



January 28, 2022

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

Re: Preliminary Plat  
The Hills of Town Creek Section 5 (Dev. No. 2102)

Dear Commission:

We reviewed the preliminary plat submission for the referenced development on behalf of the City of Montgomery (the "City"). Our review was based on the City's Code of Ordinances, Chapter 78 Section 60 and any other applicable chapters.

We offer no objection to the preliminary plat once all outstanding comments, as shown on the redlined plat, are addressed. We recommend the Commission approve the preliminary plat contingent upon all comments being addressed.

If you have any questions or comments, please contact me.

Sincerely,

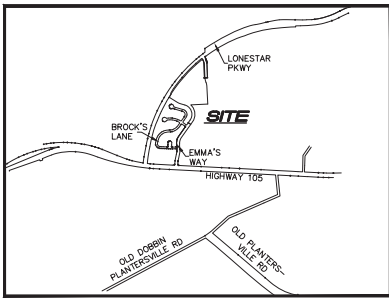
A handwritten signature in blue ink that reads "Chris Roznovsky". The signature is fluid and cursive.

Chris Roznovsky, PE  
Engineer for the City

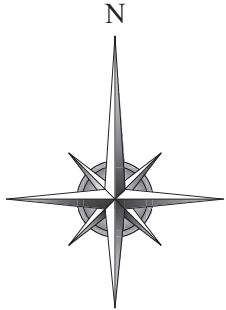
CVR/zlgt

Z:\00574 (City of Montgomery)\107 Hills of Town Creek Sec. 5\Plat Review\Plan Review Letters\Preliminary Plat Approval Letter.docx

Enclosures: Redlined Preliminary Plat  
Cc (via email): The Honorable Mayor and City Council – The City of Montgomery  
Mr. Richard Tramm – City of Montgomery, City Administrator  
Ms. Diana Cooley – City of Montgomery, Deputy City Secretary  
Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development  
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



LOCATION MAP  
NOT TO SCALE



GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

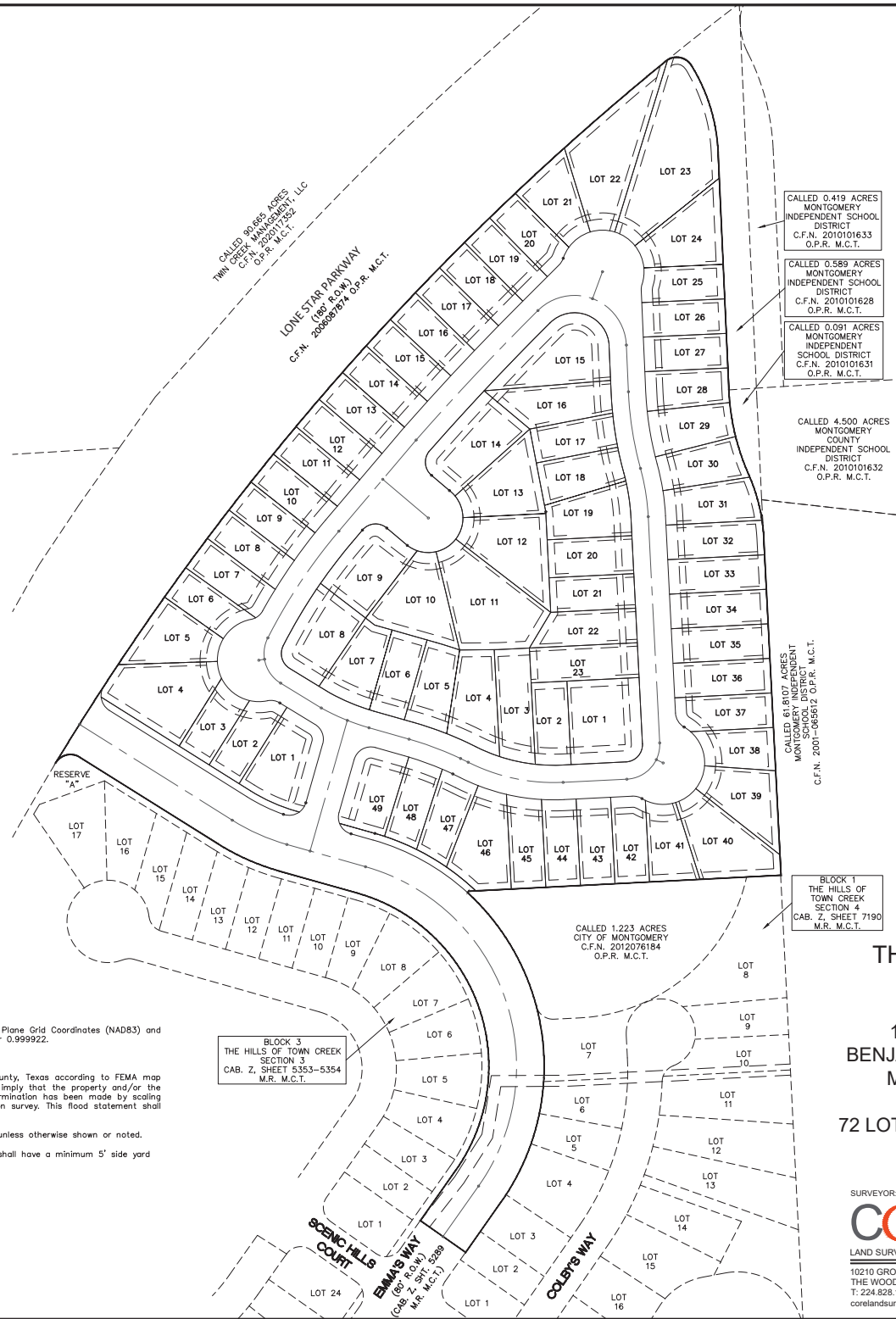
**LEGEND / ABBREVIATIONS**

- |                 |                          |
|-----------------|--------------------------|
| CAB.            | CABINET                  |
| C.F.N.          | CLERK'S FILE NUMBER      |
| 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       |
| PROPERTY MARKER | ○                        |

**GENERAL NOTES:**

- 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.
- Distances shown along curves are arc lengths.
- 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.
- All corners are set 5/8 inch iron rods with cap stamped "Core 6657" unless otherwise shown or noted.
- 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.
- Variance (Approved December 14, 2021)
  - SIDE YARD SETBACK (Sec. 98-122.)
    - Required 10'
    - Variance 5'

Add lot width and lot size variances also approved at the same time.



**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.

**RESERVE TABLE**

NO.	USE	ACRES	SQUARE FEET
A	OPEN SPACE	0.075'	3,263
B	OPEN SPACE	0.054'	2,336

**PRELIMINARY 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**

**72 LOTS      2 RESERVES      1 BLOCK**

**JANUARY 2022**

SURVEYOR:



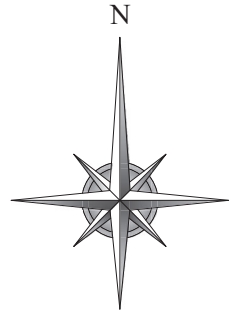
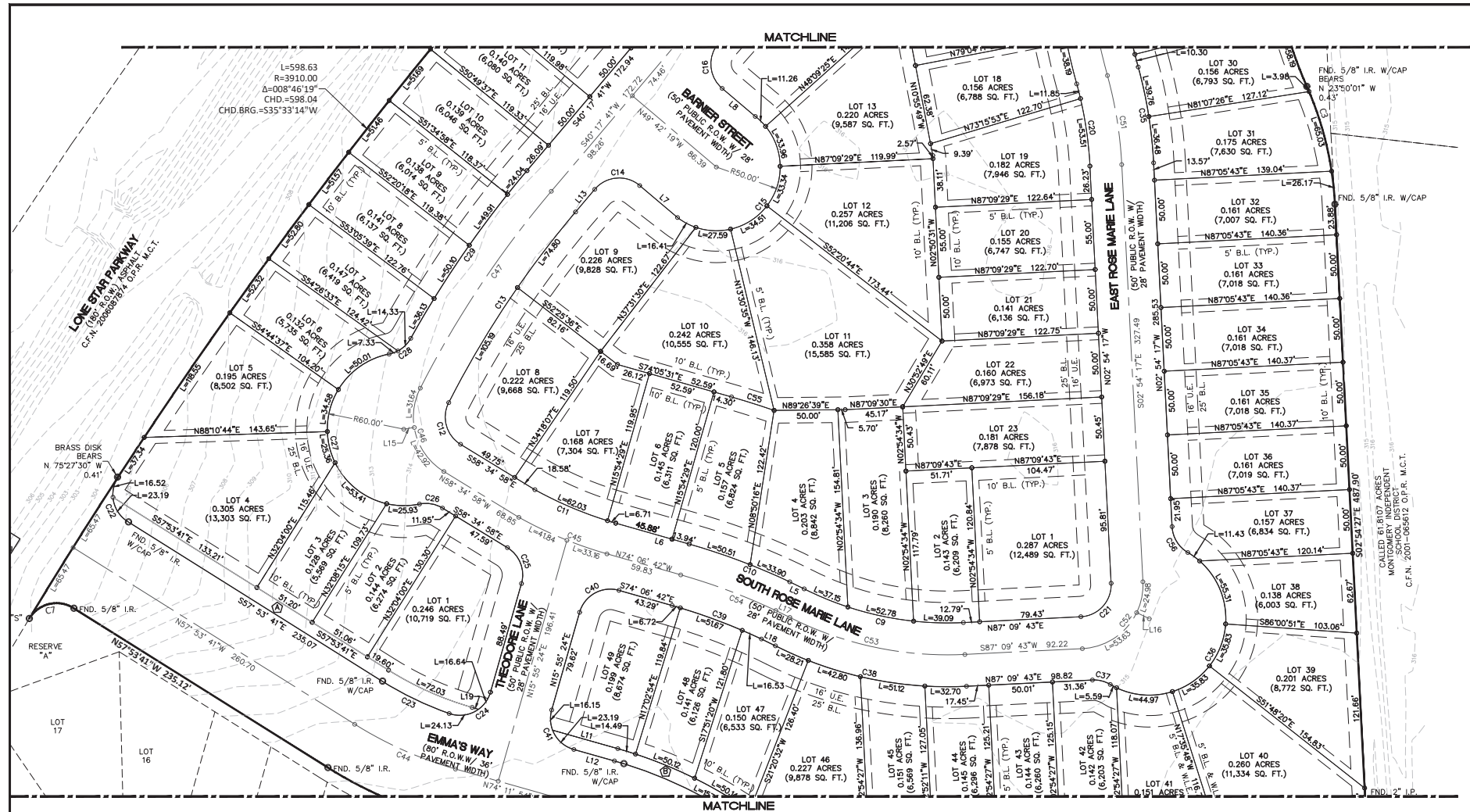
LAND SURVEYING TBPLS REG NO. 10194560  
10210 GROGAN'S MILL ROAD, SUITE 120  
THE WOODLANDS, TX 77380  
T: 224.828.1208  
corelandsurveying.com

ENGINEER:



3307 W. DAVIS STREET #100  
CONROE, TEXAS 77304





GRAPHIC SCALE  
( IN FEET )  
1 inch = 50 ft.

**LEGEND / ABBREVIATIONS**

- CAB. CABINET
- C.F.N. CLERK'S FILE NUMBER
- FND. FOUND
- I.R. IRON ROD
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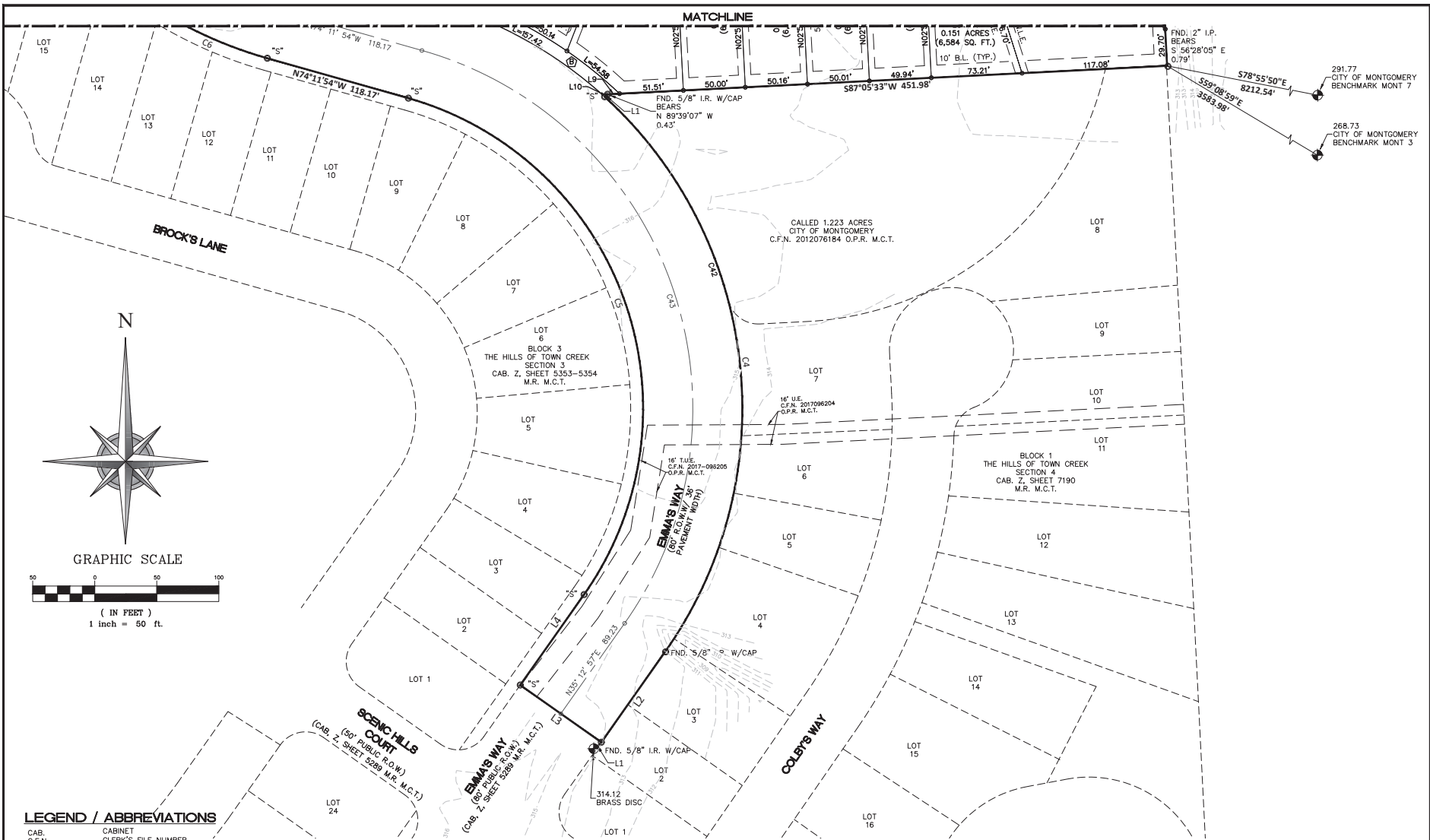
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corelandsurveying.com

ENGINEER:



3307 W. DAVIS STREET #100  
CONROE, TEXAS 77340





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SURVEYOR: **CORE** ENGINEER:  
**L SQUARED ENGINEERING**  
 MUNICIPAL COMMERCIAL RESIDENTIAL  
 3307 W. DAVIS STREET #100  
 CONROE, TEXAS 77384

LAND SURVEYING TBPLS REG NO. 10194560  
 10210 GROGANS MILL ROAD, SUITE 120  
 THE WOODLANDS, TX 77380  
 T: 281.828.1208  
 corelandsurveying.com

U21-00325 HILLS OF TOWN CREEK SEC. 5\_u3.dwg  
 U21-00325 / SDR

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 sold 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 \_\_\_\_\_, 2022.

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 \_\_\_\_\_, 2022.

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 thereon 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: \_\_\_\_\_  
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 the City Council of the City of Montgomery, Texas and is hereby approved by such Commission and Council.

Dated this \_\_\_\_\_ Day of \_\_\_\_\_, 2022

ATTEST:

By: \_\_\_\_\_ Sara Countryman Mayor  
By: \_\_\_\_\_ Jeffrey Waddell Chairman-Planning Zoning Commission

By: \_\_\_\_\_ Diana Cooley City Secretary

I, \_\_\_\_\_, 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 \_\_\_\_\_ 2022, at \_\_\_\_\_ o'clock, \_\_\_\_\_M., and duly recorded on \_\_\_\_\_ 2022, 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: \_\_\_\_\_ Mark Turnbull, Clerk County Court Montgomery County, Texas

By: \_\_\_\_\_ Deputy

CURVE TABLE											
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'	C29	160.15'	825.29	11°07'08"	S 34°43'51" W	159.90'
C2	127.25'	340.00	21°26'39"	S 13°09'19" E	126.51'	C30	259.10'	3,813.18	3°53'35"	S 43°14'48" W	259.05'
C3	95.16'	260.00	20°58'12"	S 13°23'33" E	94.63'	C31	11.44'	25.00	26°13'08"	S 31°54'52" W	11.34'
C4	491.64'	340.00	82°50'57"	S 06°13'51" E	449.91'	C32	187.27'	60.00	178°49'12"	N 71°47'06" W	120.00'
C5	496.51'	260.00	109°24'53"	N 19°29'29" W	424.43'	C33	8.79'	25.00	20°08'26"	N 07°33'17" E	8.74'
C6	98.17'	345.00	16°18'13"	N 66°02'47" W	97.84'	C34	106.69'	475.00	12°52'09"	N 08°57'00" W	106.47'
C7	39.64'	25.00	90°50'28"	S 76°40'47" W	35.61'	C35	76.24'	350.00	12°28'48"	N 09°08'41" W	76.09'
C8	42.49'	25.00	97°23'20"	S 80°27'13" E	37.56'	C36	188.93'	60.00	180°24'27"	N 30°28'09" E	120.00'
C9	129.01'	250.00	29°33'58"	S 78°03'18" E	127.58'	C37	14.62'	25.00	33°30'39"	S 76°04'57" E	14.41'
C10	84.39'	511.47	9°27'15"	S 69°24'16" E	84.30'	C38	154.81'	300.00	29°34'00"	S 78°03'17" E	153.10'
C11	68.73'	300.00	13°07'37"	S 67°32'53" E	68.58'	C39	74.90'	462.86	9°16'20"	S 69°26'59" E	74.82'
C12	37.33'	25.00	85°33'54"	S 15°48'01" E	33.96'	C40	39.29'	25.00	90°02'42"	N 60°53'09" E	35.37'
C13	179.98'	774.96	13°18'23"	N 33°38'19" E	179.57'	C41	39.32'	25.00	90°07'18"	S 29°08'15" E	35.39'
C14	39.27'	25.00	90°00'00"	S 85°17'41" W	35.36'	C42	649.12'	340.00	109°23'13"	S 19°29'59" E	554.93'
C15	157.04'	50.00	179°57'23"	S 37°34'23" W	100.00'	C43	572.89'	300.00	109°24'53"	N 19°29'29" W	489.73'
C16	38.14'	25.06	87°11'37"	S 06°02'58" E	34.56'	C44	86.79'	305.00	16°18'13"	N 66°02'47" W	86.50'
C17	255.70'	3,764.24	3°53'31"	S 43°14'48" W	255.65'	C45	74.99'	325.00	13°13'16"	N 67°30'04" W	74.83'
C18	115.45'	50.00	132°17'31"	N 68°39'41" W	91.46'	C46	74.67'	50.00	85°33'54"	N 15°48'01" W	67.92'
C19	88.22'	525.00	9°37'39"	N 10°34'15" W	88.11'	C47	185.79'	799.60	13°18'45"	S 33°38'19" W	185.37'
C20	65.35'	300.00	12°28'48"	N 09°08'41" W	65.22'	C48	257.18'	3,789.24	3°53'19"	S 43°14'54" W	257.13'
C21	39.30'	25.00	90°04'00"	S 42°07'43" W	35.38'	C49	173.17'	75.00	132°17'31"	N 68°39'41" W	137.19'
C22	39.57'	25.00	90°40'46"	S 12°33'15" E	35.57'	C50	112.30'	500.00	12°52'09"	S 08°57'01" E	112.07'
C23	58.85'	265.00	12°43'26"	S 64°15'23" E	58.73'	C51	70.79'	325.00	12°28'48"	S 09°08'41" E	70.65'
C24	40.78'	25.00	93°27'30"	N 62°39'09" E	36.41'	C52	78.60'	50.00	90°04'00"	S 42°07'43" W	70.75'
C25	32.51'	25.00	74°30'22"	N 21°19'47" W	30.27'	C53	141.91'	275.00	29°34'00"	S 78°03'17" E	140.34'
C26	18.85'	25.00	43°12'14"	S 80°11'05" E	18.41'	C54	79.93'	486.47	9°24'52"	N 69°23'04" W	79.84'
C27	189.26'	60.00	180°43'31"	S 11°25'26" E	120.00'	C55	35.02'	631.47	3°10'39"	S 72°30'11" E	35.02'
C28	21.65'	24.80	50°00'57"	S 53°56'03" W	20.97'	C56	24.80'	25.00	56°49'47"	N 31°19'11" W	23.79'

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	N 63°58'27" W	12.55'
L6	S 74°06'42" E	59.83'
L7	N 49°42'19" W	38.79'
L8	S 49°42'19" E	34.04'
L9	N 87°05'33" E	10.08'
L10	N 43°49'12" E	2.77'
L11	N 74°11'54" W	53.13'
L12	S 74°11'54" E	33.22'
L13	S 40°17'41" W	23.32'
L14	S 20°18'05" W	41.55'
L15	N 80°29'19" E	8.37'
L16	N 64°17'06" W	10.94'
L17	S 63°58'28" E	12.24'
L18	S 63°58'59" E	12.24'
L19	S 74°04'36" E	5.19'

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U21-00325 HILLS OF TOWN CREEK SEC. 5, U3.dwg

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SHEET 5 OF 5