

TeasWood is an upscale, private and gated community situated on 520 acres of forested rolling hills, with lakes, creeks and natural springs. The large estate lots, extensive landscaping, corral fencing, statuary, lakes and private facilities define TeasWood as a unique community in the area. The community includes:

Over six miles of private streets

Over eleven miles of community fencing

Eight gates at four entrances, each with security cameras

Three lakes and ponds, with fishing piers and water features

Community facilities that include a park with a pavilion and playground, walking paths, a covered bridge, a guard house, and two bus stops containing little free libraries and bronze statuary. *CIA Website

TeasWood owners pay an annual assessment to fund the maintenance and improvement of community-owned property (roads, fence, park, lakes, gates, structures and other amenities). The amount of the annual assessment is \$1,600 per lot, due on January 1 of each year. Payment plans are available for owners that wish to pay on a quarterly or monthly basis. Contact C.I.A. Services for additional information.

Amenities: Executive estate living, controlled access gate, trails, lakes, natural woodlands

Schools: Willis ISD

Tax Rate: 1.9544