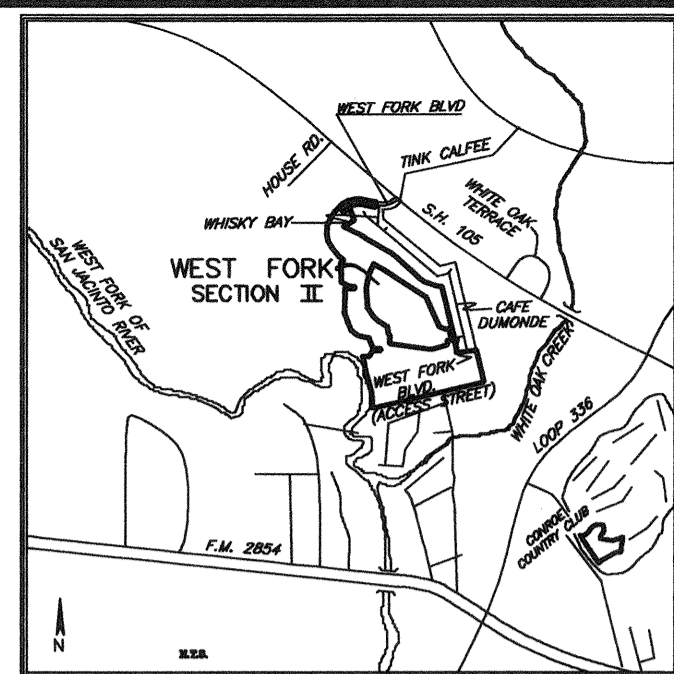
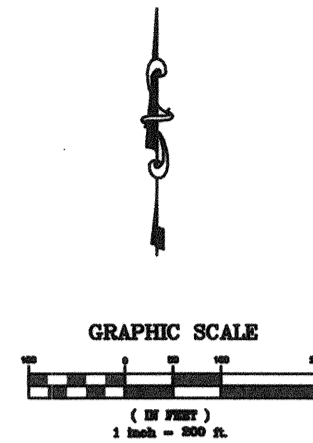


# WEST FORK SECTION TWO

93 RESIDENTIAL LOTS - 5 BLOCKS - 1 RESERVE  
 A SUBDIVISION OF 29.095 Ac. OF LAND  
 IN THE WILLIAM S. ALLEN SURVEY, A-2  
 MONTGOMERY COUNTY, TEXAS



-VICINITY MAP-  
 MONTGOMERY COUNTY KEY MAP  
 PAGE: 156 BLOCKS: R, U, AND V  
 AND  
 PAGE: 157 BLOCK: S



OWNER: 105 GROUP INC.  
 P. O. BOX 1328  
 MONTGOMERY, TEXAS 77356

AMERICAN CIVIL ENGINEERING SERVICES  
 SURVEYOR: SETH M. GIBSON  
 P. O. BOX 3220  
 CONROE, TEXAS 77305

LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	60.00	S17°53'50"E	L21	41.07	N27°43'59"E
L2	83.64	S03°29'50"W	L22	32.82	S61°51'52"E
L3	127.63	N01°55'38"W	L23	82.63	S12°41'12"E
L4	77.63	N34°01'55"W	L24	52.66	N77°18'48"E
L5	108.12	N09°11'31"W	L25	50.00	N81°55'04"W
L6	75.64	N49°34'39"W	L26	50.00	N81°55'04"W
L7	62.52	N15°15'11"E	L27	126.78	N77°18'48"E
L8	141.00	N25°44'45"E	L28	15.87	N86°57'46"W
L9	228.52	S64°15'14"W	L29	25.99	N67°37'30"W
L10	118.32	S71°58'32"E	L30	52.96	N62°16'01"W
L11	58.51	N72°08'35"E	L31	25.99	N67°37'30"W
L12	156.92	S17°53'50"E	L32	100.54	S29°32'31"E
L13	50.00	N81°55'04"W	L33	81.07	S12°41'12"E
L14	126.78	N77°18'48"E	L34	75.05	S29°32'31"E
L15	50.32	S03°02'14"W	L35	76.12	S62°16'01"E
L16	25.99	N67°37'30"W	L36	32.82	S61°51'52"E
L17	26.12	N27°43'59"E	L37	10.83	N27°43'59"E
L18	33.67	N67°27'29"E	L38	32.82	S61°51'52"E
L19	49.89	N53°32'55"E	L39	11.07	S27°43'59"W
L20	40.83	N27°43'59"E			

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD DIR	CHORD
C1	122.90	330.00	62.17	21°20'20"	S87°49'05"W	122.19
C2	50.21	270.00	25.18	10°39'16"	N77°29'21"E	50.13
C3	135.77	300.00	69.07	25°55'49"	N85°07'01"E	134.62
C4	119.62	330.00	60.47	20°48'08"	S87°41'52"W	118.97
C5	128.98	470.00	64.90	15°43'26"	N85°10'31"E	128.58
C6	59.34	280.00	29.80	13°04'38"	S86°29'55"W	59.21
C7	369.99	300.00	212.66	70°39'44"	N32°17'38"W	346.98
C8	308.66	300.00	169.56	58°56'59"	S38°09'00"E	295.22
C9	190.63	300.00	96.66	36°24'30"	S09°31'44"W	187.44
C10	102.70	350.00	51.72	16°48'44"	N70°40'23"W	102.33
C11	222.75	390.00	114.51	32°43'30"	N45°54'16"W	219.74
C12	126.57	430.00	63.75	16°51'54"	N21°06'34"W	126.11
C13	189.23	300.00	97.88	36°08'24"	N78°31'42"E	186.11
C14	225.41	300.00	118.32	43°02'58"	S75°04'25"W	220.14
C15	140.74	90.00	89.37	89°35'52"	S17°03'56"E	126.83
C16	142.00	90.00	90.63	90°24'10"	N72°56'03"E	127.73
C17	108.12	420.00	54.36	14°44'59"	N89°38'30"W	107.82
C18	239.54	420.00	123.13	32°40'40"	N45°52'51"W	236.31
C19	135.32	460.00	68.15	16°51'19"	N21°06'51"W	134.83
C20	39.27	25.00	25.00	90°00'00"	S87°41'12"E	35.36
C21	130.49	360.00	65.97	20°46'08"	S87°41'52"W	129.78
C22	71.94	270.00	36.18	15°15'57"	S89°33'03"E	71.73
C23	108.75	300.00	54.98	20°46'08"	S87°41'52"W	108.15
C24	137.22	500.00	69.04	15°43'26"	N85°10'31"E	136.79
C25	66.05	270.00	33.19	14°01'01"	S86°12'05"W	65.89
C26	70.10	260.00	35.26	15°26'54"	S88°11'41"W	69.89
C27	39.75	25.00	25.48	91°05'44"	N47°29'22"E	35.69
C28	327.83	270.00	187.54	69°34'00"	N32°50'30"W	308.06
C29	339.53	330.00	186.51	58°56'59"	S38°09'00"E	324.75
C30	182.82	330.00	93.82	31°44'28"	S07°11'43"W	180.49
C31	37.23	25.00	23.04	85°19'58"	N19°36'02"W	33.89
C32	86.69	250.00	43.78	19°52'02"	N72°12'02"W	86.25
C33	42.22	25.00	28.14	96°46'15"	S69°20'51"W	37.38
C34	139.66	270.00	71.43	29°38'15"	S06°08'36"W	138.11
C35	277.79	270.00	152.60	58°56'59"	S38°09'00"E	265.70
C36	128.21	330.00	64.93	22°15'39"	N56°28'40"W	127.41
C37	35.38	25.00	21.38	81°05'14"	S85°54'28"E	32.50
C38	247.12	330.00	129.68	42°54'22"	S75°08'44"W	241.39
C39	146.78	270.00	75.25	31°08'48"	N81°01'30"E	144.97
C40	41.45	25.00	27.28	94°59'36"	N17°57'18"E	36.86
C41	37.77	25.00	23.54	86°33'22"	N72°49'12"W	34.28
C42	188.32	330.00	96.80	32°41'46"	N80°15'01"E	185.77
C43	201.95	270.00	105.96	42°51'22"	S75°10'13"W	197.28
C44	35.47	25.00	21.46	81°16'50"	S13°06'07"W	32.57
C45	171.75	330.00	87.87	29°49'10"	N12°37'43"W	169.82
C46	38.94	25.00	24.67	89°14'38"	S42°20'27"E	35.12
C47	82.67	440.00	41.46	10°45'53"	N87°39'18"E	82.54
C48	41.43	25.00	27.26	94°57'33"	N34°47'35"E	36.85
C49	117.67	400.00	59.26	16°51'19"	N21°06'51"W	117.25
C50	205.62	360.00	105.70	32°43'30"	N45°54'16"W	202.83
C51	36.86	25.00	22.70	84°29'07"	S75°29'25"W	33.61
C52	177.79	120.00	109.74	84°53'17"	N75°41'30"E	161.97
C53	175.91	120.00	108.03	83°59'29"	S19°52'08"E	160.58
C54	36.82	25.00	22.67	84°23'38"	N20°04'12"W	33.58
C55	93.83	60.00	59.58	89°35'51"	S17°03'57"E	84.55
C56	94.67	60.00	60.42	90°24'09"	N72°56'04"E	85.15
C57	26.45	330.00	13.23	04°35'32"	S84°12'50"W	26.44

BENCHMARK a 3" Brass Disk set in a concrete column 6" in Diameter and 3' Deep and Buried Flush with Natural Ground Stamped WF2 Elev. = 195.77 Northeast side of Jackson Square Drive and Beau Rivage Drive.

Note: All Property corners are set 5/8" iron pins.

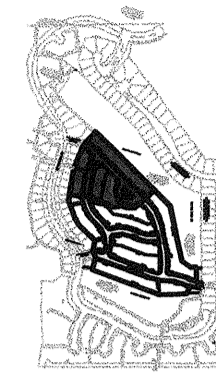
- NOTES:
1. THERE IS HEREBY DEDICATED A FIVE-FOOT (5') BUILDING LINE (B.L.) AND ELECTRICAL EASEMENT ALONG ALL SIDE LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
  2. BACK BUILDING LINES SHALL BE 10' EXCEPT AS OTHERWISE NOTED.
  3. THIS TRACT IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100 YEAR FLOODPLAIN AS PER FEMA PANEL #48339C0359 F EFFECTIVE DATE DECEMBER 19, 1996.
  4. STORM WATER DETENTION FACILITIES, PRIVATE STREETS AND COMMON AREAS, AND STREET LIGHTS NOT MAINTAINED BY A 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 PERSONS 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 WITHIN THE SUBDIVISION.

File # 2004-014617 Cab V Sheet 152

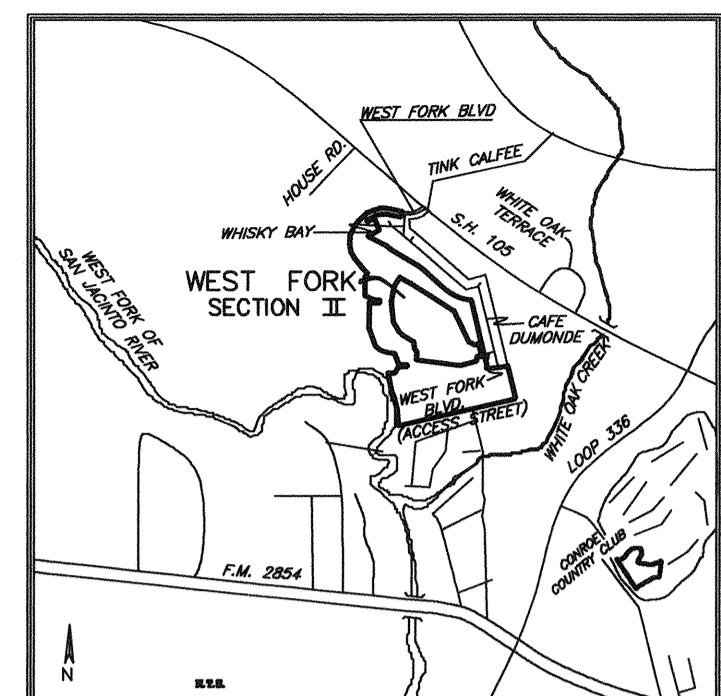


# WEST FORK SECTION TWO

93 RESIDENTIAL LOTS - 5 BLOCKS - 1 RESERVE  
A SUBDIVISION OF 29.095 Ac. OF LAND  
IN THE WILLIAM S. ALLEN SURVEY, A-2  
MONTGOMERY COUNTY, TEXAS



Coverage This Sheet



-VICINITY MAP-  
MONTGOMERY COUNTY KEY MAP  
PAGE: 156 BLOCKS: R, U, AND V  
AND PAGE: 157 BLOCK: S

OWNER: 105 GROUP INC.  
P. O. BOX 1328  
MONTGOMERY, TEXAS 77356

AMERICAN CIVIL ENGINEERING SERVICES LP.  
SURVEYOR: SETH M. GIBSON  
P. O. BOX 3220  
CONROE, TEXAS 77305

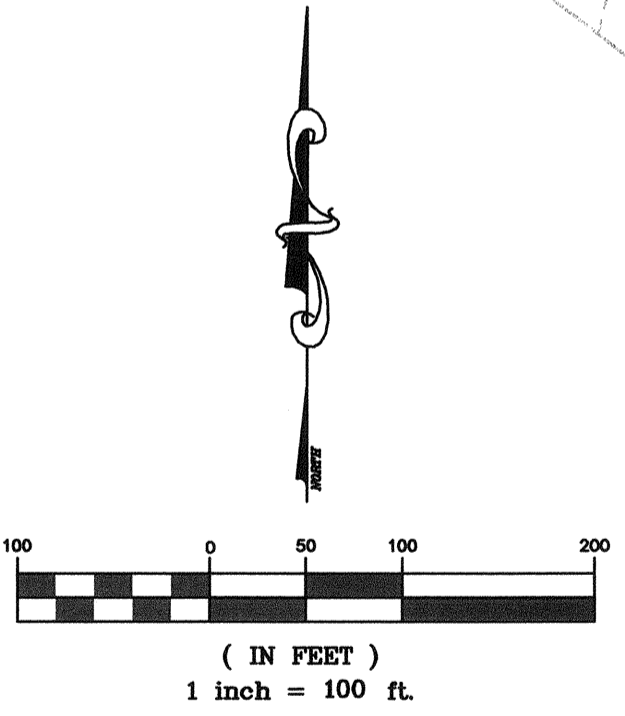
NORTHWEST CORNER OF  
THE WILLIAM S. ALLEN SURVEY, A-2  
(SCALED S71°44'45"W 1900' FROM S.H. 105)  
JOHN McDILLON SURVEY, A-367 II  
WILLIAM S. ALLEN SURVEY, A-2

105 GROUP INC.  
RESIDUAL OF A  
CALLED 166.60 AC.  
C.C.F. #9894046  
R.P.R.M.C.

WEST FORK SECTION I  
C.C.F. #2002063277 R.P.R.M.C.  
CABINET S SHEET 84-87

105 GROUP INC.  
RESIDUAL OF A  
CALLED 166.60 AC.  
C.C.F. #9894046  
R.P.R.M.C.

WEST FORK SECTION I  
C.C.F. #2002063277 R.P.R.M.C.  
CABINET S SHEET 84-87



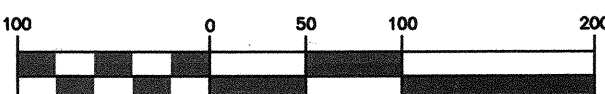
Sub # 2004-014617

Cal-V

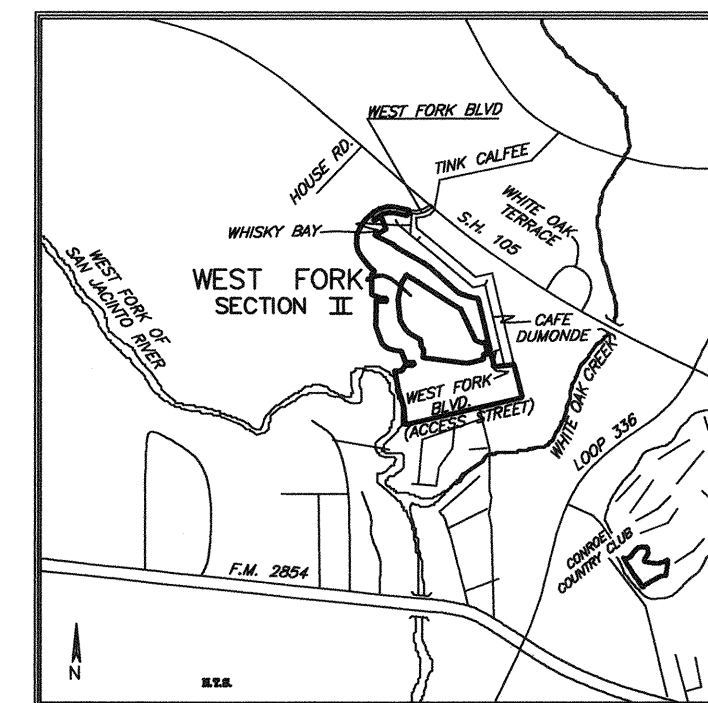
Sheet 153

# WEST FORK SECTION TWO

93 RESIDENTIAL LOTS - 5 BLOCKS - 1 RESERVE  
 A SUBDIVISION OF 29.095 Ac. OF LAND  
 IN THE WILLIAM S. ALLEN SURVEY, A-2  
 MONTGOMERY COUNTY, TEXAS



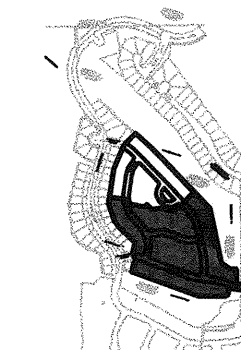
( IN FEET )  
 1 inch = 100 ft.



-VICINITY MAP-  
 MONTGOMERY COUNTY KEY MAP  
 PAGE: 156 BLOCKS: R.U. AND V  
 AND  
 PAGE: 157 BLOCK: S

OWNER: 105 GROUP INC.  
 P. O. BOX 1328  
 MONTGOMERY, TEXAS 77356

AMERICAN CIVIL ENGINEERING SERVICES LP.  
 SURVEYOR: SETH M. GIBSON  
 P. O. BOX 3220  
 CONROE, TEXAS 77305



Coverage This Sheet



105 GROUP INC.  
 RESIDUAL OF A  
 CALLED 166.60 Ac.  
 C.C.F. #9894046  
 R.P.R.M.C.

WEST FORK SECTION III

File # 2004-014617

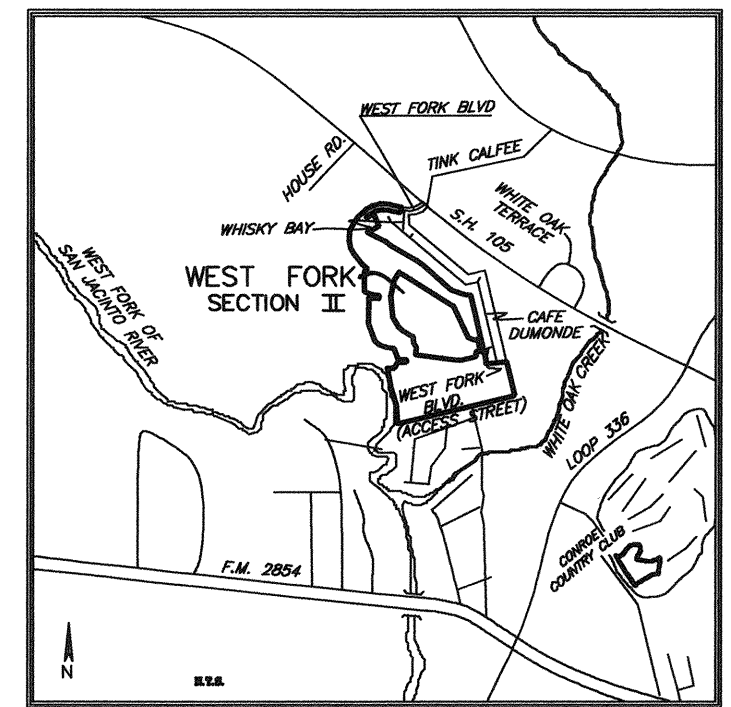
Sub. V Sheet 154



**WEST FORK  
SECTION TWO**

FILED FOR RECORD  
2004 FEB 10 PM 2:05  
Mark Turnbull  
COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

93 RESIDENTIAL LOTS - 5 BLOCKS - 1 RESERVE  
A SUBDIVISION OF 29.095 Ac. OF LAND  
IN THE WILLIAM S. ALLEN SURVEY, A-2  
MONTGOMERY COUNTY, TEXAS



-VICINITY MAP-  
MONTGOMERY COUNTY KEY MAP  
PAGE: 156 BLOCKS: R,U, AND V  
AND  
PAGE: 157 BLOCK: S

**OWNER'S DEDICATION**

STATE OF TEXAS  
COUNTY OF MONTGOMERY

That TAYLOR - BROWN L. P., herein acting individually or through the undersigned duly authorized agents, does hereby adopt this plat designating the herein described real property as WEST FORK SECTION TWO, 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 do 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.

Taylor - Brown L.P.  
By: Suzan E. Taylor 1/13/04  
Suzan E. Taylor  
Partner  
By: N. M. Brown 1/13/04  
N. M. Brown  
Partner

STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Suzan E. Taylor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13 day  
of January, 2004.

Dusty L. Norman  
Notary Public  
State of Texas  
Notary's Name  
Notary's Commission Expires: 11-3-2007

STATE OF TEXAS  
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared N. M. Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated.

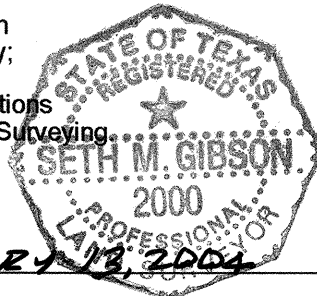
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 13 day  
of January, 2004.

Dusty L. Norman  
Notary Public  
State of Texas  
Notary's Name  
Notary's Commission Expires: 11-3-2007

**SURVEYOR'S ACKNOWLEDGEMENT**

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 by the applicable regulations of the City of Conroe, Texas and the Texas Board of Professional Land Surveying.

Seth M. Gibson  
Seth M. Gibson  
Registered Professional Land Surveyor  
Plat Preparation  
Date  
No. 2000



**LIENHOLDER'S ACKNOWLEDGMENT  
AND  
SUBORDINATION STATEMENT**

FRANKLIN BANK, S.S.B., owner and holder of liens against the property described in the plat known as WEST FORK SECTION II, do hereby in all things subordinate to said plat said liens. Bank hereby confirms that it is the present owner of said liens and has not assigned the same nor any part thereof

FRANKLIN BANK, S.S.B.  
By: Sherry Day  
Sherry Day  
Vice-President

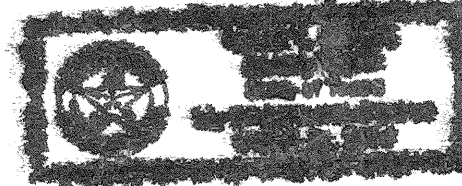
**ACKNOWLEDGEMENT**

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Sherry Day, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed same for the purposes and consideration therein expressed and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 26 day  
of January, 2004.

By: Mary H. Jones  
Name: Mary H. Jones  
NOTARY PUBLIC, STATE OF TEXAS



**COUNTY CLERK FILING  
ACKNOWLEDGEMENT 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 2-9, 2004, at 3:00 o'clock, P.M., and duly recorded on 2-10, 2004, at 2:05 o'clock, P.M., in cabinet V, sheet 152-153 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: Alicia Drake Deputy

**CERTIFICATE OF APPROVAL  
BY PLANNING AND ZONING COMMISSION**

On the 9th day of February, 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 signatures of the Chairman and Secretary of the City Planning and Zoning Commission of the City of Conroe, Texas, this 9th day of February, 2004.

By: Morris Eickenhorst  
Morris Eickenhorst  
By: Tammy Bailey  
Tammy Bailey

**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

**FLOODPLAIN NOTE**

NOTE: This tract is located in Zone X and is not within the 100 year Floodplain as per FEMA Panel #48339C0359 F effective date December 19, 1996

**Owner**

Taylor Brown, L.P.  
P.O. BOX 1328  
MONTGOMERY, TEXAS 77356

**Surveyor**

C & G LAND SURVEYORS  
SETH M. GIBSON R.P.L.S.  
P. O. Box 987  
Conroe, Texas 77305

