



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. 3 (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

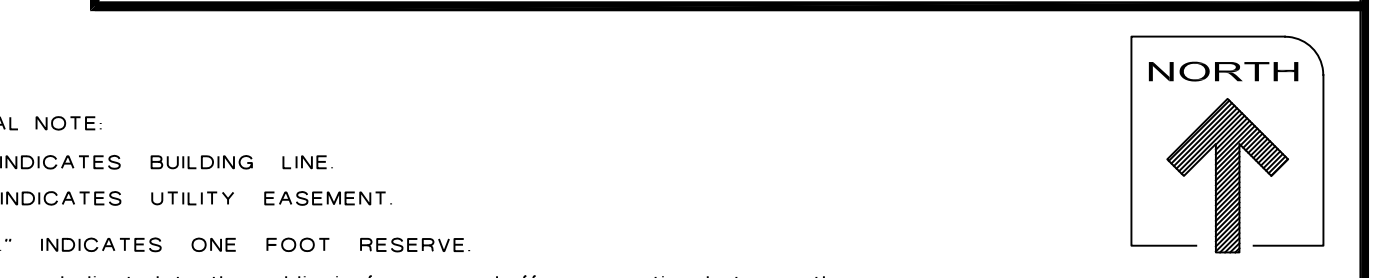
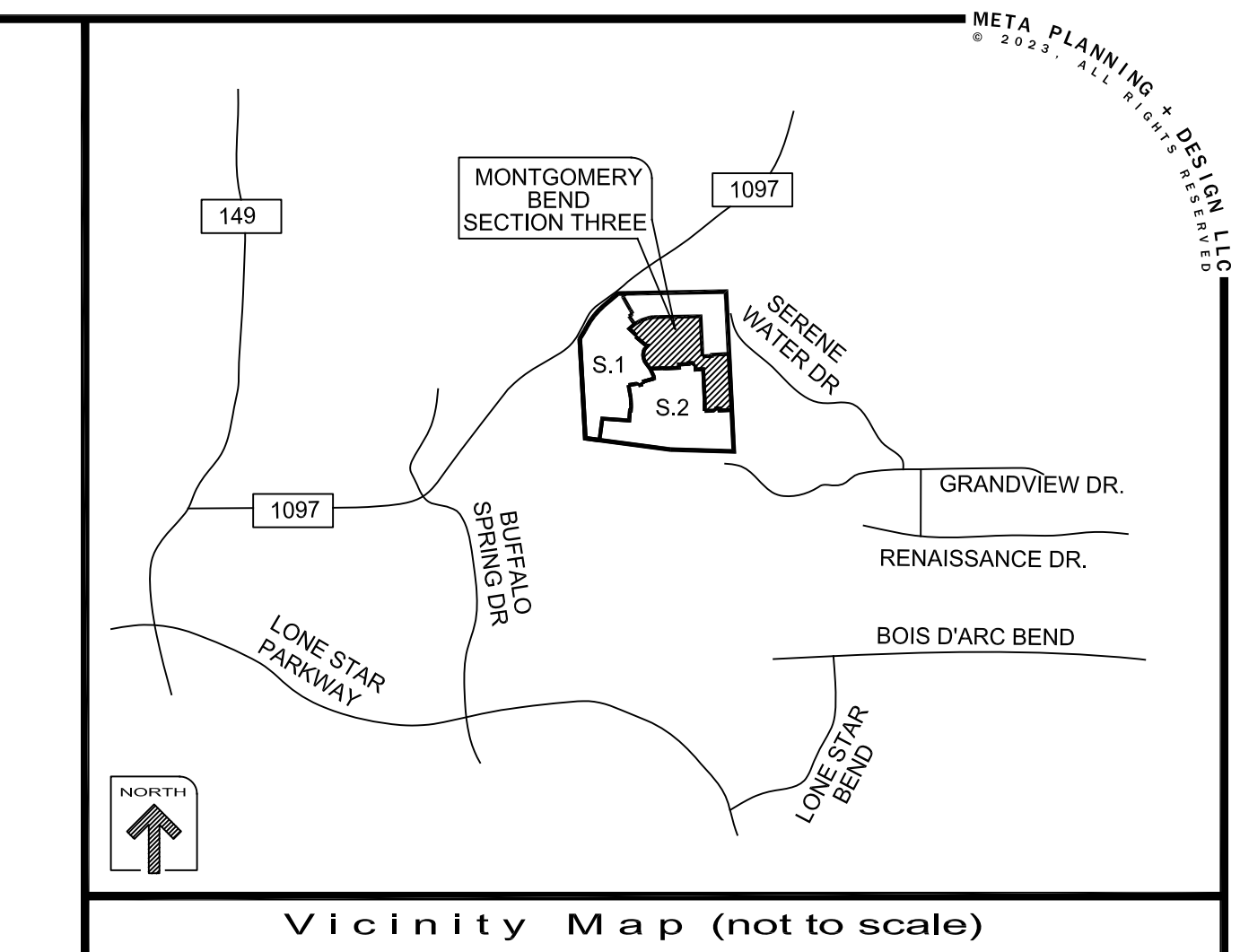
CVR/ajn

Z:\00574 (City of Montgomery)\\_900 General Consultation\Correspondence\Letters\2023\2023.11.30 MEMO TO P&Z RE  
Montgomery Bend Sec.3 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





LOT NO	LOT SQ FT	LOT ACREAGE
<b>BLOCK 1</b>		
LOT 1	6,787	15
LOT 2	6,078	13
LOT 3	5,999	13
LOT 4	6,913	13
LOT 5	5,885	13
LOT 6	5,959	13
LOT 7	5,732	13
LOT 8	6,883	15
<b>BLOCK 2</b>		
LOT 1	6,845	15
LOT 2	5,640	12
LOT 3	5,640	12
LOT 4	5,640	12
LOT 5	5,620	12
LOT 6	7,927	18
LOT 7	12,513	28
LOT 8	7,529	17
LOT 9	5,454	12
LOT 10	5,400	12
LOT 11	5,580	12
LOT 12	5,580	12
LOT 13	5,580	12
LOT 14	5,580	12
LOT 15	5,580	12
LOT 16	5,580	12
LOT 17	6,705	15
LOT 18	5,400	12
<b>BLOCK 3</b>		
LOT 1	5,625	12
LOT 2	5,625	12
LOT 3	5,575	12
LOT 4	5,575	12
LOT 5	5,625	12
LOT 6	5,625	12
LOT 7	5,625	12
LOT 8	5,625	12
LOT 9	5,625	12
LOT 10	5,625	12
LOT 11	5,625	12
LOT 12	5,625	12
LOT 13	5,625	12
LOT 14	5,625	12
LOT 15	5,625	12
<b>BLOCK 4</b>		
LOT 1	7,333	16
LOT 2	5,645	12
LOT 3	5,561	12
LOT 4	5,520	12
LOT 5	5,520	12
LOT 6	5,520	12
LOT 7	5,520	12
LOT 8	5,503	12
LOT 9	5,400	12
LOT 10	5,400	12
LOT 11	6,705	15
<b>BLOCK 5</b>		
LOT 1	5,400	12
LOT 2	5,400	12
LOT 3	5,400	12
LOT 4	5,400	12
LOT 5	5,400	12
LOT 6	5,400	12
LOT 7	5,400	12
LOT 8	5,400	12
LOT 9	6,847	15
LOT 10	6,883	15
LOT 11	5,400	12
LOT 12	5,400	12
LOT 13	5,400	12
LOT 14	5,400	12
LOT 15	5,400	12
LOT 16	5,400	12
LOT 17	5,400	12
LOT 18	5,400	12
LOT 19	5,400	12
<b>BLOCK 6</b>		
LOT 1	7,802	17
LOT 2	6,272	14
LOT 3	9,951	21
LOT 4	8,536	19
LOT 5	8,401	19
LOT 6	8,541	19
LOT 7	6,339	14
LOT 8	7,693	17
LOT 9	7,155	16
LOT 10	6,271	14
LOT 11	6,955	15
LOT 12	6,913	15
LOT 13	6,915	15

- 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.
  - 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 ONE ADDITIONAL SPACE SHALL BE PROVIDED.
  - 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 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 "SLS".
  - BENCHMARK SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGCS0 81; PID NO. A.6405 HAVING PUBLISHED INFORMATION AS FOLLOWS:  
ELEVATION: 212.4 FEET, NAVD88

A PRELIMINARY PLAT OF

# MONTGOMERY BEND SECTION THREE

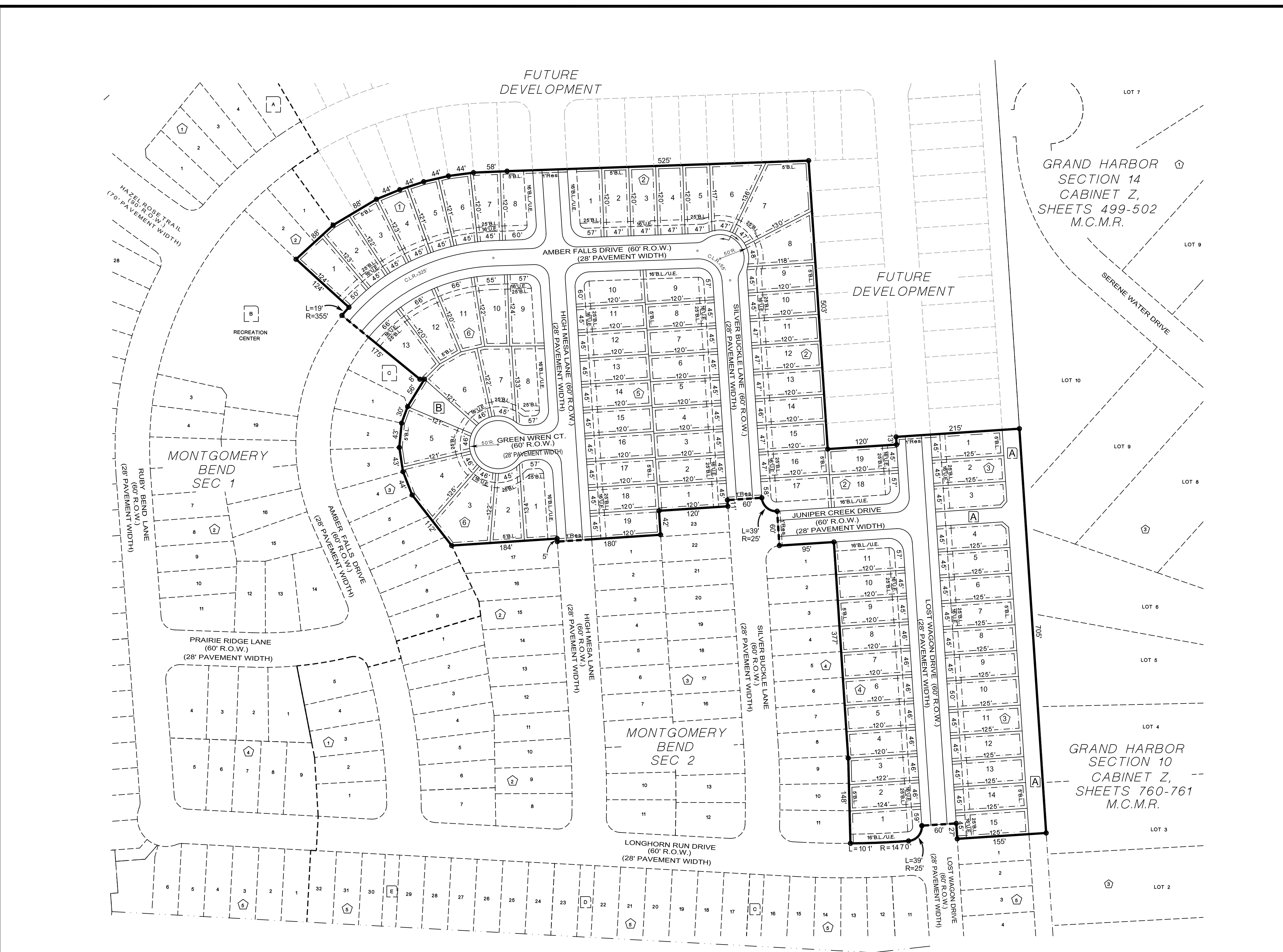
BEING 16.5± ACRES OF LAND CONTAINING 85 LOTS (45' X 120' TYP.) AND TWO RESERVES IN SIX BLOCKS.

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

OWNER: PULTE GROUP  
PLANNER: META PLANNING + DESIGN

SCALE: 1" = 100'  
0 100 200

Meta Planning + Design LLC  
24285 KATY FREEWAY, SUITE 525  
KATY, TEXAS 77494 | TEL: 281-810-1422



- NOTE:
- A** RESTRICTED RESERVE "A" DRAINAGE/OPEN SPACE ±0.56 ACRE
  - B** RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.10 ACRE

Point #	Northings (feet)	Eastings (feet)	Elevation	Description
MONT 1	1015944.421	276348.515	299.70	Brass Cap in Conc.
MONT 2	1015915.691	276390.766	299.87	Brass Cap in Conc.
MONT 3	10159296.374	2753373.596	298.73	Brass Cap in Conc.
MONT 4	10159300.313	2753291.072	299.57	Brass Cap in Conc.
MONT 7	10159337.517	2758168.468	291.77	Brass Cap in Conc.

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.