

THE STATE OF TEXAS:  
COUNTY OF MONTGOMERY:

That I, Mark Gildersleeve, herein acting individually or through the undersigned duly authorized agents, does hereby adopt this plat designating the herein described real property as Willowridge Estates, Section 2, Replat No. 1, 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.

this 24 day of July 2014.

Mark Gildersleeve

THE STATE OF TEXAS  
COUNTY OF MONTGOMERY:

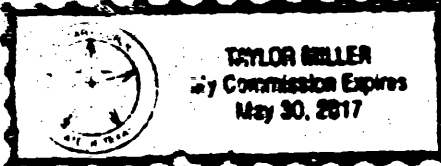
BEFORE ME, the undersigned authority, on this day personally appeared, Mark Gildersleeve, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this 24 day of July 2014.

Notary Public in and for  
Montgomery County, Texas

My Commission expires 5/30/17



STATE OF TEXAS  
COUNTY OF MONTGOMERY:

I, Karen D. Babineaux, Vice President of Compass Bank, owner and holder of a lien against the parcel of property described in the plat known as Willowridge Estates, Section 2, Replat No. 1, said lien being evidenced by Instrument of record under County Clerk's File Number's 2014-042699, of the Official Public Records of Montgomery County, Texas, do hereby ratify and confirm said subdivision and dedication, and do hereby in all things subordinate to said plat said lien. I hereby confirm that Compass Bank, is the present owner of said lien and have not assigned the same nor any part thereof.

Karen D. Babineaux

Karen D. Babineaux, Vice President  
Compass Bank

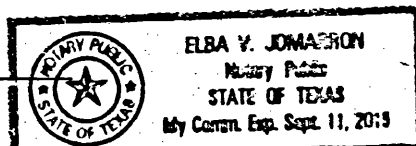
THE STATE OF TEXAS  
COUNTY OF MONTGOMERY:

BEFORE ME, the undersigned authority, on this day personally appeared, Karen D. Babineaux, Vice President of Compass Bank, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

this 24th day of July 2014.

Notary Public in and for



My Commission expires 9/11/2015

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

August 12, 2014 at 4:30 o'clock P.M., and duly recorded on August 14, 2014 at 8:39 o'clock A.M., in Cabinet Z, Sheet 2995, of record of Maps for said County.

WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas, the day and date last shown above written.

Mark Turnbull

Mark Turnbull, Clerk, County  
Court Montgomery County, Texas  
By Francine Nichols Deputy

# WILLOWRIDGE ESTATES

## SECTION 2, REPLAT NO. 1

BEING A REPLAT OF LOTS 25 & 26  
WILLOWRIDGE ESTATES, SECTION 2

CAB. D, SHT. 35B M.C.M.R.

& BEING A SUBDIVISION OF

2.023 ACRES OF LAND IN THE  
ROBERT MARSH SURVEY, ABSTRACT-355

MONTGOMERY COUNTY, TEXAS

CONTAINING: 1 LOT, 1 BLOCK

Reason for Replat: To Combine 2 Lots into 1 Lot,  
& to provide new location of Drainage Easement.

July 2014

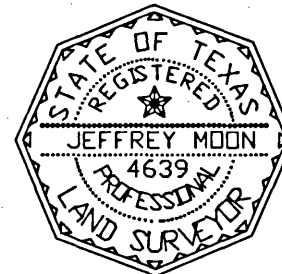
OWNER

Mark Gildersleeve  
1706 Wine Cedar Lane  
Katy, Texas 77450  
(281) 627-0053

210.3078 Acres  
Rodriguez Family Trust  
C.C.F.N. 2013-098325  
M.C.R.P.R.

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.

Jeffrey Moon  
Registered Professional Land Surveyor  
Texas Registration No. 4639



Certificate of Approval of Planning Commission

On the \_\_\_\_\_ day of \_\_\_\_\_, 2014 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 \_\_\_\_\_, 2014."

Chair

Francine Nichols

Secretary

Notes:

- 1/2" Iron Rods set @ all lot corners unless otherwise noted.
- This property does not lie within the 100 yr. flood plain according to F.I.R.M. Panel No. 48339C0360 F, effective date: December 19, 1996.
- Bearings are based upon the South line of Lot 26, per recorded plat.
- Grid Coordinates are based upon GPS Nad '83 Geoid '03, Texas Central Zone (2002 ADJ)(FIPS 4203) Scale Factor: 1.016368488
- Benchmark elevation is based on City of Conroe Benchmark Monument RM1 having a published elevation of 209.22, Reference datum NAVD 88.

James Edwards Survey, A-189  
James Edwards Survey, A-190  
Robert Marsh Survey, A-355  
N 41°29' W 1972' (Sealed)  
James Edwards Survey, A-189  
Robert Marsh Survey, A-355

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING & DISTANCE
C1	400.00	84.54	12°06'35"	S54°08'59"W 84.39
C2	1050.00	282.12	15°23'41"	S52°32'28"W 281.28

LINE TABLE		
LINE	BEARING	LENGTH
L1	N79°23'41"E	40.32
L2	N25°27'40"E	13.77
L3	N63°22'40"E	69.43
L4	N32°46'25"E	33.84
L5	N35°53'02"E	102.34
L6	N20°48'50"E	33.85
L7	N40°30'43"E	77.52
L8	N88°11'16"E	30.48
L9	N60°59'49"E	25.64
L10	S01°24'59"W	44.80

Lot 23

Willowridge Estates  
Section 2  
Cab. D, Sht. 35B M.C.M.R.

Lot 24

15' D.E. (per plat)  
60' B.L. (per plat)

Fnd. 1/2" I.R.  
w/cap (Savoy)  
N: 14056023.3963  
E: 3061564.0309  
Lat: 41°09'44.8874"  
Long: -97°35'58.7256"

Lot 33

5' x 5' Gulf States Utilities  
Easement (per plat)

Fnd. 5/8" I.R.

Willowridge Circle  
(60' Right-of-Way)  
(Cab. S, Sht. 35B M.C.M.R.)

Lot 32

Lot 27

Willowridge Estates  
Section 2  
Cab. D, Sht. 35B M.C.M.R.

Fnd. 1/2" I.R.  
w/cap (Savoy)

N: 14055789.1350  
E: 3061283.5967  
Lat: 41°09'42.6777"  
Long: -97°36'02.4059"

Lot 31

Willowridge Estates  
Section 2  
Cab. D, Sht. 35B M.C.M.R.

Lot 30

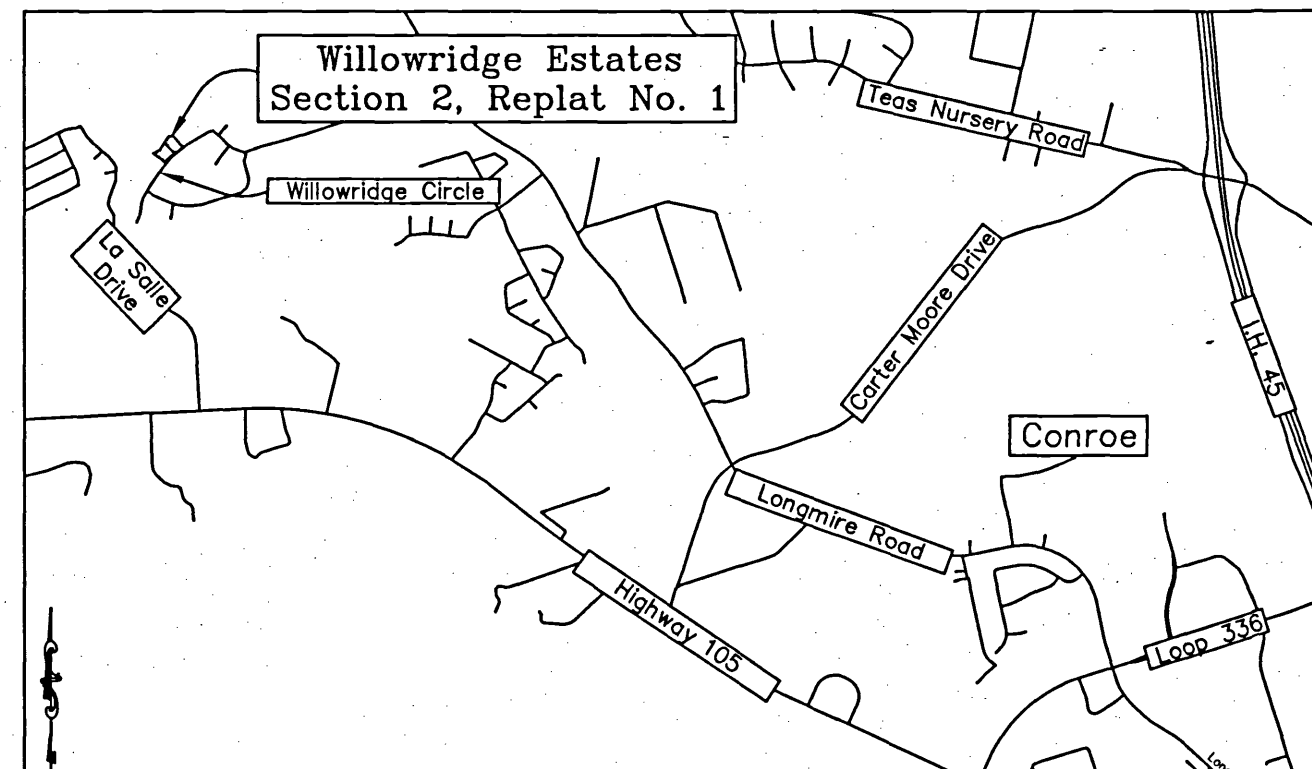
Lot 29

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

VICINITY MAP = N.T.S.



Lot 1, Block 1  
Benchmark

Lot 27

Willowridge Circle

N.T.S.

BENCHMARK DETAIL  
The site benchmark consists of a 3" inch disk set in a concrete column, & stamped WRE1 Elevation = 000.00'. Based on GPS Observations, NAD '88 Geoid 03, CoC BM RM1, Elev. = 209.22'

JEFFREY MOON & ASSOCIATES, INC.  
LAND SURVEYORS  
www.moonsurveying.com  
P.O. Box 2501  
Conroe, Texas 77305  
(936) 756-5266  
Fax (936) 756-5261