

NOTICE OF REGULAR TELEPHONE/VIDEO CONFERENCE MEETING

March 2, 2021

MONTGOMERY PLANNING AND ZONING COMMISSION

STATE OF TEXAS

AGENDA

COUNTY OF MONTGOMERY

CITY OF MONTGOMERY

NOTICE TO THE PUBLIC IS HEREBY GIVEN in accordance with the order of the Office of the Governor issued March 16, 2020, the Montgomery Planning and Zoning Commission will conduct its Public Hearings and Regular Meeting scheduled for **6:00 p.m. on Tuesday, March 2, 2021**, at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas via Zoom Teleconferencing.

This meeting will be closed to in-person attendance by the public. A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. Telephonic and videoconferencing capabilities will be utilized to allow individuals to address the Commission. *Members of the public who wish to submit their written comments on a listed agenda item must submit their comments by email to dmccorquodale@ci.montgomery.tx.us by 3:00 p.m. on March 2, 2021.*

Members of the public are entitled to participate remotely via Zoom Teleconferencing. Citizens may join the Zoom Meeting by logging on at: <https://us02web.zoom.us/j/83749310296> Meeting ID **837 4931 0296**. They may also join by calling (346) 248-7799 and entering the Meeting ID: 837 4931 0296. The Meeting Agenda Pack will be posted online at www.montgomerytexas.gov. The meeting will be recorded and uploaded to the City's.

Notice - any person(s) using profane, abusive, or threatening language may result in them being removed from the Teleconference Meeting.

CALL TO ORDER

VISITOR/CITIZENS FORUM

Any citizen with business not scheduled on the agenda may speak to the Commission. Prior to speaking, each speaker must be recognized by the Chairman. The Commission may not discuss or take any action on any item but may place the issue on a future agenda.

CONSIDERATION AND POSSIBLE ACTION:

1. Consideration and possible action regarding regular meeting minutes of February 2, 2021.
2. Consideration and possible action regarding the following exterior modifications at 14351 Liberty Street in the Historic Preservation District:
 - a. Front facade painting.
 - b. New building sign.
3. Consideration and possible action regarding approval of the final plat for Hills of Town Creek Section Four.

COMMISSION INQUIRY:

Pursuant to Texas Government Code Sect. 551.042 the Planning & Zoning Commission may inquire about a subject not specifically listed on this Agenda. Responses are limited to recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision shall be limited to a proposal to place on the agenda of a future meeting.

EXECUTIVE SESSION:

The Planning and Zoning Commission reserves the right to discuss any of the items listed specifically under this heading or for any items listed above in executive closed session as permitted by law including if they meet the qualifications in Sections 551.071(consultation with attorney), 551.072 (deliberation regarding real property),551.073 (deliberation regarding gifts), 551.076 (deliberation regarding security devices), and 551.087 (deliberation regarding economic development negotiations) of Chapter 551 of the Government Code of the State of Texas. *(There are no items at this time.)*

ADJOURNMENT



Susan Hensley, City Secretary

I certify that the attached notice of meeting was posted on the bulletin board at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas, on the 26th day of February 2021 at 11:45 o'clock a.m. I further certify that the following news media was notified of this meeting as stated above: The Courier

This facility is wheelchair accessible and accessible parking spaces are available. Please contact the City Secretary's office at 936-597-6434 for further information or for special accommodations.

MINUTES OF REGULAR MEETING

February 2, 2021

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Chairman Waddell declared a quorum was present and called the meeting to order at 6:10 p.m.

Present: Britnee Ghutzman, Jeffrey Waddell, Allyson Clark, Merriam Walker, Keri May

Absent: None

Also Present: Dave McCorquodale, Assistant City Admin. / Director of Planning & Development

Chris Roznovsky, City Engineer

VISITOR/CITIZENS FORUM

No comments given.

1. Consideration and possible action regarding regular meeting minutes of January 5, 2020.

Britnee Ghutzman moved to approve the minutes as amended to note Commissioner May's absence from the January meeting. Allyson Clark seconded the motion, the motion carried unanimously. (5-0)

2. Consideration and possible action regarding approval of construction plans for Town Creek Crossing Section One.

The City Engineer provided an overview of the plans and review process. Chairman Waddell asked about the proposed parks and amenities for the development. Ms. Hilliary Dumas spoke to the developer's plans for neighborhood amenities. Merriam Walker asked how the drainage study relates to proposed park amenities. Mr. Roznovsky explained the scope and process of how the City reviews drainage plans. Allyson Clark noted she was not able to download the plans. Britnee Ghutzman moved to conditionally approve the construction plans per the City Engineer's recommendation. Merriam Walker seconded the motion, the motion carried unanimously. (5-0)

3. Consideration and possible action regarding a proposed wall sign for 3D’s Deli located at 401 College Street, Suite 170, in the Historic Preservation District.

Staff introduced the item and Allyson Clark commented on the lack of details pertaining to the sign, noting the submittal lacked standard details and information related to the physical sign and installation. After discussion on the generally acceptable nature of the proposed graphics, the Commission felt the item should be tabled to allow the applicant to provide information from their sign contractor. Merriam Walker moved to table the item pending submittal of information from the applicant’s sign company. Allyson Clark seconded the motion, the motion carried unanimously. (5-0)

4. Consideration and possible action regarding a proposed wall sign for One Property Group located at 302 John A Butler, in the Historic Preservation District.

Staff introduced the item, and the Commission discussed the proposed sign. Merriam Walker noted the sign proof document stated the colors were listed as “TBD”. The applicant was not present to clarify the question. It was agreed that the colors on the proposal and the business’ website were consistent with the downtown aesthetics and would be acceptable. Keri May moved to approve the sign application conditional on the sign colors being what was submitted and on the owner’s website logo. Allyson Clark seconded the motion, the motion carried unanimously. (5-0)

5. Consideration and possible action regarding a recommendation to City Council for a Special Use Permit Application by Cornerstone Community Church to be located a church in a “B” – Commercial Zoning District (20821 Eva St, Suites “K” & “L” at Montgomery Trace Shopping Center).

Staff introduced the item and Mr. Gerald Coleman from the church was in attendance to answer questions. Mr. Coleman stated the church has been meeting in the Montgomery High School auditorium and they are looking for a more permanent home. He added the church would also like to provide a place for students and others to have a free coffee and wi-fi. Merriam Walker asked for clarification why the City would need to review the matter. Staff gave an overview of how land uses are separated by the City’s Zoning Ordinance and when an SUP is needed. The Commission discussed topics covering parking at the location, length of the lease, building facilities, fire department approval and emergency exit planning. Mr. Coleman said the church anticipates planning for emergency situations if the City approves the permit. Allyson Clark asked about public safety costs for funeral

escorts. Mrs. Darla Weaver, co-pastor of Lone Star Cowboy Church, spoke to the operations at their church and said public safety personnel were paid by the church when they were needed. Staff provided details about the SUP process and timeline. Britnee Ghutzman moved to recommend approval of the Special Use Permit for Cornerstone Community Church. Allyson Clark seconded the motion, the motion carried unanimously. (5-0)

6. Consideration and possible action regarding a variance request to the visual barrier requirements of Section 78-162 of the City Code as submitted by Lone Star Cowboy Church.

Staff introduced the item provided an overview of the visual barrier requirements found in the ordinance and spoke to the visual exhibit. Chris Roznovsky also spoke to the ordinance requirements. The Commission asked Mrs. Weaver for details regarding the number of steers grazing on the property and where existing fences are located relative to where the new fences are proposed. Mr. Carl Kiser, the adjacent property owner, spoke to the Commission about his concern regarding a lack of privacy for his home caused by the clearing on the LSCC property. Mr. Kiser stated he is opposed to the variance request and expressed his desire to work with the church on a solution that satisfies both parties. Mrs. Ghutzman stated it sounded like the parties were willing to find a compromise on the visual barrier and perhaps giving them time to talk would be the best solution. Merriam Walker moved to table the item to give the parties to work together on a solution. Allyson Clark seconded the motion, the motion carried unanimously. (5-0)

Commission Inquiry

None.

Adjournment

Merriam Walker moved to adjourn the meeting at 8:15 p.m. Allyson Clark seconded the motion, the motion carried unanimously. (5-0)

Prepared by: _____ Date approved: _____
Dave McCorquodale

Chairman Jeffrey Waddell

Attest: _____
Susan Hensley, City Secretary

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: March 9, 2021	Budgeted Amount: N/A
Prepared By: Dave McCorquodale	Exhibits: Painting description, colors, and photos; sign application

Subject

Consideration and possible action regarding the following exterior modifications at 14351 Liberty Street in the Historic Preservation District:

- a. Front façade painting.
- b. New building sign

Description

The new owners of the property are requesting to repaint the front façade and are rebranding the business from The Antiques Emporium to Homewood Market.

The two items can be approved or denied separately.

Recommendation

Consider the proposed modifications and approve or deny each of the requests.

Approved By

Asst. City Administrator	Dave McCorquodale <i>DM</i>	Date: 02/25/2021
City Administrator	Richard Tramm <i>RT</i>	Date: 02/25/2021

To: City of Montgomery Planning and Zoning Commission

From: Karl and Deborah Brosch

Re: Request for commercial paint scheme approval

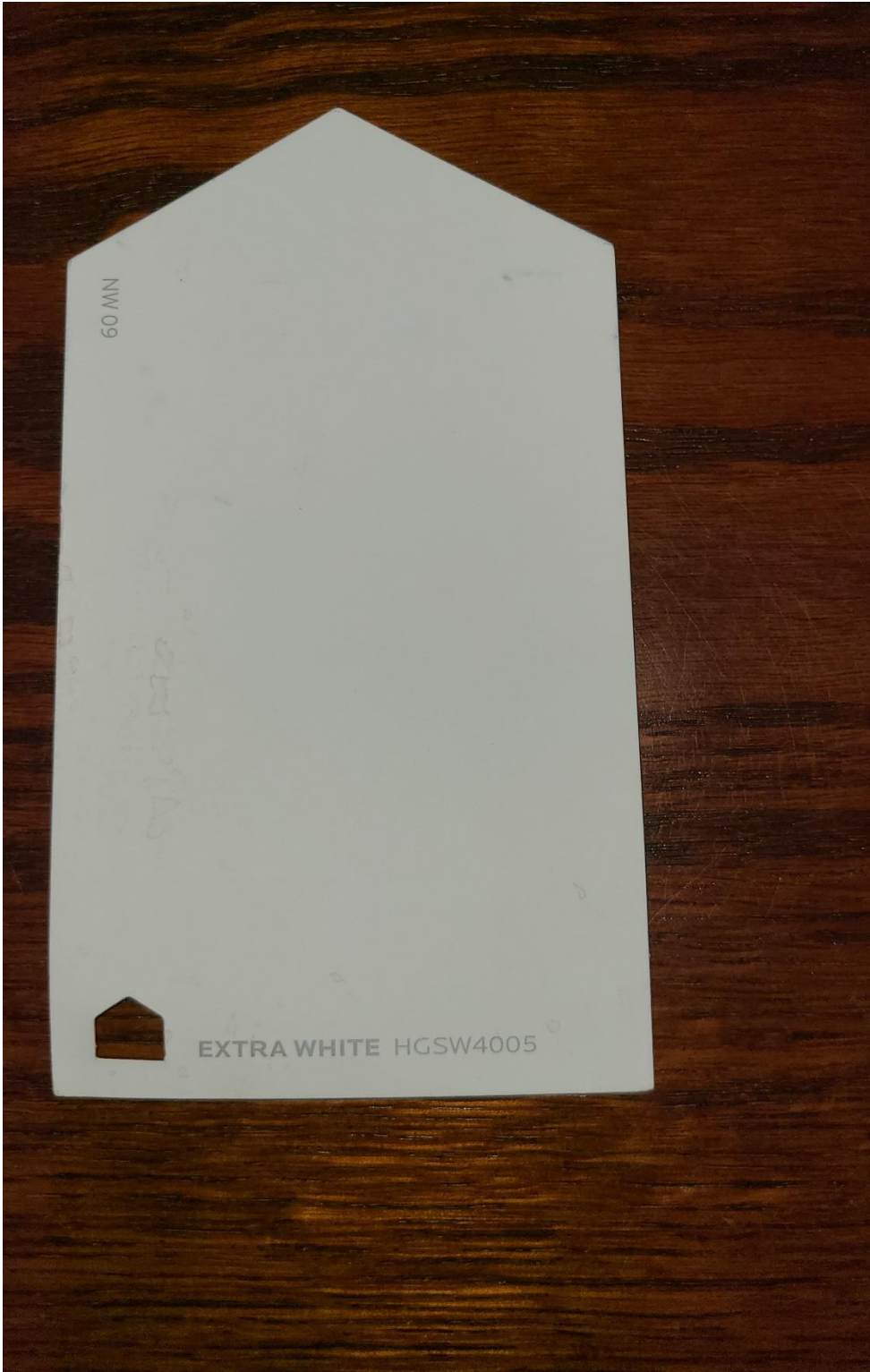
We have just acquired the commercial property located at 14351 Liberty St. We are requesting your approval of a new paint scheme for this property. Please review the following information as requested by Sec 98-349.

1. Karl and Deborah Brosch – 303 Mason St. - kbrosch3691@gmail.com & dbrosch2@gmail.com - Karl – 936-203-4091 – Deborah 936-203-5150
We currently own the property.
2. We would like to repaint the front of the building due to the deterioration of the current paint scheme. We are requesting to paint the portion above and below the porch roof. The requested trim color for the front of the building is called **Extra White** by Sherwin Williams. The building requested paint color is called **Dyed indigo** and is also made by Sherwin Williams. I have added the colors as an attachment to this email.

Requested Building Color – DYED INDIGO



Requested Trim Color – EXTRA WHITE



3. The location of the property is 14351 Liberty St. We have also added the adjacent properties.

Property Picture – 14351 Liberty



Property to the North of 14351 Liberty -



Property To the South of 14351 Liberty –



6. The description of Colors to be used in our project will be the following:

- A. Main building Color Requested = Dyed Indigo Blue by Sherwin Williams – HGSW1381
- B. Trim color requested = Extra White by Sherwin Williams – HGSW4005
- C. The majority of the sanding and painting will be completed by the property owners.

Thank you for your time reviewing our paint scheme request for our new project. Please do not hesitate to email or call if you have any questions

Karl and Deborah Brosch

303 Mason St.

Montgomery Tx 77356

936-203-4091 & 936-203-5150



WWW.MONTGOMERYTEXAS.GOV

Sign Permit Application

CITY OF MONTGOMERY

101 Old P lantersville Road
 Montgomery, T exas 77356
 936 -5 97 -6434

permits@ci.montgomery.tx.us

SIGN PERMIT APPLICATION EXPIRES IN
 180 D AYS (NON -TRANSFERABLE)

TEMPORARY SIGN?	YES <input type="checkbox"/>	NO <input type="checkbox"/>
PERMANENT SIGN?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
Pre -Existing OR New	Pre-Existing <input type="checkbox"/>	NEW <input type="checkbox"/>

Permit:

Date: 2/24/21

JOB ADDRESS: 14351 Liberty St - Montgomery, TX 77356	BUSINESS NAME: Homewood Market	
BUSINESS OWNER: Karl & Debbie Brosch	MAILING ADDRESS:	TELEPHONE: 936-203-5150
APPLICANT: JK Graphics, Inc	MAILING ADDRESS: 118 Cape Conroe Dr - Montgomery, TX 77356	TELEPHONE: 936-447-1869

CONTRACTOR LICENSE (if electrical):

IS THE SIGN IN THE HISTORIC PRESERVATION DISTRICT ?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	IS THE SIGN ILLUMINATED?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
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SIGN PLACEMENT: Mounted on front of building - see attached layout	VALUATION:
SIGN DESIGN & COLOR SCHEME: Alumanpanel with digital full color print	

SIGN TYPE	SIGN DIMENSIONS	
FREESTANDING MONUMENT SIGN	SIGN HEIGHT	48"
BUILDING WALL SIGN Yes	SIGN WIDTH	96"
BANNER	TOTAL SQ FT	32
OTHER	SET BACK	
	LOT LINEAR FOOTAGE	

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be complied with whether or not specified herein. The granting of a permit does not presume to give authority to violate or cancel the provisions of any state or local law regulating construction or the performance of construction.

NAME :	SIGNATURE :
---------------	--------------------

OFFICE USE ONLY

APPROVED		TOTAL FEE:	\$
DATE			
COMMENTS:			

PROOF

- Proof APPROVED as is
- OK with changes
- NEW Proof needed

READ PROOF CAREFULLY

Please review the layout(s) below and advise whether approved or changes for production.
Please reply via this email noting order is approved or noting any changes.

****Production will not begin until approval is emailed or fax back stating APPROVED.****



Installation
14 metal 4" screws
Mount to hardiplank siding
Alumapanel sign face

DATE 2/19/21
 ORDER NUMBER 21-3 0367
 QUANTITY 1
 STOCK alumapanel
 INK digital
 SIZE 4'x8'
 SIDES 1
 OTHER screw mount
 PRICE \$225.00
 GRAPHIC FEES -0-
 INSTALLATION na

1 Sided



sign face

----- Street view

YOU MUST CHECK THE FOLLOWING:

WORDING - SPELLING: Is everything spelled correctly? Check all names and words.

LAYOUT: Do all components correlate to each other?

SIZE: Check the size noted on the drawing.

Changes may have been necessary to meet the size requirements.

***ONCE APPROVED, YOU ARE RESPONSIBLE FOR 1/2 OF THE REMAKE COST SHOULD ANY ERRORS BE FOUND AFTER PRODUCTION BEGINS. NO EXCEPTIONS.**

www.jkgraphicsinc.com
 281-351-1111 (Tomball 249)
 832-559-8697 (Tomball Kobs)
 936-447-1869 (Montgomery)
 281-356-2167 (Magnolia)
 936-372-8299 (Waller)

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: March 9, 2021	Budgeted Amount: N/A
Prepared By: Dave McCorquodale	Exhibits: Engineer's memo and project update; final plat

Subject

Consideration and possible action regarding approval of the final plat for Hills of Town Creek Section Four.

Description

The city engineer will be at the meeting to provide additional information as needed. City staff concurs with the engineer's recommendation to conditionally approve the final plat.

In addition to and separate from the final plat memo, the engineer has provided a project update for the Commission that reviews the current status of the project and upcoming steps.

Recommendation

Conditionally approve the final plat pending receipt of a performance bond for 100% of the remaining construction contract amount in a format acceptable to the City.

Approved By

Asst. City Administrator	Dave McCorquodale <i>DL</i>	Date: 02/26/2021
City Administrator	Richard Tramm <i>RT</i>	Date: 02/26/2021



1575 Sawdust Road, Suite 400
The Woodlands, Texas 77380
Tel: 281.363.4039
Fax: 281.363.3459
www.jonescarter.com

February 25, 2021

The Planning and Zoning Commission
City of Montgomery
101 Old Plantersville Rd.
Montgomery, Texas 77356

Re: Submission of Final Plat
Hills of Town Creek Section 4
City of Montgomery

Dear Commission:

We reviewed the Final Plat submission for The Hills of Town Creek Section 4, owned by The Hills of Town Creek, LLC ("the Owner"), on behalf of the City of Montgomery. The Owner has requested platting of the tract for the development of 31 single-family residential lots and 2 reserves.

Our review was based on The City of Montgomery's Code of Ordinances, Chapter 78, Section 61 and any other applicable chapters. We offer no objection to the plat as submitted. We recommend the Commission approve the plat conditional upon receipt of a performance bond for 100% of the remaining construction contract amount in a format acceptable to the City.

If you have any questions or comments, please contact me.

Sincerely,

A handwritten signature in blue ink that reads 'Chris Roznovsky'.

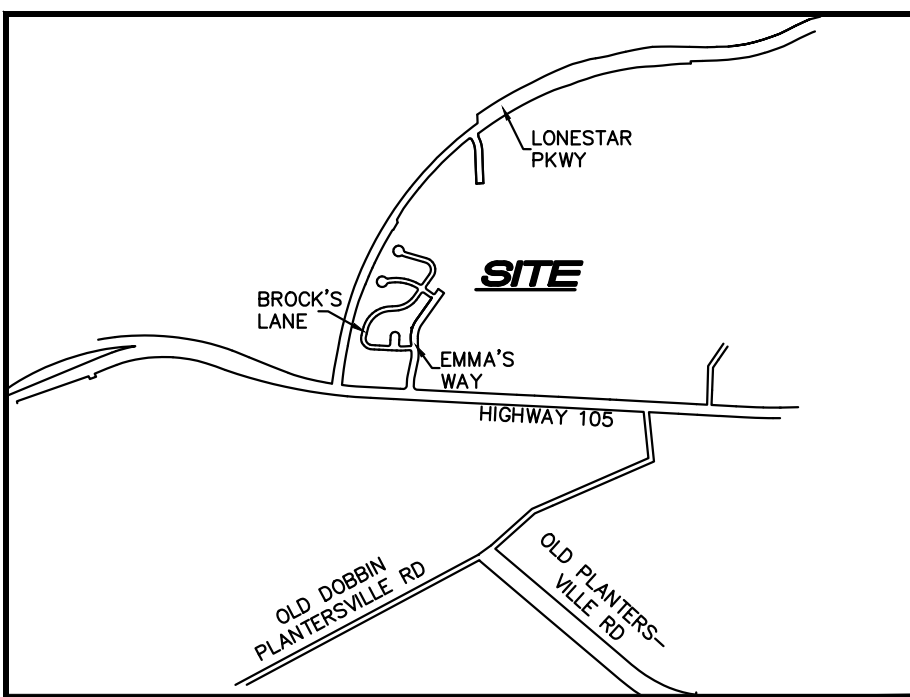
Chris Roznovsky, PE
Engineer for the City

CVR/kmv

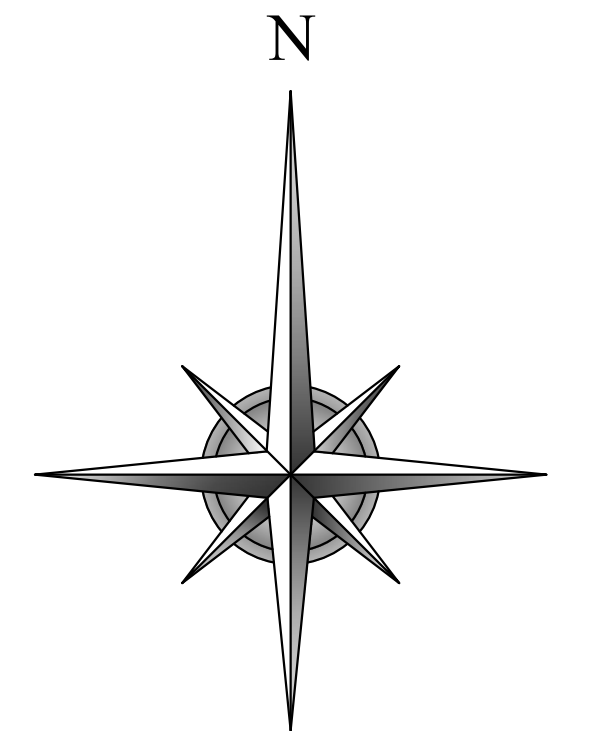
K:\W5841\W5841-2004-00 Hills of Town Creek Sec. 4\Project Management\Letters\Plat Review\FINAL PLAT CONDITIONAL APPROVAL Hills of Town Creek Sec. 4 02252021.doc

Enclosures: Final Plat

cc: The Honorable Mayor and City Council – City of Montgomery
Mr. Richard Tramm – City of Montgomery, City Administrator
Ms. Susan Hensley – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney
Mr. Clemente Turrubiartes, PE, RPLS – Core Land Surveying, Inc.



LOCATION MAP
NOT TO SCALE



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

LEGEND / ABBREVIATIONS

CAB.	CABINET
C.F.N.	CLERK'S FILE NUMBER
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
PROPERTY MARKER	○

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.

**FINAL PLAT
THE HILLS OF TOWN CREEK
SECTION 4
A SUBDIVISION OF
8.1365 ACRES (354,425 SQ FT.)
BENJAMIN RIGBY LEAGUE, ABSTRACT 31
MONTGOMERY COUNTY, TEXAS**

**31 LOTS 2 RESERVES 1 BLOCK
JANUARY 2021**

SURVEYOR:



LAND SURVEYING TBPLS REG NO. 10194560
10210 GROGANS MILL ROAD, SUITE 120
THE WOODLANDS, TX 77380
T: 224.828.1208
corelandsurveying.com

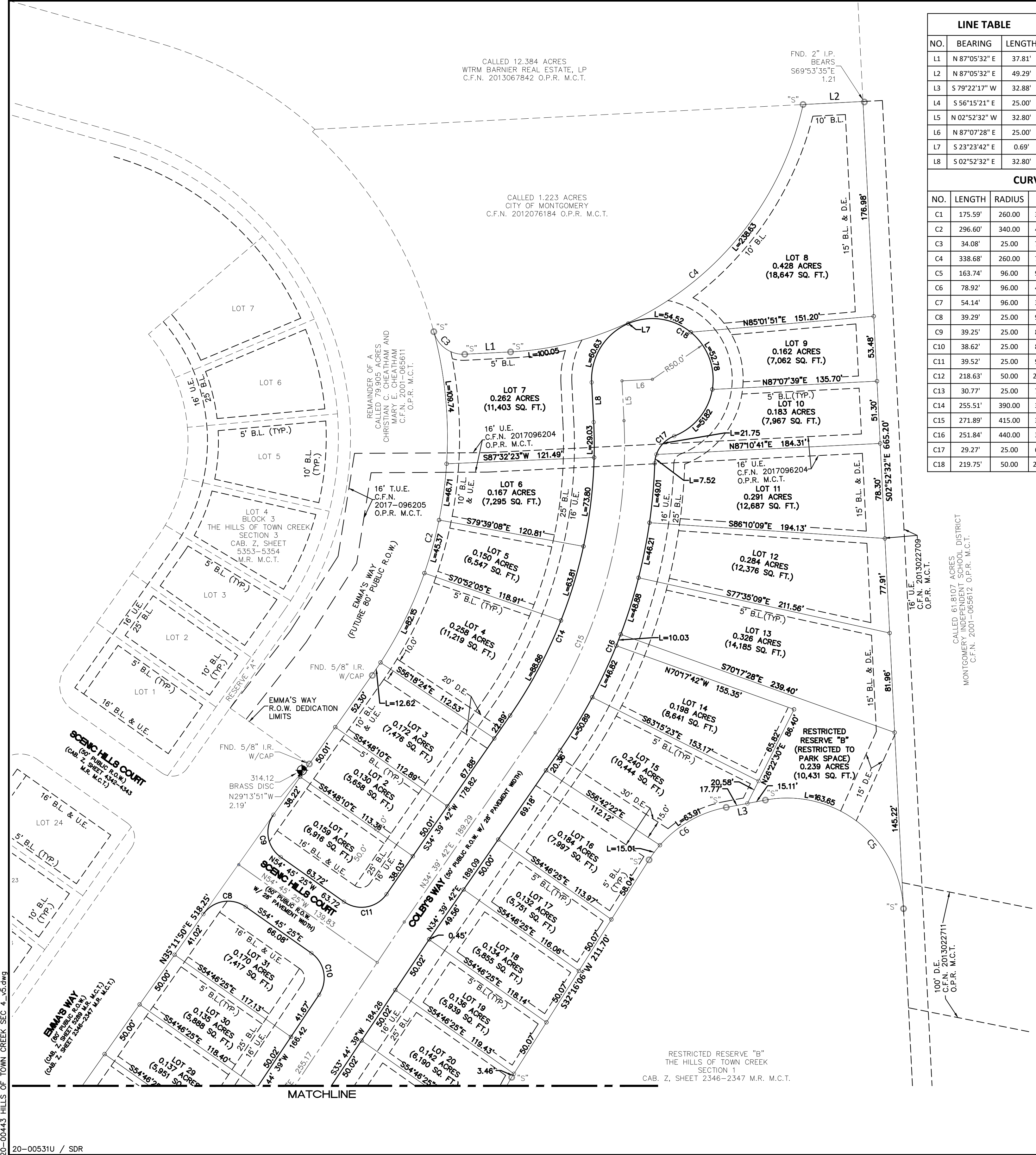
ENGINEER:



21123 EVA ST #200,
MONTGOMERY, TX 77356
(936) 647-0420

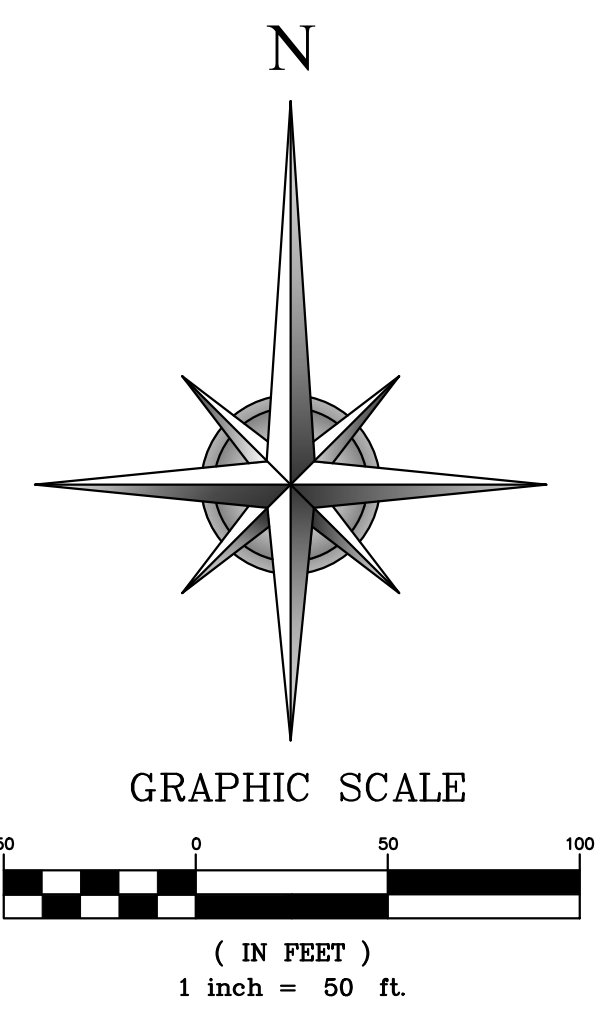
- GENERAL NOTES:
- The coordinates shown hereon are Texas Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor 0.999922.
 - Distances shown along curves are arc lengths.
 - Flood Statement: This site (proposed area) is 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 "Core 6657" 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.

20-00443 HILLS OF TOWN CREEK SEC 4_v5.dwg



LINE TABLE		
NO.	BEARING	LENGTH
L1	N 87°05'32" E	37.81'
L2	N 87°05'32" E	49.29'
L3	S 79°22'17" W	32.88'
L4	S 56°15'21" E	25.00'
L5	N 02°52'32" W	32.80'
L6	N 87°07'28" E	25.00'
L7	S 23°23'42" E	0.69'
L8	S 02°52'32" E	32.80'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	175.59'	260.00'	38°41'38"	N 15°50'59" E	172.27'
C2	296.60'	340.00'	49°58'54"	N 10°12'24" E	287.28'
C3	34.08'	25.00'	78°06'01"	S 53°51'15" E	31.50'
C4	338.68'	260.00'	74°38'06"	N 49°46'29" E	315.24'
C5	163.74'	96.00'	97°43'25"	N 51°46'06" W	144.60'
C6	78.92'	96.00'	47°06'15"	S 55°49'11" W	76.72'
C7	54.14'	96.00'	32°18'55"	S 16°06'41" W	53.43'
C8	39.29'	25.00'	90°02'44"	N 80°13'13" E	35.37'
C9	39.25'	25.00'	89°57'16"	N 09°46'47" W	35.34'
C10	38.62'	25.00'	88°30'04"	S 10°30'23" E	34.89'
C11	39.52'	25.00'	90°34'53"	S 79°57'08" W	35.53'
C12	218.63'	50.00'	250°31'44"	N 88°28'47" E	81.65'
C13	30.77'	25.00'	70°31'44"	S 01°31'13" E	28.87'
C14	255.51'	390.00'	37°32'14"	N 15°53'35" E	250.96'
C15	271.89'	415.00'	37°32'14"	S 15°53'35" W	267.05'
C16	251.84'	440.00'	32°47'37"	N 18°15'53" E	248.41'
C17	29.27'	25.00'	67°04'15"	N 35°24'12" E	27.62'
C18	219.75'	50.00'	251°48'53"	N 56°58'07" W	81.00'



- LEGEND / ABBREVIATIONS**
- CAB. CABINET
 - C.F.N. CLERK'S FILE NUMBER
 - FND. FOUND
 - I.R. IRON ROD
 - O.P.R. OFFICIAL PUBLIC RECORDS
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 - M.R. MAP RECORDS
 - R.O.W. RIGHT OF WAY
 - (TYP.) TYPICAL
 - V.S. VEGETATION SETBACK
 - PROPERTY MARKER ○

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.

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THE HILLS OF TOWN CREEK
SECTION 4
 A SUBDIVISION OF
 8.1365 ACRES (354,425 SQ. FT.)
 BENJAMIN RIGBY LEAGUE, ABSTRACT 31
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31 LOTS 2 RESERVES 1 BLOCK
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SURVEYOR: **CORE** ENGINEER: **L SQUARED ENGINEERING**
 LAND SURVEYING TBPLS REG NO. 10194560
 10210 GROGANS MILL ROAD, SUITE 120
 THE WOODLANDS, TX 77380
 T: 224.828.1208
 corelandsurveying.com
 21123 EVA ST #200,
 MONTGOMERY, TX 77356
 (936) 647-0420

20-00443 HILLS OF TOWN CREEK SEC 4-15.dwg

LEGEND / ABBREVIATIONS

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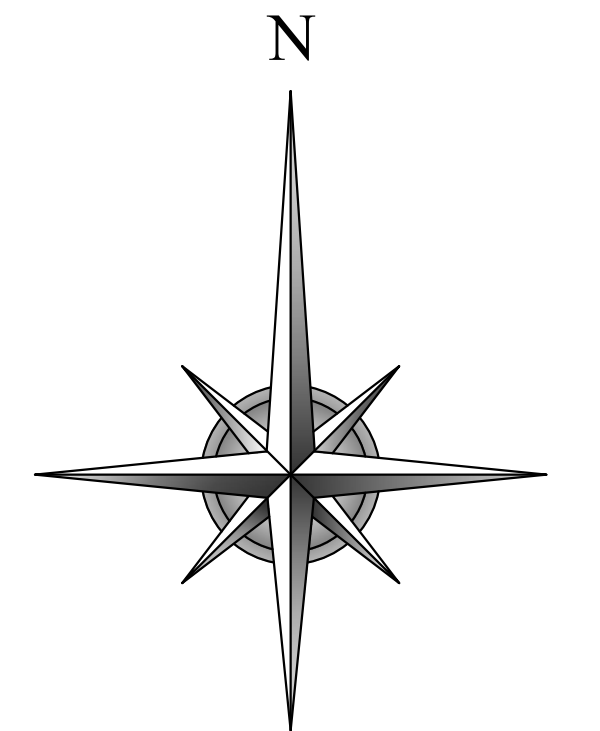
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BRASS DISK IN CONCRETE IN THE SOUTHEAST RIGHT-OF-WAY OF EMMA'S WAY LOCATED NORTH 29°13'51" WEST, A DISTANCE OF 2.19' FROM THE COMMON CORNER OF LOTS 1 AND 2, BLOCK 1, THE HILLS OF TOWN CREEK.

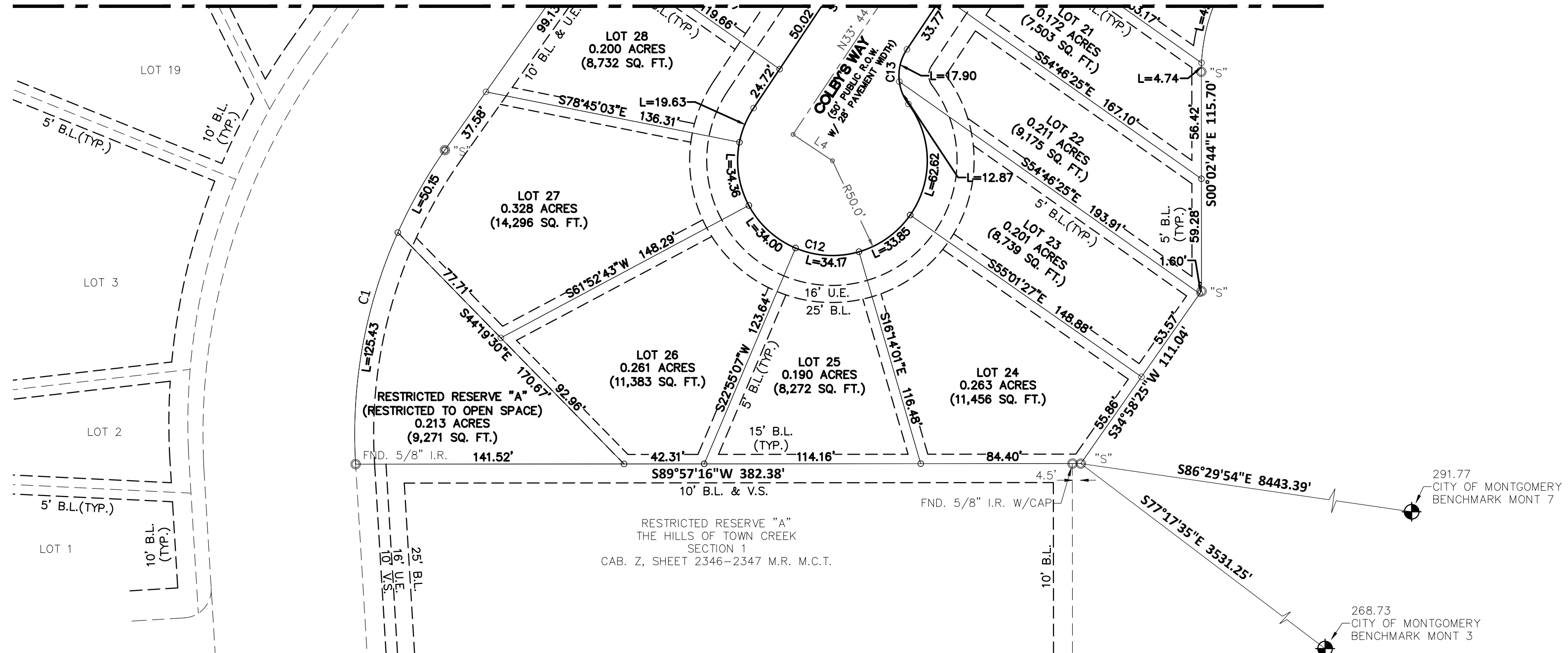


GRAPHIC SCALE



(IN FEET)
 1 inch = 50 ft.

MATCHLINE



LINE TABLE		
NO.	BEARING	LENGTH
L1	N 87°05'32" E	37.81'
L2	N 87°05'32" E	49.29'
L3	S 79°22'17" W	32.88'
L4	S 56°15'21" E	25.00'
L5	N 02°52'32" W	32.80'
L6	N 87°07'28" E	25.00'
L7	S 23°23'42" E	0.69'
L8	S 02°52'32" E	32.80'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHD. BRG.	CHORD
C1	175.59'	260.00	38°41'38"	N 15°50'59" E	172.27'
C2	296.60'	340.00	49°58'54"	N 10°12'24" E	287.28'
C3	34.08'	25.00	78°06'01"	S 53°51'15" E	31.50'
C4	338.68'	260.00	74°38'06"	N 49°46'29" E	315.24'
C5	163.74'	96.00	97°43'25"	N 51°46'06" W	144.60'
C6	78.92'	96.00	47°06'15"	S 55°49'11" W	76.72'
C7	54.14'	96.00	32°18'55"	S 16°06'41" W	53.43'
C8	39.29'	25.00	90°02'44"	N 80°13'13" E	35.37'
C9	39.25'	25.00	89°57'16"	N 09°46'47" W	35.34'
C10	38.62'	25.00	88°30'04"	S 10°30'23" E	34.89'
C11	39.52'	25.00	90°34'53"	S 79°57'08" W	35.53'
C12	218.63'	50.00	250°31'44"	N 88°28'47" E	81.65'
C13	30.77'	25.00	70°31'44"	S 01°31'13" E	28.87'
C14	255.51'	390.00	37°32'14"	N 15°53'35" E	250.96'
C15	271.89'	415.00	37°32'14"	S 15°53'35" W	267.05'
C16	251.84'	440.00	32°47'37"	N 18°15'53" E	248.41'
C17	29.27'	25.00	67°04'15"	N 35°24'12" E	27.62'
C18	219.75'	50.00	251°48'53"	N 56°58'07" W	81.00'

FINAL PLAT
 THE HILLS OF TOWN CREEK
 SECTION 4
 A SUBDIVISION OF
 8.1365 ACRES (354,425 SQ. FT.)
 BENJAMIN RIGBY LEAGUE, ABSTRACT 31
 MONTGOMERY COUNTY, TEXAS

31 LOTS 2 RESERVES 1 BLOCK
 JANUARY 2021

SURVEYOR:



LAND SURVEYING TBPLS REG NO. 10194560
 10210 GROGANS MILL ROAD, SUITE 120
 THE WOODLANDS, TX 77380
 T: 224.828.1208
 corelandsurveying.com

ENGINEER:



21123 EVA ST #200,
 MONTGOMERY, TX 77356
 (936) 647-0420

STATE OF TEXAS
COUNTY OF MONTGOMERY

That The Hills of Town Creek, LLC 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 4 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, The Hills of Town Creek, LLC have caused these presents to be signed by Chris Cheatham, its President thereunto authorized, this ____ day of _____, 2021.

The Hills of Town Creek, LLC

By: _____
Chris Cheatham, President

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared Chris Cheatham, its President, 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 _____, 2021.

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.

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, 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 ____ Day of _____, 2021

ATTEST:

By: _____
Sara Countryman
Mayor

By: _____
Nelson Cox
Chairman-Planning Zoning Commission

By: _____
Susan Hensley
City Secretary

I, _____, 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 _____, 2021, at ____ o'clock, __M., and duly recorded on _____ 2021, 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: _____
Mark Turnbull, Clerk County Court
Montgomery County, Texas

By: _____ Deputy

We, Allegiance Bank, owner and holder of a lien against the property described in the plat known as Hills of Town Creek, Section 4, said lien being evidenced by instrument of record in Clerk's File No. 2020102816 of the Real Property Records of Montgomery County, Texas, do hereby in all things subordinate to said plat 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: _____

Print Name: _____

Title: _____

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, the undersigned authority, on this day personally appeared _____ 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 _____, 2021.

Notary Public in and for the State of Texas

Print Name: _____

My Commission expires: _____

FINAL PLAT
THE HILLS OF TOWN CREEK
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SURVEYOR:
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LAND SURVEYING TBPLS REG NO. 10194560
10210 GROGANS MILL ROAD, SUITE 120
THE WOODLANDS, TX 77380
T: 224.828.1208
corelandsurveying.com

ENGINEER:
L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
21123 EVA ST #200,
MONTGOMERY, TX 77356
(936) 647-0420

February 25, 2021

The Planning and Zoning Commission
City of Montgomery
101 Old Plantersville Rd.
Montgomery, Texas 77356

Re: Project Update
Hills of Town Creek Section 4
City of Montgomery

Dear Commission:

As you are aware, the Hills of Town Creek Section 4 development is under construction. The contractor has completed the installation of a majority of the underground utilities and is currently working on paving and site grading. Below are photos of current construction.



Installation of waterline



Installation of concrete roadway

As a reminder, the developer is required to submit the following items prior to the acceptance of the public infrastructure and the issuance of building permits for homes:

- Proof of a maintenance agreement between the Homeowner's Association and landowner for joint use and maintenance of the detention pond
 - In progress
- An approved landscape plan for the proposed park
 - In progress



1575 Sawdust Road, Suite 400
The Woodlands, Texas 77380
Tel: 281.363.4039
Fax: 281.363.3459
www.jonescarter.com

If you have any questions or comments, please contact me.

Sincerely,

A handwritten signature in blue ink that reads 'Chris Roznovsky'.

Chris Roznovsky, PE
Engineer for the City

CVR/kmv

K:\W5841\W5841-2004-00 Hills of Town Creek Sec. 4\Project Management\Letters\P&Z Project Update Hills of Town Creek Sec. 4 02252021.doc

Enclosures: N/A

cc: The Honorable Mayor and City Council – City of Montgomery
Mr. Richard Tramm – City of Montgomery, City Administrator
Ms. Susan Hensley – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney