

**Notice of Planning and Zoning Commission
AGENDA**

December 03, 2024 at 6:00 PM

NOTICE IS HEREBY GIVEN that a Meeting of the Montgomery Planning and Zoning Commission will be held on **Tuesday, December 03, 2024** at **6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

Members of the public may view the meeting live on the City's website www.montgomerytexas.gov under Agenda/Minutes and then select **Live Stream Page (located at the top of the page)**. The Meeting Agenda Pack will be posted online at www.montgomerytexas.gov. The meeting will be recorded and uploaded to the City's website.

CALL TO ORDER

PUBLIC FORUM:

The Planning and Zoning Commission will receive comments from the public on any matters within the jurisdiction of the Commission. Speakers will be limited to three (3) minutes each. Persons wishing to participate (speak) during the Public Forum portion of the meeting must sign-in to participate prior to the meeting being called to order. Please note that discussion, if any, on subjects for which public notice has not been given, are limited to statements of specific factual responses and recitation of existing policy.

REGULAR AGENDA

All items on the Regular Agenda are for discussion and/or action.

- 1.** Consideration and possible action on the Regular Meeting Minutes of September 03, 2024 and November 05, 2024.
- 2.** Consideration and possible action regarding approval of the final plat for Montgomery Bend Section 3.
- 3.** Consideration and possible action regarding approval of the final plat for Hills of Town Creek Section 5.

COMMISSION INQUIRY

Pursuant to Texas Government Code Sect. 551.042 the Planning & Zoning Commission may inquire about a subject not specifically listed on this Agenda. Responses are limited to recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision shall be limited to a proposal to place on the agenda of a future meeting.

ADJOURNMENT

I, Ruby Beaven, City Secretary, the Undersigned Authority, do hereby certify that this notice of meeting was posted on the website and bulletin board at City Hall of the City of Montgomery, Texas, a place convenient and readily accessible to the general public at all times. This notice was posted at said locations on the following date and time: November 27, 2024 by 12:30 p.m. and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting. I further certify that the following news media was notified of this meeting as stated above: The Courier

/s/ Ruby Beaven

City Secretary

This facility is wheelchair accessible and accessible parking spaces are available. Please contact the City Secretary's office at 936-597-6434 for further information or for special accommodations.

Montgomery City Council
AGENDA REPORT

Meeting Date: December 3, 2024	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject

Consideration and possible action on the Regular Meeting Minutes of September 03, 2024 and November 05, 2024.

Recommendation

Staff recommends approval of meeting minutes, as presented.

Discussion

The Regular Meeting Minutes of October 01, 2024, were approved on November 05, 2024.

Please see the accompanying minutes:

Regular Meeting Minutes of September 03, 2024
Regular Meeting Minutes of November 05, 2024

Approved By

City Secretary & Director of Administrative Services	Ruby Beaven	Date: November 26, 2024
City Administrator		Date:

MINUTES OF REGULAR MEETING

September 3, 2024

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Vice-Chairman Czulewicz called the meeting to order at 6:00 p.m.

Present: Tom Czulewicz, John Fox, Merriam Walker

Absent: Bill Simpson, Daniel Gazda

Also Present: Dave McCorquodale, Director of Planning & Development

PUBLIC FORUM:

None at this time.

REGULAR AGENDA

1. Approval of the August 6, 2024 Regular Meeting Minutes.

Motion to approve the 08/06/2024 minutes as presented was made by Merriam Walker and seconded by John Fox. **All in favor. (3-0)**

2. Consideration and possible action on a front yard fence installed at 708 Caroline St located in the Historic Preservation District.

Mr. McCorquodale said he wanted to apologize as he swapped street names. It is 708 College Street and not 708 Caroline Street. He said the fence is existing so he hopes that it will help to clarify. It was already there. He said the owner was not able to attend the meeting tonight although she does have a friend here, Byron if you have any questions you would like to ask him.

Merriam Walker said she sees you are already asking for forgiveness because you have already done it. Byron said yes that is correct. Merriam Walker asked if he checked with anyone from the City or the ordinances or anything with the Historic District prior to taking down the previous white fence that was there and replacing it with the black, slide-slanted fence. Byron said he does not know. He was told to do it. He said he is the one who installed it. The fence was rotting away. The previous individual had cut the top of the fence. Merriam Walker asked what material was used. Byron said it was wood. Merriam Walker asked if he chose black. Byron said it came prefabricated black. Merriam Walker asked if it is real wood or fabricated. Byron said it is real wood. Merriam Walker asked if it was real wood that was previously painted. Byron said yes. Merriam Walker said the Historic Preservation District would like for things to match in the Historic District and go with the flow. She said the fence you put up is black and slide slanted, not vertical. She said they like for the people who live in downtown, the Historic District to come to the Planning & Zoning Commission and present what they want to do prior to doing it. She said she believes there are fines if you go against what our ordinances

are. She said she would hate to say that we slap you on the hand and say sorry and you go ahead and do it, but if you do that then the next person will do it and the next person will do it. It happens quite a bit. She said it is not in line with what is already going on in downtown Historic Montgomery. Byron said it is hard to say but in the owner's defense two and a half years ago she went through a nasty divorce. The person that normally took care of these issues was the one that was saying you can do whatever you want, I do not care. The owner asked him if she needed to do anything and was told no, the house is not a historic house. He said he thinks he put the last post in when the owner received the phone call from the City saying you are not supposed to do this. John Fox said he looked at it a couple of times and said it would be very close to meeting the standard if between those panels you had some kind of a wooden post with a decorative cap on it, stuck it up a little bit above the fence, and painted it all white. He said it looks like it came with some kind of panels. Byron said the owner ordered them from Lowe's. It was eight 1x4 slats that came with a steel spike on each end. John Fox asked if they were in sections. Byron said yes he believes five-foot sections and does not think they were full sections. Merriam Walker asked if the material is paintable. Byron said he does not know. It was stained black. Merriam Walker asked if he just installed the fence and was hired to go there and dig a hole to put it up. Byron said yes. John Fox asked how difficult do you think it would be to separate those panels and put some kind of a decorative post up and paint it. Byron said it would ruin the panel. He said on the right side of the house, the opposite side of the owner's sidewalk they had to do it. The wood is not treated wood so it will splinter. John Fox said it does not sound like it is going to last. Byron said it is now because he treated it. Merriam Walker asked if he treated it before or after the phone call. Byron said it was before. Tom Czulewicz said to him it has a very negative contrast to right across the street when you look at the whole atmosphere of the Historic District and trying to maintain it. He said for instance fences like that did not exist back when those houses were built. Byron says he agrees, but unfortunately he does not know that much about it. He said two houses down there is a chain link fence leaning over. Merriam Walker asked if that is grandfathered in. Mr. McCorquodale said there is some chain link in there that to her point he thinks has been there. Merriam Walker said it was grandfathered in. Merriam Walker asked Mr. McCorquodale what is the ordinance they can use if they as a Commission decide that does not go with the Historic District ordinances. Mr. McCorquodale said in general it would take an approval from this Commission in order to leave it there then they would go through the removal notification. The first step is a meeting and discussion on the Commission's decision and the parameters and how long it would take to get the fence out. He said it does not start a very formal process here in the City, they do not do that a lot. He said they would start working with the owner to take it out if the Commission does not approve it.

Motion to not approve the front yard fence installed at 708 College Street in the Historic Preservation District was made by Merriam Walker.

Byron stated the owner is on a very strict budget. He said if this fence gets removed she does not have the money to put anything else up. Merriam Walker asked if the owner has a fence in the backyard. Byron said that is all rotted away. He said he has had to come in and use wire to keep the trees from encroaching over the back of the fence. There is no fence as it is all overgrown from the back of whoever owns the property back there. Merriam Walker said it is historic, in our preservation and they have to say no to a lot of people. She said they do not know what happens after they say no as sometimes it turns around and it is yes, sometimes it is a deal. Maybe the owner can check into working with what John Fox said as a suggestion, but that type of fence does not go with the aesthetics of historic downtown.

John Fox seconded the motion. **All in favor. (3-0)**

John Fox said he wants the owner to know they can appeal this to City Council. Tom Czulewicz said this item has been disapproved and the owner has the option of appearing before the City Council to appeal the Planning & Zoning Commission’s decision.

- 3. Consideration and possible action on two signs – one freestanding and one wall sign – for Lola & Viv Designs located at 305 Prairie Street in the Historic Preservation District.

Mr. McCorquodale said this was where the Beauty Babes was just north of Yo Mama’s and mentioned there are two signs there. One is just above the front porch and the other one is part of the access ramp over the side. Tom Czulewicz asked if they have anyone here representing the request. Mr. McCorquodale said they do not have anyone here. Tom Czulewicz said he does not like the sign on the gables. His recommendation would be that the sign be placed at the lower horizontal gable or beam and if possible narrow down to where it is laminated on that beam. Merriam Walker said it takes away from the character of the Historic District. John Fox said even the signage itself the lettering and all takes away from the old town idea. Tom Czulewicz said the freestanding sign is just real busy. John Fox said there is too much verbiage on the small sign.

Motion to table the request for the signs at 305 Prairie Street in the Historic Preservation District was made by Merriam Walker and seconded by John Fox. **All in favor. (3-0)**

- 4. Consideration and possible action on a new sign for Mount Pleasant Missionary Baptist Church located at 15155 Liberty Street, a city-designated historic landmark.

Mr. McCorquodale said while not in the Historic District this was a City designated historic landmark. Pastor Brown and Mr. Wilkerson are here to answer any questions.

Merriam Walker asked if the LED light is similar to what they have in downtown Montgomery. Mr. Wilkerson said it is the same one. Merriam Walker asked what information would be displayed on the sign. Pastor Brown said any special events that may come up such as events at Christmas time or homecoming. Merriam Walker asked what colors would be used. Pastor Brown said it could be multiple colors or no certain color at all. Merriam Walker said she was referring to the words. Pastor Brown said a tan color or yellow, something that will catch peoples attention. He said no bright white, but a yellowish color to tone it down a bit. Tom Czulewicz asked if this is like a television screen where you can insert a picture like you have on your sample. Pastor Brown said it is similar yet different because it has LED lights with the lighting itself that has small components. One of the gentlemen mentioned it is similar to the school district sign and the high school sign on SH 105. He said that same type of lighting would be displayed. Mr. McCorquodale said in speaking with their sign company they do have the section up in the top left that is an excerpt from the ordinance that talks about the brightness levels, how often you can switch screens, no streaming, or moving messages. The sign company is aware and that often is the good link because they are the ones going to be doing the programming and showing these guys how to use it so that way they see those rules and know. Tom Czulewicz asked how long has the existing sign been there. Pastor Brown said 33 years.

Motion to approve the sign for Mount Pleasant Missionary Baptist Church located at 15155 Liberty Street, a City designated historic landmark was made by Merriam Walker and seconded by John Fox. **All in favor. (3-0)**

Merriam Walker asked when they are going to do it. Pastor Brown said this month.

5. Consideration and possible action on the following exterior modifications for Shades Salon located at 207 McCown St. in the Historic Preservation District:

- a. New sign to replace the existing sign on the McCown St. storefront.
- b. New sign on the new Liberty St. storefront.
- c. New building trim color of Sherwin Williams 'Black' (SW6258) in a flat finish.

Merriam Walker asked the owner if she is going to do the trim in the back. Ms. Kaylon Watson said the only thing in the back that is black is just the roof. Merriam Walker said she did not know if she was going to do that where you put a shade over there where you walk in and not get rained on if you were going to do those posts, but no. Ms. Watson said not as of now. She thinks they are going to have to have another meeting for the porch as it needs to be redone really bad. Merriam Walker asked if the material is made out of that metallic type of thin metal. Ms. Watson said it is aluminum composite material.

Motion to approve the exterior modifications for Shades Salon located at 207 McCown Street in the Historic Preservation District was made by Merriam Walker and seconded by John Fox. **All in favor. (3-0)**

6. Setting a new date for the Public Hearing on a rezoning request of 15.46 acres along Lone Star Parkway west of Liberty Street from ID-Industrial to B-Commercial and R2-Multi-family Residential as submitted by SPT Montgomery, LLC (Dev. No. 2215).

Tom Czulewicz said this was set for tonight but the posting to have the public meeting did not get out in the required time frame.

Merriam Walker asked what was the grand city plan for that area. Mr. McCorquodale said at one point he thinks it was intended that it would be light industrial but the reality is that a lot of industrial development does not happen inside the city. He said that typically happens near a bigger corridor but we know it is near two major roadways which is FM 149 and Lone Star Parkway. John Fox said he thinks this is about the third or fourth time they have seen this by different developers. Mr. McCorquodale said this came before City Council about 18 months ago and then went dormant for several months and picked back up with this rezoning request. Tom Czulewicz asked if City Council took any kind of action. Mr. McCorquodale said no. He said it was a presentation, kind of a concept pitch if you will of before we enter into an escrow agreement and spend the money on a feasibility study would you guys generally be not as a yes or no, but would you generally entertain a project like this and allow us to get into the development process. Again, there is not a yes until the Council actually acts on something. Tom Czulewicz asked what was the sense of the Council at that time. Mr. McCorquodale said he thinks there was some issue over the build to rent a multi-family or horizontal multi-family. He said you hear it called different things and he thinks people were trying to get away from the idea of well, it is a duplex or a threeplex or a fourplex which certainly to him has lots of benefits. He said his own thoughts as a professional are that those are very underused in a lot of our developments. He said build to rent communities is an interesting dynamic. If you have a

community of only rentals do the neighbors still have the same kind of sense of community that you would have living next to someone that you saw the kids grow up in and not that that will not happen. There are some long-term renters and there is nothing wrong with that. Economists would say that enough rental units is a good thing. Generally Council was not wild about the idea and had questions more than anything. It was not a hard no but it was more of a you are going to have to show us a lot more. Merriam Walker asked how long does it go. Mr. McCorquodale said down to Community. Merriam Walker asked if it comes out to the street close to those houses that are next to the church. Mr. McCorquodale said yes and kind of planning some type of access initially, at least like an emergency access off of Lawson but not a connection to. Tom Czulewicz asked if there are townhouses behind there. Mr. McCorquodale said yes and for that they would need another emergency access. Merriam Walker said and also Baja and Dr. Martin Luther King Roads back in that area flood and it gets very wet back there. Mr. McCorquodale said Atkins Creek is generally just a hair north of there. Merriam Walker said and it backs up to those people that have lived there a long time on Baja. She asked if that would be storage in that back area. Mr. McCorquodale said that is what they would contemplate but again he does want to stress that while that is in there for informational purposes, please any time you consider a rezoning just know that they could do anything they want. He said to take those plans just as a thought right now but again the action here tonight is to call that public hearing for October 1st. Merriam Walker asked once the public hearing happens what happens next. Mr. McCorquodale said what happens on the front side of the hearing is in between now and October 1st he is going to mail letters to all the owners that are within 200 feet of that property and they are going to be publishing a legal notice. We will have the public hearing here at the Planning and Zoning meeting and you will develop a recommendation and a report that goes to Council stating either we think you should rezone this or we think you should not rezone this. He said it can include some pros and cons if you have them or it can just be a simple recommendation if that is all it is. Then, at the next meeting on October 8th the Council will get your report and they will hold a public hearing and act on the request.

Motion to reschedule the public hearing to October 1st was made by Merriam Walker and seconded by John Fox. **All in favor. (3-0)**

COMMISSION INQUIRY:

Merriam Walker said she noticed some vehicles sitting in an empty parking lot with the words for sale on it. She said she can understand if you just want to put your car there or you own the business. She just wants to make note that downtown Historic Montgomery does not need to be a car lot of just random cars sitting there for sale. She said she also noticed this past weekend that the flow in downtown Montgomery when they were having Labor Day weekend was not user friendly. She said there was a lot of different signs, a lot of flags, a lot of people parked in weird ways and they still have that parking lot beside In Stitches that is in bad shape and all they have are cones up there and it is just an eyesore. It just is not pretty. People are parking all over the place. She wants to bring it to your attention because she lives here and it is not aesthetically pleasing to drive down FM 149. Mr. McCorquodale asked if it is up there by Burger Fresh. Merriam Walker said yes. Merriam Walker said she guesses the Tea House was going out of business and now H & H Wines is going to take it over. Mr. McCorquodale said yes.

ADJOURNMENT

Merriam Walker moved to adjourn the meeting at 6:35 p.m. John Fox seconded the motion. **All in favor. (3-0)**

Prepared by: _____ Date approved: _____

Diana Titus, Deputy City Secretary

Tom Czulewicz, Vice-Chairman

Attest: _____

Ruby Beaven, City Secretary
Director of Administrative Services

DRAFT

CITY OF MONTGOMERY
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
NOVEMBER 5, 2024

CALL TO ORDER

Chairman Simpson called the meeting to order at 6:00 p.m.

Present: Tom Czulewicz, John Fox, Daniel Gazda, Bill Simpson, Merriam Walker

Absent: None

Also Present: Dave McCorquodale, Director of Planning & Development

PUBLIC FORUM:

None at this time.

REGULAR AGENDA

1. Approval of the October 1, 2024 Regular Meeting Minutes.

Motion to approve the October 1, 2024 Regular Meeting Minutes as submitted was made by Tom Czulewicz and seconded by Merriam Walker. **All in favor. (5-0)**

2. Consideration and possible action on a proposed sign for H-Wines located at 14351 Liberty Street in the Historic Preservation District.

Mr. Steve Hari, owner of H-Wines, said he just opened a new restaurant and needed to have a new sign added stating it is a restaurant so there is no confusion.

Motion to accept the sign as presented for H-Wines located at 14351 Liberty Street in the Historic Preservation District was made by John Fox and seconded by Daniel Gazda. **All in favor. (5-0)**

3. Consideration and possible action on proposed exterior building renovations at 905 College Street located in the Historic Preservation District.

Mr. McCorquodale said the information given looked complete enough that the Commission has the ability to make an approval now but you do not have to. If you would just like to provide enough direction that it gives the owners the certainty to engage an architect to come up with final drawings that is certainly appropriate as well. He said the information is fairly thorough and he believes there is enough to make a decision but that is completely up to the Commission.

Mrs. Brooke Tobaben said her and her husband recently purchased 905 College Street. She said they have wanted to purchase a historic home for a long time and want to add a bit more character to the home. There are some minor changes they want to do for square footage. Upstairs the rooms are a little small and in two of the rooms you can only fit a twin size bed. They would like to get some construction done before they move in. She said they will finish

out the school year in Houston for their oldest son and are not planning on moving here until the summer which gives them some time as they are engaging with an architect to get things done. They do not want to have to do a lot of change plans so they would like to get some feedback from the Commission before they actually have any official drawings done.

Mrs. Tobaben said they want to add some space but do not want to change the look of the house. They have played with multiple ideas of what to do with the dormers. It seems like the best way to keep that look is to keep the two gables. Anything that was solid and straight across made it look like the modern farmhouse look, but that is not the look they are going for. They want to try and keep with that style as much as possible. She said they are open to suggestions too. It is not a historical home to Montgomery but it is in the Historical District. They do want to try to add a little bit more character into it. If you saw the inside they did a really great job of adding tons of shiplap and using old antique doors. They just want to add a bit more to the exterior.

John Fox asked, in the character of the dormer, if they were extending the second floor forward. Mrs. Tobaben said there are already dormers there. There are two dormers that are existing so between the dormers and between the second far left there is about a five-foot space. One is four foot nine inches and the other one is five and a half feet and they are wanting to encompass that space. They are not going to come any further than the current dormers. The way the look is it is almost like a bit staggered so in the room you are going to see it staggered but exterior wise it is going to look cohesive. When it was made straight across, something about having just that slight staggered look with having the shared rooms in between just gives it more character and dimension. John Fox asked if they plan on using the split shingles for the Nantucket appearance. Mrs. Tobaben said they have looked at that and actually have a plan where they have done different types such as cedar shingles and having the wood look and have done the same exact siding that is there currently. She would like to play with a different shingle so they do not have to worry about matching it up perfectly.

Tom Czulewicz said he likes everything. He likes the color concept, the doors, and really likes the rails for the porch up front. Mrs. Tobaben said they already have all those and have had them for a couple of years. She said they were going to build new and make it look old. They have been trying to buy in Montgomery for about five years. She said they have family out here and each time they looked at a home they called them and asked what can they do and what can't they do because whatever they bought they wanted to keep that history and make it work for their family. John Fox said he agrees and Mrs. Tobaben has made a real good presentation and does not see anything wrong with it at all.

Daniel Gazda said he loves the doors and likes changing the stairwell over. Mrs. Tobaben said that was the first thing when they saw the house. She said something kept bugging her and she thought they just needed a different set of doors because it does not match with the history of the home and to also move the stairs over to be able to see the doors. Daniel Gazda asked if the barn would be the same color. Mrs. Tobaben said yes they played with different colors and at one point they were looking at the traditional color red for the barn, but it was her mom that said when going with one color it gives it a more stately look than breaking that up because it is going to look like two separate dwellings on the property. Daniel Gazda said he agrees.

Merriam Walker commented on the vinyl fencing that Mrs. Tobaben had said she had wanted to do and asked what other fencing is in that area that she got her idea to want to do white vinyl. Mrs. Tobaben said there is no vinyl. On that street when you go down there is the wood fencing at Lone Star Estates which they like but they also liked what they saw on the Magnolia home

which was the picket fence. She said as you go down the street, fencing stops for a while and then at the end of the street it is back to the ranch with the horizontal rack fencing. Merriam Walker said the thing they talk about the most in Planning and Zoning is setting the precedence, asking permission before asking for forgiveness, and what goes along with what the historical community already looks like. She said there has to be a happy medium to keep it in the aesthetics of what the Historic District looks like because the things that are coming, people are going to drive up and down that street and there is going to be a bit more traffic so when they make this decision they want to make sure it sets a tone. Mrs. Tobaben said it will not hurt her feelings if you say it has to be picket or the other as they like both. She said she is a big fan of all fences should match. Merriam Walker said they just asked recently another person in the Historic District to take their fence down. There was a question about vinyl. She said cost effectiveness, hardiness, and weatherwise, it is simplest to get up. Mrs. Tobaben said she would be fine if they said the Historic District has this type of fence and this is what it is going forward as that does not bother her. She said they are more concerned with the back section and if they could do something that is semi-solid because of their child's situation. Merriam Walker asked if she wanted a privacy fence. Mrs. Tobaben said partially. She said they are wanting solid four-foot up that you can see. There are the houses that face Cedar Brake Park behind them and they can look in. It would help everyone to have some privacy but they do not want to obstruct any view and want to keep it white.

Merriam Walker asked Mr. McCorquodale what are the restrictions on the fence. Mr. McCorquodale said it needs to go with the house but there is not a specific like it needs to be done to that time period. He said the picket fences in the Historic District were the anomalies back then because they were a rural community. He thinks they have a little more latitude there in terms of the history and what you feel like is an acceptable norm. Mrs. Tobaben said they are fine with the picket fence. Bill Simpson said he thinks with the size of the lot the three rail fence would look a lot more open. Mrs. Tobaben said they are asking to go five-foot in the back with the fence so it will be solid four and then there is this top open that is like an open panel. There is a version that has lattice and they also have one that is a picket that can match the picket in the front. She said her son has never tried to climb out of the fence but they do not want to find out. They were looking at the four-rail as it gives them more height and in the event they find in the front they need to attach a wire mesh the four-rail helps that so you do not have to open at the bottom. Merriam Walker asked if she wants it four-foot solid and then have something decorative at the top. Mrs. Tobaben said it actually comes that way and comes in four different versions. Merriam Walker asked if it was four-foot in the Historical District. Mr. McCorquodale said for back fences there is no requirement. Mrs. Tobaben said she did not see a lot of construction on the back fence but because they have neighbors that can see in, even though he said it is a private drive, it is an alley way, they do not want to make anyone upset and want to get along with their neighbors. They are just wanting it to look good and pass, but it is mostly about their son.

Motion to approve the proposed exterior building renovations by repainting the house and barn, new second story dormer windows to enlarge the interior rooms, new front porch railing and new steps, and a new entry door and exterior fence was made by Daniel Gazda and seconded by Tom Czulewicz. **All in favor. (5-0)**

4. Presentation and discussion on a proposed new home at the west end of Caroline Street in the Historic Preservation District.

Mr. McCorquodale said this one is different in scope of what they are looking at. What they are looking at now the owners have found an elevation but before engaging an architect they are looking for feedback, not approval from the Commission but feedback on the general style.

The owner, Mrs. Cates said she found this elevation and has searched high and low but cannot find a plan or anything. She said she just loves the look of it. They have a friend that use to be an architect who looked at it and is even working on rendering to get an architect. He told them their layout that she drew is wider than the front of the house and told them they either have to modify this a little bit or change the inside. She said they are working on that but mostly need to know if this look is acceptable. Mrs. Cates said it is small, 1,400 square feet down and open and then a loft with 200 square feet. They will not have the fireplace as they are looking for ways to save money wherever they can because they want to retire here. She said she went through the guidelines and gave as much information as she could as far as composition roof which is most likely hardie plank siding but that could possibly change and is not sure yet without investigating what the cost of cedar versus hardie plank is but it would be that look. Mrs. Cates said they will be adding a carport that will be attached. She provided two options for the carport and likes the one with the gable on the front but their friend who use to be an architect said that really is not drainage wise smart and said they need to go with the other one. Merriam Walker asked if they plan on fencing. Mrs. Cates said not at this time. Merriam Walker asked if they looked at the homes that are going to be beside them. Mrs. Cates said yes. Bill Simpson said the style fits in with the area and the homes in that area. Mrs. Cates said they are a little more separated from the others because there is a bit of a gully there and then there are the rails across. She said she was actually there all day when they cleared that lot. It belongs to her son and they are subdividing it as he is going to sell them a portion. She left a buffer on that corner where that rail is and where the trash can goes so you will not really be able to see their house but not to say that trees do not die or fall but they wanted the intimacy of that lot that it has. Merriam Walker said some of those trees out there are old and asked if they would remove those. Ms. Cates said they might lose some of those sage trees because of where the house is going to be. She said the one in the front is the biggest and looks the healthiest but she is hoping they can keep as many trees as they can. Bill Simpson said that home is not that big of square footage that you want to take up that whole lot either. Mrs. Cates said that is why they shifted it over to the left. She said they had a builder go out there and do a soil test. The builder said it needs to be pushed back because of drainage reasons and not to have to do retainer walls. They also shifted it to the left because of the gully. It does not appear there is any problem with water or ever has been but you never know in Montgomery County.

John Fox asked Mr. McCorquodale if the town creek originates at the cemetery and crosses over. Mr. McCorquodale said there are a couple. He said this piece is a tributary that leads into town creek but the primary origin of town creek is west of here going toward Napa. There is another tributary that crosses by Napa south of the road but town creek ultimately starts around by the stadium. John Fox asked if this is across the street from the Langley's. Mr. McCorquodale said the property is but we are talking about the south end of the property so the north end is not where they are building their house. It is basically on the Cedar Brake Park side.

Merriam Walker said she thinks this is a cool house and knows it is going to be in the woods, but she does not think it goes in line with the houses that are coming up to it. The one street is going to be extended and a subdivision is coming. Mrs. Cates asked if they are in the Historic District. Mr. McCorquodale said they are not.

Bill Simpson said he feels there is enough information here that the owners can go ahead and get the architect and renderings.

John Fox said he thinks the elevation according to the picture that the glass looks more modern than it does country. There is also glass in and around the front doors and there is really a lot of glass for a country house. He said they might duplicate the cedar in some way and will have to look for something different because the cedar is out of place. Mrs. Cates said the hardie plank does come stained and she likes the warmth of it. She also said she does not know if they can afford cedar and want to maintain cedar. Merriam Walker said she thinks it is the glass. She said to her it is more like a glass house and it is beautiful but in her mind all she sees is downtown Montgomery and the difference of the housing and what they are doing there. Bill Simpson said this will give her something to start with. Tom Czulewicz asked what they thought about multi-pane windows downstairs. Mrs. Cates said this one to the right she liked and it would work. It would give it a little more country look. John Fox said it is a great house but you have to think about how it would look like in 1860. He said if your architect can get that in line and make a few changes it would be good. Mrs. Cates said they will probably not get cedar because they are beyond maintaining these places. They will have a small yard but the rest will be more natural. Merriam Walker said she read until you finish it out that you are going to have a different type of road. Mrs. Cates said their other place she knew exactly where she wanted the driveway and curved it on purpose because the stream went over it and it was a ribbon driveway. It was gravel. She said they loved it for 20 some years but until they can afford to maybe do something else they like that look. Merriam Walker asked if that is okay because there was a thing with the church. Mr. McCorquodale said commercial cannot be gravel but for residential it is appropriate. Mrs. Cates said they may blacktop it later or even use concrete but for now they are good with gravel because they loved what they had before.

Mr. McCorquodale said they will bring all this back once they get the drawings. Mrs. Cates said when the builder looked at her layout he said she made the house too wide with the elevation and he started working with different widths to match her layout but she did not like it. She said they have to figure out a way to keep this look. They might have to modify and stretch it out but it will be the same look. Bill Simpson said they have the go ahead to start.

COMMISSION INQUIRY:

None at this time.

ADJOURNMENT

Tom Czulewicz moved to adjourn the meeting at 6:40 p.m. Merriam Walker seconded the motion. **All in favor. (5-0)**

Prepared by: _____ Date approved: _____
Diana Titus, Deputy City Secretary

Bill Simpson, Chairman

Attest: _____
Ruby Beaven, City Secretary
Director of Administrative Services

Montgomery City Council
AGENDA REPORT

Meeting Date: December 3, 2024	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject
 Consideration and possible action regarding approval of the final plat for Montgomery Bend Section 3.

Recommendation
 City Engineers recommend the Commission approve the final plat for Montgomery Bend Section 3.

Discussion

City Engineers reviewed the Final Plat submission for Montgomery Bend Section 3, owned by Pulte Homes of Texas, LP, on behalf of the City of Montgomery. The Owner has requested platting of the tract for the development of 85 single-family residential lots and 2 reserves.

This development includes 309 total single-family residential lots with a mix of 45’ and 55’ lots widths. The Final Plat submitted for approval includes the following variances, as approved in the Development Agreement dated September 13, 2022 and the variances approved by City Council on February 14, 2023.

- Side Lots: Minimum side yard measured from the building line to the property line to be 5’.
- Lot Size: Minimum size of the residential lots shall have 45’ lot widths, 120’ lot depths, and a lot area of 5,400sf.

The water and wastewater impact fees being assessed for the development would be \$172,805 and \$165,835 respectively.

Approved By	
City Secretary & Director of Administrative Services	Date: November 26, 2024
City Administrator	Ruby Beaven
	Date:



November 26, 2024

The Planning and Zoning Commission
City of Montgomery
101 Old Plantersville Rd.
Montgomery, Texas 77316

Re: Submission of Final Plat
Montgomery Bend Section 3 (Dev. No. 2203)
City of Montgomery

Dear Commission:

We reviewed the Final Plat submission for Montgomery Bend Section 3, owned by Pulte Homes of Texas, LP ("the Owner"), on behalf of the City of Montgomery. The Owner has requested platting of the tract for the development of 85 single-family residential lots and 2 reserves.

As a reminder, this development includes 309 total single-family residential lots with a mix of 45' and 55' lots widths. The Final Plat submitted for approval include the following variances, as approved in the Development Agreement dated September 13, 2022 and the variances approved by City Council on February 14, 2023.

- Side Lots: Minimum side yard measured from the building line to the property line to be 5'.
- Lot Size: Minimum size of the residential lots shall have 45' lot widths, 120' lot depths, and a lot area of 5,400sf.

Our review was based on The City of Montgomery's Code of Ordinances, Chapter 78, Section 60 and any other applicable chapters. We offer no objection to the plat and recommend the Commission approve the plat as submitted.

The water and wastewater impact fees being assessed for the development would be \$172,805 and \$165,835 respectively.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Katherine Vu".

Katherine Vu, PE, CFM
City Engineer

KV/zlgt

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2024\2024.03.25 MEMO to P&Z RE Montgomery Bend Section 2 Final Plat.docx

Submission of Final Plat
Montgomery Bend, Section 3 (Dev. No. 2203)
November 26, 2024

Enclosures: Final Plat – Montgomery Bend Section 3
Cc (via email): The Honorable Mayor and City Council – The City of Montgomery
Mr. Anthony Solomon – City of Montgomery, Interim City Administrator
Ms. Ruby Beaven – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney
Ms. Amanda Gonzalez, PE – Elevation Land Solutions

Block #1 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	6348.51	0.1457
2	6301.61	0.1447
3	6231.52	0.1431
4	6062.49	0.1392
5	5879.96	0.1350
6	5928.30	0.1361
7	5730.21	0.1315
8	7137.49	0.1639

Block #4 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	7275.79	0.1670
2	5649.70	0.1297
3	5563.23	0.1277
4	5520.00	0.1267
5	5520.00	0.1267
6	5520.00	0.1267
7	5520.00	0.1267
8	5400.00	0.1240
9	5400.00	0.1240
10	5400.00	0.1240
11	6808.99	0.1563

Block #2 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	6942.43	0.1594
2	5520.00	0.1267
3	5520.00	0.1267
4	5520.00	0.1267
5	5518.15	0.1267
6	8426.57	0.1934
7	13347.89	0.3064
8	7600.30	0.1745
9	5643.39	0.1296
10	5400.00	0.1240
11	5400.00	0.1240
12	5400.00	0.1240
13	5400.00	0.1240
14	5400.00	0.1240
15	5400.00	0.1240
16	5400.00	0.1240
17	6585.87	0.1512
18	6585.87	0.1512
19	5400.00	0.1240

Block #5 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	5400.00	0.1240
2	5400.00	0.1240
3	5400.00	0.1240
4	5400.00	0.1240
5	5400.00	0.1240
6	5400.00	0.1240
7	5400.00	0.1240
8	5400.00	0.1240
9	6849.38	0.1572
10	6829.58	0.1568
11	5400.00	0.1240
12	5400.00	0.1240
13	5400.00	0.1240
14	5400.00	0.1240
15	5400.00	0.1240
16	5400.00	0.1240
17	5400.00	0.1240
18	5400.00	0.1240
19	5400.00	0.1240

Block #3 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	5625.00	0.1291
2	5625.00	0.1291
3	5625.00	0.1291
4	5625.00	0.1291
5	5625.00	0.1291
6	5625.00	0.1291
7	5625.00	0.1291
8	5625.00	0.1291
9	5625.00	0.1291
10	5625.00	0.1291
11	5625.00	0.1291
12	5625.00	0.1291
13	5625.00	0.1291
14	5625.00	0.1291
15	5625.00	0.1291

Block #6 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	7815.16	0.1794
2	6293.70	0.1445
3	9561.36	0.2195
4	8519.78	0.1956
5	8417.74	0.1932
6	8555.95	0.1964
7	6358.33	0.1460
8	7849.91	0.1802
9	7150.38	0.1642
10	6309.04	0.1448
11	6710.94	0.1541
12	6660.01	0.1529
13	7372.83	0.1693

Line Table		
Line #	Length	Direction
L1	27.50'	N03°48'06"W
L2	60.00'	S86°11'54"W
L3	13.27'	S86°11'54"W
L4	95.00'	S86°11'54"W
L5	60.00'	N03°48'06"W
L6	60.00'	S86°11'54"W
L7	11.67'	S03°48'06"E
L8	120.00'	S86°11'54"W
L9	41.20'	S03°48'06"E
L10	120.00'	S86°11'54"W
L11	4.67'	N03°48'06"W
L12	113.57'	N37°51'19"W
L13	41.42'	N21°28'21"W
L14	42.77'	N08°46'09"W
L15	42.77'	N05°16'04"E
L16	30.56'	N19°18'18"E
L17	55.03'	N31°02'15"E
L18	6.50'	N86°25'37"W
L19	115.46'	N50°43'55"W
L20	185.44'	N48°15'37"W

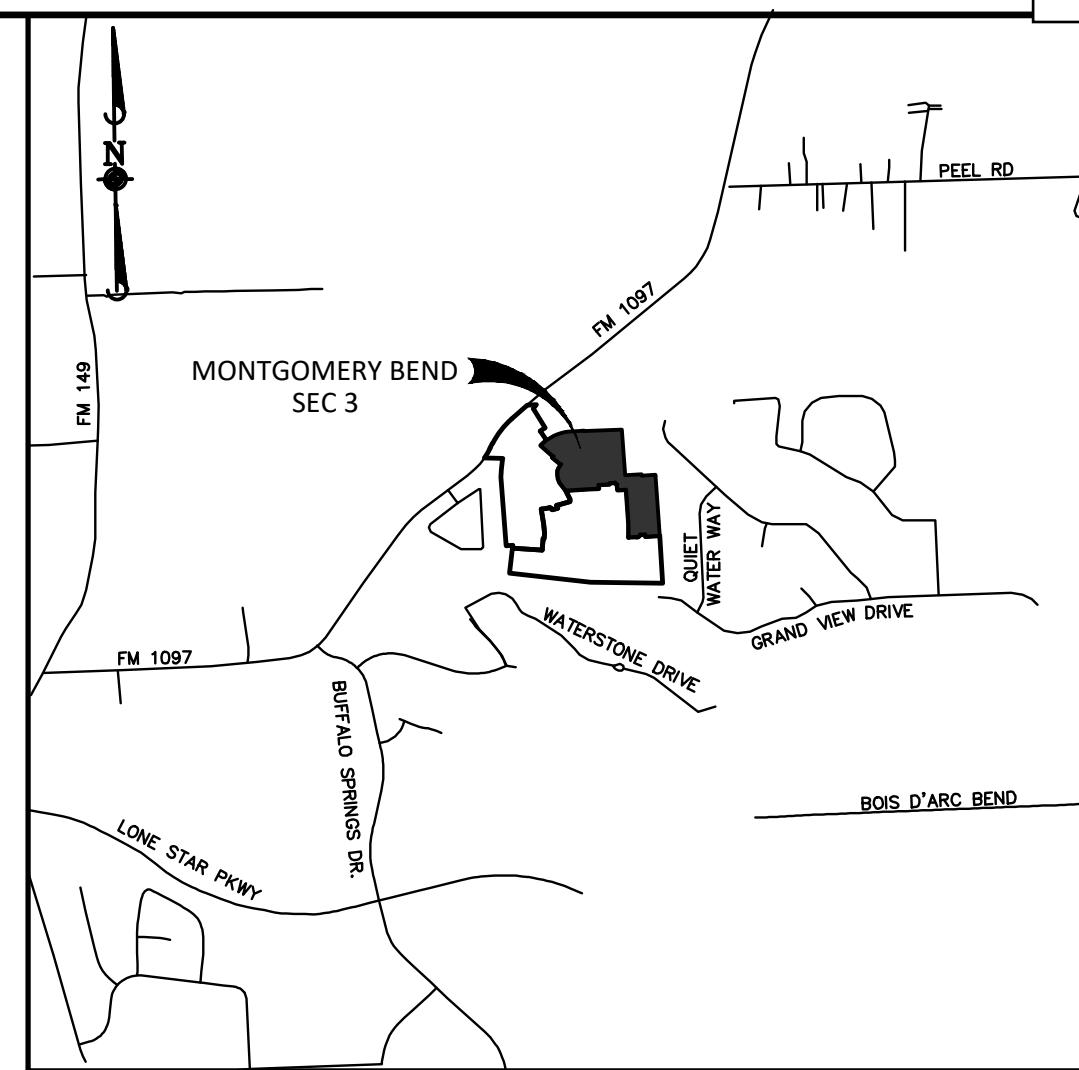
Line Table		
Line #	Length	Direction
L21	88.76'	N48°15'08"E
L22	88.76'	N58°55'05"E
L23	44.43'	N66°55'03"E
L24	44.43'	N72°15'01"E
L25	44.61'	N74°22'28"E
L26	44.66'	N82°54'58"E
L27	103.07'	N87°27'20"E
L28	60.00'	N86°11'54"E
L29	2.47'	S03°48'05"E
L30	17.26'	S03°48'06"E
L31	155.00'	N86°11'54"E
L32	121.75'	N86°11'54"E
L33	15.76'	S86°11'54"W
L34	15.76'	N86°11'54"E
L35	41.51'	N46°23'15"E
L36	41.03'	N60°53'46"E
L37	40.81'	N77°50'53"E
L38	106.50'	S86°11'54"W
L39	10.00'	S03°48'06"E

Curve Table					
Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C1	39.27'	25.00'	090°00'00"	35.36'	S41°11'54"W
C2	87.88'	1470.00'	003°25'31"	87.87'	S87°54'40"W
C3	39.27'	25.00'	090°00'00"	35.36'	N48°48'06"W
C4	12.73'	295.00'	002°28'17"	12.72'	N40°30'14"E
C5	84.65'	55.00'	088°11'13"	76.54'	N47°53'42"W
C6	262.47'	325.00'	046°16'19"	255.39'	S64°52'32"W
C7	39.27'	25.00'	090°00'00"	35.36'	N48°48'06"W
C8	39.27'	25.00'	090°00'00"	35.36'	N41°11'54"E
C9	8.56'	85.00'	005°46'19"	8.56'	N06°41'15"W
C10	11.79'	25.00'	027°00'44"	11.68'	S03°55'57"W
C11	113.94'	50.00'	130°33'37"	90.84'	N47°50'29"W
C12	11.79'	25.00'	027°00'44"	11.68'	N80°23'04"E
C13	8.72'	85.00'	005°52'45"	8.72'	N89°02'56"W
C14	38.48'	25.00'	088°11'13"	34.79'	N47°53'42"W
C15	40.06'	25.00'	091°48'47"	35.91'	S42°06'18"W
C16	39.27'	25.00'	090°00'00"	35.36'	N48°48'06"W
C17	18.69'	25.00'	042°50'00"	18.26'	S64°46'54"W
C18	231.84'	50.00'	265°40'01"	73.33'	S03°48'06"E
C19	18.69'	25.00'	042°50'00"	18.26'	S72°33'05"E
C20	39.27'	25.00'	090°00'00"	35.36'	N41°11'54"E
C21	38.48'	25.00'	088°11'13"	34.79'	N47°53'42"W
C22	40.06'	25.00'	091°48'47"	35.91'	N42°06'18"E
C23	38.48'	25.00'	088°11'13"	34.79'	S47°53'42"E
C24	17.68'	25.00'	040°30'51"	17.31'	S65°56'29"W
C25	16.10'	50.00'	018°26'51"	16.03'	S31°58'11"W

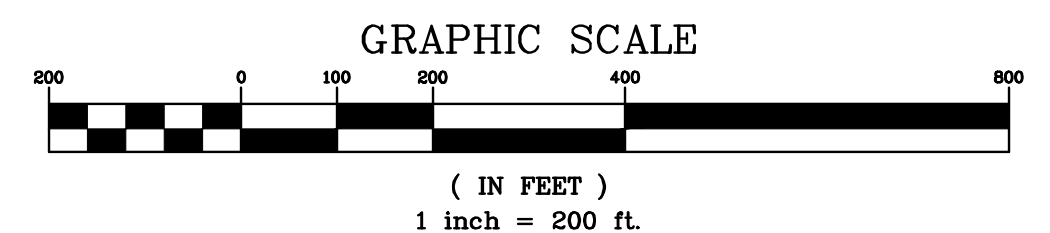
Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	20,250.00	0.4649	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
B	4,258.66	0.0978	LANDSCAPE, OPEN SPACE AND UTILITIES
TOTAL	24,508.66	0.5627	

Published Coordinates - Montgomery City Control				
Point #	Northing (grid)	Easting (grid)	Elevation	Description
MONT 1	10,135,441.475	3,763,481.913	239.70	3" Brass Cap in Conc.
MONT 2	10,131,532.695	3,757,800.740	301.87	3" Brass Cap in Conc.
MONT 3	10,135,296.374	3,753,373.590	268.73	3" Brass Cap in Conc.
MONT 4	10,139,200.353	3,752,878.057	285.97	3" Brass Cap in Conc.
MONT 7	10,135,557.537	3,758,356.460	291.77	3" Brass Cap in Conc.

Observed Coordinates - Elevation Land Solutions			
Point #	Northing (grid)	Easting (grid)	Elevation
1	10,135,441.371	3,763,481.958	239.89
2	10,131,535.767	3,757,800.807	301.72
3	10,135,296.519	3,753,373.658	268.23
4	10,139,200.404	3,752,878.122	285.89
7	10,135,557.584	3,758,356.516	291.21



VICINITY MAP
MONTGOMERY COUNTY
KEY MAPS: 123L
NOT TO SCALE



ABBREVIATIONS

- AE= AERIAL EASEMENT
- DE= DRAINAGE EASEMENT
- PAE= PRIVATE ACCESS EASEMENT
- PUE= PUBLIC UTILITY EASEMENT
- SSE= SANITARY SEWER EASEMENT
- STM SE= STORM SEWER EASEMENT
- UVE= UNOBSTRUCTED VISIBILITY EASEMENT
- UE= UTILITY EASEMENT
- WLE= WATER LINE EASEMENT
- BL= BUILDING LINE
- ROW= RIGHT-OF-WAY
- MCDR= MONTGOMERY COUNTY DEED RECORDS
- MCMR= MONTGOMERY COUNTY MAP RECORDS
- MCCF= MONTGOMERY COUNTY CLERK'S FILE
- MCOPR= MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
- MCOPRRP= MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- CAB= CABINET
- VOL., PG.= VOLUME, PAGE
- FND= FOUND
- IR= IRON ROD
- SET 5/8" IRON ROD W/ CAP (UNLESS OTHERWISE NOTED)
- STREET NAME CHANGE

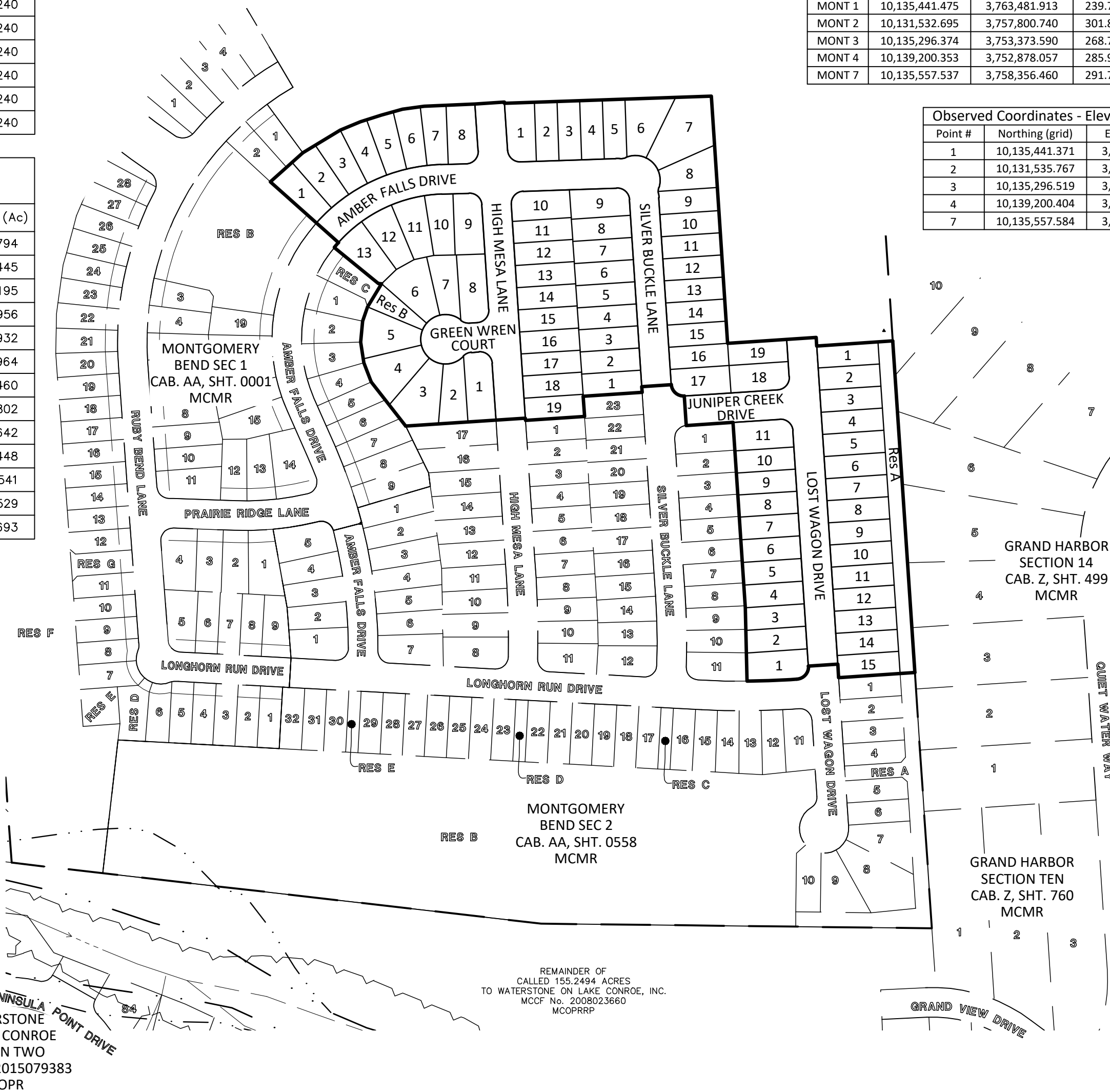
FINAL PLAT MONTGOMERY BEND SEC 3

A SUBDIVISION OF 16.33 ACRES OF LAND
OUT OF THE
OWEN SHANNON SURVEY, A-36
MONTGOMERY COUNTY, TEXAS

85 LOTS 2 RESERVES 6 BLOCKS
NOVEMBER 2024

**OWNER/
DEVELOPER:** PULTE HOMES OF TEXAS, L.P.,
a Texas Limited Partnership
1311 BROADFIELD BLVD., SUITE 100
HOUSTON, TX 77084
281-749-8000

**ENGINEER/
SURVEYOR:** **ELEVATION**
land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692



WATERSTONE
ON LAKE CONROE
SECTION TWO
MCCF No. 2015079383
MCOPR

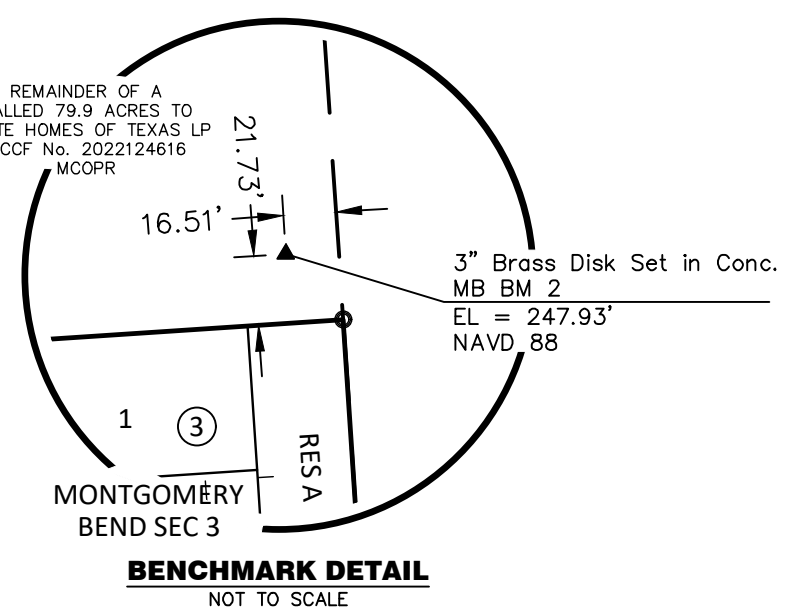
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

ABBREVIATIONS

- AE= AERIAL EASEMENT
- DE= DRAINAGE EASEMENT
- SSE= SANITARY SEWER EASEMENT
- STM SE= STORM SEWER EASEMENT
- UVE= UNOBSTRUCTED VISIBILITY EASEMENT
- UE= UTILITY EASEMENT
- WLE= WATER LINE EASEMENT
- BL= BUILDING LINE
- ROW= RIGHT-OF-WAY
- MCDR= MONTGOMERY COUNTY DEED RECORDS
- MCMR= MONTGOMERY COUNTY MAP RECORDS
- MCCF= MONTGOMERY COUNTY CLERK'S FILE
- MCOPR= MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
- MCOPRRP= MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- CAB. __, SHT. __ = CABINET, SHEET
- VOL. __, PG. __ = VOLUME, PAGE
- FND= FOUND
- IR= IRON ROD
- SET 5/8" IRON ROD W/ CAP (UNLESS OTHERWISE NOTED)
- STREET NAME CHANGE



MONTGOMERY BEND SEC 1
CAB. AA, SHT. 0001
MCMR

REMAINDER OF A CALLED 79.9 ACRES TO PULTE HOMES OF TEXAS LP
MCCF No. 2022124616
MCOPR



FINAL PLAT NOTES:

1. The Coordinates shown hereon are Texas Central Zone No. 4203 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor of 1.00003.
2. All distances shown are SURFACE distances.
3. Survey monuments shall be set to the standards of the Texas Society of Professional Land Surveying Practices Act and the General Rules of Procedures and Practices of the Texas Board of Land Surveying and shall bear reference caps as indicated.
4. All interior monuments shall be set after construction of utilities and pavement, and after lots are properly graded. Lot corners will be set 5/8" iron rods with plastic caps stamped "ELS".
5. Benchmark shown hereon are based on National Geodetic Survey Monument Designation HGCD 81, PID No. A06405 having published information as follows:
Elevation: 212.4 feet, NAVD88
6. According to Map No. 48339C0200G of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Montgomery County, Texas, dated August 18, 2014, this tract of land lies within Unshaded Zone "X"; defined as areas determined to be outside the 0.2% annual chance floodplain.
7. Each lot shall be restricted to a Single-Family Residential Uses; such uses may be more restrictively defined by private restrictions recorded in the real property records.
8. All building lines (BL) along the right-of-way are as shown hereon.
9. In addition to the building lines shown, all lots shall have a minimum 5' side yard and 10' rear yard setback unless otherwise noted. The City of Montgomery City Council approved these variances on February 14, 2023.
10. All easements are centered on lot lines unless shown otherwise.
11. There are no pipelines or pipeline easements through this subdivision.
12. One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
13. The subject tract is hereby granted the following variance listed within the executed Development Agreement, dated September 13, 2022. A variance for lot size to be a minimum of 45 feet wide and 120 feet long and an area of 5,400 square feet.

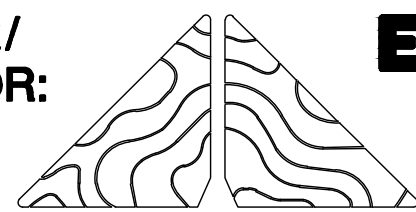
N81°44'46"E
3,378.08'
PUBLISHED GRID COORDINATES:
N: 10,142,172.3330
E: 3,760,892.5770
Elev = 257.88', GEOID '09
SURFACE COORDINATES (SCALED WITH ELS SCALE FACTOR):
N: 10,142,476.60
E: 3,760,995.40

MONT1 PUBLISHED GRID COORDINATES:
N: 10,135,441.4753
E: 3,763,481.9132
Elev = 239.70', GEOID '09
SURFACE COORDINATES (SCALED WITH ELS SCALE FACTOR):
N: 10,135,745.54
E: 3,763,594.82

OWNER/
DEVELOPER:

PULTE HOMES OF TEXAS, L.P.,
a Texas Limited Partnership
1311 BROADFIELD BLVD., SUITE 100
HOUSTON, TX 77084
281-749-8000

ENGINEER/
SURVEYOR:



ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692

FINAL PLAT
MONTGOMERY BEND
SEC 3
A SUBDIVISION OF 16.33 ACRES OF LAND
OUT OF THE
OWEN SHANNON SURVEY, A-36
MONTGOMERY COUNTY, TEXAS

85 LOTS 2 RESERVES 6 BLOCKS
NOVEMBER 2024

MONTGOMERY BEND SEC 2
CAB. AA, SHT. 0558
MCMR

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

That Pulte Homes of Texas, L.P., a Texas Limited Partnership, acting by and through BRIAN WILLIAMS, Vice President of Land Development, PULTE NEVADA I, LLC, its general partner, herein acting individually or through the undersigned duly authorized agents, does hereby adopt this plat designating the herein described real property as the MONTGOMERY BEND Sec 3 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, 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, Owner, has caused these presents to be signed by BRIAN WILLIAMS, Vice President of Land Development, Pulte Nevada I, LLC, as the act of Pulte Homes of Texas, L.P., Pulte Nevada I, LLC, hereunto affixed this _____ day of _____, 20____

PULTE HOMES OF TEXAS, L.P.,
a Texas limited partnership

By: PULTE NEVADA I, LLC,
a Texas limited liability company
Its General Partner

By: _____
BRIAN WILLIAMS
Vice President of Land Development

KNOW ALL MEN BY THESE PRESENTS:

That I, Paul R. Bretherton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner monuments shown thereof were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Montgomery, Texas.

Paul R. Bretherton
Texas Registration No. 5977

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

I, Chris Roznovsky, Engineer for the City of Montgomery, Texas, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the city as to which his approval is required.

Chris Roznovsky, P.E.
City Engineer - City of Montgomery

This plat and subdivision has been submitted to and considered by the City Planning and Zoning Commission, and is hereby approved by such commission.

Dated this ____ day of _____, 20__

By: _____
William Simpson, Chairman
Planning and Zoning Commission

This plat and subdivision has been submitted to and considered by the City Council of the City of Montgomery, Texas, and is hereby approved by such council.

Dated this ____ day of _____, 20__

By: _____
Sara Countryman, Mayor

Attest: _____
Ruby Beaven, City Secretary

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

Before me, notary public in and for the State of _____, on this day personally appeared BRIAN WILLIAMS, Vice President of Land Development, of Pulte Nevada I, LLC, a Delaware Limited Liability Company, known to me to be the person(s) whose names are subscribed to the foregoing instrument and acknowledged to me that the same is the act of Pulte Homes of Texas, L.P., a Texas Limited Partnership, and that they executed the same as and as the act of such limited partnership and for the purposes and considerations therein expressed in the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this
_____ Day of _____, 20__

Notary Public in and for the State of _____

My Commission expires _____

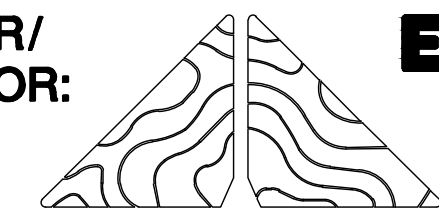
FINAL PLAT MONTGOMERY BEND SEC 3

A SUBDIVISION OF 16.33 ACRES OF LAND
OUT OF THE
OWEN SHANNON SURVEY, A-36
MONTGOMERY COUNTY, TEXAS

85 LOTS 2 RESERVES 6 BLOCKS
NOVEMBER 2024

**OWNER/
DEVELOPER:** PULTE HOMES OF TEXAS, L.P.,
a Texas Limited Partnership
1311 BROADFIELD BLVD., SUITE 100
HOUSTON, TX 77084
281-749-8000

**ENGINEER/
SURVEYOR:**



ELEVATION
land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD, SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692



November 26, 2024

The Planning and Zoning Commission
City of Montgomery
101 Old Plantersville Rd.
Montgomery, Texas 77316

Re: Submission of Final Plat
Hills of Town Creek Section 5 (Dev. 2406)
City of Montgomery

Dear Commission:

We reviewed the Final Plat submission for Hills of Town Creek Section 5, owned by K. Hovnanian of Houston II, LLC (“the Owner”), on behalf of the City of Montgomery. The Owner has requested platting of the tract for the development of 73 single-family residential lots and 3 reserves.

The Final Plat submitted for approval include the following variances, as approved by City Council on December 14, 2021.

- Side Lots: Minimum side yard measured from the building line to the property line to be 5’.
- Lot Size: Minimum size of the residential lots shall have 50’ lot widths, 100’ lot depths, and a lot area of 5,500sf.

Our review was based on The City of Montgomery’s Code of Ordinances, Chapter 78, Section 60 and any other applicable chapters. We offer no objection to the plat and recommend the Commission approve the plat as submitted.

The water and wastewater impact fees being assessed for the development would be \$148,409 and \$142,423 respectively. The impact fees assessed for each connection are due at the time of connection of each lot to the City's system.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Katherine Vu".

Katherine Vu, PE, CFM
Engineer for the City

KMV/zlgt

Submission of Final Plat
Hills of Town Creek Section 5 (Dev. 2406)
November 26, 2024

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2024\2024.11.26 MEMO to P&Z RE HOTC
Section 5 Final Plat.docx

Enclosures: Final Plat – Hills of Town Creek Sec 5
Cc (via email): The Honorable Mayor and City Council – The City of Montgomery
Mr. Anthony Solomon – City of Montgomery, Interim City Administrator
Ms. Ruby Beaven – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney

Montgomery City Council
AGENDA REPORT

Meeting Date: December 3, 2024	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject

Consideration and possible action regarding approval of the final plat for Hills of Town Creek Section 5.

Recommendation

City Engineers recommend the Commission approve the final plat for Hills of Town Creek Section 5.

Discussion

City Engineers reviewed the Final Plat submission for Hills of Town Creek Section 5, owned by K. Hovnanian of Houston II, LLC, on behalf of the City of Montgomery. The Owner has requested platting of the tract for the development of 73 single-family residential lots and 3 reserves.

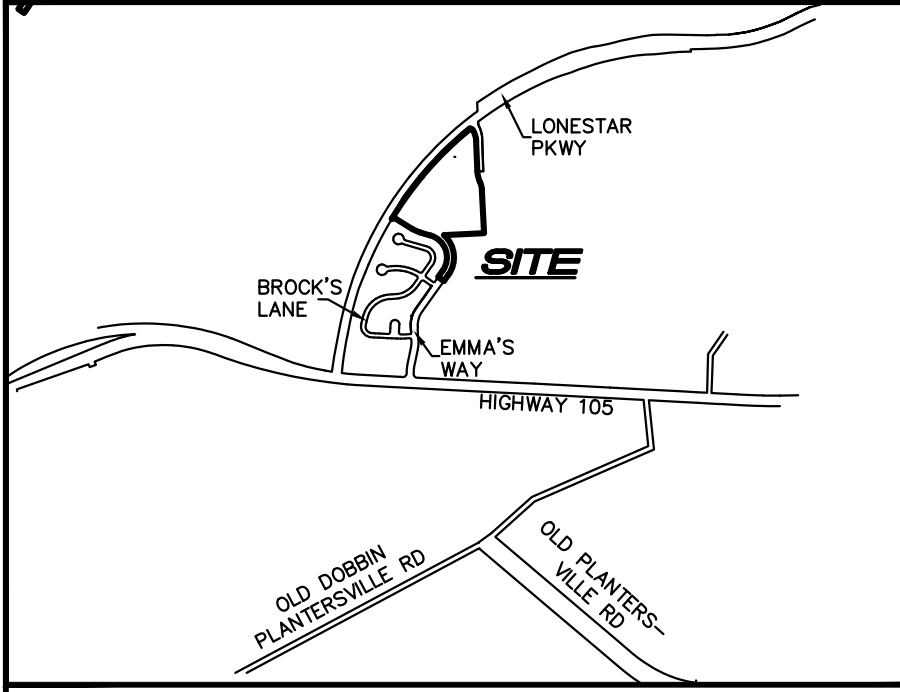
The Final Plat submitted for approval include the following variances, as approved by City Council on December 14, 2021.

- Side Lots: Minimum side yard measured from the building line to the property line to be 5’.
- Lot Size: Minimum size of the residential lots shall have 50’ lot widths, 100’ lot depths, and a lot area of 5,500sf.

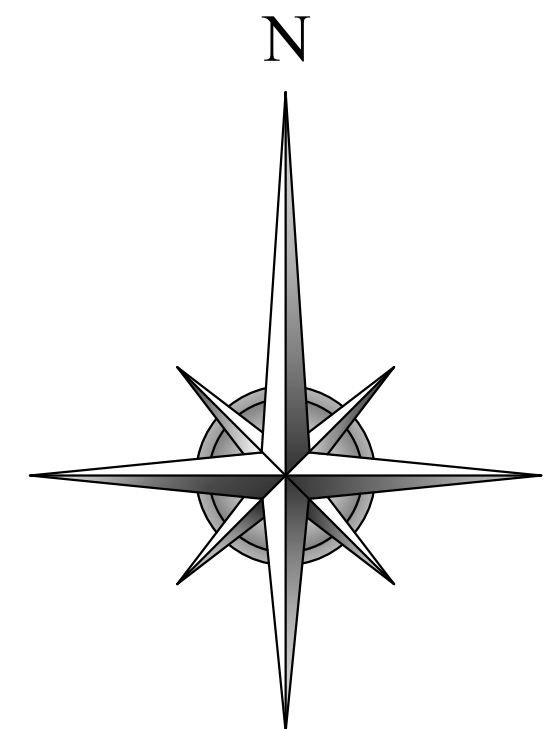
The water and wastewater impact fees being assessed for the development would be \$148,409 and \$142,423 respectively. The impact fees assessed for each connection are due at the time of connection of each lot to the City's system.

Approved By

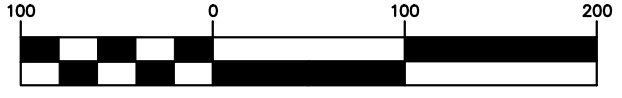
City Secretary & Director of Administrative Services	Ruby Beaven	Date: November 26, 2024
City Administrator		Date:



LOCATION MAP NOT TO SCALE



GRAPHIC SCALE



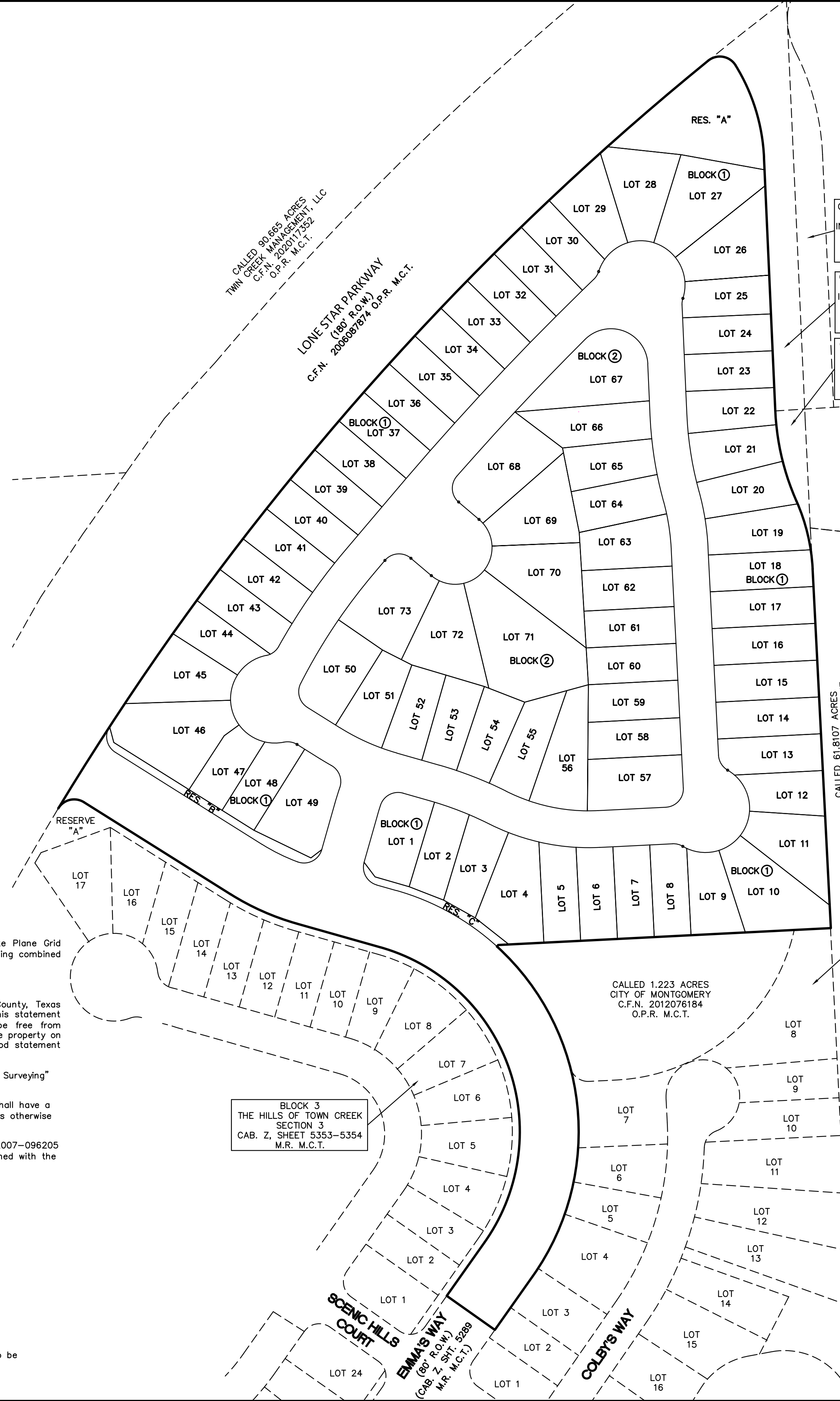
(IN FEET)
1 inch = 100 ft.

LEGEND / ABBREVIATIONS

- CAB. CABINET
- C.F.N. CLERK'S FILE NUMBER
- ELEC. ESMT. ELECTRIC EASEMENT
- FND. FOUND
- I.R. IRON ROD
- O.P.R. OFFICIAL PUBLIC RECORDS
- M.C.T. MONTGOMERY COUNTY, TEXAS
- M.R. MAP RECORDS
- R.O.W. RIGHT OF WAY
- (TYP.) TYPICAL
- V.S. VEGETATION SETBACK
- * LOT WIDTH DIMENSION AT THE BUILDING LINE
- PROPERTY MARKER
- STREET NAME BREAKS

GENERAL NOTES:

1. The coordinates shown hereon are Texas Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor 0.999922.
2. Distances shown along curves are arc lengths.
3. Flood Statement: This site is situated in Zone "X" in Montgomery County, Texas according to FEMA map number 48339C0200G dated August 18, 2014. This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.
4. All corners are set 5/8 inch iron rods with cap stamped "Fulcrum Land Surveying" unless otherwise shown or noted.
5. In addition to the building line shown on the face of the plat, all lots shall have a minimum 5' side yard setback and a minimum 10' rear yard setback, unless otherwise noted.
6. The Texas Commission on Environmental Quality, recorded under C.F.N. 2007-096205 O.P.R. M.C.T. lying with the right-of-way of Emma's Way, will be a abandoned with the right-of-way platting.
7. Variance (Approved December 14, 2021)
 - SIDE YARD SETBACK - Sec. 98-122(a)
 - Required 10'
 - Variance 5'
 - MINIMUM LOT WIDTH - Sec. 98-122(b)
 - Required 75'
 - Variance 50'
 - MINIMUM LOT DEPTH - Sec. 98-122(b)
 - Required 120'
 - Variance 100'
 - MINIMUM LOT AREA - Sec. 98-122(b)
 - Required 9,000'
 - Variance 5,500'
8. Temporary Utility Easement (TUE) within right-of-way of Emma's Way to be abandoned, recording number 2017-096205 of the O.P.R. M.C.T.



CITY OF MONTGOMERY BENCHMARKS

MONT 3 ELEV.=268.73'
 3" BRASS DISK LOCATED FROM THE INTERSECTION OF HWY 105 AND HWY 149, WEST ±4700' TO THE PARKING LOT OF THE HERITAGE HOUSE RESTAURANT, WHICH IS LOCATED ON THE NORTH SIDE OF HWY 105.

MONT 7 ELEV.=291.77'
 3" BRASS DISK IS LOCATED IN THE CENTER OF MONTGOMERY ON THE SOUTH SIDE OF HWY 105. MARK IS IN FRONT (NORTH) OF GAS PUMPING AREA OF BROOKSHIRE BROTHERS GROCERY STORE, AS WELL AS ACROSS HWY 105(SOUTH) FROM 'THE OLDE SCHOOL HOUSE'.

BENCHMARK

BRASS DISK IN CONCRETE ELEV.=314.12'
 BRASS DISK IN CONCRETE IN THE SOUTHEAST RIGHT-OF-WAY OF EMMA'S WAY LOCATED NORTH 29°13'51" WEST, A DISTANCE OF 2.19' FROM THE COMMON CORNER OF LOTS 1 AND 2, BLOCK 1, THE HILLS OF TOWN CREEK, SOUTH 0124809'31" WEST, A DISTANCE OF 527.56 FEET FROM THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY, AS SHOWN ON PAGE 4 OF 5.

RESERVE TABLE			
NO.	USE	ACRES	SQUARE FEET
A	OPEN SPACE	0.414	18,033
B	OPEN SPACE	0.084	3,638
C	OPEN SPACE	0.053	2,317

FINAL PLAT
THE HILLS OF TOWN CREEK
SECTION 5
 A SUBDIVISION OF
 18.4998 ACRES (805,851 SQ. FT.)
 BENJAMIN RIGBY LEAGUE, ABSTRACT 31
 MONTGOMERY COUNTY, TEXAS

73 LOTS 3 RESERVES 2 BLOCKS

NOVEMBER 2024



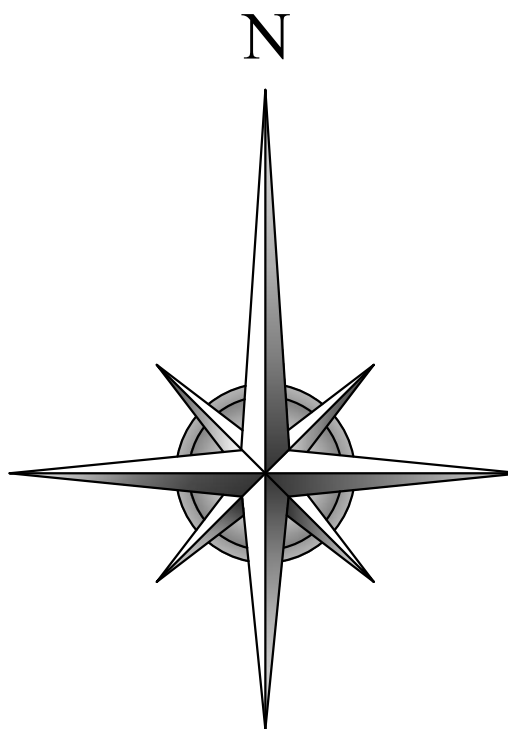
104 W. PAULINE ST.
 CONROE, TX 77301
 T: 936.443.0507



ENGINEER:
 L SQUARED ENGINEERING
 MUNICIPAL COMMERCIAL RESIDENTIAL
 3307 W. DAVIS STREET #100
 CONROE, TEXAS 77304

TBPLS REG NO. 10194866
 ct@fulcrumsurveying.com
 fulcrumsurveying.com

24-097-2_HILLS OF TOWN CREEK SEC 5_FINAL_v4.dwg



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

LEGEND / ABBREVIATIONS

- CAB. CABINET
- C.F.N. CLERK'S FILE NUMBER
- ELEC. ESMT. ELECTRIC EASEMENT
- FND. FOUND
- I.R. IRON ROD
- O.P.R. OFFICIAL PUBLIC RECORDS
- M.C.T. MONTGOMERY COUNTY, TEXAS
- M.R. MAP RECORDS
- R.O.W. RIGHT OF WAY
- (TYP.) TYPICAL
- V.S. VEGETATION SETBACK
- * LOT WIDTH DIMENSION AT THE BUILDING LINE
- o PROPERTY MARKER

STREET NAME BREAKS

CALLED 90.665 ACRES
TWIN CREEK MANAGEMENT, LLC
C.F.N. 2020117352
O.P.R. M.C.T.

LONE STAR PARKWAY
(100' R.O.W. ASPHALT)
C.F.N. 2006087874 O.P.R. M.C.T.

L=752.15
R=3910.00
Δ=011°01'18"
CHD.=750.99
CHD.BRG.=N45°20'33"E

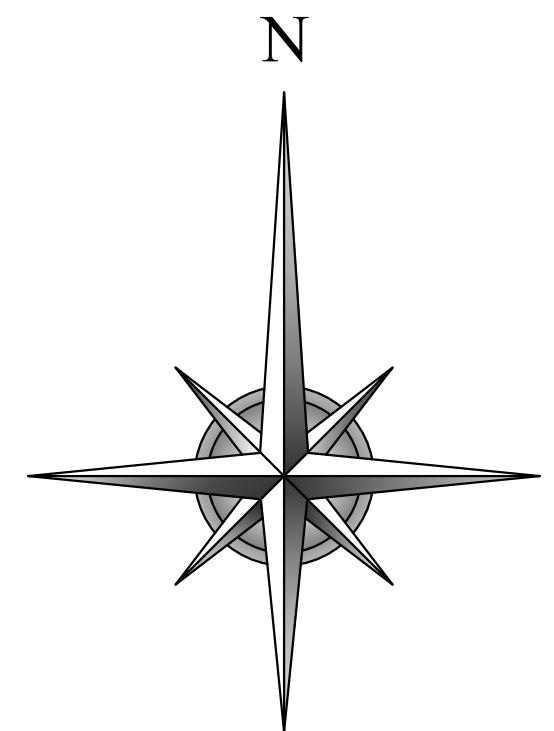
FND. 5/8" I.R. W/CAP
BEARS
S58°51'02"W
0.49'

(50' PUBLIC P.O.W. W/
28' PAVEMENT WIDTH)
L=49.99

CALLED 4.500 ACRES
MONTGOMERY COUNTY
INDEPENDENT SCHOOL DISTRICT
C.F.N. 2010101632 O.P.R. M.C.T.

CALLED 0.091 ACRES
MONTGOMERY COUNTY
INDEPENDENT SCHOOL DISTRICT
C.F.N. 2010101631 O.P.R. M.C.T.

MATCHLINE



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

CITY OF MONTGOMERY BENCHMARKS

MONT 3 ELEV.=268.73'
3" BRASS DISK LOCATED FROM THE INTERSECTION OF HWY 105 AND HWY 149,
WEST ±4700' TO THE PARKING LOT OF THE HERITAGE HOUSE RESTAURANT,
WHICH IS LOCATED ON THE NORTH SIDE OF HWY 105.

MONT 7 ELEV.=291.77'
3" BRASS DISK IS LOCATED IN THE CENTER OF MONTGOMERY ON THE SOUTH
SIDE OF HWY 105. MARK IS IN FRONT (NORTH) OF GAS PUMPING AREA OF
BROOKSHIRE BROTHERS GROCERY STORE, AS WELL AS ACROSS HWY
105(SOUTH) FROM "THE OLDE SCHOOL HOUSE".

BENCHMARK

BRASS DISK IN CONCRETE ELEV.=314.12'
BRASS DISK IN CONCRETE IN THE SOUTHEAST RIGHT-OF-WAY OF EMMA'S WAY
LOCATED NORTH 29°13'51" WEST, A DISTANCE OF 2.19' FROM THE COMMON
CORNER OF LOTS 1 AND 2, BLOCK 1, THE HILLS OF TOWN CREEK, SOUTH
0124809'31" WEST, A DISTANCE OF 527.56 FEET FROM THE SOUTHWEST
CORNER OF THE SUBJECT PROPERTY, AS SHOWN ON PAGE 4 OF 5.

24-097-2_HILLS OF TOWN CREEK SEC 5_FINAL_v4.dwg

FINAL PLAT
THE HILLS OF TOWN CREEK
SECTION 5
 A SUBDIVISION OF
 18.4998 ACRES (805,851 SQ. FT.)
 BENJAMIN RIGBY LEAGUE, ABSTRACT 31
 MONTGOMERY COUNTY, TEXAS

73 LOTS 3 RESERVES 2 BLOCKS

NOVEMBER 2024



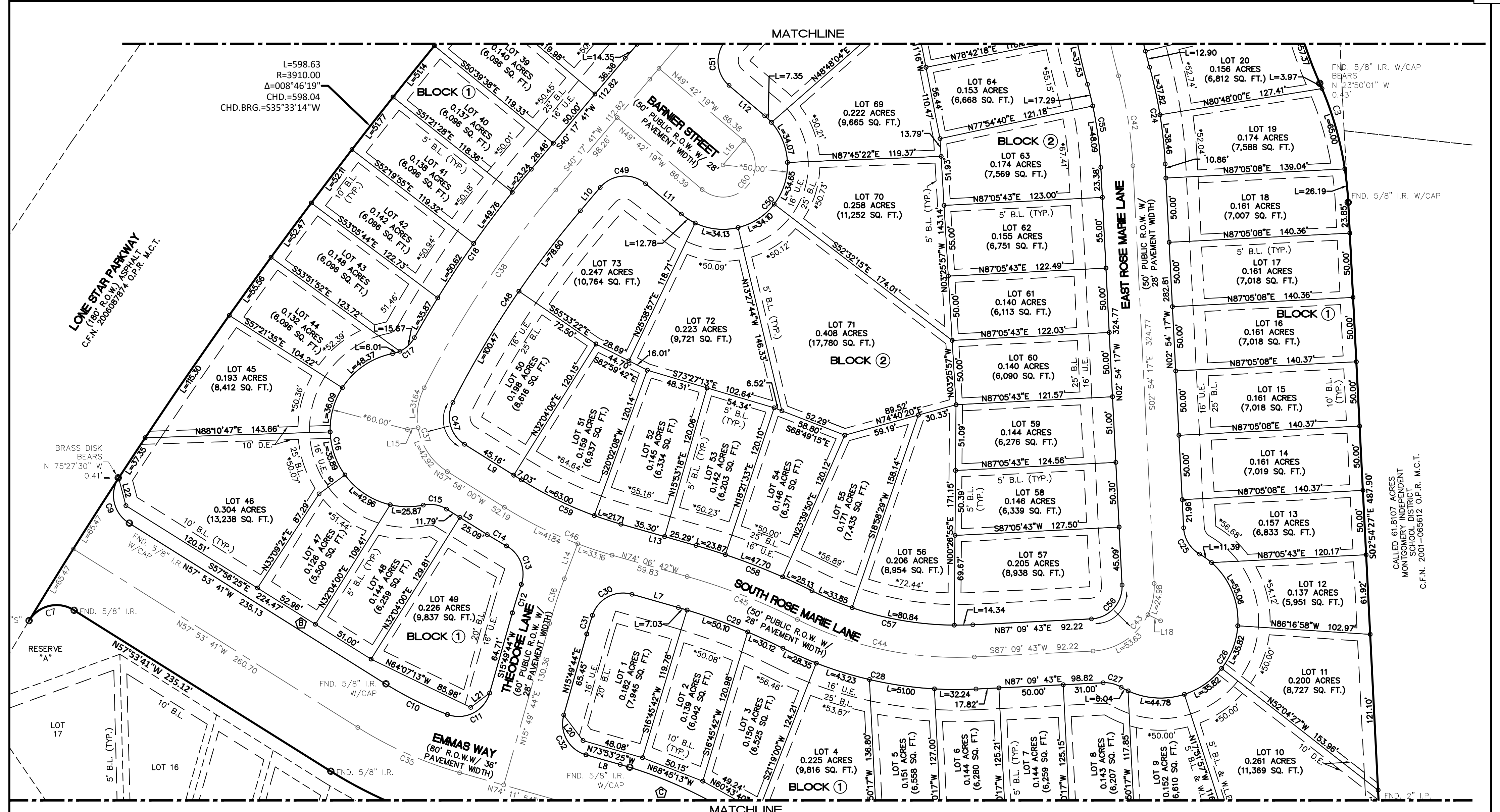
104 W. PAULINE ST.
CONROE, TX 77301
T: 936.443.0507



3307 W. DAVIS STREET #100
CONROE, TEXAS 77304

ENGINEER:

TBPLS REG NO. 10194866
ct@fulcrumsurveying.com
fulcrumsurveying.com



**FINAL PLAT
THE HILLS OF TOWN CREEK
SECTION 5
A SUBDIVISION OF
18.4998 ACRES (805,851 SQ. FT.)
BENJAMIN RIGBY LEAGUE, ABSTRACT 31
MONTGOMERY COUNTY, TEXAS**

73 LOTS 3 RESERVES 2 BLOCKS

NOVEMBER 2024

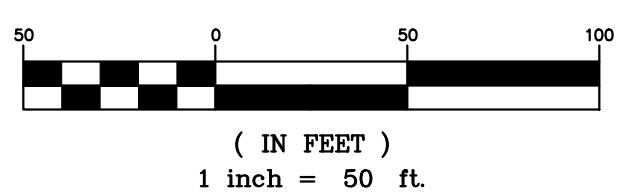
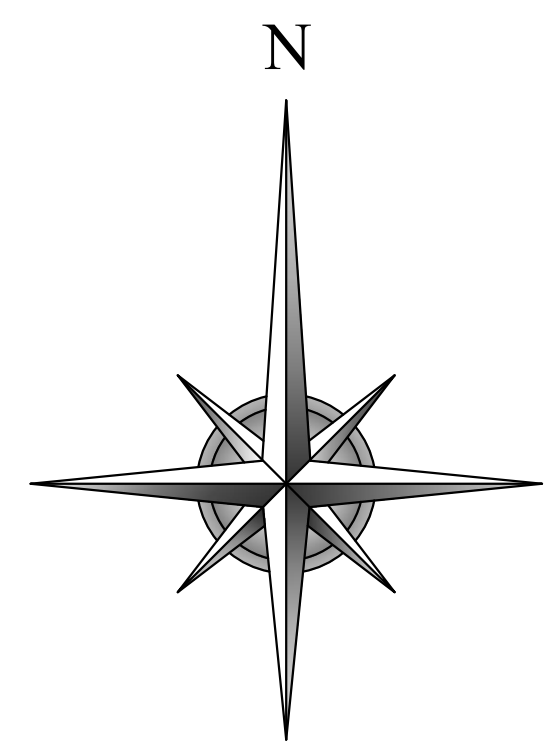
ENGINEER:



3307 W. DAVIS STREET #100
CONROE, TEXAS 77304

104 W. PAULINE ST.
CONROE, TX 77301
T: 936.443.0507

TBPLS REG NO. 10194866
ct@fulcrumsurveying.com
fulcrumsurveying.com



CITY OF MONTGOMERY BENCHMARKS

MONT 3 ELEV.=268.73'
3" BRASS DISK LOCATED FROM THE INTERSECTION OF HWY 105 AND HWY 149, WEST ±4700' TO THE PARKING LOT OF THE HERITAGE HOUSE RESTAURANT, WHICH IS LOCATED ON THE NORTH SIDE OF HWY 105.

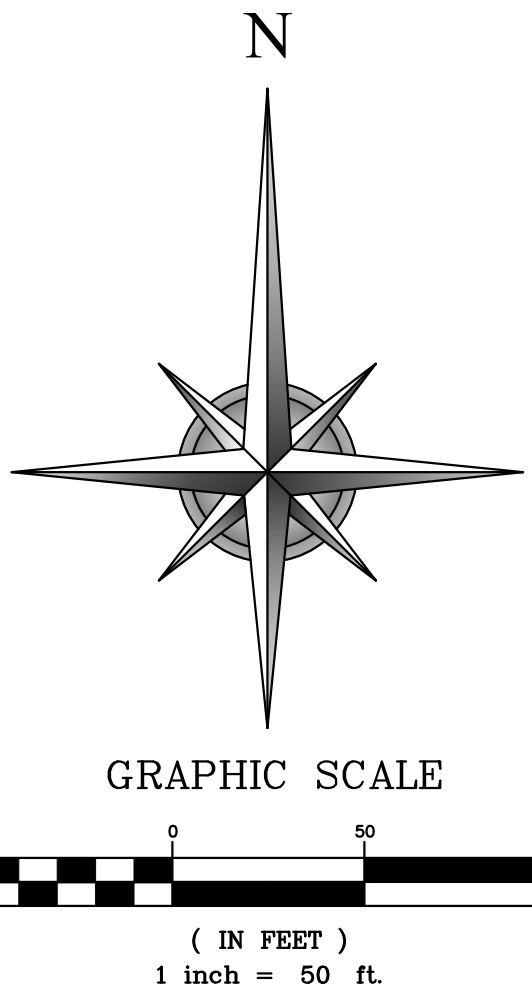
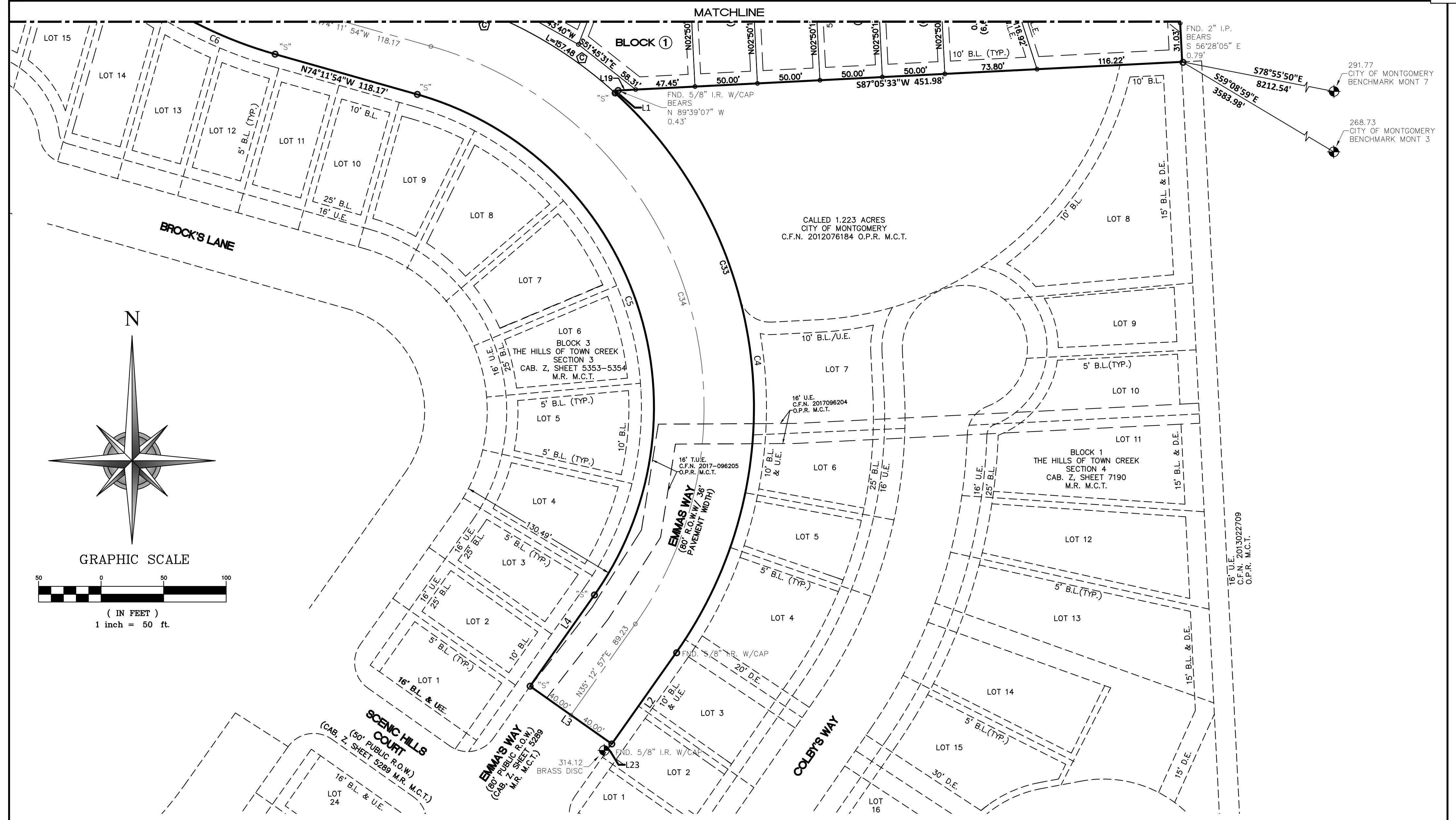
MONT 7 ELEV.=291.77'
3" BRASS DISK IS LOCATED IN THE CENTER OF MONTGOMERY ON THE SOUTH SIDE OF HWY 105. MARK IS IN FRONT (NORTH) OF GAS PUMPING AREA OF BROOKSHIRE BROTHERS GROCERY STORE, AS WELL AS ACROSS HWY 105(SOUTH) FROM 'THE OLDE SCHOOL HOUSE'.

BENCHMARK

BRASS DISK IN CONCRETE ELEV.=314.12'
BRASS DISK IN CONCRETE IN THE SOUTHEAST RIGHT-OF-WAY OF EMMA'S WAY LOCATED NORTH 29°13'51" WEST, A DISTANCE OF 2.19' FROM THE COMMON CORNER OF LOTS 1 AND 2, BLOCK 1, THE HILLS OF TOWN CREEK, SOUTH 01°24'09"31" WEST, A DISTANCE OF 527.56 FEET FROM THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY, AS SHOWN ON PAGE 4 OF 5.

LEGEND / ABBREVIATIONS

- CAB. CABINET
- C.F.N. CLERK'S FILE NUMBER
- ELEC. ESMT. ELECTRIC EASEMENT
- FND. FOUND
- I.R. IRON ROD
- O.P.R. OFFICIAL PUBLIC RECORDS
- M.C.T. MONTGOMERY COUNTY, TEXAS
- M.R. MAP RECORDS
- R.O.W. RIGHT OF WAY
- (TYP.) TYPICAL
- V.S. VEGETATION SETBACK
- LOT WIDTH DIMENSION AT THE BUILDING LINE
- PROPERTY MARKER
- STREET NAME BREAKS



**FINAL PLAT
THE HILLS OF TOWN CREEK
SECTION 5
A SUBDIVISION OF
18.4998 ACRES (805,851 SQ FT.)
BENJAMIN RIGBY LEAGUE, ABSTRACT 31
MONTGOMERY COUNTY, TEXAS**

73 LOTS 3 RESERVES 2 BLOCKS

NOVEMBER 2024

CITY OF MONTGOMERY BENCHMARKS

MONT 3 ELEV.=268.73'
3" BRASS DISK LOCATED FROM THE INTERSECTION OF HWY 105 AND HWY 149, WEST ±4700' TO THE PARKING LOT OF THE HERITAGE HOUSE RESTAURANT, WHICH IS LOCATED ON THE NORTH SIDE OF HWY 105.

MONT 7 ELEV.=291.77'
3" BRASS DISK IS LOCATED IN THE CENTER OF MONTGOMERY ON THE SOUTH SIDE OF HWY 105. MARK IS IN FRONT (NORTH) OF GAS PUMPING AREA OF BROOKSHIRE BROTHERS GROCERY STORE, AS WELL AS ACROSS HWY 105(SOUTH) FROM 'THE OLDE SCHOOL HOUSE'.

BENCHMARK
BRASS DISK IN CONCRETE ELEV.=314.12'

BRASS DISK IN CONCRETE IN THE SOUTHEAST RIGHT-OF-WAY OF EMMA'S WAY LOCATED NORTH 29°13'51" WEST, A DISTANCE OF 2.19' FROM THE COMMON CORNER OF LOTS 1 AND 2, BLOCK 1, THE HILLS OF TOWN CREEK, SOUTH 0124809°31" WEST, A DISTANCE OF 527.56 FEET FROM THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY, AS SHOWN HEREON.

LEGEND / ABBREVIATIONS

CAB.	CABINET
C.F.N.	CLERK'S FILE NUMBER
ELEC. ESMT.	ELECTRIC EASEMENT
FND.	FOUND
I.R.	IRON ROD
O.P.R.	OFFICIAL PUBLIC RECORDS
M.C.T.	MONTGOMERY COUNTY, TEXAS
M.R.	MAP RECORDS
R.O.W.	RIGHT OF WAY
(TYP.)	TYPICAL
V.S.	VEGETATION SETBACK
	LOT WIDTH DIMENSION AT THE BUILDING LINE
	PROPERTY MARKER
	STREET NAME BREAKS

**Fulcrum
SURVEYING**

104 W. PAULINE ST.
CONROE, TX 77301
T: 936.443.0507

TBPLS REG NO. 10194866
ct@fulcrumsurveying.com
fulcrumsurveying.com

ENGINEER:
L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL

3307 W. DAVIS STREET #100
CONROE, TEXAS 77304

24-097-2_HILLS OF TOWN CREEK SEC 5_FINAL_v4.dwg

STATE OF TEXAS
COUNTY OF MONTGOMERY

That _____ herein acting individually or through the undersigned duly authorized agents, does hereby adopt this plat designating described real property as the Hills of Town Creek Section 5 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, and that a rough proportionality exists between the dedications, improvements, and exactions required under regulations and the projected impact of the subdivision.

Where streets or alleys are dedicated for private use, such dedication shall include an easement covering the street area which permits the installation, operation and maintenance of water, sewer, gas, electric, telephone, cable, television or other such utility facilities by the city and other utilities lawfully entitled to provide service to the abutting property. The easement shall also provide a right of access to public agencies engaged in both routine and emergency public service including law enforcement, fire protection, medical response, inspection and code enforcement.

IN TESTIMONY WHEREOF, _____ have caused these presents to be signed by _____ its President thereunto authorized, this _____ day of _____, 2024.

By: _____

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared _____, its _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

Notary Public in and for the State of Texas

Print Name: _____

My Commission expires: _____

That I Clemente Turrubiarres Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereof were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Montgomery, Texas.

Clemente Turrubiarres Jr.
Texas Registration No. 6657

CITY OF MONTGOMERY

I THE UNDERSIGNED, Engineer for the City of Montgomery, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the City as to which his approval is required.

By: _____
Katherine Vu, PE, CFM
City Engineer - City of Montgomery

This plat and subdivision has been submitted to and considered by the City Planning and Zoning Commission and the City Council of the City of Montgomery, Texas and is hereby approved by such Commission and Council.

Dated this _____ Day of _____, 2024

ATTEST:

By: _____
Mayor

By: _____
Chairman-Planning Zoning Commission

By: _____
City Secretary

I, L. Brandon Steinmann, 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 _____, 2024, at _____ o'clock, _____M., and duly recorded on _____ 2024, 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.

By: _____
L. Brandon Steinmann, Clerk County Court
Montgomery County, Texas

By: _____ Deputy

CURVE TABLE						CURVE TABLE						CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD	NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD	NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	132.50'	260.00	29°11'55"	S 17°09'39" E	131.07'	C21	188.41'	60.00	179°54'53"	N 72°20'09" W	120.00'	C41	112.35'	500.00	12°52'30"	N 08°57'11" W	112.12'
C2	127.25'	340.00	21°26'39"	S 13°09'19" E	126.51'	C22	8.79'	25.00	20°08'14"	N 07°33'11" E	8.74'	C42	70.82'	325.00	12°29'09"	S 09°08'51" E	70.68'
C3	95.16'	260.00	20°58'12"	S 13°23'33" E	94.63'	C23	106.74'	475.00	12°52'30"	N 08°57'11" W	106.51'	C43	78.60'	50.00	90°04'00"	S 42°07'43" W	70.75'
C4	491.64'	340.00	82°50'57"	S 06°13'51" E	449.91'	C24	76.27'	350.00	12°29'09"	N 09°08'51" W	76.12'	C44	141.93'	275.00	29°34'11"	S 78°03'11" E	140.36'
C5	496.51'	260.00	109°24'53"	N 19°29'29" W	424.43'	C25	24.80'	25.00	56°49'44"	N 31°19'09" W	23.79'	C45	91.98'	486.00	10°50'37"	N 68°41'23" W	91.84'
C6	98.17'	345.00	16°18'13"	N 66°02'47" W	97.84'	C26	188.92'	60.00	180°24'17"	N 30°28'07" E	120.00'	C46	91.77'	325.00	16°10'42"	N 66°01'21" W	91.46'
C7	39.64'	25.00	90°50'28"	S 76°40'47" W	35.61'	C27	14.62'	25.00	33°30'32"	S 76°05'00" E	14.41'	C47	37.05'	25.00	84°54'13"	S 15°28'54" E	33.75'
C8	42.49'	25.00	97°23'20"	S 80°27'13" E	37.56'	C28	154.83'	300.00	29°34'11"	S 78°03'11" E	153.11'	C48	179.07'	770.00	13°19'28"	S 33°37'57" W	178.67'
C9	39.66'	25.00	90°54'02"	N 12°26'32" W	35.63'	C29	87.25'	461.00	10°50'37"	S 68°41'23" E	87.12'	C49	39.27'	25.00	90°00'00"	S 85°17'41" W	35.36'
C10	53.90'	265.00	11°39'16"	N 63°43'18" W	53.81'	C30	38.32'	25.00	87°49'11"	N 61°58'43" E	34.68'	C50	157.08'	50.00	180°00'00"	S 40°17'41" W	100.00'
C11	41.29'	25.00	94°37'20"	S 63°08'24" W	36.75'	C31	15.17'	388.00	2°14'23"	N 16°56'56" E	15.17'	C51	39.68'	25.00	90°56'01"	S 04°14'18" E	35.64'
C12	23.14'	448.00	2°57'32"	S 17°18'30" W	23.13'	C32	39.28'	25.00	90°01'38"	N 29°11'05" W	35.36'	C52	254.15'	3,764.00	3°52'07"	S 43°09'46" W	254.10'
C13	34.71'	25.00	79°33'38"	S 20°59'33" E	31.99'	C33	649.12'	340.00	109°23'13"	N 19°29'59" W	554.93'	C53	115.53'	50.00	132°23'14"	N 68°42'33" W	91.49'
C14	17.34'	350.00	2°50'22"	S 59°21'11" E	17.34'	C34	572.89'	300.00	109°24'53"	N 19°29'29" W	489.73'	C54	117.97'	525.00	12°52'30"	N 08°57'11" W	117.72'
C15	19.15'	25.00	43°53'11"	S 79°52'35" E	18.68'	C35	86.79'	305.00	16°18'13"	N 66°02'47" W	86.50'	C55	65.38'	300.00	12°29'09"	N 09°08'51" W	65.25'
C16	189.18'	60.00	180°39'01"	S 11°29'40" E	120.00'	C36	36.56'	418.00	5°00'41"	N 18°20'05" E	36.55'	C56	39.30'	25.00	90°04'00"	N 42°07'43" E	35.38'
C17	21.68'	25.00	49°40'49"	S 53°59'26" W	21.00'	C37	74.09'	50.00	84°54'13"	N 15°28'54" W	67.50'	C57	129.02'	250.00	29°34'11"	S 78°03'11" E	127.60'
C18	159.50'	820.00	11°08'41"	S 34°43'21" W	159.25'	C38	184.88'	795.00	13°19'28"	S 33°37'57" W	184.47'	C58	96.71'	511.00	10°50'37"	S 68°41'23" E	96.57'
C19	386.01'	3,814.00	5°47'56"	S 43°11'39" W	385.85'	C39	317.59'	3,789.00	4°48'09"	S 42°41'46" W	317.49'	C59	84.71'	300.00	16°10'42"	S 66°01'21" E	84.43'
C20	12.39'	25.00	28°23'13"	S 31°54'01" W	12.26'	C40	173.29'	75.00	132°23'14"	N 68°42'33" W	137.24'	C60	78.54'	25.00	180°00'00"	N 40°17'41" E	50.00'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S 43°49'12" W	2.77'
L2	S 35°11'49" W	89.35'
L3	N 54°47'09" W	80.00'
L4	N 35°12'57" E	89.23'
L5	S 57°56'00" E	36.89'
L6	S 53°54'11" W	24.91'
L7	S 74°06'42" E	37.44'
L8	N 74°11'54" W	27.57'
L9	S 57°56'00" E	52.19'
L10	S 40°17'41" W	23.75'
L11	N 49°42'19" W	36.39'
L12	S 49°42'19" E	35.90'
L13	S 74°06'42" E	60.58'
L14	N 20°50'25" E	29.05'
L15	N 80°27'42" E	8.34'
L16	N 40°17'41" E	25.00'
L17	S 20°17'00" W	41.64'
L18	N 64°17'06" W	10.94'
L19	N 87°05'33" E	14.51'
L20	S 36°57'09" E	24.79'

FINAL PLAT
THE HILLS OF TOWN CREEK
SECTION 5
 A SUBDIVISION OF
18.4998 ACRES (805,851 SQ FT.)
BENJAMIN RIGBY LEAGUE, ABSTRACT 31
MONTGOMERY COUNTY, TEXAS

73 LOTS 3 RESERVES 2 BLOCKS

NOVEMBER 2024



104 W. PAULINE ST.
CONROE, TX 77301
T: 936.443.0507

TBPLS REG NO. 10194866
ct@fulcrumsurveying.com
fulcrumsurveying.com



3307 W. DAVIS STREET #100
CONROE, TEXAS 77304

ENGINEER: