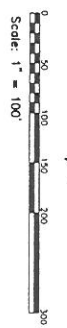


FINAL TEAS LAKES

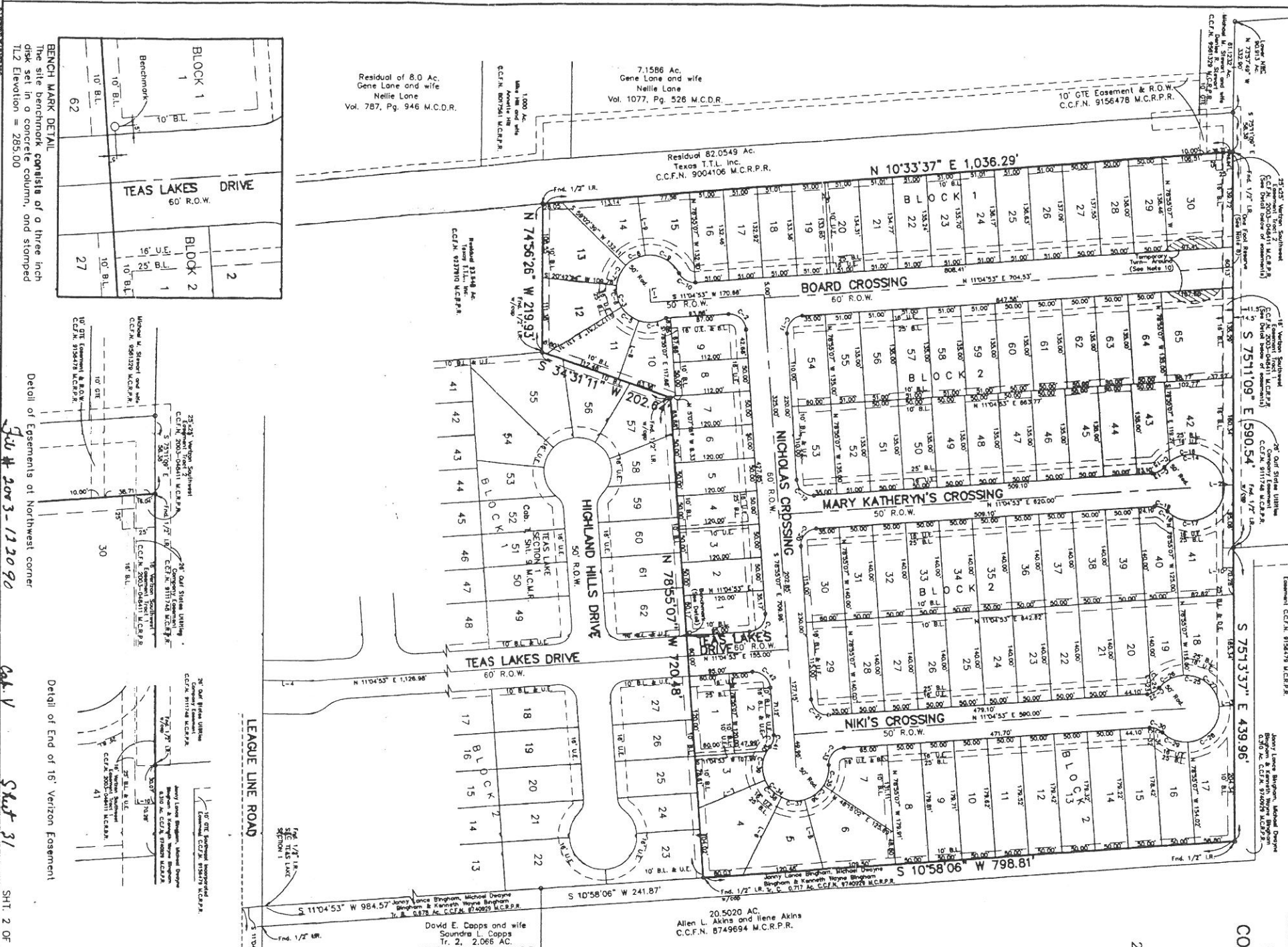
SECTION TWO
A SUBDIVISION OF 20.653 ACRES
OF LAND IN THE
MARTIN P. CLARK SUR., A - 148
MONTGOMERY COUNTY, TEXAS
SINGLE FAMILY RESIDENTIAL
CONTAINING 95 LOTS, 2 BLOCKS

SEPTEMBER 2003
OWNER/DEVELOPER
Chrbroon Co. L.L.C.
206-A S. Loop 336 W. Suite # 211
Conroe, Texas 77304
(936) 890-3678

Marcus Inc.
Residual 90313 Ac.
C.C.F.N. 2000-043279 M.C.R.P.R.



Johnny Lance Bingham
Michael Dwayne Bingham
C.C.F.N. 9740930 M.C.R.P.R.



CURVE TABLE

CD	RDUS	LENGTH	DELTA	CHORD BEARING DIST.
C-1	83.00	39.27	90.00	N 33°35'07" W 35.36
C-2	83.00	39.27	90.00	S 56°04'53" V 35.36
C-3	83.00	237.59	272°15'50"	N 58°37'43" V 69.30
C-4	83.00	35.28	90.00	S 53°18'00" V 31.30
C-5	83.00	35.28	90.00	N 36°20'15" V 32.84
C-6	83.00	33.46	38°20'15"	N 88°27'44" V 32.84
C-7	83.00	33.46	38°20'15"	N 50°07'28" V 32.84
C-8	83.00	33.46	38°20'15"	N 11°47'13" V 32.84
C-9	83.00	81.88	90.00	N 44°45'32" V 57.44
C-10	83.00	81.88	90.00	S 45°14'28" V 57.44
C-11	83.00	90.00	90.00	S 33°55'07" E 35.36
C-12	83.00	39.27	90.00	N 12°00'48" V 20.41
C-13	83.00	21.07	48°11'23"	N 13°00'48" V 20.41
C-14	83.00	21.07	48°11'23"	N 13°00'48" V 20.41
C-15	83.00	110.79	126°56'12"	S 15°29'01" E 88.44
C-16	83.00	109.48	125°27'02"	N 38°21'22" E 88.88
C-17	83.00	119.31	119°31'31"	S 36°36'40" V 89.88
C-18	83.00	29.88	90.00	N 52°36'40" V 29.88
C-19	83.00	29.88	90.00	S 37°23'20" V 29.88
C-20	83.00	39.27	90.00	S 33°55'07" E 35.36
C-21	83.00	39.27	90.00	S 33°55'07" E 35.36
C-22	83.00	21.07	48°11'23"	N 13°00'48" V 20.41
C-23	83.00	21.07	48°11'23"	N 13°00'48" V 20.41
C-24	83.00	130.76	126°56'12"	S 15°29'01" E 88.44
C-25	83.00	121.18	125°27'02"	N 38°21'22" E 88.88
C-26	83.00	119.31	119°31'31"	S 36°36'40" V 89.88
C-27	83.00	78.54	90.00	N 52°36'40" V 78.54
C-28	83.00	78.54	90.00	S 37°23'20" V 78.54
C-29	83.00	42.05	48°11'23"	N 13°00'48" V 42.05
C-30	83.00	42.05	48°11'23"	N 13°00'48" V 42.05
C-31	83.00	15.07	48°11'23"	S 33°10'34" V 20.41
C-32	83.00	15.07	48°11'23"	S 33°10'34" V 20.41
C-33	83.00	35.96	83°39'17"	S 12°54'31" V 35.96
C-34	83.00	194.45	282°48'17"	S 32°30'45" V 91.10
C-35	83.00	36.40	37°08'26"	S 60°19'10" E 31.85
C-36	83.00	36.40	41°42'31"	S 28°53'42" E 35.60
C-37	83.00	35.92	41°18'58"	S 28°53'42" E 35.18
C-38	83.00	45.19	51°47'11"	N 71°28'28" V 43.67
C-39	83.00	45.19	09°59'46"	N 41°05'00" V 43.67
C-40	83.00	18.65	42°50'00"	S 57°30'07" V 18.26
C-41	83.00	18.65	42°50'00"	S 57°30'07" V 18.26
C-42	83.00	59.12	90.00	S 56°04'53" V 35.36

L&M TABLE

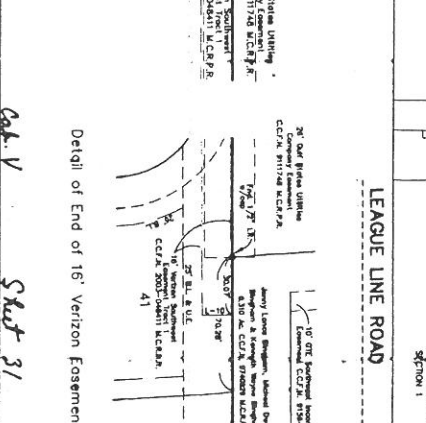
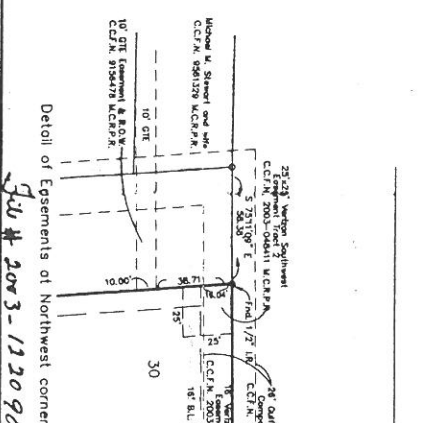
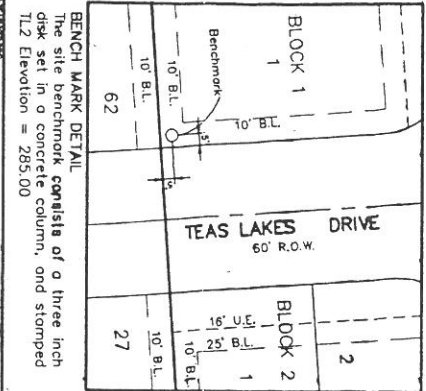
L	B	N	S	E	W	0	100
L-1	N	78°55'07"	V	80.00			
L-2	N	11°04'53"	E	11.33			
L-3	N	11°04'53"	E	11.33			
L-4	N	13°11'30"	E	75.32			
L-5	N	89°57'34"	E	108.14			
L-6	S	48°50'59"	E	129.57			
L-7	S	07°52'02"	E	108.59			
L-8	S	07°52'02"	E	108.59			
L-9	N	82°37'06"	V	82.57			
L-10	S	14°46'23"	V	16.00			

NOTE:
Storm water detention facilities, and common areas, and street frontage are to be provided by the subdivision. The City of Conroe may report any such private facility if it determines that the condition would interfere with the provision of any governmental service or pose a significant threat of injury to person or property. The City has no obligation to provide any such facility. The cost of reports 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 hereby established upon each lot. This provision shall be a covenant running with the land and shall be enforceable by the City purchasing a lot within the subdivision, if owned by City.

SEC
Martin P. Clark A - 148
North line of James Edwards A - 190

SME
F. J. Cook A - 118

JEFFREY MOON
LAND ASSOCIATES INC.
LAND SURVEYORS
P.O. Box 9511
Conroe, TX 77304
(936) 794-2664
FAX (936) 794-2611



Detail of End of 16' Verizon Easement
Sht # 2003-132090
Sht # 31
SHT. 2 OF 2