



October 28, 2025

The Honorable Mayor and City Council
City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316

Re: Submission of Final Plat
Montgomery Bend Section 3 (Dev. No. 2203)
City of Montgomery

Dear Mayor and City Council:

We reviewed the Final Plat submission for Montgomery Bend Section 3, owned by Pulte Homes of Texas, LP ("the Owner"), on behalf of the City of Montgomery. The Owner has requested platting of the tract for the development of 85 single-family residential lots and 2 reserves.

As a reminder, this development includes 309 total single-family residential lots with a mix of 45' and 55' lots widths. The Final Plat submitted for approval include the following variances, as approved in the Development Agreement dated September 13, 2022, and the variances approved by City Council on February 14, 2023.

- Lot Size: Minimum size of the residential lots shall have 45' lot widths, 120' lot depths, and a lot area of 5,400sf.

Our review was based on The City of Montgomery's Code of Ordinances, Chapter 78, Section 61 and any other applicable chapters. The Planning & Zoning Commission will be presented with the Final Plat at the November 4th meeting. We offer no objection to the Final Plat, and we recommend Council approve the Final Plat as submitted.

The water and wastewater impact fees being assessed for the development would be \$229,160 and \$177,820 respectively. A check will need to be delivered to City Hall prior to receiving Council approval.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

Chris Roznovsky, PE
City Engineer

CVR/jtd

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Enclosures: Final Plat – Montgomery Bend Section 3
Cc (via email): Ms. Corinne Tilley – City of Montgomery, Planning & Development Administrator
Mr. Brent Walker – City of Montgomery, City Administrator
Ms. Ruby Beaven – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney