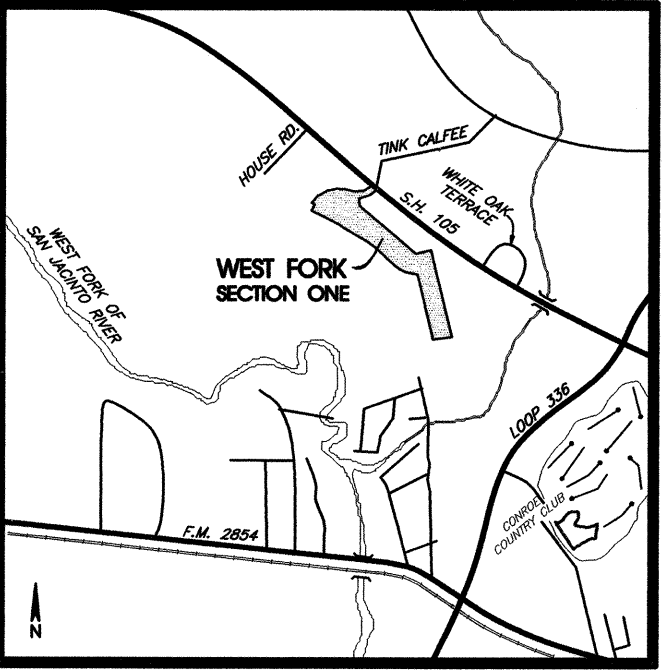


**-BENCH MARK-**  
 3" BRASS DISK SET IN A CONCRETE COLUMN  
 6" IN DIAMETER, THREE FEET DEEP AND BURIED FLUSH  
 WITH NATURAL GROUND  
 STAMPED: WF1 ELEV. = 201.6



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

**-CENTERLINE DATA-**

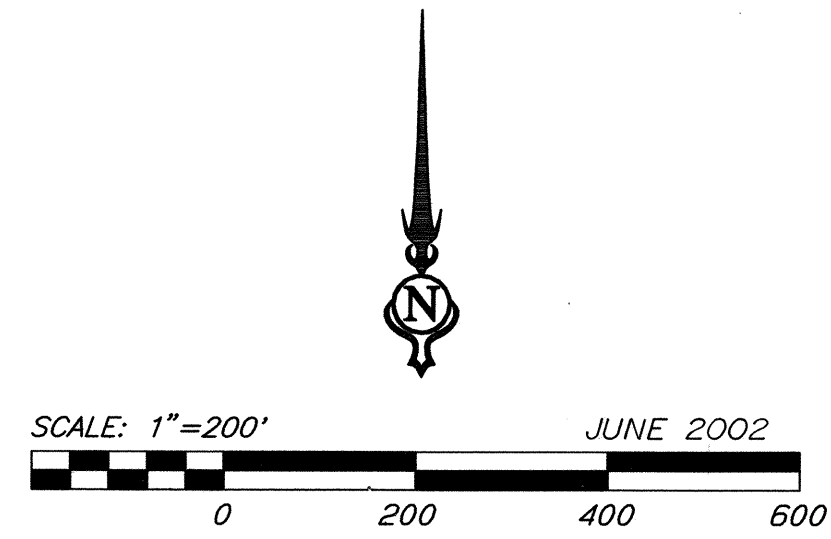
LINE/CURVE	BEARING/CHORD	DIST./ARC	RADIUS	DELTA	CHORD DIST.
L1	N82°14'47"W	14.98'	---	---	---
L2	S01°09'39"W	141.75'	---	---	---
L3	S27°08'25"W	115.15'	---	---	---
L4	NORTH	39.41'	---	---	---
L5	S64°32'34"E	238.43'	---	---	---
L6	N25°27'26"E	69.02'	---	---	---
L7	S64°32'34"E	364.27'	---	---	---
L8	S57°22'03"E	133.55'	---	---	---
L9	S46°16'14"E	153.53'	---	---	---
L10	N26°55'13"E	30.00'	---	---	---
L11	S17°53'50"E	1070.21'	---	---	---
L12	S17°53'50"E	226.51'	---	---	---
L13	S72°06'10"W	160.00'	---	---	---
C1	S63°04'32"W	392.25'	400.11'	56°10'14"	376.73'
C2	N85°32'34"W	46.04'	400.11'	6°35'33"	46.01'
C3	S14°09'02"W	213.11'	470.00'	25°58'46"	211.29'
C4	N47°45'26"W	158.15'	300.00'	30°12'17"	156.33'
C5	S63°42'04"E	8.81'	300.00'	1°40'59"	8.81'
C6	S60°57'18"E	62.62'	500.00'	7°10'31"	62.58'
C7	S51°49'08"E	193.68'	1000.00'	11°05'49"	193.38'
C8	S77°16'00"E	453.37'	419.03'	61°59'32"	431.58'
C9	S85°40'15"E	43.37'	55.00'	45°10'57"	42.26'
C10	S40°29'18"E	43.37'	55.00'	45°10'57"	42.26'
C11	S14°35'26"E	46.17'	400.00'	6°38'48"	46.15'
C12	S72°23'33"W	20.00'	1977.45'	0°34'46"	20.00'

**-ROW DATA-**

LINE/CURVE	BEARING/CHORD	ARC/DIST	RADIUS	DELTA	CHORD/DIST.
L14	N25°27'26"E	9.02'	---	---	---
L15	S25°27'26"W	9.02'	---	---	---
L16	S43°30'30"E	22.55'	---	---	---
C13	S41°58'09"W	42.73'	30.00'	81°36'59"	39.21'
C14	S18°42'04"E	48.01'	30.00'	91°40'59"	43.04'
C15	N70°27'26"E	47.12'	30.00'	90°00'00"	42.43'
C16	S64°32'34"E	157.08'	50.00'	180°00'00"	100.00'
C17	S19°32'34"E	47.12'	30.00'	90°00'00"	42.43'
C18	S51°34'08"W	18.17'	30.00'	34°41'43"	17.89'
C19	S62°47'21"E	115.87'	40.00'	165°58'42"	79.40'
C20	S01°09'05"W	19.95'	30.00'	38°05'50"	19.58'
C21	N62°53'50"W	47.12'	30.00'	90°00'00"	42.43'
C22	N27°06'10"E	47.12'	30.00'	90°00'00"	42.43'
C23	N63°04'46"W	39.43'	25.00'	90°21'53"	35.47'
C24	N84°57'17"E	211.65'	50.00'	242°32'17"	85.47'
C25	S07°26'44"E	35.26'	30.00'	67°20'19"	33.26'
C26	N80°37'09"E	56.00'	30.00'	106°57'28"	48.22'
C27	N40°32'34"W	43.67'	30.00'	83°24'26"	39.92'

**NOTES:**

1. THERE IS HEREBY DEDICATED A FIVE-FOOT (5') BUILDING LINE (B.L.) ALONG ALL SIDE LOT LINES UNLESS OTHERWISE SHOWN OR NOTED.
2. THERE IS HEREBY DEDICATED A TEN-FOOT (10') UTILITY EASEMENT (U.E.) ALONG BOTH SIDES OF ALL STREETS WITHIN THE SUBDIVISION UNLESS OTHERWISE SHOWN OR NOTED.
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4. 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.
5. TEMPORARY EASEMENT FOR TURN-AROUND (50' RADIUS) UNTIL STREET IS EXTENDED IN SAME DIRECTION BY A RECORDED PLAT.
6. ALL BOUNDARY CORNERS ARE SET 5/8" IRON RODS W/CAP UNLESS OTHERWISE SHOWN OR NOTED.
7. 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.
8. PRIVATE RIGHT-OF-WAYS ARE ALSO DEDICATED AS UTILITY EASEMENTS.
9. LOT OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF PRIVATE RIGHT-OF-WAYS AND RETAIN THE RIGHT TO OFFER SAID RIGHT-OF-WAYS FOR PUBLIC DEDICATION BY SIMPLE MAJORITY VOTE (PER CITY OF CONROE ORDINANCE 17 1/2-119).



**WEST FORK SECTION ONE**

**82 RESIDENTIAL LOTS - 3 BLOCKS - 2 RESERVES**  
 A SUBDIVISION OF 33.000 Ac. OF LAND  
 IN THE WILLIAM S. ALLEN SURVEY, A-2  
 MONTGOMERY COUNTY, TEXAS

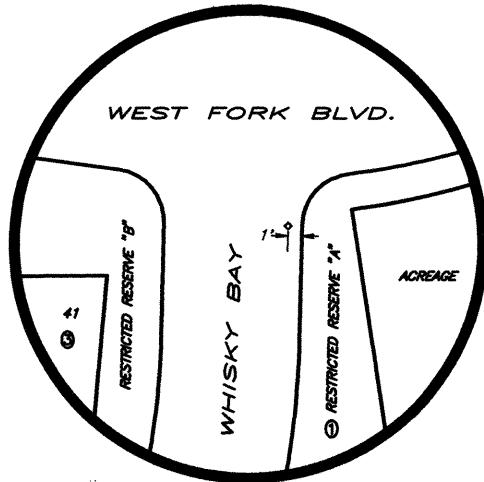
OWNER: TAYLOR-BROWN L. P.  
 P. O. BOX 1328  
 MONTGOMERY, TEXAS 77356

file # 2002063277

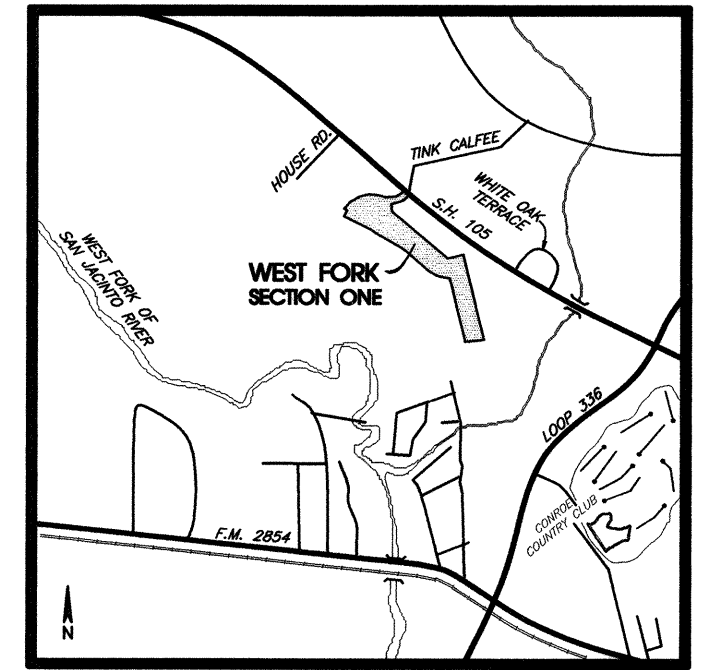
Cabinet S

POWERS ENGINEERING  
 3706 W. DAVIS - CONROE, TEXAS 77304

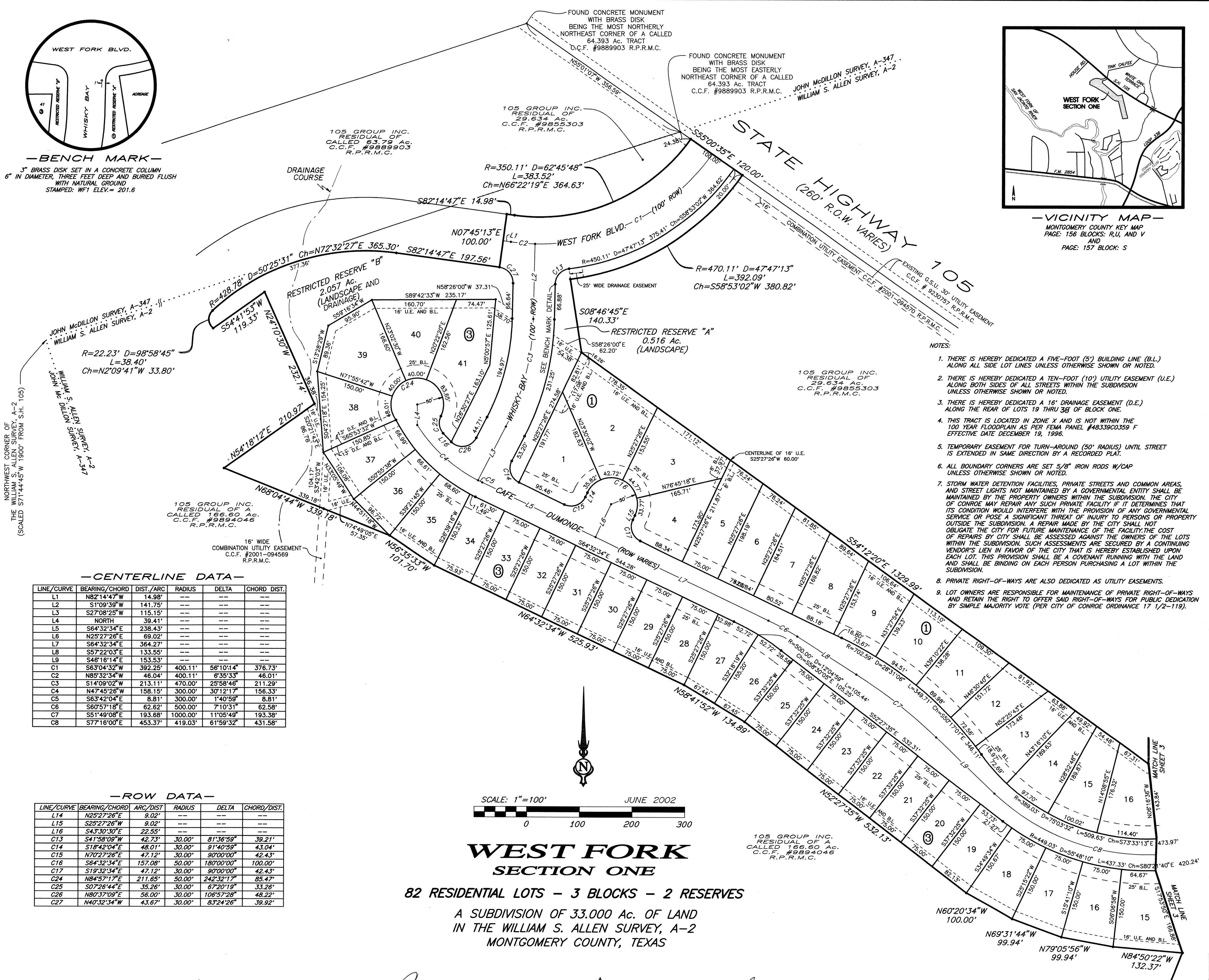
Sheet 84



**-BENCH MARK-**  
 3" BRASS DISK SET IN A CONCRETE COLUMN  
 6" IN DIAMETER, THREE FEET DEEP AND BURIED FLUSH  
 WITH NATURAL GROUND  
 STAMPED: WF1 ELEV. = 201.6



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



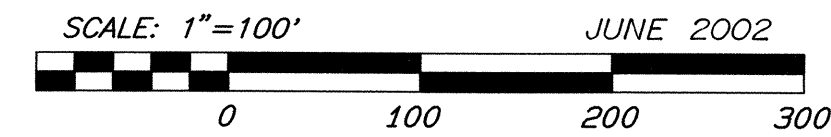
- NOTES:
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  5. TEMPORARY EASEMENT FOR TURN-AROUND (50' RADIUS) UNTIL STREET IS EXTENDED IN SAME DIRECTION BY A RECORDED PLAT.
  6. ALL BOUNDARY CORNERS ARE SET 5/8" IRON RODS W/CAP UNLESS OTHERWISE SHOWN OR NOTED.
  7. STORM WATER DETENTION FACILITIES, 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.
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**-CENTERLINE DATA-**

LINE/CURVE	BEARING/CHORD	DIST./ARC	RADIUS	DELTA	CHORD DIST.
L1	N82°14'47"W	14.98'	---	---	---
L2	S1°09'39"W	141.75'	---	---	---
L3	S27°08'25"W	115.15'	---	---	---
L4	NORTH	39.41'	---	---	---
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L7	S64°32'34"E	364.27'	---	---	---
L8	S57°22'03"E	133.55'	---	---	---
L9	S46°18'14"E	153.53'	---	---	---
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C2	N85°32'34"W	46.04'	400.11'	6°35'33"	46.01'
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C8	S77°16'00"E	453.37'	419.03'	61°59'32"	431.58'

**-ROW DATA-**

LINE/CURVE	BEARING/CHORD	ARC/DIST.	RADIUS	DELTA	CHORD/DIST.
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L15	S25°27'26"W	9.02'	---	---	---
L16	S43°30'30"E	22.55'	---	---	---
C13	S41°58'09"W	42.73'	30.00'	81°36'59"	39.21'
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**WEST FORK SECTION ONE**

**82 RESIDENTIAL LOTS - 3 BLOCKS - 2 RESERVES**  
 A SUBDIVISION OF 33.000 Ac. OF LAND  
 IN THE WILLIAM S. ALLEN SURVEY, A-2  
 MONTGOMERY COUNTY, TEXAS

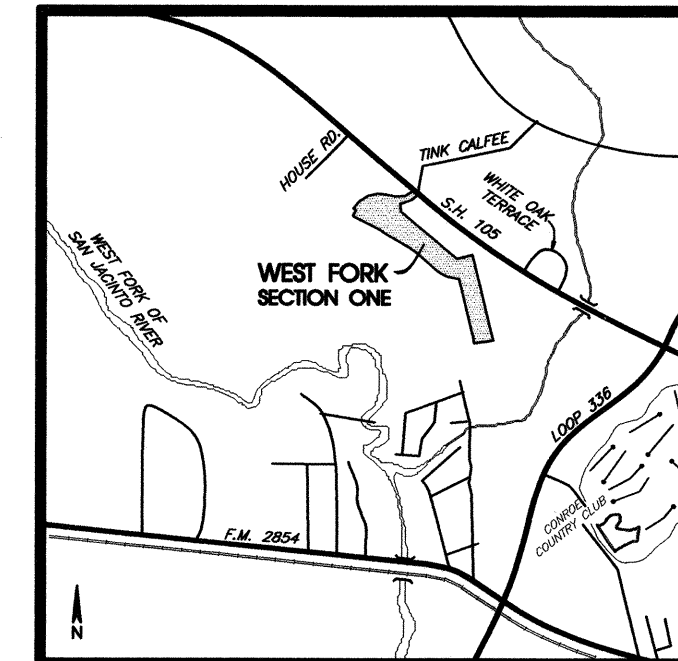
OWNER: TAYLOR-BROWN L. P.  
 P. O. BOX 1328  
 MONTGOMERY, TEXAS 77356

File # 2002063277

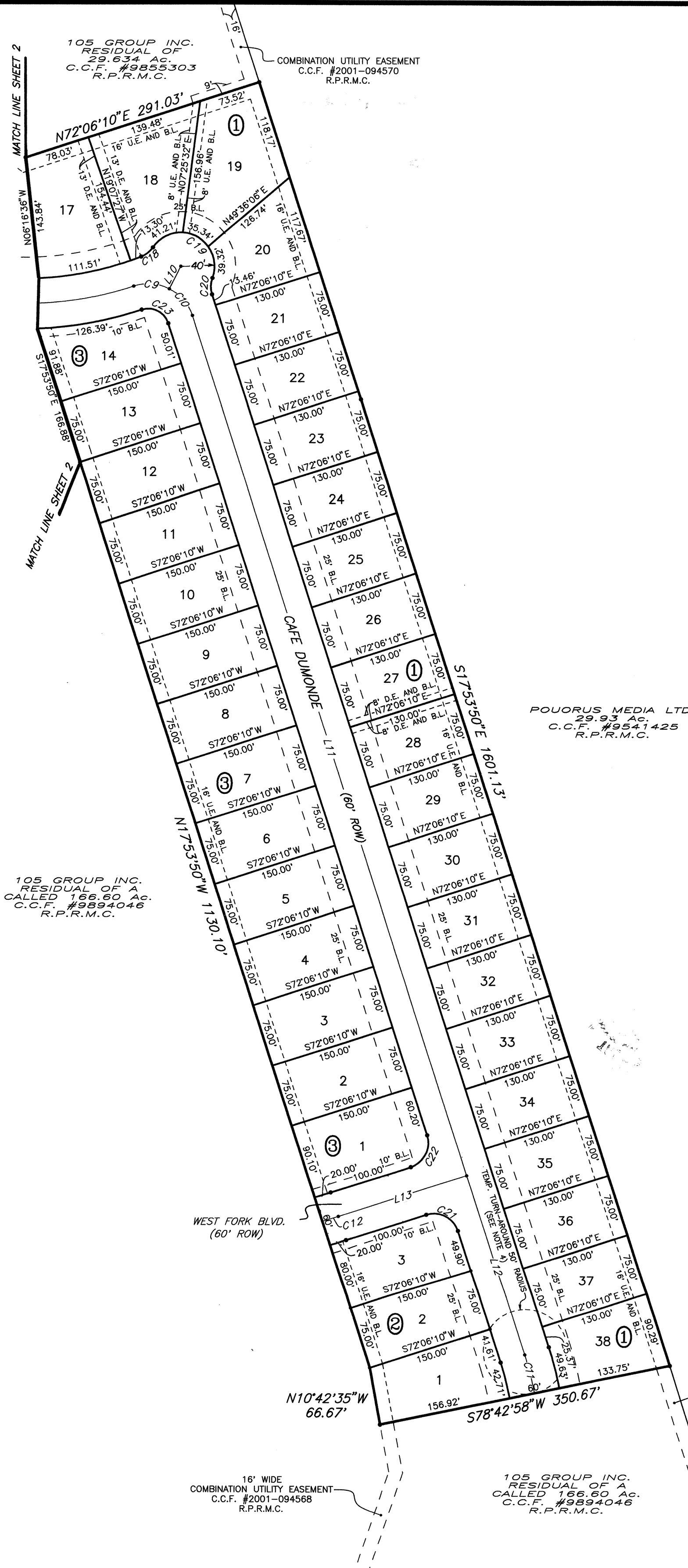
Cabinet S

POWERS ENGINEERING  
 3706 W. DAVIS - CONROE, TEXAS 77304

Sheet 85



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



—CENTERLINE DATA—

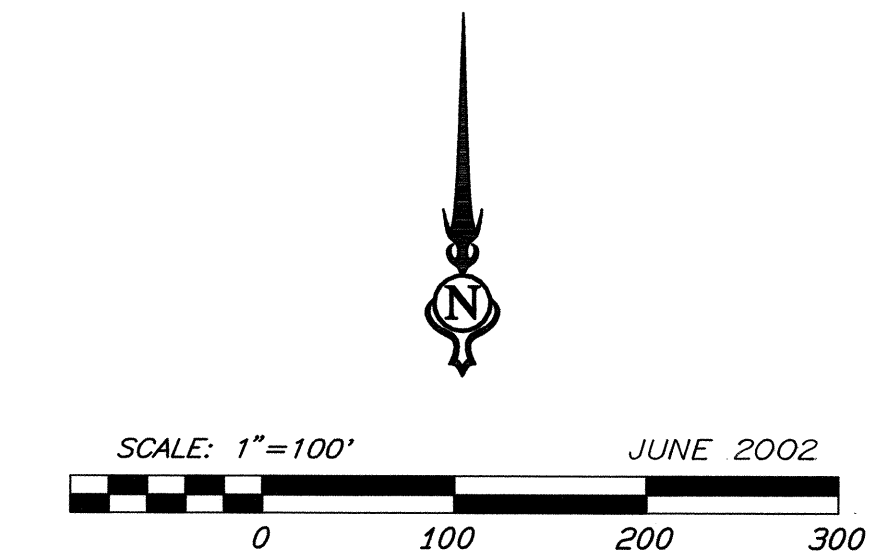
LINE/CURVE	BEARING/CHORD	DIST./ARC	RADIUS	DELTA	CHORD DIST.
L10	N26°55'13"E	30.00'	---	---	---
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C23	N63°04'46"W	39.43'	25.00'	90°21'53"	35.47'

NOTES:

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**WEST FORK SECTION ONE**

**82 RESIDENTIAL LOTS - 3 BLOCKS - 2 RESERVES**

A SUBDIVISION OF 33.000 Ac. OF LAND  
IN THE WILLIAM S. ALLEN SURVEY, A-2  
MONTGOMERY COUNTY, TEXAS

OWNER: TAYLOR-BROWN L. P.  
P. O. BOX 1328  
MONTGOMERY, TEXAS 77356

File # 2002-063277 Cabinet S

POWERS ENGINEERING  
3706 W. DAVIS - CONROE, TEXAS 77304

Sheet 86

2002 JUN 25 AM 8:29

Montgomery County Clerk  
MONTGOMERY COUNTY, TEXAS

THE 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 One, 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.

Further, we do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets, shall be hereby established and maintained as private streets by the owners, heirs, and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public for firemen, firefighting equipment, police and other emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, and assigns to warrant and forever defend the title to the land so designated and established as private streets.

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 regulation and the projected impact of the subdivision.

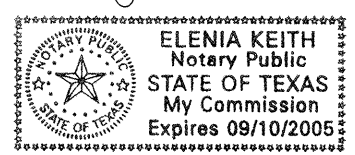
Witness my hand in Conroe, Montgomery County Texas, this 22 day of May, 2002

Taylor-Brown L. P.  
BY: N.M. Brown  
N.M. Brown, Partner

THE STATE OF TEXAS:  
COUNTY OF MONTGOMERY:

BEFORE ME, the undersigned authority, on this day personally appeared M. Brown, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 22 day of May, 2002



Elenia Keith  
Notary Public in and for the State of Texas

We, First American Bank, SSB, being the owner and holder of liens against the real property herein platted as West Fork Section One Subdivision, do hereby ratify and confirm said subdivision and dedication, and do hereby in all things subordinate to said subdivision and dedication the liens against said land held by the undersigned.

By: Richard C. Van Dyne  
Name: Richard C. Van Dyne  
Title: Vice President

BEFORE ME, the undersigned authority, on this day personally appeared Richard C. Van Dyne, 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 corporation.

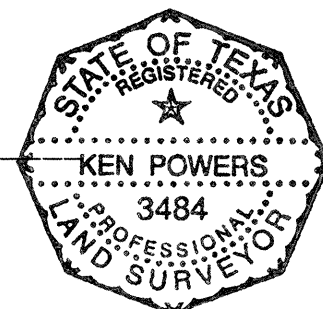
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 21<sup>st</sup> day of May, 2002.



Kathy L. Suel  
Notary Public in and for the State of Texas

This is to certify that I, Ken Powers, a registered professional land surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; that this plat correctly represents the survey; and that all the 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 Board of Professional Land Surveying.

Ken Powers  
Ken Powers, R.P.L.S.  
Texas Registration No. 3484



On the 20<sup>th</sup> day of June, 2002, 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.

WITNESS the official signatures of the Chairman and Secretary of the City Planning and Zoning Commission of the City of Conroe, Texas this 20<sup>th</sup> day of June, 2002.

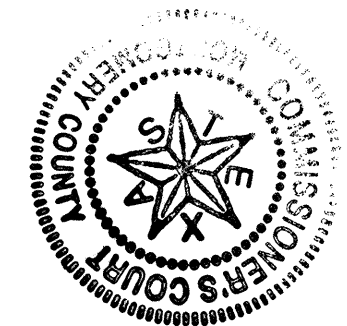
Danny Baul  
Chairman  
Danny Baul  
Secretary

THE STATE OF TEXAS:  
COUNTY OF MONTGOMERY:

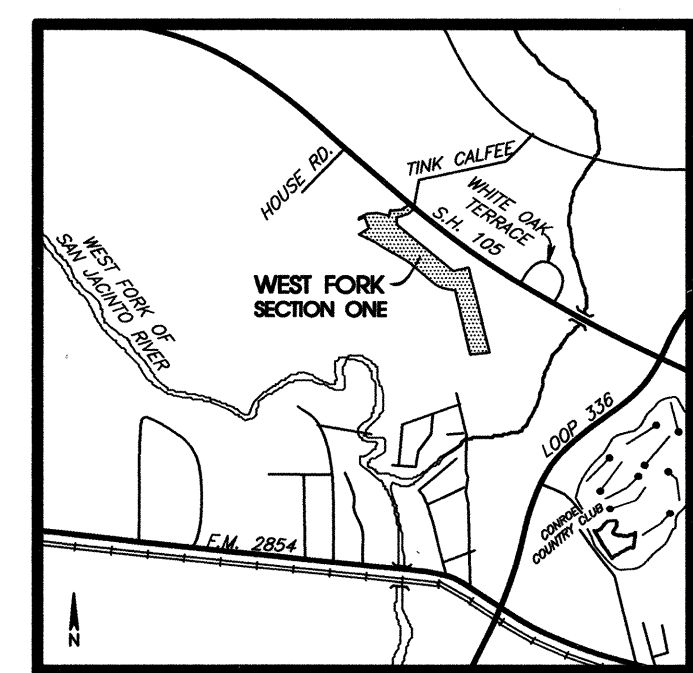
I, Mark Turnbull, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office

on June 20, 2002, at \_\_\_\_\_ o'clock, P.M. and duly recorded on June 25, 2002, at 8:29 o'clock, A.M. in Cabinet S, Sheets 84-87 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.



Mark Turnbull  
Mark Turnbull, Clerk, County Court  
Montgomery County, Texas  
By: Nancy Johnson Deputy



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

**WEST FORK  
SECTION ONE**