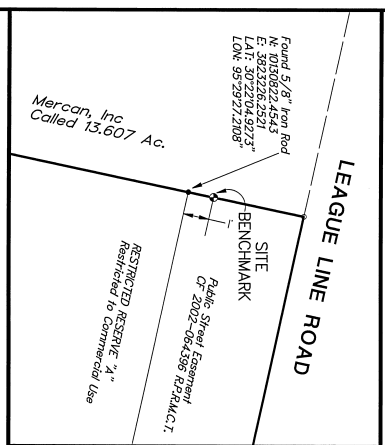
September 15, 2014



Gezman Surveying, Inc.
1900 Old River Road
Houston, Texas 77056
Office: (281) 522-4407

TEASWOOD AVENUE Sheet 1 of 4

Benchmark Detail (N.T.S.)
 Benchmark of Round Concrete Monument, with Brass Disk
 NW Corner Reserve 1, Block 1
 Elevation: 288.50'
 Based on NAVD 88, Good 03



LINE	BEARING	DI STANCE
L 1	N 21°53'35"E	98.15'
L 2	N 12°06'37"E	101.08'
L 3	N 28°35'37"E	93.35'
L 4	N 21°53'35"E	82.40'
L 5	N 21°53'35"E	98.15'
L 6	N 12°00'56"E	2.79'
L 7	N 21°53'35"E	98.15'
L 8	N 12°00'56"E	14.57'
L 9	S 77°34'21"E	40.00'
L 10	S 77°34'21"E	40.00'
L 11	S 77°33'38"E	1.16'
L 12	S 77°33'38"E	29.10'
L 13	N 77°59'04"W	34.83'
L 14	N 21°53'35"E	12.09'
L 15	N 21°53'35"E	25.24'
L 16	N 12°25'39"E	36.58'
L 17	S 77°34'21"E	20.00'
L 18	S 77°33'38"E	9.64'
L 19	S 77°33'38"E	3.66'
L 20	N 16°11'05"E	36.58'
L 21	S 12°00'56"E	20.00'
L 22	N 12°00'56"E	20.00'
L 23	S 77°34'21"E	20.00'
L 24	S 77°34'21"E	20.00'
L 25	S 77°34'21"E	20.00'
L 26	N 12°00'56"E	60.00'
L 27	N 12°00'56"E	60.00'
L 28	N 18°08'31"E	60.34'
L 29	N 18°08'31"E	60.34'
L 30	N 12°00'56"E	60.00'
L 31	S 77°33'35"E	4.92'
L 32	N 21°53'35"E	15.76'
L 33	N 21°53'35"E	21.49'
L 34	N 37°23'13"E	22.06'
L 35	S 37°23'13"W	40.00'
L 36	S 77°33'35"E	29.00'
L 37	S 77°38'08"E	17.00'
L 38	N 12°00'56"E	

CURVE	DELTA ANGLE	RADI US	ARC	TANGENT	CHORD	CHORD BEARING
C 1	9°52'39"	300.00'	51.72'	25.92'	51.65'	N 16°57'15"E
C 2	9°52'39"	300.00'	51.72'	25.92'	51.65'	N 16°57'15"E
C 3	16°09'57"	475.00'	134.02'	67.46'	133.58'	N 20°50'38"E
C 4	12°17'13"	751.85'	161.23'	80.93'	160.92'	S 72°10'40"E
C 5	90°00'00"	25.00'	39.27'	25.00'	35.36'	N 32°59'04"W
C 6	9°52'39"	275.00'	47.41'	23.76'	47.53'	N 16°57'15"E
C 7	9°52'39"	275.00'	47.41'	23.76'	47.53'	N 16°57'15"E
C 8	5°10'06"	776.85'	30.08'	35.61'	70.05'	S 75°42'51"E
C 9	5°10'06"	776.85'	30.08'	35.61'	70.05'	S 75°42'51"E
C 10	90°00'00"	25.00'	39.27'	25.00'	35.36'	S 32°46'19"E
C 11	48°11'48"	25.00'	39.27'	25.00'	35.36'	S 77°59'27"W
C 12	186°22'46"	50.00'	162.65'	11.18'	20.41'	N 39°03'47"E
C 13	186°22'46"	50.00'	162.65'	11.18'	20.41'	N 39°03'47"E
C 14	43°00'28"	25.00'	18.76'	9.85'	18.33'	N 16°57'15"E
C 15	9°52'39"	325.00'	56.03'	28.08'	55.96'	N 16°57'15"E
C 16	9°52'39"	325.00'	56.03'	28.08'	55.96'	N 16°57'15"E
C 17	59°54'00"	275.00'	47.41'	23.76'	47.53'	N 17°48'26"E
C 18	59°54'00"	275.00'	47.41'	23.76'	47.53'	N 17°48'26"E
C 19	71°05'51"	43.00'	53.36'	30.73'	50.00'	N 47°58'32"E
C 20	27°03'55"	250.00'	118.09'	60.17'	117.00'	N 25°57'37"W
C 21	110°52'46"	58.00'	118.09'	84.22'	93.54'	S 18°42'44"E
C 22	4°12'46"	726.85'	53.44'	26.73'	53.44'	N 76°14'49"E
C 23	185°57'16"	25.00'	20.88'	10.97'	20.10'	N 77°57'07"E
C 24	185°57'16"	25.00'	20.88'	10.97'	20.10'	N 77°57'07"E
C 25	48°11'23"	23.00'	21.03'	11.18'	20.41'	S 36°06'37"W
C 26	48°11'23"	23.00'	21.03'	11.18'	20.41'	S 36°06'37"W
C 27	186°22'46"	50.00'	162.65'	11.18'	20.41'	N 39°03'47"E
C 28	186°22'46"	50.00'	162.65'	11.18'	20.41'	N 39°03'47"E
C 29	48°11'23"	23.00'	21.03'	11.18'	20.41'	S 36°06'37"W
C 30	51°13'35"	50.00'	6.86'	4.49'	8.95'	S 58°57'30"W
C 31	84°26'15"	50.00'	7.33'	4.57'	27.01'	S 79°48'43"W
C 32	60°20'05"	50.00'	52.65'	29.06'	50.25'	N 42°20'53"W
C 33	33°01'42"	25.00'	14.41'	14.21'	14.21'	N 30°02'16"E
C 34	9°58'28"	25.00'	4.35'	4.35'	4.35'	N 44°03'00"E
C 35	1°21'35"	25.00'	7.71'	2.18'	7.71'	N 22°52'56"E
C 36	8°31'24"	48.31'	48.31'	24.20'	48.22'	N 12°41'44"E
C 37	7°21'24"	325.00'	35.31'	17.68'	35.29'	N 17°38'03"E
C 38	2°31'14"	75.00'	12.10'	6.05'	12.10'	N 18°12'52"E
C 39	14°57'01"	75.00'	19.57'	9.84'	12.10'	N 13°16'33"E
C 40	50°25'52"	75.00'	66.01'	35.32'	63.90'	N 40°23'56"W
C 41	57°35'27"	75.00'	75.51'	41.22'	72.27'	N 07°18'41"E
C 42	8°24'36"	75.00'	11.01'	5.51'	11.00'	N 47°42'29"W
C 43	13°07'11"	250.00'	57.25'	28.75'	57.12'	N 79°19'12"E
C 44	13°56'44"	250.00'	60.85'	28.75'	57.12'	S 18°59'15"E
C 45	2°52'21"	250.00'	36.44'	18.22'	36.40'	S 32°31'12"W
C 46	1°20'24"	17.00'	17.00'	8.50'	17.00'	S 75°34'16"E
C 47	42°16'16"	50.00'	36.89'	19.33'	36.06'	S 77°40'11"E
C 48	42°47'45"	50.00'	37.55'	19.59'	36.48'	N 76°23'12"E
C 49	38°50'00"	50.00'	33.89'	17.62'	33.24'	S 62°04'48"E
C 50	62°03'14"	50.00'	54.15'	30.08'	51.54'	S 21°15'55"E
C 51	20°28'41"	25.00'	5.41'	4.52'	5.40'	S 29°10'42"W
C 52	27°42'42"	25.00'	8.94'	6.17'	8.89'	S 49°57'58"W
C 53	48°11'23"	25.00'	12.09'	11.18'	11.97'	S 25°52'17"W
C 54	7°40'21"	25.00'	21.03'	11.18'	20.41'	S 32°20'17"E
C 55	73°54'23"	50.00'	64.50'	37.61'	60.12'	S 08°27'05"W
C 56	40°58'29"	50.00'	35.76'	18.68'	35.00'	S 65°53'31"W
C 57	45°38'10"	50.00'	39.83'	21.04'	38.78'	N 70°48'09"W
C 58	18°11'23"	50.00'	15.87'	8.17'	15.81'	N 38°53'23"W
C 59	1°44'22"	275.00'	8.55'	4.17'	8.35'	N 12°53'07"E
C 60	8°08'17"	325.00'	39.06'	19.56'	39.03'	N 17°49'26"E
C 61	7°53'21"	275.00'	44.75'	22.41'	44.71'	N 17°56'54"E
C 62	1°59'17"	325.00'	11.28'	5.64'	11.28'	N 13°00'35"E

RESERVE	ACREAGE/SQUARE FOOTAGE	RESTRICTION/DESCRIPTION
A	0.080 AC. / 3,489 S.F.	COMMON AREA
B	1.022 AC. / 47,987 S.F.	COMMERCIAL USE
C	0.010 AC. / 453 S.F.	GREENBELT AND NO ACCESS
D	0.882 AC. / 38,407 S.F.	GREENBELT 20' TREE BUFFER ZONE
E	0.363 AC. / 15,800 S.F.	GREENBELT 20' TREE BUFFER ZONE
F	0.067 AC. / 2,926 S.F.	COMMON AREA
G	0.716 AC. / 31,083 S.F.	RESTRICTED TO DETENTION NO ENCLOSED STRUCTURES SHALL BE CONSTRUCTED IN RESERVE G

FINAL PLAT
TEASWOOD AVENUE
 A SUBDIVISION OF
 17.990 ACRES OF LAND IN THE
 JAMES EDWARDS SURVEY, A-190
 MONTGOMERY COUNTY, TEXAS
 CONTAINING 55 LOTS, 3.218 ACRES IN
 7 RESTRICTED RESERVES
 IN 2 BLOCKS

September 15, 2014
 DEVELOPER: DECOR DEVELOPMENT, LLC
 3201 North Frazier
 Corpus, Texas 77503
 361-441-0222
 ENGINEER: GOODWIN-LASTER, INC.
 4077 Cross Park Drive, Suite 100
 Bryan, Texas 77802
 979-718-9700
 SURVEYOR: GLENN SURVEYING, INC.
 1988 014 KIRK ROAD
 HOUSTON, TEXAS 77058
 OFFICE (832) 502-5450 ***www.glsurveying.com
 GLENN SURVEYING, INC.
 Teaswood Avenue, Sheet 2 of 4

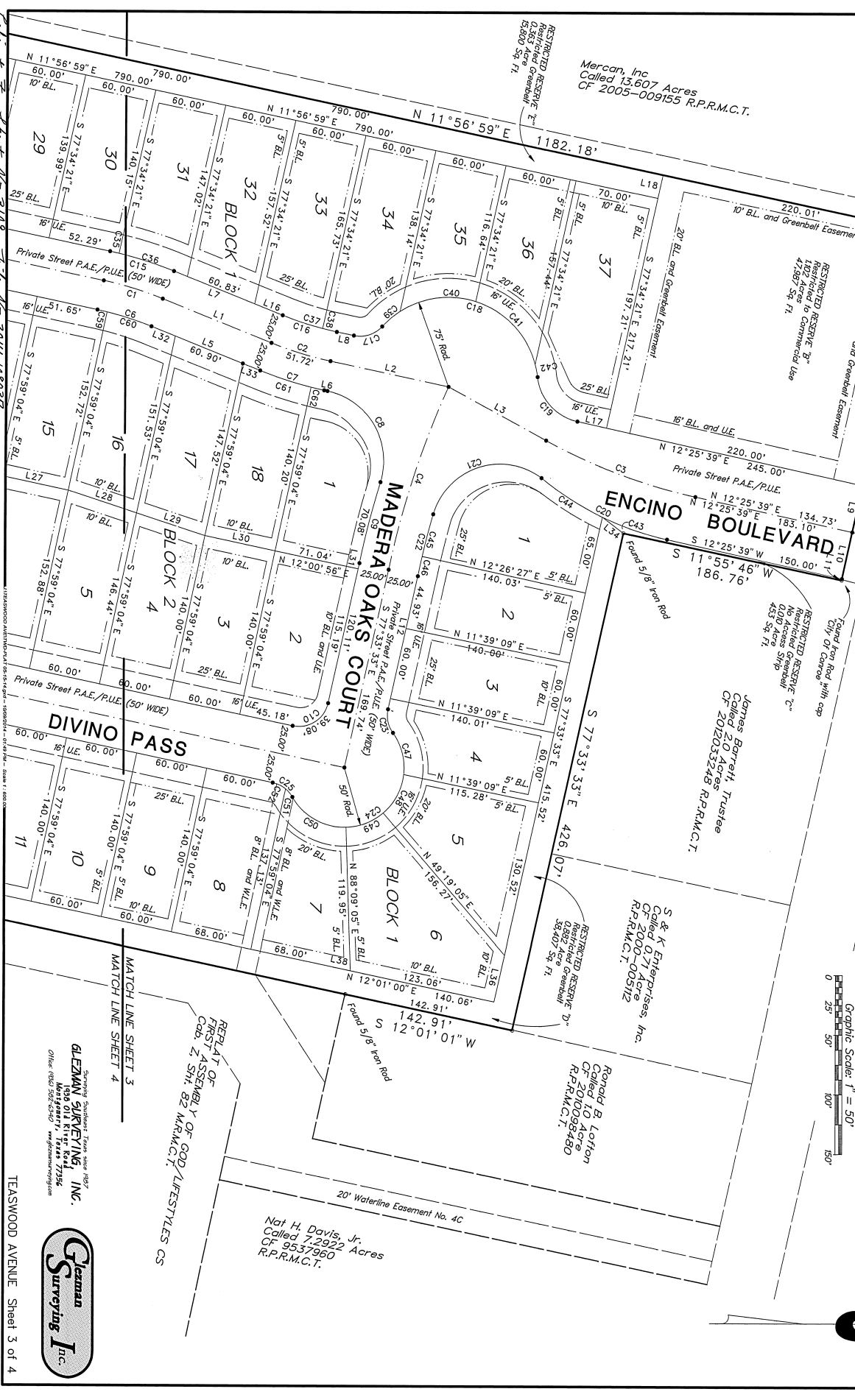
FINAL PLAT
TEASWOOD AVENUE

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 JAMES EDWARDS SURVEY, A-190
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 CONTAINING 55 LOTS, 3,218 ACRES IN
 7 RESTRICTED RESERVES
 IN 2 BLOCKS
 September 15, 2014

NOTE:
 ABBREVIATIONS:
 CF # - INDICATES CLEK'S FILE NUMBER
 R/P/M/C/T - INDICATES REAL PROPERTY RECORDS MONTGOMERY COUNTY, TEXAS
 M/W/C/T - INDICATES MAP RECORDS MONTGOMERY COUNTY, TEXAS
 U/E - Utility Easement
 B/E - Burial Easement
 D/E - Driveway Easement
 A/E - Aerial Easement
 P/A/E - PUBLIC ACCESS EASEMENT
 P/U/E - PUBLIC UTILITY EASEMENT

Mercan City Place Development, LLC
 Called 64,867 Acres
 CF 2006157039 R.P.R.M.C.T.

Found 5.87' Iron Rod
 N 03°00'22" E 47.72'
 E 38°23'47" S 95.14'
 L 141° 30' 22" 48.22'
 L 0N 59°29'24" 43.01'



S & K Enterprises, Inc.
 Called 2.0 Acres
 CF 20070171
 R.P.R.M.C.T.

Ronald B. Lofgren
 Called 10 Acres
 CF 2010098480
 R.P.R.M.C.T.

Nat H. Davis, Jr.
 Called 7,292.22 Acres
 CF 53
 9537960
 R.P.R.M.C.T.

REPLAT OF
 FIRST ASSEMBLY OF GOD LIFESTYLES CS
 C&B Z SM: 82 M/R/M/C/T

Surveying Solutions, Texas since 1987
GLENN SURVEYING, INC.
 1639 O.I.A. Street, Suite 1775
 Houston, Texas 77056
 Office: (832) 568-5400
 www.gleannsolutions.com



Volume 7 Sheet No. 318 3rd Ed. Nov 2014-108037

MATCH LINE SHEET 3
MATCH LINE SHEET 4

RESTRICTED RESERVE "D"
0.5800 Acres
15,800 Sq. Ft.
Mercon, Inc
C/O 13,607 Acres
CF 2005-00935 R.P.M.C.T.

City of Conroe 16' Combination Easement
2006-043411 R.P.M.C.T.

RESTRICTED RESERVE "D"
0.74 Acres
31,083 Sq. Ft.

RESTRICTED RESERVE "D"
0.067 Acres
2,926 Sq. Ft.

RESTRICTED RESERVE "D"
0.080 Acres
3,489 Sq. Ft.

RESTRICTED RESERVE "D"
0.5800 Acres
15,800 Sq. Ft.

TEASWOOD AVENUE

FINAL PLAT

A SUBDIVISION OF
17,990 ACRES OF LAND IN THE
JAMES EDWARDS SURVEY, A-190
MONTGOMERY COUNTY, TEXAS
CONTAINING 55 LOTS, 3,218 ACRES IN
7 RESTRICTED RESERVES
IN 2 BLOCKS

Submitted \checkmark
Sheet No. 3/10
Filed No. 2014-08-23
September 15, 2014

NOTE:
ABBREVIATIONS:
CF # - INDICATES CLERK'S FILE NUMBER
RPM/C - INDICATES REAL PROPERTY RECORDS MONTGOMERY COUNTY, TEXAS
MARK - INDICATES MAP RECORDS MONTGOMERY COUNTY, TEXAS
U/E - Utility Easement
BL - Building Line
D/E - Driveway Easement
P/AE - PUBLIC ACCESS EASEMENT
P/UE - PUBLIC UTILITY EASEMENT

ROUND OAK LANE

MISSION OAKS COURT

ENCINO BOULEVARD

DIVINO PASS

J. EDWARDS SURVEY, LLC
144-3755 AC
CF 98338695 R.P.M.C.T.

Francis J. Cook A-118
James Edwards A-190

FIRST ASSEMBLY OF GOD/
LINDSEY'S CO.
C/O Z. SM; B2 MARK.C.T.

Restricted Reserve "D"



Surveyor's Seal: Francis J. Cook
ALEXANDER SURVEYING, INC.
1936 014 River Road
P.O. Box 17796
Dallas, Texas 75217
Office (972) 942-9900
www.alexandersurveying.com

