



August 20, 2025

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

Re: Submission of Legacy Grove Section 1 Final Plat
Legacy Grove Section 1 (Dev. No. 2409)

Dear Commissioners:

We reviewed the final 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 61 and any other applicable chapters.

Prior to recordation of the final plat the Developer must:

1. Pay impact fees.
2. Pay all plat fees.
3. Provide a financial guarantee for 100% of the remaining construction cost for the public infrastructure in this section.

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

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

Sincerely,

A handwritten signature in blue ink that reads "Chris Roznovsky".

Chris Roznovsky, PE
City Engineer

CVR/jtd

Z:\00574 (City of Montgomery)\143 Legacy Grove (Tri-Pointe)\Correspondence\Letters\2025.08.19 MEMO TO P&Z Legacy Grove Section 1 Final Plat .docx

Enclosures: Final Plat

Cc (via email): Ms. Corinne Tilley – City of Montgomery, Planning & Development Administrator
Mr. Brent Walker – City of Montgomery, City Administrator
Ms. Ruby Beaven – City of Montgomery, City Secretary
Mr. Mike Muckleroy – City of Montgomery, Director of Public Works
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney