



www.montgomerytexas.gov
 101 Old Plantersville Road
 Montgomery, TX 77316
 Phone: 936-597-6434
 Fax: 936-597-6437
 permits@ci.montgomery.tx.us

RESIDENTIAL BUILDING PERMIT APPLICATION

For the erection of buildings, accessories, repairs, demolition, moving, etc. Expires in 6 months. (180 days); Non-Transferable.

Building Permit # _____

Application Date: _____

911 Designated Jobsite Address: 990 Caroline Street

Legal Property Description: S617500 - Jadak Manor 01 Lot: 2 Block: 1 Section: _____

Property Owner: Charles & Toni Cates Phone: 713-204-4781 Email: toniforhim@gmail.com

Property Owner Mailing Address: 199 Waterpoint Court, Unit 105, Montgomery, TX 77356

Contractor: Hycraft Homes Company Email: build@hycrafthomes.com

Company Address: 20350 FM 2854 Rd., Montgomery, TX 77316

Field Supervisor Name: Justin King Email: justin@hycrafthomes.com

Call Phone: 702-460-0048

Construction Type(s): New Addition Exterior Interior

Gross Square Foot (sf) of Structure: 2477 Proof of Ownership / Deed Attached

Gross Min sf	Gross Max sf	Permit Fee
<	1,000	\$770.00
1,000	1,499	\$1,084.00
1,500	1,999	\$1,369.00
2,000	2,499	\$1,624.00
2,500	2,999	\$1,849.00
3,000	3,499	\$2,044.00
3,500	3,999	\$2,209.00
4,000	4,499	\$2,344.00
4,500	4,999	\$2,450.00

5,000	5,499	\$2,607.00
5,500	5,999	\$2,750.00
6,000	6,499	\$2,877.00
6,500	6,999	\$2,990.00
7,000	7,499	\$3,087.00
7,500	7,999	\$3,170.00
8,000	8,499	\$3,237.00
8,500	8,999	\$3,290.00
9,000	9,999	\$3,500.00
>	10,000	\$3,800.00+

Separate Permits are required for Public Utilities; Electrical; Plumbing; Mechanical; Heating, Ventilation & Air Conditioning; Grading; Alarms; Roofing; Landscaping; Fire Sprinklers and Lawn Sprinklers. I hereby attest that I am the legal owner or authorized agent of the property described on this document. I certify that I am an authorized signer with the authority to submit this application. I certify that I have read and examined this application and attest that the information I am providing is correct. I understand that it is against the law to make a false statement on a government document and that incomplete applications will be denied. I agree to comply with all provisions of laws and ordinances governing this type of work, whether specified herein or not. The approval of this application does not presume to give authority to violate or cancel the provisions of any state or local law regulating construction or the performance of construction.

Applicant Signature: [Signature] Printed Name: Jordan McDonald Date: 3/21/2025

OFFICE USE ONLY

Received for Review by: _____ Date: _____

Approved by: _____ Date: _____

Re-inspections=\$75 each. Additional inspections required during project=\$100 each.

Total Fees Due:	\$
Receipt #:	



CAROLINE ST

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

WE, Alexander and Natalie McCulloch, owners, herein being advised of the true nature of the herein proposed subdivision, severally and jointly, do hereby agree to the subdivision of the herein described property as shown on the attached plat, and to the creation of the herein proposed subdivision and the creation of the herein proposed lots, streets, easements, and other interests therein, and to the dedication to public use of any streets shown on this plat as shown, along, partly, and easement, except those specifically reserved as shown, and such other things as may be necessary for the establishment of public use as approved by the street and gutter and other easements and easements shown hereon, and to the payment of all costs and charges, including those for the recording of this plat and for the recording of any other instruments necessary for the completion of this subdivision, and to the payment of all taxes and other obligations of the property herein shown on this plat as shown, and to the payment of all other obligations of the property herein shown on this plat as shown.

Owner hereby certifies that Owner has or will comply with all applicable regulations of the City of Montgomery, Texas, and that a rough subdivision map, including the subdivision, easements, and other interests therein, is on file with the City of Montgomery, Texas, and that the subdivision is in compliance with the applicable regulations of the City of Montgomery, Texas.

WITNESSE MY HAND AND SEAL OF OFFICE, at Montgomery County, Texas, this 21st day of FEBRUARY, 2025.

By: Alexander McCulloch
Owner

By: Natalie McCulloch
Owner

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Alexander McCulloch and Natalie McCulloch, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed.

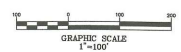
THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Alexander McCulloch and Natalie McCulloch, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed.

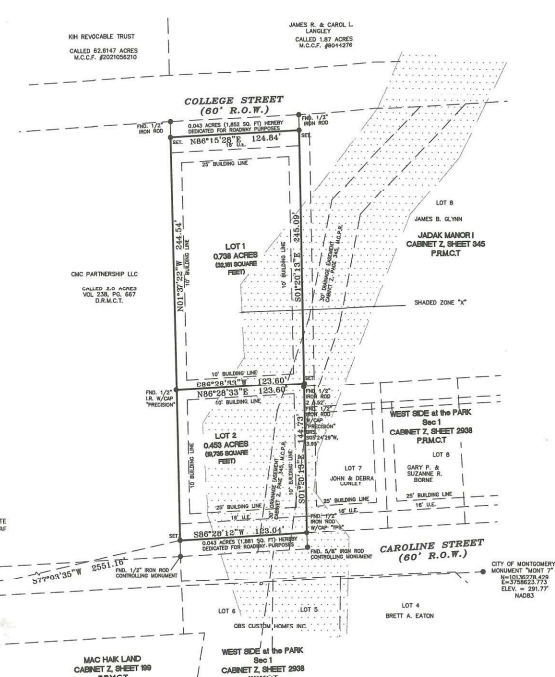
COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE GRID SYSTEM OF 1983, TEXAS CENTRAL ZONE, NAD 83/01, AND MAY VARY SLIGHTLY FROM SURFACE LOCUS A CORRECTION SCALE FACTOR OF 0.99999853.

BASED ON GRAPHICAL PLOTTING, A PORTION OF THIS TRACT LIES WITHIN SHARED ZONE "X" AS SHOWN ON TEXAS MAP PANEL NO. AB19302000 FOR THE CITY OF MONTGOMERY, TEXAS WITH AN EFFECTIVE DATE OF 8/20/2024.

This is to certify that the undersigned, a Registered Professional Land Surveyor of the State of Texas, has plotted the above subdivision from an actual survey on the ground, and that all boundary corners, angle points and points of curvature or tangency are properly monumented as required by the applicable regulations of the City of Montgomery, Texas and the Texas Board of Professional Land Surveying.



MONTGOMERY COUNTY, TEXAS
BENJAMIN RIGBY SURVEY, ABSTRACT 31



I, the undersigned, ENGINEER FOR THE CITY OF MONTGOMERY, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

By: _____
CITY ENGINEER - 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 COMMISSIONS.

DATED THIS ____ DAY OF _____, 2025.

ATTEST:

By: _____
MAYOR

By: _____
CITY SECRETARY

By: _____
CHAIRMAN PLANNING AND ZONING COMMISSION

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

I, L. Brandon Shelton, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with the certificate of authentication was filed for registration in my office on _____, 2025, at _____ o'clock, _____ M., and duly recorded on _____, 2025, at _____ o'clock, _____ M., in Case No. _____ of records of said County.

WITNESSE MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas, this day and date last above written.

County Clerk

L. Brandon Shelton, Clerk,
Montgomery County, Texas

By: _____

Deputy

CATES McCULLOCH

BEING A SUBDIVISION OF 1.191 ACRES SITUATED IN THE BENJAMIN RIGBY SURVEY, ABSTRACT NO. 31, BEING A PARTIAL REPLAT OF TRACT 2, JADAK MANORI, AS RECORDED IN CABINET 2, SHEET 348 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

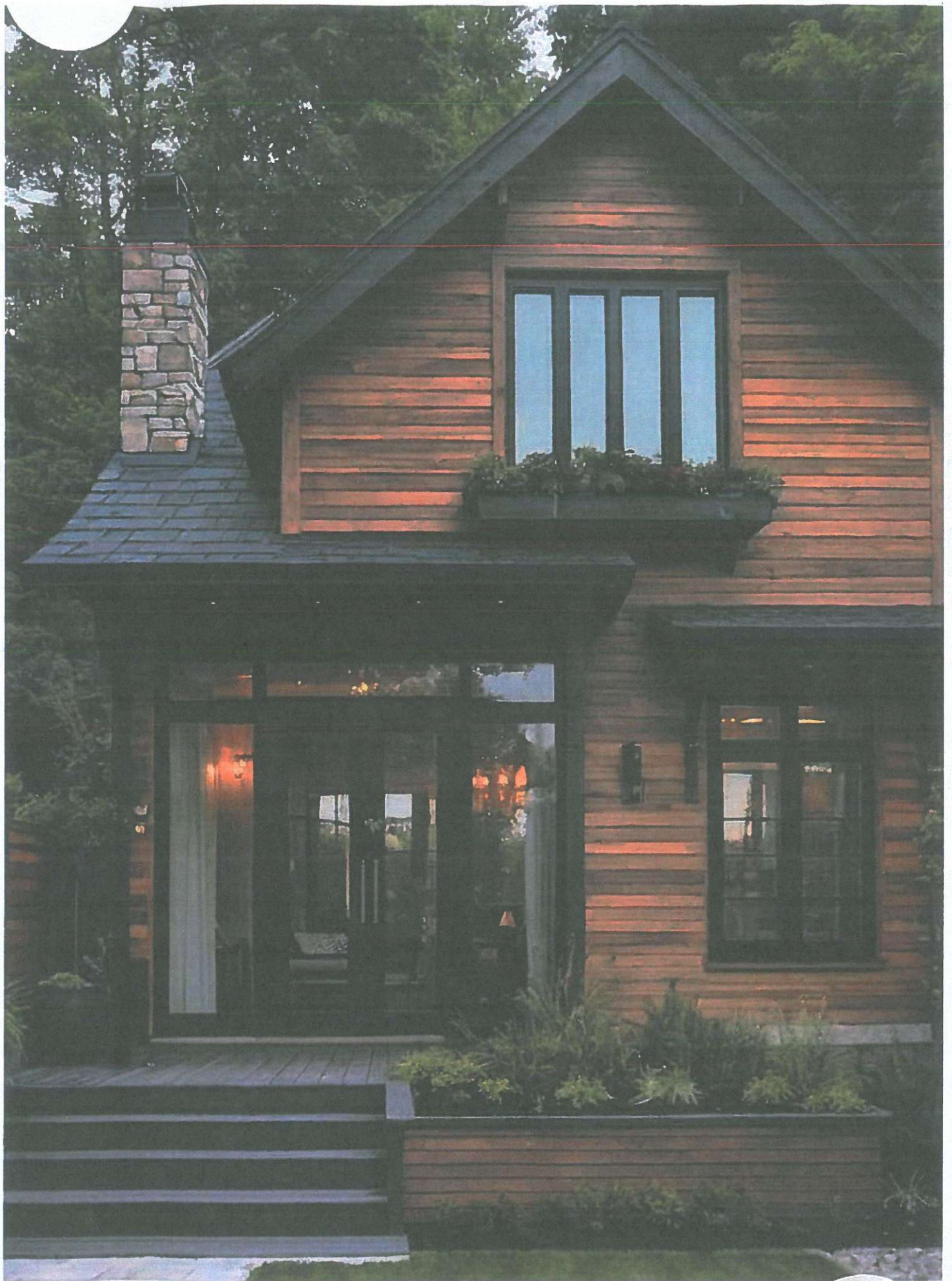
2 LOTS 1 BLOCK

FEBRUARY 2025

PROPERTY ADDRESS:
1005 COLLEGE ST.
MONTGOMERY, TX
77304

OWNERS
ALEXANDER & NATALIE McCULLOCH
1005 COLLEGE ST., MONTGOMERY, TX 77356

BOURLAND LAND SURVEYING, LLC
604 W. MIDCAMP ST.
WILLE, TX 77719
(832)655-2284
NO. LICENSE 8821600000
PROJECT NO. 24230



HYCRAFT HOMES

Exterior Selection Images *(image coloring may vary depending on computer screen and printing quality)*

Date 03.21.2025

Homeowner CATES RESIDENCE

Address TBD CAROLINE STREET

Community MONTGOMERY CITY HISTORIC DISTRICT

Roofing

Gaf High Definition Architectural Shingles - Charcoal

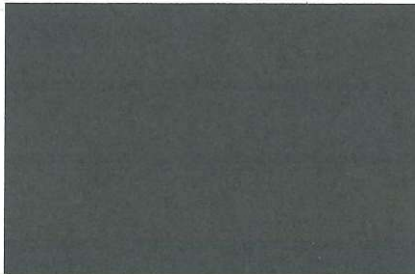


McElroy Standing Seam Metal Roof - Matte Black



Paint Colors: Sherwin Williams

SW 6258 Tricorn Black



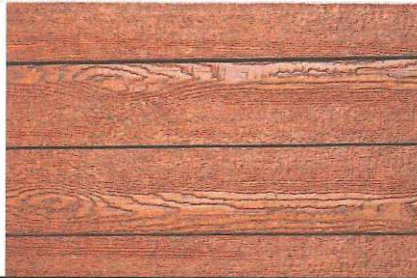
Stain Color: Minwax or Super Deck

Natural Sealant



Lap Siding

James Hardie Rustic Series - Old Cherry



Column Material/Finish

Cedar Wrapped - Natural Sealant



Porch Ceiling Material/Color

Tongue and Groove Pine - stain to coordinate w/ cedar wrapped column finish



Front Porch, Carport and Rear Patio Material

Brushed Concrete



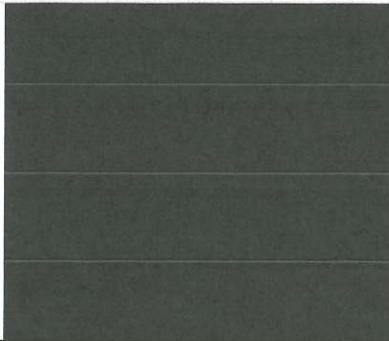
Window Frames

Black



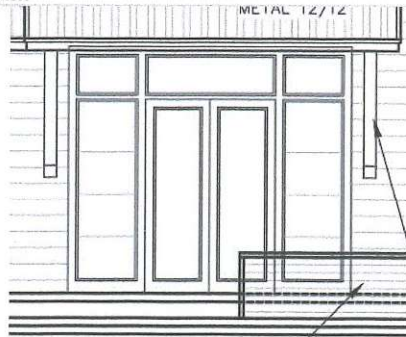
Garage Door Selection

Clopay Modern Steel Flush Panel - Black



Front Door Selection

Tri Supply - Metal Full Light Glass - Bronze/Black finish



*** PLEASE REFERENCE THE HOMEOWNERS EXTERIOR SELECTION SHEET FOR ADDITIONAL EXTERIOR DESCRIPTIONS ***



Exterior Selection Sheet

Date	03.21.2025
Homeowner	CATES RESIDENCE
Address	TBD CAROLINE STREET
Community	MONTGOMERY CIST HISTORIC DISTRICT

EXTERIOR

Shingle Manufacturer:	GAF HIGH DEFINITION ARCHITECTURAL SHINGLES		
Shingle Color:	CHARCOAL		
Metal Roof Manufacturer:	McELROY		
Metal Roof Locations:	FRONT PORCH AWNINGS		
Metal Roof Color:	MATTE BLACK		
Column Material:	CEDAR WRAPPED	Qty:	5
Column Color:	NATURAL SEALANT		
Awning Bracket/ Corbel Material:	CEDAR WRAPPED		
Awning Bracket/ Corbel Color:	NATURAL SEALANT		
Lap Siding:	JAMES HARDIE WOODSCAPES		
Lap Siding Color:	OLD CHERRY		
Soffit Paint Color:	SW 6258 TRICORN BLACK		
Fascia Paint Color:	SW 6258 TRICORN BLACK		
Porch Ceiling Type:	TONGUE AND GROOVE PINE		
Porch Ceiling Stain Color:	STAINED TO MATCH NATURAL SEALANT CEDAR COLUMNS		
Porch Drop Beam Material:	JAMES HARDIE WRAPPED		
Porch Drop Beam Color:	SW 6258 TRICORN BLACK		
Porch Material: Front	BRUSHED CONCRETE		
Porch Material: Rear	BRUSHED CONCRETE		
Secondary Door Trim Color:	SW 6258 TRICORN BLACK		

Window Grid Pattern:	DIVIDED LIGHT AT FRONT DOOR AND FIRST FLOOR BEDROOM WINDOW / CLEAR WINDOWS ELSEWHERE
Window Frame Color:	BLACK EXTERIOR/BLACK INTERIOR MAIN LIVING AND LOFT - BLACK EXTERIOR/WHITE INTERIOR BEDROOMS
Window Trim Color:	BLACK
Garage Door Manufacturer:	CLOPAY
Garage Door Style:	MODERN STEEL FLUSH GROOVED PANEL
Garage Door Size:	6080
Garage Door Windows:	NA
Garage Door Window Interior Trim:	NA
Garage Door Glass:	NA
Garage Door Color:	BLACK
Exterior Lighting Finish:	BLACK

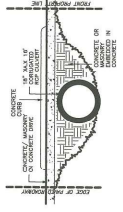
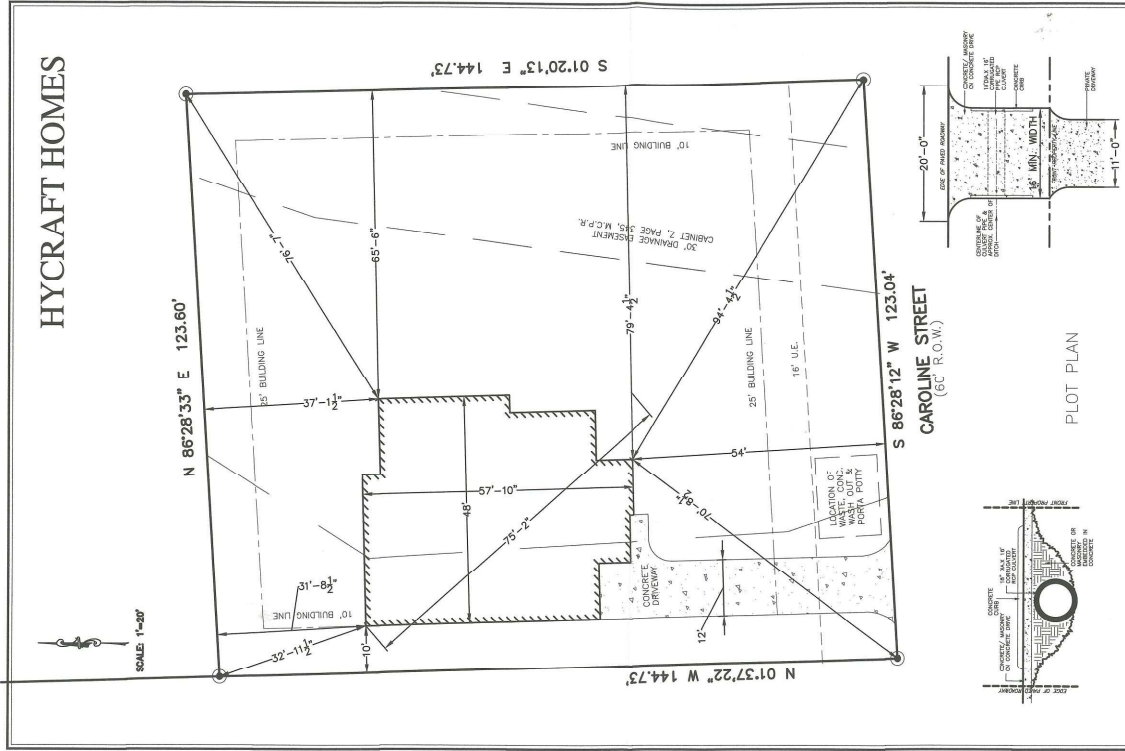
FRONT DOOR

Door Manufacturer:	TRI SUPPLY - METAL DOOR
Door Style:	FULL GLASS PANEL
Door Size:	2 - 2880
Door Caming:	NA
Glass Option:	CLEAR
Paint/ Stain Color:	BRONZE/BLACK BY MANUFACTURER

SECONDARY EXTERIOR DOORS

Living Room:	3 PANEL SQUARE SOLID EXTERIOR DOOR
Living Room Color:	SW 6258 TRICORN BLACK
Kitchen/ Dining:	9080 SLIDER W/ BLACK EXTERIOR TRIM

HYCRAFT HOMES

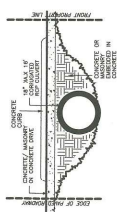
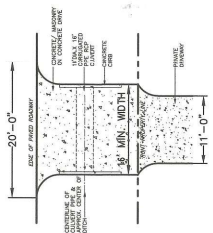
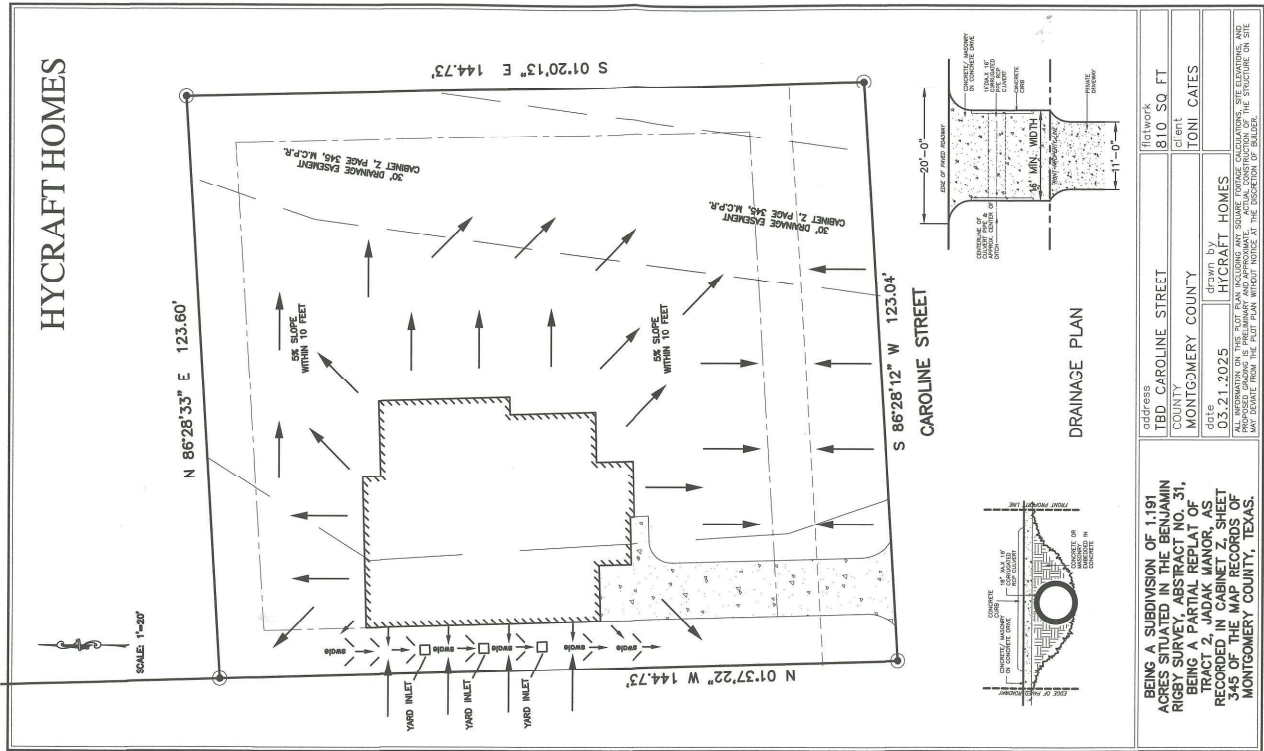


10' BUILDING LINE

BEING A SUBDIVISION OF 1,191 ACRES SURVEYED BY RIGGS SURVEYORS, INC. IN 1931, BEING A PARTIAL REPLAT OF TRACT 2, JADAK MANOR, AS RECORDED IN CABINET 2, SHEET 345 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

address	101 WORKS	810 SQ. FT.
	100 CAROLINE STREET	(client)
COUNTY	MONTGOMERY COUNTY	TONI GALES
DATE	03.21.2025	HYCRAFT HOMES
	designed by	
ALL INFORMATION ON THIS PLOT PLAN, INCLUDING ANY SQUARE FOOTAGE CALCULATIONS, SITE ELEVATIONS, AND DIMENSIONS, IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.		

HYCRAFT HOMES

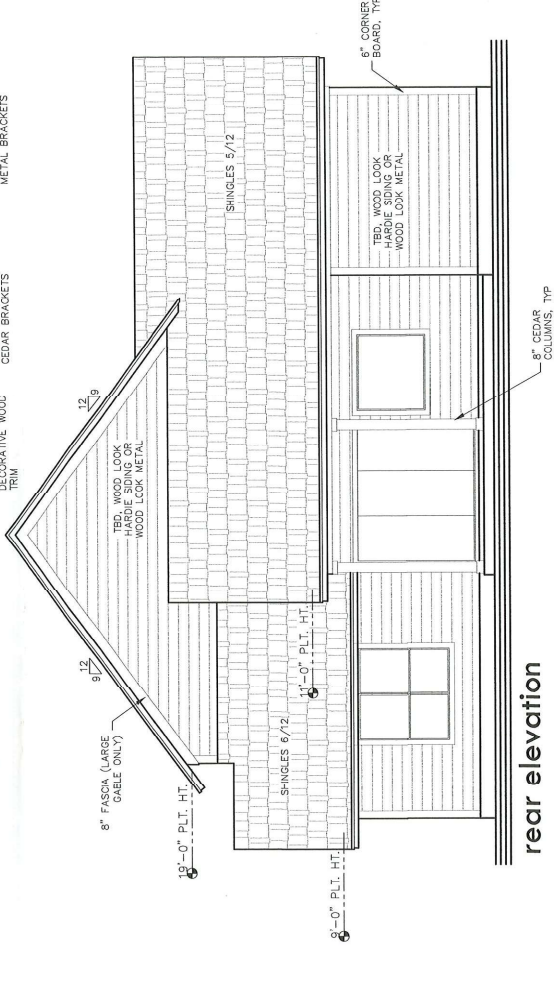
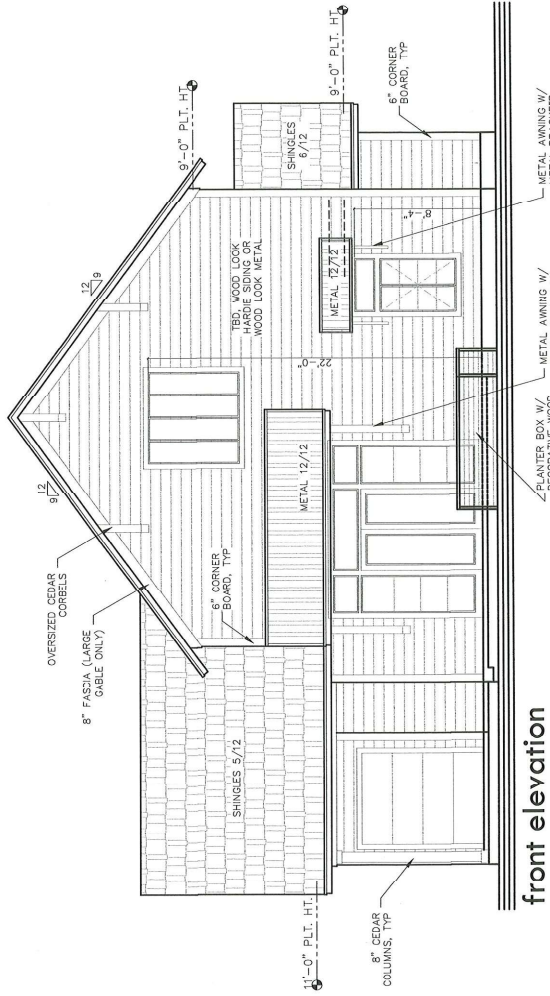


DRAINAGE PLAN

address	1814 W. CAROLINE STREET	lot area	810 SQ. FT.
county	MONTGOMERY COUNTY	owner	TONI CAIES
date	03.21.2025	designed by	HYCRAFT HOMES
<small>ALL INFORMATION ON THIS PLAN, INCLUDING ANY SQUARE FOOTAGE CALCULATIONS, SITE ELEVATIONS, AND ANY DIMENSIONS, SHALL BE DEEMED TO BE THE PROPERTY OF THE ENGINEER. THE ENGINEER'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE INFORMATION PROVIDED HEREON.</small>			

BEING A SUBDIVISION OF 1.191 ACRES SURVEYED BY J. R. RIGGS SURVEY AND RECORDED IN TRACT 2, JADAK MANOR, AS RECORDED IN CABINET 2, SHEET 345 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

HYCRAFT HOMES



Cates Residence

Plans, specifications, community amenities, standard features, availability and prices are subject to change without notice. Calculations for square footage are approximate.

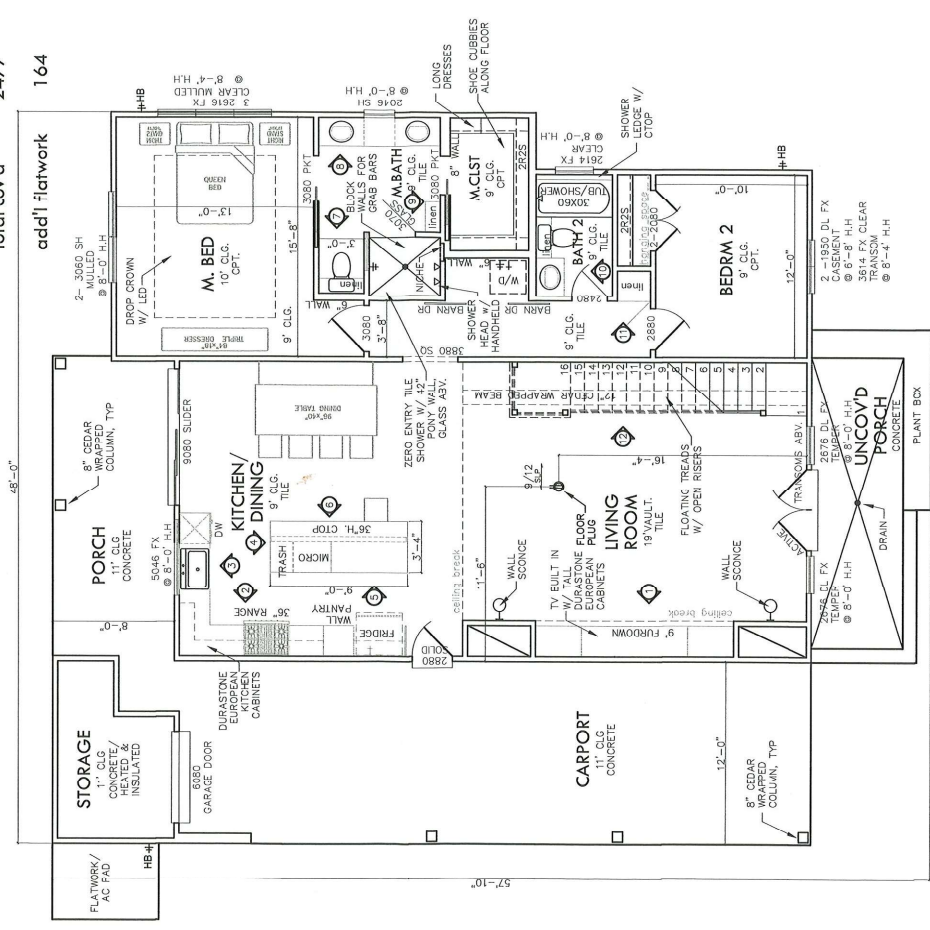
HYCRAFT HOMES

square footage	1459
first floor	272
second floor	1731
total	75

storage	671
cov'd porch	0
total cov'd	2477
add'l h/wrk	164

NOTES

- WATER SOFTENER
- BLOCK MASTER SHOWER FOR GRAB BARS
- DOUBLE STACK ALL CABINETS TO CEILING

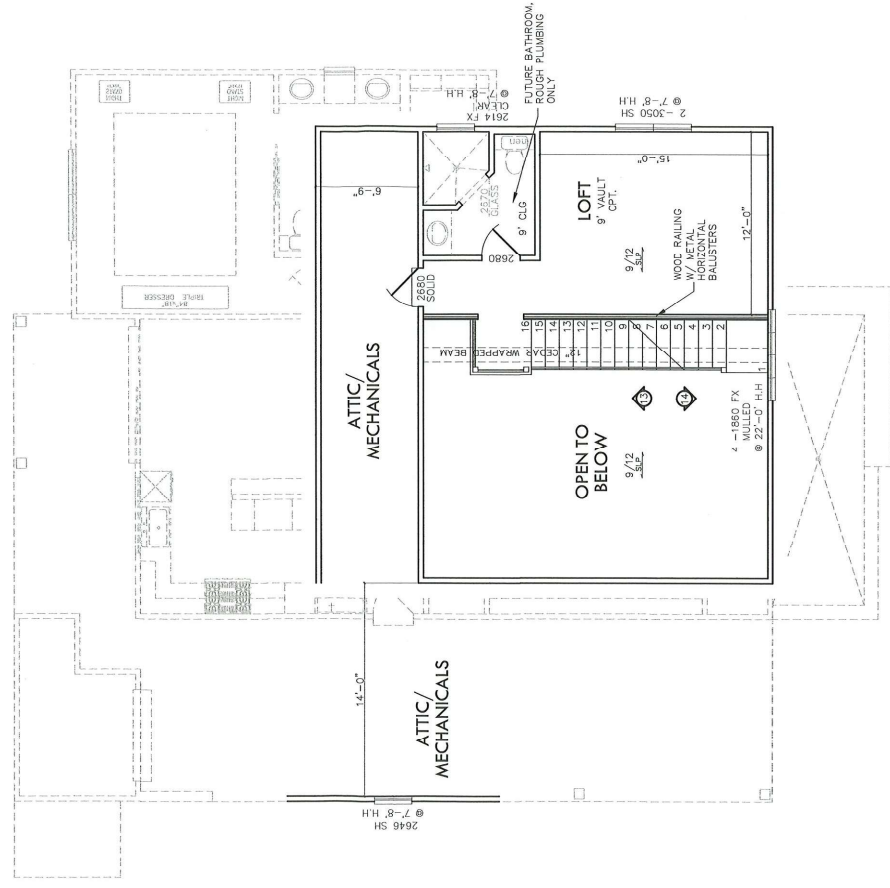


Cates Residence

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20 MAR 2025

HYCRAFT HOMES

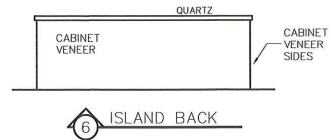
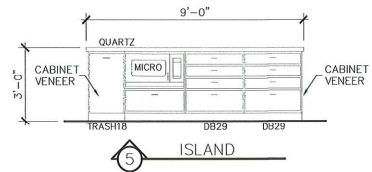
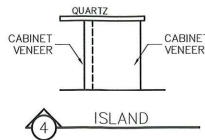
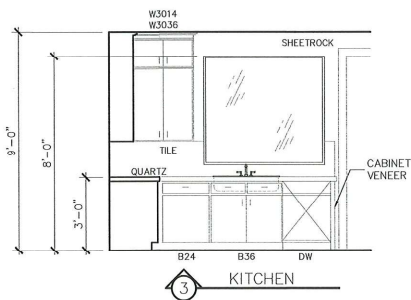
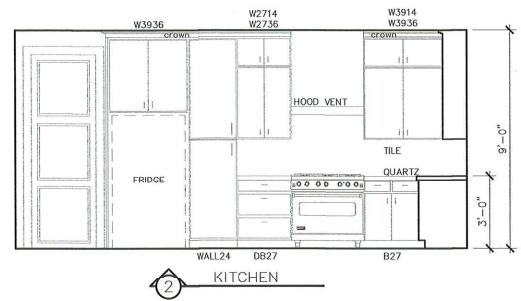
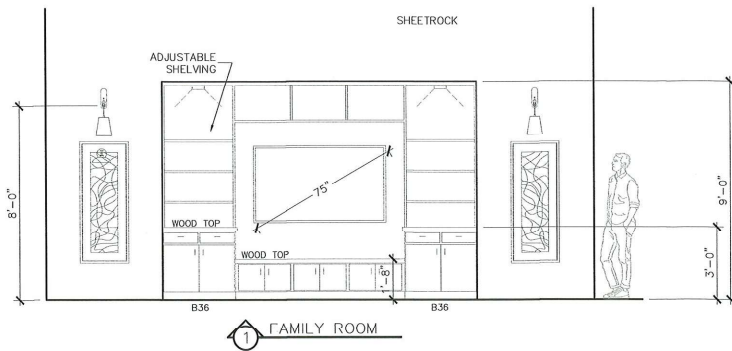


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20 MAR 2025

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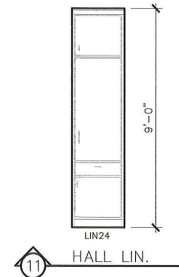
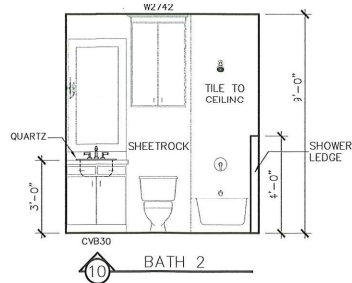
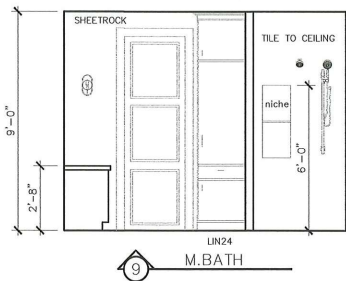
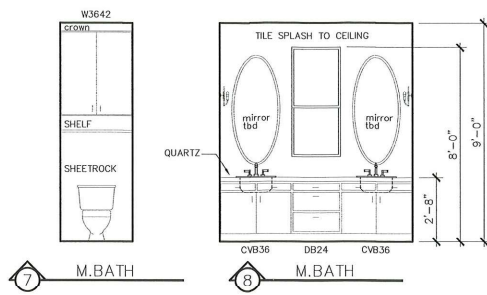
Cates Residence

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20 MAR 2025

interior elevations

HYCRAFT HOMES



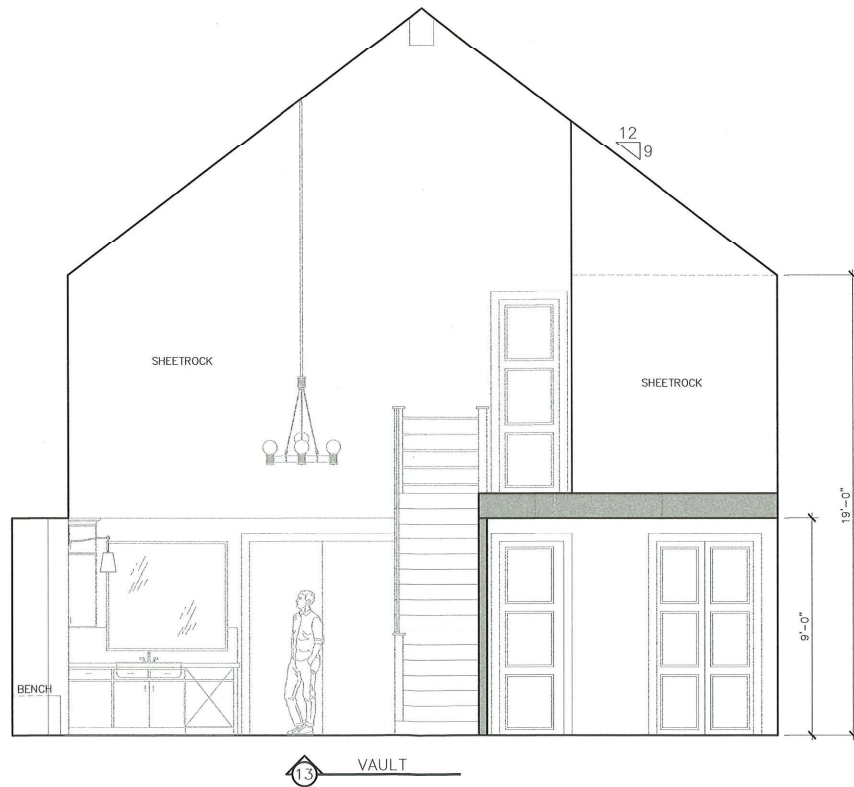
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20 MAR 2025

interior elevations

HYCRAFT HOMES



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interior elevations

20 MAR 2025

HYCRAFT HOMES



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interior elevations

20 MAR 2025