

STATE OF TEXAS
COUNTY OF MONTGOMERY

That WOODMERE DEVELOPMENT CO., LTD., a Texas limited partnership herein acting individually or through the undersigned duly authorized agents, does hereby adopt this plat designating the herein described real property as the BARTON CREEK RANCH SEC. 4 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.

IN TESTIMONY WHEREOF, the WOODMERE DEVELOPMENT CO., LTD., a Texas limited partnership acting by and through WOODMERE G.P., L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER has caused these presents to be signed by AARON ALFORD, VICE PRESIDENT LAND AND DEVELOPMENT thereunto authorized, this the 24 day of Jan, 2022.

WOODMERE DEVELOPMENT CO., LTD.,
a Texas limited partnership

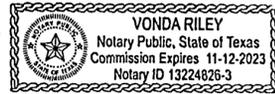
BY: WOODMERE G.P., L.L.C.,
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: [Signature]
AARON ALFORD, VICE PRESIDENT LAND AND DEVELOPMENT

STATE OF TEXAS
COUNTY OF MONTGOMERY

Before me, the undersigned authority, on this day personally appeared AARON ALFORD, VICE PRESIDENT LAND AND DEVELOPMENT, WOODMERE G.P., L.L.C., A TEXAS LIMITED LIABILITY COMPANY, General Partner on behalf of WOODMERE DEVELOPMENT CO., LTD., a Texas limited partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he 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 entity.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 24 DAY OF JANUARY, 2022.

VONDA RILEY
Notary Public in and for the State of Texas.



My Commission expires: 11.12.2023

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.

Michael L Swan
Michael L Swan
Registered Professional Land Surveyor
Texas Registration No. 5551



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 January 26th, 2022, at 10:32 o'clock, A.M., and duly recorded on January 26th, 2022, at 10:32 o'clock, A.M., in Cabinet Z, Sheet 8162-8162 of record of MAPS 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 of the County Court
Montgomery County, Texas.

Issued 1/26/2022 By: Shelby Coy
Deputy

On the 6th day of January, 2022, 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.

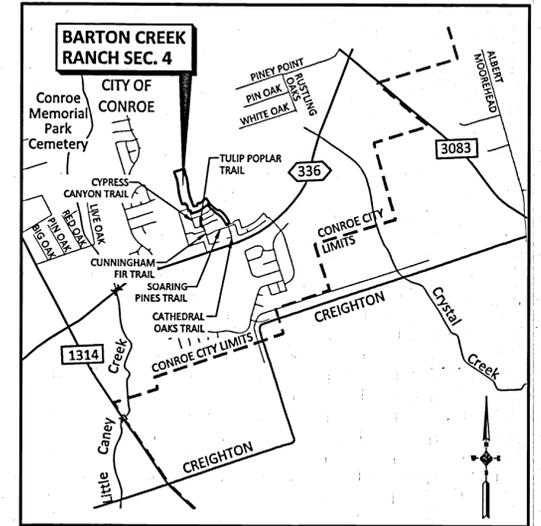
WITNESS the official signatures of the Chair and Secretary of the Planning Commission of the City of Conroe, Texas, this 20th day of January, 2022.

Chair

[Signature]
Secretary

NOTES:

- M.R.M.C.T. indicates Map Records Montgomery County Texas
B.L. indicates a building line
U.E. indicates a utility easement
STM.S.E. indicates a storm sewer easement
W.L.E. indicates a water line easement
S.S.E. indicates a sanitary sewer easement
VOL., PG. indicates Volume, Page
M.C.M.R. indicates Montgomery County Map Records
M.C.R.P.R. indicates Montgomery County Real Property Records
M.C.O.P.R.R.P. indicates Montgomery County Official Public Records of Real Property
ESMT. indicates easement
D.E. indicates a drainage easement
M.C.D.R. indicates Montgomery County Deed Records.
M.C.C.F. indicates Montgomery County Clerk File.
M.R.M.C. indicates Map Record of Montgomery County.
D.R.M.C. indicates Deed Record of Montgomery County.
P.D.E. indicates Private Drainage Easement.
+ indicates street name change location.
● indicates found 5/8" iron rod (unless otherwise noted)
○ indicates set 5/8" iron rod with plastic cap stamped "IDS" (unless otherwise noted)
- All non-perimeter easements on property lines are centered unless otherwise noted.
- All bearings are based on the Texas State Plane Coordinate System of 1983, Central Zone.
- PROJECT BENCHMARK: NGS Mon: L 1149. A brass disc set in concrete stamped: LL 1149 1959. From the intersection of State Highway 75 and Foster Road proceed east on Foster Road just across the Missouri-Pacific Railroad, about 33.7 feet east of the east rail and 139 feet south of Foster Road. Elev. = 192.12 NAVD 88 (91 Datum)
- All distances shown hereon are ground (surface).
- According to Flood Insurance Rate Map No. 48339C0395 G, dated August 18, 2014, published by the Federal Emergency Management Agency, the property shown on this plat does not lie within the 100-year floodplain.
- 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. A repair made by the City shall not obligate the City for future maintenance of the facility. The 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 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.
- No enclosed structures shall be constructed within any tree preserve or reserve.
- In addition to the building lines shown on the face of the plat, all lots shall have a 5' side yard setback and a 10' rear yard setback, unless otherwise noted.
- The coordinates shown hereon are NAD 83 Texas Central Zone (2002 ADJ) (FIPS 4203) State Plane Grid Coordinates and may be brought to surface by applying the combined scale factor of 1.0000300.
- This property lies within the boundaries of Conroe Municipal Utility District No. 1.
- This property is subject to the Restrictions recorded under Montgomery County Clerk's file No. 2007-078391, a Boundary Line Agreement recorded under Montgomery County Clerk's file No. Vol. 771, Pg. 649 and 2002-136825, a Sign Easement Agreement recorded under Montgomery County Clerk's file No. 2007-078390, and an Encroachment Agreement recorded under Montgomery County Clerk's file No. 2018051790.
- Elevations for benchmarks shown hereon are based on NGS Benchmarks LL149, Elev. 167.49 (NAVD 88) and HGCS 81, Elev. 213.07 (NAVD 88) (GEOID 09).
- Easements recorded under Montgomery County Clerk's File Nos. 2017003875, 2017003878, 2017003879, 2019034758 and 2019034759 shall automatically be abandoned at the recordation of this plat.



LOCATION MAP
N.T.S.

BARTON CREEK RANCH SEC. 4

A SUBDIVISION OF

**12.473 ACRES
6 BLOCKS & 52 LOTS
& 1.481 AC. IN 5 RESERVES**

OF LAND IN THE A.M. FOLKS SURVEY, ABSTRACT NUMBER 215
MONTGOMERY COUNTY, TEXAS

OWNER: WOODMERE DEVELOPMENT CO., LTD.,

a Texas limited partnership
15915 KATY FREEWAY, SUITE 405 HOUSTON, TEXAS 77094

**ENGINEER
&
SURVEYOR:**



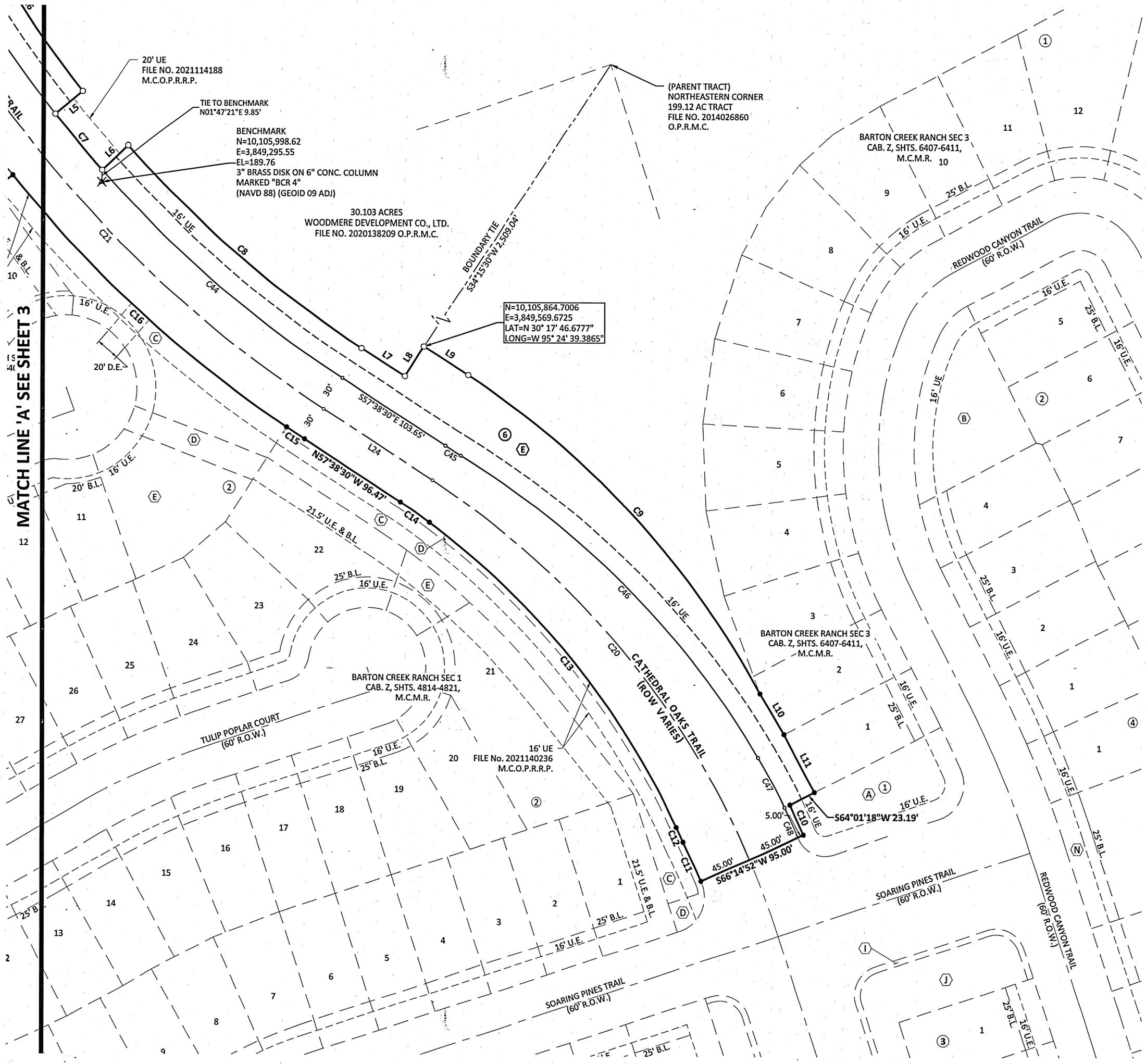
13430 NW. Freeway
Suite 700
Houston, Tx. 77040
713.462.3178
TxEng Firm 2726
TxSurv Firm 10110700

DOC # 2022009987
Cabinet 002 Sheet 8162

JANUARY 2021 PROJECT No. 0909-126-00

SHEET 1 OF 5

\\s1\Projects\0900\0909\2600 Barton Creek 4 P\CD\DWG\BCR 4 PLAT.dwg (Sht 2 Plat) Plotted Jan 10, 2022, at 9:31am by rjellod (Last Saved by: rjellod)



20' UE
FILE NO. 2021114188
M.C.O.P.R.R.P.

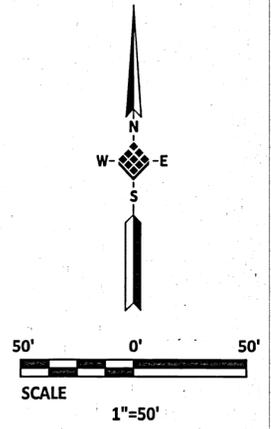
TIE TO BENCHMARK
N01°47'21\"E 9.85'

BENCHMARK
N=10,105,998.62
E=3,849,295.55
EL=189.76
3\" BRASS DISK ON 6\" CONC. COLUMN
MARKED \"BCR 4\"
(NAVD 88) (GEOID 09 AD)

30.103 ACRES
WOODMERE DEVELOPMENT CO., LTD.
FILE NO. 2020138209 O.P.R.M.C.

(PARENT TRACT)
NORTHEASTERN CORNER
199.12 AC TRACT
FILE NO. 2014026860
O.P.R.M.C.

N=10,105,864.7006
E=3,849,569.6725
LAT=N 30° 17' 46.6777\"
LONG=W 95° 24' 39.3865\"



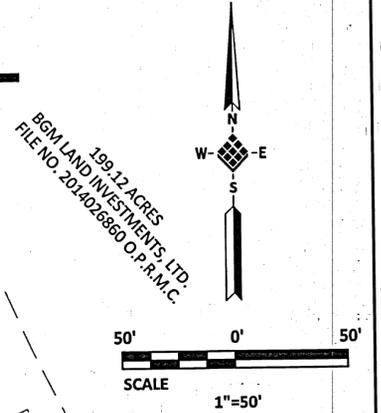
MATCH LINE 'A' SEE SHEET 3

DOC # 2022009987
Cabinet 00Z Sheet 8163

OWNER:
WOODMERE DEVELOPMENT CO., LTD.,
a Texas limited partnership
15915 KATY FREEWAY, SUITE 405 HOUSTON, TEXAS 77094

BARTON CREEK
RANCH SEC. 4
SHEET 2 OF 5

MATCH LINE 'B' SEE SHEET 4



199.12 ACRES
BGM LAND INVESTMENTS, LTD.
FILE NO. 2014026860 O.P.R.M.C.

12.946 ACRES
WOODMERE DEVELOPMENT CO., LTD.
FILE NO. 20200153541 O.P.R.M.C.

VARIABLE WIDTH UE
FILE No. 2021114187
M.C.O.P.R.R.P.

VARIABLE WIDTH UE
FILE No. 2021114187
M.C.O.P.R.R.P.

20' x 65' UE
FILE No. 2021114187
M.C.O.P.R.R.P.

16' UE
FILE No. 2021140236
M.C.O.P.R.R.P.

BARTON CREEK RANCH SEC 2
8 CAB. Z, SHTS. 6403-6406,
M.C.M.R.

BARTON CREEK RANCH SEC 2
CAB. Z, SHTS. 6403-6406,
M.C.M.R.

15.000 ACRES
PERFORMANCE, INC.
FILE NO. 2002133498,
O.P.R.R.P.

DOC # 2022009987
Cabinet 002 Sheet 8164

OWNER:
WOODMERE DEVELOPMENT CO., LTD.,
a Texas limited partnership
15915 KATY FREEWAY, SUITE 405 HOUSTON, TEXAS 77094

BARTON CREEK
RANCH SEC. 4
SHEET 3 OF 5

\\fs3\Projects\0900\090912600 Barton Creek 4 PLAT.dwg (Sh. 3 Plat) Plotted Jan 10, 2022 at 9:31am by: rthlod (Last Saved by: rthlod)

MATCH LINE 'A' SEE SHEET 2

100.61 ACRES
LENNAR HOMES OF TEXAS LAND &
CONSTRUCTION LTD
FILE NO. 2019101888 O.P.R.M.C.

N=10,106,992.3524
E=3,848,208.8472
LAT=N 30° 17' 58.4245"
LONG=W 95° 24' 54.3256"

BOUNDARY TIE
N73°05'53"E 742.23'

(PARENT TRACT)
NORTHWESTERN CORNER
199.12 AC TRACT
FILE NO. 2014026860
O.P.R.M.C.

30' x 60' UE
FILE No. 2021114188
M.C.O.P.R.R.P.

16' UE
FILE No. 2021140240
M.C.O.P.R.R.P.

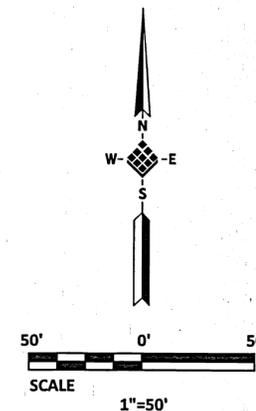
199.12 ACRES
BGM LAND INVESTMENTS, LTD.
FILE NO. 2014026860 O.P.R.M.C.

ABSTRACT TIE
N84°11'49"W 2860.77' (SCALED)

ROBERT KUYKENDALL SURVEY, A-301
A. MC COWN SURVEY, A-370
A.M. FOLKS SURVEY, A-222-25

30' x 65' UE
FILE No. 2021114187
M.C.O.P.R.R.P.

12.946 ACRES
WOODMERE DEVELOPMENT CO., LTD.
FILE NO. 20200153541 O.P.R.M.C.



\\fs3\Projects\0900\09001600 Barton Creek 4 Plat.dwg [Sheet 4 of 5] Printed Jan 10, 2022 at 9:31am by vellod [Last Saved by: vellod]

MATCH LINE 'B' SEE SHEET 3

DOC # 2022009987
Cabinet 00Z Sheet 8165

OWNER:
WOODMERE DEVELOPMENT CO., LTD.,
a Texas limited partnership
15915 KATY FREEWAY, SUITE 405 HOUSTON, TEXAS 77094

BARTON CREEK
RANCH SEC. 4
SHEET 4 OF 5

LINE TABLE		
LINE	BEARING	LENGTH
L1	S71°33'14"W	10.09'
L2	S11°21'08"E	96.40'
L3	S18°14'04"E	48.01'
L4	N59°53'06"E	60.00'
L5	S50°49'03"W	30.00'
L6	N47°23'17"E	30.00'
L7	S57°38'30"E	43.73'
L8	N32°21'30"E	30.00'
L9	S57°38'30"E	44.75'
L10	S31°06'11"E	39.46'
L11	S28°08'09"E	55.01'
L13	S56°41'21"W	63.51'
L14	S64°13'20"W	63.37'
L15	N18°13'07"W	95.35'
L16	S71°46'53"W	60.00'
L17	N18°13'07"W	29.76'
L18	S67°42'11"W	5.00'
L19	N22°17'49"W	60.00'
L20	N22°17'49"W	73.55'
L21	N19°47'48"W	47.62'
L22	N06°17'18"W	45.54'
L23	S71°33'14"W	4.89'
L24	N57°38'30"W	109.51'
L25	S57°54'10"W	13.89'
L26	S52°38'35"W	184.25'
L27	S52°38'35"W	5.89'
L28	S71°46'53"W	231.66'
L29	N18°13'07"W	30.61'
L30	N14°56'49"W	8.99'
L31	N14°56'49"W	91.86'
L32	N22°17'49"W	47.91'
L33	N22°17'49"W	52.09'
L34	N06°17'14"W	50.12'
L35	N18°26'46"W	13.05'
L36	S71°33'14"W	155.00'
L37	S71°33'14"W	160.00'
L38	N67°42'11"E	5.11'
L39	N06°17'14"W	50.12'
L40	S06°17'14"E	50.12'
L41	S14°56'49"E	33.63'
L42	N67°42'11"E	60.10'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	8°53'46"	270.00'	41.92'	21.00'	N67°20'00"E	41.88'
C2	93°25'58"	25.00'	40.77'	26.54'	N16°10'08"E	36.40'
C3	0°25'57"	1,305.00'	9.85'	4.92'	N30°19'52"W	9.85'
C4	97°14'31"	25.00'	42.43'	28.38'	S78°44'10"E	37.52'
C5	81°59'59"	25.00'	35.78'	21.73'	N11°38'35"E	32.80'
C6	9°49'33"	990.00'	169.78'	85.10'	S34°16'10"E	169.57'
C7	3°25'46"	1,020.00'	61.05'	30.53'	S40°53'50"E	61.04'
C8	15°01'47"	990.00'	259.70'	130.60'	S50°07'36"E	258.95'
C9	28°44'00"	730.00'	366.09'	186.98'	S43°16'30"E	362.26'
C10	2°03'07"	760.00'	27.22'	13.61'	S24°46'41"E	27.22'
C11	3°04'52"	665.00'	35.76'	17.89'	N25°17'34"W	35.76'
C12	1°31'08"	500.00'	13.25'	6.63'	N26°04'26"W	13.25'
C13	28°50'29"	659.50'	331.98'	169.58'	N39°44'07"W	328.48'
C14	3°29'09"	489.50'	29.78'	14.89'	N55°53'56"W	29.78'
C15	0°58'07"	1,080.00'	18.26'	9.13'	N57°09'26"W	18.26'
C16	16°35'54"	1,080.00'	312.87'	157.54'	N48°22'25"W	311.78'
C17	3°16'17"	330.00'	18.84'	9.42'	N16°34'58"W	18.84'
C18	5°41'29"	270.00'	26.82'	13.42'	N17°47'34"W	26.81'
C19	91°39'30"	25.00'	39.99'	25.73'	N66°28'04"W	35.86'
C20	33°53'22"	710.00'	419.95'	216.32'	N40°41'49"W	413.86'
C21	25°32'40"	1,050.00'	468.13'	238.02'	N44°52'10"W	464.26'
C22	2°44'26"	1,050.00'	50.22'	25.12'	S30°43'37"E	50.22'
C23	5°15'36"	300.00'	27.54'	13.78'	S55°16'22"W	27.53'
C24	19°08'19"	300.00'	100.21'	50.58'	S62°12'44"W	99.74'
C25	2°47'53"	1,275.00'	62.26'	31.14'	S31°30'50"E	62.26'
C26	3°16'17"	270.00'	15.42'	7.71'	N16°34'58"W	15.41'
C27	7°21'00"	300.00'	38.48'	19.27'	N18°37'19"W	38.46'
C28	16°00'35"	1,575.00'	440.09'	221.49'	N14°17'31"W	438.66'
C29	12°09'32"	1,500.00'	318.32'	159.76'	N12°22'00"W	317.72'
C30	4°59'20"	1,080.00'	94.04'	47.05'	N37°34'48"W	94.01'
C31	92°16'17"	25.00'	40.26'	26.01'	N81°13'17"W	36.05'
C32	19°08'19"	330.00'	110.23'	55.63'	S62°12'44"W	109.72'
C33	90°00'00"	25.00'	39.27'	25.00'	S26°46'53"W	35.36'
C34	89°53'52"	25.00'	39.23'	24.96'	N22°45'15"E	35.32'
C35	15°54'27"	1,605.00'	445.61'	224.25'	N14°14'27"W	444.18'
C36	10°29'44"	1,470.00'	269.27'	135.01'	N11°32'06"W	268.90'
C37	91°39'49"	25.00'	40.00'	25.74'	N62°36'52"W	35.86'
C38	88°27'15"	25.00'	38.60'	24.33'	S27°19'36"W	34.88'
C39	10°36'47"	1,530.00'	283.41'	142.11'	S11°35'38"E	283.00'
C40	16°00'35"	1,545.00'	431.71'	217.27'	S14°17'31"E	430.31'
C41	7°21'00"	330.00'	42.33'	21.20'	S18°37'19"E	42.30'
C42	93°16'17"	25.00'	40.70'	26.47'	S61°34'58"E	36.35'
C43	9°49'33"	1,020.00'	174.92'	87.68'	S34°16'10"E	174.71'
C44	15°01'47"	1,020.00'	267.57'	134.56'	S50°07'36"E	266.80'
C45	1°47'56"	489.50'	15.37'	7.68'	S58°32'28"E	15.37'
C46	28°13'01"	729.50'	359.26'	183.35'	S45°19'55"E	355.64'
C47	5°25'10"	500.00'	47.29'	23.66'	S28°30'50"E	47.28'
C48	2°03'07"	755.00'	27.04'	13.52'	N24°46'41"W	27.04'

RESERVE TABLE				
	RESERVE NAME	RESTRICTION	SQ. FT.	ACRES
(A)	A	TREE PRESERVE	8,435	0.194
(B)	B	TREE PRESERVE	12,933	0.297
(C)	C	TREE PRESERVE	6,676	0.153
(D)	D	TREE PRESERVE	5,171	0.119
(E)	E	TREE PRESERVE	31,282	0.718
TOTAL			64,497	1.481

I:\Projects\0900\09001600 Barton Creek 4 PP\CAD\DWG\BCH_4 PLAT.dwg (Sht 5 of 5) Plotted Jan 10, 2022 at 9:31am by teliod (Last saved by: teliod)

DOC # 2022009987
Cabinet 002 Sheet 8166

OWNER:
WOODMERE DEVELOPMENT CO., LTD.,
a Texas limited partnership
15915 KATY FREEWAY, SUITE 405 HOUSTON, TEXAS 77094

BARTON CREEK
RANCH SEC. 4
SHEET 5 OF 5