

COUNTY OF MADISON  
 KNOWN ALL MEN BY THESE PRESENTS:

CONNOR RIDGE LLC, A TEXAS LIMITED LIABILITY OWNER OF THAT CERATIN 109.25 ACRES OF LAND IN MADISON COUNTY, TEXAS, AS CONVEYED TO IT IN A GENERAL WARRANTY DEED IN DOCUMENT NUMBER 129514 OF THE OFFICIAL PUBLIC RECORDS OF MADISON COUNTY, TEXAS, DO HEREBY PLAT SAID TRACT OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON TO BE KNOWN AS:

BAKER RIDGE SECTION 1

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO TO ANY EASEMENTS AND/OR RESTRICTIONS THAT HERETOFORE GRANTED AND NOT RELEASED

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026

LARRY JACOBS, AUTHORIZED AGENT

STATE OF TEXAS  
 COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL, THIS \_\_\_\_\_ DAY OF 2026

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:

THE STATE OF TEXAS :

COUNTY OF MADISON :

"I, ADRIAN LAWSON, CLERK OF MADISON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_ 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND DULY RECORDED ON \_\_\_\_\_ 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN CABINET \_\_\_\_\_ SHEET \_\_\_\_\_ OF RECORD OF \_\_\_\_\_ FOR SAID COUNTY."

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK MADISON COUNTY, TEXAS, THE DAY AND DATE LAST SHOWN ABOVE WRITTEN.

ADRIAN LAWSON, COUNTY CLERK

**BAKER RIDGE SECTION 1**

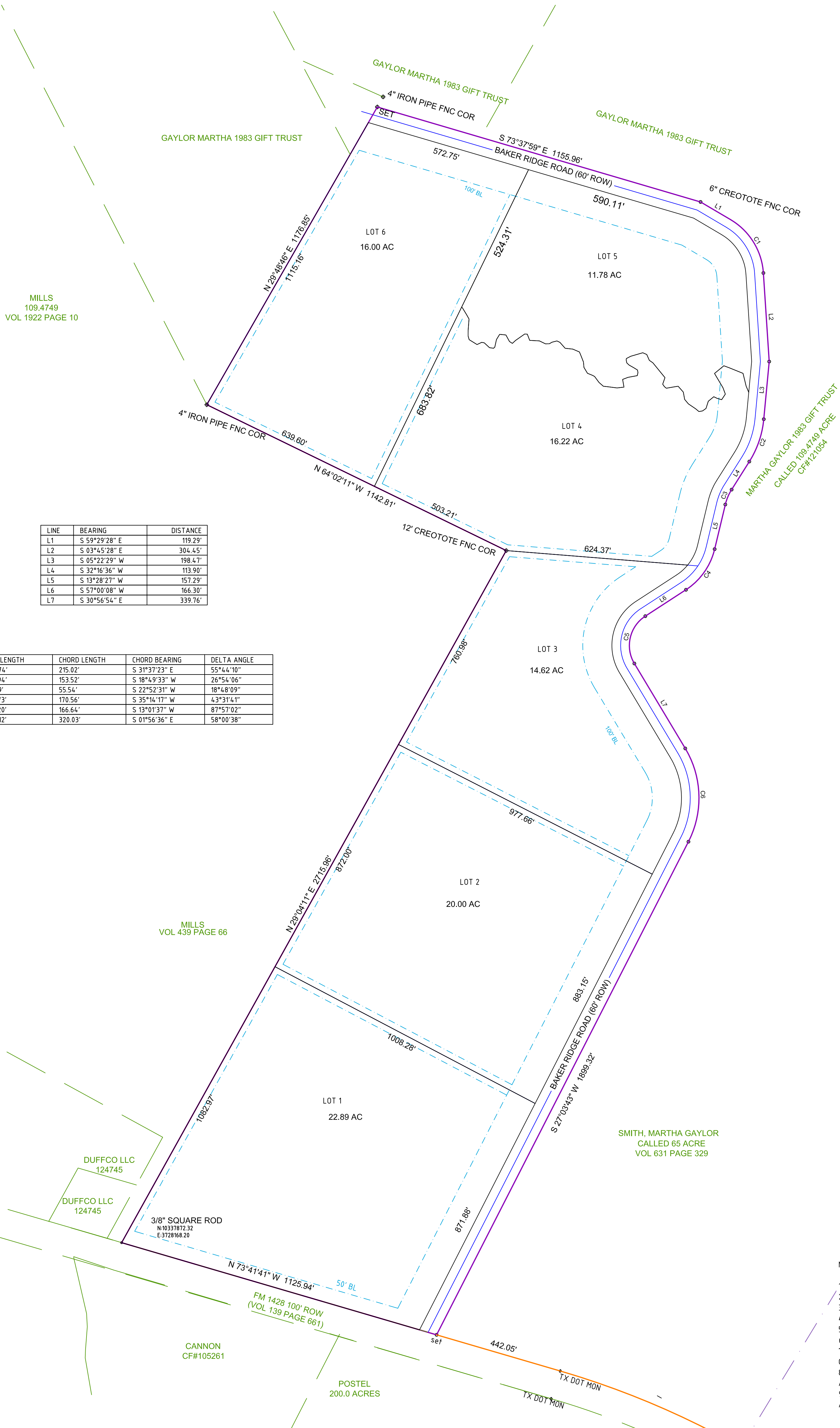
BEING A RESIDENTIAL SUBDIVISION  
 OUT OF THE CONNOR RIDGE LLC TRACT RECORDED IN MADISON COUNTY CLERK'S FILE NO. 129514, IN THE R ROBBINS SURVEY ABSTRACT 188, MADISON COUNTY, TEXAS.

OWNER / DEVELOPER,  
 CONNOR RIDGE LLC  
 14372 LIBERTY STREET MONTGOMERY TEXAS  
 SURVEYOR-SURVTECH CORP  
 P.O. BOX 1080 CONROE TX 77305  
 JUNE 2026



I, MICHAEL C WARREN, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL CORNERS AND ANGLE POINTS OF THE BOUNDARIES OF THE ORIGINAL TRACT TO BE SUBDIVIDED OF REFERENCE HAVE BEEN MARKED WITH IRON OR OTHER SUITABLE PERMANENT METAL PIPES OR RODS, HAVING A DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8") AND A LENGTH OF NOT LESS THAN 15 FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER IN ACCORDANCE WITH THE SUBDIVISION LAWS OF THE COUNTY OF MADISON TEXAS.

MICHAEL C WARREN  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 4935



LINE	BEARING	DISTANCE
L1	S 59°29'28" E	119.29'
L2	S 03°45'28" E	304.45'
L3	S 05°22'29" W	198.47'
L4	S 32°16'36" W	113.90'
L5	S 13°28'27" W	157.29'
L6	S 57°00'08" W	166.30'
L7	S 30°56'54" E	339.76'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	230.00'	223.74'	215.02'	S 31°37'23" E	55°44'10"
C2	330.00'	154.94'	153.52'	S 18°49'33" W	26°54'06"
C3	170.00'	55.79'	55.54'	S 22°52'31" W	18°48'09"
C4	230.00'	174.73'	170.56'	S 35°14'17" W	43°31'41"
C5	120.00'	184.20'	166.64'	S 13°01'37" W	87°57'02"
C6	330.00'	334.12'	320.03'	S 01°56'36" E	58°00'38"

Notes:

- 1) B.L. = BUILDING LINE
- 2) U.E. = UTILITY EASEMENT
- 3) D.E. = DRAINAGE EASEMENT
- 4) A.E. = ACCESS EASEMENT
- 5) I.R.S. = IRON ROD SET
- 6) I.R.P. = IRON ROD FOUND
- 7) ALL CORNERS ARE 5/8" IRON ROD SET UNLESS OTHERWISE NOTED
- 8) THERE IS A 20' BUILDING LINE ON EITHER SIDE OF ALL LOT LINES UNLESS OTHERWISE NOTED
- 9) THERE IS A 15' UTILITY AND DRAINAGE EASEMENT ADJACENT TO THE RIGHT OF WAY SHOWN

