



March 29, 2022

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

Re: Submission of Preliminary Plat  
Porter Farms Development (Dev. No. 2101)

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 as submitted. We recommend the Commission approve the preliminary plat.

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)\108 Porter Farms Development\Plat Review\Plan Review Letters\Preliminary Plat Approval Letter.docx

Enclosures: Preliminary Plat

Cc (via email): The Honorable Mayor and City Council – The City of Montgomery  
Mr. Richard Tramm – City of Montgomery, City Administrator  
Ms. Nicola Browe – City of Montgomery, City Secretary  
Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development  
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney

**LEGEND**

- M.C.C.F. = MONTGOMERY COUNTY CLERK'S FILE
- M.C.D.R. = MONTGOMERY COUNTY DEED RECORDS
- M.C.P.R. = MONTGOMERY COUNTY PLAT RECORDS
- B.L. = BUILDING LINE
- BM = BENCHMARK
- D.&D.E. = DRAINAGE AND DETENTION EASEMENT
- FND = FOUND
- I.R. = IRON ROD
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT-OF-WAY
- A.E. = ACCESS EASEMENT
- U.E. = UTILITY EASEMENT
- VOL. Pg. = VOLUME, PAGE
- C.I.R. = CAPPED IRON ROD
- P.T.P. = PINCH TOP PIPE

**SYMBOLS**

- = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
- = FOUND MONUMENT (AS NOTED)
- ⊙ = (TBM) TEMPORARY BENCHMARK



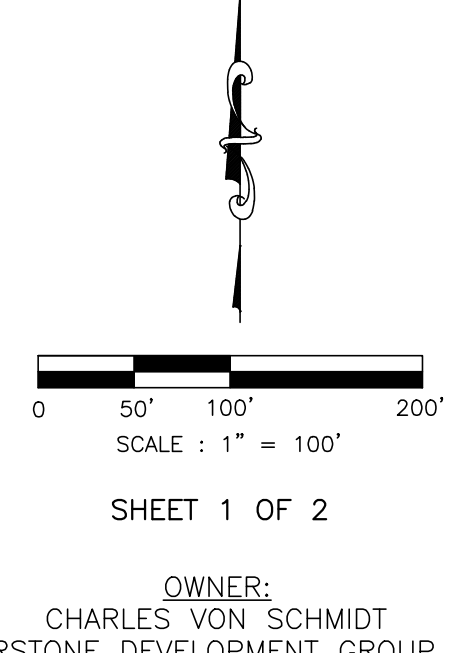
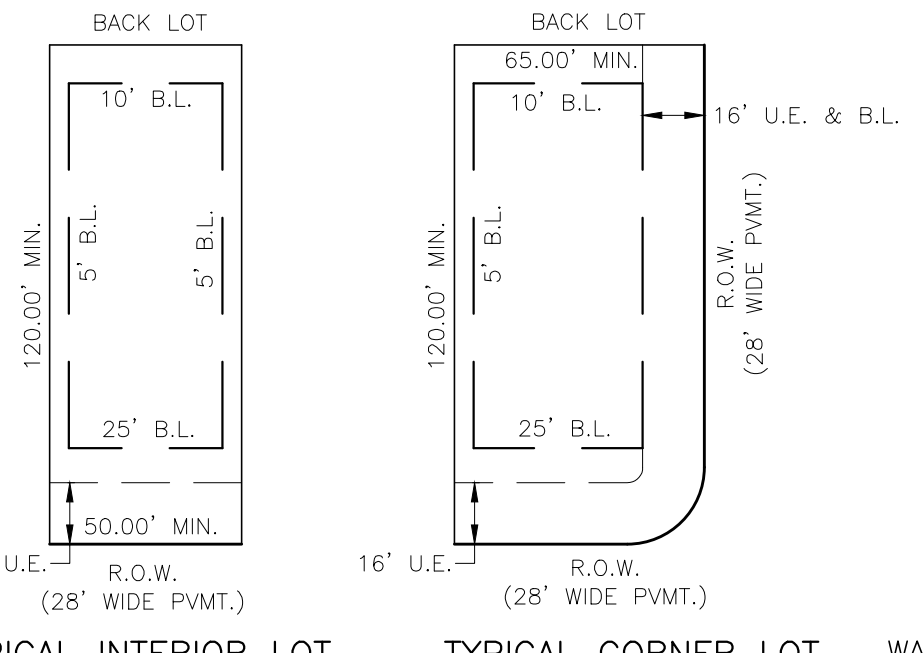
Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	60.65'	264.00'	13°09'47"	S85°35'41"E	60.52'
C2	198.50'	525.00'	21°39'46"	N28°29'59"W	197.32'
C3	137.54'	525.00'	19°00'36"	S31°49'35"E	137.14'
C4	60.96'	525.00'	6°39'10"	S20°59'41"E	60.93'
C5	198.58'	1000.00'	11°22'40"	N84°57'34"E	198.25'
C6	150.19'	275.00'	31°17'34"	S73°42'20"E	148.33'
C7	113.08'	239.00'	27°06'31"	S78°37'19"E	112.03'
C8	66.39'	289.00'	13°09'47"	S85°35'41"E	66.25'
C9	89.75'	239.00'	21°30'54"	S75°49'31"E	89.22'
C10	23.33'	239.00'	5°35'37"	S89°22'46"E	23.32'
C11	25.37'	517.46'	2°48'33"	N20°44'51"E	25.37'
C12	47.49'	517.46'	5°15'28"	N16°42'51"E	47.47'
C13	13.96'	517.46'	1°32'43"	N13°18'45"E	13.96'
C14	33.21'	289.00'	6°34'59"	S82°18'17"E	33.19'
C15	33.19'	289.00'	6°34'48"	S88°53'11"E	33.17'
C16	131.73'	517.46'	14°35'08"	N29°26'42"E	131.37'
C17	15.50'	20.00'	44°24'55"	N65°36'58"E	15.12'
C18	123.64'	50.00'	141°40'32"	N65°45'14"W	94.46'
C19	5.63'	20.00'	16°07'02"	N51°28'02"E	5.61'
C20	15.50'	20.00'	44°24'55"	S17°07'25"E	15.12'
C21	18.45'	20.00'	52°50'42"	N65°45'14"W	17.80'
C22	56.86'	49.98'	65°10'24"	N75°58'59"E	53.84'
C23	43.25'	50.00'	49°33'36"	S46°39'45"E	41.91'
C24	23.53'	50.00'	26°57'59"	S08°23'57"E	23.32'
C25	207.95'	550.00'	21°39'46"	N28°29'59"W	206.71'
C26	70.39'	500.00'	8°04'00"	N35°17'53"W	70.34'
C27	38.58'	20.00'	110°32'07"	N24°00'10"E	32.87'
C28	28.14'	20.00'	80°36'09"	N60°25'42"W	25.87'
C29	21.46'	500.00'	2°27'31"	N18°53'52"W	21.45'
C30	61.44'	45.00'	78°13'44"	S56°46'58"E	56.78'
C31	95.57'	70.00'	78°13'44"	S56°46'58"E	88.32'
C33	27.31'	20.00'	78°13'44"	S56°46'58"E	25.23'
C34	17.45'	20.00'	49°59'41"	N59°06'19"E	16.90'
C35	244.34'	50.00'	279°59'23"	N05°53'51"W	64.29'
C36	17.45'	20.00'	49°59'41"	N70°54'00"W	16.90'
C37	33.47'	550.00'	3°29'11"	S37°35'17"E	33.46'
C38	50.00'	550.00'	5°12'31"	S33°14'26"E	49.98'
C39	50.00'	550.00'	5°12'31"	S28°01'55"E	49.98'
C40	50.00'	550.00'	5°12'31"	S22°49'23"E	49.98'
C41	24.48'	550.00'	2°33'01"	S18°56'37"E	24.48'
C42	43.29'	50.00'	49°36'06"	N58°54'31"E	41.95'
C43	77.21'	50.00'	88°28'19"	S52°03'17"E	69.76'
C44	45.56'	50.00'	52°12'29"	S18°17'07"W	44.00'

Curve No.	Length	Radius	Delta	Chord Bearing	Chord Distance
C45	32.68'	50.00'	37°27'00"	S63°06'52"W	32.10'
C46	45.60'	50.00'	52°15'29"	N72°01'54"W	44.04'
C47	4.80'	70.00'	3°55'35"	S86°03'57"W	4.80'
C48	36.07'	70.00'	29°31'36"	N77°12'28"W	35.68'
C49	36.07'	70.00'	29°31'36"	N47°40'52"W	35.68'
C50	18.63'	70.00'	15°14'57"	N25°17'35"W	18.58'
C53	193.62'	975.00'	11°22'40"	N84°57'34"E	193.30'
C54	203.54'	1025.00'	11°22'40"	N84°57'34"E	203.21'
C55	35.32'	975.00'	2°04'33"	N89°36'37"E	35.32'
C56	54.64'	975.00'	3°12'38"	N86°58'02"E	54.63'
C57	54.75'	975.00'	3°13'04"	N83°45'11"E	54.75'
C58	48.90'	975.00'	2°52'26"	N80°42'26"E	48.90'
C59	9.88'	20.00'	28°17'53"	S73°40'29"W	9.78'
C60	10.63'	1025.00'	0°35'39"	S79°34'03"W	10.63'
C61	50.68'	1025.00'	2°49'59"	S81°16'51"W	50.68'
C62	50.33'	1025.00'	2°48'49"	S84°06'15"W	50.33'
C63	50.11'	1025.00'	2°48'04"	S86°54'42"W	50.11'
C64	41.79'	1025.00'	2°20'10"	S89°28'49"W	41.79'
C65	126.13'	250.00'	28°54'26"	N72°30'46"W	124.80'
C66	10.41'	250.00'	2°23'08"	N88°09'33"W	10.41'
C67	163.85'	300.00'	31°17'34"	S73°42'20"E	161.82'
C68	136.54'	250.00'	31°17'34"	S73°42'20"E	134.85'
C69	41.42'	1105.92'	2°08'46"	N35°36'19"E	41.42'
C70	25.01'	1105.92'	1°17'46"	N33°53'03"E	25.01'
C71	25.00'	1105.92'	1°17'43"	N32°35'19"E	25.00'
C72	20.84'	1105.92'	1°04'46"	N31°24'04"E	20.84'

Line No.	Length	Direction
L1	33.46'	S79°00'47"E
L2	5.58'	S24°14'46"W
L3	13.42'	N58°03'33"W
L4	18.02'	N65°04'04"W
L5	37.76'	S79°00'47"E
L6	26.70'	N87°49'25"E
L7	72.58'	N80°23'47"W
L8	100.77'	N39°19'53"W
L9	27.07'	S89°21'06"E
L10	14.27'	N58°03'33"W
L11	13.14'	N58°03'33"W
L12	112.30'	N50°40'07"E
L13	124.29'	N50°40'07"E
L14	140.05'	S59°41'41"E
L15	91.24'	S30°18'19"W
L16	105.12'	S08°09'38"E

**NOTES:**

1. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS.
2. FLOOD ZONE STATEMENT: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 48339C0200G, REVISED AUGUST 18, 2014, THE SITE LIES FULLY IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
3. REFERENCE BENCHMARK: MONUMENT #5 MONTGOMERY COUNTY: A 3" BRASS DISK IN NE CORNER OF INTERSECTION OF HWY 149 AND LONESTAR PKWY. ELEVATION = 245.59 FEET GEOD '09  
MONUMENT #7 MONTGOMERY COUNTY: A 3" BRASS DISK LOCATED NEAR THE CENTER OF THE GRASS MEDIAN BETWEEN THE 2 ENTRANCES FROM HWY 105 TO THE BROOKSHIRE BROTHERS GAS PUMPS. BENCHMARK IS LOCATED BETWEEN THE HEDGES IN THE MEDIAN ABOUT 3 FEET NORTH OF THE BACK-OF-CURB ON GAS PUMP SIDE. ELEVATION = 291.77 GEOD '09
4. THE POSSIBLE EXISTENCE OF UNDERGROUND FACILITIES OR SUBSURFACE CONDITIONS OTHER THAN THOSE SHOWN MAY AFFECT THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY SHOWN HEREON.
5. ALL REAR BUILDING LINES SHALL BE 10 FEET FROM PROPERTY LINE. SIDE BUILDING LINES SHALL BE 5 FEET FOR INTERIOR SIDE LOTS, 16 FEET FOR CORNER LOTS ADJACENT TO PORTER FARMS ROAD AND 25 FEET FOR CORNER LOTS ADJACENT TO FM 149. THE FRONT OF THE BUILDING LINE SHALL BE 25 FEET.
6. TRACT DESCRIPTION AND BOUNDARY VERIFICATION BASED ON SURVEY PROVIDED BY CLIENT. 27.33 ACRE SURVEY WAS COMPLETED JUNE 20, 2019 BY STEVEN LAUGHLIN, RPLS 5178.
7. BLOCK 1, LOT 1 AND BLOCK 2, LOTS 1 AND 40 SHALL NOT HAVE DRIVEWAY ACCESS TO F.M. 149.
8. PAVEMENT WIDTH SHALL BE 28' MEASURED FROM BACK-OF-CURB.



RESERVE TABLE			
SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE	RESTRICTED TO DETENTION & DRAINAGE USE	7.625 AC.
(B)	RESTRICTED RESERVE	RESTRICTED TO LANDSCAPE USE	0.081 AC.

REVISED:

# PRELIMINARY PLAT

## PORTER FARMS SUBDIVISION A 27.315 ACRE, 90-LOT, 4 BLOCK, 2 RESERVE SUBDIVISION

BEING ALL OF A 27.33 ACRE TRACT  
LOCATED IN THE OWEN SHANNON SURVEY,  
ABSTRACT No. 36  
MONTGOMERY COUNTY, TEXAS

**BAKER & LAWSON, INC.**  
ENGINEERS • PLANNERS • SURVEYORS

4005 Technology Drive, Suite 1530  
Angleton, TX 77515  
OFFICE: (979) 849-6681  
TBPLS No. 10052500  
REG. NO. F-825

PROJECT NO.: 15049	SCALE: 1" = 100'	DRAWN BY: BT
DRAWING NO.: 15049 PLAT.DWG	DATE: 03/25/2022	CHECKED BY: LJD

OWNER:  
CHARLES VON SCHMIDT  
WATERSTONE DEVELOPMENT GROUP, LLC

FIELD NOTES FOR 27.315 ACRE

BEING A TRACT OF LAND CONTAINING 27.315 ACRES, LOCATED WITHIN THE OWEN SHANNON SURVEY, ABSTRACT NO. 36, MONTGOMERY COUNTY, TEXAS; SAID 27.315 ACRE TRACT, BEING OUT OF AND A PART OF THE "PORTER DEED" PROPERTY CONVEYED TO NANNIE B. PORTER, AS RECORDED IN VOLUME 1120, PAGE 612 OF THE MONTGOMERY COUNTY CLERK'S FILE (M.C.C.F.), SAID 27.315 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) CENTRAL ZONE, PER GPS OBSERVATIONS):

BEGINNING AT A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET ON THE EAST RIGHT-OF-WAY R.O.W. LINE OF F.M. 149, BEING THE SOUTHWEST CORNER OF A CALLED 1.00 ACRE TRACT CONVEYED TO FRANK CARRINGTON, AS RECORDED IN VOLUME 628, PAGE 99 OF THE MONTGOMERY COUNTY DEED RECORDS (M.C.D.R.), AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE NORTH 87°49'25" EAST, ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 1678.81 FEET TO A 1/2-INCH IRON PINCHED TOP PIPE FOUND IN THE WEST LINE OF A CALLED 9.7 ACRE TRACT CONVEYED TO BRIAN LEE MOSER AS RECORDED IN M.C.C.F. NO. 2002061439, FOR THE SOUTHEAST CORNER OF A CALLED 1.00 ACRE TRACT CONVEYED TO MINOR THOMAS IN VOLUME 358, PAGE 22 OF THE M.C.D.R. AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 02°28'41" EAST, ALONG THE WEST LINE OF SAID 9.7 ACRE TRACT, A DISTANCE OF 92.36 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR AN ANGLE POINT;

THENCE SOUTH 05°28'56" EAST, CONTINUING ALONG THE WEST LINE OF SAID 9.7 ACRE TRACT, A DISTANCE OF 400.00 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR AN ANGLE POINT;

THENCE SOUTH 07°43'10" EAST, CONTINUING ALONG THE WEST LINE OF SAID 9.7 ACRE TRACT, A DISTANCE OF 158.12 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF A CALLED 3.66 ACRE TRACT CONVEYED TO LILLIE WILLIAMS, AS RECORDED IN VOLUME 825, PAGE 874 OF THE M.C.D.R. AND THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 84°06'09" WEST, ALONG THE NORTH LINE OF SAID 3.66 ACRE TRACT, A DISTANCE OF 794.67 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR THE NORTHWEST CORNER OF SAID 3.66 ACRE TRACT AND THE SOUTHEAST CORNER OF A 1-ACRE EXCEPTED TRACT TO SUSIE E. LANCASTER AS DESCRIBED IN VOLUME 1120, PAGE 612 OF THE M.C.C.F.;

THENCE, WITH THE EAST, NORTH, AND WEST LINES OF SAID EXCEPTED TRACT, THE FOLLOWING 3 COURSES:

NORTH 00°07'25" EAST, A DISTANCE OF 214.97 FEET TO A 1 1/2-INCH IRON PIPE FOUND;

SOUTH 79°16'13" WEST, A DISTANCE OF 212.97 FEET TO AN IRON ROD FOUND;

SOUTH 00°56'36" EAST, A DISTANCE OF 175.66 FEET TO AN IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID SUSIE E. LANCASTER TRACT AND THE NORTHEAST CORNER OF THE EAST 1/2 OF A 2 ACRE TRACT CONVEYED TO CARRIE JONES, AS RECORDED IN VOLUME Y, PAGE 91 M.C.D.R.;

THENCE SOUTH 89°54'40" WEST, ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 414.34 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET;

THENCE NORTH 89°17'11" WEST, ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 241.32 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET;

THENCE NORTH 87°58'45" WEST, ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 210.93 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID CORNER BEING THE NORTHWEST CORNER OF A CALLED 0.25 ACRE TRACT, CONVEYED TO DAN H. DAVIS, AS RECORDED IN VOLUME M.C.C.F. NO. 8717648 AND THE SOUTHEAST CORNER OF A 0.5 ACRE TRACT CONVEYED TO PAUL AND DORIS ALLEN, AS RECORDED IN M.C.C.F. NO. 2014113769;

THENCE NORTH 28°52'38" EAST, ALONG A SOUTHWESTERLY LINE OF THE HEREIN DESCRIBED TRACT, A DISTANCE OF 126.37 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET;

THENCE NORTH 80°23'47" WEST, ALONG THE NORTH LINE OF SAID 0.182 ACRE TRACT, A DISTANCE OF 212.81 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET IN THE EAST R.O.W. LINE OF THE AFOREMENTIONED F.M. 149 FOR A SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT BEING IN THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 1105.92 FEET;

THENCE NORTHEASTERLY, ALONG SAID F.M. 149 AND SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 05°49'01" (THE CHORD BEARS NORTH 33°46'11" EAST A DISTANCE OF 112.23 FEET) AN ARC DISTANCE OF 112.28 FEET, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR THE POINT OF TANGENCY;

THENCE NORTH 36°49'46" EAST, CONTINUING ALONG THE EAST R.O.W. LINE OF F.M. 149, A DISTANCE OF 163.70 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR THE POINT OF TANGENCY OF A CURVE TO THE LEFT WITH A RADIUS OF 517.46 FEET;

THENCE NORTHEASTERLY, CONTINUING ALONG SAID F.M. 149 AND SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 24°11'52" (THE CHORD BEARS NORTH 24°38'20" EAST A DISTANCE OF 216.92 FEET) AN ARC DISTANCE OF 218.54 FEET, TO A 5/8-INCH IRON ROD WITH CAP STAMPED "BAKER & LAWSON" SET FOR THE POINT OF TANGENCY;

THENCE NORTH 12°34'26" EAST, CONTINUING ALONG SAID F.M. 149, A DISTANCE OF 90.05 FEET TO THE POINT OF BEGINNING, CONTAINING 27.315 ACRES OF LAND, MORE OR LESS.

OWNER'S CERTIFICATION AND DEDICATION

STATE OF TEXAS §  
COUNTY OF MONTGOMERY §

THAT CHARLES VON SCHMIDT HEREIN ACTING INDIVIDUALLY OR THROUGH THE UNDERSIGNED DULY AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS THE PORTER FARMS SUBDIVISION, 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.

CHARLES VON SCHMIDT

STATE OF TEXAS §  
COUNTY OF MONTGOMERY §

BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED CHARLES VON SCHMIDT KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND, IN THE CAPACITY, THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

NOTARY PUBLIC  
STATE OF TEXAS

VARIANCES (APPROVED DECEMBER 14, 2021 BY COUNCIL):

MINIMUM LOT WIDTH (SECTION 98-122)  
- REQUIRED: 75'  
- VARIANCE: 50'

MINIMUM LOT AREA (SECTION 98-122)  
- REQUIRED: 9,000 SF  
- VARIANCE: 6,500 SF MINIMUM

RIGHT OF WAY WIDTH (SECTION 78-87)  
- REQUIRED: 60'  
- VARIANCE: 50'

SIDE BUILDING LINES (SECTION 98-122)  
- REQUIRED: 10'  
- VARIANCE: 5'

RESERVE TABLE			
SYMBOL	DESCRIPTION	RESERVE USE	AREA
(A)	RESTRICTED RESERVE	RESTRICTED TO DETENTION & DRAINAGE USE	7,625 AC.
(B)	RESTRICTED RESERVE	RESTRICTED TO LANDSCAPE USE	0.081 AC.

COUNTY CLERK

I, MARK TURNBULL, CLERK OF THE COUNTY 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 \_\_\_\_\_, 2022, AT \_\_\_\_ O'CLOCK \_\_\_\_M., AND DULY RECORDED ON \_\_\_\_ DAY OF \_\_\_\_\_, 2022, AT \_\_\_\_ O'CLOCK \_\_\_\_M., IN CABINET \_\_\_\_\_, SHEET \_\_\_\_\_ OF RECORDS OF \_\_\_\_\_ FOR SAID COUNTY.

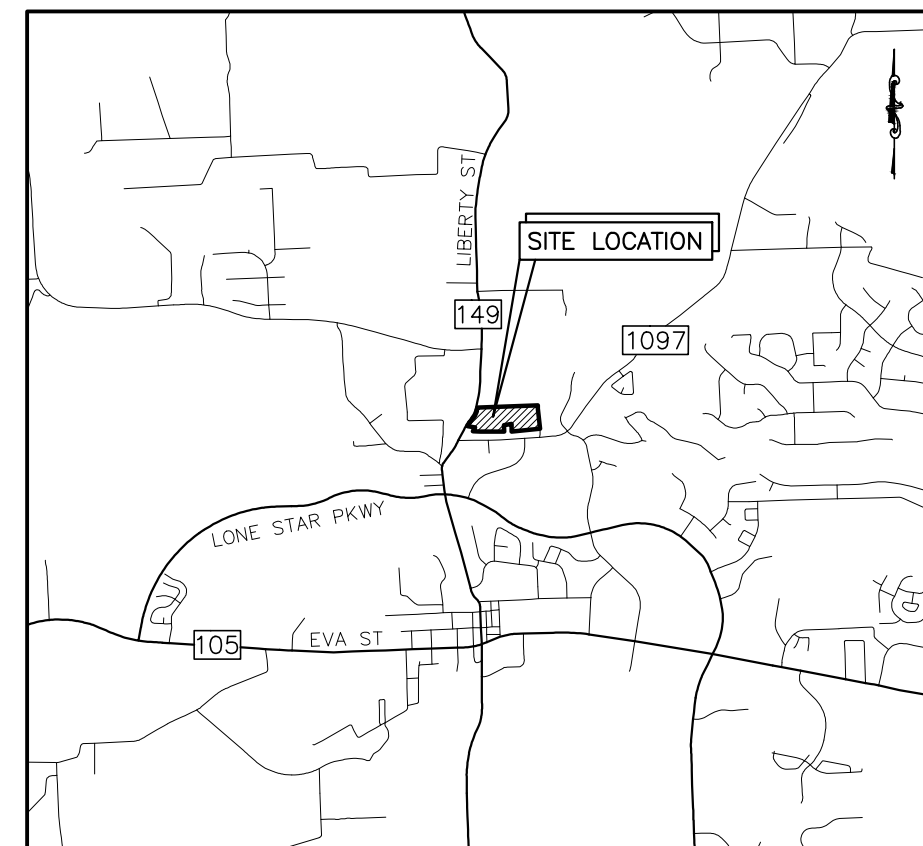
BY: \_\_\_\_\_  
MARK TURNBULL, CLERK, COUNTY COURT,  
MONTGOMERY COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

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



VICINITY MAP

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

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

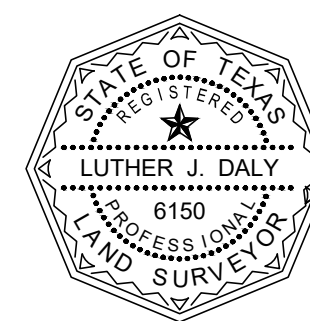
BY: \_\_\_\_\_  
SARA COUNTRYMAN, MAYOR

ATTEST: \_\_\_\_\_  
NICOLA BROWNE, CITY SECRETARY

KNOW ALL MEN BY THESE PRESENTS:

THAT I LUTHER J. DALY, 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.

SIGNED: \_\_\_\_\_ DATE \_\_\_\_\_  
LUTHER J. DALY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 6150



LEGEND

- M.C.C.F. = MONTGOMERY COUNTY CLERK'S FILE
- M.C.D.R. = MONTGOMERY COUNTY DEED RECORDS
- M.C.P.R. = MONTGOMERY COUNTY PLAT RECORDS
- B.L. = BUILDING LINE
- BM = BENCHMARK
- D.&D.E. = DRAINAGE AND DETENTION EASEMENT
- FND = FOUND
- I.R. = IRON ROD
- P.O.B. = POINT OF BEGINNING
- R.O.W. = RIGHT-OF-WAY
- A.E. = ACCESS EASEMENT
- U.E. = UTILITY EASEMENT
- VOL., Pg. = VOLUME, PAGE

SYMBOLS

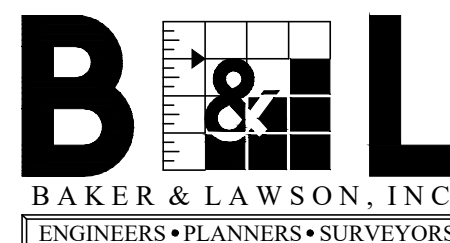
- = SET 5/8" I.R. W/CAP "BAKER & LAWSON"
- = FOUND MONUMENT (AS NOTED)
- ⊕ = (TBM) TEMPORARY BENCHMARK

SHEET 2 OF 2

OWNER:  
CHARLES VON SCHMIDT  
WATERSTONE DEVELOPMENT GROUP, LLC

REVISED:

**PRELIMINARY PLAT**  
**PORTER FARMS SUBDIVISION**  
**A 27.315 ACRE, 90-LOT, 4 BLOCK,**  
**2 RESERVE SUBDIVISION**  
BEING ALL OF A 27.33 ACRE TRACT  
LOCATED IN THE OWEN SHANNON SURVEY,  
ABSTRACT No. 36  
MONTGOMERY COUNTY, TEXAS



4005 Technology Drive, Suite 1530  
Angleton, TX 77515  
OFFICE: (979) 849-6681  
TBPLS No. 10052500  
REG. NO. F-825

PROJECT NO.: 15049	SCALE: 1" = 100'	DRAWN BY: BT
DRAWING NO.: 15049 PLAT.DWG	DATE: 03/25/2022	CHECKED BY: LJD