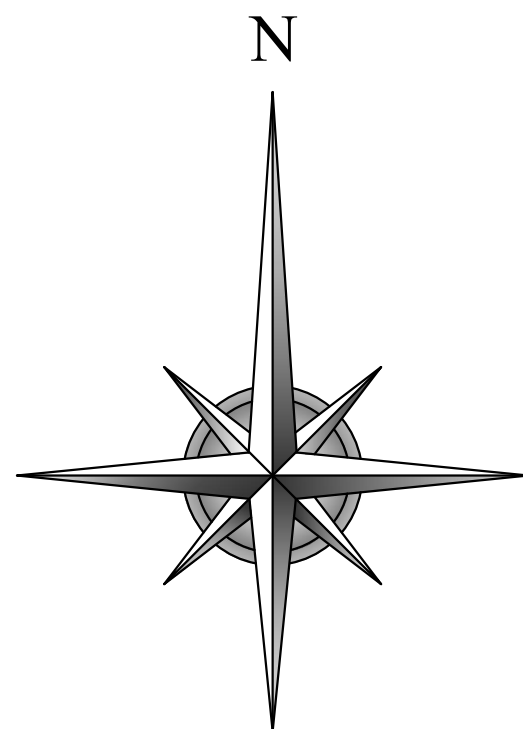


LOCATION MAP
NOT TO SCALE



GRAPHIC SCALE



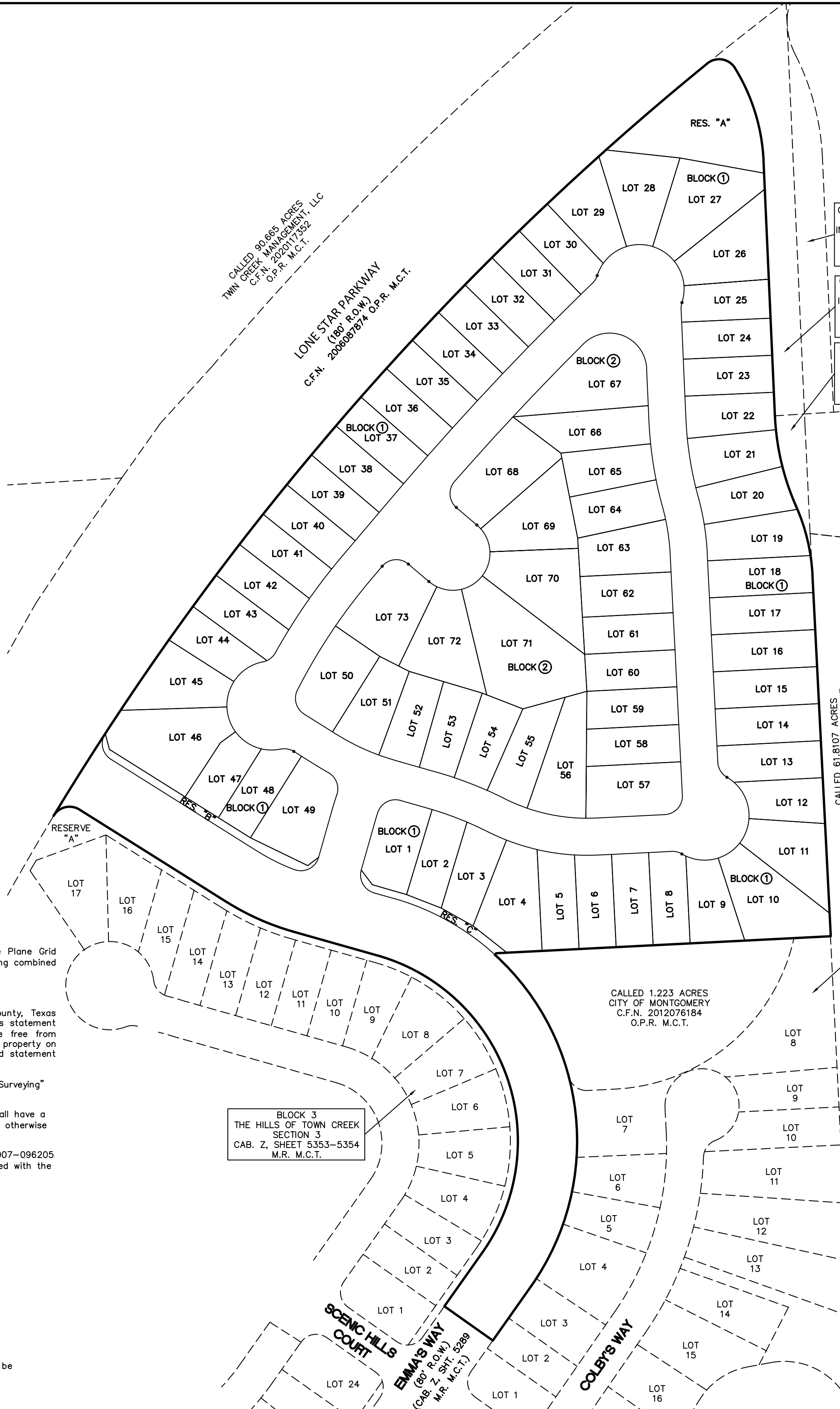
(IN FEET)
1 inch = 100 ft.

LEGEND / ABBREVIATIONS

- | | |
|--------------------|--|
| CAB. | CABINET |
| C.F.N. | CLERK'S FILE NUMBER |
| ELEC. ESMT. | ELECTRIC EASEMENT |
| FND. | FOUND |
| I.R. | IRON ROD |
| O.P.R. | OFFICIAL PUBLIC RECORDS |
| M.C.T. | MONTGOMERY COUNTY, TEXAS |
| M.R. | MAP RECORDS |
| R.O.W. | RIGHT OF WAY |
| (TYP.) | TYPICAL |
| V.S. | VEGETATION SETBACK |
| * | LOT WIDTH DIMENSION AT THE BUILDING LINE |
| ○ | PROPERTY MARKER |
| STREET NAME BREAKS | |

GENERAL NOTES:

- The coordinates shown hereon are Texas Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor 0.999922.
- Distances shown along curves are arc lengths.
- Flood Statement: This site is situated in Zone "X" in Montgomery County, Texas according to FEMA map number 48339C0200G dated August 18, 2014. This statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. This determination has been made by scaling the property on the referenced map and is not the result of an elevation survey. This flood statement shall not create liability on the part of the surveyor.
- All corners are set 5/8 inch iron rods with cap stamped "Fulcrum Land Surveying" unless otherwise shown or noted.
- In addition to the building line shown on the face of the plat, all lots shall have a minimum 5' side yard setback and a minimum 10' rear yard setback, unless otherwise noted.
- The Texas Commission on Environmental Quality, recorded under C.F.N. 2007-096205 O.P.R. M.C.T. lying with the right-of-way of Emma's Way, will be a abandoned with the right-of-way platting.
- Variance (Approved December 14, 2021)
 - SIDE YARD SETBACK - Sec. 98-122(a)
 - Required 10'
 - Variance 5'
 - MINIMUM LOT WIDTH - Sec. 98-122(b)
 - Required 75'
 - Variance 50'
 - MINIMUM LOT DEPTH - Sec. 98-122(b)
 - Required 120'
 - Variance 100'
 - MINIMUM LOT AREA - Sec. 98-122(b)
 - Required 9,000'
 - Variance 5,500'
- Temporary Utility Easement (TUE) within right-of-way of Emma's Way to be abandoned, recording number 2017-096205 of the O.P.R. M.C.T.



CITY OF MONTGOMERY BENCHMARKS

MONT 3 ELEV.=268.73'
3" BRASS DISK LOCATED FROM THE INTERSECTION OF HWY 105 AND HWY 149, WEST ±4700' TO THE PARKING LOT OF THE HERITAGE HOUSE RESTAURANT, WHICH IS LOCATED ON THE NORTH SIDE OF HWY 105.

MONT 7 ELEV.=291.77'
3" BRASS DISK IS LOCATED IN THE CENTER OF MONTGOMERY ON THE SOUTH SIDE OF HWY 105. MARK IS IN FRONT (NORTH) OF GAS PUMPING AREA OF BROOKSHIRE BROTHERS GROCERY STORE, AS WELL AS ACROSS HWY 105(SOUTH) FROM 'THE OLDE SCHOOL HOUSE'.

BENCHMARK

BRASS DISK IN CONCRETE ELEV.=314.12'
BRASS DISK IN CONCRETE IN THE SOUTHEAST RIGHT-OF-WAY OF EMMA'S WAY LOCATED NORTH 29°13'51" WEST, A DISTANCE OF 2.19' FROM THE COMMON CORNER OF LOTS 1 AND 2, BLOCK 1, THE HILLS OF TOWN CREEK, SOUTH 0124809'31" WEST, A DISTANCE OF 527.56 FEET FROM THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY, AS SHOWN ON PAGE 4 OF 5.

RESERVE TABLE			
NO.	USE	ACRES	SQUARE FEET
A	OPEN SPACE	0.414	18,033
B	OPEN SPACE	0.084	3,638
C	OPEN SPACE	0.053	2,317

BLOCK 1
THE HILLS OF TOWN CREEK
SECTION 4
CAB. Z, SHEET 7190
M.R. M.C.T.

73 LOTS 3 RESERVES 2 BLOCKS

NOVEMBER 2024

ENGINEER:

Fulcrum SURVEYING

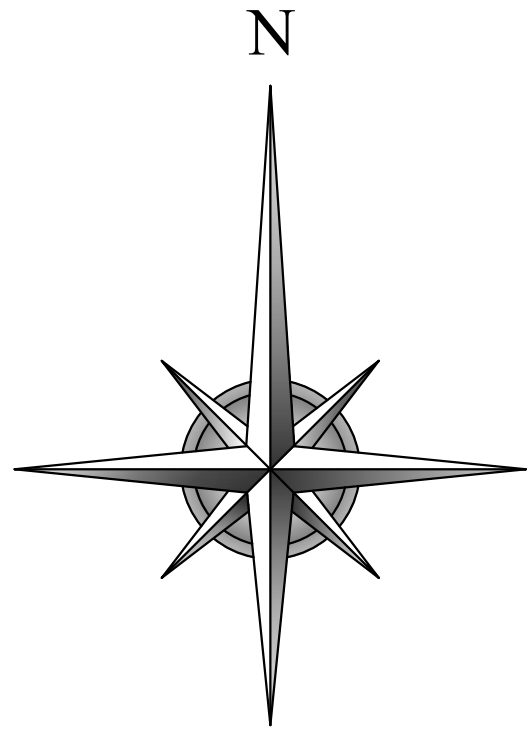
104 W. PAULINE ST.
CONROE, TX 77301
T: 936.443.0507

TBPLS REG NO. 10194866
ct@fulcrumsurveying.com
fulcrumsurveying.com

L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL

3307 W. DAVIS STREET #100
CONROE, TEXAS 77304

24-097-2_HILLS OF TOWN CREEK SEC 5_FINAL_v4.dwg



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

LEGEND / ABBREVIATIONS

- CAB. CABINET
- C.F.N. CLERK'S FILE NUMBER
- ELEC. ESMT. ELECTRIC EASEMENT
- FND. FOUND
- I.R. IRON ROD
- O.P.R. OFFICIAL PUBLIC RECORDS
- M.C.T. MONTGOMERY COUNTY, TEXAS
- M.R. MAP RECORDS
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- (TYP.) TYPICAL
- V.S. VEGETATION SETBACK
- * LOT WIDTH DIMENSION AT THE BUILDING LINE
- o PROPERTY MARKER
- STREET NAME BREAKS

CALLED 90.665 ACRES
TWIN CREEK MANAGEMENT, LLC
C.F.N. 2020117352
O.P.R. M.C.T.

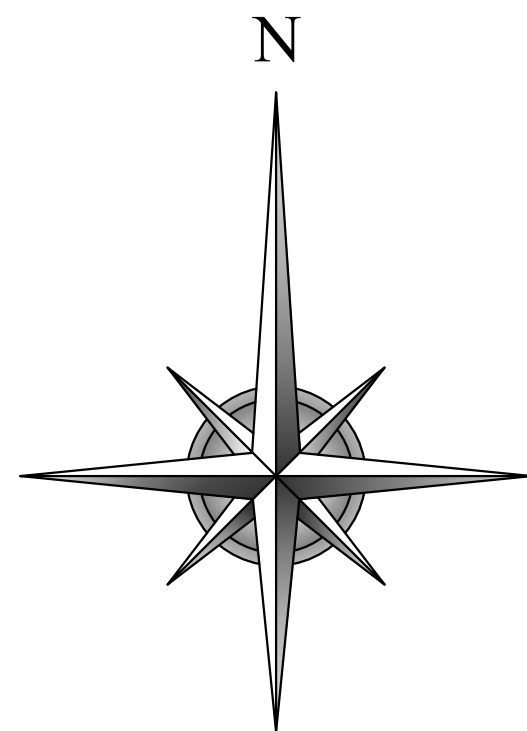
LONE STAR PARKWAY
(100' R.O.W. ASPHALT)
C.F.N. 2006087874 O.P.R. M.C.T.

L=752.15
R=3910.00
Δ=011°01'18"
CHD.=750.99
CHD.BRG.=N45°20'33"E

FND. 5/8" I.R. W/CAP
BEARS
S58°51'02"W
0.49'

WEST ROSE MARIE LANE
(50' PUBLIC P.O.W. W/
28' PAVEMENT WIDTH)
C39

MATCHLINE



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

CITY OF MONTGOMERY BENCHMARKS

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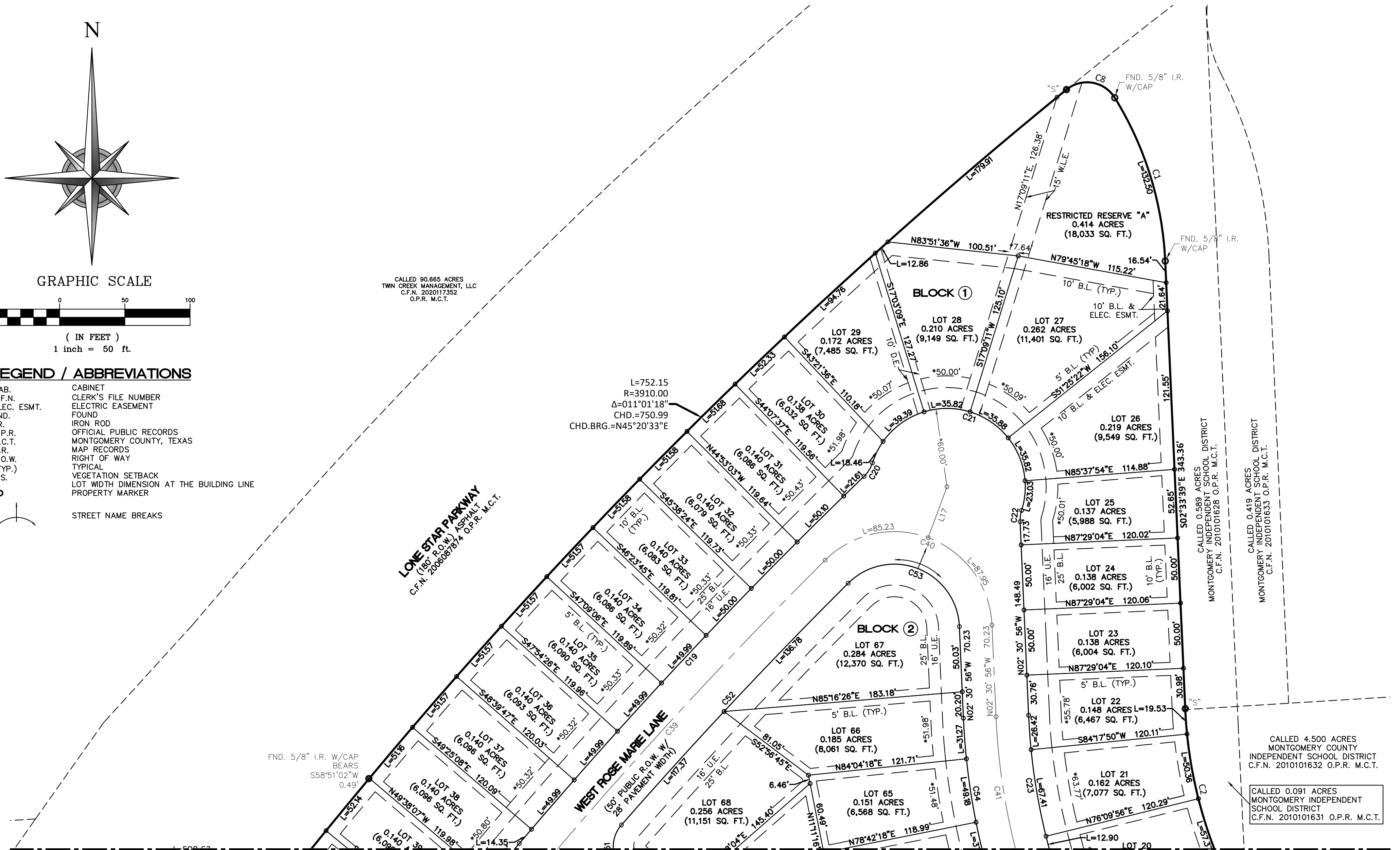
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24-097-2_HILLS OF TOWN CREEK SEC 5_FINAL_v4.dwg

24-097-2 / SDR



FINAL PLAT
THE HILLS OF TOWN CREEK
SECTION 5
 A SUBDIVISION OF
 18.4998 ACRES (805,851 SQ. FT.)
 BENJAMIN RIGBY LEAGUE, ABSTRACT 31
 MONTGOMERY COUNTY, TEXAS

73 LOTS 3 RESERVES 2 BLOCKS

NOVEMBER 2024



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CONROE, TX 77301
T: 936.443.0507

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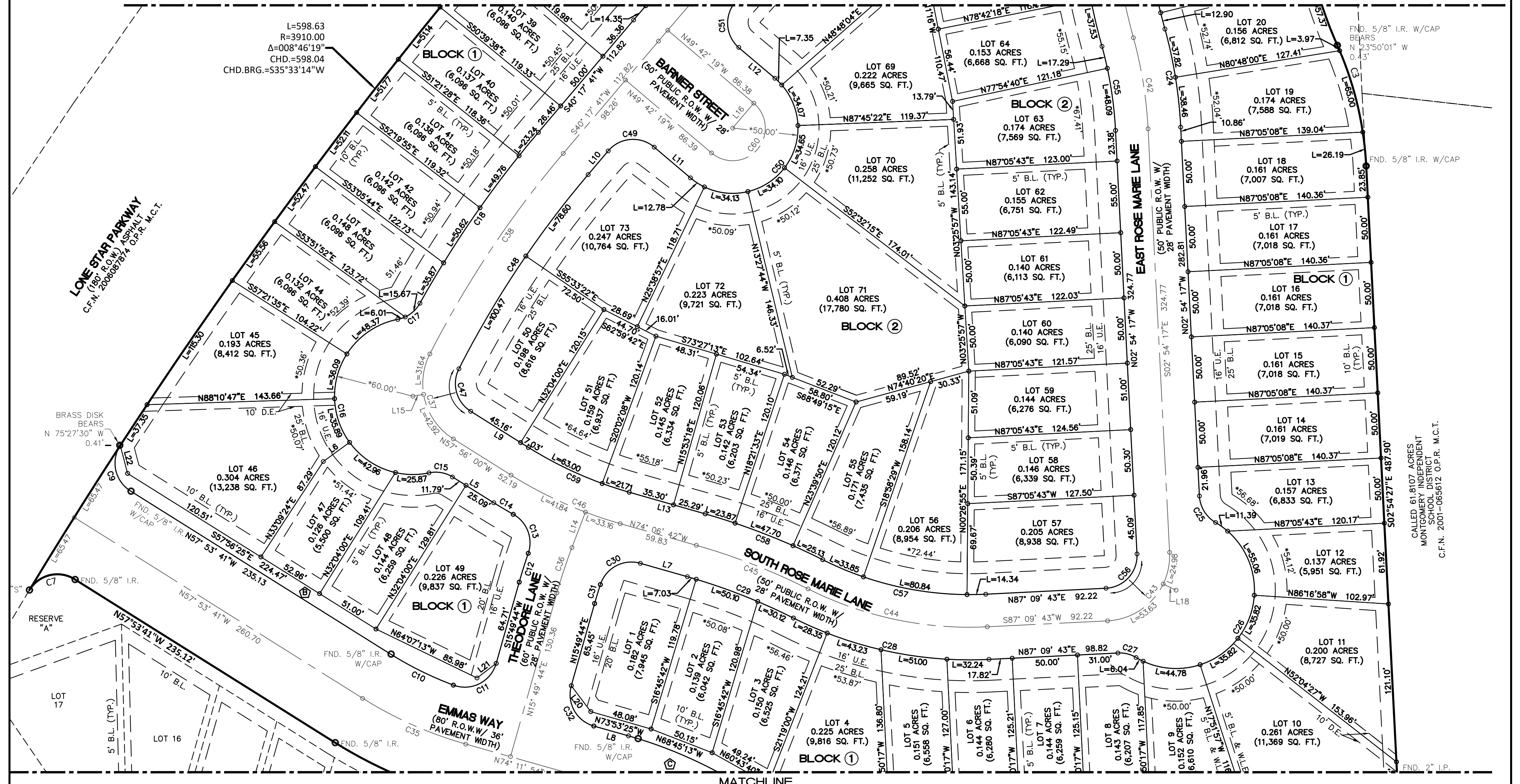


3307 W. DAVIS STREET #100
CONROE, TEXAS 77304

ENGINEER:

SHEET 2 OF 5

MATCHLINE



MATCHLINE

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SECTION 5
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18.4998 ACRES (805,851 SQ. FT.)
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CITY OF MONTGOMERY BENCHMARKS

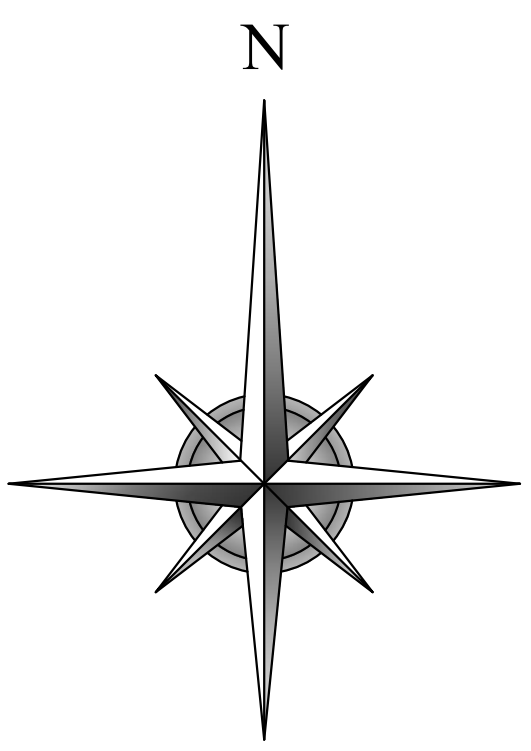
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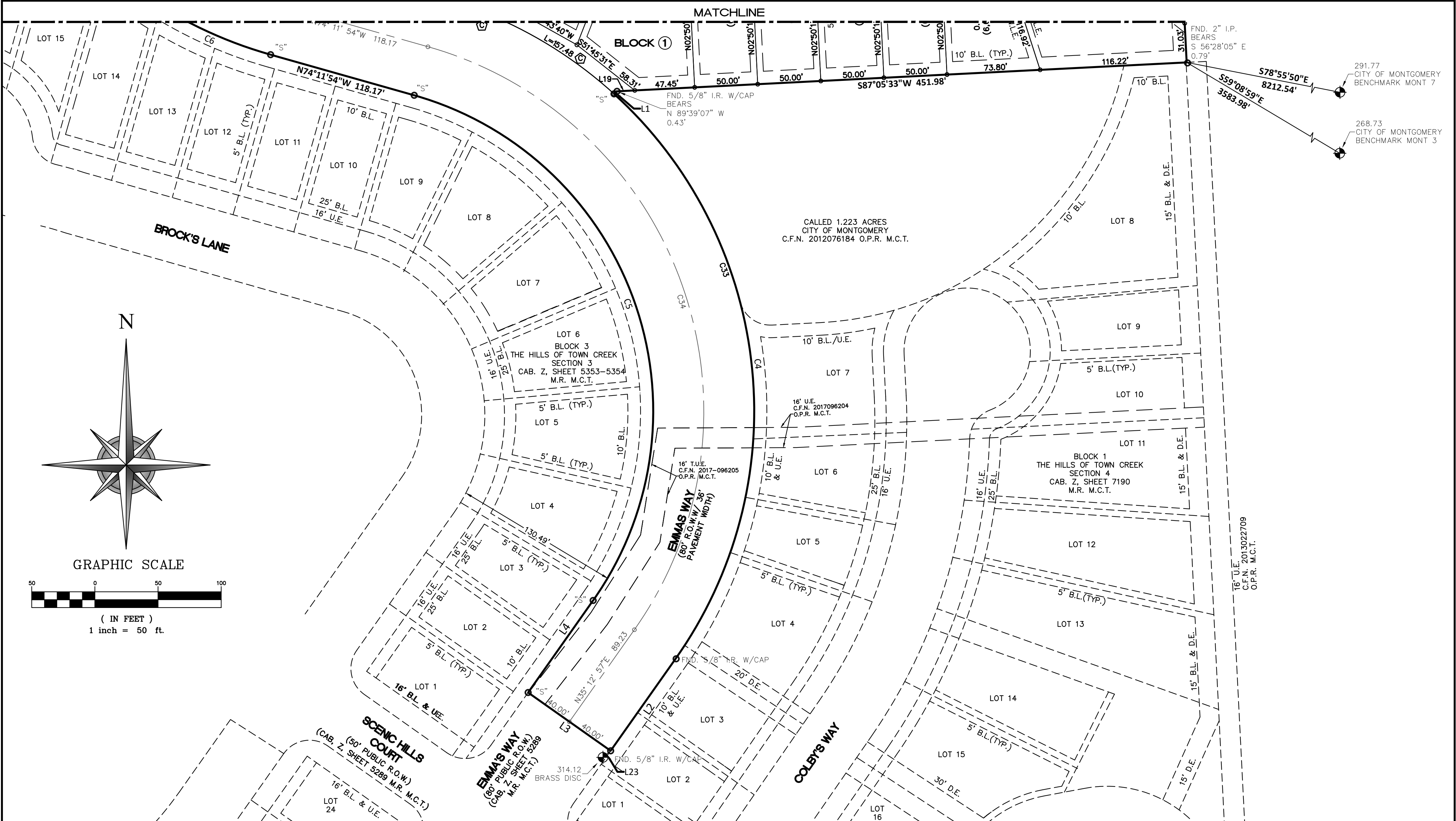
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- M.R. MAP RECORDS
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- PROPERTY MARKER
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24-097-2_HILLS OF TOWN CREEK SEC 5_FINAL_v4.dwg

MATCHLINE



**FINAL PLAT
THE HILLS OF TOWN CREEK
SECTION 5
A SUBDIVISION OF
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BENJAMIN RIGBY LEAGUE, ABSTRACT 31
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C.F.N.	CLERK'S FILE NUMBER
ELEC. ESMT.	ELECTRIC EASEMENT
FND.	FOUND
I.R.	IRON ROD
O.P.R.	OFFICIAL PUBLIC RECORDS
M.C.T.	MONTGOMERY COUNTY, TEXAS
M.R.	MAP RECORDS
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V.S.	VEGETATION SETBACK
	LOT WIDTH DIMENSION AT THE BUILDING LINE
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	STREET NAME BREAKS

Fulcrum
SURVEYING

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T: 936.443.0507

TBPLS REG NO. 10194866
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ENGINEER:
L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL

3307 W. DAVIS STREET #100
CONROE, TEXAS 77304

24-097-2_HILLS OF TOWN CREEK SEC 5_FINAL_v4.dwg

STATE OF TEXAS
COUNTY OF MONTGOMERY

That _____ herein acting individually or through the undersigned duly authorized agents, does hereby adopt this plat designating described real property as the Hills of Town Creek Section 5 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 regulations and the projected impact of the subdivision.

Where streets or alleys are dedicated for private use, such dedication shall include an easement covering the street area which permits the installation, operation and maintenance of water, sewer, gas, electric, telephone, cable, television or other such utility facilities by the city and other utilities lawfully entitled to provide service to the abutting property. The easement shall also provide a right of access to public agencies engaged in both routine and emergency public service including law enforcement, fire protection, medical response, inspection and code enforcement.

IN TESTIMONY WHEREOF, _____ have caused these presents to be signed by _____ its President thereunto authorized, this _____ day of _____, 2024.

By: _____

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared _____, its _____ 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 considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2024.

Notary Public in and for the State of Texas

Print Name: _____

My Commission expires: _____

That I Clemente Turrubiarres Jr., 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.

Clemente Turrubiarres Jr.
Texas Registration No. 6657

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: _____
Katherine Vu, PE, CFM
City Engineer – City of 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 and Council.

Dated this _____ Day of _____, 2024

ATTEST:

By: _____ Mayor
By: _____ Chairman—Planning Zoning Commission

By: _____
City Secretary

I, L. Brandon Steinmann, 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 _____, 2024, at _____ o'clock, ____M., and duly recorded on _____ 2024, 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.

By: _____
L. Brandon Steinmann, Clerk County Court
Montgomery County, Texas

By: _____ Deputy

CURVE TABLE						CURVE TABLE						CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD	NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD	NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	132.50'	260.00	29°11'55"	S 17°09'39" E	131.07'	C21	188.41'	60.00	179°54'53"	N 72°20'09" W	120.00'	C41	112.35'	500.00	12°52'30"	N 08°57'11" W	112.12'
C2	127.25'	340.00	21°26'39"	S 13°09'19" E	126.51'	C22	8.79'	25.00	20°08'14"	N 07°33'11" E	8.74'	C42	70.82'	325.00	12°29'09"	S 09°08'51" E	70.68'
C3	95.16'	260.00	20°58'12"	S 13°23'33" E	94.63'	C23	106.74'	475.00	12°52'30"	N 08°57'11" W	106.51'	C43	78.60'	50.00	90°04'00"	S 42°07'43" W	70.75'
C4	491.64'	340.00	82°50'57"	S 06°13'51" E	449.91'	C24	76.27'	350.00	12°29'09"	N 09°08'51" W	76.12'	C44	141.93'	275.00	29°34'11"	S 78°03'11" E	140.36'
C5	496.51'	260.00	109°24'53"	N 19°29'29" W	424.43'	C25	24.80'	25.00	56°49'44"	N 31°19'09" W	23.79'	C45	91.98'	486.00	10°50'37"	N 68°41'23" W	91.84'
C6	98.17'	345.00	16°18'13"	N 66°02'47" W	97.84'	C26	188.92'	60.00	180°24'17"	N 30°28'07" E	120.00'	C46	91.77'	325.00	16°10'42"	N 66°01'21" W	91.46'
C7	39.64'	25.00	90°50'28"	S 76°40'47" W	35.61'	C27	14.62'	25.00	33°30'32"	S 76°05'00" E	14.41'	C47	37.05'	25.00	84°54'13"	S 15°28'54" E	33.75'
C8	42.49'	25.00	97°23'20"	S 80°27'13" E	37.56'	C28	154.83'	300.00	29°34'11"	S 78°03'11" E	153.11'	C48	179.07'	770.00	13°19'28"	S 33°37'57" W	178.67'
C9	39.66'	25.00	90°54'02"	N 12°26'32" W	35.63'	C29	87.25'	461.00	10°50'37"	S 68°41'23" E	87.12'	C49	39.27'	25.00	90°00'00"	S 85°17'41" W	35.36'
C10	53.90'	265.00	11°39'16"	N 63°43'18" W	53.81'	C30	38.32'	25.00	87°49'11"	N 61°58'43" E	34.68'	C50	157.08'	50.00	180°00'00"	S 40°17'41" W	100.00'
C11	41.29'	25.00	94°37'20"	S 63°08'24" W	36.75'	C31	15.17'	388.00	2°14'23"	N 16°56'56" E	15.17'	C51	39.68'	25.00	90°56'01"	S 04°14'18" E	35.64'
C12	23.14'	448.00	2°57'32"	S 17°18'30" W	23.13'	C32	39.28'	25.00	90°01'38"	N 29°11'05" W	35.36'	C52	254.15'	3,764.00	3°52'07"	S 43°09'46" W	254.10'
C13	34.71'	25.00	79°33'38"	S 20°59'33" E	31.99'	C33	649.12'	340.00	109°23'13"	N 19°29'59" W	554.93'	C53	115.53'	50.00	132°23'14"	N 68°42'33" W	91.49'
C14	17.34'	350.00	2°50'22"	S 59°21'11" E	17.34'	C34	572.89'	300.00	109°24'53"	N 19°29'29" W	489.73'	C54	117.97'	525.00	12°52'30"	N 08°57'11" W	117.72'
C15	19.15'	25.00	43°53'11"	S 79°52'35" E	18.68'	C35	86.79'	305.00	16°18'13"	N 66°02'47" W	86.50'	C55	65.38'	300.00	12°29'09"	N 09°08'51" W	65.25'
C16	189.18'	60.00	180°39'01"	S 11°29'40" E	120.00'	C36	36.56'	418.00	5°00'41"	N 18°20'05" E	36.55'	C56	39.30'	25.00	90°04'00"	N 42°07'43" E	35.38'
C17	21.68'	25.00	49°40'49"	S 53°59'26" W	21.00'	C37	74.09'	50.00	84°54'13"	N 15°28'54" W	67.50'	C57	129.02'	250.00	29°34'11"	S 78°03'11" E	127.60'
C18	159.50'	820.00	11°08'41"	S 34°43'21" W	159.25'	C38	184.88'	795.00	13°19'28"	S 33°37'57" W	184.47'	C58	96.71'	511.00	10°50'37"	S 68°41'23" E	96.57'
C19	386.01'	3,814.00	5°47'56"	S 43°11'39" W	385.85'	C39	317.59'	3,789.00	4°48'09"	S 42°41'46" W	317.49'	C59	84.71'	300.00	16°10'42"	S 66°01'21" E	84.43'
C20	12.39'	25.00	28°23'13"	S 31°54'01" W	12.26'	C40	173.29'	75.00	132°23'14"	N 68°42'33" W	137.24'	C60	78.54'	25.00	180°00'00"	N 40°17'41" E	50.00'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S 43°49'12" W	2.77'
L2	S 35°11'49" W	89.35'
L3	N 54°47'09" W	80.00'
L4	N 35°12'57" E	89.23'
L5	S 57°56'00" E	36.89'
L6	S 53°54'11" W	24.91'
L7	S 74°06'42" E	37.44'
L8	N 74°11'54" W	27.57'
L9	S 57°56'00" E	52.19'
L10	S 40°17'41" W	23.75'
L11	N 49°42'19" W	36.39'
L12	S 49°42'19" E	35.90'
L13	S 74°06'42" E	60.58'
L14	N 20°50'25" E	29.05'
L15	N 80°27'42" E	8.34'
L16	N 40°17'41" E	25.00'
L17	S 20°17'00" W	41.64'
L18	N 64°17'06" W	10.94'
L19	N 87°05'33" E	14.51'
L20	S 36°57'09" E	24.79'

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