



November 30, 2023

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

Re: Submission of Preliminary Plat  
Montgomery Bend Sec. 4 (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. 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".

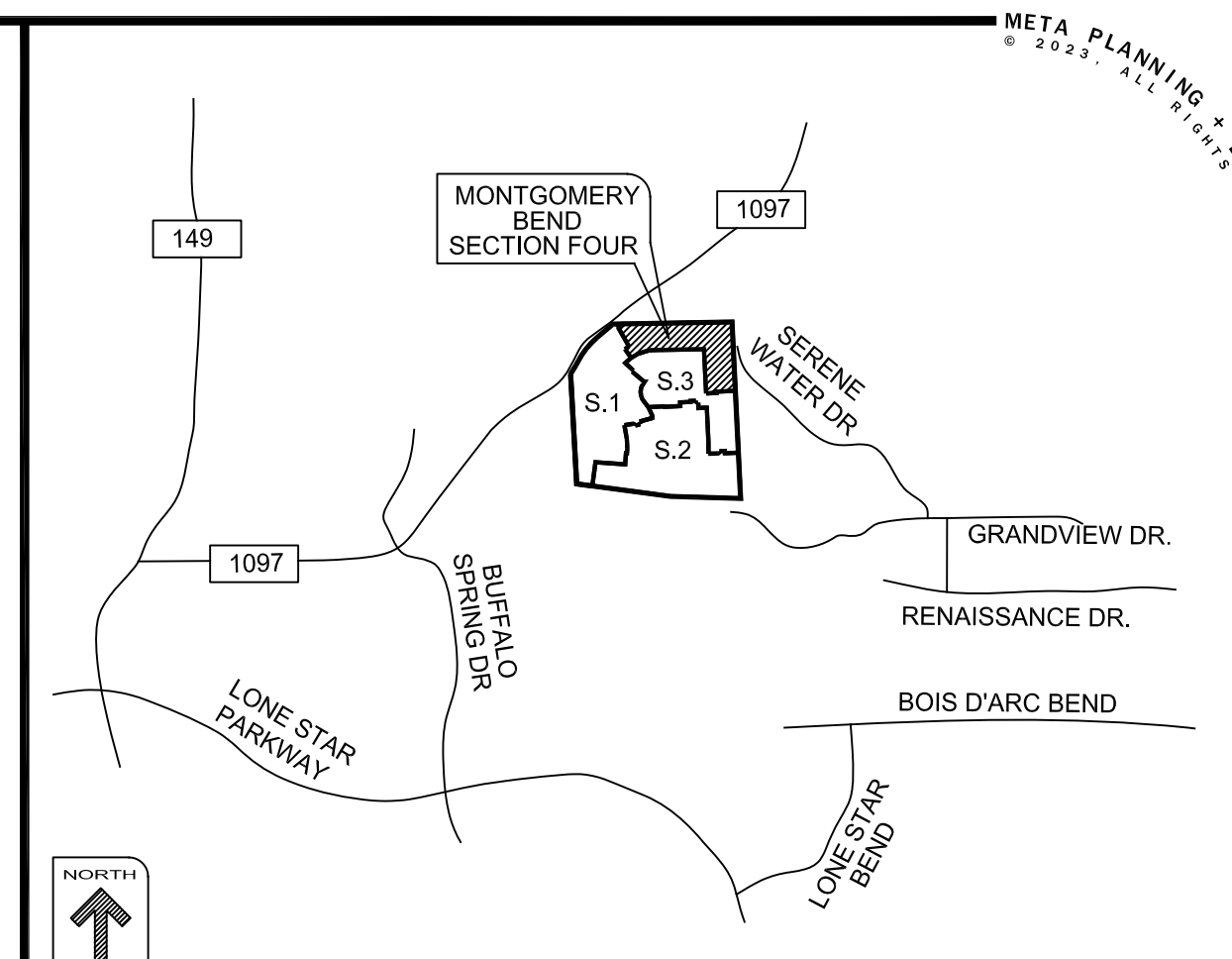
Chris Roznovsky, PE  
Engineer for the City

CVR/ajn

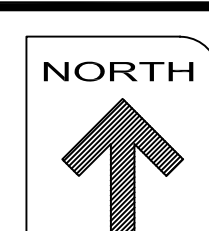
Z:\00574 (City of Montgomery)\\_900 General Consultation\Correspondence\Letters\2023\2023.11.30 MEMO TO P&Z RE  
Montgomery Bend Sec.4 Preliminary Plat.docx

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

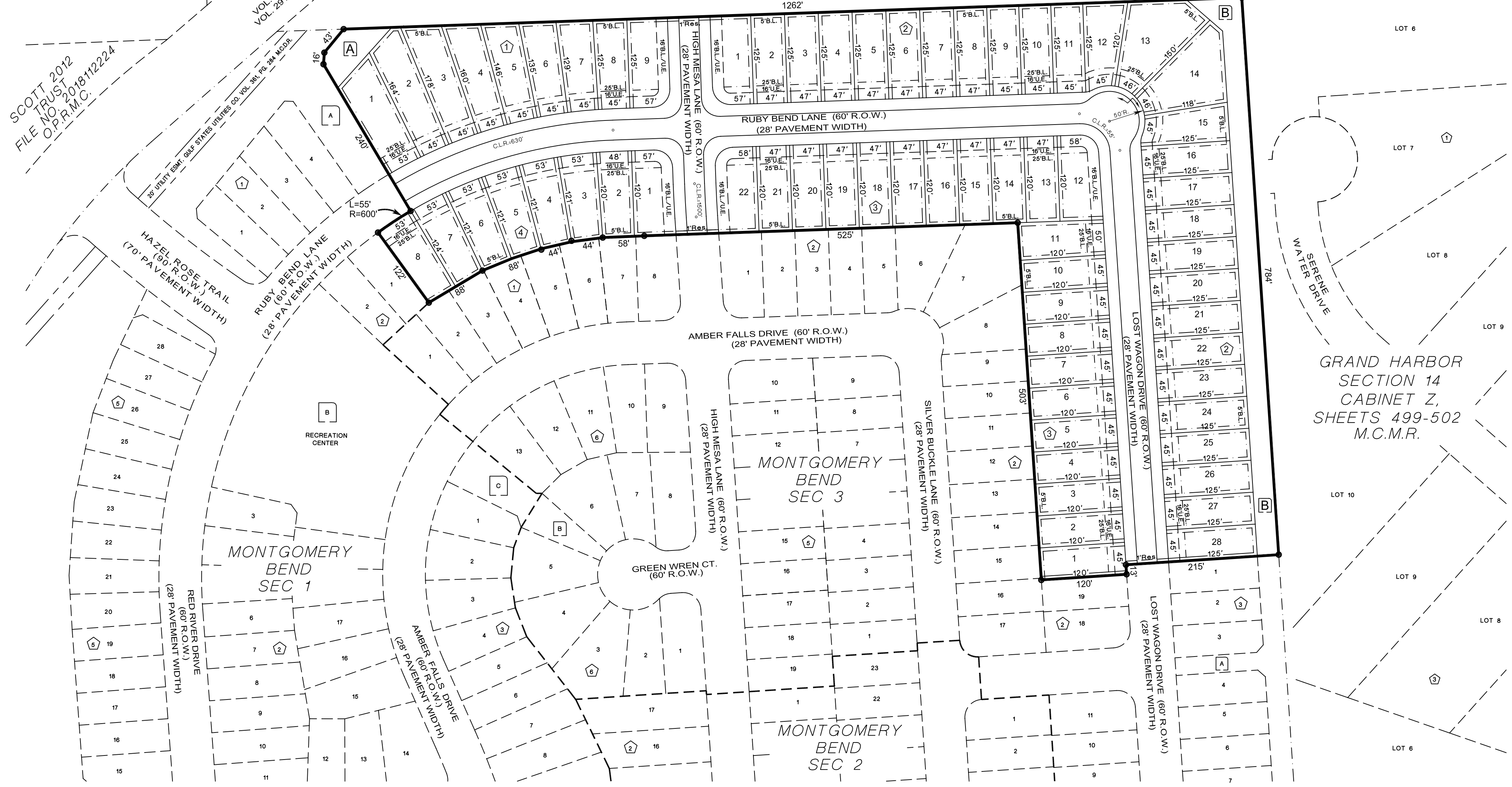


Vicinity Map (not to scale)



CALL 123.299 ACRES  
GEORGE W. FAULKNER  
AND INEZ MARY FAULKNER  
FILE NO. 2000011143 O.P.R.M.C.

D & B FARMS LLC  
SCOTT 2012 TRUST  
SCOTT 2012 TRUST  
FILE NO. 2018112224  
O.P.R.M.C.



GRAND HARBOR  
SECTION 14  
CABINET Z,  
SHEETS 499-502  
M.C.M.R.

- GENERAL NOTE:
- "BL" INDICATES BUILDING LINE.
  - "UE" INDICATES UTILITY EASEMENT.
  - "1' 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 abut adjacent acreage tracts. The condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.
  - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
  - LOTS BACKING OR SIDING FM 1097 ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET.
  - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
  - UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE CITY OF MONTGOMERY CODE OF ORDINANCES (10' SIDE AND REAR YARD).
  - SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, 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 900 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 ONLY 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 PERIMETER 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 SAID 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 NO 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 999927055342
  - ALL SINGLE-FAMILY LOTS SHALL BE A MINIMUM OF 45 FEET WIDE AND 120 FEET LONG APPROVED SEPTEMBER 13TH, 2022.
  - ALL LOTS SHALL BE A MINIMUM OF 5,400 SQUARE FEET APPROVED SEPTEMBER 13TH, 2022.
  - ALL SIDE SETBACKS SHALL BE 5' APPROVED WITH CONDITIONS FEBRUARY 14TH, 2023.
  - THE COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO 4203 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 100003.
  - ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
  - SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
  - ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "ELS".
  - BENCHMARK SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGCSD B1, PID NO. A-36405 HAVING PUBLISHED INFORMATION AS FOLLOWS:  
ELEVATION: 212.4 FEET, NAVD88

LOT SIZES			LOT SIZES		
LOT NO.	LOT SQ. FT.	LOT ACREAGE	LOT NO.	LOT SQ. FT.	LOT ACREAGE
BLOCK 1			BLOCK 3		
LOT 1	8,639	.19	LOT 1	5,400	.12
LOT 2	8,550	.19	LOT 2	5,400	.12
LOT 3	8,238	.18	LOT 3	5,400	.12
LOT 4	7,363	.16	LOT 4	5,400	.12
LOT 5	5,717	.13	LOT 5	5,400	.12
LOT 6	6,273	.14	LOT 6	5,400	.12
LOT 7	6,016	.13	LOT 7	5,400	.12
LOT 8	5,765	.13	LOT 8	5,400	.12
LOT 9	6,990	.16	LOT 9	5,400	.12
BLOCK 2			LOT 10	5,400	.12
LOT 1	6,990	.16	LOT 11	6,130	.14
LOT 2	5,937	.13	LOT 12	6,918	.15
LOT 3	5,937	.13	LOT 13	5,640	.12
LOT 4	5,937	.13	LOT 14	5,640	.12
LOT 5	5,937	.13	LOT 15	5,640	.12
LOT 6	5,937	.13	LOT 16	5,640	.12
LOT 7	5,937	.13	LOT 17	5,640	.12
LOT 8	5,851	.13	LOT 18	5,640	.12
LOT 9	5,625	.12	LOT 19	5,640	.12
LOT 10	5,625	.12	LOT 20	5,640	.12
LOT 11	5,625	.12	LOT 21	5,640	.12
LOT 12	6,230	.14	LOT 22	6,809	.15
LOT 13	10,457	.24	BLOCK 4		
LOT 14	9,932	.22	LOT 1	6,743	.15
LOT 15	5,837	.13	LOT 2	5,655	.12
LOT 16	5,625	.12	LOT 3	5,937	.13
LOT 17	5,625	.12	LOT 4	6,000	.13
LOT 18	5,625	.12	LOT 5	6,102	.14
LOT 19	5,625	.12	LOT 6	6,085	.13
LOT 20	5,625	.12	LOT 7	6,080	.13
LOT 21	5,625	.12	LOT 8	6,086	.13
LOT 22	5,625	.12			
LOT 23	5,625	.12			
LOT 24	5,625	.12			
LOT 25	5,625	.12			
LOT 26	5,625	.12			
LOT 27	5,625	.12			
LOT 28	5,625	.12			

- NOTE:
- A** RESTRICTED RESERVE "A" DRAINAGE/OPEN SPACE ±0.09 ACRE
  - B** RESTRICTED RESERVE "B" DRAINAGE/OPEN SPACE ±0.57 ACRE

Published Coordinates - Montgomery City Control				Observed Coordinates - Elevation Land Solutions			
Point #	Northing (easting)	Eastng (easting)	Elevation	Point #	Northing (easting)	Eastng (easting)	Elevation
MON1	3013154.475	370465.373	299.707	1	3013154.373	370465.368	299.699
MON2	3013154.690	370700.740	301.877	2	3013154.763	370700.807	301.772
MON3	3013206.193	370373.290	298.732	3	3013206.243	370373.406	298.228
MON4	3013200.333	370287.027	285.977	4	3013200.424	370287.122	285.819
MON7	3013203.333	370606.450	291.777	7	3013203.344	370606.324	291.723

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 ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MONTGOMERY PLANNING & ZONING COMMISSION AND/OR CITY-COUNCIL. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE 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 DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

A PRELIMINARY PLAT OF  
**MONTGOMERY BEND SECTION FOUR**  
BEING 12.7± ACRES OF LAND CONTAINING 67 LOTS (45' X 120' TYP.) AND TWO RESERVES IN FOUR BLOCKS.

OUT OF THE OWEN SHANNON SURVEY, A-36 MONTGOMERY COUNTY, TEXAS  
OWNER: PULTE GROUP  
PLANNER: META PLANNING + DESIGN  
Meta Planning + Design LLC  
24285 KATY FREEWAY, SUITE 525  
KATY, TEXAS 77494 | TEL: 281-810-1422  
SCALE: 1" = 100'  
0 100 200  
NOVEMBER 20, 2023  
MTA-68007