



STATE OF TEXAS
COUNTY OF MONTGOMERY

That K. Hovanian of Houston II, LLC, a Texas limited liability company, acting by and through Rodney Howerton, Division President, 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 Partial Re-plat No 1 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, Owner, has caused these presents to be signed by Rodney Howerton, its Division President of K. Hovanian of Houston II, LLC, a Texas Limited liability company, hereunto affixed, this _____ day of _____, 2025.

K. HOVNANIAN OF HOUSTON II, LLC,
a Texas limited liability company

By _____
Rodney Howerton, Division President

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Rodney Howerton, its Division President of K. Hovanian of Houston II, LLC, a Texas Limited liability company, 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 _____, 2025.

Notary Public in and for the State of Texas
Print Name: _____

My Commission expires: _____

That I Clemente Turruartes 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. The purpose of this partial re-plat is to modify Lots 27 and 28 lines and add a reserve in block 1 of The Hills in Town Creek, Section 5 subdivision. Revising existing lot lines and adding a restricted reserve between the two lots.

Clemente Turruartes 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: _____
Chris Roznovsky, PE
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 _____, 2025

ATTEST:

By: _____
Sara Countryman
Mayor

By: _____
Chairman—Planning Zoning Commission

By: _____
Ruby Beaven
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 _____, 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.

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

By: _____ Deputy

THE HILLS OF TOWN CREEK SECTION 5
PARTIAL RE-PLAT NO 1
A SUBDIVISION OF
0.4718 ACRES (20,550 SQ FT.)
BEING A RE-PLAT OF LOTS 27 & 28, BLOCK 1
THE HILLS OF TOWN CREEK SECTION 5
RECORDED UNDER
CAB. OAA, SHEET 1335 M.R. M.C.T.
BENJAMIN RIGBY LEAGUE, ABSTRACT 31
MONTGOMERY COUNTY, TEXAS

REASON FOR REPLAT: TO CREATE TWO LOTS
AND 1 RESERVE

2 LOTS 1 RESERVES 1 BLOCKS

JULY 2025

ENGINEER:

 Fulcrum
SURVEYING

 L SQUARED ENGINEERING
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