

ESCROW AGREEMENT

BY AND BETWEEN

THE CITY OF MONTGOMERY, TEXAS,

AND

Woodlands Methodist Church

Dev. No. 2501

THE STATE OF TEXAS ⊃

COUNTY OF MONTGOMERY ⊃

This Escrow Agreement is made and entered into as of the _____ day _____, 2025 by and between the CITY OF MONTGOMERY, TEXAS, a body politic, and a municipal corporation created and operating under the general laws of the State of Texas (hereinafter called the "City"), and Woodlands Methodist Church, (hereinafter called the "Developer").

RECITALS

WHEREAS, the Developer desires to acquire and develop all or part of a 14-acre sometimes referred to as the Church of Montgomery Tract, and being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference for all purposes.

WHEREAS, the City policy requires the Developer to establish an Escrow Fund with the City to reimburse the City for engineering costs, legal fees, consulting fees and administrative expenses incurred for plan reviews, developer coordination, construction management, inspection services to be provided for during the construction phase, and one-year warranty services.

AGREEMENT

ARTICLE I

SERVICES REQUIRED

Section 1.01 The development of the Church of Montgomery Tract will require the City to utilize its own personnel, its professionals and consultants; and the Escrow Fund will be used to reimburse the City its costs associated with these services.

Section 1.02 In the event other contract services are required related to the development from third parties, payment for such services will be made by the City and reimbursed by the Developer or paid directly by the Developer as the parties may agree.

ARTICLE II

FINANCING AND SERVICES

Section 2.01 All estimated costs and professional fees needed by City shall be financed by Developer. Developer agrees to advance funds to City for the purpose of funding such costs as herein set out:

Administrative	\$500
City Engineer	\$4,000
Legal	\$500
<hr/>	
TOTAL	\$5,000

Section 2.02 Developer agrees to submit payment of the Escrow Fund no later than ten (10) days after the execution of this Escrow Agreement. No work will begin by or on behalf of the City until funds have been received.

Section 2.03 The total amount shown above for the Escrow Fund is intended to be a “Not to Exceed” amount unless extenuating, unexpected fees are needed. Examples of extenuating

circumstances created by the developer that may cause additional fees include, but are not limited to, greater than three plan reviews or drainage analysis reviews; revisions to approved plans; extraordinary number of comments on plans; additional meetings at the request of the developer; variance requests; encroachment agreement requests; construction delays and/or issues; failure to coordinate construction with City; failed testing during construction; failing to address punch list items; and/or excessive warranty repair items. If extenuating circumstances arise, the Developer will be informed, in writing by the City, of the additional deposit amount and explanation of extenuating circumstance. The Developer agrees to tender additional sums within 10 days of receipt of request to cover such costs and expenses. If additional funds are not deposited within 10 days all work by or on behalf of the City will stop until funds are deposited. Any funds which may remain after the completion of the development described in this Escrow Agreement will be refunded to Developer.

ARTICLE III,

MISCELLANEOUS

Section 3.01 City reserves the right to enter into additional contracts with other persons, corporations, or political subdivisions of the State of Texas; provided, however, that City covenants and agrees that it will not so contract with others to an extent as to impair City's ability to perform fully and punctually its obligations under this Escrow Agreement.

Section 3.02 If either party is rendered unable, wholly or in part, by *force majeure* to carry out any of its obligations under this Escrow Agreement, then the obligations of such party, to the extent affected by such *force majeure* and to the extent that due diligence is being used to resume performance at the earliest practicable time, shall be suspended during the continuance of

any inability so caused to the extent provided but for no longer period. As soon as reasonably possible after the occurrence of the *force majeure* relied upon, the party whose contractual obligations are affected thereby shall give notice and full particulars of such *force majeure* relied upon to the other party. Such cause, as far as possible, shall be remedied with all reasonable diligence. The term "*force majeure*," as used herein, shall include without limitation of the generality thereof, acts of God, strikes, lockouts, or other industrial disturbances, acts of the public enemy, orders of any kind of the government of the United States or the State of Texas or any civil or military authority, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraint of government and people, civil disturbances, explosions, breakage, or accidents to machinery, which are not within the control of the party claiming such inability, which such party could not have avoided by the exercise of due diligence and care.

Section 3.03 This Escrow Agreement is subject to all rules, regulations and laws which may be applicable by the United States, the State of Texas or any regulatory agency having jurisdiction.

Section 3.04 No waiver or waivers of any breach or default (or any breaches or defaults) by either party hereto of any term, covenant, condition, or liability hereunder, or of performance by the other party of any duty or obligation hereunder, shall be deemed or construed to be a waiver of subsequent breaches or defaults of any kind, under any circumstance.

Section 3.05 Any notice, communication, request, reply or advice (hereafter referred to as "notice") herein provided or permitted to be given, made, or accepted by either party to the other (except bills) must be in writing and may be given or be served by depositing the same in the

and Developer and is not for the benefit of any third party. Nothing herein shall be construed to confer standing to sue upon any party who did not otherwise have such standing.

Section 3.09 The provisions of this Escrow Agreement are severable, and if any provision or part of this Escrow Agreement or the application thereof to any person or circumstances shall ever be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Escrow Agreement and the application of such provision or part of this Escrow Agreement to other person circumstances shall not be affected thereby.

Section 3.10 This Escrow Agreement and any amendments thereto, constitute all the agreements between the parties relative to the subject matter thereof, and may be executed in multiple counterparts, each of which when so executed shall be deemed to be an original.

Section 3.11 This Agreement shall be governed by, construed, and enforced in accordance with, and subject to, the laws of the State of Texas without regard to the principles of conflict of laws. This Agreement is performable in Montgomery County, Texas.

IN WITNESS WHEREOF, the parties hereto have executed this Escrow Agreement in three (3) copies, each of which shall be deemed to be an original, as of the date and year first written in this Escrow Agreement.

CITY OF MONTGOMERY, TEXAS

By: _____
Mayor

ATTEST:

By: _____
City Secretary

Developer

By: _____
Signature

Title: _____

STATE OF TEXAS {

COUNTY OF MONTGOMERY {

BEFORE ME, the undersigned authority, on this day personally appeared _____ of the City of Montgomery, Texas, a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2025.

Notary Public, State of Texas

THE STATE OF TEXAS {

COUNTY OF _____ {

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, _____ of _____, a _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated and as the act and deed of said organization.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2025.

Notary Public, State of Texas



City of Montgomery Development Application

Upon completion return application to dmccorquodale@ci.montgomery.tx.us

The City of Montgomery welcomes all development projects. To expedite the Development Review Phase of your project, we are requiring that you completely fill out this Development Application in its entirety. All the information will be reviewed to allow the timely processing of any and all aspects of your project.

A. GENERAL INFORMATION

1. Name of proposed development: The Church at Montgomery
2. Name of Owner: Woodlands Methodist Church
Mailing Address: 2200 Lake Woodlands Dr.
City/State/Zip: Spring, Texas 77380-1119
Telephone Number: _____ Fax Number: _____
Cell Phone: _____ Email: _____
3. Name of registered Professional Land Surveyor: John D. Fisher
Firm Name & Registration No.: Prime Texas Surveys, R.P.L.S No. 6153
Mailing Address: 2417 North Freeway
City/State/Zip: Houston, Texas 77009
Telephone Number: 713-864-2400 Fax Number: _____
Cell Phone: _____ Email: _____
4. Name of registered Professional Engineer: Michael L. Montelongo
Firm Name & Registration No.: WGA Consulting Engineers, 122084
Mailing Address: 2500 Tanglewilde St., Ste 120
City/State/Zip: Houston, Texas 77063
Telephone Number: 713-489-9355 Fax Number: _____
Cell Phone: 713-515-9552 Email: mmontelongo@wga-llp.com

B. DEVELOPMENT SPECIFICATIONS

1. **General Location:** Within City Limits? If no, within Extra-Territorial Jurisdiction (ETJ)?
Within city limits

If located in the ETJ:

Prior to platting of the property to be developed, annexation procedures will need to be pursued if the property or parts of the property as required by State law are within one half (1/2) mile of the corporate limits of the City of Montgomery, Texas and lying and being adjacent to and contiguous to the present corporate limits, and located within the extraterritorial jurisdiction of the City. The City of Montgomery does have Landowner Petitions for Annexation included in the Development Application.

Will Annexation be required: [] Yes [X] No

2. Property Description:

- a) Survey Name: John Corner Survey, Plat : Estates of Lake Creek Village
- b) Abstract No.: 8
- c) Total Acreage: 14.059 AC
- d) Current Zoning: PD, B
- e) Number of Lots: _____ Number of Blocks: _____ Estimated Commercial Value: \$1,225,260
- f) Number of Streets: _____ Type: _____ Public _____ Private
- g) Total Acreage in Other uses (any land within the boundaries of the plat that is not divided into lots):
25.3597 AC
- h) Estimated Total Taxable Value: \$1,225,260 Land _____ Improvements _____
- i) Estimated Size(s) of Lots: _____
- j) Estimated Value of House and Lot: _____
- k) Water Capacity Requested: 640* gpd Wastewater Capacity Requested: 640* gpd

*Based on COH Service Unit Equivalence table where
Church Service Unit Equivalent = 0.0037 per occupant
691 Occupants * 0.0037 = 2.5567 SUE
1 SU = 250 GPD
2.5567 SU * 250 GPD/SU = 640 GPD

3. Certification

This is to certify that the information concerning the proposed development is true and correct, that I am the actual owner or authorized agent for the owner of the above described property, that prior to a request for any variance to the Montgomery Code of Ordinances, I will attend a pre-development meeting with the City Administrator and City Engineer concerning said variance request, and that I will comply with all of the City of Montgomery Code of Ordinances requirements for submitting a preliminary plat/variance request for approval.



Signature of Owner/Agent

Feb 19th 2025

Date

Received by: _____

Date

Please attach a metes and bounds description of the tract, land plan, conceptual plat, preliminary land plan, and location map, to the Application indicating proposed location of project and boundaries of subject tract. Applicant agrees that it shall notify the City if any of the above information (including ownership of the tract) should change during the Application process.

For City Use Only

Date Submitted: _____ Development Number: _____

Engineer's Recommendation: _____

Operator's Recommendation: _____

Is Annexation Required: _____

Amount of Deposit Paid: _____ Date Escrow Agreement Submitted: _____

Amount of Service Recommended: _____

Additional Capacity Required: Water _____ gpd Wastewater _____ gpd

Tap Fee _____ Plan Review Fees _____ Inspection Fees _____ Impact Fee _____

Additional Considerations: _____

ADDRESS : 0 CB STEWART DRIVE
MONTGOMERY, TEXAS 77356

INSURED : QRH MANAGMENT, LLC

TITLE CO : FIDELITY NATIONAL TITLE
AGENCY, INC.

GF NO : FTH-21-FAH230039495UE

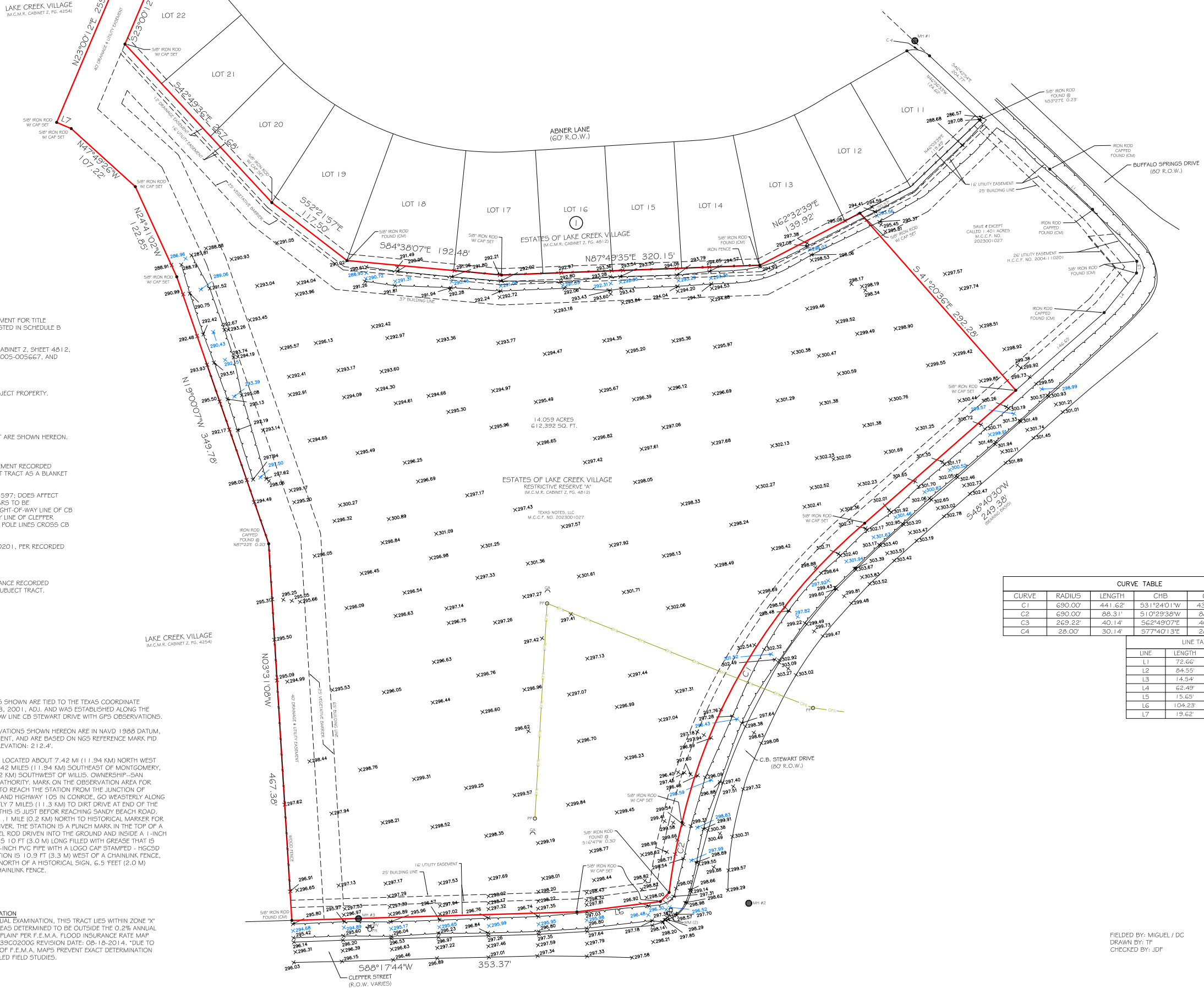
LENDER : N/A

A LAND TITLE AND TOPOGRAPHICAL SURVEY OF
14.059 ACRES OUT OF
RERESTRICTIVE RESERVE "A"
FINAL PLAT OF ESTATES OF LAKE CREEK VILLAGE
ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN CABINET Z, PAGE 4812
OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS



LEGEND
 (CM) - CONTROLLING MONUMENT
 R.O.W. - RIGHT OF WAY
 M.C.D.R. - MONTGOMERY COUNTY DEED RECORDS
 M.C.C.F. - MONTGOMERY COUNTY CLERK'S FILE
 M.C.M.R. - MONTGOMERY COUNTY MAP RECORDS
 CONC. - CONCRETE
 RCP - REINFORCED CONCRETE PIPE
 MH - MANHOLE
 WM - WATER METER
 WV - WATER VALVE
 FH - FIRE HYDRANT

LAKE CREEK VILLAGE
(M.C.M.R. CABINET Z, PG. 4254)



- SCHEDULE B NOTES**
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE AS MENTIONED ABOVE. THE FOLLOWING MATTERS LISTED IN SCHEDULE B ARE ADDRESSED AS FOLLOWS:
 - RESTRICTIVE COVENANTS RECORDED UNDER M.C.M.R. CABINET Z, SHEET 4812, AND THOSE UNDER M.C.C.F. NOS. 2004-013561, 2005-005667, AND 2017-106765.
 - SEE THIS SURVEY.
 - NOT SURVEY RELATED OR DOES NOT AFFECT THE SUBJECT PROPERTY.
 - NO SURVEY MATTER.
 - NO ENCROACHMENTS FOUND.
 - BUILDING LINES AND EASEMENTS PER RECORDED PLAT ARE SHOWN HEREON.
 - NOT A SURVEY MATTER.
 - GULF STATES UTILITIES COMPANY RIGHT-OF-WAY EASEMENT RECORDED UNDER M.C.C.F. NO. 9637970, AFFECT THE SUBJECT TRACT AS A BLANKET EASEMENT. (SEE NOTE #9 OF RECORDED PLAT)
 - EASEMENT RECORDED UNDER M.C.C.F. NO. 2017083597; DOES AFFECT SUBJECT TRACT. SAID 10' ENERGY EASEMENT APPEARS TO BE APPROXIMATELY LOCATED ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF CB STEWART DRIVE, BETWEEN THE NORTH RIGHT-OF-WAY LINE OF CLEPPER STREET TO THE POINT WHERE THE OVERHEAD POWER POLE LINES CROSS CB STEWART DRIVE, MORE OR LESS.
 - EASEMENT RECORDED UNDER M.C.C.F. NO. 2004110201, PER RECORDED PLAT IS SHOWN HEREON.
 - NOT A SURVEY MATTER.
 - PROPERTY IS SUBJECT TO MONTGOMERY CITY ORDINANCE RECORDED UNDER M.C.C.F. NO. 2004-013561; AFFECTS THE SUBJECT TRACT.
 - NOT A SURVEY MATTER.

NOTES:

- ALL BEARINGS SHOWN ARE TIED TO THE TEXAS COORDINATE SYSTEM NAD 83, 2001, ADJ. AND WAS ESTABLISHED ALONG THE NORTHWEST ROW LINE CB STEWART DRIVE WITH GPS OBSERVATIONS.
- ALL THE ELEVATIONS SHOWN HEREON ARE IN NAVD 1988 DATUM, 2001 ADJUSTMENT, AND ARE BASED ON NGS REFERENCE MARK PID NO. A36405, ELEVATION: 212.41.

THE STATION IS LOCATED ABOUT 7.42 MI (11.94 KM) NORTH WEST OF CONROE, 7.42 MILES (11.94 KM) SOUTHWEST OF MONTGOMERY, 7.6 MILES (12.2 KM) SOUTHWEST OF WILLIS, OWNERSHIP--SAN JACINTO RIVER AUTHORITY. MARK ON THE OBSERVATION AREA FOR LAKE CONROE. TO REACH THE STATION FROM THE JUNCTION OF INTERSTATE 45 AND HIGHWAY 105 IN CONROE, GO WESTERLY ALONG 105 APPROXIMATELY 7 MILES (11.3 KM) TO DIRT DRIVE AT END OF THE CONROE DAM. THIS IS JUST BEFORE REACHING SANDY BEACH ROAD. TURN RIGHT GO .1 MILE (0.2 KM) NORTH TO HISTORICAL MARKER FOR SAN JACINTO RIVER. THE STATION IS A PUNCH MARK IN THE TOP OF A STAINLESS STEEL ROD DRIVEN INTO THE GROUND AND INSIDE A 1-INCH PVC PIPE THAT IS 10 FT (3.0 M) LONG FILLED WITH GREASE THAT IS INCASED IN A 5-INCH PVC PIPE WITH A LOGO CAP STAMPED - HGCS5 031---. THE STATION IS 10.9 FT (3.3 M) WEST OF A CHAINLINK FENCE, 5.3 FT (1.6 M) NORTH OF A HISTORICAL SIGN, 6.5 FEET (2.0 M) SOUTH OF A CHAINLINK FENCE.

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHB	DELTA	
C1	690.00'	441.62'	S31°24'01"W	434.12'	36°40'15"
C2	690.00'	88.31'	S10°29'38"W	88.25'	7°18'59"
C3	269.22'	40.14'	S62°49'07"E	40.11'	8°32'36"
C4	28.00'	30.14'	S77°40'13"E	28.71'	61°40'25"

LINE TABLE		
LINE	LENGTH	BEARING
L1	72.66'	S46°42'54"E
L2	84.55'	S40°29'30"E
L3	14.54'	S01°30'37"W
L4	62.49'	S39°06'55"W
L5	15.65'	S43°53'01"W
L6	104.23'	S82°54'53"W
L7	19.62'	N66°59'48"W

UPDATE FOR 54E
DATE: JUNE 29, 2023
JOB NO: 230458
DATE: JUNE 14, 2023

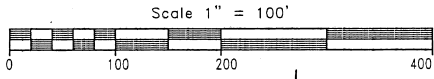
Firm No: 10133000
2417 NORTH FREEWAY
HOUSTON, TX 77009
713-864-2400
www.primetxsurveys.com

FLOOD INFORMATION
 *BASED ON VISUAL EXAMINATION, THIS TRACT LIES WITHIN ZONE "X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER F.E.M.A. FLOOD INSURANCE RATE MAP PANEL NO: 48339C0200G REVISION DATE: 08-18-2014. DUE TO INACCURACIES OF F.E.M.A. MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDIES.

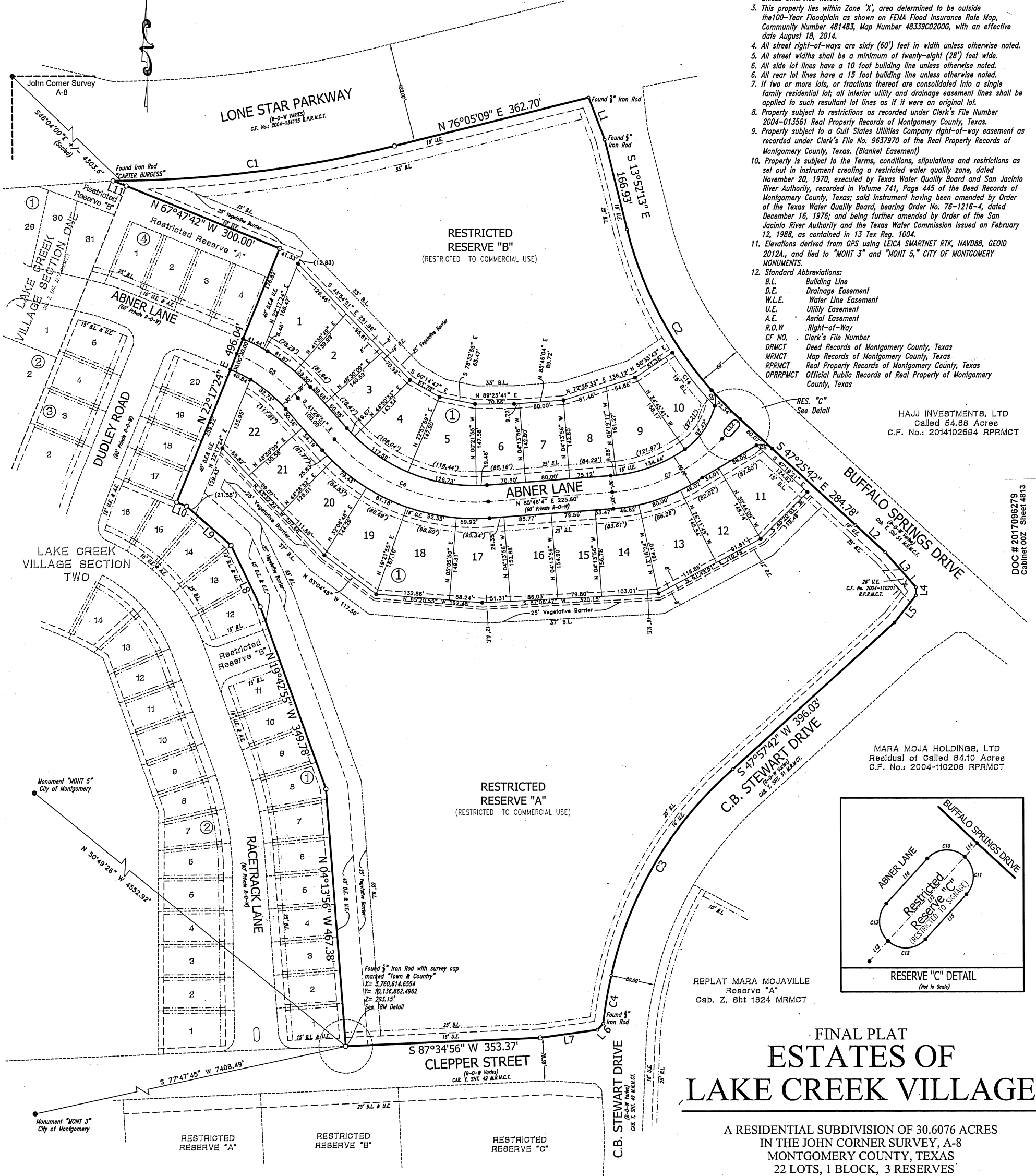
FIELD BY: MIGUEL / DC
DRAWN BY: TF
CHECKED BY: JDF

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND THAT IT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY. THERE WERE NO ENCROACHMENTS APPARENT ON THE GROUND EXCEPT AS SHOWN HEREON.

John D. Fisher
R.P.L.S. NO. 6153



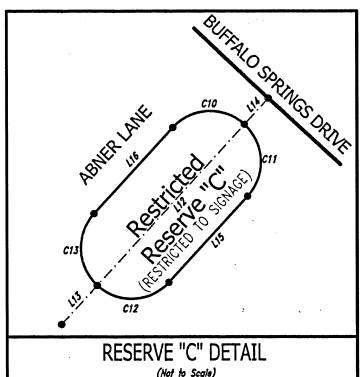
- NOTES:**
- Scale: 1"=100'
 - All corners are set 3/4" iron rods with survey cap marked "Glezman 4627" unless otherwise noted.
 - This property lies within Zone "X", area determined to be outside the 100-Year Floodplain as shown on FEMA Flood Insurance Rate Map, Community Number 481483, Map Number 48339C0200G, with an effective date August 18, 2014.
 - All street right-of-ways are sixty (60') feet in width unless otherwise noted.
 - All street widths shall be a minimum of twenty-eight (28') feet wide.
 - All side lot lines have a 10 foot building line unless otherwise noted.
 - All rear lot lines have a 15 foot building line unless otherwise noted.
 - If two or more lots, or fractions thereof are consolidated into a single family residential lot; all interior utility and drainage easement lines shall be applied to such resultant lot lines as if it were an original lot.
 - Property subject to restrictions as recorded under Clerk's File Number 2004-013561 Real Property Records of Montgomery County, Texas.
 - Property subject to a Gulf States Utilities Company right-of-way easement as recorded under Clerk's File No. 9637970 of the Real Property Records of Montgomery County, Texas. (Blanket Easement)
 - Property is subject to the Terms, conditions, stipulations and restrictions as set out in instrument creating a restricted water quality zone, dated November 20, 1970, executed by Texas Water Quality Board and San Jacinto River Authority, recorded in Volume 741, Page 445 of the Deed Records of Montgomery County, Texas; said instrument having been amended by Order of the Texas Water Quality Board, bearing Order No. 76-1216-4, dated December 16, 1976; and being further amended by Order of the San Jacinto River Authority and the Texas Water Commission issued on February 12, 1988, as contained in 13 Tex Reg. 1004.
 - Elevations derived from GPS using LEICA SMARTNET RTK, NAVD88, GEOID 2012A, and tied to "MONT 3" and "MONT 5," CITY OF MONTGOMERY MONUMENTS.
 - Standard Abbreviations:
 B.L. Building Line
 D.E. Drainage Easement
 W.L.E. Water Line Easement
 U.E. Utility Easement
 A.E. Aerial Easement
 R.O.W. Right-of-Way
 CF No. Clerk's File Number
 DRMCT Deed Records of Montgomery County, Texas
 MRMCT Map Records of Montgomery County, Texas
 RPRMCT Real Property Records of Montgomery County, Texas
 OPRMCT Official Public Records of Real Property of Montgomery County, Texas



HAJJ INVESTMENTS, LTD
 Called 64.88 Acres
 C.F. No. 2014102694 RPRMCT

MARA MOJA HOLDINGS, LTD
 Residual of Called 84.10 Acres
 C.F. No. 2004-110206 RPRMCT

REPLAT MARA MOJAVILLE
 Reserve "A"
 Cab. Z, Sht 1824 MRMCT



FINAL PLAT ESTATES OF LAKE CREEK VILLAGE

A RESIDENTIAL SUBDIVISION OF 30.6076 ACRES
 IN THE JOHN CORNER SURVEY, A-8
 MONTGOMERY COUNTY, TEXAS
 22 LOTS, 1 BLOCK, 3 RESERVES

SEPTEMBER 2017

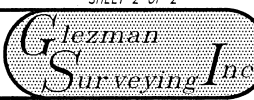
SHEET 2 OF 2

BUFFALO RUN SECTION ONE
 C.A. 7, SHT. 40 MRMCT.

ENGINEER:
 GOODWIN-LASITER-STRONG
 4077 CROSS PARK, SUITE 100
 BRYAN, TEXAS 77802

OWNER/DEVELOPER:
 LEFCO INVESTMENTS, INC.
 780 CLEPPER STREET, SUITE 100
 MONTGOMERY, TEXAS 77356

Surveying Southeast Texas since 1987
GLEZMAN SURVEYING, INC.
 1938 Old River Road, Montgomery, Texas 77356
 Firm No. 10039200
 Office (936) 582-6340 www.glezmansurveying.com



DOC # 2017096279
 Cabinet 002 Sheet 4813

STATE OF TEXAS
 COUNTY OF MONTGOMERY

I Philip LeFevre, President of Lefco Investments, INC., a Texas Corporation, acting individually or through the undersigned duly authorized agents, does hereby adopt this plat designating the herein described property as Estates of Lake Creek Village, 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 of Montgomery, Texas, and that a rough proportionality exists between the dedications, improvements, and exactions required under such 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 services including law enforcement, fire protection, medical response, inspection and code enforcement.

There is hereby dedicated a 5' aerial easement adjacent to all utility easement designated "U.E. and A.E." shown hereon from a plane 20 feet above the ground.

IN TESTIMONY WHEREOF, Philip LeFevre, authorized agent of Lefco Investments, INC. thereunto authorized and its common seal hereunto affixed this 16th day of October, 2017.

BY: [Signature]
 Philip LeFevre, President

BY: [Signature]
 Holly LeFevre, Secretary

STATE OF TEXAS
 COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Philip LeFevre, President known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 18 day of October, 2017.

BY: [Signature]
 Notary Public of Montgomery County, Texas

Printed name Susan Hensley
 My commission expires 04/02/19



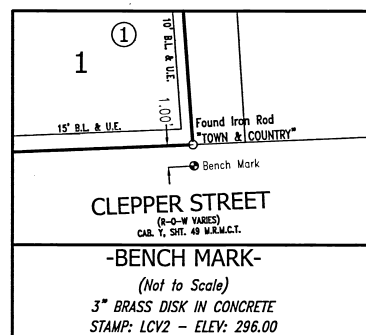
STATE OF TEXAS
 COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Holly LeFevre, Secretary known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 18 day of October, 2017.

BY: [Signature]
 Notary Public of Montgomery County, Texas

Printed name Susan Hensley
 My commission expires 4/2/19



DOC # 2017096279
 Cabinet 00Z Sheet 4812

STATE OF TEXAS
 COUNTY OF MONTGOMERY—McLennan

We, American Bank, N.A., owner(s) and holder of lien against the property described in the plat known as Estates of Lake Creek Village, said lien being evidenced by instrument of record in Clerk's File Number 2017052347 of the Real Property Records of Montgomery County, Texas do hereby in all things subordinate to said plat and said lien, and we hereby confirm that we are the present owner of said lien and have not assigned the same nor any part thereof.

BY: [Signature]
 Michael L. Schmidt, Senior Vice President

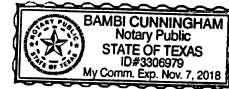
STATE OF TEXAS
 COUNTY OF MONTGOMERY—McLennan

BEFORE ME, the undersigned authority, on this day personally appeared Michael L. Schmidt, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 16 day of October, 2017.

BY: [Signature]
 Notary Public of Montgomery County, Texas

Printed name _____
 My commission expires _____



SURVEYOR'S CERTIFICATION

That I Michael Glezman, do hereby certify that I prepared this plat from an actual accurate survey of the land and that the corner monuments shown thereof were properly placed under my personal supervision in accordance with the subdivision regulation of the City of Montgomery, Texas.

BY: [Signature]
 Michael Glezman
 Registered Professional Land Surveyor
 Texas Registration No. 4627



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: [Signature]
 Ed Shackelford, P.E.
 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 23rd Day of October, 2017

BY: [Signature]
 Kirk Jones, Mayor
 City of Montgomery

BY: [Signature]
 Nelson Cox, Chairman
 Planning and Zoning Commission

ATTEST:
[Signature]
 Susan Hensley
 City Secretary



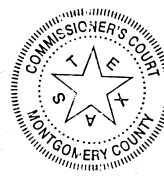
COUNTY CLERK

I, Mark Turnbull, 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 24 day of October, 2017, at 4:00 o'clock P, and duly recorded on 24 day of October, 2017 at 4:05 o'clock PM, in cabinet 2, sheet 4812 of Records of Maps for said County.

WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery, County Texas the day and date last above written.

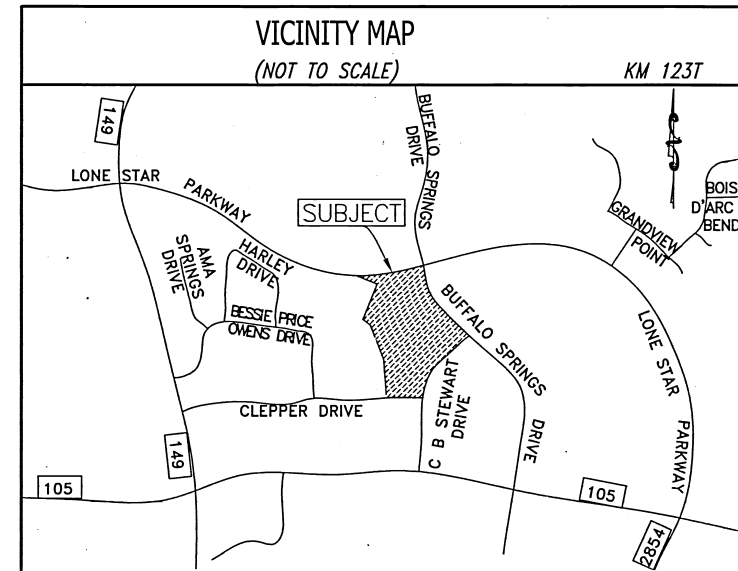
BY: [Signature]
 Mark Turnbull, Clerk, County Court,
 Montgomery County, Texas

BY: [Signature]
 Deputy



ENGINEER:
 GOODWIN-LASITER-STRONG
 4077 CROSS PARK, SUITE 100
 BRYAN, TEXAS 77802

OWNER/DEVELOPER:
 LEFCO INVESTMENTS, INC.
 780 CLEPPER STREET, SUITE 100
 MONTGOMERY, TEXAS 77356



CURVE TABLE						
CURVE	RADIUS	ARC	TANGENT	DELTA	CHORD BEARING	CHORD DISTANCE
C1	2140.02'	515.96'	259.24'	13°48'50"	N 82°59'53" E	514.71'
C2	690.00'	404.13'	208.05'	33°33'29"	S 30°38'58" E	398.38'
C3	690.00'	441.62'	228.67'	36°40'15"	S 30°41'13" W	434.21'
C4	690.00'	88.31'	44.22'	07°19'59"	S 09°46'50" W	88.25'
C5	299.22'	137.33'	69.90'	26°17'49"	S 54°38'42" E	136.13'
C6	337.98'	311.07'	167.55'	52°44'05"	S 67°51'53" E	300.21'
C7	300.80'	277.07'	119.25'	43°15'02"	N 64°08'33" E	221.71'
C8	28.00'	26.30'	14.21'	53°49'13"	S 14°30'40" E	25.35'
C9	28.00'	30.46'	16.94'	62°20'10"	N 78°35'47" W	28.98'
C10	8.00'	12.57'	08.00'	90°00'00"	S 87°34'17" W	11.31'
C11	8.00'	12.57'	08.00'	90°00'00"	N 02°25'43" W	11.31'
C12	8.00'	12.57'	08.00'	90°00'00"	N 87°34'17" E	11.31'
C13	8.00'	12.57'	08.00'	90°00'00"	S 02°25'43" E	11.31'
C14	705.00'	123.03'	61.67'	09°59'57"	S 38°26'15" E	122.88'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 20°39'37" E	82.06'
L2	S 47°25'42" E	72.66'
L3	S 41°12'18" E	84.55'
L4	S 00°47'49" W	14.54'
L5	S 38°24'07" W	62.49'
L6	S 43°10'13" W	15.65'
L7	S 82°12'05" W	104.23'
L8	N 25°23'50" W	122.85'
L9	N 48°32'14" W	107.22'
L10	N 67°42'36" W	19.62'
L11	N 68°37'22" W	25.66'
L12	N 42°34'16" E	48.05'
L13	S 42°34'17" W	8.33'
L14	S 42°34'16" W	5.57'
L15	S 42°34'17" W	18.41'
L16	N 42°34'17" E	18.41'

AREA TABLE		
LOT	SQ. FT.	ACREAGE
1	14348.5	0.3294
2	12149.6	0.2789
3	10721.7	0.2461
4	13184.7	0.3027
5	14366.4	0.3298
6	12340.5	0.2833
7	11415.5	0.2621
8	12528.1	0.2876
9	15248.9	0.3501
10	12364.9	0.2839
11	13424.9	0.1899
12	12579.6	0.3082
13	15031.8	0.2888
14	14523.5	0.3334
15	12433.1	0.2851
16	13235.2	0.3038
17	14907.1	0.3422
18	17374.0	0.3989
19	15053.9	0.3456
20	12628.0	0.2899
21	10917.8	0.2506
22	13031.0	0.2991

RESTRICTED RESERVES		
RESERVE	DESCRIPTION	ACREAGE
A	Restricted to commercial use	15.465 Acres (673,657.43 sq. ft.)
B	Restricted to commercial use	6.893 Acres (300,258.14 sq. ft.)
C	Restricted to signage	0.011 Acres (495.63 sq. ft.)

FINAL PLAT ESTATES OF LAKE CREEK VILLAGE

A RESIDENTIAL SUBDIVISION OF 30.6076 ACRES
 IN THE JOHN CORNER SURVEY, A-8
 MONTGOMERY COUNTY, TEXAS
 22 LOTS, 1 BLOCK, 3 RESERVES

SEPTEMBER 2017

SHEET 1 OF 2

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