



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.1 (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.

The developer intends to plat the property with 5' sideyard setbacks as approved as part of the development agreement on February 14, 2023. The 5' sideyard setbacks are not currently shown but will be shown on the final plat. 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.

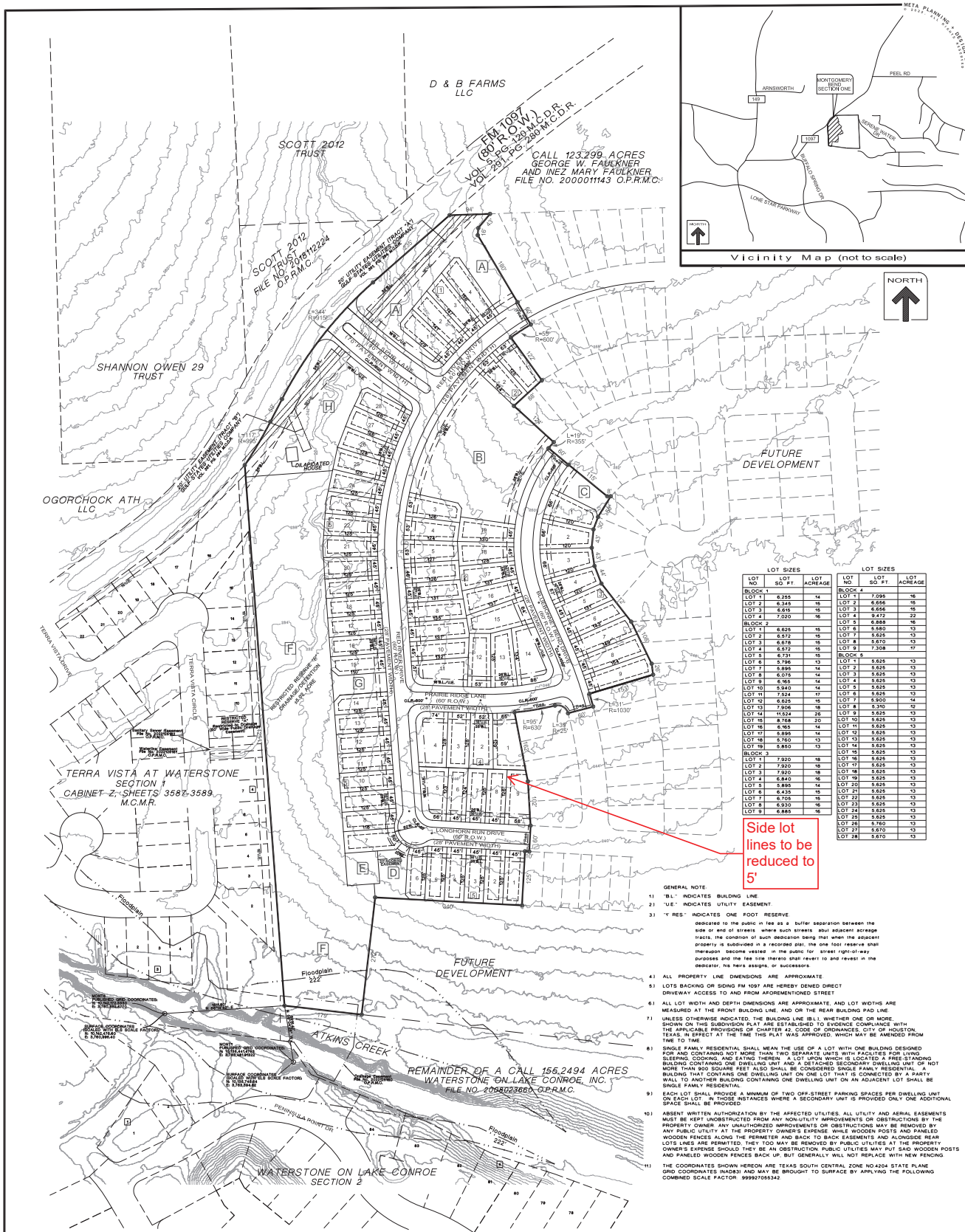
Chris Roznovsky, PE
Engineer for the City

CVR/ajn

Z:\00574 (City of Montgomery)\900 General Consultation\Correspondence\2023.03.01 MEMO TO P&Z RE Montgomery Bend Sec.1 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



Side lot lines to be reduced to 5'

LOT SIZES		LOT SIZES	
LOT NO	LOT SIZE	LOT NO	LOT SIZE
BLOCK 1			
LOT 1	6,255	LOT 1	7,099
LOT 2	6,245	LOT 2	6,656
LOT 3	6,816	LOT 3	6,656
LOT 4	6,932	LOT 4	6,472
BLOCK 2			
LOT 1	6,825	LOT 5	6,858
LOT 2	6,872	LOT 6	6,825
LOT 3	6,872	LOT 7	6,825
LOT 4	6,872	LOT 8	6,825
LOT 5	6,731	LOT 9	7,308
LOT 6	6,731	BLOCK 3	
LOT 7	6,899	LOT 1	6,825
LOT 8	6,074	LOT 2	6,825
LOT 9	6,965	LOT 3	6,825
LOT 10	6,965	LOT 4	6,825
LOT 11	7,524	LOT 5	6,825
LOT 12	6,825	LOT 6	6,825
LOT 13	7,906	LOT 7	6,825
LOT 14	6,825	LOT 8	6,825
LOT 15	6,764	LOT 9	6,825
LOT 16	6,865	LOT 10	6,825
LOT 17	6,895	LOT 11	6,825
LOT 18	6,760	LOT 12	6,825
LOT 19	6,850	LOT 13	6,825
BLOCK 4			
LOT 1	6,825	LOT 14	6,825
LOT 2	7,920	LOT 15	6,825
LOT 3	7,920	LOT 16	6,825
LOT 4	6,840	LOT 17	6,825
LOT 5	6,840	LOT 18	6,825
LOT 6	6,432	LOT 19	6,825
LOT 7	6,705	LOT 20	6,825
LOT 8	6,930	LOT 21	6,825
LOT 9	6,885	LOT 22	6,825
LOT 10	6,825	LOT 23	6,825
LOT 11	6,825	LOT 24	6,825
LOT 12	6,825	LOT 25	6,825
LOT 13	6,825	LOT 26	6,825
LOT 14	6,825	LOT 27	6,825
LOT 15	6,825	LOT 28	6,825
LOT 16	6,825	LOT 29	6,825
LOT 17	6,825	LOT 30	6,825

- GENERAL NOTE
- "BL" INDICATES BUILDING LINE
 - "UL" INDICATES UTILITY EASEMENT
 - "Y RES" INDICATES ONE FOOT RESERVE dedicated to the public in fee as a buffer separation between the side or end of streets where such streets and adjacent streets track the condition of such reservation being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee line thereto shall revert to and remain in the dedicant, his heirs assigns, or successors.
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE
 - LOTS BACKING OR BOUND BY 100' ARE HEREBY GRANTED DIRECT DRIVEWAY ACCESS TO AND FROM FOREMENTIONED 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 (BL), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME
 - SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH SEPARATE SLEEPING COOKING AND BATHING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OR MORE THAN ONE BATHING FACILITY SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. BUILDINGS THAT CONTAIN 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 SCHEDULED DISTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL OFF-STREET PARKING SPACE
 - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED 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 FRONTIER AND BACK TO BACK EASEMENTS AND A WOODS REAR LOT'S LINES ARE PERMITTED. THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE UNLESS THEY BE AN OBSTRUCTION PUBLIC UTILITIES MAY PUT SMO WOODEN 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 COORDINATE (SABEG) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 999927086342

NOTE:

A RESTRICTED RESERVE "A" LANDSCAPE/OPEN SPACE ±1.04 ACRE	E RESTRICTED RESERVE "E" LIFT STATION ±0.12 ACRE
B RESTRICTED RESERVE "B" REC CENTER ±1.58 ACRE	F RESTRICTED RESERVE "F" DRAINAGE/DETENTION ±5.02 ACRE
C RESTRICTED RESERVE "C" LANDSCAPE/OPEN SPACE ±0.15 ACRE	G RESTRICTED RESERVE "G" LANDSCAPE/OPEN SPACE ±0.13 ACRE
D RESTRICTED RESERVE "D" LANDSCAPE/OPEN SPACE ±0.18 ACRE	H RESTRICTED RESERVE "H" LANDSCAPE/OPEN SPACE ±1.22 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 EFFECT AT THE TIME THIS PLAT WAS PREPARED AND WITH ANY AMENDMENTS OR VARIATIONS TO THE PROVISIONS OF THE APPLICABLE ORDINANCES WHICH ARE SUBSEQUENTLY GRANTED BY THE MONTGOMERY PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL. THIS PRELIMINARY PLAT HAS BEEN PREPARED FOR THE LIMITED PURPOSE OF ASSISTANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NOTWITHSTANDING ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, MADE BY OTHER PARTIES OR REPRESENTATIVES, OFFICERS, OR EMPLOYEES CONCERNING THE DESIGN, LOCATION, QUALITY, DIMENSIONS OF ACTUAL UTILITIES OR OTHER FACILITIES IN OR OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

A PRELIMINARY PLAT OF

MONTGOMERY BEND SECTION ONE

BEING 23.5± ACRES OF LAND CONTAINING 69 LOTS (45' X 120' TYP.) AND EIGHT RESERVES IN FIVE BLOCKS.

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

OWNER: PULTE GROUP

PLANNER: META

SCALE: 1" = 100'

NOVEMBER 21, 2022

MTF# 68007