



April 30, 2025

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

Re: Submission of Partial Replat Jadak Manor Section 1
1005 College Street
City of Montgomery

Dear Commissioners:

We reviewed the partial replat 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 61 and any other applicable chapters. The purpose of this replat is to divide the tract into 2 lots with one fronting College St. and one fronting Caroline St. All proposed building lines, setbacks, and area regulations in compliance with the City's Code of Ordinances.

We offer no objection to the partial replat, and we recommend the Commission approve the partial replat as submitted.

If you have any questions or comments, please contact me.

Sincerely,

A handwritten signature in blue ink that reads "Chris Roznovsky".

Chris Roznovsky, PE
City Engineer

CVR/zlgt

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2025\2025.04.29
MEMO to P&Z 1005 College Street Partial Replat.docx

Enclosure: Original Plat
Partial Replat

Cc (via email): Mr. Anthony Solomon – City of Montgomery, Interim City Administrator & Police Chief
Ms. Ruby Beaven – City of Montgomery, City Secretary & Director of Administrative Services
Ms. Corinne Tilley – City of Montgomery, Code Enforcement Officer & Planning and Development Administrator

STATE OF TEXAS

CITY OF MONTGOMERY
I, JERRY A. KULLOS AND WIFE PAULETTE KULLOS, OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP OF JADAK MANOR I DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF SAID JERRY A. KULLOS AND WIFE PAULETTE KULLOS, ACCORDING TO LINES, STREETS, ALLEYS, PARKS, BUILDING LINES AND EASEMENTS THEREIN SHOWN, AND DESIGNATE SAID SUBDIVISION AS JADAK MANOR I IN THE BENJAMIN RIGBY SURVEY, ABSTRACT NO. 31 CITY OF MONTGOMERY, TEXAS; ANY DEDICATE TO PUBLIC USE, AS SUCH, THE STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN THEREON FOREVER; AND DO 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 DO HEREBY BIND MYSELF, MY HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

THIS IS TO CERTIFY THAT I, JERRY A. KULLOS AND WIFE PAULETTE KULLOS, HAVE COMPLIED WITH OR WILL COMPLY WITH ALL REGULATIONS HERETOFORE ON FILE WITH THE CITY OF MONTGOMERY ENGINEER AND ADOPTED BY THE CITY OF MONTGOMERY.

THERE IS ALSO DEDICATED FOR UTILITIES AN UNOBSTRUCTED AERIAL EASEMENT FIVE (5) FEET WIDE FROM A PLANE TWENTY (20) FEET ABOVE THE GROUND UPWARD, LOCATED ADJACENT TO ALL EASEMENTS SHOWN HEREON.

FURTHER, I DO HEREBY DEDICATE FOREVER TO THE PUBLIC STRIP OF LAND A MINIMUM OF FIFTEEN (15) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL GULLIES, RAVINES, DRAINS, SLUICES OR OTHER DRAINAGE COURSES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING CITY OF MONTGOMERY AND/OR OTHER PUBLIC AGENCY THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTING AND/OR MAINTAINING DRAINAGE WORK AND/OR STRUCTURE.

FURTHER, ALL THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING MAP SHALL BE RESTRICTED IN ITS USE, WHICH RESTRICTIONS SHALL RUN WITH THE TITLE OF THE PROPERTY AND SHALL BE ENFORCEABLE, AT THE OPTION OF CITY OF MONTGOMERY, BY CITY OF MONTGOMERY COUNTY OR ANY CITIZEN THEREOF, BY WAJUNCTION AS FOLLOWS:

1. THE DRAINAGE OF SEPTIC TANKS INTO ROAD, STREET, ALLEY, OR OTHER PUBLIC DITCHES EITHER DIRECTLY OR INDIRECTLY, IS STRICTLY PROHIBITED.
2. DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A NET DRAINAGE OPENING OF SUFFICIENT SIZE TO PERMIT THE FREE FLOW OF WATER WITHOUT BACKWATER, AND SHALL BE A MINIMUM OF ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER PIPE CULVERT)

FURTHER, I DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS TRACTS ON THIS PLAN ARE ORIGINALLY INTENDED FOR THE CONSTRUCTIONS OF RESIDENTIAL DWELLING UNITS THEREON (OR THE PLACEMENT OF MOBILE HOME SUBDIVISION) AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTED FILE SEPARATELY, UNLESS OTHERWISE NOTED.

WITNESS MY HAND IN CONROE, MONTGOMERY COUNTY, TEXAS, THIS 2 DAY OF May, 2006.

Jerry A. Kullos
JERRY A. KULLOS
Paulette Kullos
PAULETTE KULLOS

THE STATE OF TEXAS

COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JERRY A. KULLOS AND WIFE PAULETTE KULLOS, 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 CONSIDERATION THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 2 DAY OF May, 2006.

Carl J. Simpson
Notary Public, State of Texas
My Comm. Expires May 14, 2008

THAT I, EDILBERTO V. BARRIENTOS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREOF WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MONTGOMERY, TEXAS.



Edilberto V. Barrientos
EDILBERTO V. BARRIENTOS
PROFESSIONAL LAND SURVEYOR
NO. 5364

I, THE UNDERSIGNED, ENGINEER FOR THE CITY OF MONTGOMERY, HEREBY CERTIFY THAT THE SUBDIVISION PLAN CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

William H. Keston
CITY ENGINEER MONTGOMERY

I, THE UNDERSIGNED, CITY ADMINISTRATOR FOR THE CITY OF MONTGOMERY, HEREBY CERTIFY THAT THE SUBDIVISION PLAN CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

Vicky H. Rudy
CITY ADMINISTRATOR MONTGOMERY

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 6-6 2006, AT 10:00 O'CLOCK A.M. AND DULY RECORDED ON 6-6 2006 AT 10:00 O'CLOCK P.M. IN CABINET Z, SHEET 345 OF RECORD OF RECORD OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

MARK TURNBULL, CLERK, COUNTY COURT,
MONTGOMERY COUNTY, TEXAS.
BY: *Lemi Muehl* DEPUTY

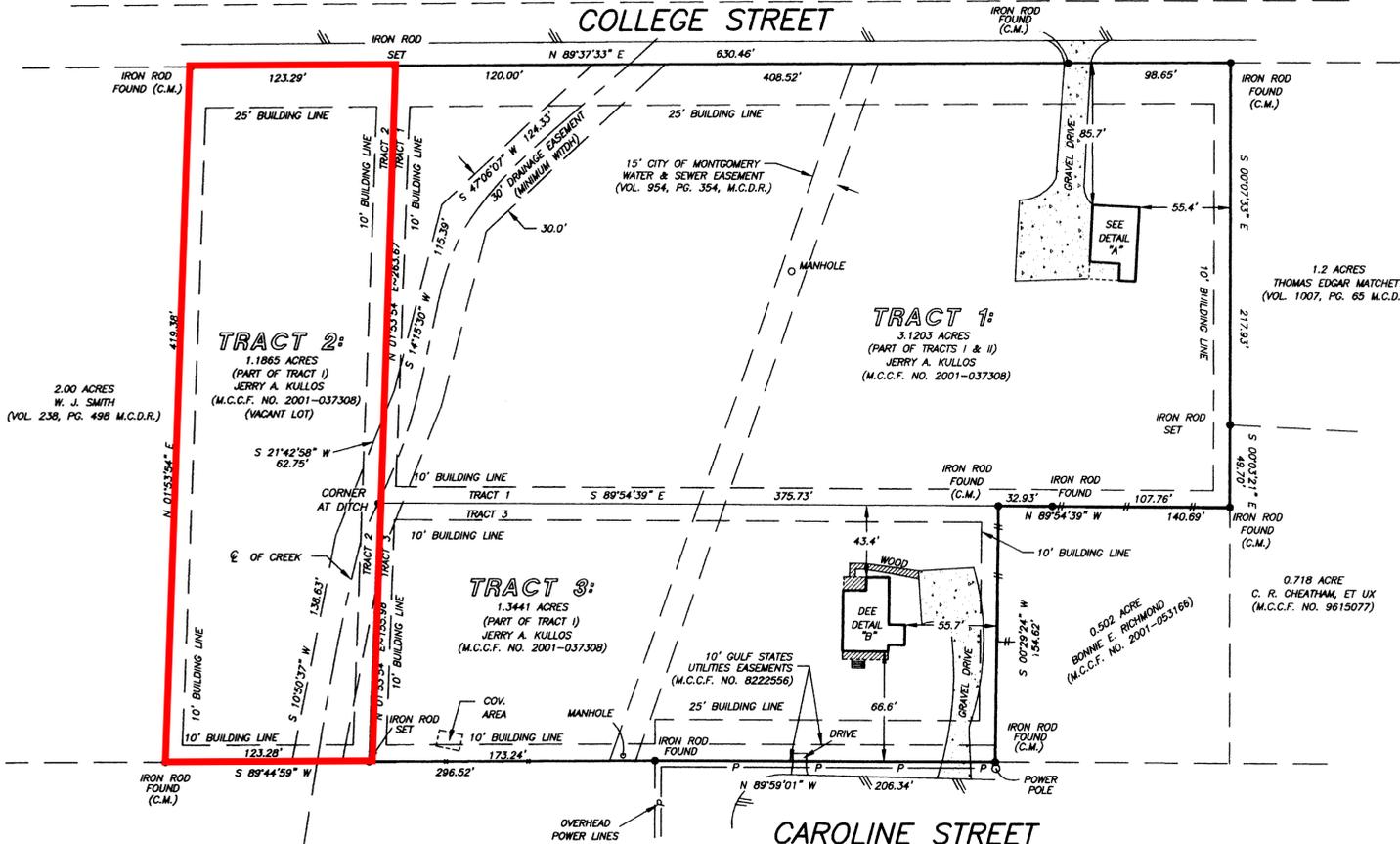
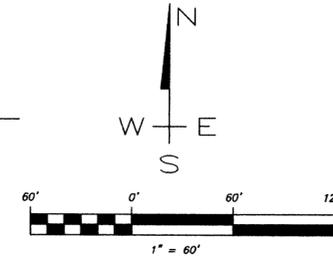
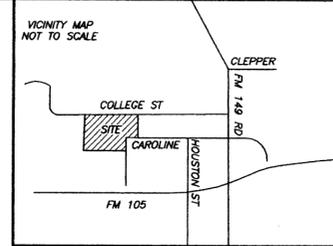
FILED FOR RECORD

06 JUN -6 PM 3:45

ORIGINAL

Mark Turnbull
COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

COLLEGE STREET ADDITION
SECTION ONE
(CABINET X, SHEET 148, M.C.M.R.)



**JADAK MANOR I
RESIDENTIAL LOT DEVELOPMENT**

ALL OF A 5.6509 ACRE TRACT
RECORDED IN MONTGOMERY COUNTY CLERK'S FILE NO. 2001-037308
SITUATED IN THE BENJAMIN RIGBY SURVEY, ABSTRACT NO. 31
MONTGOMERY COUNTY, TEXAS

CONTAINING 3 TRACTS 0 RESERVES 1 BLOCK

OWNER: JERRY A. KULLOS AND WIFE PAULETTE KULLOS
905 COLLEGE STREET
MONTGOMERY, TEXAS 77356

DATE: APRIL 28, 2006

SURVEYOR: PRECISION SURVEYORS, INC.
14925 MEMORIAL DRIVE, SUITE B100
HOUSTON, TEXAS 77079

PHONE: 281-496-1586 FAX: 281-496-1867

- NOTES:
1. 25' BUILDING LINE ALONG THE FRONT PROPERTY LINES OF ALL LOTS.
 2. 10' BUILDING LINE ALONG THE REAR PROPERTY LINES OF ALL LOTS.
 3. 10' BUILDING LINE ALONG ALL INTERIOR LOT LINES.
 4. 16' UTILITY EASEMENT ALONG THE FRONT PROPERTY LINES OF ALL LOTS.
 5. THIS PROPERTY LIES IN ZONE "X" TO FIRM PANEL NO. 48339 C0189 F.
- LEGEND:
- M.C.D.R. MONTGOMERY COUNTY DEED RECORDS
 - M.C.C.F. MONTGOMERY COUNTY CLERK'S FILE
 - (C.M.) CONTROL MONUMENT
 - R.O.W. RIGHT-OF-WAY

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

We, Alexander and Natalie McCulloch, owners, herein acting individually or through the undersigned duly authorized agents, does hereby adopt this plat designating the herein described real property as the Cates McCulloch 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 of Montgomery, Texas, and that a rough proportionality exists between the dedications, improvements, and exactions required under such regulations and the projected impact of the subdivision.

WITNESS, my hand in _____, Montgomery County, Texas this _____ day of _____, 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 known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2025.

Notary Public in and for Montgomery County, Texas

THE STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Natalie McCulloch known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed. GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2025.

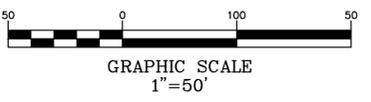
Notary Public in and for Montgomery County, Texas

COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE GRID SYSTEM OF 1983, TEXAS CENTRAL ZONE, NO. 42003, AND MAY BE BROUGHT TO SURFACE USING A COMBINED SCALE FACTOR OF 0.99993853.

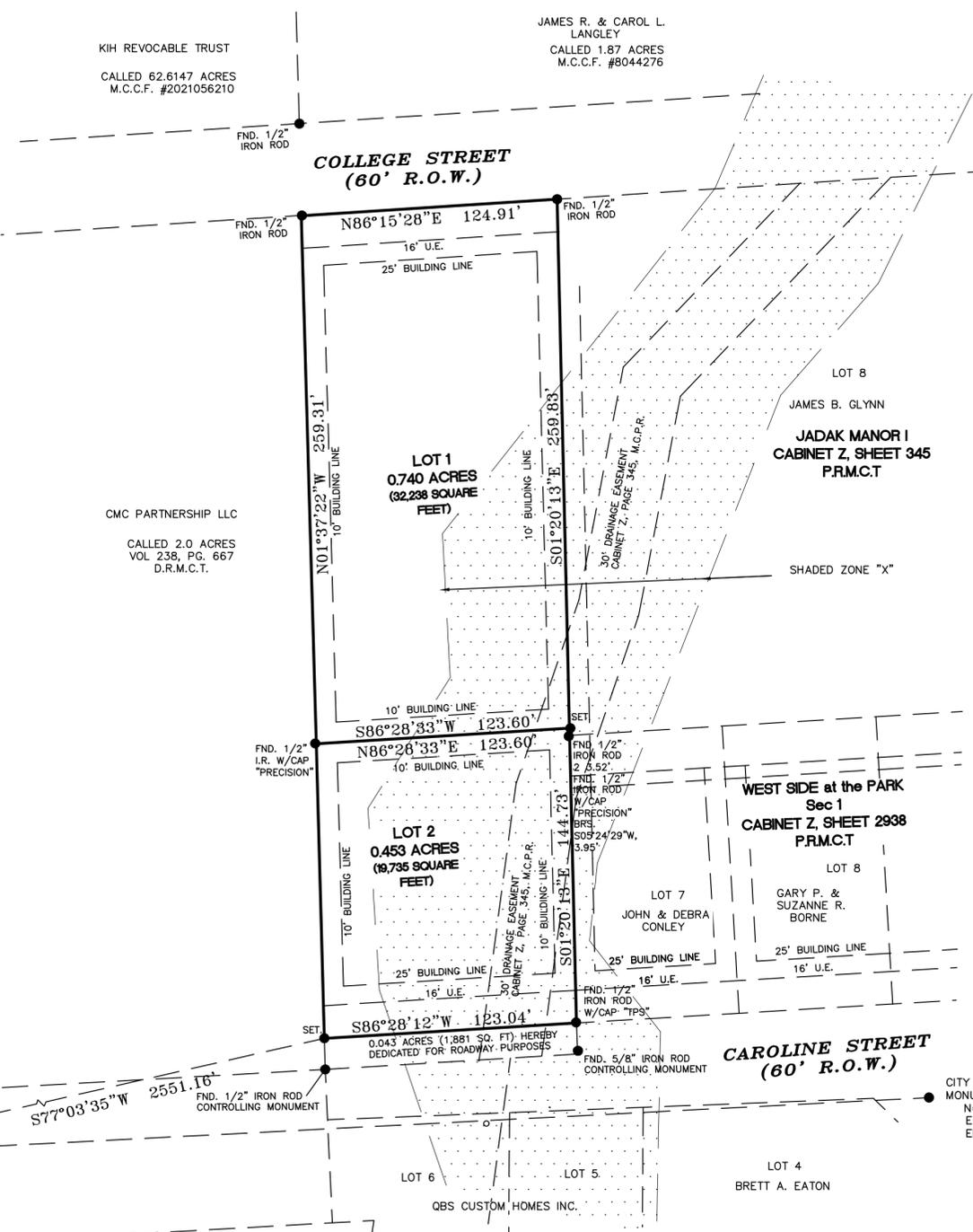
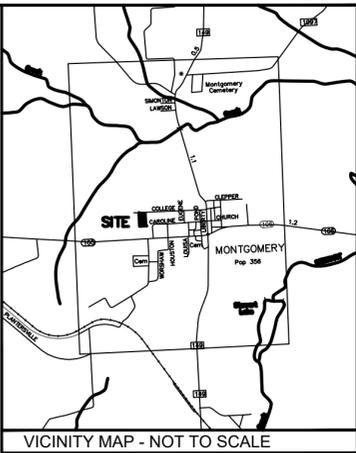
BASED ON GRAPHICAL PLOTTING, A PORTION OF THIS TRACT LIES WITHIN SHADED ZONE "X" AS SHOWN ON FEMA MAP PANEL NO. 48339C0200G FOR THE CITY OF MONTGOMERY, TEXAS WITH AN EFFECTIVE DATE OF 8/18/2014.

This is to certify that the undersigned, a Registered Professional Land Surveyor of the State of Texas, has platted 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.

BRIAN K. LUNELL REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5954 - STATE OF TEXAS



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 COMMISSION.

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 Steinman, 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 _____, 2025, at _____ o'clock, _____ M., and duly recorded on _____, 2025, at _____ o'clock, _____ M., in Cabinet _____, Sheet _____, of record of _____ for said County.

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

County Court

L. Brandon Steinman, 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 MANOR, AS RECORDED IN CABINET Z, SHEET 345 OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS.

2 LOTS 1 BLOCK
APRIL 2025

PROPERTY ADDRESS:
1005 COLLEGE ST.
MONTGOMERY, TX
77304

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

BOURLAND LAND SURVEYING, LLC
608 W. WORSHAM ST.
WILLIS, TX 77378
(936)653-2264
TBPLS FIRM REG # 10194520
PROJECT NO. 24230