



City of Montgomery Development Application

Upon completion return application to dmccorquodale@ci.montgomery.tx.us

The City of Montgomery welcomes all development projects. To expedite the Development Review Phase of your project, we are requiring that you completely fill out this Development Application in its entirety. All the information will be reviewed to allow the timely processing of any and all aspects of your project.

A. GENERAL INFORMATION

1. **Name of proposed development:** Old Dobbin Rd. Development
2. **Name of Owner:** Morning Cloud Investments / Solid Bridge Development
Mailing Address: P.O. Box 8262 3104 I-45 South
City/State/Zip: Spring, Texas 77387 New Waverly, Texas 77358
Telephone Number: 713-398-5734 **Fax Number:** vance@solidbridgeconstruction.com
Cell Phone: 936-581-1345 **Email:** marjoriecoxcre@gmail.com
3. **Name of registered Professional Land Surveyor:** _____
Firm Name & Registration No.: Bleyl Engineering Tex Reg. No. F-678
Mailing Address: 100 Nugent Street
City/State/Zip: Conroe, Texas 77301
Telephone Number: 936-441-7833 **Fax Number:** _____
Cell Phone: _____ **Email:** sdeloss@bleylengineering.com
4. **Name of registered Professional Engineer:** _____
Firm Name & Registration No.: Bleyl Engineering Tex Reg. No. F-678
Mailing Address: 100 Nugent Street
City/State/Zip: Conroe, Texas 77301
Telephone Number: 936-441-7833 **Fax Number:** _____
Cell Phone: _____ **Email:** sdeloss@bleylengineering.com

B. DEVELOPMENT SPECIFICATIONS

1. **General Location:** Within City Limits? If no, within Extra-Territorial Jurisdiction (ETJ)?

If located in the ETJ:

Prior to platting of the property to be developed, annexation procedures will need to be pursued if the property or parts of the property as required by State law are within one half (1/2) mile of the corporate limits of the City of Montgomery, Texas and lying and being adjacent to and contiguous to the present corporate limits, and located within the extraterritorial jurisdiction of the City. The City of Montgomery does have Landowner Petitions for Annexation included in the Development Application.

Will Annexation be required: [] Yes [] No

2. Property Description:

- a) Survey Name: Zacharias Landrum Survey
- b) Abstract No.: A-22, Tracts 9, 43-A, 43-D, 44, RR # 1597-A
- c) Total Acreage: 86.45 Acres (approx.)
- d) Current Zoning: N/A
- e) Number of Lots: 326 Number of Blocks: 12 Estimated Commercial Value: \$133,660,000
- f) Number of Streets: 12 Type: Public Private
- g) Total Acreage in Other uses (any land within the boundaries of the plat that is not divided into lots): 9.3
- h) Estimated Total Taxable Value: \$19,560,000 Land \$114,100,000 Improvements
- i) Estimated Size(s) of Lots: 50 x 120
- j) Estimated Value of House and Lot: \$400,000
- k) Water Capacity Requested: _____gpd Wastewater Capacity Requested: _____gpd

3. Certification

This is to certify that the information concerning the proposed development is true and correct, that I am the actual owner or authorized agent for the owner of the above described property, that prior to a request for any variance to the Montgomery Code of Ordinances, I will attend a pre-development meeting with the City Administrator and City Engineer concerning said variance request, and that I will comply with all of the City of Montgomery Code of Ordinances requirements for submitting a preliminary plat/variance request for approval.

Marjorie Cox
Signature of Owner/Agent

1/2/2024
Date

Received by: _____

Date

Please attach a metes and bounds description of the tract, land plan, conceptual plat, preliminary land plan, and location map, to the Application indicating proposed location of project and boundaries of subject tract. Applicant agrees that it shall notify the City if any of the above information (including ownership of the tract) should change during the Application process.

For City Use Only

Date Submitted: _____ Development Number: _____

Engineer's Recommendation: _____

Operator's Recommendation: _____

Is Annexation Required: _____

Amount of Deposit Paid: _____ Date Escrow Agreement Submitted: _____

Amount of Service Recommended: _____

Additional Capacity Required: Water _____ gpd Wastewater _____ gpd

Tap Fee _____ Plan Review Fees _____ Inspection Fees _____ Impact Fee _____

Additional Considerations: _____
