



July 1, 2021

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

Re: Submission of Final Plat
Town Creek Crossing, Section 1
City of Montgomery

Dear Commission:

We reviewed the Final Plat submission for Town Creek Crossing Section 1, owned by LeFevre Development, Inc. ("the Owner"), on behalf of the City of Montgomery. The Owner has requested platting of the tract for the development of 102 single-family residential lots and 14 reserves.

Our review was based on The City of Montgomery's 2004 Code of Ordinances, Chapter 78, Section 61 and any other applicable chapters. We offer no objection to the plat as submitted. We recommend the Commission approve the plat conditional upon receipt of a performance bond for 100% of the remaining construction contract amount in a format acceptable to the City.

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

Sincerely,

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

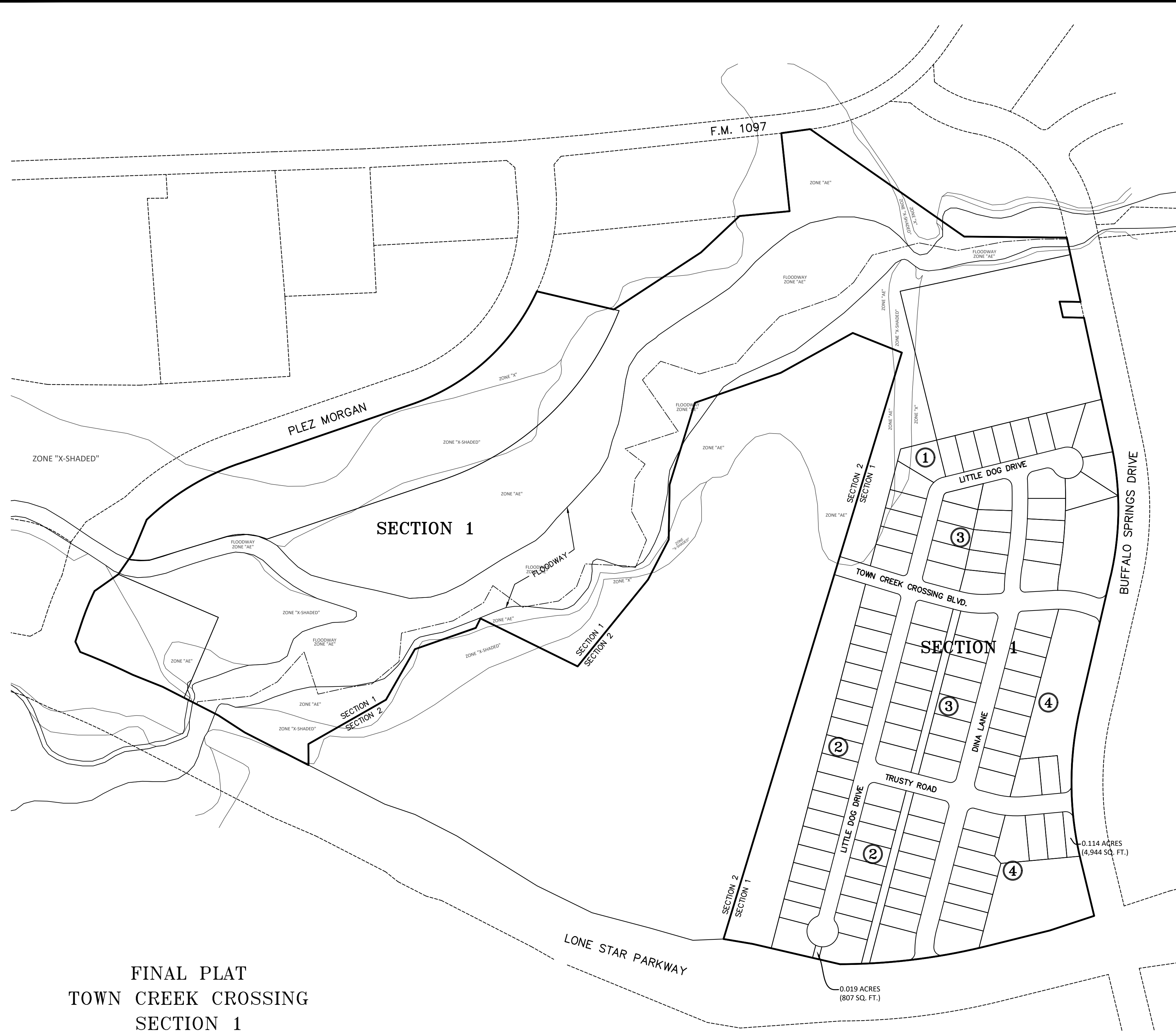
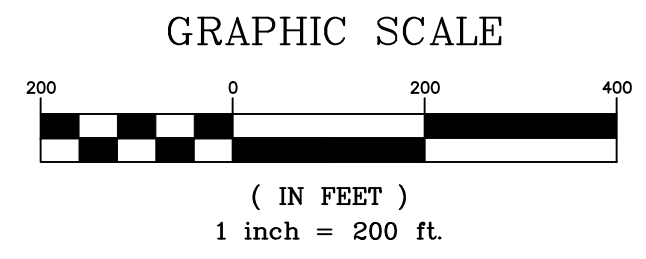
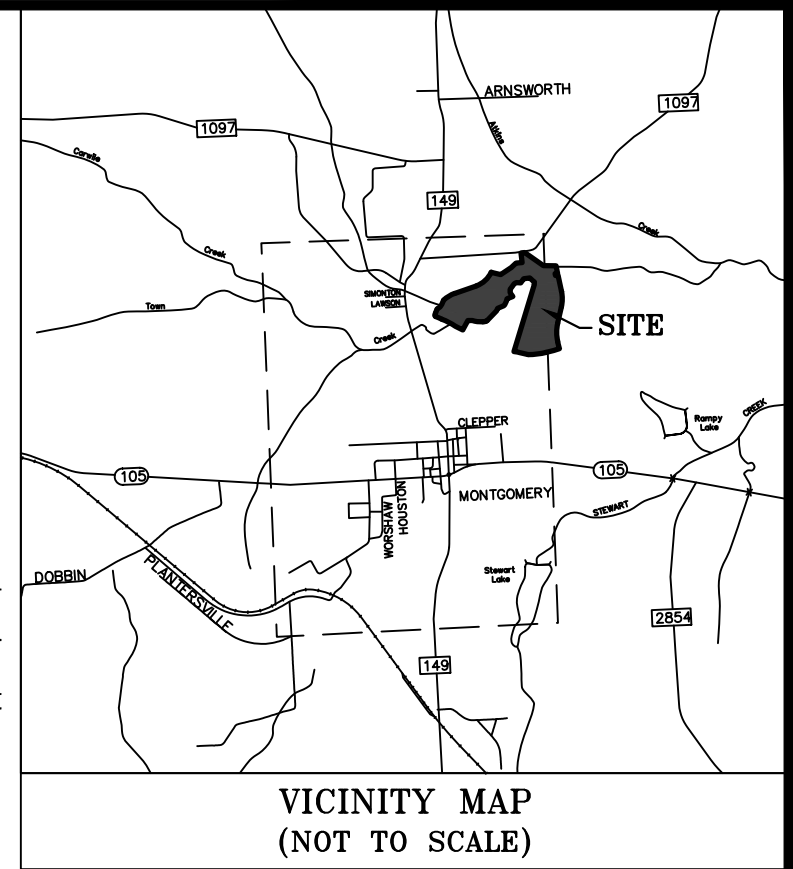
Chris Roznovsky, PE
Engineer for the City

CVR/kmv

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2021.07.01 MEMO to P&Z re Town Creek Crossing Section 1 Final Plat.docx

Enclosures: Final Plat

Cc (via email): The Honorable Mayor and City Council – City of Montgomery
Mr. Richard Tramm – City of Montgomery, City Administrator
Ms. Susan Hensley – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney
Mr. Jonathan White, PE – L² Engineering



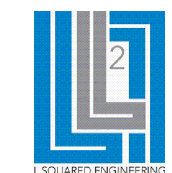
**FINAL PLAT
TOWN CREEK CROSSING
SECTION 1**

A RESIDENTIAL SUBDIVISION OF
89.743 ACRES (3,909,186 SQ. FT.)
OF LAND IN THE
JOHN CORNER SURVEY, A-8
MONTGOMERY COUNTY, TEXAS

4 BLOCKS * 102 LOTS * 14 RESERVES

July 2021

ENGINEER:



L SQUARED ENGINEERING
3307 WEST DAVIS ST., STE. 100
CONROE, TX 77304
(936)647-0420
www.lquaredengineering.com

SURVEYOR:



525 SAWDUST ROAD, STE. 200
THE WOODLANDS, TX 77380
(281)465-8730
www.landpoint.net

OWNER:

LeFevre Development, Inc.
780 Clepper Drive
Suite 100
Montgomery, Texas 77356
(936)582-1088

TBPELS REG. NO. 10194172

X:\2021\21-0365\WORKING\BASE MAPS\21-0365_TOWN CREEK CROSSING_SEC.1 (REV. 06.29.21).DWG Jun. 29, 2021-1:30 PM

ZONE "X-SHADED"

PLEZ MORGAN
(R.O.W. WIDTH VARIES)
C.F. #2010030945, O.P.R.M.C.T.

M
COMMERCIAL
UNRESTRICTED RESERVE
9.150 ACRES
(398,569 SQ. FT.)

ZONE "X-SHADED"

ZONE "AE"

L
OPEN SPACE AND
DRAINAGE RESERVE
37.326 ACRES
(1,625,912 SQ. FT.)

N
COMMERCIAL RESERVE
2.431 ACRES
(105,893 SQ. FT.)

ZONE "X-SHADED"

ZONE "X"

FND. 5/8" I.R. W/CAP
CONTROLLING MONUMENT
N: 10139602.96
E: 3757776.75
(TEXAS STATE PLANE
COORDINATE SYSTEM,
CENTRAL ZONE)

ZONE "AE"

FLOODWAY
ZONE "AE"

ZONE "AE"

ZONE "AE"

ZONE "X-SHADED"

FUTURE
TOWN CREEK CROSSING
SECTION 2
±35.45 ACRES

LONE STAR PARKWAY
(R.O.W. WIDTH VARIES)
C.F. #2004134114, O.P.R.M.C.T.

FINAL PLAT
BUFFALO SPRINGS
SECTION TWO
CAB. Z, SHEET 0641
M.R. M.C.T.

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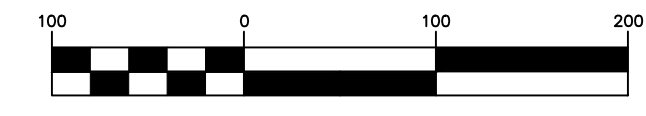


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GRAPHIC SCALE

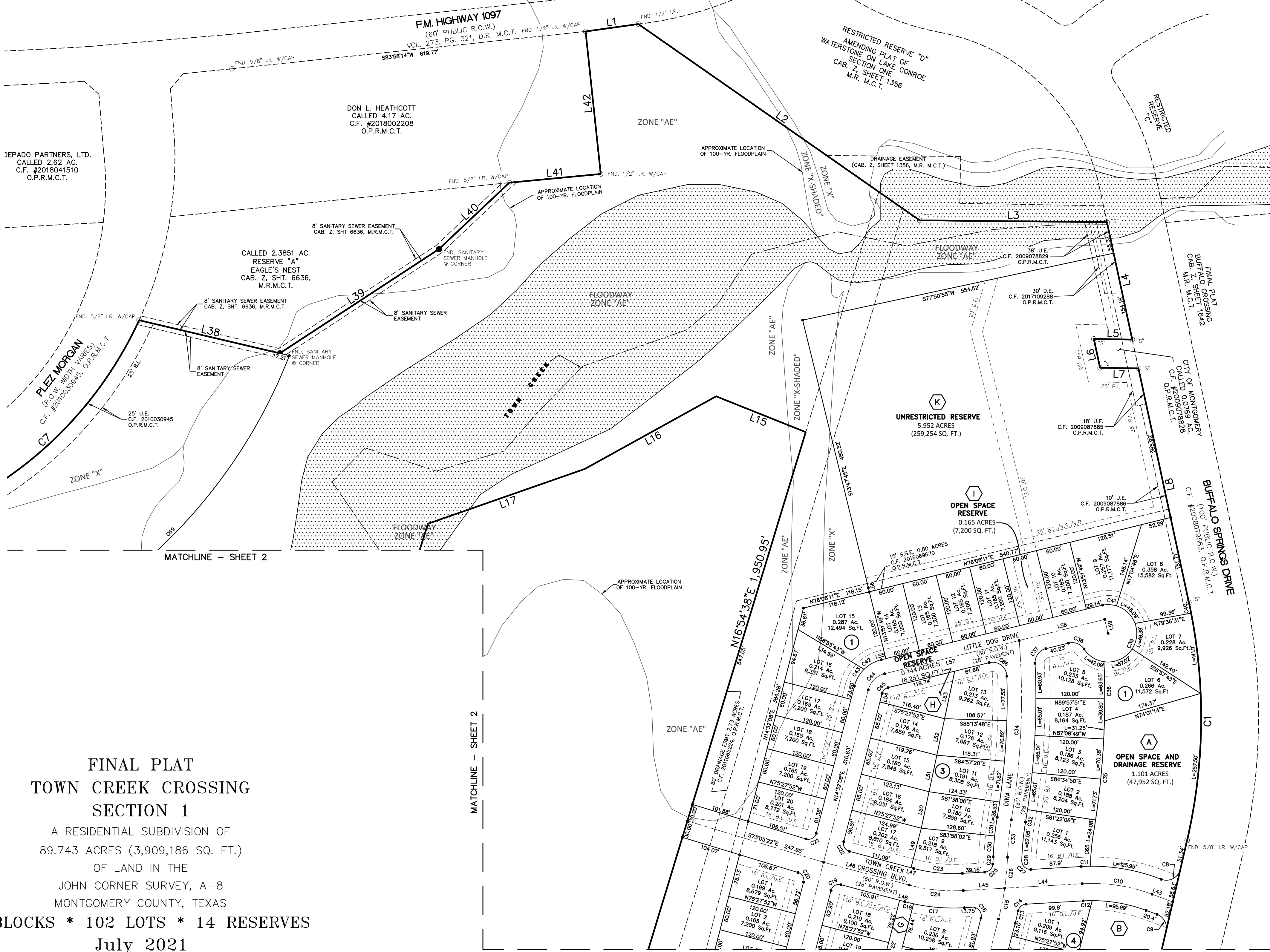


(IN FEET)
1 inch = 100 ft.

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MATCHLINE - SHEET 3

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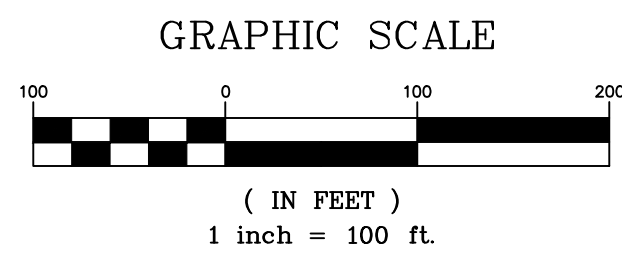
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GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



NO.	Length	Radius	Delta	Chord	Chord Length
C1	418.20'	950.00'	25°13'19"	S00°27'12"W	414.83'
C2	490.18'	1,050.00'	26°44'53"	S00°19'50"E	485.74'
C3	472.15'	1,960.00'	13°48'08"	S82°57'23"W	471.01'
C4	182.78'	2,150.00'	4°52'15"	N66°30'34"W	182.72'
C5	109.75'	800.00'	7°51'36"	N22°07'07"E	109.66'
C6	345.28'	800.00'	24°43'44"	N58°36'51"E	342.61'
C7	539.65'	681.13'	45°23'40"	N47°24'44"E	525.64'
C8	42.92'	25.00'	98°21'27"	S62°13'20"W	37.84'
C9	36.06'	25.00'	82°38'19"	S28°16'33"E	33.01'
C10	124.07'	300.00'	23°41'48"	S81°26'36"E	123.19'
C11	16.27'	330.00'	2°49'27"	N88°07'13"E	16.26'
C12	15.68'	270.00'	3°19'39"	S88°22'19"W	15.68'
C13	22.01'	530.00'	2°22'45"	N13°20'45"E	22.01'
C14	19.52'	15.00'	74°33'07"	N49°25'56"E	18.17'
C15	54.72'	500.00'	6°16'14"	S11°24'01"W	54.69'
C16	28.23'	15.00'	107°49'38"	N39°22'41"W	24.24'
C17	104.78'	330.00'	18°11'30"	N84°11'45"W	104.34'
C18	15.81'	330.00'	2°44'44"	N76°28'22"W	15.81'
C19	22.08'	14.00'	90°21'52"	S59°43'04"W	19.86'
C20	21.41'	14.00'	87°37'30"	S29°16'37"E	19.38'
C21	22.57'	14.00'	92°22'30"	S60°43'23"W	20.21'
C22	21.90'	14.00'	89°38'08"	S30°16'56"E	19.74'
C23	85.73'	270.00'	18°11'30"	S84°11'45"E	85.37'
C24	95.25'	300.00'	18°11'30"	S84°11'45"E	94.85'
C25	21.76'	15.00'	83°06'42"	N45°09'08"E	19.90'
C26	54.11'	500.00'	6°12'02"	S05°09'53"W	54.08'
C27	25.10'	15.00'	95°51'50"	N45°21'35"W	22.27'
C28	4.65'	525.00'	0°30'27"	N02°19'06"E	4.65'
C29	12.70'	475.00'	1°31'55"	N02°49'50"E	12.70'
C30	36.36'	525.00'	3°58'04"	N04°02'54"E	36.35'
C31	32.78'	525.00'	3°34'39"	N07°49'16"E	32.78'
C32	22.03'	1,289.28'	0°58'44"	S09°07'14"W	22.03'
C33	65.85'	500.00'	7°32'43"	S05°50'14"W	65.80'
C34	313.60'	1,264.28'	14°12'42"	S02°30'15"W	312.79'
C35	197.45'	1,409.28'	8°01'39"	S05°35'46"W	197.28'
C36	103.46'	1,409.28'	4°12'22"	N00°31'14"W	103.43'
C37	34.42'	25.00'	78°52'48"	N36°41'47"E	31.76'

NO.	Length	Radius	Delta	Chord	Chord Length
C38	31.40'	25.06'	71°47'39"	S69°21'43"E	29.39'
C39	216.07'	50.00'	247°35'40"	N22°49'00"E	83.10'
C40	18.89'	950.00'	1°08'21"	N11°35'16"W	18.89'
C41	24.49'	50.00'	28°03'38"	S86°57'01"E	24.24'
C42	34.40'	64.00'	30°48'01"	N60°44'10"E	33.99'
C43	34.40'	64.00'	30°48'02"	N29°56'09"E	33.99'
C44	41.93'	39.00'	61°36'03"	N45°20'09"E	39.94'
C45	15.05'	14.00'	61°36'03"	S45°20'09"W	14.34'
C46	29.85'	19.00'	90°00'00"	S30°27'52"E	26.87'
C47	29.85'	19.00'	90°00'00"	N59°32'08"E	26.87'
C48	12.82'	14.00'	52°27'20"	N11°41'32"W	12.37'
C49	248.63'	50.00'	284°54'41"	S75°27'52"E	60.94'
C50	20.14'	50.00'	23°04'26"	N75°27'52"W	20.00'
C51	12.82'	14.00'	52°27'20"	S40°45'48"W	12.37'
C52	26.15'	1,960.00'	0°45'51"	N87°30'45"E	26.15'
C53	36.64'	25.00'	83°58'53"	S41°32'52"W	33.45'
C54	44.85'	25.00'	102°47'57"	N48°21'45"W	39.08'
C55	96.99'	300.00'	18°31'25"	S05°16'25"W	96.57'
C56	24.69'	330.00'	4°17'11"	N12°23'32"E	24.68'
C57	29.85'	19.00'	90°00'00"	N59°32'08"E	26.87'
C58	29.85'	19.00'	90°00'00"	S30°27'52"E	26.87'
C59	29.85'	19.00'	90°00'00"	N59°32'08"E	26.87'
C60	29.85'	19.00'	90°00'00"	N30°27'52"W	26.87'
C61	104.44'	300.00'	19°56'48"	N85°26'16"W	103.91'
C62	3.63'	330.00'	0°37'51"	S84°54'16"W	3.63'
C63	38.90'	25.00'	89°09'34"	S50°49'53"E	35.10'
C64	37.08'	25.00'	84°58'16"	S42°06'12"W	33.77'
C65	57.14'	355.00'	9°13'22"	N04°59'55"E	57.08'
C66	44.53'	25.00'	102°02'57"	N52°50'21"W	38.87'
C67	67.57'	259.34'	14°55'39"	S87°44'25"E	67.38'
C68	137.28'	195.95'	40°08'25"	S87°14'06"E	134.49'
C69	836.60'	922.87'	51°56'23"	N47°14'49"E	808.25'

No.	Bearing	Length
L1	N82°02'15"E	92.69'
L2	S55°05'51"E	598.05'
L3	S89°26'33"E	326.41'
L4	S12°09'05"E	209.48'
L5	N89°00'22"W	66.98'
L6	S12°09'05"E	51.35'
L7	S89°00'22"E	66.98'
L8	S12°09'05"E	417.64'
L9	S13°02'36"W	431.45'
L10	S13°37'24"E	179.96'
L11	S71°44'18"W	148.65'
L12	S76°02'16"W	206.15'
L13	N76°56'27"W	286.65'
L14	N80°21'06"W	93.35'
L15	N68°11'31"W	168.14'
L16	S61°02'42"W	261.68'
L17	S70°44'49"W	289.60'
L18	S17°13'22"W	272.04'
L19	S00°58'56"W	175.89'
L20	S27°20'49"W	143.63'

No.	Bearing	Length
L21	S39°02'59"W	355.28'
L22	N63°43'34"W	345.00'
L23	S26°16'26"W	33.44'
L24	S70°40'58"W	205.50'
L25	S29°46'21"W	185.43'
L26	S60°16'23"W	284.38'
L27	S00°12'59"E	66.98'
L28	N62°52'32"W	228.25'
L29	N56°59'56"W	100.12'
L30	N62°53'18"W	198.85'
L31	N68°11'27"W	102.52'
L32	N24°55'35"W	36.09'
L33	N18°17'35"E	62.68'
L34	N54°49'11"E	92.60'
L35	N34°53'40"E	79.01'
L36	N22°27'44"E	117.49'
L37	N71°02'38"E	595.09'
L38	S76°45'52"E	251.85'
L39	N56°46'50"E	331.60'
L40	N46°38'16"E	168.72'


No.	Bearing	Length
L41	N84°32'45"E	160.02'
L42	N06°02'45"W	249.91'
L43	S69°35'43"E	38.48'
L44	N86°42'30"E	135.24'
L45	N86°42'30"E	72.35'
L46	S75°06'00"E	154.39'
L47	N75°06'00"W	4.57'
L48	S75°06'00"E	9.19'
L49	N14°31'47"E	71.21'
L50	N12°00'43"E	65.06'
L51	N12°00'43"E	65.06'
L52	N12°00'43"E	65.06'
L53	N12°00'43"E	84.72'
L54	N14°32'08"E	15.38'
L55	N76°08'11"E	8.44'
L56	S13°47'45"E	7.47'
L57	N76°08'11"E	241.68'
L58	S76°08'11"W	153.38'
L59	S13°51'49"E	24.94'
L60	S75°27'52"E	102.24'

No.	Bearing	Length
L61	S84°35'20"W	149.23'
L62	N84°35'20"E	11.27'
L63	N84°35'20"E	7.24'
L64	N40°20'31"W	30.57'
L65	S40°20'31"E	30.57'
L66	S14°32'08"W	40.75'
L67	S14°32'08"W	41.27'
L68	N76°56'27"W	20.01'

FINAL PLAT TOWN CREEK CROSSING SECTION 1

A RESIDENTIAL SUBDIVISION OF
89.743 ACRES (3,909,186 SQ. FT.)
OF LAND IN THE
JOHN CORNER SURVEY, A-8
MONTGOMERY COUNTY, TEXAS

4 BLOCKS * 102 LOTS * 14 RESERVES
July 2021

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TBPELS REG. NO. 10194172

OWNER:
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780 Clepper Drive
Suite 100
Montgomery, Texas 77356
(936)582-1088

STATE OF TEXAS
COUNTY OF MONTGOMERY

That LeFevre Development, Inc. herein acting individually or through the undersigned duly authorized agents, does hereby adopt this plat designating the herein described real property as the TOWN CREEK CROSSING SUBDIVISION, SECTION 1, 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, the Lefevre Development, Inc. has caused these presents to be signed by _____ its Vice President and its common seal hereunto affixed this _____ day of _____ 2021.

Lefevre Development, Inc.

BY: _____

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ ITS VICE PRESIDENT OF _____ 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 SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2021.

NOTARY PUBLIC

PRINTED NAME _____

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION

THAT I, HAROLD L. MOYER, 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.

HAROLD L. MOYER, R.P.L.S.
TEXAS REGISTRATION NO. 5656

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 IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, 2021.

BY: _____
JEFFREY WADDELL, CHAIRMAN
PLANNING AND ZONING COMMISSION

CITY OF MONTGOMERY

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: _____
SUSAN HENSLEY, CITY SECRETARY

COUNTY CLERK

I, MARK TURNBULL, 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 _____ DAY OF _____, 2021, AT _____ O'CLOCK ____M., AND DULY RECORDED ON _____ DAY OF _____, 2021, AT _____ O'CLOCK ____M., IN CABINET _____, SHEET _____ OF RECORDS 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

LEGEND / ABBREVIATIONS

C.F.	CLERK'S FILE NUMBER
FND.	FOUND
I.R.	IRON ROD
O.P.R.	OFFICIAL PUBLIC RECORDS
M.R.	MAP RECORDS
M.C.T.	MONTGOMERY COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
D.R.	DEED RECORDS
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
V.S.	VEGETATION SETBACK
V.B.	VISUAL BARRIER
P.U.E.	PUBLIC UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
"S"	SET 5/8 INCH IRON ROD WITH CAP
	STAMPED "LANDPOINT 10194172"
○	PROPERTY MARKER

NOTES:

- All corners are set 5/8 inch iron rods w/cap stamped "Landpoint 10194172" unless otherwise shown or noted.
- This property is situated in Zones "X", "X-Shaded", "AE" and "AE-Floodway" in Montgomery County, Texas according to FEMA map number 48339C 0200G dated 08/18/2014. 100 year base flood elevations are between 234' and 236'. Warning: 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.
- Fencing may be used as the visual barrier in accordance with City of Montgomery Ordinance.
- Subject to Restrictions recorded under Vol. 72, Pg. 134, Vol. 72, Pg. 143, Vol. 72, Pg. 288, Vol. 89, Pg. 87, Vol. 112, Pg. 392, Vol. 802, Pg. 158, D.R. M.C.T. and C.F.N. 2008-079561, 2009-078829, 2009-087885, 2009-087886, 2011065224, 2016069670 & 2017109288, O.P.R.M.C.T.
- Bearings were based on the Texas State Plane Coordinate System, North American Datum 1983 (NAD83), Central Zone (4203).
- One-foot reserve dedicated to the public in fee as a buffer separation between side or end of streets in subdivision plats where such streets abut adjacent acreage tracts; the condition of such dedication being that when the adjacent property in 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 revert in the dedicator, his heirs, assigns or successors.
- Approval of the plat is not an acceptance by the City of Montgomery of any dedication of open space, drainage, or similar reserve. The City reserves the right to access these reserves but is not accepting ownership or maintenance responsibilities of these areas unless done by separate agreement.
- There is hereby reserved a ten foot (10') building setback line along the rear of each lot line and a five foot (5') building setback line on either side of each lot line unless otherwise shown.
- There is a 15' wide drainage easement extending from the edge of the existing floodway, based on the most recent FEMA Firm Panel No. 48339C0200G, no additional surveying was done to establish the limits of the existing floodway.

VARIANCES (APPROVED MAY 12, 2020):

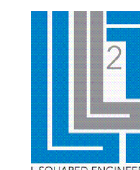
- MINIMUM LOT WIDTH (SECTION 98-122)
 - REQUIRED: 75'
 - VARIANCE: 60'
- MINIMUM LOT AREA (SECTION 98-122)
 - REQUIRED: 9,000 SF
 - VARIANCE: 7,000 SF
- RIGHT OF WAY WIDTH SECTION (78-87)
 - REQUIRED: 60'
 - VARIANCE: 50'
- COMPENSATING GREEN SPACE (SECTION 78-88)
 - PROVIDED DUE TO MINIMUM LOT WIDTH & AREA VARIANCE
 - REQUIRED: 2.78 ACRES
 - VARIANCE: 67+ ACRES
- VEGETATIVE BUFFER (SECTION 78-162)
 - REQUIRED: 25' BUFFER ON COMMERCIAL LOT
 - VARIANCE: 25' BUFFER ON RESIDENTIAL LOT

**FINAL PLAT
TOWN CREEK CROSSING
SECTION 1**

A RESIDENTIAL SUBDIVISION OF
89.743 ACRES (3,909,186 SQ. FT.)
OF LAND IN THE
JOHN CORNER SURVEY, A-8
MONTGOMERY COUNTY, TEXAS

**4 BLOCKS * 102 LOTS * 14 RESERVES
July 2021**

ENGINEER:



L SQUARED ENGINEERING
3307 WEST DAVIS ST., STE. 100
CONROE, TX 77304
(936)647-0420
www.lquaredengineering.com

SURVEYOR:



525 SAWDUST ROAD, STE. 200
THE WOODLANDS, TX 77380
(281)465-8730
www.landpoint.net

OWNER:

LeFevre Development, Inc.
780 Clepper Drive
Suite 100
Montgomery, Texas 77356
(936)582-1088

TBPELS REG. NO. 10194172