

LEGEND / ABBREVIATIONS

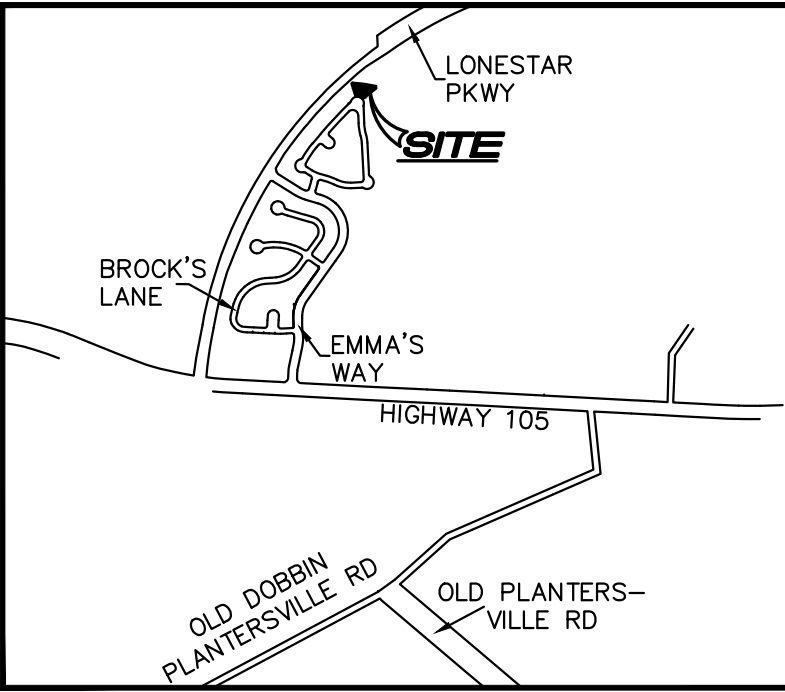
CAB.	CABINET
C.F.N.	CLERK'S FILE NUMBER
ELEC. ESMT.	ELECTRIC EASEMENT
FND.	FOUND
I.R.	IRON ROD
O.P.R.	OFFICIAL PUBLIC RECORDS
M.C.T.	MONTGOMERY COUNTY, TEXAS
M.R.	MAP RECORDS
R.O.W.	RIGHT OF WAY
(TYP.)	TYPICAL
V.S.	VEGETATION SETBACK
•	LOT WIDTH DIMENSION AT THE BUILDING LINE
○	PROPERTY MARKER
	STREET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

CITY OF MONTGOMERY BENCHMARKS

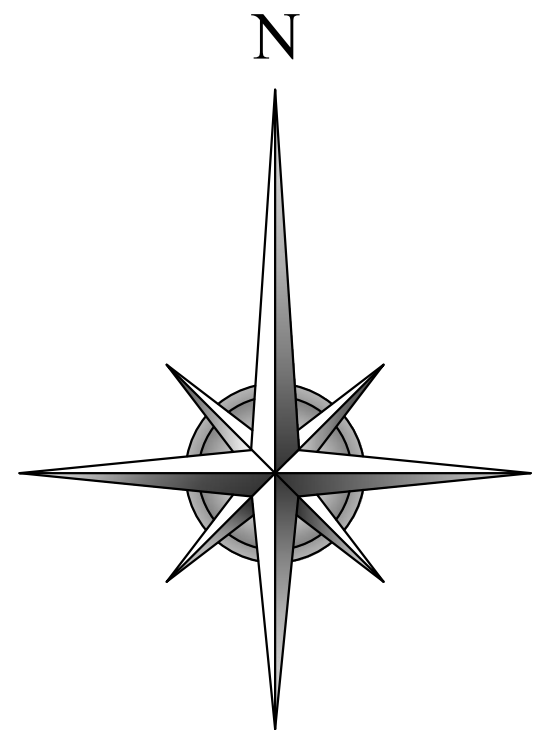
MONT 3 (CONTROLLING MONUMENT) ELEV.=268.73'  
3" BRASS DISK LOCATED FROM THE INTERSECTION OF HWY 105 AND HWY 149, WEST ±4700' TO THE PARKING LOT OF THE HERITAGE HOUSE RESTAURANT, WHICH IS LOCATED ON THE NORTH SIDE OF HWY 105.  
MONT 7 ELEV.=291.77'  
3" BRASS DISK IS LOCATED IN THE CENTER OF MONTGOMERY 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 14°26'06" EAST, A DISTANCE OF 5.58' FROM THE COMMON CORNER OF LOTS 1 AND 2, BLOCK 1, OF THE HILLS OF TOWN CREEK SECTION 4.



LOCATION MAP  
NOT TO SCALE



GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

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 plotting.
- 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'
- Variance (Approved March 25, 2025)
  - MINIMUM LOT WIDTH - Sec. 98-122(b)
    - Required 75' at building line
    - Variance 45' at building line

LINE TABLE		
NO.	BEARING	LENGTH
L1	S 02°33'39" E	21.64'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	71.70'	60.00	68°28'32"	N 72°48'54" W	67.52'
C2	12.86'	3,910.00	0°11'18"	N 48°07'22" E	12.86'

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:



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

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



3307 W. DAVIS STREET #100  
CONROE, TEXAS 77304

STATE OF TEXAS  
COUNTY OF MONTGOMERY

That K. Hovnanian 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. Hovnanian 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. Hovnanian 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 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. 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 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: \_\_\_\_\_  
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: \_\_\_\_\_ By: \_\_\_\_\_  
Sara Countryman \_\_\_\_\_  
Mayor 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

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ENGINEER:  
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