

Acreage & access planner

Use this guide to turn an overgrown or hard-to-reach parcel into one clear clearing request. Record the facts once so a provider can understand the land, access, and result you want.

Managed referral

When we accept a completed request, we send it to one qualified independent provider at a time. We follow up to check whether contact happened. If it did not, we try the next qualified provider. We are not the contractor. Provider contact, price, schedule, and results are not guaranteed.

1. Parcel identity and authority

Property address / parcel reference	
Owner or authorized role	
Approximate acreage / dimensions	
Intended use after clearing	

Mark the information you have

- ☐ Current survey or reliable boundary reference
- ☐ Known easements, setbacks, deed restrictions, or subdivision controls
- ☐ Structures, wells, septic components, fences, overheads, or access controls
- ☐ Known floodplain, drainage path, pond, creek, wet area, or low spot

2. Vegetation and desired outcome

Describe representative conditions rather than diagnosing a method remotely. Note what should remain as carefully as what should change.

Target area / limits	
Vegetation mix and density	
Approximate stem / tree sizes	
Trees or screening to preserve	
Desired opening or finished use	

Method questions for the site review

- Could forestry mulching address the target vegetation and retained areas?
- Does the scope involve cutting and hauling, selective removal, grubbing, or excavation?
- What happens to mulch, logs, brush, stumps, roots, and hidden debris?
- Does later grading, drainage, pad, driveway, or utility work need a separate scope?

Representative photo list

- Entrance and gate from a safe location
- Road surface, turns, culverts, bridges, and overhead clearance
- Typical vegetation in several parts of the target area
- Retained areas, structures, fences, and known constraints

3. Equipment access and ground conditions

A provider must decide whether access is workable. Measurements and photos help; they are not an access approval.

Gate / opening width	
Road and driveway surface	
Tightest turn / turnaround	
Bridge or culvert notes	
Overhead clearance	
Slope / soft ground / drainage	
Staging or loading area	

Debris and closeout expectations

- Mulch in place
- Stack or windrow on site
- Haul selected material
- Discuss burning only where lawful and suitable
- Define stump and root treatment
- Define final walkthrough and acceptance criteria

Unknowns to resolve on site

4. Authority and proposal review

Confirm the correct jurisdiction and project-specific requirements. A postal city name does not establish city limits, and this worksheet is not a permit or wetlands determination.

- Confirm City of Conroe or unincorporated Montgomery County jurisdiction
- Ask whether tree-preservation, development, driveway, floodplain, or drainage review applies
- Review TCEQ construction-stormwater coverage and the one-acre/common-plan framework
- Use the proper agency process for potential waters or wetlands questions
- Contact Texas 811 before excavation and coordinate any private-utility locating
- Verify property lines and authority before marking clearing limits

Compare the written proposal

- Exact limits and retained areas
- Method and equipment assumptions
- Debris, stump, and root handling
- Included work and explicit exclusions
- Schedule, payment, and change-order terms
- Insurance evidence and relevant experience
- Closeout and acceptance criteria

Primary sources accessed July 30, 2026

City of Conroe Tree Canopy Ordinance; Montgomery County development permit packet; TCEQ Construction Stormwater General Permit and Am I Regulated? path; Texas 811 I Want To Dig; U.S. EPA Clean Water Act Section 404 Permit Program. Use the live links on landclearingconroetx.com/permits-environmental-questions/ and verify current requirements.

Do not place financial information, access codes, government IDs, medical details, or other sensitive records on this worksheet.