



March 1, 2023

The Planning and Zoning Commission  
City of Montgomery  
101 Old Plantersville Rd.  
Montgomery, Texas 77316

Re: Submission of Preliminary Plat  
Montgomery Bend Sec.2 (Dev. No. 2203)  
City of Montgomery

Dear Commission:

We reviewed the preliminary plat submission for the referenced development on behalf of the City of Montgomery (the "City"). Our review was based on the City's Code of Ordinances, Chapter 78 Section 60 and any other applicable chapters. Our review was also based upon the approved development regulations included as part of the development agreement between the Developer and the City.

We offer no objection to the preliminary plat as submitted, and we recommend the Commission approve the preliminary plat.

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

Sincerely,

A handwritten signature in blue ink that reads "Chris Roznovsky". The signature is fluid and cursive.

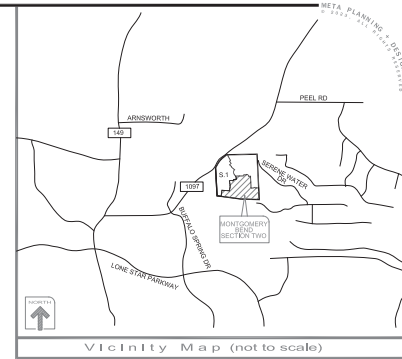
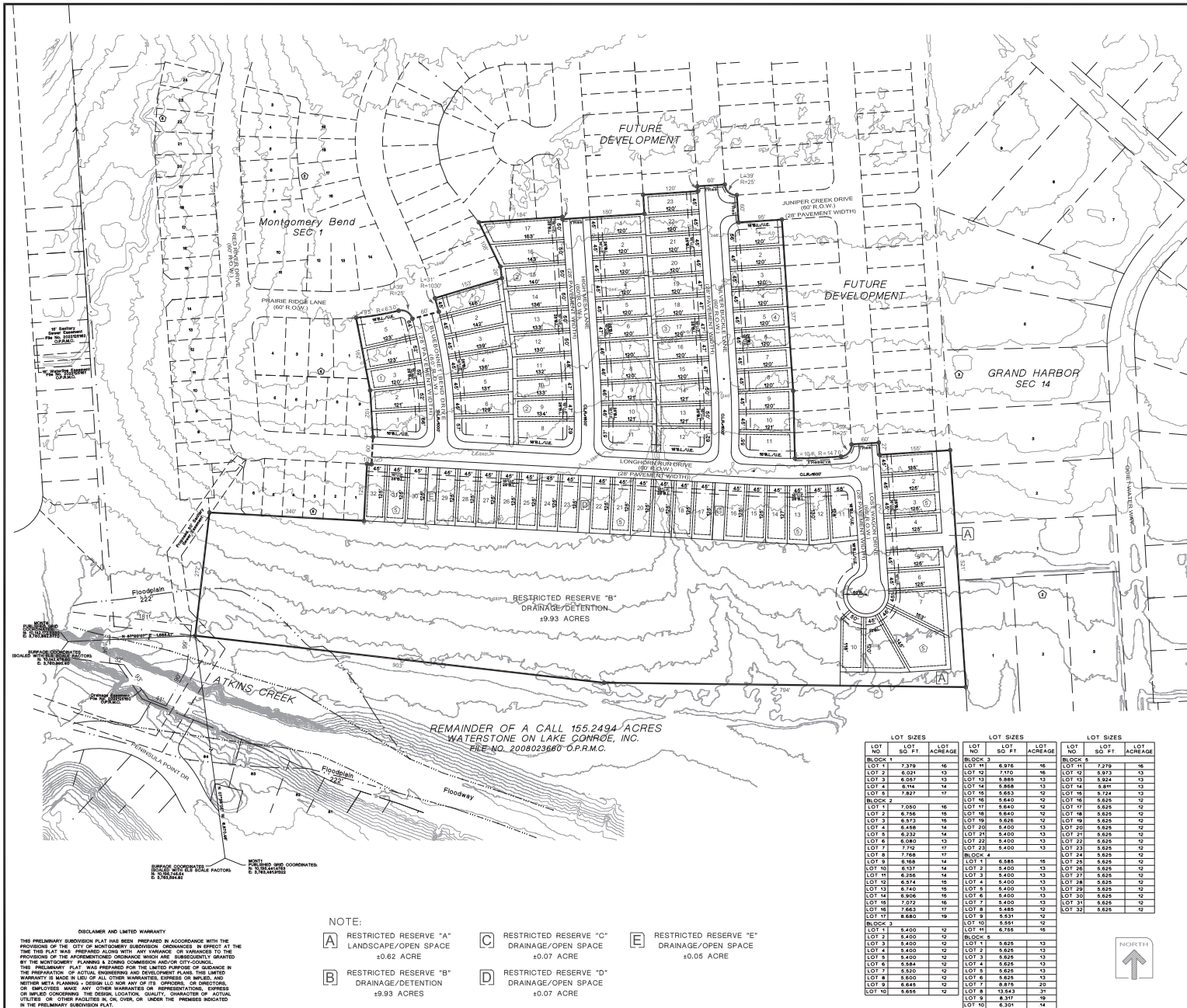
Chris Roznovsky, PE  
Engineer for the City

CVR/ajn

Z:\00574 (City of Montgomery)\900 General Consultation\Correspondence\2023.03.01 MEMO TO P&Z RE Montgomery Bend Sec.2 Preliminary Plat.docx

Enclosures: Preliminary Plat

Cc (via email): The Honorable Mayor and City Council – The City of Montgomery  
Mr. Gary Palmer – City of Montgomery, City Administrator  
Ms. Nici Browe – City of Montgomery, City Secretary  
Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development  
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



- GENERAL NOTE**
- 'BL' INDICATES BUILDING LINE
  - 'UL' INDICATES UTILITY EASEMENT
  - 'T' RES' INDICATES ONE FOOT RESERVE
- Reserved to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent access tracts, the condition of such reservation being that when the adjacent property is subdivided in a reserved area, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee line thereof shall revert to and rest in the decedent, his heirs assigns, or successors.
- ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE
  - LOTS BACKING OR SIDING FROM ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM ADJACENT STREET
  - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE AND ON THE REAR BUILDING PAD LINE
  - UNLESS OTHERWISE INDICATED, THE BUILDING LINE IS 11' WHETHER ONE OR MORE SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE CITY OF MONTGOMERY CODE OF ORDINANCES 100 SIDE AND REAR YARD!
  - SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NO MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 800 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
  - EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONE ADDITIONAL SPACE SHALL BE PROVIDED.
  - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBTSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERMITTER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAG WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
  - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NAD 83 STATE PLANE GRID COORDINATES (METERS) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING CORNED SCALE FACTOR: 999927055342
  - ALL SINGLE FAMILY LOTS SHALL BE A MINIMUM OF 45 FEET WIDE AND 120 FEET LONG APPROVED SEPTEMBER 03TH, 2002
  - ALL LOTS SHALL BE A MINIMUM OF 8,400 SQUARE FEET APPROVED SEPTEMBER 13TH, 2002
  - ALL SIDE SETBACKS SHALL BE 5' APPROVED WITH CONDITIONS FEBRUARY 14TH, 2023

LOT SIZES			LOT SIZES			LOT SIZES		
LOT NO.	LOT SQ FT	LOT ACREAGE	LOT NO.	LOT SQ FT	LOT ACREAGE	LOT NO.	LOT SQ FT	LOT ACREAGE
<b>BLOCK 1</b>			<b>BLOCK 3</b>			<b>BLOCK 5</b>		
LOT 1	7,379	16	LOT 11	6,976	16	LOT 11	7,279	16
LOT 2	6,921	13	LOT 12	7,170	16	LOT 12	6,913	13
LOT 3	6,857	13	LOT 13	6,885	13	LOT 13	6,924	13
LOT 4	6,146	14	LOT 14	6,868	13	LOT 14	6,871	13
LOT 5	7,827	17	LOT 15	6,663	12	LOT 15	6,724	13
<b>BLOCK 2</b>			<b>BLOCK 4</b>			<b>BLOCK 6</b>		
LOT 1	7,050	16	LOT 17	6,640	12	LOT 17	6,625	12
LOT 2	6,795	16	LOT 18	6,640	12	LOT 18	6,625	12
LOT 3	6,973	16	LOT 19	6,626	12	LOT 19	6,625	12
LOT 4	6,458	14	LOT 20	6,400	13	LOT 20	6,625	12
LOT 5	6,933	14	LOT 21	6,400	13	LOT 21	6,625	12
LOT 6	6,080	13	LOT 22	6,400	13	LOT 22	6,625	12
LOT 7	7,742	17	LOT 23	6,600	13	LOT 23	6,625	12
LOT 8	7,768	17	<b>BLOCK 4</b>			LOT 24	6,625	12
LOT 9	6,668	14	LOT 1	6,686	16	LOT 25	6,625	12
LOT 10	6,137	14	LOT 2	6,400	13	LOT 26	6,625	12
LOT 11	6,296	14	LOT 3	6,400	13	LOT 27	6,625	12
LOT 12	6,974	16	LOT 4	6,400	13	LOT 28	6,625	12
LOT 13	6,740	16	LOT 5	6,400	13	LOT 29	6,625	12
LOT 14	6,908	16	LOT 6	6,400	13	LOT 30	6,625	12
LOT 15	7,072	16	LOT 7	6,400	13	LOT 31	6,625	12
LOT 16	7,663	17	LOT 8	6,400	13	LOT 32	6,625	12
LOT 17	8,880	19	LOT 9	6,531	12			
<b>BLOCK 3</b>			<b>BLOCK 5</b>			<b>BLOCK 7</b>		
LOT 1	6,400	12	LOT 11	6,765	16	LOT 11	6,765	16
LOT 2	6,400	12	LOT 12	6,825	13	LOT 12	6,825	13
LOT 3	6,400	12	LOT 13	6,825	13	LOT 13	6,825	13
LOT 4	6,400	12	LOT 14	6,825	13	LOT 14	6,825	13
LOT 5	6,400	12	LOT 15	6,825	13	LOT 15	6,825	13
LOT 6	6,884	12	LOT 16	6,825	13	LOT 16	6,825	13
LOT 7	6,884	12	LOT 17	6,825	13	LOT 17	6,825	13
LOT 8	6,884	12	LOT 18	6,825	13	LOT 18	6,825	13
LOT 9	6,884	12	LOT 19	6,825	13	LOT 19	6,825	13
LOT 10	6,884	12	LOT 20	6,825	13	LOT 20	6,825	13

A PRELIMINARY PLAT OF

# MONTGOMERY BEND

## SECTION TWO

BEING 27.1± ACRES OF LAND CONTAINING 88 LOTS (45' X 120' TYP.) AND FIVE RESERVES IN FIVE BLOCKS.

OUT OF THE OWEN SHANNON SURVEY, A-36 MONTGOMERY COUNTY, TEXAS

OWNER: SCALE GROUP  
PLANNER: META

META PLANNING + DESIGN LLC  
24285 KATY FREEWAY, SUITE 525  
KATY, TEXAS 77494 | TEL: 281-310-1422

February 2023  
MTA# 68007

- NOTE:**
- A** RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±0.62 ACRE
  - B** RESTRICTED RESERVE "B" DRAINAGE/DETENTION ±9.93 ACRES
  - C** RESTRICTED RESERVE "C" DRAINAGE/OPEN SPACE ±0.07 ACRE
  - D** RESTRICTED RESERVE "D" DRAINAGE/OPEN SPACE ±0.07 ACRE
  - E** RESTRICTED RESERVE "E" DRAINAGE/OPEN SPACE ±0.05 ACRE

**DISCLAIMER AND LIMITED WARRANTY**

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MONTGOMERY SUBDIVISION ORDINANCES. IN EXERCISE OF THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE APPLICABLE ORDINANCES WHICH ARE SUBSEQUENTLY GRANTED BY THE MONTGOMERY PLANNING AND ZONING COMMISSION AND/OR CITY COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF OBTAINING THE PROVISIONS OF ANY INSTRUMENTS AND DOES NOT CONSTITUTE A WARRANTY OR IMPLICIT WARRANTY IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE GENERAL LOCATION, QUALITY, CHARACTER OR ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.