

THE STATE OF TEXAS  
COUNTY OF MONTGOMERY:

THAT A-1 MONUMENT ENTERPRIZES, INC., A TEXAS CORPORATION HEREIN ACTING INDIVIDUALLY OR THROUGH THE UNDERSIGNED DULY AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS THE THE COURTYARDS AT BARTON CREEK PARRK SECTION ONE SUBDIVISION, AND DO 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, A-1 MONUMENT ENTERPRIZES, INC., A TEXAS CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY GREGORY BRIAN STESSEL, PRESIDENT, THEREUNTO AUTHORIZED,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
GREGORY BRIAN STESSEL, PRESIDENT  
A-1 MONUMENT ENTERPRIZES, INC.,  
A TEXAS CORPORATION

THE STATE OF TEXAS  
COUNTY OF MONTGOMERY:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GREGORY BRIAN STESSEL, PRESIDENT OF A-1 MONUMENT ENTERPRIZES, INC., A TEXAS CORPORATION, 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 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
\_\_\_\_\_  
COUNTY, STATE OF TEXAS.  
  
MY COMMISSION EXPIRES \_\_\_\_\_

PRELIMINARY PLAT  
THE COURTYARDS AT  
BARTON CREEK PARK  
SECTION ONE  
BEING A SUBDIVISION OF 15.007 ACRE OF LAND IN THE  
A.M. FOLKS SURVEY, A - 215 MONTGOMERY COUNTY, TEXAS,  
  
CONTAINING: 54 RESIDENTIAL LOTS AND  
5 RESTRICTED RESERVES (4.070 ACRES/177,297 SQ.FT.)  
IN 2 BLOCKS

OWNER/DEVELOPER  
A-1 MONUMENT ENTERPRIZES, INC.  
A TEXAS CORPORATION  
27228 E. HARDY ROAD  
SPRING, TEXAS 77373  
PHONE: (281) 703-2167  
GKAWAJA@PDQ.NET

JULY 2023

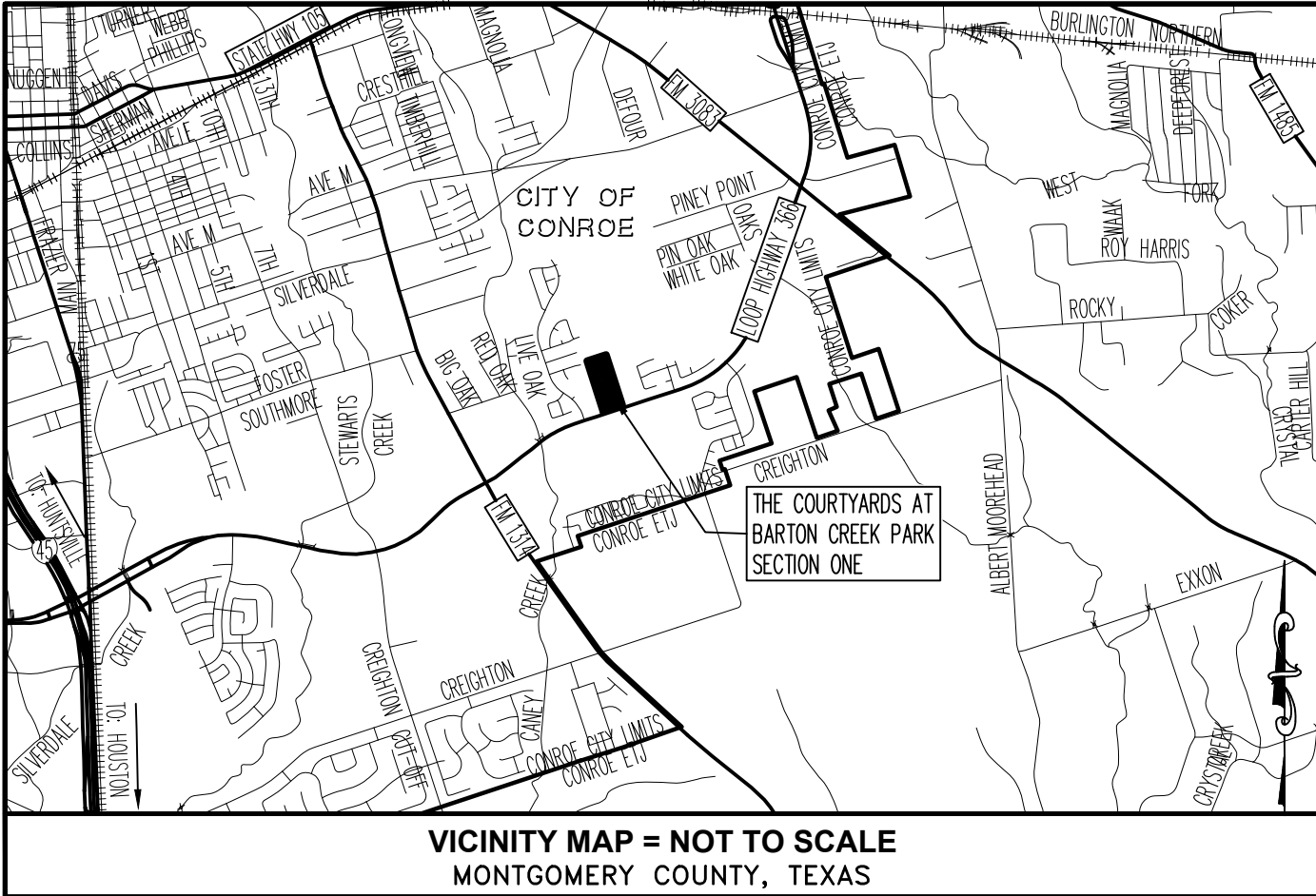
ENGINEER  
BLEYL ENGINEERING  
100 NUGENT STREET  
CONROE, TEXAS 77301  
PHONE: (936) 441-7833  
PSTRONG@BLEYLENGINEERING.COM

SURVEYOR'S CERTIFICATION

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 ENGINEERS AND LAND SURVEYORS.



\_\_\_\_\_  
JEFFREY MOON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4639



VICINITY MAP = NOT TO SCALE  
MONTGOMERY COUNTY, TEXAS

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_ By: \_\_\_\_\_  
CHAIR SECRETARY

STATE OF TEXAS:  
COUNTY OF MONTGOMERY:

I, L. BRANDON STEINMANN, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH IT'S CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE

ON \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_ O'CLOCK, \_\_\_\_M., AND DULY

RECORDED ON \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_ O'CLOCK, \_\_\_\_M., IN

CABINET \_\_\_\_\_, SHEET \_\_\_\_\_, 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.

\_\_\_\_\_  
L. BRANDON STEINMANN, CLERK, COUNTY COURT  
MONTGOMERY COUNTY, TEXAS

By: \_\_\_\_\_, DEPUTY

**RESTRICTED  
RESERVE "A"**

BLOCK 5  
RESTRICTED RESERVE "J"  
BARTON CREEK RANCH  
SECTION 5

2.7'

LOOP 336

**BENCHMARK DETAIL (NOT TO SCALE)**

THE SITE BENCHMARK CONSISTS OF A THREE INCH BRASS DISK IN A SIX INCH CONCRETE COLUMN, & STAMPED "CBCP" ELEV. = 183.58' BASED ON NAVD88 GEOID 12B.

BENCHMARK SHOWN HEREON IS BASED ON THE FOLLOWING:

A) REFERENCED TO NGS BENCHMARK MONUMENT CONROE\_RM1 ELEVATION= 209.22' BASED ON NAVD88 GEOID 03

B) REFERENCED TO NGS BENCHMARK MONUMENT AJ6405 ELEVATION= 212.70 BASED ON NAVD 88 GEOID 12B

**JEFFREY MOON & ASSOCIATES, INC.**

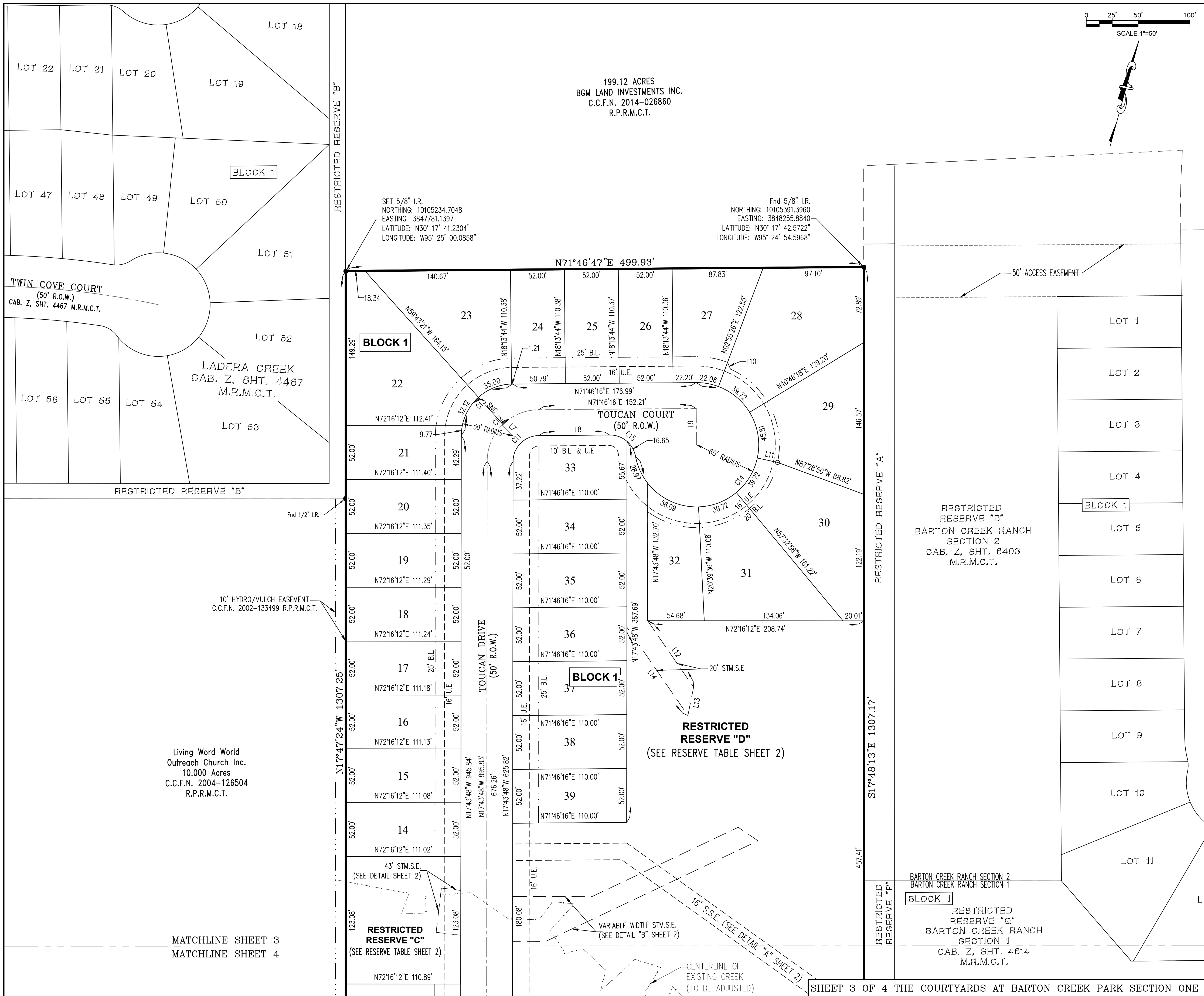
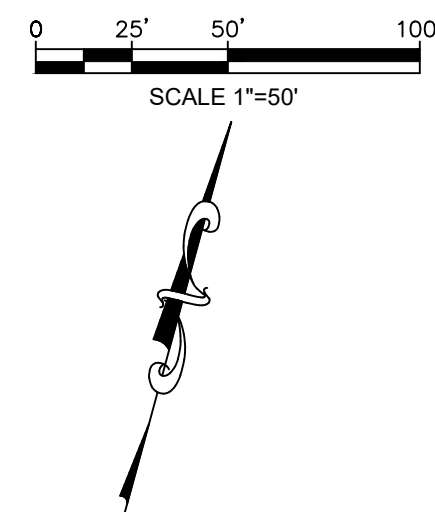
**LAND SURVEYORS**  
www.moonsurveying.com  
TBPELS FIRM No. 10112200  
P.O. Box 2501 Conroe Texas 77305  
PHONE: (936)756-5266  
FAX: (936)756-5281

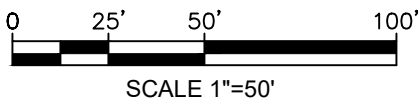
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Z:\A.M. Folks Survey A-215\04-b-30\PLAT 2/23/23 AC



Z:\A.M. Folks Survey A-215\04-b-30\PLAT 7/14/23





MATCHLINE SHEET 3  
MATCHLINE SHEET 4

10' HYDRO/MULCH EASEMENT  
C.C.F.N. 2002-133499 R.P.R.M.C.T.

Living Word World  
Outreach Church Inc.  
10.000 Acres  
C.C.F.N. 2004-126504  
R.P.R.M.C.T.

Fnd 5/8" I.R. (BENT)  
NORTHING: 10103990.3440  
EASTING: 3848180.4180  
LATITUDE: N30° 17' 28.7504"  
LONGITUDE: W95° 24' 56.1630"

**RESTRICTED  
RESERVE "C"**

(SEE RESERVE TABLE SHEET 2)

N72°16'12"E 110.89'

13

N72°16'12"E 110.84'

12

N72°16'12"E 110.78'

11

N72°16'12"E 110.73'

10

N72°16'12"E 110.68'

9

N72°16'12"E 110.62'

**BLOCK 1**

8

N72°16'12"E 110.57'

7

N72°16'12"E 110.51'

6

N72°16'12"E 110.46'

5

N72°16'12"E 110.46'

**RESTRICTED RESERVE "B"**  
(SEE RESERVE TABLE SHEET 2)

N71°46'16"E 271.61'

10' U.E.

16' U.E.

317.24'

S71°46'16"W 500.25'

15' ENTERGY GULF STATES, INC EASEMENT  
(C.C.F.N. 9873133 R.P.R.M.C.T.)

LOOP 336  
(150' R.O.W.)

VOL. 1099, PG. 725 D.R.M.C.T.  
C.C.F.N. 8016636 R.P.R.M.C.T.

CITY OF CONROE  
173.55 Acres  
C.C.F.N. 2012-066540  
R.P.R.M.C.T.

VARIABLE WIDTH' STM.S.E.  
(SEE DETAIL "B" SHEET 2)

CENTERLINE OF  
EXISTING CREEK  
(TO BE ADJUSTED)

**RESTRICTED  
RESERVE "E"**  
(SEE RESERVE TABLE SHEET 2)

**RESTRICTED  
RESERVE "D"**  
(SEE RESERVE TABLE SHEET 2)

MACAW WAY (50' R.O.W)

**BLOCK 2**

LORIKEET LANE (50' R.O.W)

N71°46'16"E 171.65'

N71°46'16"E 131.33'

39.55'

16' U.E.

12.59'

52.00'

39.78'

52.00'

64.04'

10' U.E.

41.03'

35.0'

35.0'

35.0'

35.0'

35.0'

35.0'

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35.0'

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35.0'

35.0'

35.0'

35.0'

35.0'

35.0'

16' S.S.E. (SEE DETAIL "A" SHEET 2)

N72°16'12"E 131.83'

N72°16'12"E 96.90'

17.04'

16' U.E.

36.52'

15.49'

N72°16'12"E 112.48'

N72°16'12"E 112.55'

N72°16'12"E 112.61'

N72°16'12"E 112.68'

N72°16'12"E 112.75'

N72°16'12"E 112.81'

N72°16'12"E 112.88'

N71°46'16"E 112.95'

**RESTRICTED RESERVE "A"**  
(SEE RESERVE TABLE SHEET 2)

16' U.E.

113.00'

41.00'

41.00'

41.00'

41.00'

41.00'

41.00'

41.00'

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41.00'

41.00'

**BLOCK 1**

**RESTRICTED  
RESERVE "Q"**  
BARTON CREEK RANCH  
SECTION 1  
CAB. Z, SHT. 4814  
M.R.M.C.T.

BARTON CREEK RANCH SECTION 1  
BARTON CREEK RANCH SECTION 5

**BLOCK 5**

**RESTRICTED  
RESERVE "K"**

BARTON CREEK RANCH  
SECTION 5  
CAB. Z, SHT. 8147  
M.R.M.C.T.

Fnd 5/8" I.R.  
NORTHING: 10104146.8280  
EASTING: 3848655.5590  
LATITUDE: N30° 17' 30.0900"  
LONGITUDE: W95° 24' 50.6698"

**RESTRICTED RESERVE "J"**

16' U.E. (Per Plot)

BENCHMARK  
(SEE DETAIL SHEET 1)

15' ENTERGY GULF STATES, INC EASEMENT  
(C.C.F.N. 9873133 R.P.R.M.C.T.)