



City of Montgomery
Alcohol Beverage
License Application

City of Montgomery, Texas
101 Old Plantersville Road
Montgomery, Texas 77316
936-597-3288
www.montgomerytexas.go

APPLICATION FOR THE SALE OF ALCOHOLIC BEVERAGE LICENSE

Date Received by the City: 12/6/2022

1. Type of Alcoholic Beverage License: (attach completed TABC Application Form)

- (1) Category A – Off Premises Consumption Sale of All Alcoholic Beverages – Package Store
- (2) Category B – Off Premises Consumption Sale of Wine, Beer or Ale.
- (3) Category C – Off Premises Consumption Sale of Beer.
- (4) Category D – On Premises Consumption Sale of Beer, Wine and Mixed beverages – Restaurant or Café, where the sale of beer, wine and mixed beverage on the premises would be incidental to the restaurant or café.
- (5) Category E – On Premises Consumption Sale of Beer, Wine and Mixed beverages – Tavern, Lounge, or Bar. The sale of Beer, Wine and Mixed beverages for On-Premises Consumption being the principal business line.
- (6) Category F – Warehouse storage of Beer, Wine or Liquor for Distributors – No sale of Beer for on or Off-Premises Consumption permitted on the Premises.

2. Legal Description of the property for which License is sought. (Either by Lot and Block number or by a Metes and Bounds Description: 5948600 - Waterstone On Lake Conroe 01, RES A-3, ACRES 1.011 F-I COMMERCIAL ^{LOT} ✓

3. Exact Nature of the Business to be operated. (Must be fully described in cover letter on company letterhead). ✓

4. Attach a Plat of the property to the Application showing the improvements, parking areas, location of signage and other structures on the property and within three hundred (300) feet to scale. ✓

5. Description of signs and the hours they will be operated to be attached as a separate document. ✓

6. Attach floor plan of the building in which the business is to be conducted (showing fixtures, furniture, restrooms, kitchen and other equipment). ✓

7. Attach a verified statement stating that the building is not within three hundred (300) feet of a church, school or hospital and that the building is in compliance with the requirements of this chapter for separate and adequate toilet facilities for men and women if used for on-premises consumption of beer, liquor or wine. This can be included in cover letter. ✓

8. Business Owner: Cindy Tep Phone: 936-718-3822
Address: 22453 W Fm 1097 Rd Ste 102 Montgomery, TX 77356
Home Address: 111 Anna Springs Ln Montgomery TX 77356 Phone: 936-718-3822
Check if you are leasing property:

9. Land Owner: Troy Tep LLC Phone: 936-718-3822
Address: 111 Anna Springs Ln Montgomery TX 77356

10. Business Partners: Rathy Ry Phone: 347-993-9796
Address: 22453 W Fm 1097 Rd Ste 102 Montgomery, TX 77356
Home Address: 3811 Graves Ave Groves TX 77619 Phone: 347-993-9796

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This is to certify that I, Cindy Tep have complied with all State, County, Codes and Regulations of the City of Montgomery, Texas.

Cindy Tep
Business Owner and/or Lessee

or Rathy Ry
Partner if Applicable

11. A cover letter on your company's letterhead shall include a description of the nature of the business to be conducted, the names and address and interests of all persons having a direct or indirect financial interest in the property. The cover letter can include any other requested information that needs further description.

Upon receipt of this application form and confirmation that all items have been received, you will be notified of the date and time of the City Council Meeting by the City Secretary.

The provisions of City Code shall be considered concurrent with or in addition to the Texas Alcoholic Beverage Code, and, where a conflict may be found to exist, the provisions of the Texas Alcoholic Beverage Code shall apply. Applicants for a City alcoholic beverage license must comply with all applicable state and county codes and regulations as well as the requirements of the City Code.

It shall be unlawful for any person to manufacture, brew, distill, sell or distribute any wine, beer, liquor or other alcoholic beverage within the City, or engage in any other activity for which a license or permit is required by the Texas Alcoholic Beverage Code, without first obtaining a license so to do from the City. The annual fee for each such license shall be an amount equal to one-half the fee charged by the state for a license or permit to engage in a similar activity.

Note: The Alcoholic Beverage Code, provides that a mixed beverage permit is exempt from City permit fees during the three year period following the issuance of the permit.

If you require any additional information, please contact the City Secretary at (936) 597-3288.

T1097 LIQUOR LLC

RYAN LIQUOR

LIQUOR STORE ADDRESS:

22453 W FM 1097 RD, SUITE 102
MONTGOMERY, TEXAS
936-718-3822
Troytep1@gmail.com

12-14-2022

Dear CITY OF MONTGOMERY,

Our liquor store will be called Ryan Liquor.

There is a sign above our door and on the property along the street.

Hours:

Monday – Saturday: 10am through 9:00pm

Sunday: Closed

Sincerely,



RYAN LIQUOR

Waterstone Plaza



KOLACHES
ICE CREAMS

RYAN LIQUOR

22453 W Fm 1097

RYAN LIQUOR

102

22453
101





RYAN
LIQUOR

T
DO

T1097 LIQUOR LLC

RYAN LIQUOR

LIQUOR STORE ADDRESS:

22453 W FM 1097 RD, SUITE 102
MONTGOMERY, TEXAS
936-718-3822
Troytep1@gmail.com

12-14-2022

Dear CITY OF MONTGOMERY,

The strip center where Ryan Liquor is located is not within three hundred (300) feet of a church, school, or hospital. The building is in compliance with the City of Montgomery requirements. The liquor store has an ADA handicapped restroom which is a requirement by the Texas Alcoholic Beverage Commission.

Sincerely,


RYAN LIQUOR

T1097 LIQUOR LLC

RYAN LIQUOR

CITY OF MONTGOMERY

22453 W FM 1097 RD, SUITE 102
MONTGOMERY, TEXAS
936-718-3822
Troytep1@gmail.com

12-14-2022

Dear **CITY OF MONTGOMERY**,

Ryan Liquor will be a retail liquor store.

Cindy Tep and Rathy Ry will be leasing the suite and owning the liquor store.

Cindy Tep: 111 Anna Springs Ln Montgomery, TX 77356

Rathy Ry: 3811 Graves Ave Groves TX 77619

The owner of the property is Cindy Tep's husband, Troy Tep.

Troy Tep LLC –

Troy Tep: 111 Anna Springs Ln Montgomery TX 77356

Cindy Tep also owns the donut shop (Troy's Donuts) next door to the future liquor store.

Sincerely,



RYAN LIQUOR