

City Of Montgomery
101 Old Plantersville Road
Montgomery, TX 77316

Gracepoint Homes
3300 Egypt Lane Ste. H-100
Magnolia, TX 77354

June 2, 2022

To Whom it May Concern:

Gracepoint Homes is a residential home builder located in Magnolia, Texas. They have purchased several large tracks around the city of Montgomery. Gracepoint has been seeking out the perfect location, within the heart of our historic district for their local sales office. The historical property, 504 Caroline Street, is the perfect fit. Gracepoint's intentions are to restore the home back to its original state.

Phase I

The home as it sits now has been added onto several times over the past years. These additions were improperly constructed and as a result, they cannot be salvaged. Our intentions are to dismantle and repurpose all the original facade. For example, the original windows, doors and siding will be removed and used to recreate the original plan of the house. Gracepoint has hired a structural engineer to assess the current state of the property. In their opinion, the original structure is sound and can be restored to its previous state.

Phase II

Phase II of the project would be to build an open concept style bar and restaurant that would face Liberty Street. In an effort to maintain the vision of the cities' future plans, Gracepoint plans to tear out the parking lot on the North-East corner (next to Wings Over Montgomery), and create an outdoor, landscaped seating area. Bystanders will be able to sit, relax and enjoy the new venue.

Parking

In an effort to preserve the trees, on the corner of Caroline and Pond Street, we are looking at options to minimize parking in the back and possibly do parallel spots down Pond Street and also to speak with other business on shared lot use.

We look forward to developing a close working relationship with the City Officials throughout these projects and the years to come.

Respectfully,

Nate Robb

RCC Group

Commercial Contractor representing Gracepoint Homes