

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft

LEGEND / ABBREVIATIONS

CAB	CABINET
CFN	CLERK'S FILE NUMBER
ELEC. ESMT	ELECTRIC EASEMENT
FND	FOUND
IR	IRON ROD
OPR	OFFICIAL PUBLIC RECORDS
MCT	MONTGOMERY COUNTY, TEXAS
MR	MAP RECORDS
ROW	RIGHT OF WAY
(TYP)	TYPICAL
VS	VEGETATION SETBACK
*	LOT WIDTH DIMENSION AT THE BUILDING LINE
o	PROPERTY MARKER
	STREET NAME BREAKS

CALLED 90.865 ACRES
TWIN CREEK MANAGEMENT, LLC
CFN 2020117352
OPR MCT

LOVE STAR PARKWAY
(180' R.O.W. ASPHALT)
C.F.N. 200808784 O.P.R. M.C.T.

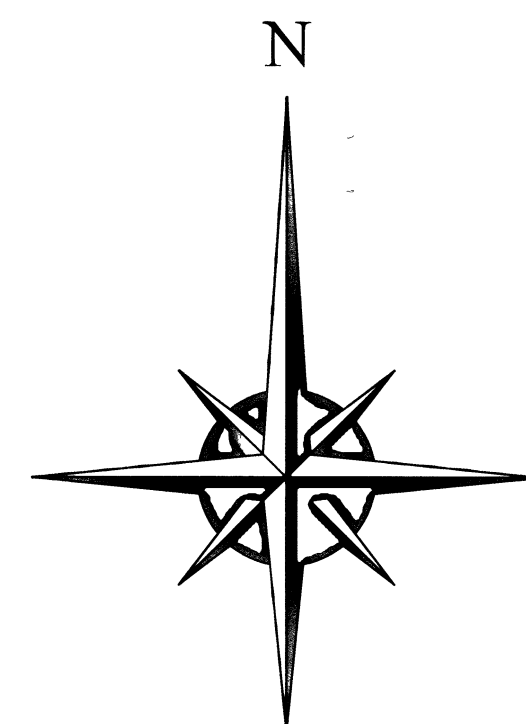
L=752.15
R=3910.00
Δ=011°01'18"
CHD=750.99
CHD BRG=N45°20'33"E

FND 5/8" IR W/CAP
BEARS
S58°51'02"W
0.49'

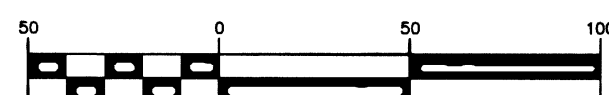
WEST ROSE MAINE LANE
(30' PUBLIC R.O.W. W/
28' PAVEMENT WIDTH)
L=17.27

MATCHLINE

Original Recorded Plat



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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

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

Fulcrum
SURVEYING

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