

QUITCLAIM DEED (LAKE CREEK VILLAGE)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

Lake Creek Village Homeowner's Association ("Grantor"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, has QUITCLAIMED and does QUITCLAIM to the City of Montgomery, Texas, a governmental entity and political subdivision of the State of Texas ("Grantee"), all of Grantor's right, title, and interest in and to the real property improvements in Montgomery County, Texas, fully described in Exhibit "A," specifically the storm sewer infrastructure and private roadways (collectively, the "Improvements").

TO HAVE AND TO HOLD the Improvement, together with all and singular the rights and appurtenances to it in any way belonging, to Grantee, its successors, and its assigns forever, WITHOUT ANY WARRANTIES OR REPRESENTATIONS BY GRANTOR, EXPRESS OR IMPLIED, OR ARISING BY OPERATION OF LAW, INCLUDING BUT NOT LIMITED TO ANY WARRANTY OF CONDITION, MERCHANTABILITY, HABITABILITY, OR FITNESS FOR A PARTICULAR USE, OR WITH RESPECT TO THE VALUE, PROFITABILITY, OR MARKETABILITY OF THE IMPROVEMENTS; so that neither Grantor nor Grantor's heirs, administrators, executors, successors, or assigns will have, claim, or demand any right or title to the Improvements or any part of it.

Grantee, by its acceptance of this deed, assumes payment of all standby charges, ad valorem taxes, and assessments for the 2025 calendar year and later calendar years not yet due and payable, each to the extent attributable to all or part of the Improvements.

Grantee's address is: 101 Old Plantersville Road
Montgomery, Texas 77356
Montgomery County.

EXECUTED as of _____, 2025.

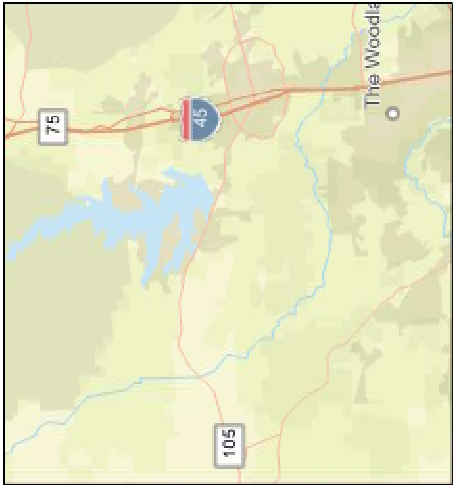
GRANTOR:
LAKE CREEK VILLAGE HOMEOWNER'S
ASSOCIATION

By: _____

Name: _____

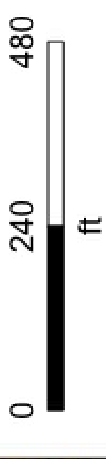
Title: _____

EXHIBIT “A”



Legend

- City Limits
- Lake Creek Subdivision
- Right - of - Way Dedication
- Storm Sewer Dedication

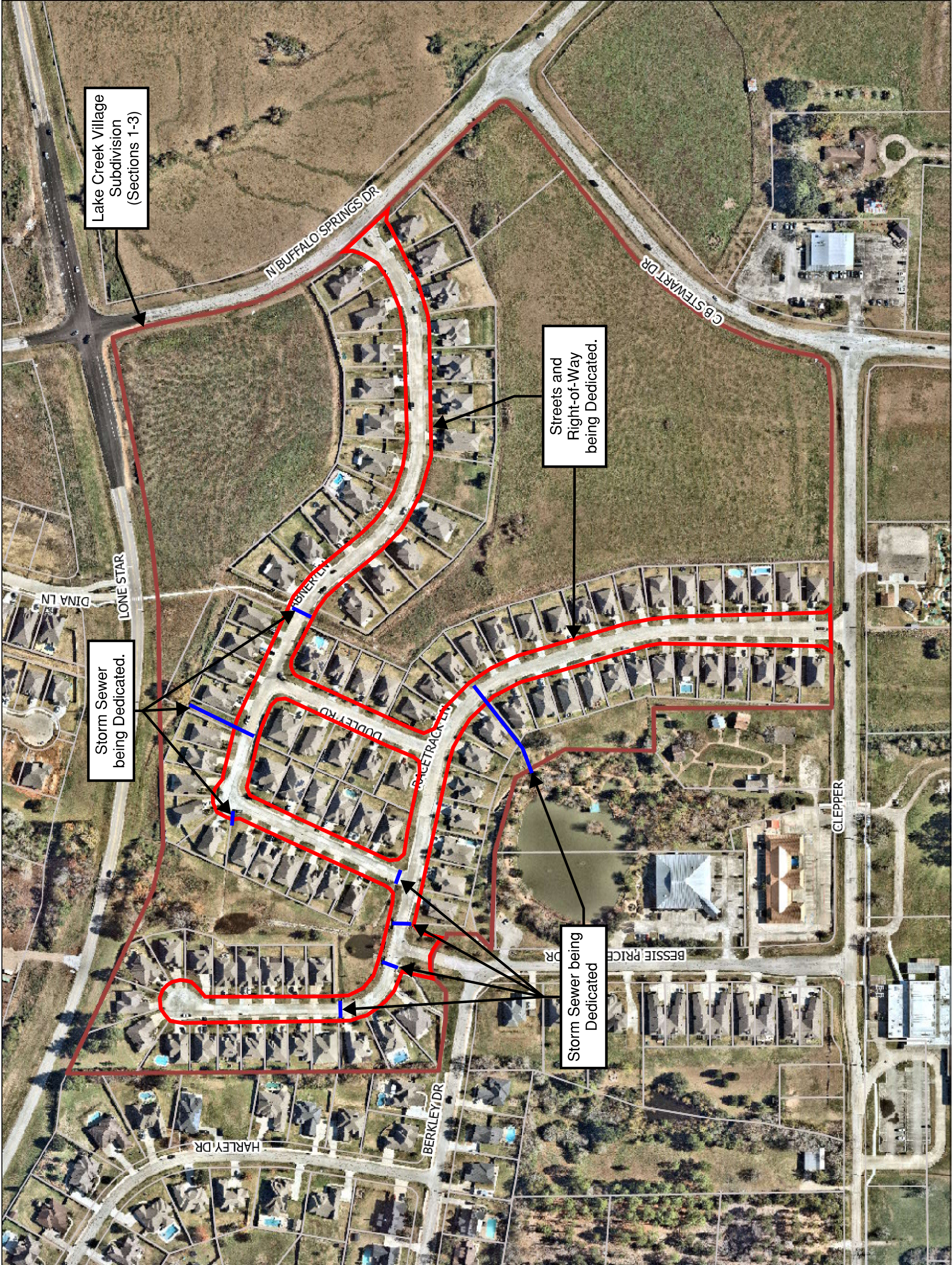


ArcGIS Web Map



Disclaimer: This product is offered for graphical purposes only and may not be suitable for legal, engineering, or surveying purposes. The information shown on this exhibit represents the approximate location of property, municipal boundaries or facilities.

WGA



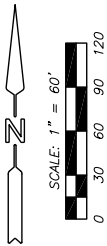
BENCHMARK:
3" BRASS DISK SET IN A CONCRETE COLUMN AT THE CORNER OF LOT 5, BLOCK 1, GRANDVIEW, SECTION THREE AND GRANDVIEW POINT.
ELEVATION = 271.86' NGVD 1929 (1973 ADJ.)

TEMPORARY BENCHMARKS:
SET 80D NAIL IN SOUTH OF LONE STAR PARKWAY.
ELEVATION = 257.41' NGVD 1929 (1973 ADJ.)

FLOOD PLAIN STATEMENT:
ACCORDING TO FEMA FIRM PANEL NO. 17050C0101A, THE SUBJECT TRACT LIES ENTIRELY WITHIN UNSHADED ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

LEGEND

- EXISTING GAS LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM LINE



PROPOSED STOP SIGN WITH STREET SIGN (SEE DETAIL - THIS SHEET)

REMAIN OF A CALLED 74.2 ACRES
JULY 1975
COT NO. 8958883 DISPERSECT

DPK Engineering LLC
Land Development & Site Development - Municipal
2715 West Loop West
Ft. Worth, Texas 76104
Office and Fax: 281-546-2616
Cell: 281-300-1869
Firm Registration No. F9323

SIGNATURES

MONTGOMERY COUNTY ENGINEERING DEPT.

DATE: August, 2011
JOB NO. 011-00-716

DESIGNED BY: SLA
CHECKED BY: DPK

AUTHORIZED SIGNATURE BY
DAVID P. KELLY, II, P.E. ON
July 7, 2015

SURVEYED BY: TOWN AND COUNTRY SURVEYING

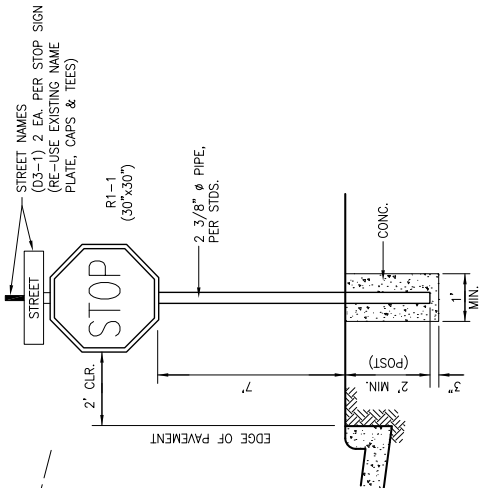
LAKE CREEK VILLAGE
SECTION ONE ASBUILT PLANS

OVERALL LAYOUT
PAVING AND DRAINAGE

FILE #:
GFS #:
SCALE: 1" = 60'
SHEET NUMBER
4
OF 22

Right - of - Way Dedication

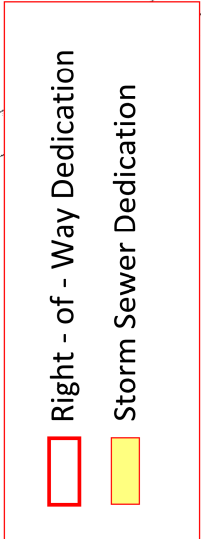
Storm Sewer Dedication



TYPICAL STOP SIGN (N.T.S.)

City of Montgomery, City Engineer Signature Valid for One (1) Year	Date
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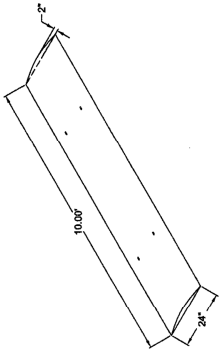
Scale: 1"=60'=0"



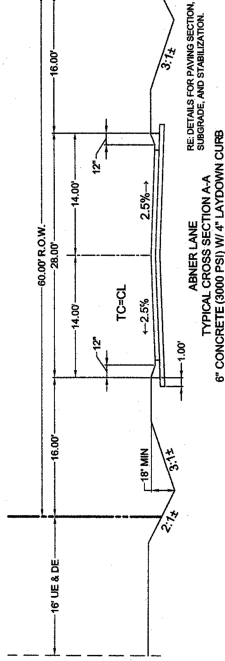
RESIDUAL 734.72 ACRES
PHILIP LEFEVRE & HOLLY LEFEVRE
CF 99058838
RPRMCT

UPSIZE EXISTING 18" CULVERT TO 2-30" RCP CULVERTS @ 2.0%. BACKFILL WITH CEMENT STABILIZED SAND (6" MIN. TOP AND 12" MIN. SIDE COVER) AND COMPACT TO 98% STD. EFFORT. PLACE AND COMPACT 3" TYPE "D" ASPHALT PAVEMENT. INCLUDE SAFETY END TREATMENTS (4 EA). GRADE TO DRAIN.

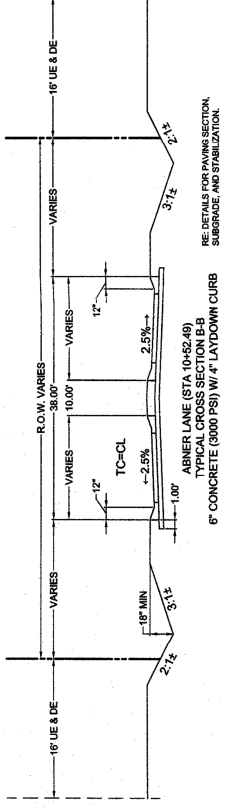
NOTE:
CONTRACTOR TO REMOVE AND
REPLACE EXISTING ASPHALT AS
NEEDED TO PRE-CONSTRUCTION
CONDITION OR BETTER.



MODULAR RUBBER
SPEED BUMP DETAIL
SCALE: N.T.S.



ABNER LANE
TYPICAL CROSS SECTION A-A
6" CONCRETE (3000 PSI) W/ 4" LAYDOWN CURB



ABNER LANE (STA 10+62.49)
TYPICAL CROSS SECTION B-B
6" CONCRETE (3000 PSI) W/ 4" LAYDOWN CURB

- Right - of - Way Dedication
- Storm Sewer Dedication

LAKE CREEK VILLAGE SECTION THREE
8.249 ACRES
BLOCK 1 22 LOTS
3 RESERVES
TOTAL 1 BLOCK
22 LOTS
3 RESERVES

NOTES
1. LIGHT POLES BY OTHERS, FOR REFERENCE
LOCATION ONLY. COORDINATE WITH ELECTRIC
UTILITY.
2. SPEED BUMPS SHALL INCLUDE HIGH VISIBILITY
PRODUCT.



Curve Table			Chord Bearing & Distance	
Num	Length	Radius	Delta	
C1	41.44'	329.22'	007°21'17"	N64°10'53.06"W 41.41'
C2	123.03'	705.00'	009°59'00"	S38°26'14.90"E 122.88'
C3	3.79'	224.78'	000°56'59"	N13°12'06.45"E 3.79'
C4	26.30'	28.00'	053°52'02"	N14°30'40.34"W 25.35'
C5	72.34'	690.00'	006°00'11"	S44°25'29.81"E 72.31'
C6	30.46'	28.00'	062°33'00"	N78°35'46.86"W 28.88'
C7	40.10'	269.22'	008°53'40"	N53°31'40.82"W 40.09'
C8	137.34'	299.22'	028°28'01"	N54°38'45.40"W 136.14'
C9	311.07'	337.86'	052°7'34"	S67°51'53.41"E 300.21'
C10	227.07'	300.89'	043°25'04"	N64°08'32.00"E 221.71'

Line Table			Chord Bearing & Distance	
Num	Bearing	Distance		
L1	S07°14'57.09"E	25.88'		
L2	S41°29'50.02"E	100.00'		
L3	N68°46'04.00"E	225.60'		
L4	N42°34'16.84"E	83.05'		

QUANTITY TABLE			AMOUNT	
No.	ITEM		1 EA	
1	STOP SIGN/STREET SIGN (SINGLE)		1 EA	
2	LIGHT POLE		3 EA	
3	MODULAR RUBBER SPEED BUMP		4 LOTS	

LEGEND

- RIGHT OF WAY LINE
- PROPERTY LINE
- EX EASEMENT
- PROP EASEMENT
- PROP BUILDING LINE
- EX ELECTRICAL
- PROP WATER LINE (SIZED NOTED)
- PROP SANITARY SEWER LINE (SIZED NOTED)
- LIGHT POLE
- PROP FIRE HYDRANT ASSEMBLY
- PROP SANITARY SEWER MANHOLE
- UTILITY EASEMENT & DRAINAGE EASEMENT
- UE & DE

Coordinate Table			Easting	
Num	Description	North		
1	ALIGNMENT	10138124.9859	3760396.6198	
2	ALIGNMENT	10138022.6688	3761355.5382	
3	BACK OF CURB	10137979.3123	3761105.3041	
4	BACK OF CURB	10137959.2093	3761268.3417	
5	BACK OF CURB	10137987.3329	3761291.2683	
6	BACK OF CURB	10137851.5349	3761106.9853	
7	BACK OF CURB	10137929.3392	3761296.0002	
8	BACK OF CURB	10137854.1818	3761326.2380	
9	END CURB	10138023.1953	3761305.7253	
10	END CURB	10137988.6173	3761363.4561	

SEE SHEET C1.0 FOR REFERENCED BENCHMARK COORDINATES.
SEE SHEET C1.4 FOR FULL EXTENTS OF SECTION 3.

RESTRICTED
RESERVE "A"

