



City of Montgomery Development Application

The City of Montgomery welcomes all development projects. To expedite the Development Review Phase of your project, we are requiring that you completely fill out this Development Application in its entirety. All the information will be reviewed to allow the timely processing of any and all aspects of your project.

A. GENERAL INFORMATION

1. Name of proposed development: 1062 Clepper
2. Name of Owner: Cox Communities, LLC
Mailing Address: 13225 FM 149 Road
City/State/Zip: Montgomery, TX 77316
Telephone Number: 281-681-0400 Fax Number: _____
Cell Phone: 281-239-9313 Email: jbober@gracepointhomes.com
3. Name of registered Professional Land Surveyor: _____
Firm Name & Registration No.: Texas Professional Surveying (Reg. #10083400)
Mailing Address: 3032 North Frazier St.
City/State/Zip: Conroe, TX 77303
Telephone Number: 936-756-7447 Fax Number: 936-756-7448
Cell Phone: 936-933-5498 Email: dmcintyre@surveyingtexas.com
4. Name of registered Professional Engineer: _____
Firm Name & Registration No.: Texas Professional Engineering (Reg. #21819)
Mailing Address: 3038 N. Frazier St.
City/State/Zip: Conroe, TX 77303
Telephone Number: 936-756-7101 Fax Number: 936-756-7102
Cell Phone: 936-756-7139 Email: cgray@engineeringtexas.com

B. DEVELOPMENT SPECIFICATIONS

1. **General Location:** Within City Limits? If no, within Extra-Territorial Jurisdiction (ETJ)?

If located in the ETJ:

Prior to platting of the property to be developed, annexation procedures will need to be pursued if the property or parts of the property as required by State law are within one half (1/2) mile of the corporate limits of the City of Montgomery, Texas and lying and being adjacent to and contiguous to the present corporate limits, and located within the extraterritorial jurisdiction of the City. The City of Montgomery does have Landowner Petitions for Annexation included in the Development Application.

Will Annexation be required: [] Yes [X] No

2. Property Description:

- a) Survey Name: John Corner
- b) Abstract No.: 8
- c) Total Acreage: 2.5731
- d) Current Zoning: Residential (R1)
- e) Number of Lots: 1 Number of Blocks: 0 Estimated Commercial Value: \$425,000
- f) Number of Streets: 0 Type: Public Private
- g) Total Acreage in Other uses (any land within the boundaries of the plat that is not divided into lots):
0
- h) Estimated Total Taxable Value: \$560,421 Land \$0 Improvements
- i) Estimated Size(s) of Lots: NA
- j) Estimated Value of House and Lot: \$560,421
- k) Water Capacity Requested: 7,000 gpd Wastewater Capacity Requested: 7,000 gpd

3. Certification

This is to certify that the information concerning the proposed development is true and correct, that I am the actual owner or authorized agent for the owner of the above described property, that prior to a request for any variance to the Montgomery Code of Ordinances, I will attend a pre-development meeting with the City Administrator and City Engineer concerning said variance request, and that I will comply with all of the City of Montgomery Code of Ordinances requirements for submitting a preliminary plat/variance request for approval.



Signature of Owner/Agent

9/25/25

Date

Received by: _____

Date

Please attach a metes and bounds description of the tract, land plan, conceptual plat, preliminary land plan, and location map, to the Application indicating proposed location of project and boundaries of subject tract. Applicant agrees that it shall notify the City if any of the above information (including ownership of the tract) should change during the Application process.

For City Use Only

Date Submitted: _____ Development Number: _____

Engineer's Recommendation: _____

Operator's Recommendation: _____

Is Annexation Required: _____

Amount of Deposit Paid: _____ Date Escrow Agreement Submitted: _____

Amount of Service Recommended: _____

Additional Capacity Required: Water _____ gpd Wastewater _____ gpd

Tap Fee _____ Plan Review Fees _____ Inspection Fees _____ Impact Fee _____

Additional Considerations: _____
