HEB MONTGOMERY VARIANCE EXHIBIT
CITY OF MONTGOMERY, TEXAS
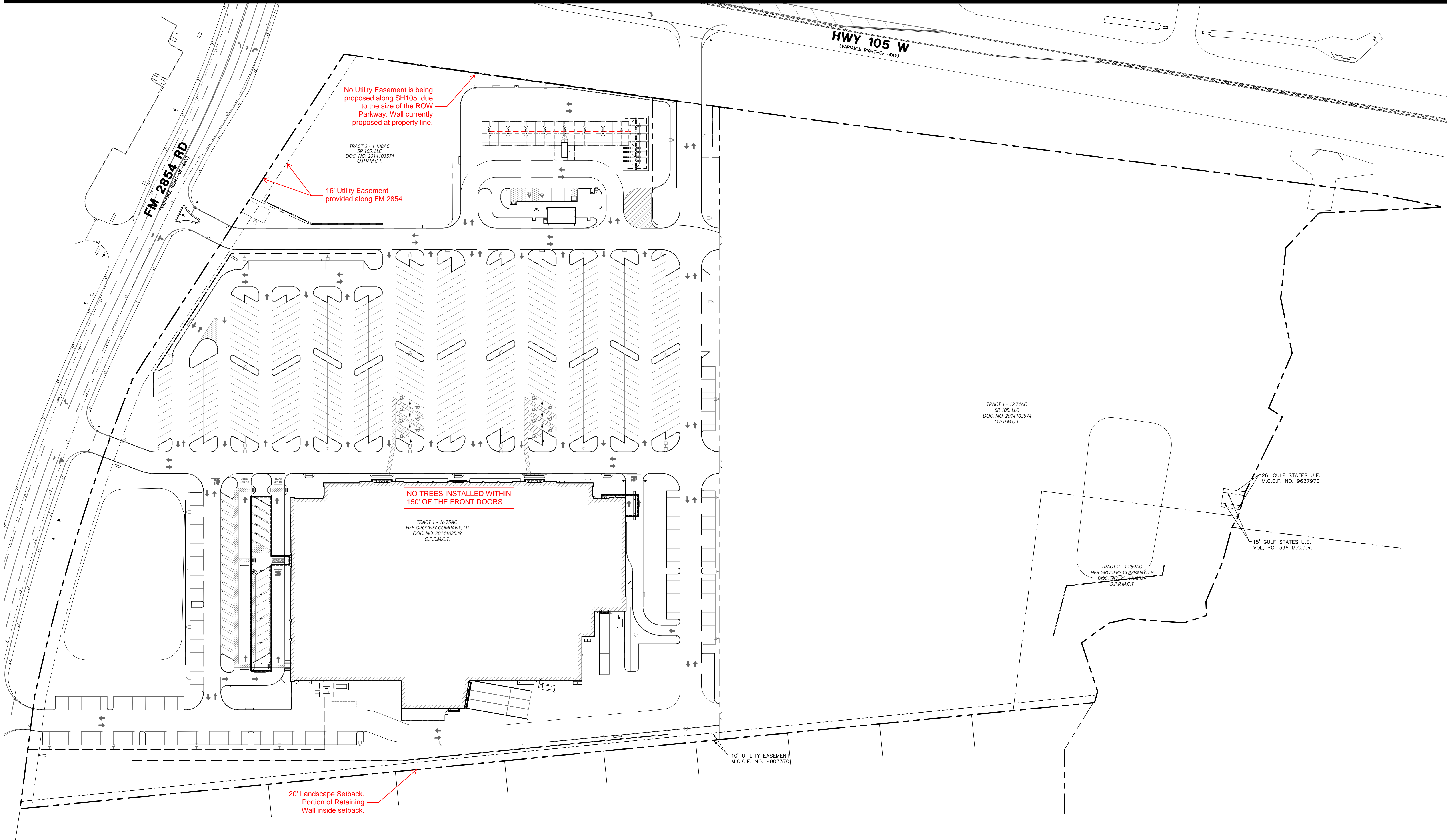
HWY 105 W
(VARIABLE RIGHT-OF-WAY)

FM 2854 RD
(VARIABLE RIGHT-OF-WAY)

No Utility Easement is being proposed along SH105, due to the size of the ROW Parkway. Wall currently proposed at property line.

TRACT 2 - 1.188AC
SR 105, LLC
DOC. NO. 2014103574
O.P.R.M.C.T.

16' Utility Easement provided along FM 2854

TRACT 1 - 12.74AC
SR 105, LLC
DOC. NO. 2014103574
O.P.R.M.C.T.

NO TREES INSTALLED WITHIN 150' OF THE FRONT DOORS

TRACT 1 - 16.75AC
HEB GROCERY COMPANY, LP
DOC. NO. 2014103529
O.P.R.M.C.T.

26' GULF STATES U.E.
M.C.C.F. NO. 9637970

15' GULF STATES U.E.
VOL., PG. 396 M.C.D.R.

TRACT 2 - 1.289AC
HEB GROCERY COMPANY, LP
DOC. NO. 2014103529
O.P.R.M.C.T.

10' UTILITY EASEMENT
M.C.C.F. NO. 9903370

20' Landscape Setback. Portion of Retaining Wall inside setback.

VARIANCE EXHIBIT

60'
120'
180'

MAY 16, 2025
#0040418.04