



Documentation of Public Meeting

Project Location

Montgomery County

Farm-To-Market 149 (FM 149)

Project Limits

From Existing FM 149 South of Lake Creek Bridge to State Highway (SH) 249

Meeting Location

In-Person Public Meeting at:

The Magnolia Event Center

11659 FM 1488

Magnolia, TX, 77354

Meeting Date and Time

June 14, 2023, from 5:00 p.m. to 7:30 p.m.

Translation Services

No translation services were provided

Presenters

Blair Stocker, P.E., with DEC

Elected Officials in Attendance

Chris Jones, Montgomery County Precinct 5 Constable

Total Number of Attendees (approx.)

26

Total Number of Comments

8



Contents

- A. Comment/Response Matrix
- B. Notices Provided
- C. Sign-In Sheets
- D. Comments Received
- E. Figures



Appendix A: Comment/Response Matrix

Contents

1. Comment/Response Matrix

Farm-To-Market (FM) 149 Extension
From Existing FM 149 South of Lake Creek Bridge to State Highway (SH) 249
Public Comment Response Matrix

Comment No.	First Name	Last Name	Elected Official	Source	Address for future notifications	City	State	Zip Code	Email	Support	How did you hear about the event tonight?	Comment	Response
1	Zaldy	Daguman	—	Email	—	—	—	—	zaldy.daguman@construction.com	—	—	Good day! I am with Dodge Construction Network. Can you confirm if the Civil Engineering firm for this project is the DE Corp? Thanks for your time!	Yes, we are the design firm for the FM 149 project.
2	Zaldy	Daguman	—	Email	—	—	—	—	zaldy.daguman@construction.com	—	—	Thank you for confirming. Do you have an idea regarding the bidding schedule, construction start date and completion date?	We are still in the schematic stage. Bidding will not begin until the first quarter of 2025 at the earliest.
3	Dana	Findlay	—	Email	—	—	—	—	dana.findlay13@gmail.com	—	—	Good morning Victor, I hope you had a great 4th of July! I'm curious how this new proposal will handle the volume of traffic traveling on 149 from 1488. It appears there will be a 2-lane exit on the west side of 149 near Jackson Road. I travel up 149 from 1488 every day and traffic backs up often past the Magnolia fire station. I don't see that this option will ease traffic. Also, we have a difficult time exiting from Stillwater Blvd currently. How will we be able to safely get onto 149 (especially to go west) with traffic traveling at a fast rate of speed? The railroad track and turn by the Lake Creek bridge currently aid us by forcing cars to slow down. Kind regards, Dana Findlay	Dana, I am Blair Stocker, the Project Manager for this project. As per your message below, we have done traffic studies with volumes projected 20 years in the future and have found the intersection I believe you are questioning works well. We have 2 left turn lanes from Jackson Road NB onto what we call Access Road 1 which clears the queue at that intersection. Those queues you mentioned on existing FM 149 should go away due to the new FM 149 construction. Also, the RR track crossing will be closed eliminating those related queues as well. If you would like more information or would like to discuss further, please contact me directly. I'd be more than willing to walk you through the design layout exhibited at the public meeting. If you have Teams, we could do a teams call or meet in person, whatever will work for you. Please advise. Thanks, Blair Stocker
4	Paul	Kleinpeter	—	Comment Form	21262 Hidden Bend Loop	Magnolia	TX	77354	paul.kleinpeter@flash.net	Undecided - convince me!	Social media	Existing 149 is a beautiful, tree lined corridor. Will the trees and shrubbery along the railroad be preserved?	Paul, As required by National Environmental Protection Act (NEPA) we have to mitigate all impacts on many environmentally sensitive areas including trees/vegetation. We will do everything we can to mitigate the trees that exist there now. However, to build the roadway we will have to cut and remove some trees. We will try and preserve what we can, and plant additional trees as required.
5	Shelly	Lane	—	Email	—	—	—	—	shellygiesinger@netscape.net	—	—	I am working tonight and can not attend the meeting Commissioner Riley is having about the expanding 149 to 249. I looked on the Engineering site but could not find any more information or maps. I am just curious on the time line and I assume there will be a time when the current 149 coming off Jackson Road will have to be closed and wondering how traffic will be rerouted. This is my right to work and while I am excited about the project, I am also concerned about traffic issues because you can not get into Magnolia proper at 5 because of road construction and I am just curious how the two projects will overlap. Thanks, Shelly Lane	Shelly, Thanks for your inquiry. The existing FM 149 will not be closed at the RR crossing until the new FM 149 extension is completed. It will be one of the last things that's completed on the project. We are figuring around 2026-2028 for construction with opening in 2028. This may be speeded up a bit depending on how the ROW purchases go. Once the RR crossing is closed, the old FM 149 will be accessed from the new FM 149 by Access Road 2. If you need more information, please let me know. Thanks
6	Cynthia	Obrosky	—	Comment Form	PO Box 382	Magnolia	TX	77353	cyndiobrosky@att.net	No	Flyer	This project needs to not move forward, and if you are going to cram this down our throats then there should be a severe reduction in property tax as you continue to invite more building crime, congestion, violence, overpopulation, building and many other negatives that come with these sorts of projects. There is already more crime that is not being met by more police, more traffic and less patience by local and drive through residents. The time, efforts and energies associated with these projects never seem to produce the results and promises of the elected and only success in fattening their wallets and those in charge of the project at the taxpayer's expense. This is going to increase noise overall to a most unacceptable level, not to mention the displacement of people, livestock, and wildlife. The only true answer to alleviate the issue of crime, noise, violence and other unwanted activities is to not build at all - the no-build alternative.	Cynthia, I understand your feelings, but it isn't the project that's bringing the issues you mentioned. The population growth of the County specifically and the overall population growth of the state is the contributing factor. Depending on what numbers you believe, the state gains around 1,000 people a day. If you assume 50% of those go to the Houston area, that's 500 people a day, which totals 3,500 per week. That's a large number and those people have to end up somewhere. Because of the things you like about this area of Montgomery County, more people will continue to move there. The existing roadway system is already at capacity. The existing roads such as FM 149 and Jackson Road were built for a more rural area with lower traffic volumes. Congestion will continue to grow as more developments are completed. If nothing is done, gridlock may not be too far away. Then the cost to do something will be much higher. We are trying to get ahead of the growth curve by building this facility. This project will mitigate the traffic solution by taking traffic off the overcapacity of the local network and feeding them into a major arterial (SH 249) built for large volumes of traffic. Coupled with a few of the other highways Montgomery County has proposed on the 2021 Thoroughfare plan, this project will help alleviate the traffic situation. However, this will not mitigate some of the issues you bring up because they are beyond the scope of the highway project. They will need mitigated through the local political apparatus of the County. The growth I mentioned will continue whether this highway is built or not. We can plan for it and attempt to mitigate it, or allow the surrounding road system to fall into sever congestion and gridlock. In accordance with the National Environmental Protection Act (NEPA) of 1970, we are preparing an Environmental Assessment which will document why we are building this road, the purpose and need for the facility and the impacts to the surrounding area including wildlife, property, wetlands, streams, etc. Once we have a draft together, the public will be allowed to comment. Reading this document will provide a better understanding of the project to you. If you have any further comments, please contact us.
7	Rebecca	Queen	—	Email	9892 FM 149 Road	Montgomery	TX	77316	rqueen1.rq@gmail.com	—	—	Dear Commissioner Riley, I am a senior homeowner on the Keenan Road side of FM 149, near 7 Bridges RV Park. I've been reading about the proposed extension of FM 149 to FM 249. I think the proposed improvements are a great idea and much needed. Although I realize this is a different arm of my street, my concern is that it will most certainly bring increased traffic on an already overused road. Motorcycles and trucks speed past the small residential areas at dangerously high rates of speed, and the traffic is already so busy during rush hours that it sometimes takes 10 minutes to turn out of my driveway. Dump trucks and cement trucks already dominate the vehicles on Keenan Cutoff, slowing movement to a crawl. Traffic has definitely increased in this area during the past 2 years. It feels like a major thoroughfare between Highway 105 to FM 249. I'd like to propose that you install some breaks in the traffic flow, like speed bumps near schools and churches, caution lights on dangerous curves and intersections, and definitely a 3-way traffic light at Keenan Cutoff Road at FM 149. I have been impressed with the road construction in Precinct 2 these past few years, especially the bridge and traffic light at Keenan Cutoff at FM 2854. I hope you will take a serious look at the needs of those living on my stretch of FM 149. We could seriously use an upgrade to the city sewer! Thank you for your attention to this message.	Rebecca, Thanks for your comments and support of our project. I'm very sorry to hear about your situation. Unfortunately, you are located a good distance (almost 3 miles) beyond the northern terminus of the FM 140 Extension project. We realize FM 149 is becoming overcapacity and this project will mitigate the congestion issues for the traffic s it moves its way south along FM 149 towards the southern terminus at SH 249. However, north of the project is TxDOT's responsibility and control. We will discuss it with them the next time we see TxDOT representatives.
8	Chris	Telschow	—	Email	—	—	—	—	chris.telschow@yahoo.com	—	—	Greetings Connor, Unfortunately I was unable to attend this public meeting as I just found out that it happened last month, today. A few questions: I have questions about how this proposed roadway will not be tolled considering it is dead ending into a current tollway...? What are the future extension plans regarding this route? What is the consideration for noise pollution on this project? What is the current issue with the current FM 149 that this route needs to be altered? Thank you for your reply.	No, the new FM 149 Extension will not be tolled. Although our project ends at the toll road, the plan is to have the new road extend further south to connect up with another proposed highway around Magnolia. In the north, the project ends at Lake Creek. Further extension of the widening to the north beyond Lake Creek is beyond the scope of our project. TxDOT would be able to answer if they have plans for widening the existing northern section of FM 149. We have completed a noise study at the present schematic stage of the project. The report indicated no mitigation regarding noise is required at this time. The current two lane roads in the area (including FM 149 and Jackson Road) are presently at their capacity. And the population growth in the surrounding area is continuing. Large developments continue to be planned and built (Woodward Ranch and Magnolia Oaks are two). This project provides a direct connection to a main artery (FM 249 Toll) to minimize the increasing congestion to a main artery (FM 249 Toll) to minimize the increasing congestion using the existing highway system. And the highway will have the capacity to handle proposed traffic volumes 20 years in the future.



Appendix B: Notices Provided

Mailed Notices

Postcards mailed to 16 elected officials
Postcards (74) mailed to adjacent property owners
Flyers (60) placed at 3 locations

Newspapers

The Courier of Montgomery County – Legal notice published on May 30, 2023
Montgomery County News – Legal notice published on May 31, 2023

Website

Montgomery County Website Notice – June 2, 2023

Contents

1. Mailing Lists
 - a. Adjacent Property Owners Mailing List
 - b. Elected Officials Mailing List
2. Postcard
3. Public Meeting Flyer
4. Public Notice Posted In Newspaper
5. The Courier Of Montgomery County
 - a. The Courier Of Montgomery County Affidavit
 - b. The Courier Of Montgomery County Tearsheet
6. Montgomery County News
 - a. Montgomery County News Affidavit
 - b. Montgomery County News Tearsheet
7. Montgomery County Website Notice



**Adjacent Property Owners
Notice of In-Person and Virtual Public Meeting
Farm-To-Market (FM) 149 Extension
From Existing FM 149 South of Lake Creek Bridge
to State Highway (SH) 249
Montgomery County, Texas**

Current Owner	Address	City	State	Zipcode
4148 RILEY LLC	4147 SOUTHWESTERN ST	HOUSTON	TX	77005-3531
ACOSTA, SAUL	21503 PARKER RD	TOMBALL	TX	77377-6038
ALLEN, LEON & LESLIE	21869 STILLWATER BLVD	MONTGOMERY	TX	77316-5302
ALVAREZ, JOHN R & NAKITA N	14019 FALBA RD	HOUSTON	TX	77070-3812
ALVAREZ, SALVADOR	21989 STILLWATER BLVD	MONTGOMERY	TX	77316-5305
BADGER ENERGY INC	7798 JACKSON RD	MONTGOMERY	TX	77316-1768
BAM HOUSTON REAL ESTATE INVESTMENT LP	3605 S TOWN CENTER DR Suite	LAS VEGAS	NV	89135-3017
BLACKWELL, RICHARD D	21816 STILLWATER BLVD	MONTGOMERY	TX	77316
BRUCE, ARLYS KAY	21876 STILLWATER BLVD	MONTGOMERY	TX	77316-5303
BRUCE, BIM T & JENNIFER J	21936 STILLWATER BLVD	MONTGOMERY	TX	77316-5304
BUNTING, MARK & CHARLOTTE CLOSE	21918 STILLWATER BLVD	MONTGOMERY	TX	77316-5304
CGSL CONSTRUCTION LLC	28910 HARDIN STORE RD #STE	MAGNOLIA	TX	77354-5608
CLENDENNEN, DENNIS W & TERRI L	21881 STILLWATER BLVD	MONTGOMERY	TX	77316-5302
COATES, AUBREY W & KIMBERLY L	13219 STILLWATER CT	MONTGOMERY	TX	77316-5306
CURTIS, BRADLEY SCOTT & HEATHER N	13231 STILLWATER CT	MONTGOMERY	TX	77316-5306
DICK, DONALD MICHAEL & ANNA MARIA	21798 STILLWATER BLVD	MONTGOMERY	TX	77316-5300
DON, ROGELIO	11926 BOURGEOIS FOREST DR	HOUSTON	TX	77066-3210
DUKE, JAMIE ELIZABETH	21810 STILLWATER BLVD	MONTGOMERY	TX	77316
DUKE, JIMMY	21942 STILLWATER BLVD	MONTGOMERY	TX	77316-5304
DUVALL, LUCAS M & MICAL S	41922 N MILL DR	MAGNOLIA	TX	77354-1850
FLETCHER, SUSAN	13212 STILLWATER CT	MONTGOMERY	TX	77316-5306
FONTENOT, FLOYD P II & SUZANNE M	21857 STILLWATER BLVD	MONTGOMERY	TX	77316-5302
FRANKLIN, TRACY D	13200 STILLWATER CT	MONTGOMERY	TX	77316-5306
GONZALEZ, JOSE M	7766 JACKSON RD	MONTGOMERY	TX	77316
GREEN, HOLLY L	21870 STILLWATER BLVD	MONTGOMERY	TX	77316-5303
HARANDA, ROBERT M & JULIE R	21875 STILLWATER BLVD	MONTGOMERY	TX	77316-5302
HARRIS, WALTER B	21910 STILLWATER BLVD	MONTGOMERY	TX	77316-5304
HV DEVELOPMENT LP	5901 OAK LEAF CT	CONROE	TX	77304-5621
JOHNSON, TIM W	11514 KINGRIDGE CT	MONTGOMERY	TX	77316-9646
KOEPPEN, JAMES E & LOIS L	13236 STILLWATER CT	MONTGOMERY	TX	77316-5306
LGI HOMES TEXAS LLC	1450 LAKE ROBBINS DR #STE 4	SPRING	TX	77380-3263
LINN, JOHN O & TRACY	21809 STILLWATER BLVD	MONTGOMERY	TX	77316-5302
LINSALATA, MICHAEL A	13243 STILLWATER CT	MONTGOMERY	TX	77316-5306
MACHADO, DUSTIN & KIMBERLY	21827 STILLWATER BLVD	MONTGOMERY	TX	77316-5302
MADELEY INTERESTS LTD I	333 SIMONTON ST #STE 100	CONROE	TX	77301-2667
MAGNOLIA JV LLC	731 W 16TH ST	HOUSTON	TX	77008-3521
MAZZELLA, JANET L	21911 STILLWATER BLVD	MONTGOMERY	TX	77316-5305
MCINTOSH, JOHN P & CARTER L INGRAM	21792 STILLWATER BLVD	MONTGOMERY	TX	77316-5300
MCLEMORE, MASON F & DESIREE M	21846 STILLWATER BLVD	MONTGOMERY	TX	77316-5301
MEEKS, ROBERT S & KATHLEEN	13237 STILLWATER CT	MONTGOMERY	TX	77316-5306
MGW DEVELOPMENT COMPANY	20333 STATE HIGHWAY 249 #S	HOUSTON	TX	77070-2614
MITCHELL, HALEY R	10422 CRESTWATER CIR	MAGNOLIA	TX	77354-3212
MITCHELL, HALEY RAE	21821 STILLWATER BLVD	MONTGOMERY	TX	77316-5302
MSEC ENTERPRISES INC	7625 HIGHWAY 6	NAVASOTA	TX	77868-7478
NOVAK, CHRISTOPHER & PEGGY	13224 STILLWATER CT	MONTGOMERY	TX	77316-5306
PARKER, JOHN D & MICHELE	21858 STILLWATER BLVD	MONTGOMERY	TX	77316-5301
PARKIN, KENNETH & DALILA	21845 STILLWATER BLVD	MONTGOMERY	TX	77316-5302
PINEHURST 149 RESOURCES LLC	19345 HWY 6	NAVASOTA	TX	77868
PRENDERGAST, BRANDON & CANDACE	21839 STILLWATER BLVD	MONTGOMERY	TX	77316-5302
RASHID, SYED	21887 STILLWATER BLVD	MONTGOMERY	TX	77316-5302
RECINOS, LUIS & RUTT MERLOS	13506 DRIPPING SPRINGS DR	HOUSTON	TX	77083-1828
REESE, MICHAEL & PEGGY	21833 STILLWATER BLVD	MONTGOMERY	TX	77316-5302
REIFSTECK, JONATHAN & JORDAN COWART	21851 STILLWATER BLVD	MONTGOMERY	TX	77316-5302
REYES, RANFERI	11403 TARA PL	PEARLAND	TX	77584
RIDDLE HOLDINGS MONTGOMERY COUNTY LLC	5315-B FM 1960 RD W #524	HOUSTON	TX	77069-4424



**Adjacent Property Owners
 Notice of In-Person and Virtual Public Meeting
 Farm-To-Market (FM) 149 Extension
 From Existing FM 149 South of Lake Creek Bridge
 to State Highway (SH) 249
 Montgomery County, Texas**

RIDDLE, MICHAEL D & DANA M	21815 STILLWATER BLVD	MONTGOMERY	TX	77316-5302
RUEDA, JUAN & CATHERINE	40911 FM 149 RD	MAGNOLIA	TX	77354-1219
SALOPEK, PAULINE	13207 STILLWATER CT	MONTGOMERY	TX	77316-5306
SCHUBERT, KIRDES, III	13242 STILLWATER CT	MONTGOMERY	TX	77316-5306
SHAFIPOUR, FARSHAD	11914 PALMETTO SHORES DR	HOUSTON	TX	77065-3993
SMITH, DAVID G & JENNIFER S	21804 STILLWATER BLVD	MONTGOMERY	TX	77316-5301
THE CYNTHIA AND GEORGE MITCHELL FOUNDATION	2700 TECHNOLOGY FOREST BLVD #STE 260	SPRING	TX	77381-3908
TRAN, BAU	54 WINDSWEPT OAKS PL	CONROE	TX	77385-3659
TROJAN, ELEANOR WHATELEY	21924 STILLWATER BLVD	MONTGOMERY	TX	77316-5304
TRULOVE, DAVID LEE	13213 STILLWATER CT	MONTGOMERY	TX	77316-5306
VAZQUEZ, FRANCISCO J & CRYSTAL C RUIZ	13206 STILLWATER CT	MONTGOMERY	TX	77316-5306
VOJNIKOVIC, ADMIR	6810 EDGEMOOR DR	HOUSTON	TX	77074
WALTERS, TOM H & RENDA A	8 HERITAGE LN	MAGNOLIA	TX	77354-1337
WATTS, BRUCE D & ROBBIE L	13218 STILLWATER CT	MONTGOMERY	TX	77316-5306
WEISS, JOSEPH R & PENNY	PO BOX 2844	SUN VALLEY	ID	83353-2844
WHITE, JAMES J IV & JENNIFER	10964 LAKE FOREST DR	CONROE	TX	77384-3248
WIGGINS, THOMAS & JANET	21917 STILLWATER BLVD	MONTGOMERY	TX	77316-5305
WILLIAMS, DEVON L	13230 STILLWATER CT	MONTGOMERY	TX	77316-5306
WOODSON, KAYLON & KENTON	21929 STILLWATER BLVD	MONTGOMERY	TX	77316-5305



Elected Official Mailing List for a Notice of an In-Person and Virtual Public Meeting
Farm-to-Market (FM) 149
From Existing FM 149 South of Lake Creek Bridge to State Highway (SH) 249
Montgomery County, Texas

Title	First Name	Last Name	Salutation	Position	Organization	Address	City	State	Zip	Email
The Honorable	John	Cornyn	Senator	U.S. Senator	United States Senate	5300 Memorial Drive, Suite 980	Houston	TX	77007	john.cornyn@mail.senate.gov
The Honorable	Ted	Cruz	Senator	U.S. Senator	United States Senate	1919 Smith Street, Suite 9047	Houston	TX	77002	southeast_texas@cruz.senate.gov
The Honorable	Morgan	Luttrell	Representative	U.S. Representative, District 8	United States House of Representatives	18230 FM 1488, Suite 308	Magnolia	TX	77354	morgan.luttrell@mail.house.gov
The Honorable	Brandon	Creighton	Senator	State Senator, District 4	Texas State Senate	2829 Technology Forest Blvd, Suite 240	The Woodlands	TX	77381	brandon.creighton@senate.texas.gov
The Honorable	Paul	Bettencourt	Senator	State Senator, District 7	Texas State Senate	11451 Katy Freeway, Suite 209	Houston	TX	77079	paul.bettencourt@senate.texas.gov
The Honorable	Lois	Kolkhorst	Senator	State Senator, District 18	Texas State Senate	22310 Grand Corner Drive, Suite 120	Katy	TX	77494	lois.kolkhorst@senate.texas.gov
The Honorable	Cecil	Bell	Representative	State Representative, District 3	Texas State House of Representatives	18230 FM 1488, Suite 302	Magnolia	TX	77354	cecil.bell@house.texas.gov
The Honorable	Steve	Toth	Representative	State Representative, District 15	Texas State House of Representatives	25700 Interstate Highway 45, Suite 100	Spring	TX	77386	steve.toth@house.texas.gov
Judge	Mark	Keough	Judge	County Judge	Montgomery County	501 North Thompson, Suite 401	Conroe	TX	77301	cojudge@mctx.org
Commissioner	Robert	Walker	Commissioner	Precinct 1 Commissioner	Montgomery County	510 Highway 75 North	Willis	TX	77378	---
Commissioner	Charlie	Riley	Commissioner	Precinct 2 Commissioner	Montgomery County	19110 Unity Park Drive	Magnolia	TX	77355	paige.pangarakis@mctx.org
Commissioner	James	Noack	Commissioner	Precinct 3 Commissioner	Montgomery County	1130 Pruitt Road	Spring	TX	77380	evan.besong@mctx.org
Commissioner	Matt	Gray	Commissioner	Precinct 4 Commissioner	Montgomery County	P.O. Box 84	New Caney	TX	77357	contactp4@mctx.org
Superintendent	Heath	Morrison	Superintendent	Superintendent	Montgomery Independent School District	20774 Eva Street	Montgomery	TX	77356	---

YOU'RE INVITED!

Public Meeting

Farm-To-Market (FM) 149
Extension

*From Existing FM 149 South
of Lake Creek Bridge to
State Highway (SH) 249*

Wednesday, June 14, 2023
5 – 7:30 p.m.

Magnolia Event Center,
11659 FM 1488, Magnolia,
TX, 77354

Montgomery County invites you to an in-person public meeting. The purpose of this public meeting is to present the proposed project, engage with the community and gather feedback.

The proposed project will begin at the south end of the Lake Creek Bridge and extend southward 3.45 miles connecting with the SH 249 toll road. This project includes replacing the Lake Creek relief bridge on FM 149; constructing a new, 6 span bridge over the BNSF railroad tracks and Jackson Road; eliminating an at-grade railroad crossing and intersection with Jackson Road; constructing a 3.45 mile, divided 4-lane highway and connecting with SH 249 toll road at a full diamond interchange allowing movements in all directions. The project will relieve future traffic congestion in the area, provide access to developments along its route, and provide a direct connection to SH 249.

You are invited to participate in the project development process by reviewing the materials online or in-person at the public meeting and submitting feedback to the Project Team. Methods to comment can be found on the reverse side.

***All comments must be received or postmarked by
Friday, July 14, 2023, at 11:59 p.m.***

Project questions? Please contact:
713-527-6367 | blair.stocker@decorp.com

To submit comments by email:
connor@hollawayenv.com

To submit comments by mail:
Commissioner Charlie Riley,
Montgomery County Precinct 2
19110 Unity Park Drive,
Magnolia, Texas 77355

Farm-To-Market (FM) 149 Extension
*From Existing FM 149 South of
Lake Creek Bridge to State Highway
(SH) 249*

For more information about the project go
to www.mctx.org

Please reference the project name in all
communication.



Return Address:
2500 Summer Street, Suite 1130
Houston, TX, 77007



YOU'RE INVITED!

In-Person Public Meeting

Montgomery County invites you to an in-person public meeting. The purpose of this public meeting is to present the proposed project, engage with the community and gather feedback.

Farm-To-Market (FM) 149 Extension

From Existing FM 149 South of Lake Creek Bridge to State Highway (SH) 249

The proposed project will begin at the south end of the Lake Creek Bridge and extend southward 3.45 miles connecting with the SH 249 toll road. This project includes replacing the Lake Creek relief bridge on FM 149; constructing a new, 6 span bridge over the BNSF railroad tracks and Jackson Road; eliminating an at-grade railroad crossing and intersection with Jackson Road; constructing a 3.45 mile, divided 4-lane highway and connecting with SH 249 toll road at a full diamond interchange allowing movements in all directions. The project will relieve future traffic congestion in the area, provide access to developments along its route, and provide a direct connection to SH 249.

**Wednesday, June 14, 2023
5 – 7:30 p.m.**

Magnolia Event Center
11659 FM 1488
Magnolia, Texas, 77354

For more information, go to
www.mctx.org

Or

Follow us on Twitter at
[@MontgomeryCoMD](https://twitter.com/MontgomeryCoMD)



To submit comments:

Mail: Commissioner Charlie Riley
Montgomery County Precinct 2
19110 Unity Park Drive
Magnolia, TX, 77355
Email: connor@hollawayenv.com



Project questions?

Phone: 713.527.6367
Email: blair.stocker@decorp.com

You are invited to participate in the project development process by reviewing the materials online or in-person at the public meeting and submitting feedback to the Project Team.

Comments may be submitted at the in-person public meeting, by mail or by email to the addresses listed here.

**All comments must be
received or postmarked by
July 14, 2023, at 11:59 p.m.**



Notice
In-Person Public Meeting
Farm-to-Market (FM) 149 Extension
From Existing FM 149 South of Lake Creek Bridge to State Highway (SH) 249
Montgomery County, Texas

Montgomery County is proposing an extension of FM 149 from the existing FM 149 south of Lake Creek Bridge to SH 249 in Montgomery County, Texas. This notice advises the public that the project team will be conducting an in-person public meeting on the proposed project. **The in-person public meeting will be held on Wednesday, June 14, 2023, from 5 – 7:30 p.m. at the Magnolia Event Center, 11659 FM 1488, Magnolia, Texas 77354.** Attendees will be able to review hard copies of project materials, listen to a presentation about the project, ask questions and submit written comments.

To view project information, go to the Engineering Department page of the Montgomery County website (www.mctx.org). If you do not have internet access, you may call (713) 527-6367 between the hours of 1 p.m. and 5 p.m., on Tuesdays or Thursdays, to ask questions (including questions concerning the right-of-way acquisition process) and access project materials during the project development process. Formal comments may be provided by mail or email as explained below.

The proposed project will begin at the south end of the Lake Creek Bridge and extend southward 3.45 miles connecting with the SH 249 toll road. This project includes replacing the Lake Creek relief bridge on FM 149; constructing a new, 6-span bridge over the BNSF railroad tracks and Jackson Road; eliminating an at-grade railroad crossing and intersection with Jackson Road; constructing a 3.45 mile, divided 4-lane highway and connecting with SH 249 toll road at a full diamond interchange allowing movements in all directions. The project will relieve future traffic congestion in the area, provide access to developments along its route, and provide a direct connection to SH 249.

Although right-of-way (ROW) would be required, no residential or non-residential structures are anticipated to be displaced at this time.

The proposed project would involve minor impacts in wetlands and an action in the Lake Creek Floodplain.

Any environmental documentation or studies, maps and drawings showing the project location and design, tentative construction schedules, and other information regarding the proposed project are on file and available for review Monday through Friday between the hours of 8 a.m. and 5 p.m. at the Montgomery County Precinct 2 office located at 19110 Unity Park Drive, Magnolia, Texas 77355. Project materials are also available online at the Engineering Department page of the Montgomery County website (www.mctx.org).

If you need interpretation or translation services or are a person with a disability who requires an accommodation to attend and participate in the public meeting, please contact Connor Stokes at (713) 955-7549 or connor@hollawayenv.com no later than 12 p.m., on Friday, June 9, 2023. Please be aware that advance notice is required as some services and accommodations may require time for the project team to arrange.

The Environmental Assessment for the proposed project will be available for a 30-day public review and comment period. Written comments from the public regarding the proposed project are requested and may be submitted by mail to the Commissioner Charlie Riley, Montgomery County Precinct 2, 19110 Unity Park Drive, Magnolia, Texas 77355. Written comments may also be submitted by email to connor@hollawayenv.com. The 30-day public review and comment period begins on Wednesday, June 14, 2023, and ends on Friday, July 14, 2023, at 11:59 p.m. Responses to comments received will be available online at the web address listed above once completed.

If you have any general questions or concerns regarding the proposed project or the public meeting, please contact Blair Stocker, P.E., Senior Project Manager, at (713) 527-6367 or by email at blair.stocker@decorp.com.



AFFIDAVIT OF PUBLICATION

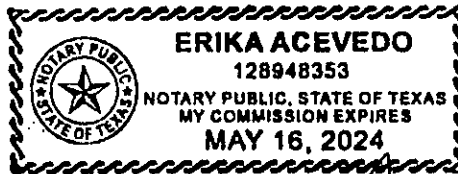
STATE OF TEXAS:

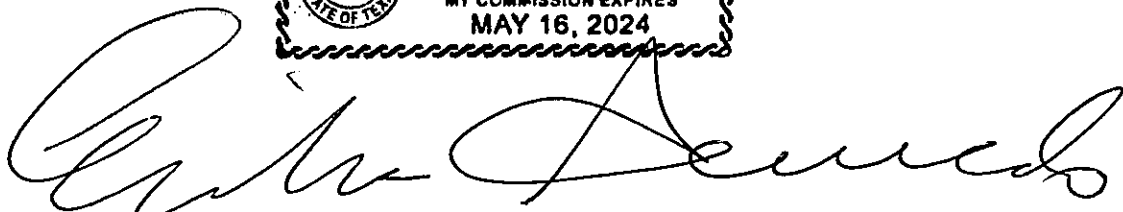
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared, the Newspaper Representative at the HOUSTON CHRONICLE, a daily newspaper published in Harris County, Texas, and generally circulated in the Counties of: HARRIS, TRINITY, WALKER, GRIMES, POLK, SAN JACINTO, WASHINGTON, MONTGOMERY, LIBERTY, AUSTIN, WALLER, CHAMBERS, COLORADO, BRAZORIA, FORT BEND, GALVESTON, WHARTON, JACKSON, and MATAGORDA and that the publication, of which the annexed herein, or attached to, is a true and correct copy, was published to-wit:

HOLLOWAY ENVIRONMENTAL & COM 0034277195 HOUC010446225
RAN A LEGAL NOTICE
SIZE BEING: 2 x6.50 I (13.00I)
Product Date Class Page
HCN Conroe Courier May 30 2023 Legal Notices A 12


NEWSPAPER REPRESENTATIVE

Sworn and subscribed to before me, this 30th Day of May A.D. 2023




Notary Public in and for the State of Texas

**Notice
In-Person Public Meeting
Farm-to-Market (FM) 149 Extension
From Existing FM 149 South of Lake Creek Bridge to
State Highway (SH) 249
Montgomery County, Texas**

Montgomery County is proposing an extension of FM 149 from the existing FM 149 south of Lake Creek Bridge to SH 249 in Montgomery County, Texas. This notice advises the public that the project team will be conducting an in-person public meeting on the proposed project. The in-person public meeting will be held on Wednesday, June 14, 2023, from 5 – 7:30 p.m. at the Magnolia Event Center, 11659 FM 1488, Magnolia, Texas 77354. Attendees will be able to review hard copies of project materials, listen to a presentation about the project, ask questions and submit written comments.

To view project information, go to the Engineering Department page of the Montgomery County website (www.mctx.org). If you do not have internet access, you may call (713) 527-6367 between the hours of 1 p.m. and 5 p.m., on Tuesdays or Thursdays, to ask questions (including questions concerning the right-of-way acquisition process) and access project materials during the project development process. Formal comments may be provided by mail or email as explained below.

The proposed project will begin at the south end of the Lake Creek Bridge and extend southward 3.45 miles connecting with the SH 249 toll road. This project includes replacing the Lake Creek relief bridge on FM 149; constructing a new, 6span bridge over the BNSF railroad tracks and Jackson Road; eliminating an at-grade railroad crossing and intersection with Jackson Road; constructing a 3.45 mile, divided 4-lane highway and connecting with SH 249 toll road at a full diamond interchange allowing movements in all directions. The project will relieve future traffic congestion in the area, provide access to developments along its route, and provide a direct connection to SH 249.

Although right-of-way (ROW) would be required, no residential or non-residential structures are anticipated to be displaced at this time.

The proposed project would involve minor impacts in wetlands and an action in the Lake Creek Floodplain.

Any environmental documentation or studies, maps and drawings showing the project location and design, tentative construction schedules, and other information regarding the proposed project are on file and available for review Monday through Friday between the hours of 8 a.m. and 5 p.m. at the Montgomery County Precinct 2 office located at 19110 Unity Park Drive, Magnolia, Texas 77355. Project materials are also available online at the Engineering Department page of the Montgomery County website (www.mctx.org).

If you need interpretation or translation services or are a person with a disability who requires an accommodation to attend and participate in the public meeting, please contact Connor Stokes at (713) 955-7549 or connor@hollawayenv.com no later than 12 p.m., on Friday, June 9, 2023. Please be aware that advance notice is required as some services and accommodations may require time for the project team to arrange.

The Environmental Assessment for the proposed project will be available for a 30-day public review and comment period. Written comments from the public regarding the proposed project are requested and may be submitted by mail to the Commissioner Charlie Riley, Montgomery County Precinct 2, 19110 Unity Park Drive, Magnolia, Texas 77355. Written comments may also be submitted by email to connor@hollawayenv.com. The 30-day public review and comment period begins on Wednesday, June 14, 2023, and ends on Friday, July 14, 2023, at 11:59 p.m. Responses to comments received will be available online at the web address listed above once completed.

If you have any general questions or concerns regarding the proposed project or the public meeting, please contact Blair Stocker, P.E., Senior Project Manager, at (713) 527-6367 or by email at blair.stocker@decorp.com.

CLASSIFIED Marketplace

Merchandise | Real Estate | Auto | Auctions | Business Opportunities

MARKETPLACE
 Marketplace.HoustonChronicle.com

TO ADVERTISE: (281) 378-1000

ETC.

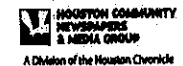
Merchandise

Type

Date

PORT BLDG. WOOD Buildings Built On Site. | 10 x 12 for \$2250 & 12 x 24 for \$3,987, 832-633-4306

Advertise your business in our service directory

281-378-1000


A Division of the Houston Chronicle

At Your Service

TO ADVERTISE:

281-378-1000

BUSINESS HOURS: 9am-5pm Mon-Fri

Outdoor

Make your time family time.
Full Service Landscaping - Let us do your yard work.
• Lawn Maintenance
• Moss/Rock/Drainage
• Raised Beds, Mulch and Sod
• Seasonal Color Changes
• Trees, Plants and Shrubs
• Irrigation Installation

BLUEBONNET
Landscaping & Lawn Care, Inc.
FREE ESTIMATES
281-292-3833
(Chris Gokman, Owner Since 1988 - Insured)

Repair

RENT-A-HUSBAND
(Temporary of Course)
Home Repair Specialist
All Repairs - Small & Large
Install - Fans & Doors
Painting - Carpentry
(Ask for Gary)

936-447-1568
In the Woodlands 25 Years

Remodel

JIM DANDY HONEY DO'S
Retired Custom Home Builder And General Contractor
CALL JIM
281-702-1088
• Inside/Outside Home Repair
• Assisting All & Especially Retirees
• Honest & Reliable

Plumbing Services
Ofc: **936-588-8269** Cell: **713-328-9254**
Master Plumber performs all work
Licensed & Insured MPL #40825
Remodeling • Water Heaters
Leaks • Sewer video inspection
Drain Cleaning • Service & Repairs

Services

LIFE INSURANCE

- Term, Whole Life and Final Expense
- Local agent with (20 yrs exp) representing
- Several A+ rated companies

We shop for you

Call today for a personalized quote
713-955-3237

Ernie's Trash & Junk Hauling!
• Garage's • Barn's • Tool Shed's • Out Buildings.
I can do clean up when you are moving IN or moving OUT
Also, old paints, chemicals, electronics, computers, and TVs.
936-718-9214 • Woodlands, Montgomery, Conroe, Willis
HARDWORKING SENIOR CITIZEN

Precision Painting and Pressure Washing
Interior/Exterior • Pressure Washing

**SURFACE SYSTEMS
OF TEXAS**
**Garage Floor
Coatings**

Patio Treatments and More!

LEGAL NOTICES legals@chron.com 281-378-1000

Legals/Public Notices

Legals/Public Notices

Notice
In-Person Public Meeting
Farm-to-Market (FM) 149 Extension
From Existing FM 149 South of Lake Creek Bridge to
State Highway (SH) 249
Montgomery County, Texas

Montgomery County is proposing an extension of FM 149 from the existing FM 149 south of Lake Creek Bridge to SH 249 in Montgomery County, Texas. This notice advises the public that the project team will be conducting an in-person public meeting on the proposed project. The in-person public meeting will be held on Wednesday, June 14, 2023, from 5 - 7:30 p.m. at the Magnolia Event Center, 11659 FM 1488, Magnolia, Texas 77354. Attendees will be able to review hard copies of project materials, listen to a presentation about the project, ask questions and submit written comments.

To view project information, go to the Engineering Department page of the Montgomery County website (www.mctx.org). If you do not have internet access, you may call (713) 527-6367 between the hours of 1 p.m. and 5 p.m., on Tuesdays or Thursdays, to ask questions (including questions concerning the right-of-way acquisition process) and access project materials during the project development process. Formal comments may be provided by mail or email as explained below.

The proposed project will begin at the south end of the Lake Creek Bridge and extend southward 3.45 miles connecting with the SH 249 toll road. This project includes replacing the Lake Creek relief bridge on FM 149; constructing a new, 6-span bridge over the BNSF railroad tracks and Jackson Road; eliminating an at-grade railroad crossing and intersection with Jackson Road; constructing a 3.45 mile, divided 4-lane highway and connecting with SH 249 toll road at a full diamond interchange allowing movements in all directions. The project will relieve future traffic congestion in the area, provide access to developments along its route, and provide a direct connection to SH 249.

Although right-of-way (ROW) would be required, no residential or non-residential structures are anticipated to be displaced at this time.

The proposed project would involve minor impacts in wetlands and an action in the Lake Creek Floodplain.

Any environmental documentation or studies, maps and drawings showing the project location and design, tentative construction schedules, and other information regarding the proposed project are on file and available for review Monday through Friday between the hours of 8 a.m. and 5 p.m. at the Montgomery County Precinct 2 office located at 19110 Unity Park Drive, Magnolia, Texas 77355. Project materials are also available online at the Engineering Department page of the Montgomery County website (www.mctx.org).

If you need interpretation or translation services or are a person with a disability who requires an accommodation to attend and participate in the public meeting, please contact Connor Stokes at (713) 955-7549 or connor@hollawayenv.com no later than 12 p.m., on Friday, June 9, 2023. Please be aware that advance notice is required as some services and accommodations may require time for the project team to arrange.

The Environmental Assessment for the proposed project will be available for a 30-day public review and comment period. Written comments from the public regarding the proposed project are requested and may be submitted by mail to the Commissioner Charlie Riley, Montgomery County Precinct 2, 19110 Unity Park Drive, Magnolia, Texas 77355. Written comments may also be submitted by email to connor@hollawayenv.com. The 30-day public review and comment period begins on Wednesday, June 14, 2023, and ends on Friday, July 14, 2023, at 11:59 p.m. Responses to comments received will be available online at the web address listed above once completed.

If you have any general questions or concerns regarding the proposed project or the public meeting, please contact Blair Stocker, P.E., Senior Project Manager, at (713) 527-6367 or by email at blair.stocker@decorp.com.

Legal Bids & Proposals

Legal Bids & Proposals

INVITATION TO BIDDERS

Sealed Bids, in duplicate, addressed to **Montgomery County MUD No. 147**, Attention Board of Directors, will be received online via www.CivCastUSA.com or at the

PUBLISHER'S AFFIDAVIT
STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MONTE WEST WHO BEING BY ME DULY SWORN, DEPOSES AND SAYS THAT HE IS AN AGENT TO THE PUBLISHER OF THE MONTGOMERY COUNTY NEWS, THAT SAID NEWSPAPER IS REGULARLY PUBLISHED IN MONTGOMERY COUNTY, TEXAS, AND GENERALLY CIRCULATED IN MONTGOMERY COUNTY, TEXAS; AND THAT THE NOTICE, A COPY OF WHICH IS HERETO ATTACHED, WAS PUBLISHED IN SAID NEWSPAPER ON THE FOLLOWING DAYS:

31 DAY(S) OF May, 2023.

Case/Cause# Legal Notice for Montgomery County; Notice of In-Person

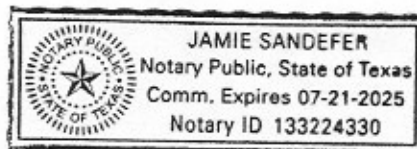
Public Meeting to propose an extension of FM149; Meeting to be held

on June 14, 2023 from 5-7:30 at 11659 FM 1488, Magnolia, TX 77354

Monte West

PUBLISHER/PUBLISHER'S REPRESENTATIVE, MONTE WEST

NOTARY:



MY COMMISSION EXPIRES: 07-21-2025

AFFIX NOTARY SEAL ABOVE:

SWORN AND SUBSCRIBED TO ME ON THIS THE 31st DAY OF May, 2023, TO CERTIFY WHICH WITNESS MY HAND AND SEAL OF OFFICE.

Jamie Sandefer
NOTARY PUBLIC SIGNATURE IN AND FOR THE STATE OF TEXAS

JAMIE SANDEFER
PRINTED OR TYPED NAME OF NOTARY PUBLIC

LEGAL

LEGAL

LEGAL

LEGAL

LEGAL

LEGAL

LEGAL

LEGAL

CITATION BY PUBLICATION – CIVIL
Cause Number: 23-03-04138-CV

Clerk of the Court
Melissa Miller
P.O. Box 2985
Conroe, Texas 77305

Attorney Requesting Service
M. Tort Jones
546 Silicon Drive Suite 103
Southlake TX 76092

THE STATE OF TEXAS

NOTICE TO DEFENDANT: "You have been sued. You may employ an attorney. If you or your attorney does not file a written answer with the clerk who issued this citation by 10:00 a.m. on the Monday next following the expiration of forty-two days after the date of issuance of this citation and petition, a default judgment may be taken against you."

To: The Unknown Heirs at Law of Betty Sue Bryant, Deceased

You are hereby commanded to appear by filing a written answer to the Plaintiff's Original Petition at or before 10:00 A.M. of the Monday next after the expiration of forty-two days after the date of issuance of this citation the same being Monday, the 19th day of June, 2023 before the 284th Judicial District Court of Montgomery County, Texas at the Courthouse of said County in Conroe, Texas. Said Plaintiff's Original Petition was filed in said court on this the 20th day of March, 2023, in this case, numbered 23-03-04138-CV on the docket of said court.

The names of the parties to the cause are as follows:

LL Funds Administrative Agent, LLC By and Through its Mortgage Servicer, BSI Financial Services are Plaintiffs and

The Unknown Heirs at Law of Betty Sue Bryant, Deceased are Defendants

A brief statement of the nature of this suit is as follows, to wit:

Plaintiff is seeking a judicial declaration that, as recourse for default under that one certain voluntary security instrument, it may proceed in accordance with the terms of such security instrument and the Texas Property Code with the non-judicial foreclosure of that certain property, to wit:

Legal Description: Being Lot 23 in Block 2 of Village of Grogans Mill, Section 42, a Subdivision in the Woodlands, Montgomery County, Texas, according to the Map or Plat thereof recorded in Cabinet D, Sheet 23, Map Records, Montgomery County, Texas.

as is more fully shown by Plaintiff's Original Petition on file in this suit.

The officer executing this writ shall promptly serve the same according to requirements of law, and the mandates thereof, and make due as the law directs.

Issued and given under my hand and the Seal of said Court, at office in Conroe Texas, this on this the 4th day of May, 2023.

(SEAL, District Court of Montgomery County, Texas)
Melisa Miller, District Clerk
Montgomery County, Texas
By: /s/ Delcy Phillips
Delcy Phillips 4/4/2023 11:30:47 AM
Published Dates: May 10, 17, 24, 31, 2023

PUBLIC NOTICE OF AUCTION

The property commonly known as 1512 Glen Oaks Drive, Conroe, TX 77385 is scheduled to be sold at public foreclosure auction on the 6th day of June, 2023 at 10:00 AM or no later than 3 hours thereafter at the Montgomery County Courthouse steps at 301 N. Main, in Conroe, Texas, or if the preceding area is no longer the designated area, at the area most recently designated by the Montgomery County Commissioner's Court. The Substitute Trustee will Patricia Poston, David Poston, Nick Poston, Chris Poston, Mo Taherzadeh, Selim Taherzadeh, or Michael Linke, any to act. The winning bidder buys "as is" and must pay at the auction with certified funds.

Published Dates: May 10, 17, 24, 31, 2023



Notice
In-Person Public Meeting
Farm-to-Market (FM) 149 Extension
From Existing FM 149 South of Lake Creek Bridge
to State Highway (SH) 249
Montgomery County, Texas

Montgomery County is proposing an extension of FM 149 from the existing FM 149 south of Lake Creek Bridge to SH 249 in Montgomery County, Texas. This notice advises the public that the project team will be conducting an in-person public meeting on the proposed project. **The in-person public meeting will be held on Wednesday, June 14, 2023, from 5 – 7:30 p.m. at the Magnolia Event Center, 11659 FM 1488, Magnolia, Texas 77354.** Attendees will be able to review hard copies of project materials, listen to a presentation about the project, ask questions and submit written comments.

To view project information, go to the Engineering Department page of the Montgomery County website (www.mctx.org). If you do not have internet access, you may call (713) 527-6367 between the hours of 1 p.m. and 5 p.m., on Tuesdays or Thursdays, to ask questions (including questions concerning the right-of-way acquisition process) and access project materials during the project development process. Formal comments may be provided by mail or email as explained below.

The proposed project will begin at the south end of the Lake Creek Bridge and extend southward 3.45 miles connecting with the SH 249 toll road. This project includes replacing the Lake Creek relief bridge on FM 149; constructing a new, 6-span bridge over the BNSF railroad tracks and Jackson Road; eliminating an at-grade railroad crossing and intersection with Jackson Road; constructing a 3.45 mile, divided 4-lane highway and connecting with SH 249 toll road at a full diamond interchange allowing movements in all directions. The project will relieve future traffic congestion in the area, provide access to developments along its route, and provide a direct connection to SH 249.

Although right-of-way (ROW) will be required, no residential or non-residential structures are anticipated to be displaced at this time.

The proposed project would involve minor impacts in wetlands and an action in the Lake Creek Floodplain.

Any environmental documentation or studies, maps and drawings showing the project location and design, tentative construction schedules, and other information regarding the proposed project are on file and available for review Monday through Friday between the hours of 8 a.m. and 5 p.m. at the Montgomery County Precinct 2 office located at 19110 Unity Park Drive, Magnolia, Texas 77355. Project materials are also available online at the Engineering Department page of the Montgomery County website (www.mctx.org).

If you need interpretation or translation services or are a person with a disability who requires an accommodation to attend and participate in the public meeting, please contact Connor Stokes at (713) 955-7549 or connor@hollawayenv.com no later than 12 p.m., on Friday, June 9, 2023. Please be aware that advance notice is required as some services and accommodations may require time for the project team to arrange.

The Environmental Assessment for the proposed project will be available for a 30-day public review and comment period. Written comments from the public regarding the proposed project are requested and may be submitted by mail to the Commissioner Charlie Riley, Montgomery County Precinct 2, 19110 Unity Park Drive, Magnolia, Texas 77355. Written comments may also be submitted by email to connor@hollawayenv.com. The 30-day public review and comment period begins on Wednesday, June 14, 2023, and ends on Friday, July 14, 2023, at 11:59 p.m. Responses to comments received will be available online at the web address listed above once completed.

If you have any general questions or concerns regarding the proposed project or the public meeting, please contact Blair Stocker, P.E., Senior Project Manager, at (713) 527-6367 or by email at blair.stocker@decorp.com.

Published Date: May 31, 2023

NOTICE OF CONSTABLE'S SALE

THE STATE OF TEXAS *
COUNTY OF MONTGOMERY *

Notice is hereby given that by a certain **Order of Sale** issued out of the 457th Judicial District Court of Montgomery County, Texas on the 3rd day of April, 2023 in favor of **Bentwater Property Owners Association, Inc.** recovered a judgment in Cause No. **20-04-04812-CV**, in the 457th Judicial District Court of Montgomery County, Texas on the 22nd day of December, 2020, against **Michael Dean Allen fdba Castlerock Group**.

Placed in my hands for service, I, Philip Cash as Constable Precinct 1, Montgomery County, Texas, did on the **25th day of April, 2023** levy on REAL property described below, and on the **6th day of June, 2023**, I will offer for sale and sell at 301 N. Main Street, Conroe, Texas 77301 (west side court steps), Conroe, Texas 77301, at approximately 10:00 a.m. for cash to the highest bidder, all right, title, and interest that the said defendant **Michael Dean Allen fdba Castlerock Group** had in the property described below:

PROPERTY DESCRIPTION:

- \$15,189.36 (\$14,939.36 secured and \$250 unsecured) Principle sum
- \$5,199.61 (\$3,399.61 and \$1,800 Additional) Attorney fees
- Post-judgment interest at the rate of five percent (5%) per annum on the total judgment, including attorney's fees awarded herein, from the date this judgment is signed until fully paid.
- \$540.87 (\$315.87 Court Costs and \$225 Process Server
- \$0.00 Judgment Credit

And foreclosure of a lien on the following described property:

LOT TEN (10) IN BLOCK TWO (2) OF BENTWATER SECTION TWELVE (12), A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET F SHEET 70B OF THE MAP RECORDS OF MONTGOMERY COUNTY, TEXAS MORE COMMONLY KNOWN AS 258 MONTERREY ROAD, MONTGOMERY, TX 77356 ("PROPERTY")

Witness my hand this 25th day of April, 2023.

Philip Cash
Constable PCT. 1
Montgomery County, Texas

By: S. Closson
Sergeant

TERMS AND CONDITIONS OF SALE AND TIME:

CASHIER'S CHECK OR MONEY ORDER AT THE CONCLUSION OF SALE
SALE WILL BE HELD AT APPROXIMATELY 10:00 A.M.

NOTE: ON THE PROPERTY SOLD THERE ARE NO WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. YOU HAVE BOUGHT THE PROPERTY "AS IS". BUYERS ARE FURTHER ADVISED THAT THE PURCHASE OF THE PROPERTY AT THIS CONSTABLE'S SALE MAY NOT EXTINGUISH ANY LIENS OR SECURITY INTEREST ON THE PROPERTY. YOU HAVE SIMPLY PURCHASED WHATEVER INTEREST THE DEFENDANT HAD IN THE PROPERTY. IF YOU HAVE ANY QUESTIONS, YOU SHOULD CONSULT AN ATTORNEY OF YOUR CHOICE.

Published Dates: May 17, 24, 31, 2023

NOTICE OF CONSTABLE'S SALE

THE STATE OF TEXAS *
COUNTY OF MONTGOMERY *

Notice is hereby given that by a certain **Order of Sale** issued out of the 284th Judicial District Court of Montgomery County, Texas on the 6th day of April, 2023 in favor of **Bentwater Property Owners Association, Inc.** recovered a judgment in Cause No. **19-06-08534-CV**, in the 284th Judicial District Court of Montgomery County, Texas on the 31st day of October, 2019, against **Kim Betha Sykes**.

Placed in my hands for service, I, Philip Cash as Constable Precinct 1, Montgomery County, Texas, did on the **2nd day of May, 2023** levy on REAL property described below, and on the **6th day of June, 2023**, I will offer for sale and sell at 301 N. Main Street, Conroe, Texas 77301 (west side court steps), Conroe, Texas 77301, at approximately 10:00 a.m. for cash to the highest bidder, all right, title, and interest that the said defendant **Kim Betha Sykes** had in the property described below:

PROPERTY DESCRIPTION:

- \$13,148.43 Principle sum
- \$5,003 Attorney fees
- Post-judgment interest at the rate of five and one quarter percent (5.25%) per annum on the total judgment, including attorney's fees awarded herein, from the date this judgment is signed until fully paid.
- \$835.22 Court Costs (includes \$519.35 process server fees)
- \$0.00 Judgment Credit

And foreclosure of a lien on the following described property:

LOT 018, BLOCK 02, BENTWATER, SECTION 29, A SUBDIVISION IN MONTGOMERY COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET F SHEETS 176A & OF THE MAP RECORDS OF MONTGOMERY, COUNTY, TEXAS MORE COMMONLY KNOWN AS 83 CAMDEN HILLS DRIVE, MONTGOMERY, TX 77356

Witness my hand this 2nd day of May, 2023.

Philip Cash
Constable PCT. 1
Montgomery County, Texas

By: S. Closson
Sergeant

TERMS AND CONDITIONS OF SALE AND TIME:

CASHIER'S CHECK OR MONEY ORDER AT THE CONCLUSION OF SALE
SALE WILL BE HELD AT APPROXIMATELY 10:00 A.M.

NOTE: ON THE PROPERTY SOLD THERE ARE NO WARRANTIES, EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. YOU HAVE BOUGHT THE PROPERTY "AS IS". BUYERS ARE FURTHER ADVISED THAT THE PURCHASE OF THE PROPERTY AT THIS CONSTABLE'S SALE MAY NOT EXTINGUISH ANY LIENS OR SECURITY INTEREST ON THE PROPERTY. YOU HAVE SIMPLY PURCHASED WHATEVER INTEREST THE DEFENDANT HAD IN THE PROPERTY. IF YOU HAVE ANY QUESTIONS, YOU SHOULD CONSULT AN ATTORNEY OF YOUR CHOICE.

Published Dates: May 17, 24, 31, 2023

NOTICE OF CONSTABLE'S SALE

THE STATE OF TEXAS *
COUNTY OF MONTGOMERY *

Notice is hereby given that by a certain **Order of Sale** issued out of the 457th Judicial District Court of Montgomery County, Texas on the 6th day of April, 2023 in favor of **Bentwater Property Owners Association, Inc.** recovered a judgment in Cause No. **22-03-03727-CV**, in the 457th Judicial District Court of Montgomery County, Texas on the 9th day of June, 2022, against **Be Home Us Corporation**.

Placed in my hands for service, I, Philip Cash as Constable Precinct 1, Montgomery County, Texas, did on the **28th day of April, 2023** levy on REAL property described below, and on the **6th day of June, 2023**, I will offer for sale and sell at 301 N. Main Street, Conroe, Texas 77301 (west side court steps), Conroe, Texas 77301, at approximately 10:00 a.m. for cash to the highest bidder, all right, title, and interest that the said defendant **Be Home Us Corporation** had in the property described below:

PROPERTY DESCRIPTION:

- \$8,365.10 Principle sum
- \$4,773 Attorney fees
- Post-judgment interest at the rate of five percent (5%) per annum on the total judgment, including attorney's fees awarded herein, from the date this judgment is signed until fully paid.
- \$488.85 Court Costs (includes \$120.50 Process Server fees)
- \$488.85 Court Costs (includes \$120.50 Process Server fees)

And foreclosure of a lien on the following described property:

Legal Notices Continued on following page

Engineering

Engineering Home

2021 Thoroughfare
Plan PDF

Manuals and Forms

Plat Submittals

Get Adobe Acrobat

Notice of In-Person Public Meeting
for proposed FM 149 Extension

For permit questions or floodplain questions, please
contact the Permit Department or Floodplain
Administration.

Engineering

501 North Thompson, Suite 103 Conroe, Texas 77301
Phone: 936-539-7833 Fax: 936-539-7802
Hours: Monday - Friday 8:00 a.m. - 5:00 p.m.

County Engineer
jeff.johnson@mctx.org

[Jeff Johnson, J](#)

Administrative Assistant
lori.bass@mctx.org

[Lori Bass](#)

Assistant County Engineer
dan.wilds@mctx.org

[Dan Wilds, P](#)

Traffic Engineering Manager
rick.wong@mctx.org

[Rick Wong, P](#)

Engineer III
brianc.clark@mctx.org (don't forget the extra "c")

[Brian C. Clark,](#)

Engineer II
jay.chapman@mctx.org

[Jay Chapman,](#)

Engineer II
mark.berry@mctx.org

[Mark Berry, E](#)

Engineering Assistant
rick.muenchausen@mctx.org

[Rick Muencha](#)

Graduate Engineer
lucas.hvasta@mctx.org

[Lucas Hvast](#)

Graduate Engineer
forrest.white@mctx.org

[Forrest Whit](#)

Graduate Engineer
michael.teasdale@mctx.org

[Michael Teasd](#)

Graduate Engineer

VACANT

Engineering Assistant (Road Specs/Road Inventory)
phil.faraone@mctx.org

[Phil Faraone](#)

Plat Coordinator
scott.cain@mctx.org

[Scott Cain](#)

Engineering Assistant (Inspector)
grady.page@mctx.org

[Grady Page](#)

Engineering Assistant (Inspector)
jason.bass@mctx.org

[Jason Bass](#)

Engineering Assistant (Inspector)
doug.neill@mctx.org

[Doug Neill](#)

MONTGOMERY
COUNTY
COMMISSION
COURT

Now offers live vide
[Click here to watch](#)
[Click here for archi](#)



STAY INFORMED

NEWSLETTER SIGNUP

SIGN UP



Appendix C: Sign-In Sheets

Contents

1. Sign-In Sheets
 - a. Elected Official Sign-In Sheet
 - b. Public Sign-In Sheets



ELECTED OFFICIALS
SIGN-IN SHEET

Farm-To-Market (FM) 149 Extension
Public Meeting
June 14, 2023, 5:00 - 7:30 p.m.
Magnolia Event Center, 11659 FM 1488
Magnolia, Texas 77354

No.	Name (Please Print)	Elected Office	Mailing Address / City / State/ ZIP
1	Chris Jones	Pct. 5 Constable	19100 Unity Park Dr. Magnolia TX 77355
2			
3			
4			
5			
6			
7			
8			
9			
10			



PUBLIC SIGN-IN SHEET

Farm-To-Market (FM) 149 Extension
Public Meeting
June 14, 2023, 5:00 - 7:30 p.m.
Magnolia Event Center, 11659 FM 1488
Magnolia, Texas 77354

No.	Name (Please Print)	Mailing Address / City / State/ ZIP	Race / Ethnicity	How did you hear about the event? (newspaper, postcard, letter, flyer, roadside signage, etc.)	To subscribe to project updates, please leave your email address:
1	LARRY GUINN PITTS	4147 Southwestern St. / Houston / Tx. 77005-3531	<input type="checkbox"/> African American <input type="checkbox"/> Asian <input type="checkbox"/> Nat. Hawaiian / Other Pac. Islander <input type="checkbox"/> American Indian / Alaska Native <input type="checkbox"/> Hispanic / Latino <input checked="" type="checkbox"/> White / Caucasian <input type="checkbox"/> Do not wish to answer	T.V. + mailout	larrygpitts@hotmail.com
2	GARY PANGARAKIS	Magnolia, Fire ESD 10	<input type="checkbox"/> African American <input type="checkbox"/> Asian <input type="checkbox"/> Nat. Hawaiian / Other Pac. Islander <input type="checkbox"/> American Indian / Alaska Native <input type="checkbox"/> Hispanic / Latino <input type="checkbox"/> White / Caucasian <input type="checkbox"/> Do not wish to answer	BOSS	garypangarakis@yahoo.com
3	Taylor Whitaker	23542 Cannondale Loop Montgomery TX 77316	<input type="checkbox"/> African American <input type="checkbox"/> Asian <input type="checkbox"/> Nat. Hawaiian / Other Pac. Islander <input type="checkbox"/> American Indian / Alaska Native <input type="checkbox"/> Hispanic / Latino <input checked="" type="checkbox"/> White / Caucasian <input type="checkbox"/> Do not wish to answer	ENR!	TAHAKER1 TRACTIONS1@yahoo.co
4	Paul Kleinpeter	21262 Hidden Bend Lane Magnolia Tx 77354	<input type="checkbox"/> African American <input type="checkbox"/> Asian <input type="checkbox"/> Nat. Hawaiian / Other Pac. Islander <input type="checkbox"/> American Indian / Alaska Native <input type="checkbox"/> Hispanic / Latino <input type="checkbox"/> White / Caucasian <input type="checkbox"/> Do not wish to answer	Facebook	paul.kleinpeter@flash.net
5	Anna Dick	21748 Stillwater Blvd Montgomery 77316	<input type="checkbox"/> African American <input type="checkbox"/> Asian <input type="checkbox"/> Nat. Hawaiian / Other Pac. Islander <input type="checkbox"/> American Indian / Alaska Native <input type="checkbox"/> Hispanic / Latino <input checked="" type="checkbox"/> White / Caucasian <input type="checkbox"/> Do not wish to answer	mailout	steptakers@hotmail.com
6	Russell Henderson	330 FOREST LN HUNTSVILLE, TX 77340	<input type="checkbox"/> African American <input type="checkbox"/> Asian <input type="checkbox"/> Nat. Hawaiian / Other Pac. Islander <input type="checkbox"/> American Indian / Alaska Native <input type="checkbox"/> Hispanic / Latino <input type="checkbox"/> White / Caucasian <input type="checkbox"/> Do not wish to answer	WORK	rhenderson@landtech-inc.com
7	Charles Lee	39302 CIMARRON way Magnolia	<input type="checkbox"/> African American <input type="checkbox"/> Asian <input type="checkbox"/> Nat. Hawaiian / Other Pac. Islander <input type="checkbox"/> American Indian / Alaska Native <input type="checkbox"/> Hispanic / Latino <input type="checkbox"/> White / Caucasian <input type="checkbox"/> Do not wish to answer		
8	BOUCE BERGER	RD.	<input type="checkbox"/> African American <input type="checkbox"/> Asian <input type="checkbox"/> Nat. Hawaiian / Other Pac. Islander <input type="checkbox"/> American Indian / Alaska Native <input type="checkbox"/> Hispanic / Latino <input type="checkbox"/> White / Caucasian <input type="checkbox"/> Do not wish to answer		



PUBLIC SIGN-IN SHEET

Farm-To-Market (FM) 149 Extension
Public Meeting
June 14, 2023, 5:00 - 7:30 p.m.
Magnolia Event Center, 11659 FM 1488
Magnolia, Texas 77354

No.	Name (Please Print)	Mailing Address / City / State/ ZIP	Race / Ethnicity	How did you hear about the event? (newspaper, postcard, letter, flyer, roadside signage, etc.)	To subscribe to project updates, please leave your email address:
11	Bau Tran	54 Windswept Oaks PL The Woodlands TX 77385	<input type="checkbox"/> African American <input checked="" type="checkbox"/> Asian <input type="checkbox"/> Nat. Hawaiian / Other Pac. Islander <input type="checkbox"/> American Indian / Alaska Native <input type="checkbox"/> Hispanic / Latino <input type="checkbox"/> White / Caucasian <input type="checkbox"/> Do not wish to answer	Post	
12	Lizzy Spangler		<input type="checkbox"/> African American <input type="checkbox"/> Asian <input type="checkbox"/> Nat. Hawaiian / Other Pac. Islander <input type="checkbox"/> American Indian / Alaska Native <input type="checkbox"/> Hispanic / Latino <input checked="" type="checkbox"/> White / Caucasian <input type="checkbox"/> Do not wish to answer	Post	
13	TRAVIS STONE	1007 VILLAGE SHORES PINEHURST	<input type="checkbox"/> African American <input type="checkbox"/> Asian <input type="checkbox"/> Nat. Hawaiian / Other Pac. Islander <input type="checkbox"/> American Indian / Alaska Native <input type="checkbox"/> Hispanic / Latino <input type="checkbox"/> White / Caucasian <input type="checkbox"/> Do not wish to answer	COMMUNITY IMPACT	
14	Bill Kotlan	1450 Lake Robbins Dr #310 The Woodlands TX 77380	<input type="checkbox"/> African American <input type="checkbox"/> Asian <input type="checkbox"/> Nat. Hawaiian / Other Pac. Islander <input type="checkbox"/> American Indian / Alaska Native <input type="checkbox"/> Hispanic / Latino <input checked="" type="checkbox"/> White / Caucasian <input type="checkbox"/> Do not wish to answer	Community Impact	
15	Jeff White	10964 Lake Forest Dr Conroe 77384	<input type="checkbox"/> African American <input type="checkbox"/> Asian <input type="checkbox"/> Nat. Hawaiian / Other Pac. Islander <input type="checkbox"/> American Indian / Alaska Native <input type="checkbox"/> Hispanic / Latino <input checked="" type="checkbox"/> White / Caucasian <input type="checkbox"/> Do not wish to answer	11	Jeff.White@EY.com
16	JUAN RUEDA	40911 FM 149 Rd Magnolia TX 77354	<input type="checkbox"/> African American <input checked="" type="checkbox"/> Asian <input type="checkbox"/> Nat. Hawaiian / Other Pac. Islander <input type="checkbox"/> American Indian / Alaska Native <input checked="" type="checkbox"/> Hispanic / Latino <input type="checkbox"/> White / Caucasian <input type="checkbox"/> Do not wish to answer	Post	
17	NATHANIEL Matthews	40223 FM 149 Rd Magnolia, TX 77354	<input checked="" type="checkbox"/> African American <input type="checkbox"/> Asian <input type="checkbox"/> Nat. Hawaiian / Other Pac. Islander <input type="checkbox"/> American Indian / Alaska Native <input type="checkbox"/> Hispanic / Latino <input type="checkbox"/> White / Caucasian <input type="checkbox"/> Do not wish to answer	Community Impact	
18	michael Sullivan	100 Nugent St Conroe 77301	<input type="checkbox"/> African American <input type="checkbox"/> Asian <input type="checkbox"/> Nat. Hawaiian / Other Pac. Islander <input type="checkbox"/> American Indian / Alaska Native <input type="checkbox"/> Hispanic / Latino <input type="checkbox"/> White / Caucasian <input type="checkbox"/> Do not wish to answer	.	msullivan@blayengineering.com



PUBLIC SIGN-IN SHEET

Farm-To-Market (FM) 149 Extension
Public Meeting
June 14, 2023, 5:00 - 7:30 p.m.
Magnolia Event Center, 11659 FM 1488
Magnolia, Texas 77354

No.	Name (Please Print)	Mailing Address / City / State/ ZIP	Race / Ethnicity	How did you hear about the event? (newspaper, postcard, letter, flyer, roadside signage, etc.)	To subscribe to project updates, please leave your email address:
11	Ken Parkin	21845 Stillwater Blvd Montgomery, TX 77316	<input type="checkbox"/> African American <input type="checkbox"/> American Indian / Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Hispanic / Latino <input type="checkbox"/> Nat. Hawaiian / Other Pac. Islander <input checked="" type="checkbox"/> White / Caucasian <input type="checkbox"/> Do not wish to answer	Flyer	kparkin@hal-inc.com
12	Sandy Barton	18657 Legend Oaks Dr Magnolia TX 77355	<input type="checkbox"/> African American <input type="checkbox"/> American Indian / Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Hispanic / Latino <input type="checkbox"/> Nat. Hawaiian / Other Pac. Islander <input checked="" type="checkbox"/> White / Caucasian <input type="checkbox"/> Do not wish to answer	Email	SandyB@GreaterMagnoliaParkwayCC.org
13	Cathy Rueda	40911 FM 149	<input type="checkbox"/> African American <input type="checkbox"/> American Indian / Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Hispanic / Latino <input type="checkbox"/> Nat. Hawaiian / Other Pac. Islander <input type="checkbox"/> White / Caucasian <input type="checkbox"/> Do not wish to answer		
14	Cynthia Obrosky	PO Box 382 Magnolia TX 77353	<input type="checkbox"/> African American <input type="checkbox"/> American Indian / Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Hispanic / Latino <input type="checkbox"/> Nat. Hawaiian / Other Pac. Islander <input checked="" type="checkbox"/> White / Caucasian <input type="checkbox"/> Do not wish to answer	Flyer	CynthiaObrosky@att.net
15	Michael # Dorson	PO Box 3708, Conroe TX 77305	<input type="checkbox"/> African American <input type="checkbox"/> American Indian / Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Hispanic / Latino <input type="checkbox"/> Nat. Hawaiian / Other Pac. Islander <input type="checkbox"/> White / Caucasian <input type="checkbox"/> Do not wish to answer		
16			<input type="checkbox"/> African American <input type="checkbox"/> American Indian / Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Hispanic / Latino <input type="checkbox"/> Nat. Hawaiian / Other Pac. Islander <input type="checkbox"/> White / Caucasian <input type="checkbox"/> Do not wish to answer		
17			<input type="checkbox"/> African American <input type="checkbox"/> American Indian / Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Hispanic / Latino <input type="checkbox"/> Nat. Hawaiian / Other Pac. Islander <input type="checkbox"/> White / Caucasian <input type="checkbox"/> Do not wish to answer		
18			<input type="checkbox"/> African American <input type="checkbox"/> American Indian / Alaska Native <input type="checkbox"/> Asian <input type="checkbox"/> Hispanic / Latino <input type="checkbox"/> Nat. Hawaiian / Other Pac. Islander <input type="checkbox"/> White / Caucasian <input type="checkbox"/> Do not wish to answer		



**PUBLIC
SIGN-IN SHEET**
Farm-To-Market (FM) 149 Extension
Public Meeting
June 14, 2023, 5:00 - 7:30 p.m.
Magnolia Event Center, 11659 FM 1488
Magnolia, Texas 77354

No.	Name (Please Print)	Mailing Address / City / State/ ZIP	Race / Ethnicity	How did you hear about the event? (newspaper, postcard, letter, flyer, roadside signage, etc.)	To subscribe to project updates, please leave your email address:
21	Mike Dietrich	P.O. 52 Tomball, TX 77377	<input type="checkbox"/> African American <input type="checkbox"/> Asian <input type="checkbox"/> Nat. Hawaiian / Other Pac. Islander <input type="checkbox"/> American Indian / Alaska Native <input type="checkbox"/> Hispanic / Latino <input checked="" type="checkbox"/> White / Caucasian <input type="checkbox"/> Do not wish to answer	Paper	m.dietrich@peoplepc.com
22	Richard Obrosky	P.O. Box 382 Magnolia, TX 77353	<input type="checkbox"/> African American <input type="checkbox"/> Asian <input type="checkbox"/> Nat. Hawaiian / Other Pac. Islander <input type="checkbox"/> American Indian / Alaska Native <input type="checkbox"/> Hispanic / Latino <input checked="" type="checkbox"/> White / Caucasian <input type="checkbox"/> Do not wish to answer	Neighbor	
23	Rebecca Dietrich	PO Box 3708 Conroe, TX 77305	<input type="checkbox"/> African American <input type="checkbox"/> Asian <input type="checkbox"/> Nat. Hawaiian / Other Pac. Islander <input type="checkbox"/> American Indian / Alaska Native <input type="checkbox"/> Hispanic / Latino <input type="checkbox"/> White / Caucasian <input type="checkbox"/> Do not wish to answer	family	
24			<input type="checkbox"/> African American <input type="checkbox"/> Asian <input type="checkbox"/> Nat. Hawaiian / Other Pac. Islander <input type="checkbox"/> American Indian / Alaska Native <input type="checkbox"/> Hispanic / Latino <input type="checkbox"/> White / Caucasian <input type="checkbox"/> Do not wish to answer		
25			<input type="checkbox"/> African American <input type="checkbox"/> Asian <input type="checkbox"/> Nat. Hawaiian / Other Pac. Islander <input type="checkbox"/> American Indian / Alaska Native <input type="checkbox"/> Hispanic / Latino <input type="checkbox"/> White / Caucasian <input type="checkbox"/> Do not wish to answer		
26			<input type="checkbox"/> African American <input type="checkbox"/> Asian <input type="checkbox"/> Nat. Hawaiian / Other Pac. Islander <input type="checkbox"/> American Indian / Alaska Native <input type="checkbox"/> Hispanic / Latino <input type="checkbox"/> White / Caucasian <input type="checkbox"/> Do not wish to answer		
27			<input type="checkbox"/> African American <input type="checkbox"/> Asian <input type="checkbox"/> Nat. Hawaiian / Other Pac. Islander <input type="checkbox"/> American Indian / Alaska Native <input type="checkbox"/> Hispanic / Latino <input type="checkbox"/> White / Caucasian <input type="checkbox"/> Do not wish to answer		
28			<input type="checkbox"/> African American <input type="checkbox"/> Asian <input type="checkbox"/> Nat. Hawaiian / Other Pac. Islander <input type="checkbox"/> American Indian / Alaska Native <input type="checkbox"/> Hispanic / Latino <input type="checkbox"/> White / Caucasian <input type="checkbox"/> Do not wish to answer		



**PUBLIC
SIGN-IN SHEET**
Farm-To-Market (FM) 149 Extension
Public Meeting
June 14, 2023, 5:00 - 7:30 p.m.
Magnolia Event Center, 11659 FM 1488
Magnolia, Texas 77354

9	Don Dean	MCTX	<div><div><input type="checkbox"/> African American <input type="checkbox"/> Asian <input type="checkbox"/> Nat. Hawaiian / Other Pac. Islander</div><div><input type="checkbox"/> American Indian / Alaska Native <input type="checkbox"/> Hispanic / Latino <input type="checkbox"/> White / Caucasian <input type="checkbox"/> Do not wish to answer</div></div>		
10			<div><div><input type="checkbox"/> African American <input type="checkbox"/> Asian <input type="checkbox"/> Nat. Hawaiian / Other Pac. Islander</div><div><input type="checkbox"/> American Indian / Alaska Native <input type="checkbox"/> Hispanic / Latino <input type="checkbox"/> White / Caucasian <input type="checkbox"/> Do not wish to answer</div></div>		



Appendix D: Comments Received

Contents

1. Comments Received
 - a. In-Person And Emailed Comment Forms, Emails, And Attachments

From: [Zaldy Daguman](#)
To: blair.stocker@decorp.com; [Connor Stokes](#)
Cc: [Keith Navale](#); [Angel Macas](#); [Dodge Quality](#)
Subject: Montgomery, TX Montgomery County FM 149 Extension
Date: Friday, June 23, 2023 8:15:20 AM
Attachments: [Outlook-i3eyrr53.png](#)
[Outlook-hlc2e2k0.png](#)

CAUTION: Email from outside Hollaway

Good day!

I am with Dodge Construction Network. Can you confirm if the Civil Engineering firm for this project is the **DE Corp**?

Thanks for your time!

Zaldy Daguman

National Public Planning Researcher

+1 844 326 3826 ext 7148

[construction.com](https://www.construction.com)



202300246450

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

From: [Blair Stocker](#)
To: [Zaldy Daguman](#); [Connor Stokes](#)
Cc: [Keith.Navale](#); [Angel Macas](#); [Dodge Quality](#)
Subject: RE: Montgomery, TX Montgomery County FM 149 Extension
Date: Friday, July 7, 2023 4:59:53 PM
Attachments: [image001.png](#)
[image002.png](#)

CAUTION: Email from outside Hollaway

We are still in the schematic stage. Bidding not till 1st qtr. 2025 at earliest.

From: Zaldy Daguman <Zaldy.Daguman@construction.com>
Sent: Friday, July 7, 2023 4:57 PM
To: Blair Stocker <Blair.Stocker@decorp.com>; Connor Stokes <connor@hollawayenv.com>
Cc: Keith.Navale <Keith.Navale@construction.com>; Angel Macas <angel.macas@construction.com>; Dodge_Quality <dodge_quality@construction.com>
Subject: Re: Montgomery, TX Montgomery County FM 149 Extension

Hi Blair,

Thank you for confirming. Do you have idea regarding Bidding schedule, Construction start date and completion date?

Zaldy Daguman

National Public Planning Researcher
+1 844 326 3826 ext 7148
construction.com



From: Blair Stocker <Blair.Stocker@decorp.com>
Sent: Saturday, 8 July 2023 5:17 am
To: Zaldy Daguman <Zaldy.Daguman@construction.com>; Connor Stokes <connor@hollawayenv.com>
Cc: Keith.Navale <Keith.Navale@construction.com>; Angel Macas <angel.macas@construction.com>; Dodge_Quality <dodge_quality@construction.com>
Subject: [EXTERNAL] RE: Montgomery, TX Montgomery County FM 149 Extension

Yes we are the design firm for the FM 149 project.

From: Zaldy Daguman <Zaldy.Daguman@construction.com>

Sent: Friday, June 23, 2023 8:15 AM

To: Blair Stocker <Blair.Stocker@decorp.com>; Connor Stokes <connor@hollawayenv.com>

Cc: Keith.Navale <Keith.Navale@construction.com>; Angel Macas <angel.macas@construction.com>; Dodge_Quality <dodge_quality@construction.com>

Subject: Montgomery, TX Montgomery County FM 149 Extension

Good day!

I am with Dodge Construction Network. Can you confirm if the Civil Engineering firm for this project is the **DE Corp**?

Thanks for your time!

Zaldy Daguman

National Public Planning Researcher

+1 844 326 3826 ext 7148

construction.com



202300246450

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution, or taking action in relation to the contents of this information is strictly prohibited and may be unlawful.

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution, or taking action in relation to the contents of this information is strictly prohibited and may be unlawful.

From: [Blair Stocker](#)
To: [Dana](#)
Cc: [Victor Reyes](#); [Connor Stokes](#); bruce.berger@mctx.org; [Derek Mueller](#)
Subject: FM 149 Extension
Date: Thursday, July 6, 2023 10:36:40 AM
Attachments: [image001.png](#)

CAUTION: Email from outside Hollaway

Dana,

I am Blair Stocker, the Project Manager for this project. As per your message below, we have done traffic studies with volumes projected 20 years in the future and have found the intersection I believe you are questioning works well. We have 2 left turn lanes from Jackson Road NB onto what we call Access Road 1 which clears the queue at that intersection. Those queues you mentioned on existing FM 149 should go away due to the new FM 149 construction. Also, the RR track crossing will be closed eliminating those related queues as well.

If you would like more information or would like to discuss further, please contact me directly. I'd be more than willing to walk you through the design layout exhibited at the public meeting. If you have Teams, we could do a teams call or meet in person, whatever will work for you.

Please advise.

Thanks,
Blair Stocker, PE



Blair C. Stocker, P.E.
Senior Project Manager
3100 West Alabama St. | Houston, Texas 77098
O 713.527.6367 | C 281-731-4338
Excellence since 1945
DECorp.com



Good morning Victor,

I hope you had a great 4th of July!

I'm curious how this new proposal will handle the volume of traffic traveling on 149 from 1488. It appears there will be a 2-lane exit on the west side of 149 near Jackson Road. I travel up 149 from

1488 every day and traffic backs up often past the Magnolia fire station. I don't see that this option will ease traffic. Also, we have a difficult time exiting from Stillwater Blvd currently. How will we be able to safely get onto 149 (especially to go west) with traffic traveling at a fast rate of speed? The railroad track and turn by the Lake Creek bridge currently aid us by forcing cars to slow down.

Kind regards,

Dana Findlay

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution, or taking action in relation to the contents of this information is strictly prohibited and may be unlawful.



PUBLIC MEETING/HEARING COMMENT FORM

Farm-To-Market (FM) 149 Extension

From Existing FM 149 South of Lake Creek Bridge to State Highway (SH) 249

June 14, 2023

This comment form may be turned in tonight in one of the comment boxes, mailed or emailed.
All comments must be postmarked/emailed by June 29, 2023 at 11:59 p.m.

EMAIL: connor@hollawayenv.com

Name – Optional Paul Klempeter

☐ I am an Elected Official. Position: _____

If you would like to receive future notifications about this project, print your contact information below.

21262 Hidden Bend Loop
Magnolia Tx 77354
Address

paul.klempeter@flash.net
Email

Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:

- ☐ I am employed by Montgomery County.
☐ I do business with Montgomery County.
☐ I could benefit monetarily from the project or other item about which I am commenting.
☐ I support the proposed project. *undecided - convince me!*
☐ I do not support the proposed project.

How did you hear about the event tonight?

- ☐ Newspaper ☐ Television ☐ Neighbor
☐ Messaging Sign ☒ Social media (Twitter/Facebook)
☐ Letter/Postcard ☐ Other: _____

Title VI Information – Optional

This information is used to help improve Montgomery County's outreach efforts:

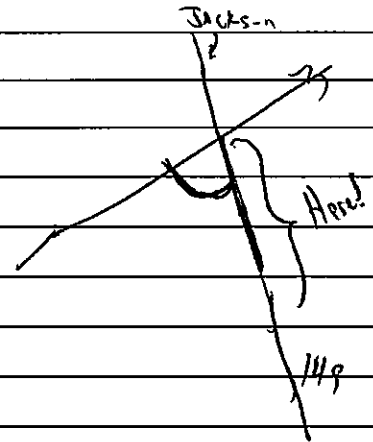
- ☐ African American ☐ American Indian or Alaska Native
☐ Asian ☐ Native Hawaiian or Other Pacific Islander
☒ White/Caucasian

Are you of Hispanic / Latino / Spanish origin? ☐ Yes ☒ No

Please write comments on the back.

Comments:

Existing 149 is a beautiful, tree lined corridor. Will the trees & shrubery along the railroad be preserved?



Please attach additional sheets of paper for further comments

Commissioner Charlie Riley
Montgomery County Precinct 2
19110 Unity Park Drive
Magnolia, Texas 77355



2500 Summer Street, Suite 1130
Houston, Texas 77007

From: [Blair Stocker](#)
To: [Shelly](#)
Cc: [Connor Stokes](#); [Blythe Payne](#); [Victor Reyes](#); bruce.berger@mctx.org
Subject: RE: (FM) 149 Extension
Date: Wednesday, June 14, 2023 10:18:47 PM
Attachments: [image001.png](#)

CAUTION: Email from outside Hollaway

Shelly,

Thanks for your inquiry. The existing FM 149 will not be closed at the RR crossing until the new FM 149 extension is completed. It will be one of the last things that's completed on the project. We are figuring around 2026-2028 for construction with opening in 2028. This may be speeded up a bit depending on how the ROW purchases go. Once the RR crossing is closed the old FM 149 will be accessed from the new FM 149 by Access Road 2.

If you need more information, please let me know.

Thanks



Blair C. Stocker, P.E.
Senior Project Manager
3100 West Alabama St. | Houston, Texas 77098
O 713.527.6367 | C 281-731-4338
Excellence since 1945
DECorp.com



From: Shelly <shellygiesinger@netscape.net>
Sent: Wednesday, June 14, 2023 12:48 PM
To: Blair Stocker <Blair.Stocker@decorp.com>
Subject: (FM) 149 Extension

I am working tonight and can not attend the meeting Commissioner Riley is having about the expanding 149 to 249. I looked on the Engineering site but could not find any more information or maps. I am just curious on the time line and I assume there will be a time when the current 149 coming off Jackson Road will have to be closed and wondering how traffic will be rerouted. This is my right to work and while I am excited about the project I am also concerned about traffic issues because you can not get into Magnolia proper at 5 because of road construction and I am just curious how the two projects will overlap

Thanks

Shelly Lane

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you

recognize the sender and know the content is safe.

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution, or taking action in relation to the contents of this information is strictly prohibited and may be unlawful.



PUBLIC MEETING/HEARING COMMENT FORM

Farm-To-Market (FM) 149 Extension

From Existing FM 149 South of Lake Creek Bridge to State Highway (SH) 249

June 14, 2023

This comment form may be turned in tonight in one of the comment boxes, mailed or emailed.
All comments must be postmarked/emailed by June 29, 2023 at 11:59 p.m.

EMAIL: connor@hollawayenv.com

Name – Optional

CYNTHIA OBROSKY

☐ I am an Elected Official. Position: _____

If you would like to receive future notifications about this project, print your contact information below.

PO Box 382
MAGNOLIA TX 77353
Address

Cyndiobrosky@att.net
Email

Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:

- ☐ I am employed by Montgomery County.
☒ I do business with Montgomery County.
☐ I could benefit monetarily from the project or other item about which I am commenting.
☐ I support the proposed project.
☒ I do not support the proposed project.

How did you hear about the event tonight?

- ☐ Newspaper ☐ Television ☐ Neighbor
☐ Messaging Sign ☐ Social media (Twitter/Facebook)
☐ Letter/Postcard ☒ Other: FLYER

Title VI Information – Optional

This information is used to help improve Montgomery County's outreach efforts:

- ☐ African American ☐ American Indian or Alaska Native
☐ Asian ☐ Native Hawaiian or Other Pacific Islander
☒ White/Caucasian Does it matter?

Are you of Hispanic / Latino / Spanish origin? ☐ Yes ☒ No

Please write comments on the back.

Comments

THIS PROJECT NEEDS TO NOT MOVE FORWARD AND IF YOU ARE GOING TO CLAMP THIS DOWN OUR THROATS THEN THERE SHOULD BE A SEVERE REDUCTION IN PROJECTS THAT AS YOU CONTINUE TO HAVE MORE BUILDING CRIME, CONSTRUCTION, VIOLENCE, OVERBULIATION, BURNING AND MANY OTHER NEGATIVES THAT COME WITH THESE SORTS OF PROJECTS. THERE IS ALREADY MORE CRIME THAT IS NOT BEING MET BY MORE POLICE, MORE TRAFFIC AND LESS PATIENCE BY LOCAL AND DRIVE THRU RESIDENTS. THE TIME, EFFORTS AND ENERGIES ASSOCIATED WITH THESE PROJECTS NEVER SEEM TO PRODUCE THE RESULTS AND PROMISES OF THE ELECTED AND ONLY SUCCEED IN FATIGUING THEIR WORKERS AND THOSE IN CHARGE OF THE PROJECT AT THE TAXPAYER EXPENSE. THIS IS GOING TO INCREASE NOISE OVERALL TO A MOST UNACCEPTABLE AND UNACCEPTABLE LEVEL NOT TO MENTION THE DISPLACEMENT TO PEOPLE, LIVESTOCK, AND WILDLIFE. THE ONLY TRUE ANSWER TO ALLEVIATE THE ISSUE OF CRIME, NOISE, VIOLENCE AND OTHER UNWANTED ACTIVITIES IS TO NOT BUILD AT ALL - THE NO BUILD ALTERNATIVE

Please attach additional sheets of paper for further comments

Commissioner Charlie Riley
Montgomery County Precinct 2
19110 Unity Park Drive
Magnolia, Texas 77355



2500 Summer Street, Suite 1130
Houston, Texas 77007

From: [Rebecca Queen](#)
To: [Connor Stokes](#); karen.cantrell@mctx.org
Subject: FM 149 Proposed Extension
Date: Wednesday, June 7, 2023 11:55:00 AM

CAUTION: Email from outside Hollaway

Dear Commissioner Riley,

I am a senior homeowner on the Keenan Rd. side of FM 149, near 7 Bridges RV Park. I've been reading about the proposed extension of FM 149 to FM 249. I think the proposed improvements are a great idea and much needed. Although I realize this is a different arm of my street, my concern is that it will most certainly bring increased traffic on an already overused road. Motorcycles and trucks speed past the small residential areas at dangerously high rates of speed, and the traffic is already so busy during rush hours that it sometimes takes 10 minutes to turn out of my driveway. Dump trucks and cement trucks already dominate the vehicles on Keenan Cutoff, slowing movement to a crawl.

Traffic has definitely increased in this area during the past 2 years. It feels like a major thoroughfare between Hwy 105 to FM 249. I'd like to propose that you install some breaks in the traffic flow, like speed bumps near schools and churches, caution lights on dangerous curves & intersections, and definitely a 3-way traffic light at Keenan Cutoff Rd. @ FM 149.

I have been impressed with the road construction in Precinct 2 these past few years, especially the bridge and traffic light at Keenan Cutoff @ FM 2854. I hope you will take a serious look at the needs of those living on my stretch of FM 149. We could seriously use an upgrade to city sewer!

Thank you for your attention to this message.

Rebecca Queen
9892 FM 149 Rd.
Montgomery, TX 77316
936-324-7558

From: [Chris Telschow](#)
To: [Connor Stokes](#)
Subject: FM 149 Extension
Date: Saturday, July 15, 2023 7:42:10 PM

CAUTION: Email from outside Hollaway

Greetings Connor,

Unfortunately I was unable to attend this public meeting as I just found out that it happened last month, today.

A few questions,

I am have questions about how this proposed roadway will not be tolled considering it is dead ending into a current tollway....?

What are the future extension plans regarding this route?

What is the consideration for noise pollution on this project?

What is the current issue with the current FM 149 that this route needs to be altered?

Thank you for your reply,

Chris Telschow
281-224-0880



Appendix E: Figures

Contents

1. Powerpoint Presentation
2. Handout
3. Comment Form (Blank)
4. Exhibit Boards
5. Photolog



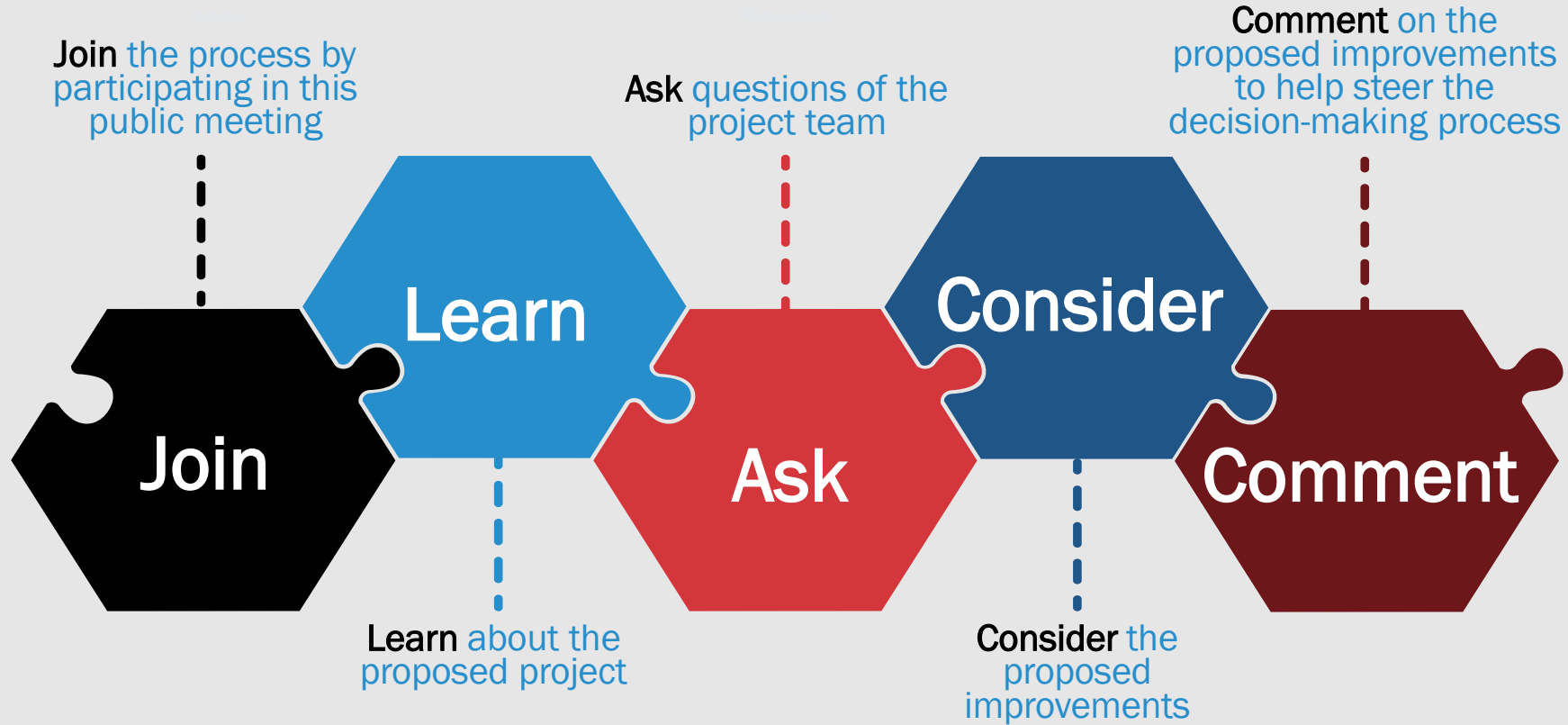
Public Meeting

Farm-to-Market (FM) 149 Extension
From State Highway (SH) 249 to Existing FM 149
South of Lake Creek Bridge

Montgomery County, Texas



What is the Purpose of this Meeting?



Presentation Overview



Outreach and Notifications



Project Overview and Background



Need for and Purpose of the Proposed Project



Proposed Project Details



Environmental Analysis



Funding Information and Next Steps



How to Comment

Outreach and Notification Methods



Information was posted to the Montgomery County Engineering webpage on June 2, 2023



Elected Official Letters were sent by mail and email on May 30, 2023.



Flyers were hand-delivered to local community facilities, gathering places, and buildings in the vicinity on May 31, 2023.



Approximately 105 postcards were mailed directly to mailboxes in neighborhoods adjacent to the project on May 30, 2023.

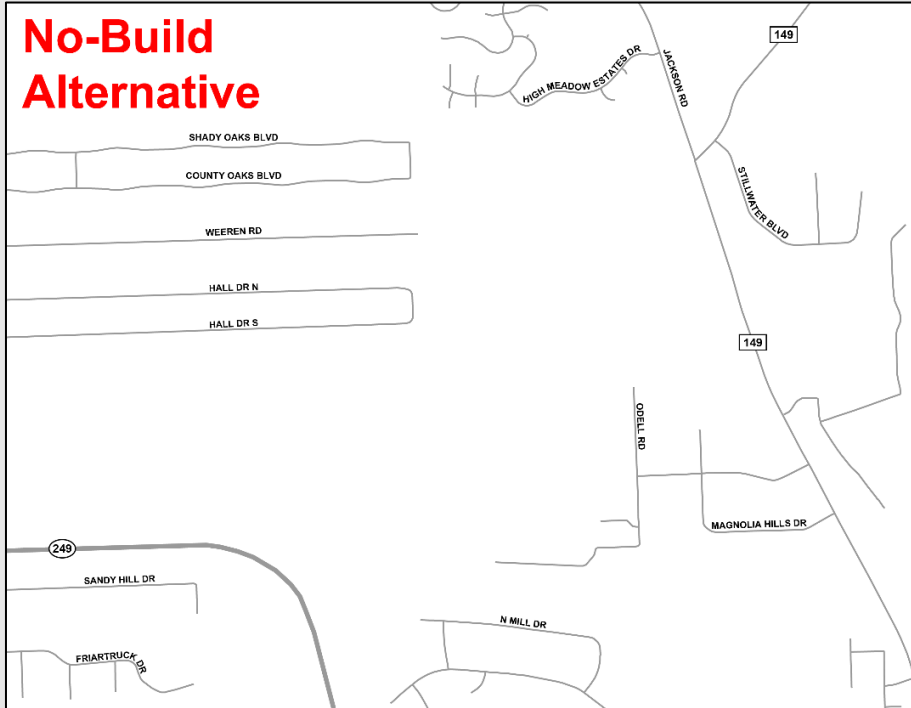


Notices were published in *The Courier of Montgomery County* on May 30, 2023, and in the *Montgomery County News* on May 31, 2023.

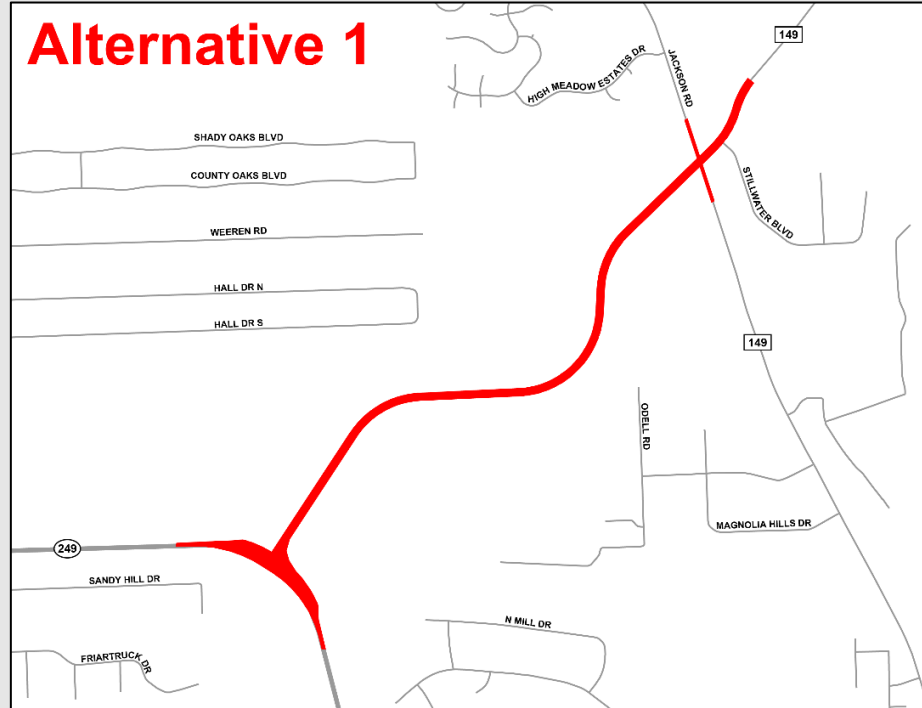
Alternatives Considered



No-Build Alternative



Alternative 1



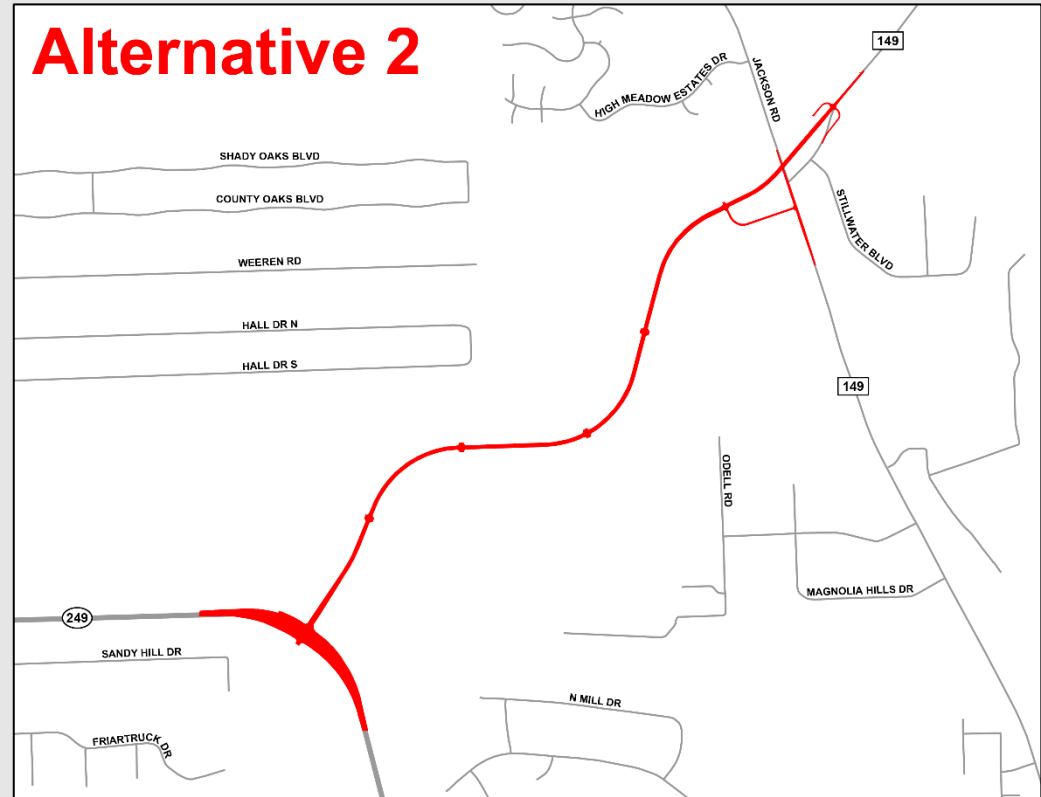
Project Overview (Recommended Alternative)



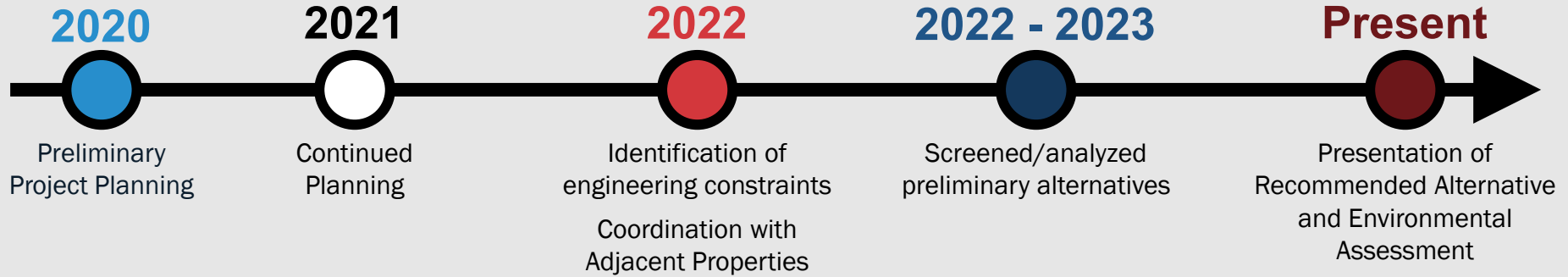
Project Name:
FM 149 Extension

Project Length:
3.45 miles

Project Limits:
From SH 249 to
Existing FM 149 South
of Lake Creek Bridge



Project Background



Development of Schematic Design for Roadway and Bridge

- Geotechnical Investigations
- Aerial Mapping/Field Surveys
- H&H Analysis
- Utility Investigation/Subsurface Utility Engineering
- Railroad Impacts/Exhibit A

Purpose and Need of the Proposed Project

Needs Along the Corridor

This project is needed because:

- there is no direct connection from FM 149 to SH 249 Toll Road at this location
- the roadway geometry at the FM 149 and Jackson Road intersection, which involves and at-grade rail crossing, are inadequate for current traffic and future traffic and create unsafe conditions
- the existing system capacity needs to be expanded to relieve congestion
- the intra-county mobility for businesses and residents needs to be improved
- to promote economic development.

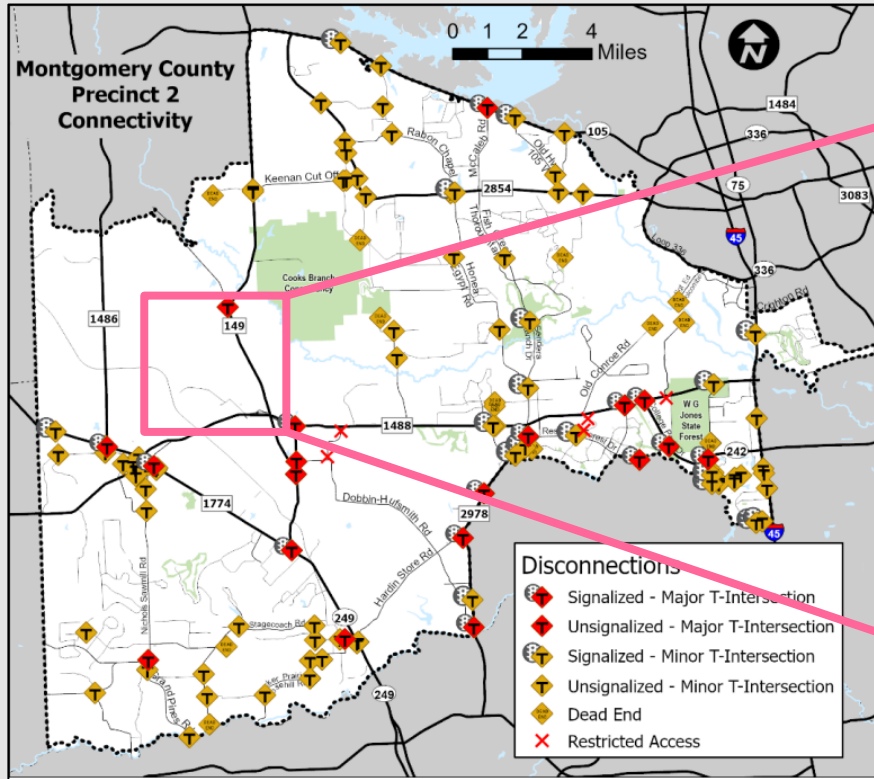


Purpose of the Proposed Project

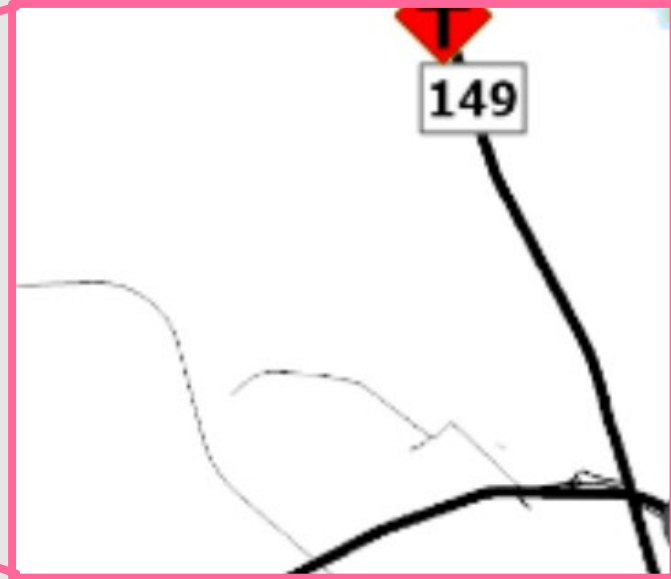
The purpose of the project is to expand system capacity, and to minimize congestion by providing a new highway that meets current FHWA and TXDOT design standards that provides direct connections to the SH 249 Toll Road and FM 149, and to enhance economic development opportunities in the corridor, improve the operational safety of existing roadways by minimizing accidents within the roadway network, and promote intra-county mobility.



FM 149 Corridor Connectivity

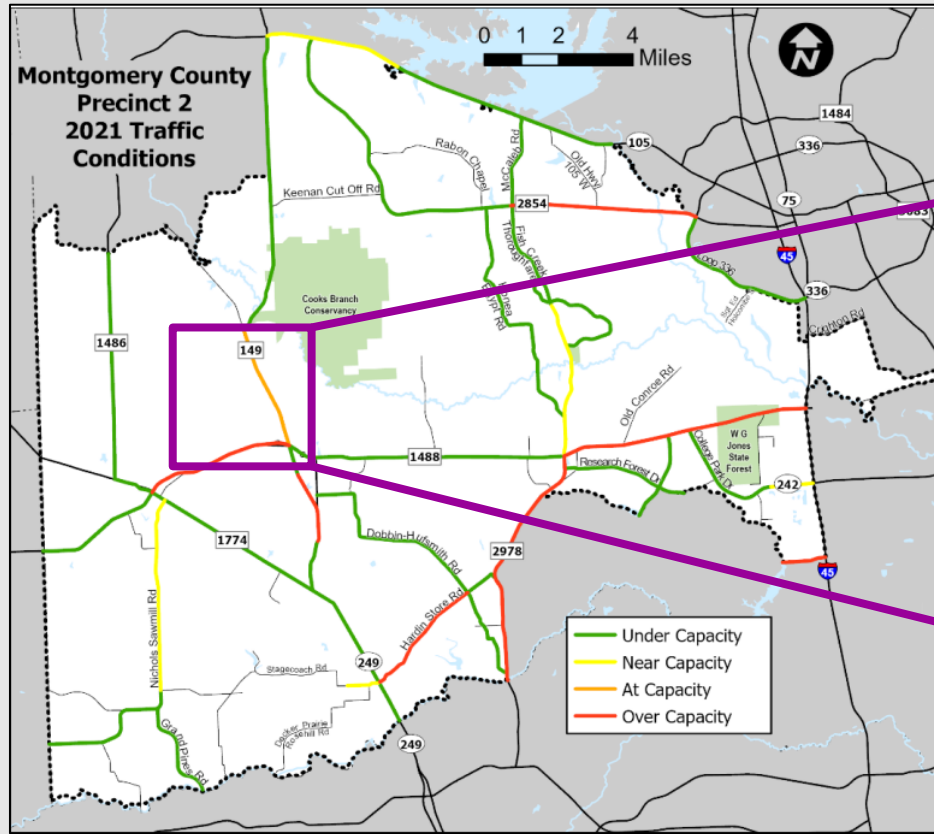


Current Project Area Connectivity

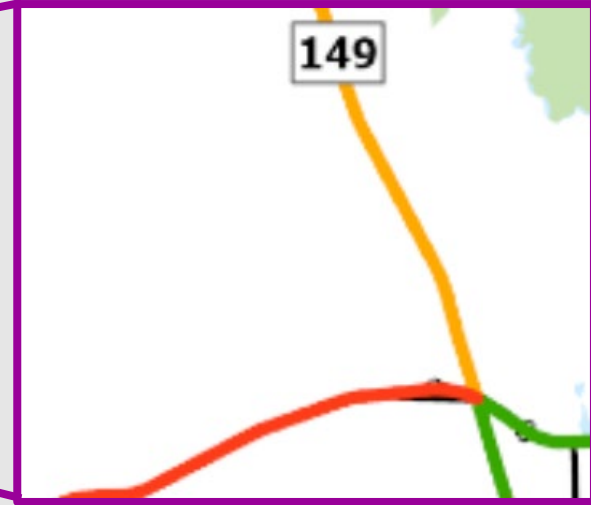


Data Source: Montgomery County Precinct 2 Mobility Study, by the Houston-Galveston Area Council

FM 149 Corridor 2021 Traffic Conditions

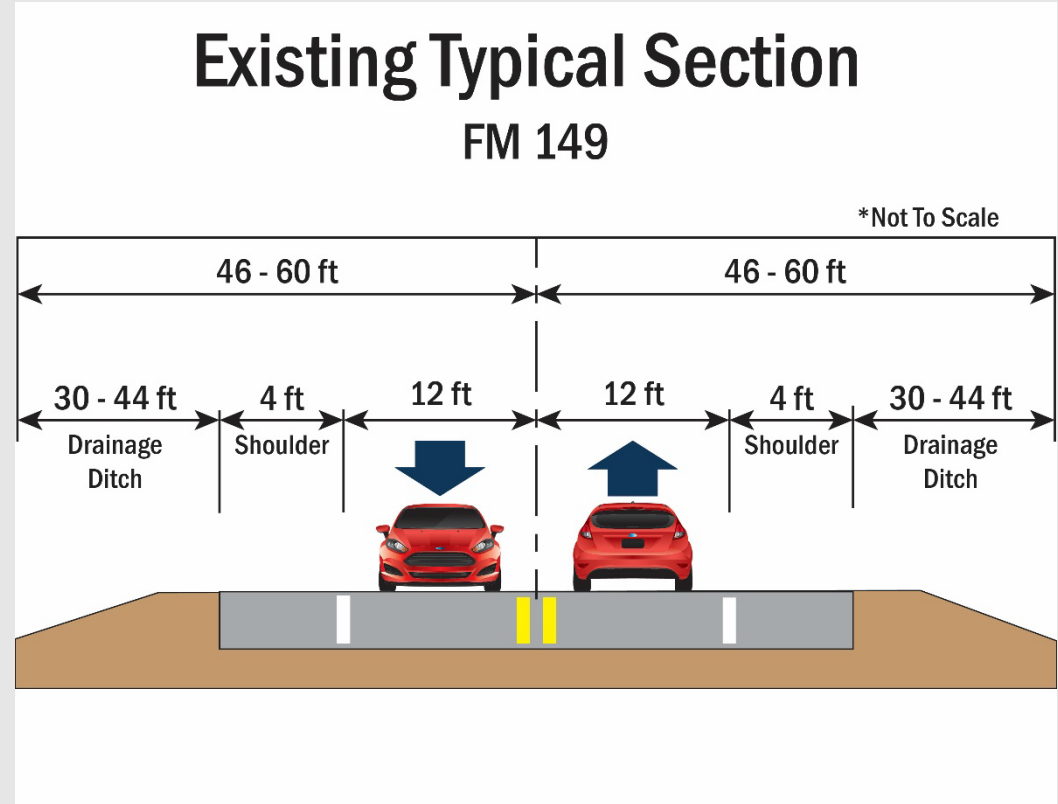


Project Area 2021 Traffic Conditions



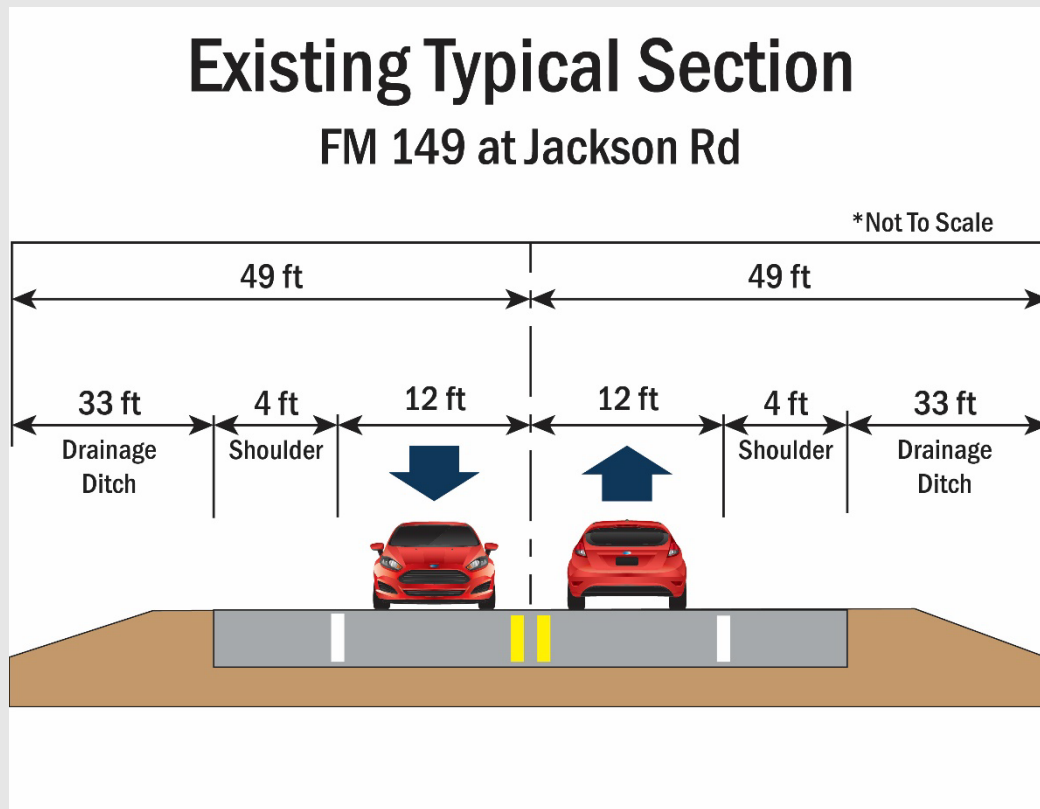
Data Source: Montgomery County Precinct 2 Mobility Study, by the Houston-Galveston Area Council

- Two-lane undivided roadway with 12-foot-wide travel lanes
- 4-foot-wide outside shoulders
- No median or traffic barrier
- Open drainage ditches
- No sidewalks
- Right-of-way (ROW) width: 106 feet (varies)



Project Details: Existing Typical Section for Jackson Road

- Two-lane undivided roadway with 12-foot-wide travel lanes
- 4-foot-wide outside shoulders
- No median or traffic barrier
- Open drainage ditches
- No sidewalks
- Right-of-way (ROW) width: 98 feet

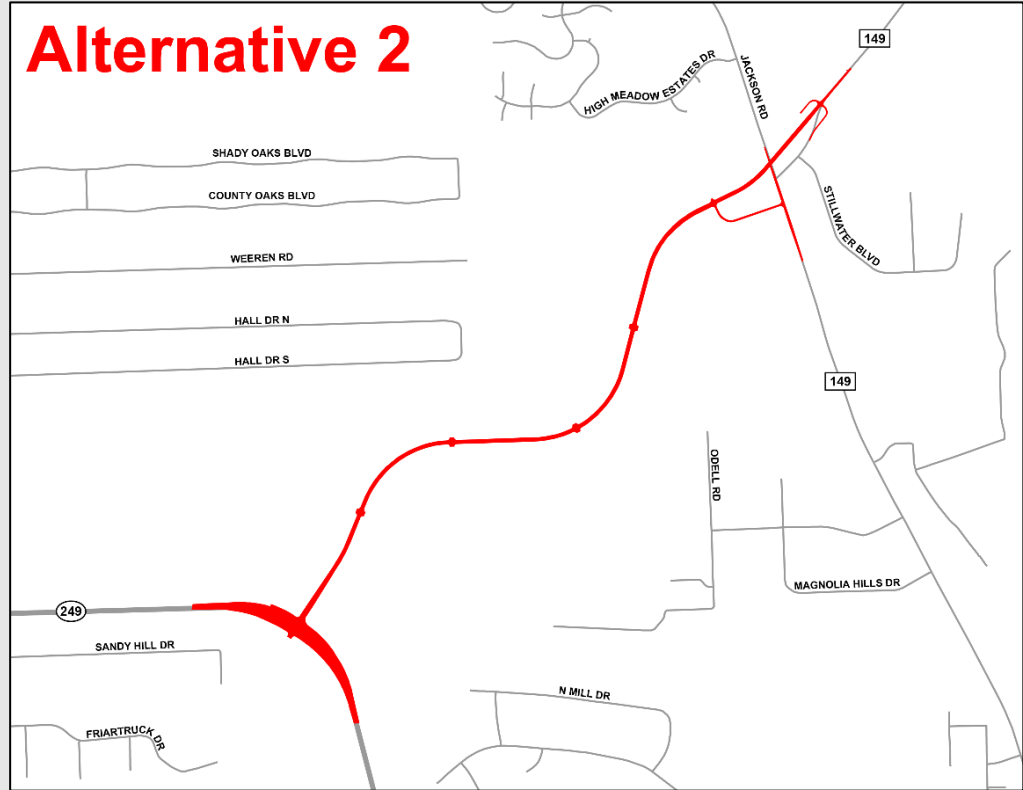


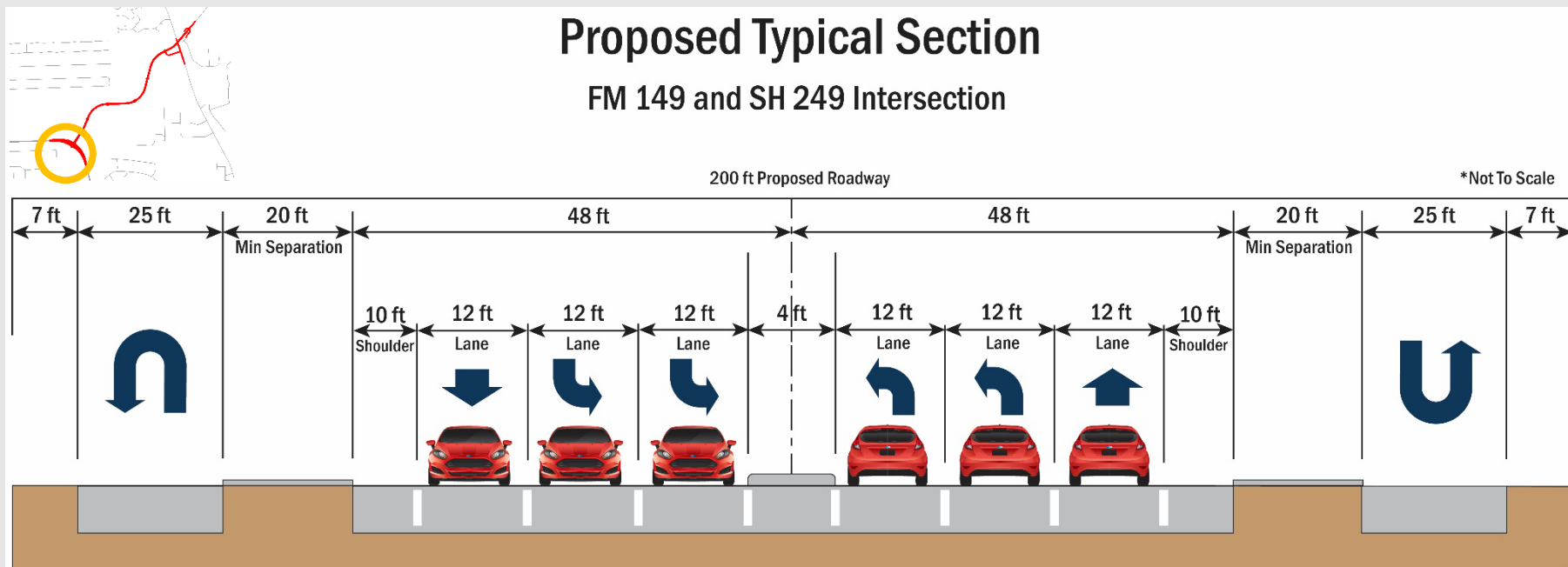
Project Description



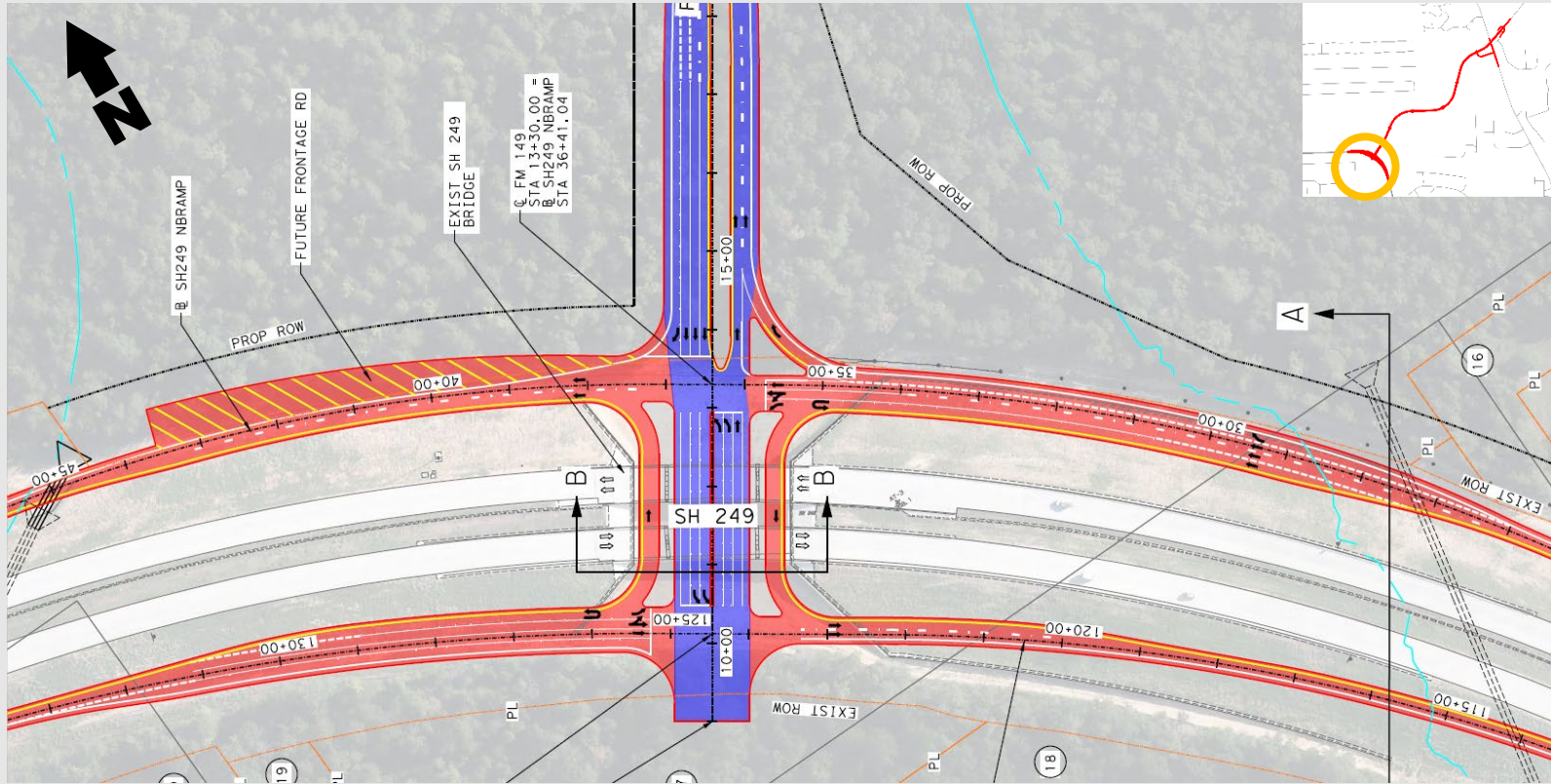
The proposed FM 149 extension includes:

- Replacing the Lake Creek relief bridge
- Constructing a new bridge over the BNSF railroad tracks and Jackson Road
- Eliminating an at-grade railroad crossing and intersection with Jackson Road
- Constructing a 3.45 mile, divided 4-lane highway and connecting with SH 249

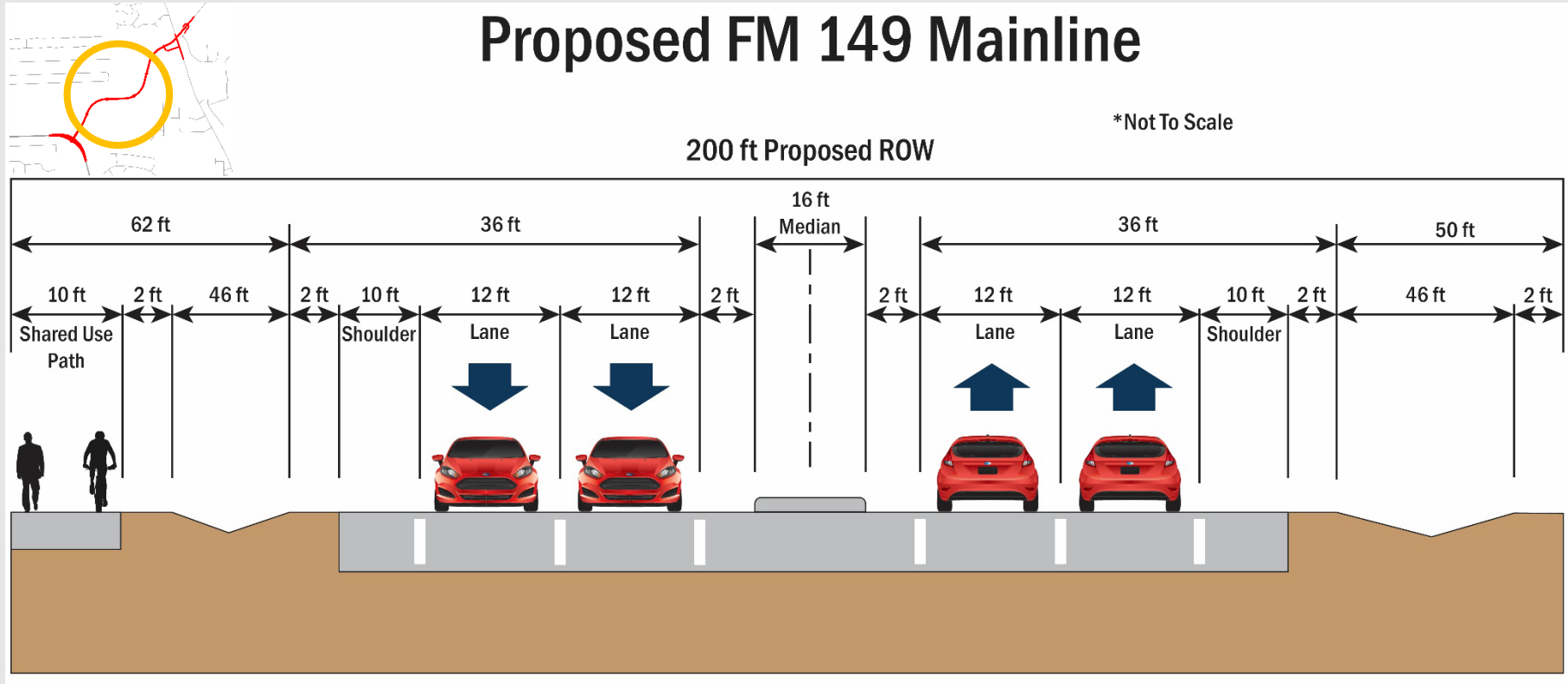




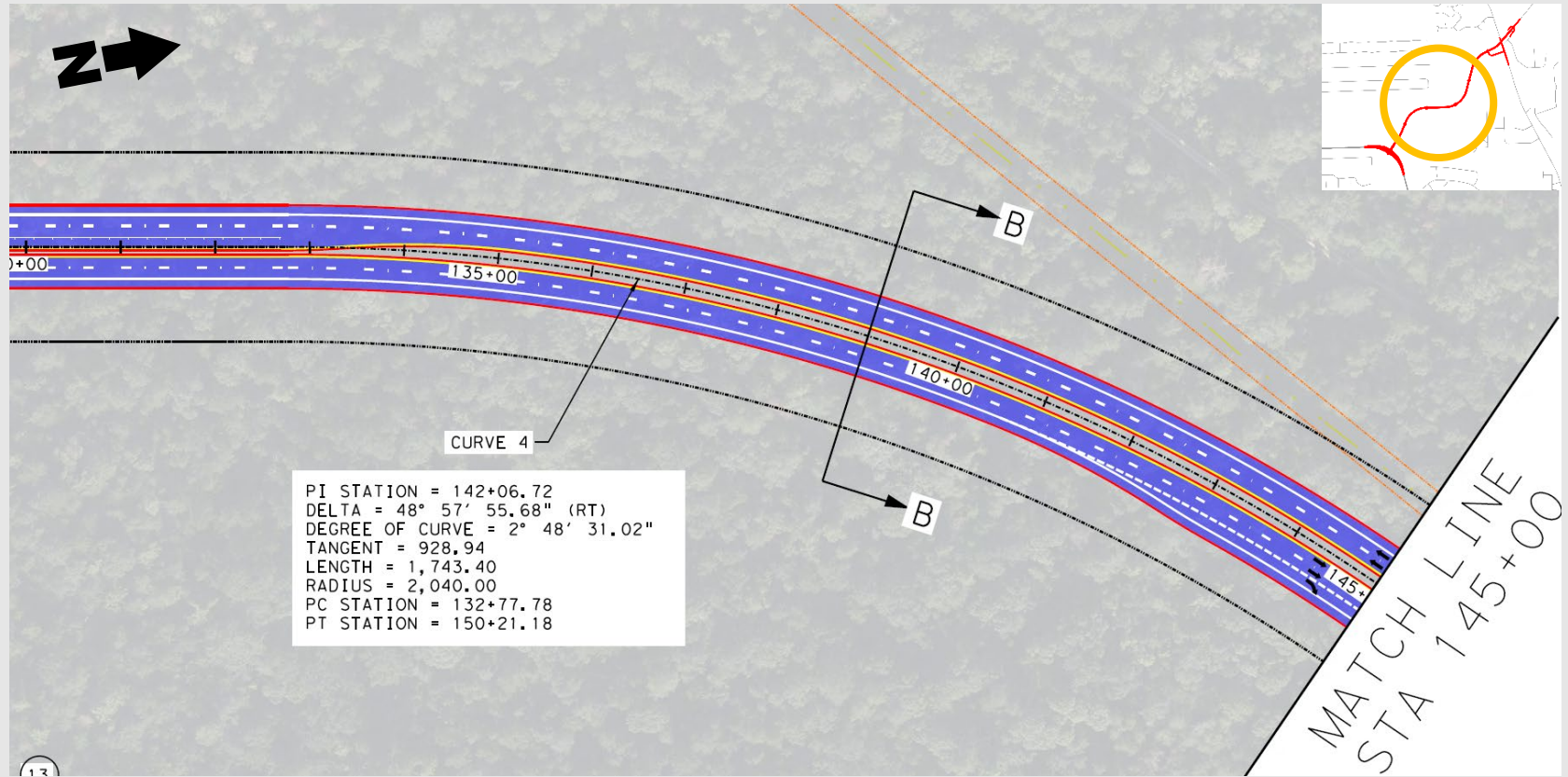
Project Details: Proposed Typical Section for FM 149 and SH 249 Intersection



Proposed FM 149 Mainline



Project Details: Proposed Typical for FM 149 Mainline



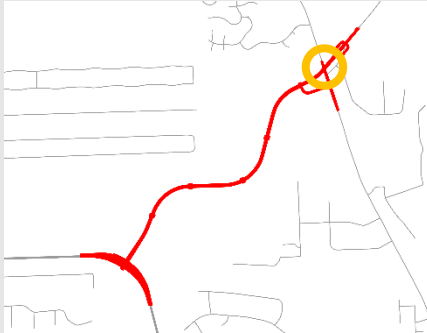
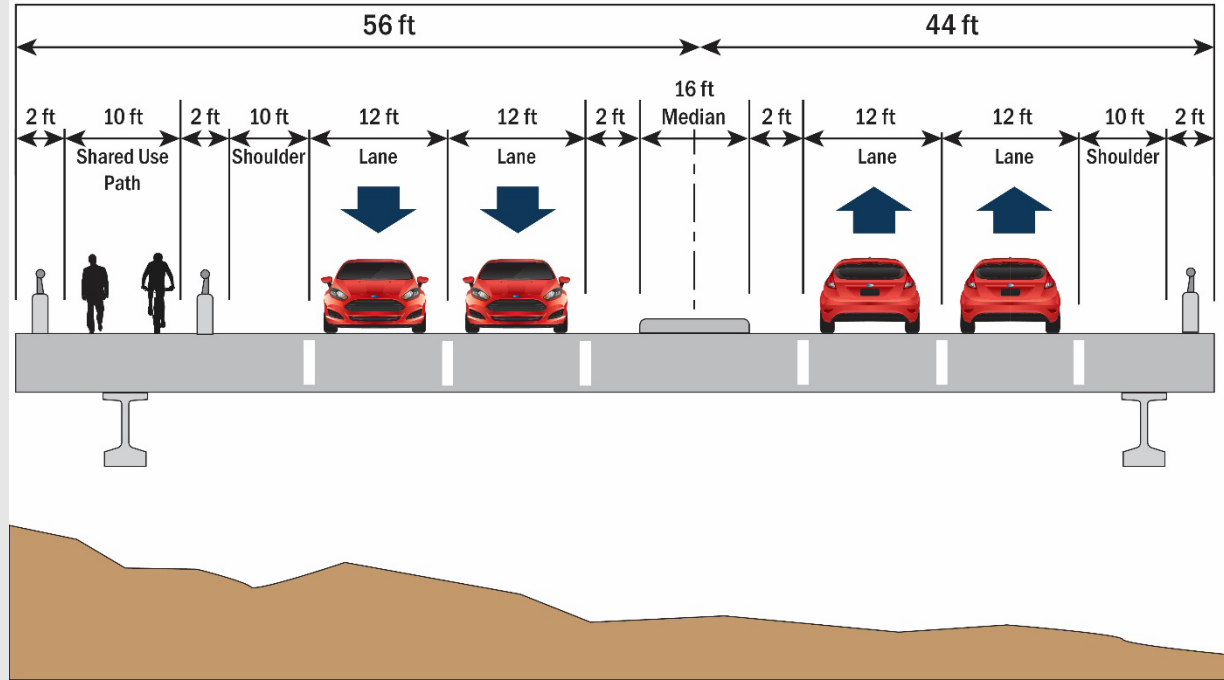
Project Details: Proposed Typical for FM 149 Bridge



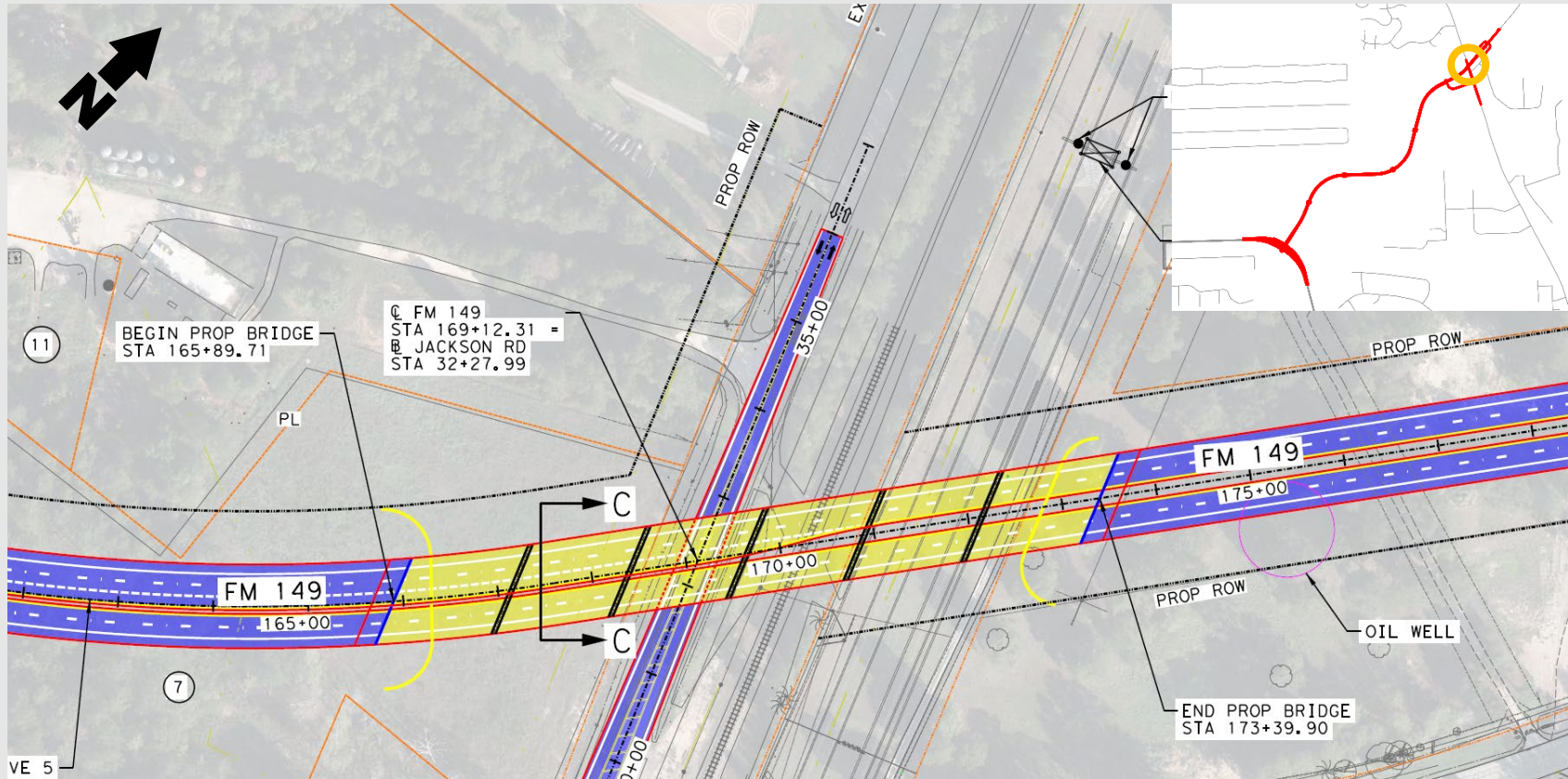
Proposed FM 149 Bridge

200 ft Proposed ROW or Varies

*Not To Scale



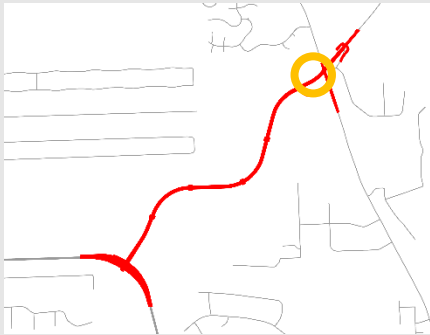
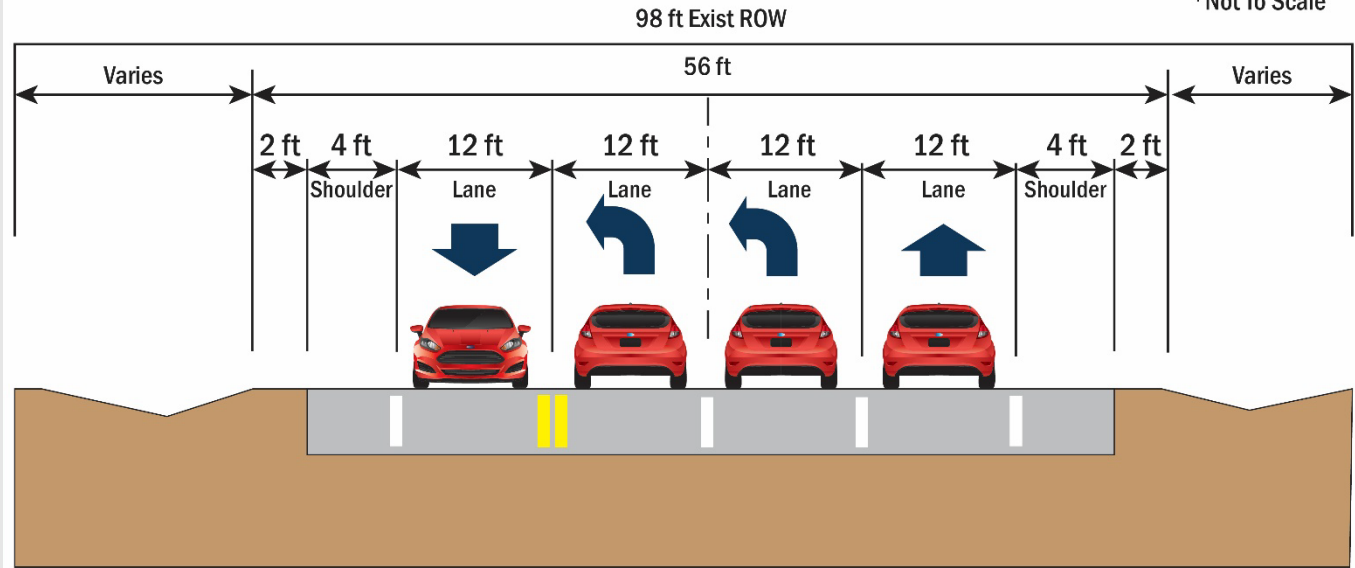
Project Details: Proposed Typical for FM 149 Bridge



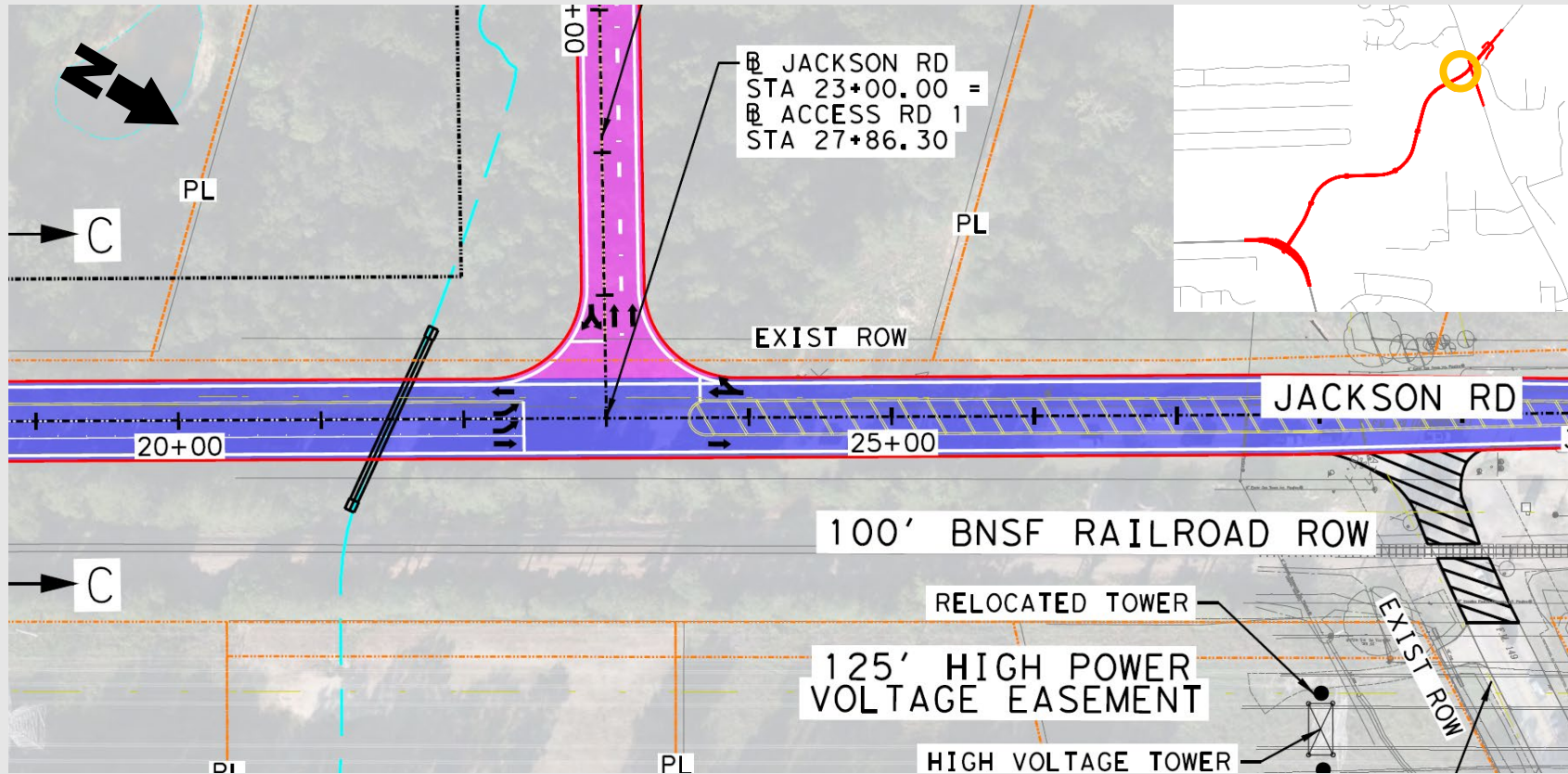
Proposed Typical Section

FM 149 at Jackson Rd

*Not To Scale



Project Details: Proposed Typical for Jackson Road

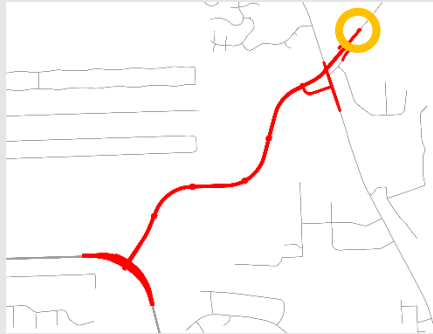
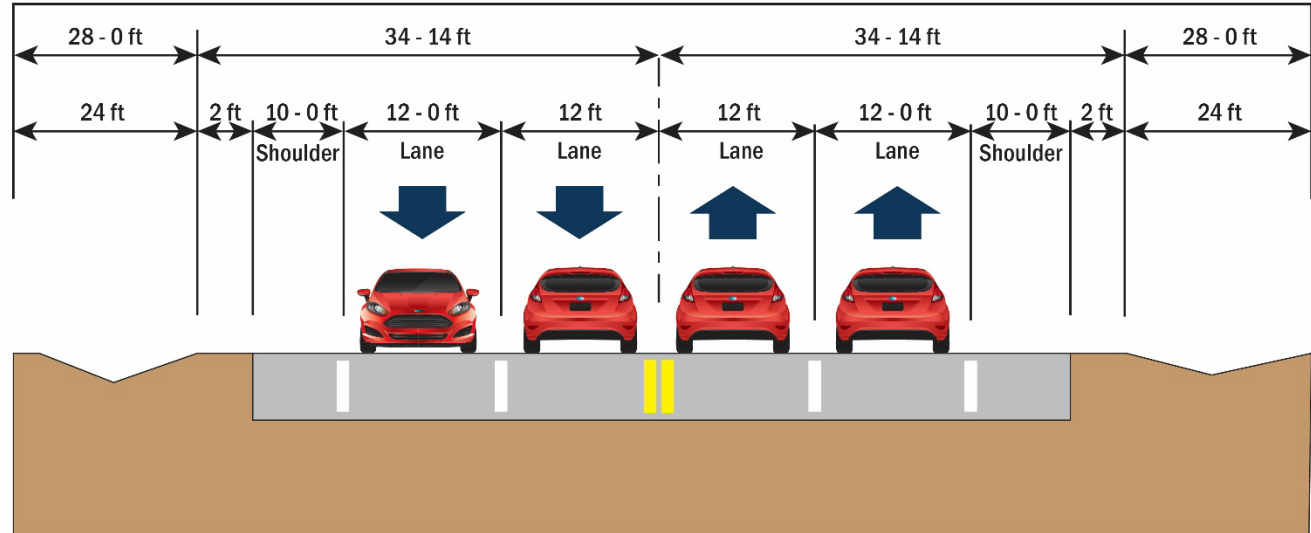


Proposed Typical Section

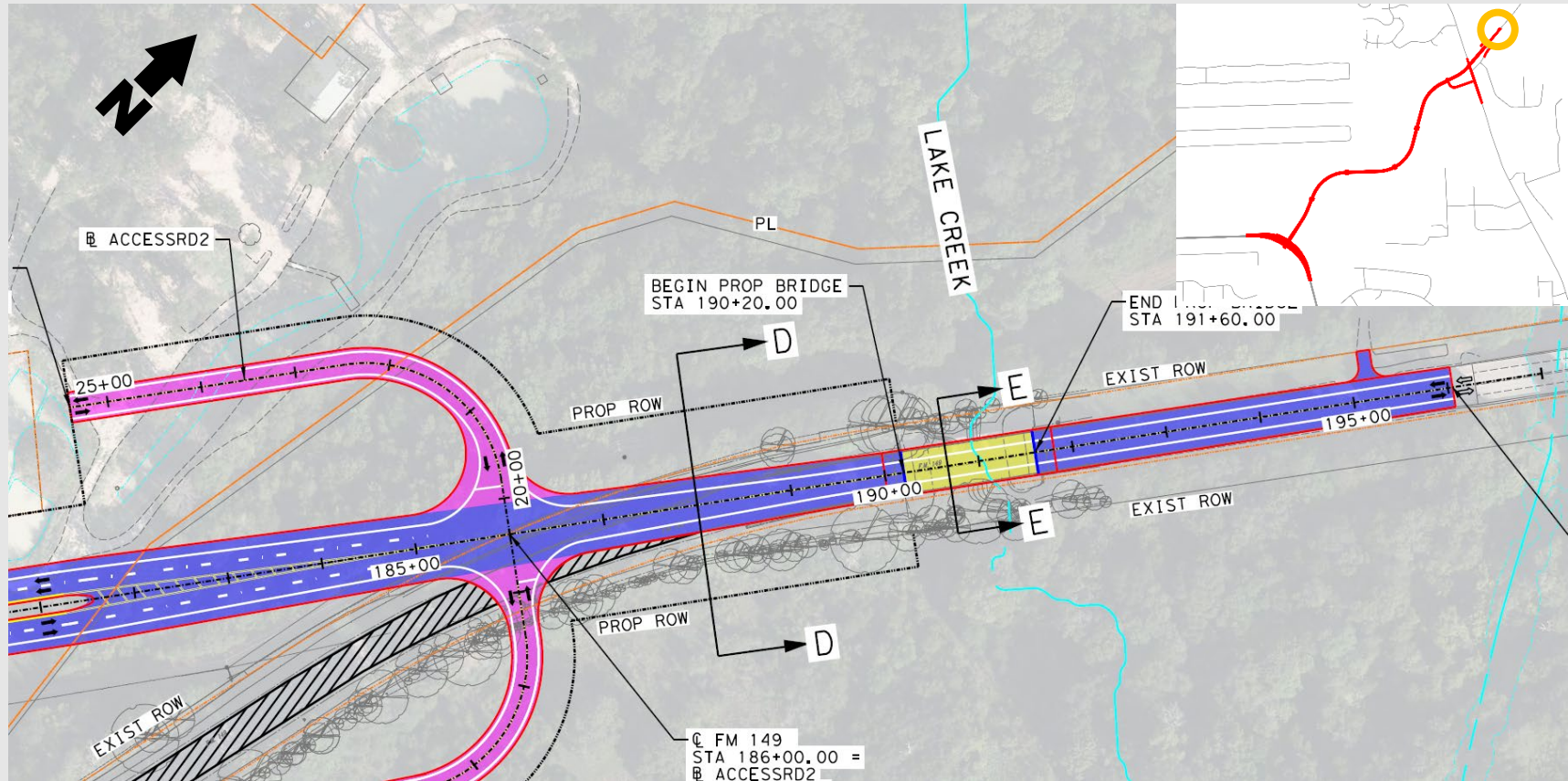
FM 149 at Lake Creek

120 ft Existing ROW or Varies

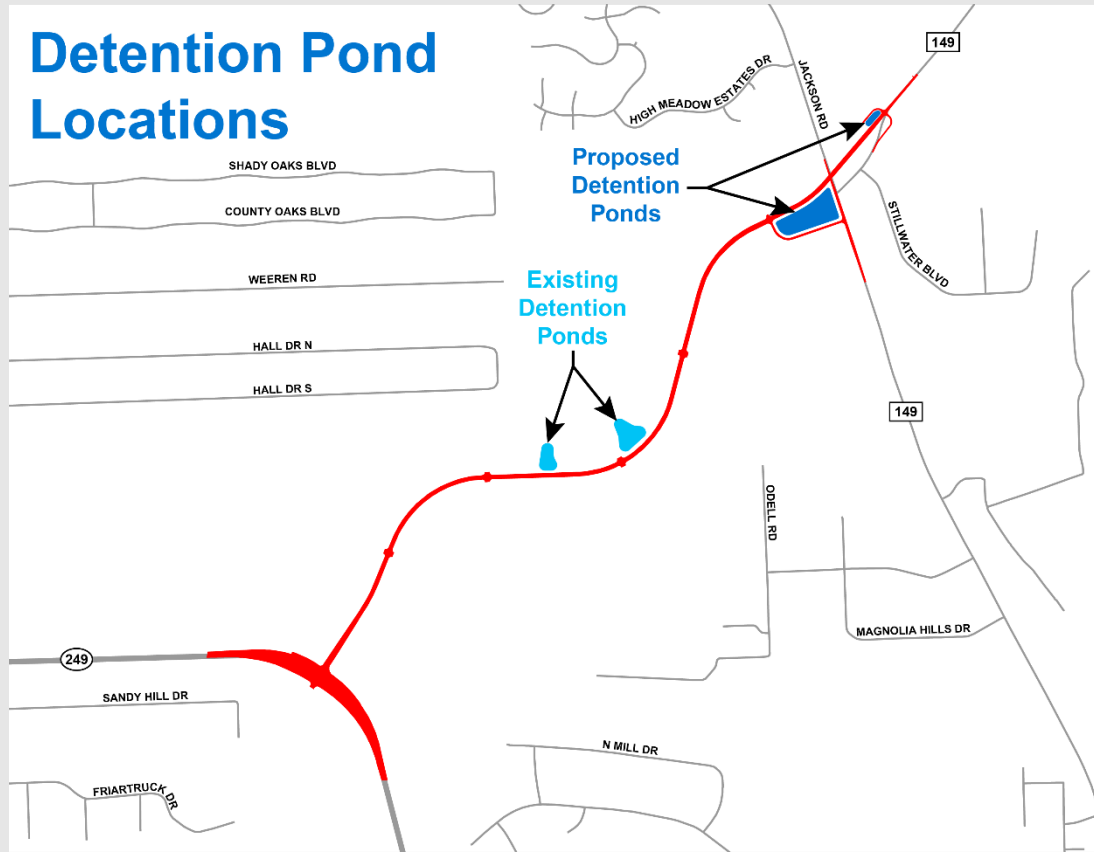
*Not To Scale



Project Details: Proposed Typical Section for FM 149 at Lake Creek



Proposed Detention Pond Locations

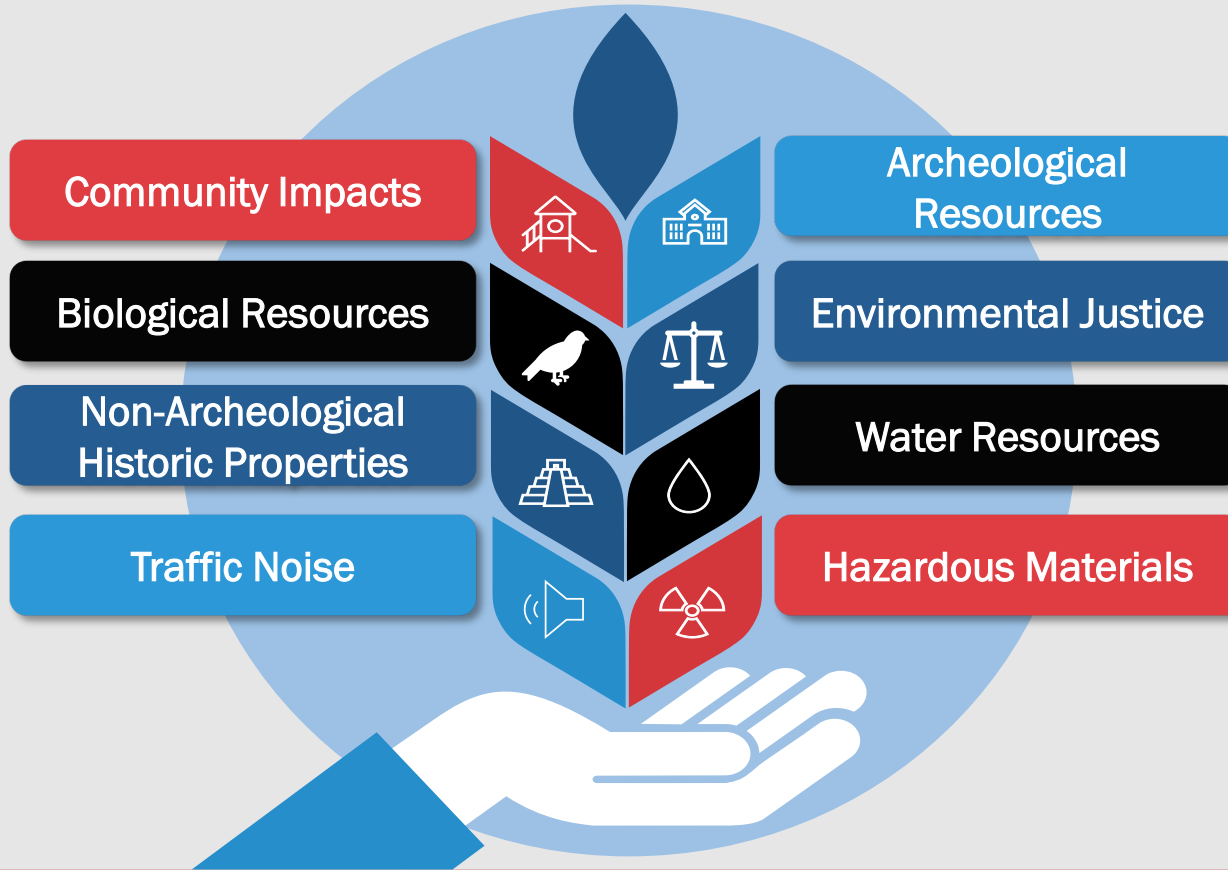


Project Details: Additional Right-of-Way and Potential Displacements



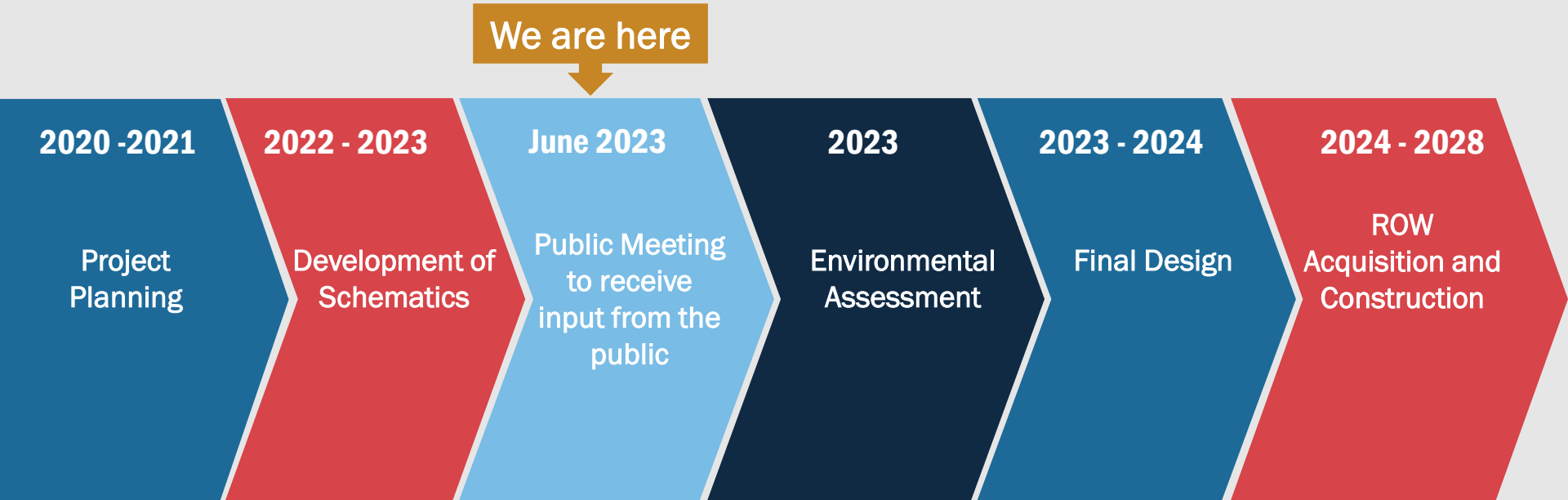
Although right-of-way (ROW) would be required, no residential or non-residential structures are anticipated to be displaced at this time.







FM 149 Extension Project Timeline and Next Steps



* This schedule is approximate and subject to change

How to Submit Your Comments

**All comments must be received or postmarked by Friday, July 14, 2023.
Comments may be submitted in the following ways:**

Comments

Fill out a comment card at this meeting, or email or mail your comments before the close of the comment period.

Mail

Commissioner Charlie Riley
Montgomery County Precinct 2
19110 Unity Park Drive
Magnolia, TX, 77355

Email

Submit to:
connor@hollawayenv.com

General Questions or Concerns About the Project

Blair Stocker, Project Manager
Phone: (713) 527-6367
Email: blair.stocker@decorp.com

**Thank you for participating in
this public meeting**

**Please remember to submit comments by
Friday, July 14, 2023.**



Farm-to-Market (FM) 149 Extension Project

Public Meeting

June 2023

Quick Facts

Project Location:

FM 149

Project Length:

Approximately 3.45 miles

Project Limits:

Existing FM 149 South of Lake Creek Bridge to State Highway (SH) 249

Estimated Cost & Funding:

\$110 Million

Right-of-Way Needs:

Required

Potential Displacements:

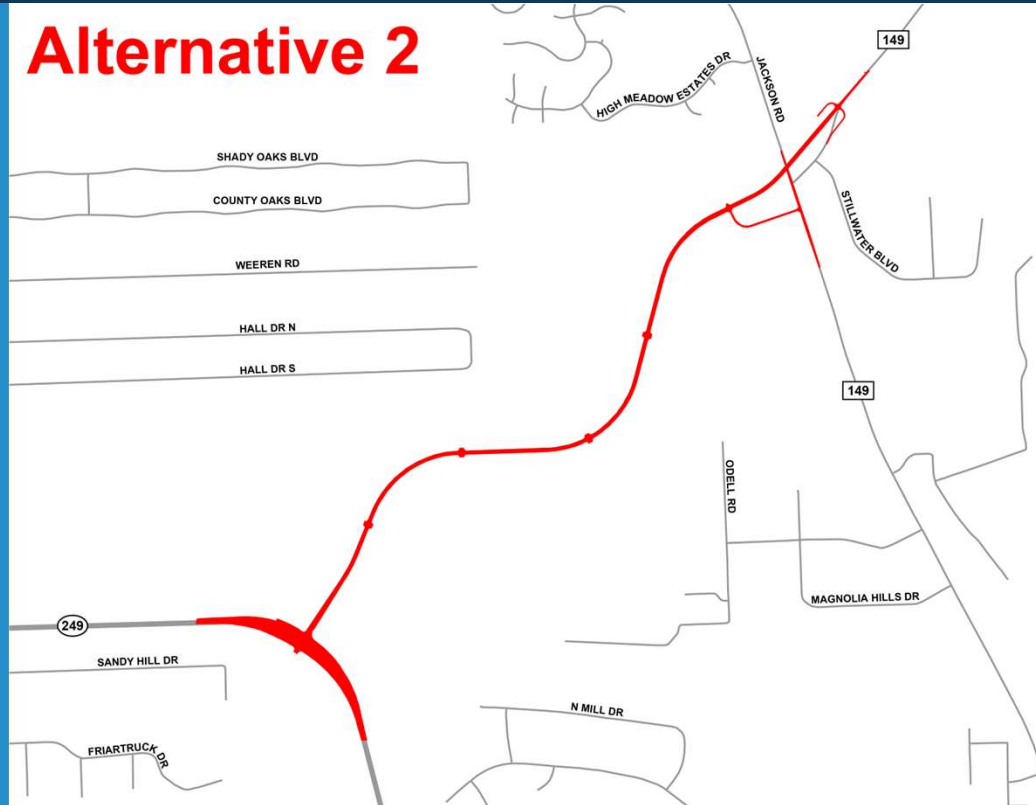
No residential or non-residential displacements are anticipated



For more information, visit the Engineering Department page of the Montgomery County website (www.mctx.org).

The project is anticipating the use of both state and local funding to complete the project. Although the project does not currently anticipate federal funding, the project team is following National Environmental Policy Act, or NEPA, guidelines if federal funding becomes available.

Alternative 2

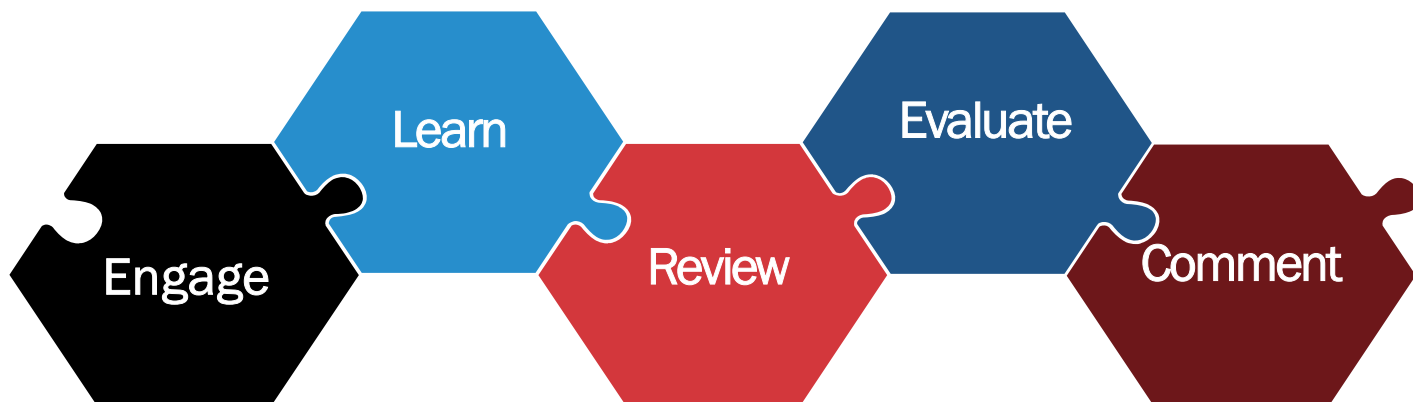


Welcome to the Public Meeting

Montgomery County welcomes you to the public meeting. This public meeting provides an opportunity to view a presentation and provide your feedback on the proposed project. The purpose of the public meeting is to engage with the community and gather feedback on this proposed project. Your input is important in the project development process. Details on how to comment are on the following page.

Project Description

The proposed project will begin at the south end of the Lake Creek Bridge and extend southward 3.45 miles connecting with the SH 249 toll road. This project includes replacing the Lake Creek relief bridge on FM 149; constructing a new, 6 span bridge over the BNSF railroad tracks and Jackson Road; eliminating an at-grade railroad crossing and intersection with Jackson Road; constructing a 3.45 mile, divided 4-lane highway and connecting with SH 249 toll road at a full diamond interchange allowing movements in all directions. The project will relieve future traffic congestion in the area, provide access to developments along its route, and provide a direct connection to SH 249.



Why is this project proposed?

The purpose of the project is to expand system capacity and to minimize congestion by providing a new highway that meets current Federal Highway Administration (FHWA) and Texas Department of Transportation (TxDOT) design standards that provides direct connections to the SH 249 Toll Road and FM 149, enhances economic development opportunities in the corridor, improves the operational safety of existing roadways by minimizing accidents within the roadway network, and promotes intra-county mobility.

Questions or Need Help?

Blair Stocker, P.E.

713-527-6367

Blair.Stocker@decorp.com

How to Get Involved

You are invited to participate in the development of this project by reviewing the materials and providing comments.

You may submit comments in the following ways:

- Place the comment card in the Comment Box at the in-person open house
- Send your comment via U.S. Mail postmarked by July 14, 2023:
Commissioner Charlie Riley
Montgomery County Precinct 2
19110 Unity Park Drive
Magnolia, Texas 77355
- Send your comment via email to:
connor@hollawayenv.com

All comments must be received or postmarked by July 14, 2023.

Next Steps

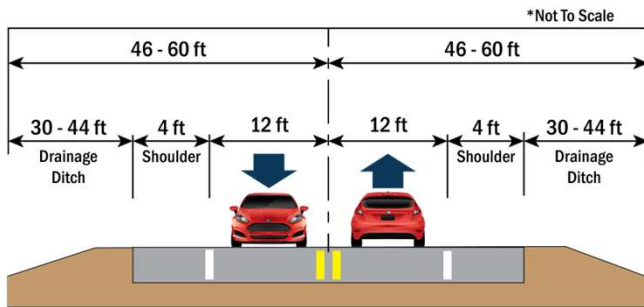
We are here



* This schedule is approximate and subject to change

Existing Roadway

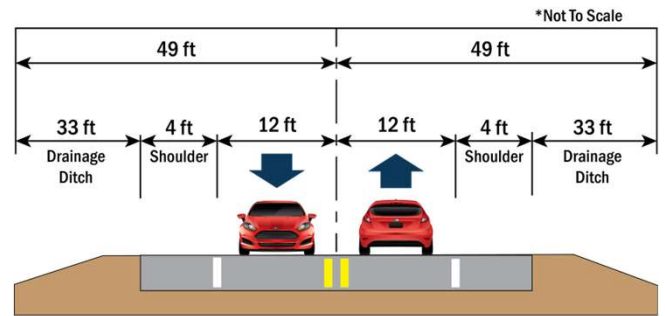
**Existing Typical Section
FM 149**



This is a typical section is a representative cross-section of the roadway as it looks today. The existing typical section of FM 149 is two lanes with one lane in each direction and 4-foot-wide outside shoulders. There is no median or traffic barrier present.

Drainage along the roadway is generally funneled through open ditches. The corridor's average right-of-way width is 106 feet wide and does not include sidewalks.

**Existing Typical Section
FM 149 at Jackson Rd**



The existing typical section of Jackson Road is similar to the existing FM 149 with two lanes, one lane in each direction, and 4-foot-wide outside shoulders. There is no median or traffic barrier present.

Drainage along the roadway is generally funneled through open ditches. The corridor's average right-of-way width is 98 feet wide and does not include sidewalks.

Montgomery County commits to purposefully involve the public in planning and project implementation by providing for early, continuous, transparent and effective access to information and decision-making processes.

Proposed Roadway

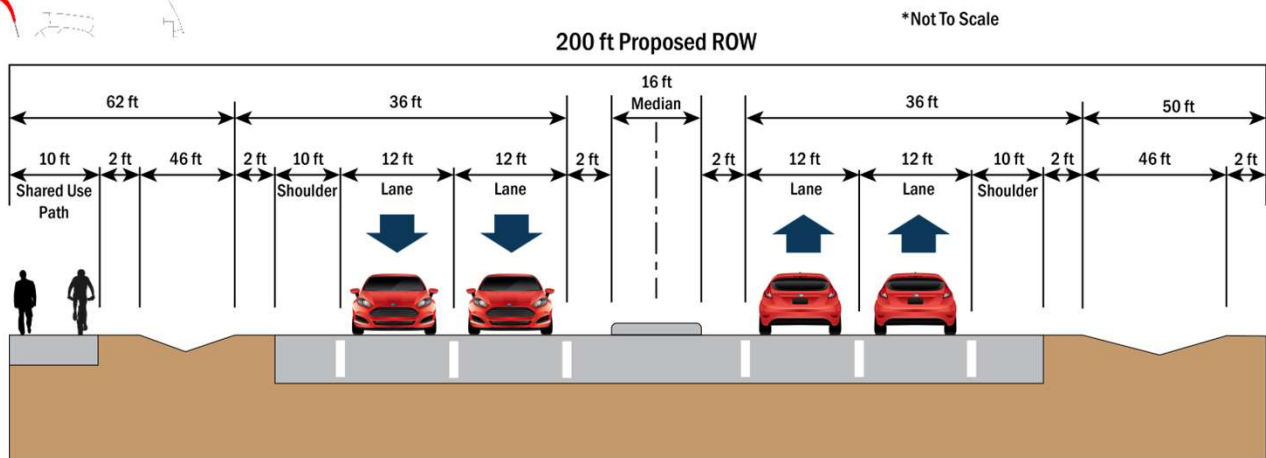
Here you can see the proposed typical section for the FM 149 corridor throughout most of the project limits.

The proposed typical section includes four 12-foot-wide lanes, two in each direction, with 10-foot-wide outside shoulders. A 16-foot-wide raised concrete median is also included to effectively channel traffic and improve safety.

A proposed 10-foot-wide shared use path on the westbound side of the roadway would safely accommodate bicyclists and pedestrians. Drainage would be accommodated within open drainage ditches.



Proposed FM 149 Mainline





PUBLIC MEETING/HEARING COMMENT FORM

Farm-To-Market (FM) 149 Extension

From Existing FM 149 South of Lake Creek Bridge to State Highway (SH) 249
June 14, 2023

This comment form may be turned in tonight in one of the comment boxes, mailed or emailed.
All comments must be postmarked/emailed by June 29, 2023 at 11:59 p.m.

EMAIL: connor@hollawayenv.com

Name – *Optional* _____

☐ I am an Elected Official. Position: _____

If you would like to receive future notifications about this project, print your contact information below.

Address

Email

Per Texas Transportation Code, §201.811(a)(5): check each of the following boxes that apply to you:

- ☐ I am employed by Montgomery County.
- ☐ I do business with Montgomery County.
- ☐ I could benefit monetarily from the project or other item about which I am commenting.
- ☐ I support the proposed project.
- ☐ I do not support the proposed project.

How did you hear about the event tonight?

- ☐ Newspaper ☐ Television ☐ Neighbor
- ☐ Messaging Sign ☐ Social media (Twitter/Facebook)
- ☐ Letter/Postcard ☐ Other: _____

Title VI Information – *Optional*

This information is used to help improve Montgomery County's outreach efforts:

- ☐ African American ☐ American Indian or Alaska Native
- ☐ Asian ☐ Native Hawaiian or Other Pacific Islander
- ☐ White/Caucasian

Are you of Hispanic / Latino / Spanish origin? ☐ Yes ☐ No

Please write comments on the back.

[illegible]

Please attach additional sheets of paper for further comments

11

2500 Summer Street, Suite 1130
Houston, Texas 77007



Public Meeting

Farm-to-Market

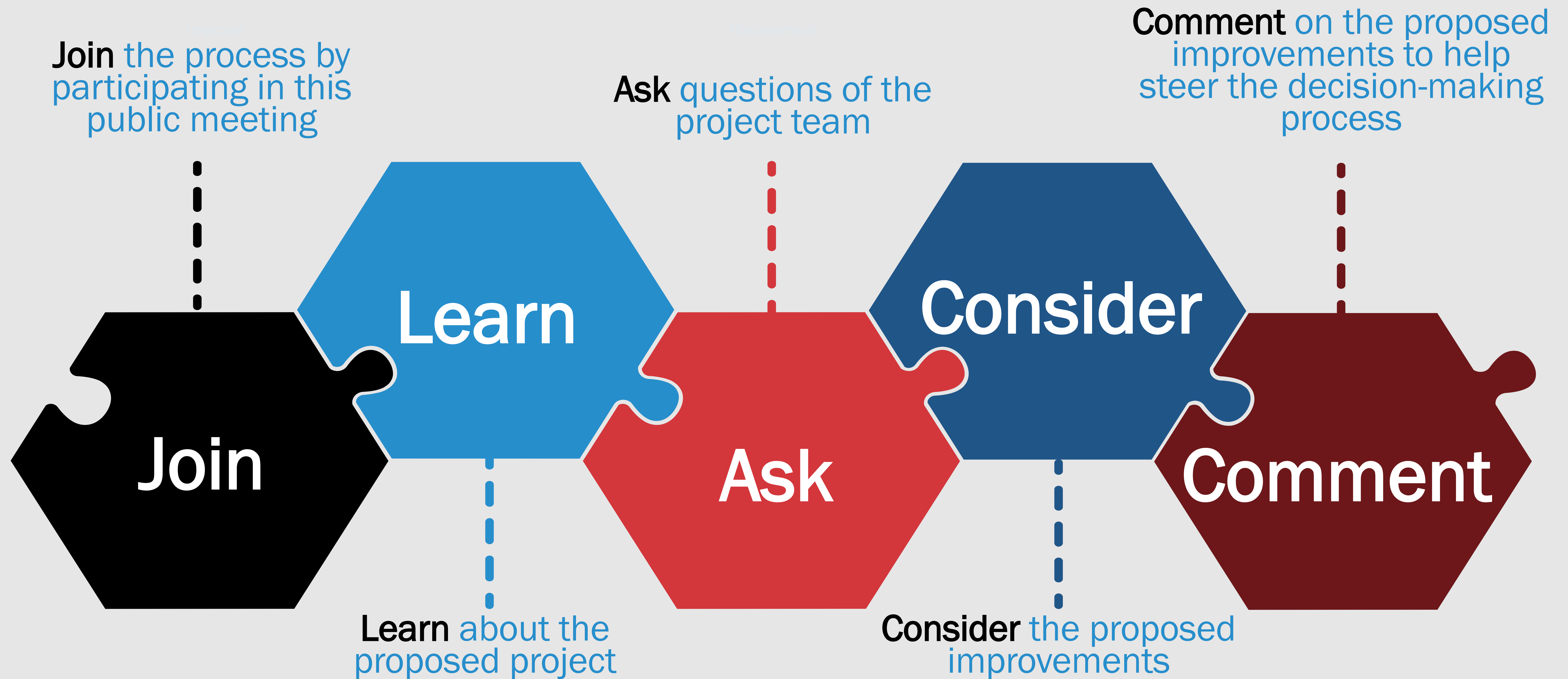
(FM) 149 Extension

From State Highway (SH) 249 to Existing FM 149
South of Lake Creek Bridge

Montgomery County, Texas



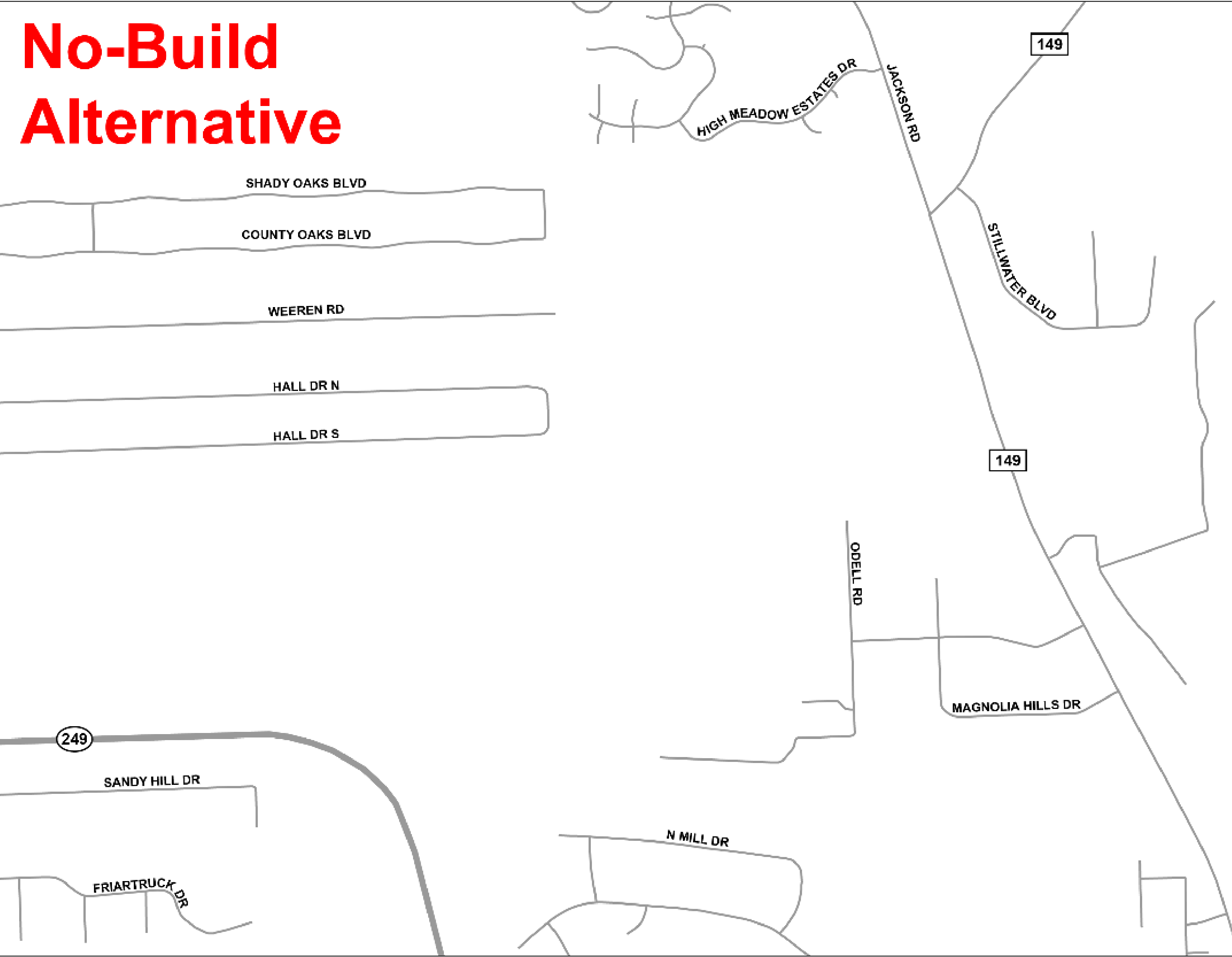
What is the Purpose of this Meeting?



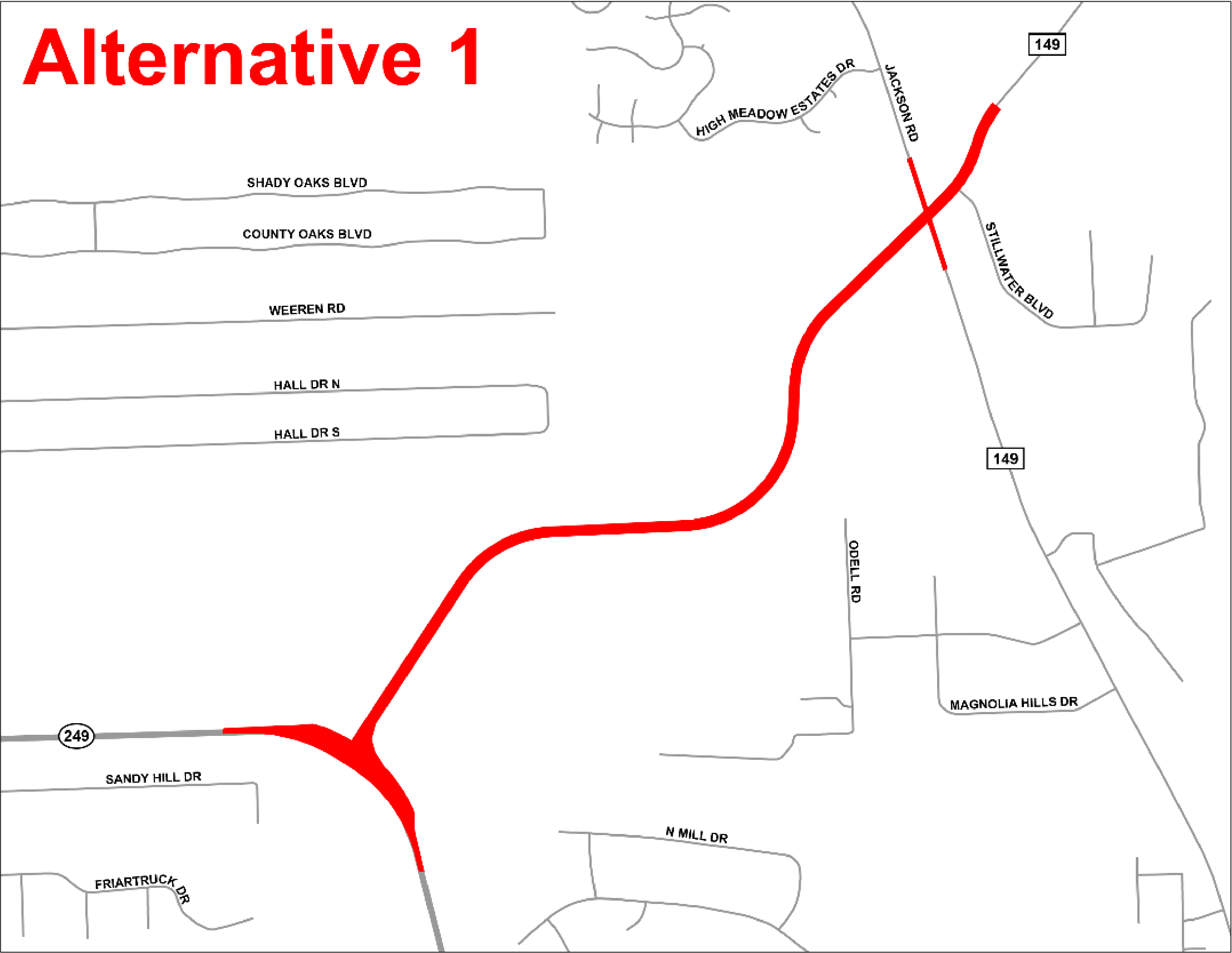
Alternatives Considered



No-Build Alternative



Alternative 1



Project Overview (Recommended Alternative)



Project Name:

FM 149 Extension

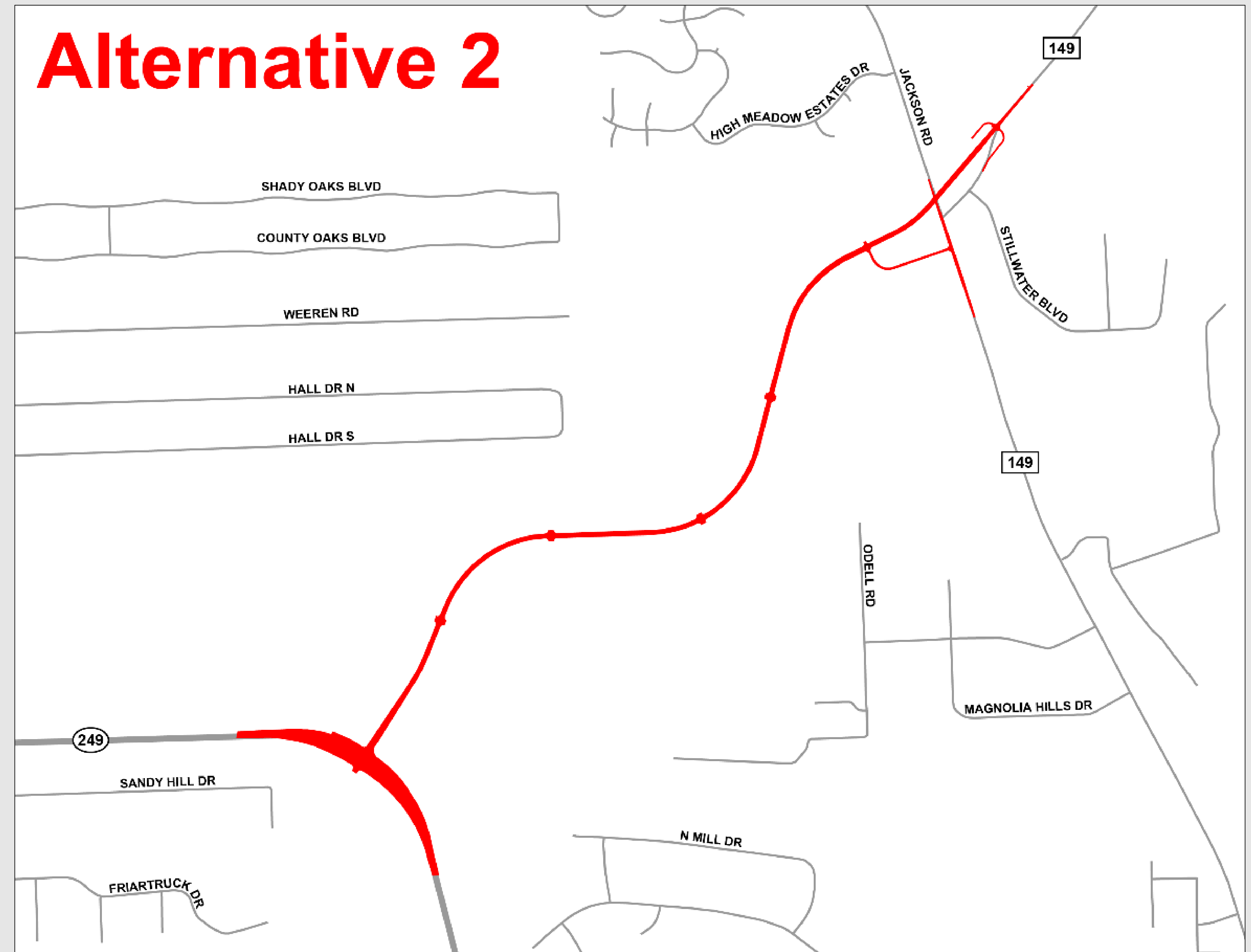
Project Length:

3.45 miles

Project Limits:

From SH 249 to
Existing FM 149 South
of Lake Creek Bridge

Alternative 2



Purpose and Need of the Proposed Project



Needs Along the Corridor

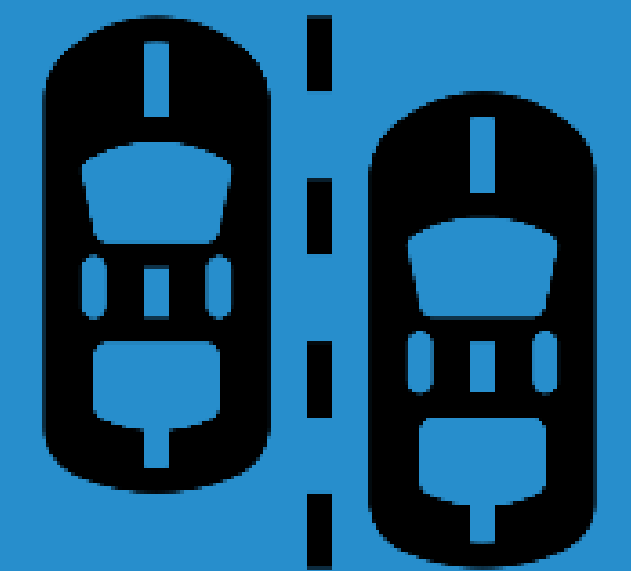
This project is needed because:

- there is no direct connection from FM 149 to SH 249 Toll Road at this location
- the roadway geometry at the FM 149 and Jackson Road intersection, which involves and at-grade rail crossing, are inadequate for current traffic and future traffic and create unsafe conditions
- the existing system capacity needs to be expanded to relieve congestion
- the intra-county mobility for businesses and residents needs to be improved
- to promote economic development.



Purpose of the Proposed Project

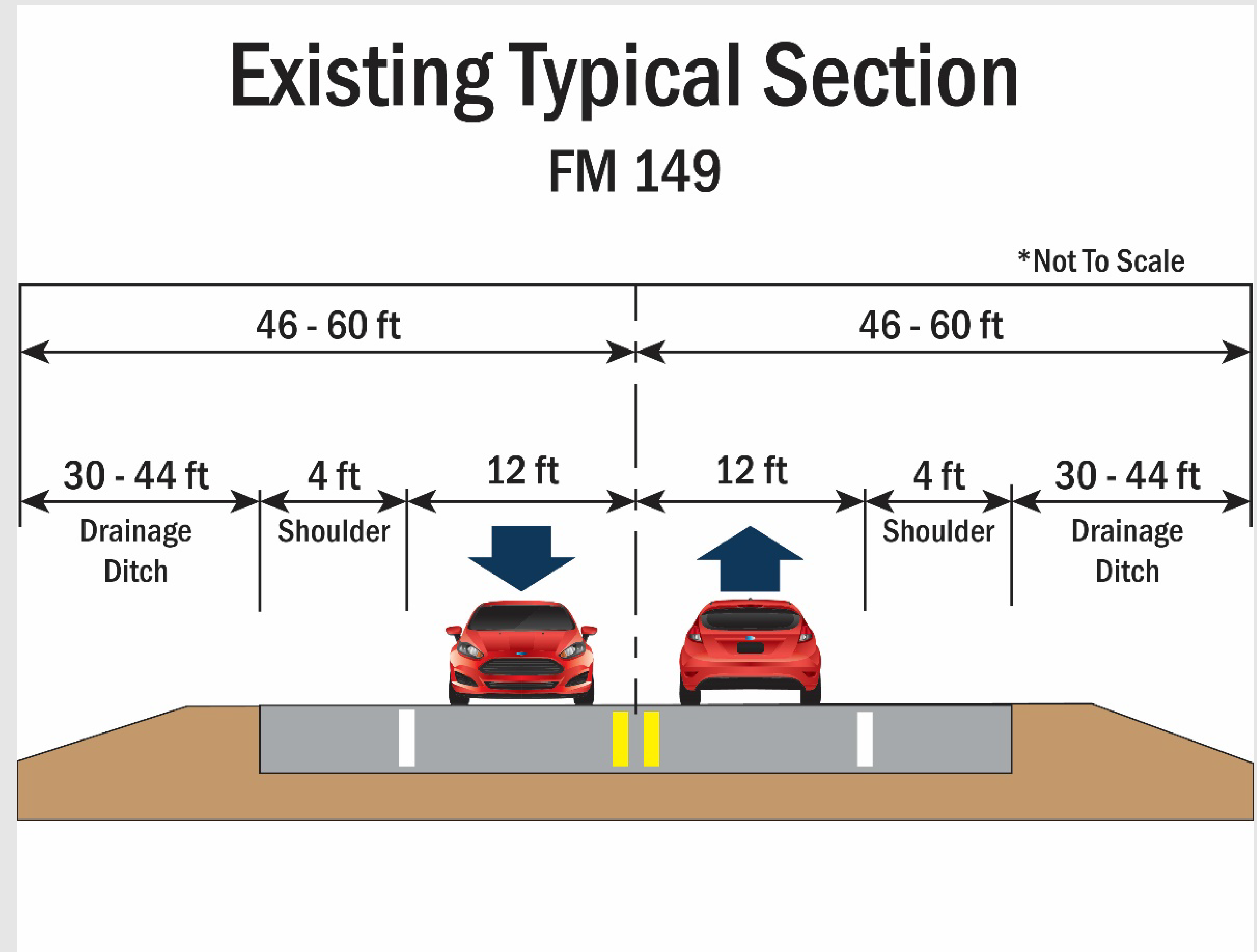
The purpose of the project is to expand system capacity, and to minimize congestion by providing a new highway that meets current FHWA and TXDOT design standards that provides direct connections to the SH 249 Toll Road and FM 149, and to enhance economic development opportunities in the corridor, improve the operational safety of existing roadways by minimizing accidents within the roadway network, and promote intra-county mobility.



Project Details: Existing Typical Section for FM 149



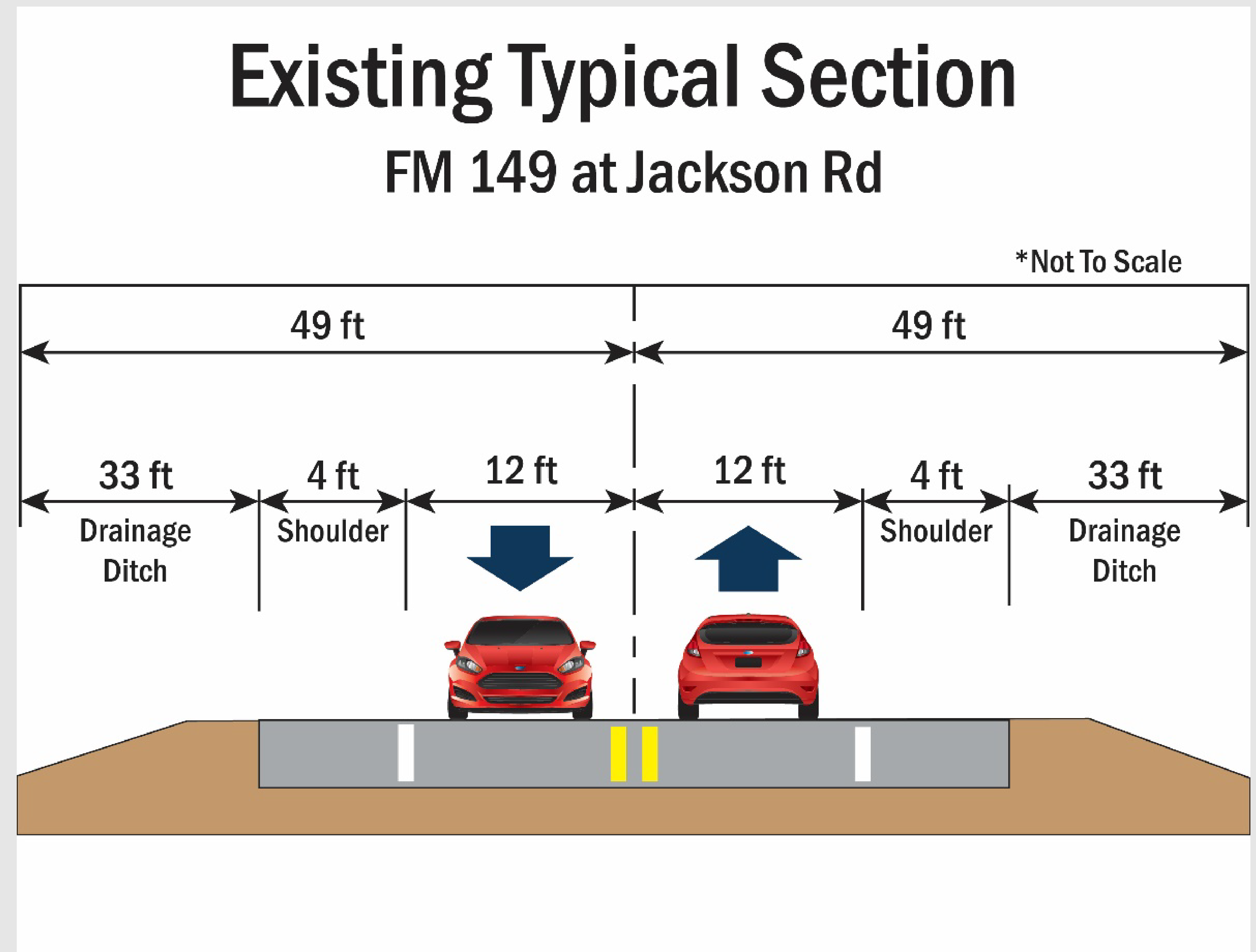
- Two-lane undivided roadway with 12-foot-wide travel lanes
- 4-foot-wide outside shoulders
- No median or traffic barrier
- Open drainage ditches
- No sidewalks
- Right-of-way (ROW) width: 106 feet (varies)



Project Details: Existing Typical Section for Jackson Road



- Two-lane undivided roadway with 12-foot-wide travel lanes
- 4-foot-wide outside shoulders
- No median or traffic barrier
- Open drainage ditches
- No sidewalks
- Right-of-way (ROW) width: 98 feet

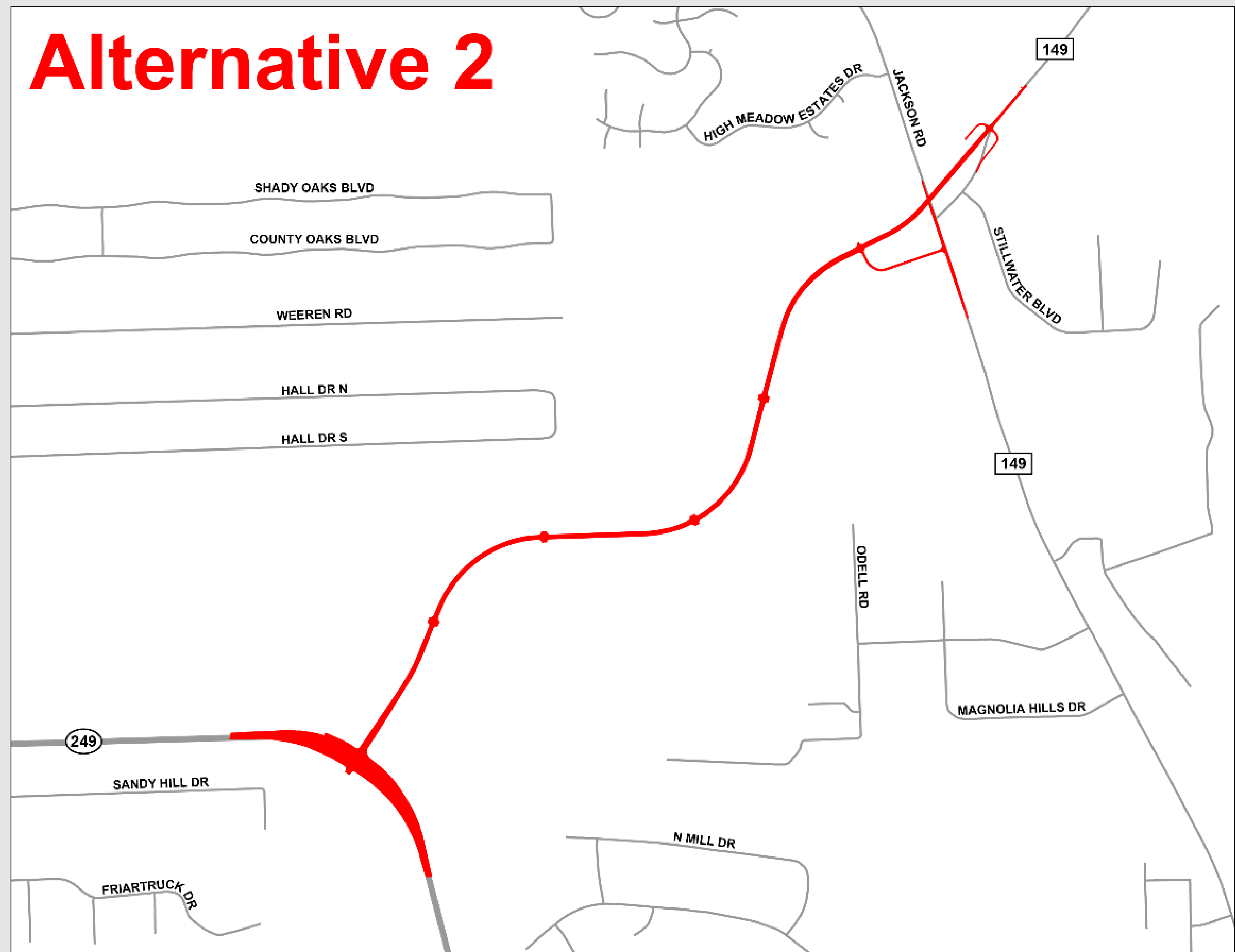


Project Description

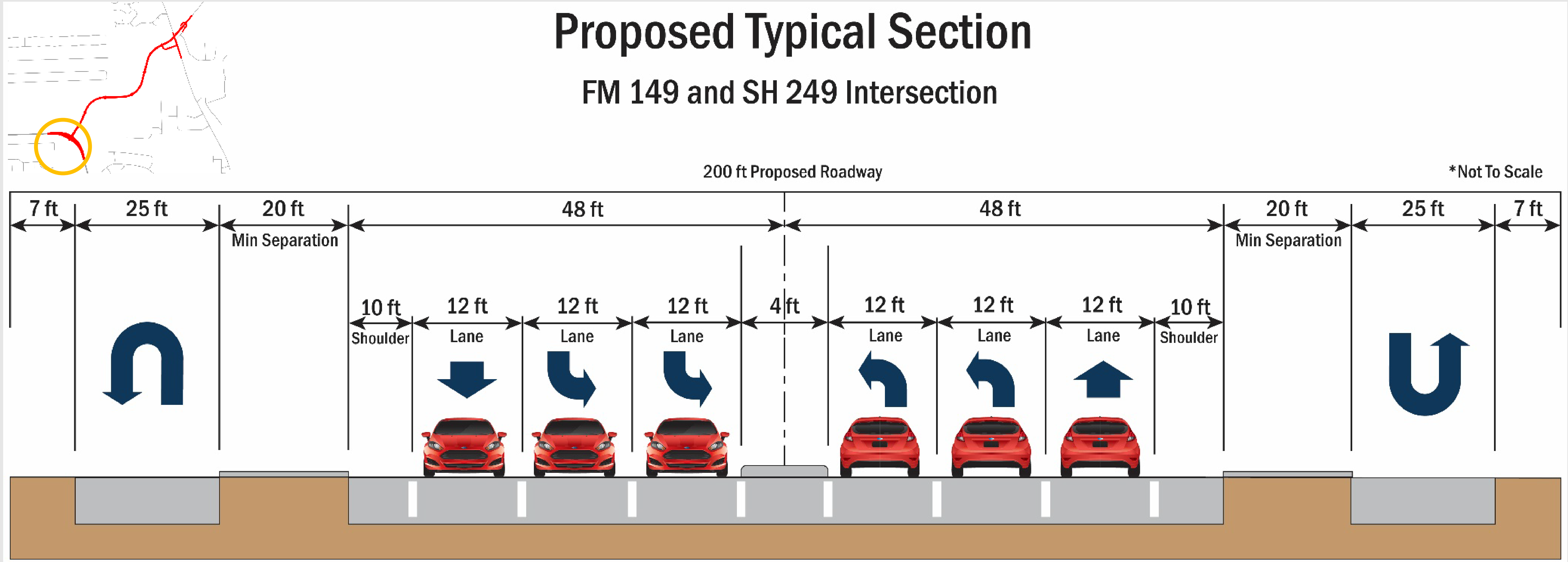


The proposed FM 149 extension includes:

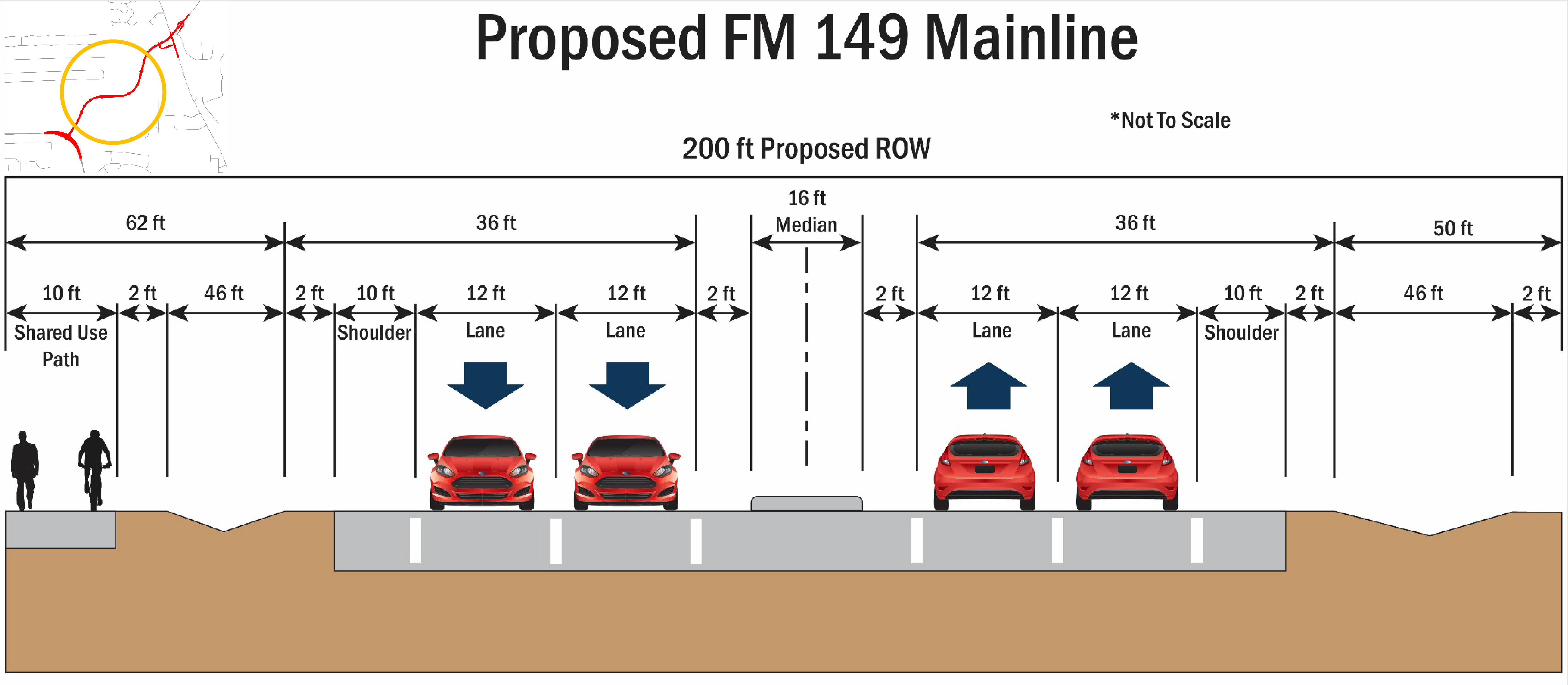
- Replacing the Lake Creek relief bridge
- Constructing a new bridge over the BNSF railroad tracks and Jackson Road
- Eliminating an at-grade railroad crossing and intersection with Jackson Road
- Constructing a 3.45 mile, divided 4-lane highway and connecting with SH 249



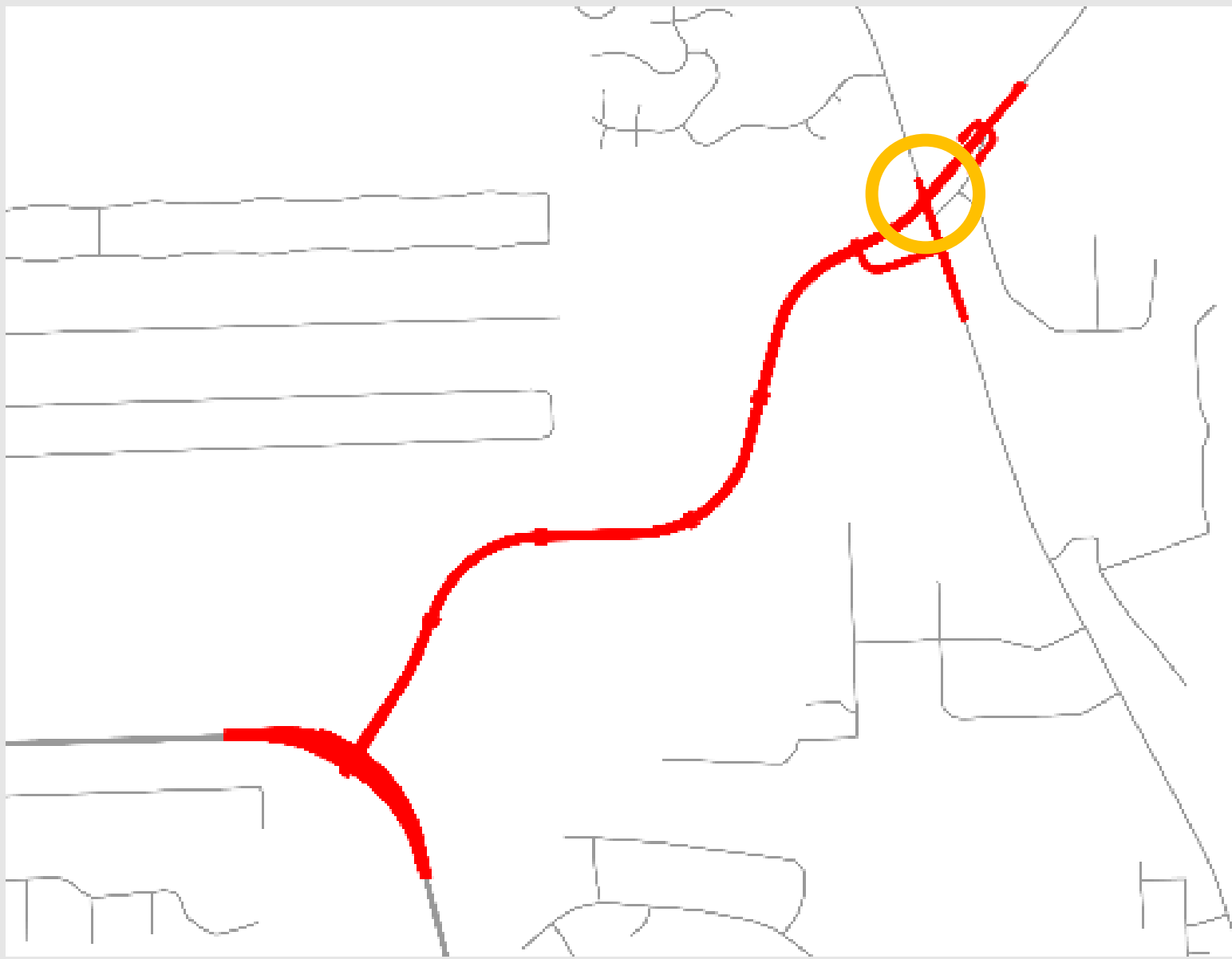
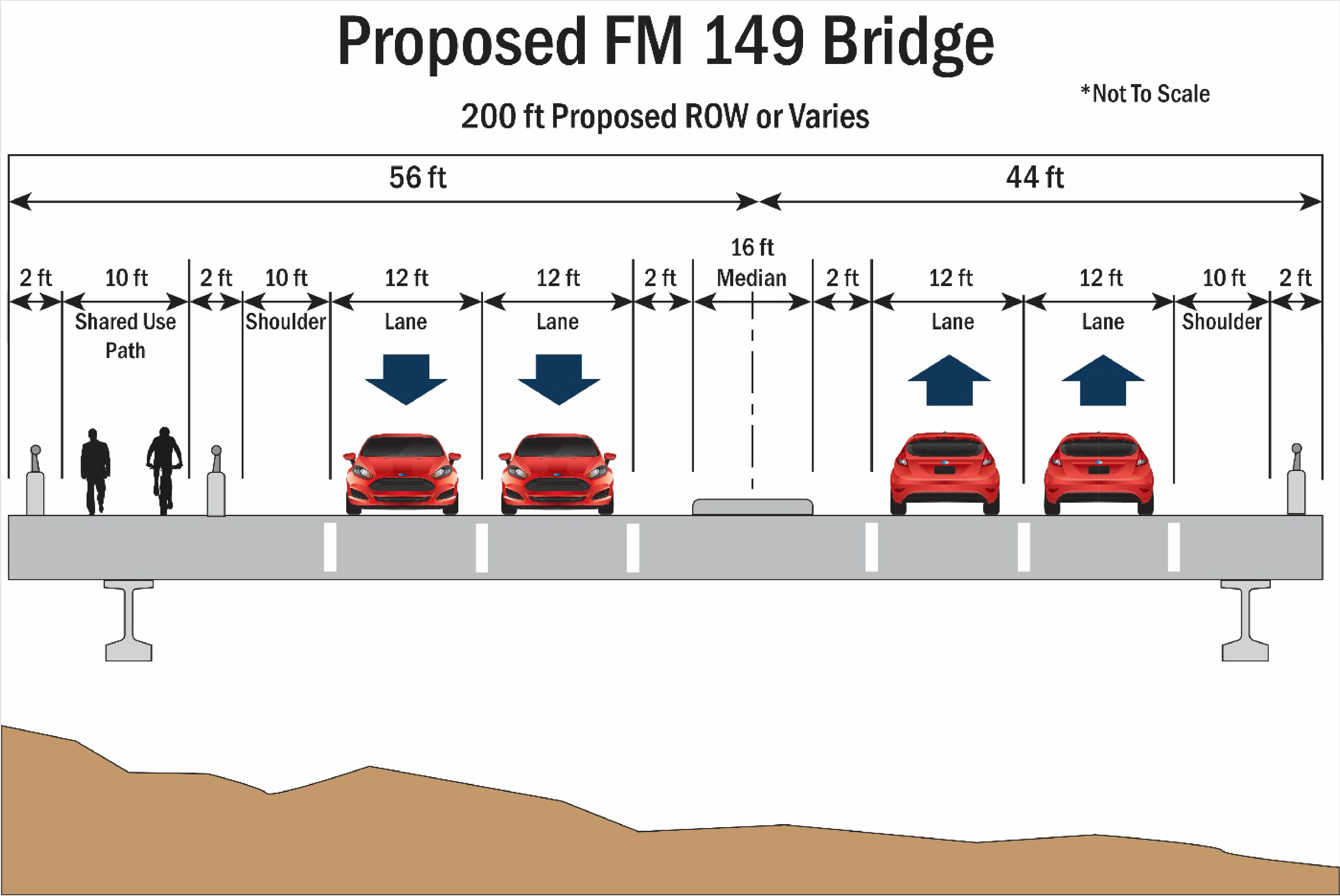
Project Details: Proposed Typical Section for FM 149 and SH 249 Intersection



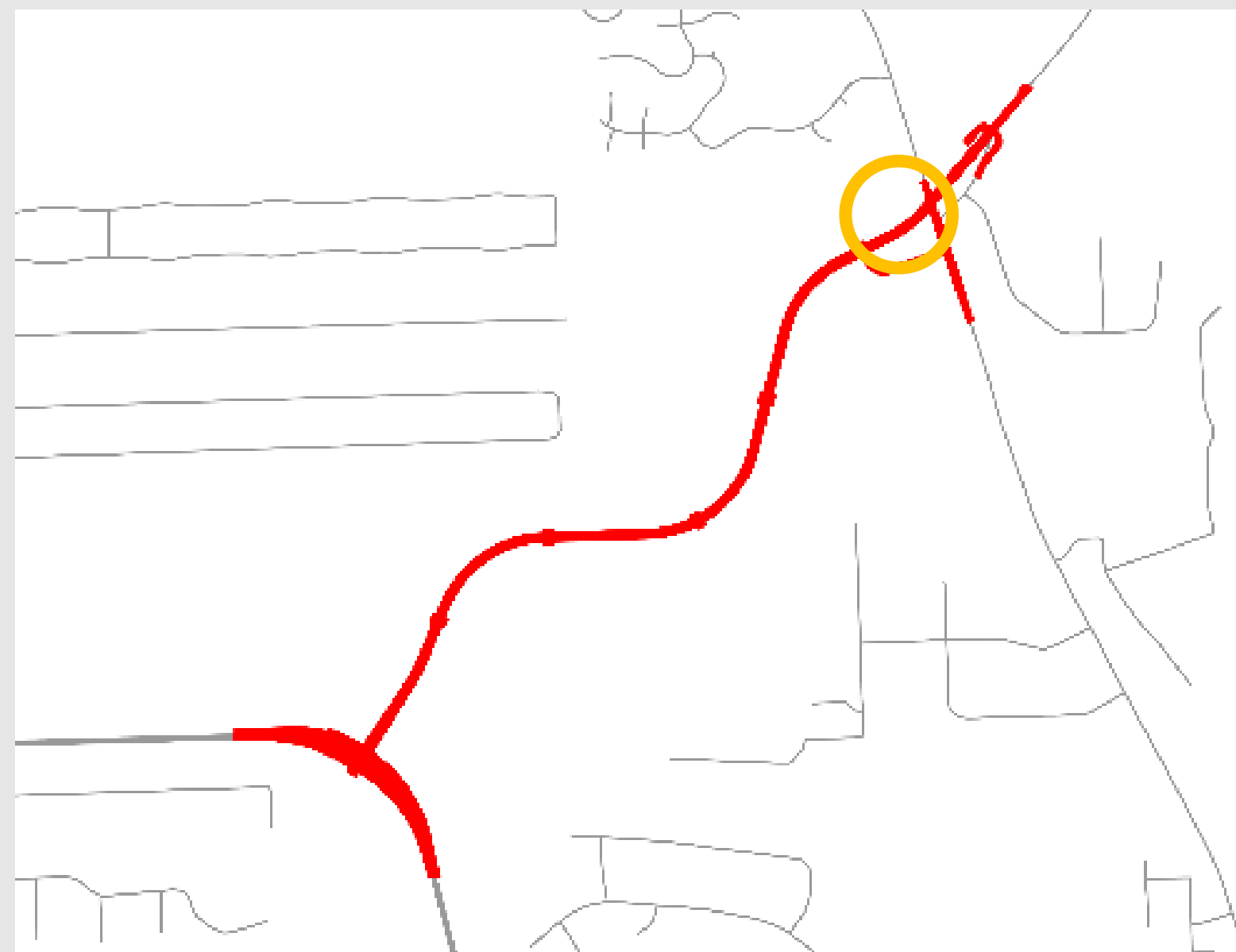
Project Details: Proposed Typical for FM 149 Mainline



Project Details: Proposed Typical for FM 149 Bridge



Project Details: Proposed Typical for Jackson Road

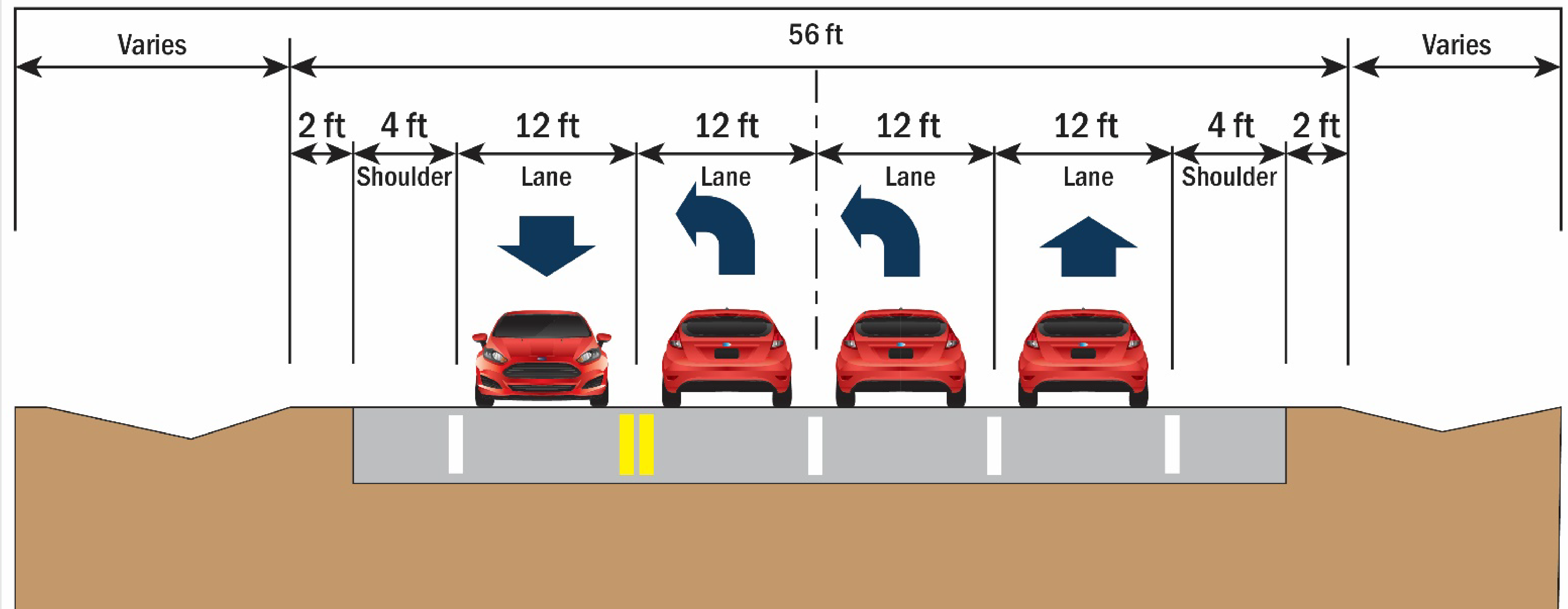


Proposed Typical Section

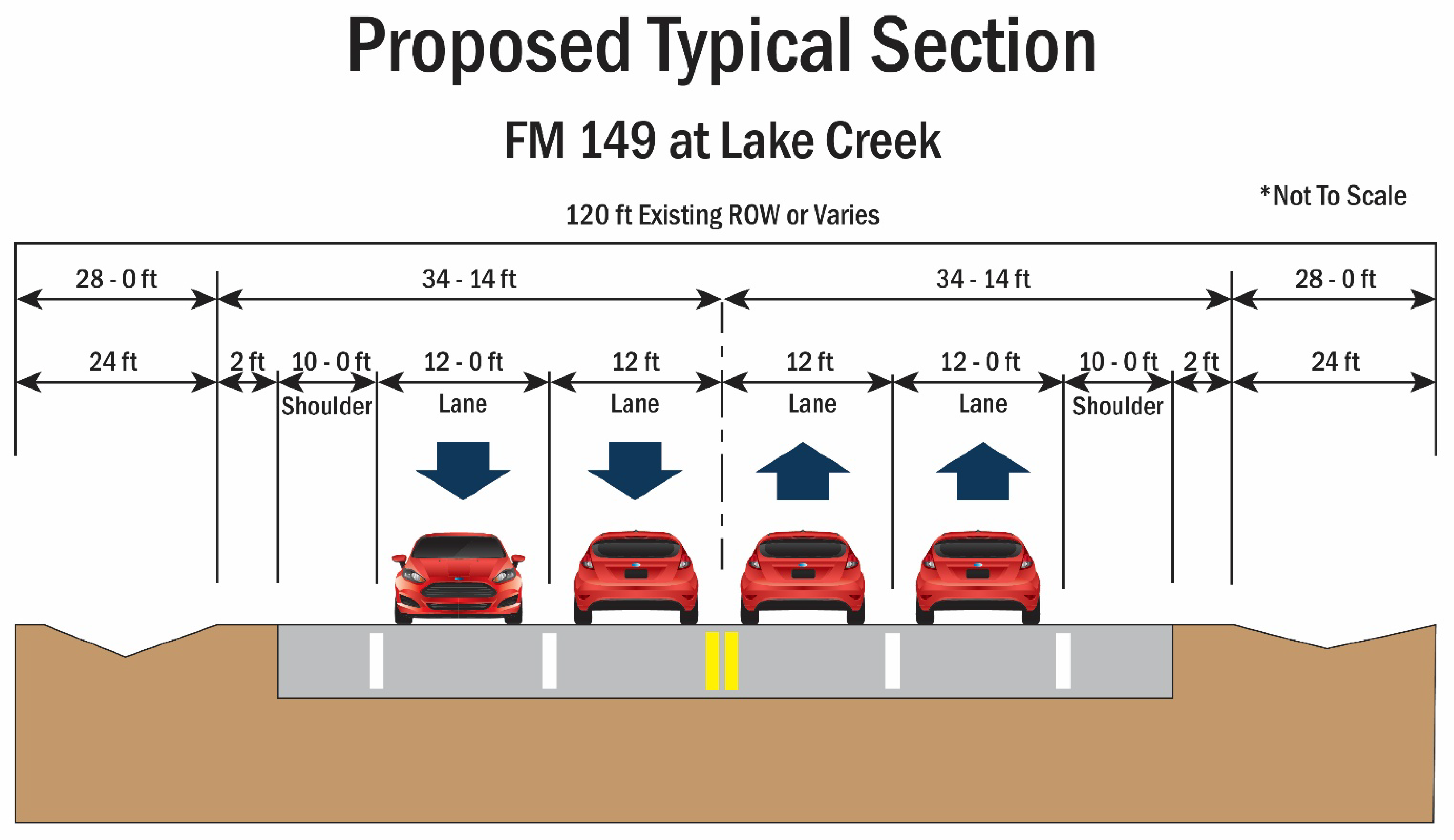
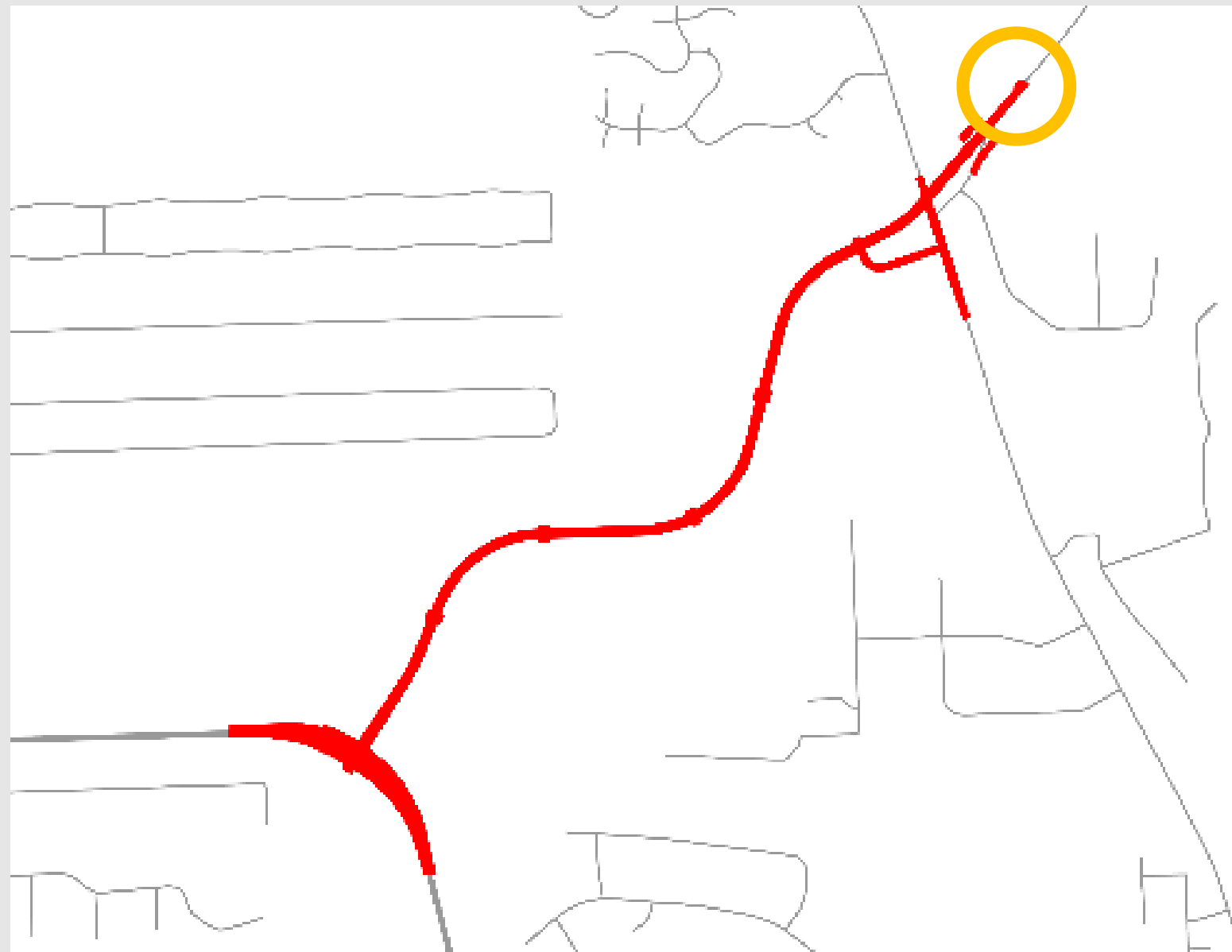
FM 149 at Jackson Rd

98 ft Exist ROW

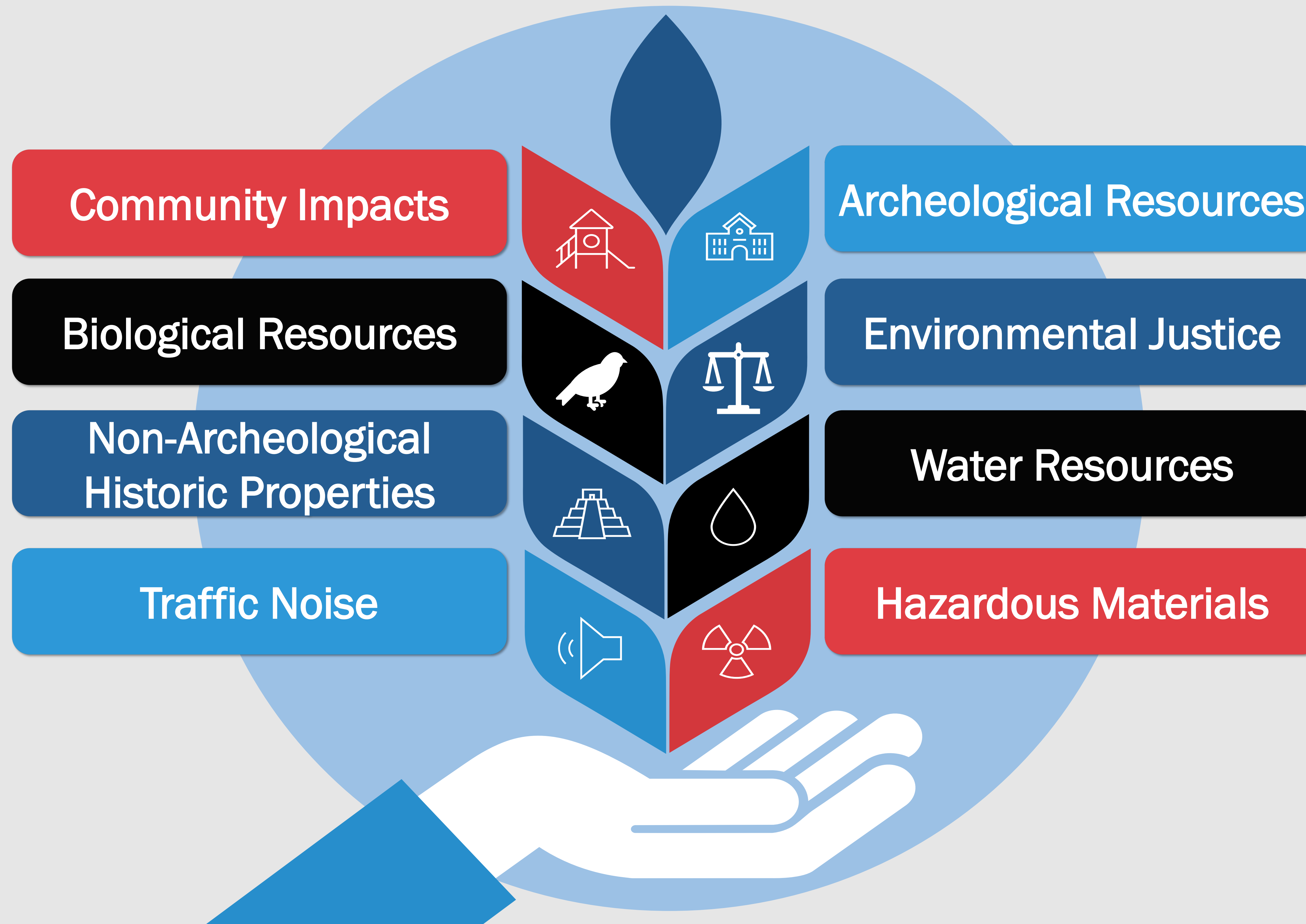
*Not To Scale



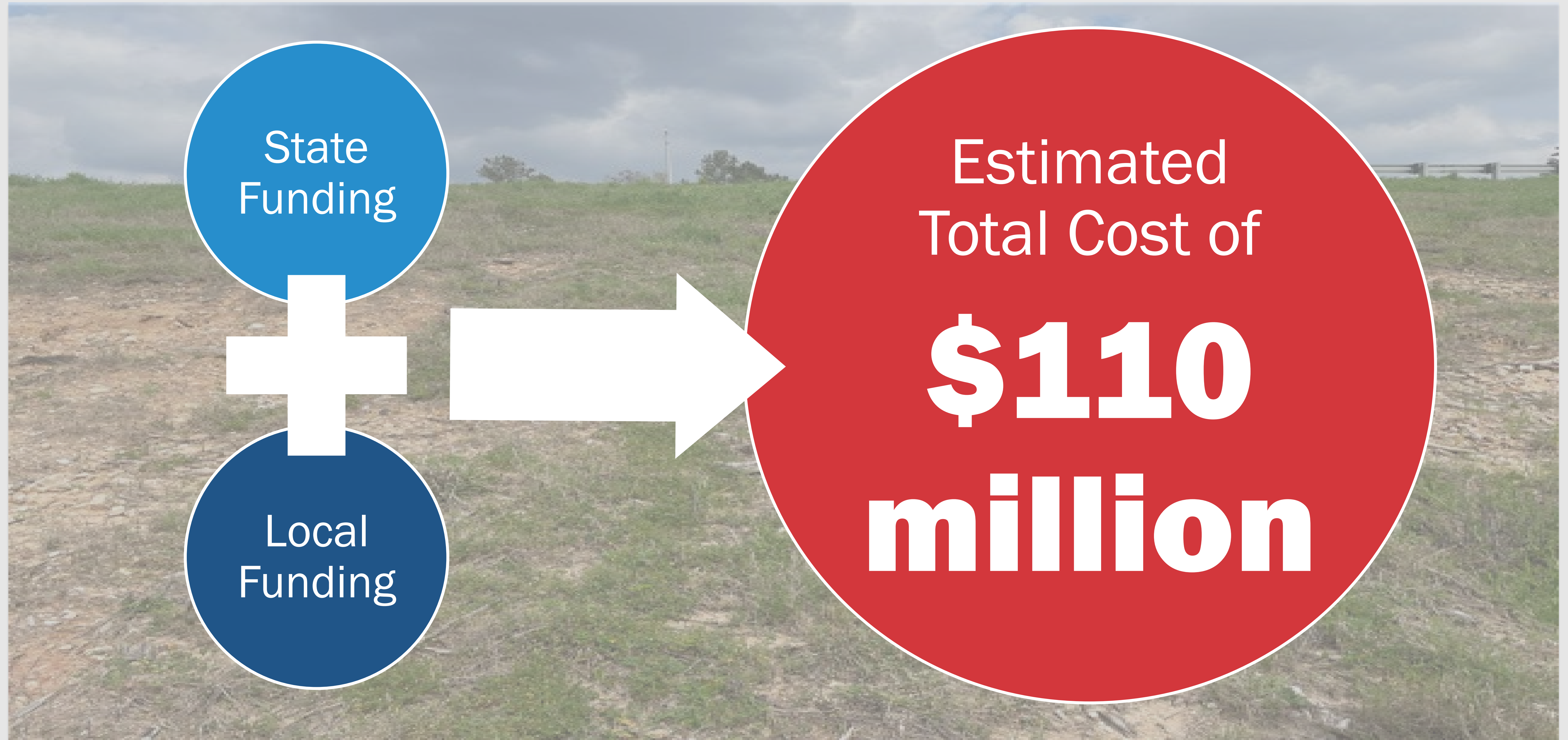
Project Details: Proposed Typical Section for FM 149 at Lake Creek



Environmental Analysis



Project Funding



FM 149 Extension Project Timeline and Next Steps



* This schedule is approximate and subject to change

How to Submit Your Comments



**All comments must be received or postmarked by Friday, July 14, 2023.
Comments may be submitted in the following ways:**

Comments

Fill out a comment card at this meeting, or email or mail your comments before the close of the comment period.

Mail

Commissioner Charlie Riley
Montgomery County Precinct 2
19110 Unity Park Drive
Magnolia, TX, 77355

Email

Submit to:
connor@hollawayenv.com

General Questions or Concerns About the Project

Blair Stocker, Project Manager
Phone: (713) 527-6367
Email: blair.stocker@decorp.com

Farm-to-Market (FM) 149 Extension
From State Highway (SH) 249 to Existing FM 149 South of Lake Creek Bridge
Magnolia Event Center
11659 FM 1488, Magnolia, TX 77354
Public Meeting Photolog



Members of the public sign in at the registration table and enter the meeting.



Meeting Attendees look at the existing and proposed cross-sections of the project area.

Farm-to-Market (FM) 149 Extension
From State Highway (SH) 249 to Existing FM 149 South of Lake Creek Bridge
Magnolia Event Center
11659 FM 1488, Magnolia, TX 77354
Public Meeting Photolog



Members of the public talk to the project team about the project schematics.



A meeting attendee asks a question after a presentation about the project.

Farm-to-Market (FM) 149 Extension
From State Highway (SH) 249 to Existing FM 149 South of Lake Creek Bridge
Magnolia Event Center
11659 FM 1488, Magnolia, TX 77354
Public Meeting Photolog



A member of the public fills out a comment form.