



September 29, 2023

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

Re: Submission of Final Plat  
Montgomery Bend, Section 1  
City of Montgomery

Dear Commission:

We reviewed the Final Plat submission for Montgomery Bend Section 1, owned by Pulte Homes of Texas, LP. ("the Owner"), on behalf of the City of Montgomery. The Owner has requested platting of the tract for the development of 69 single-family residential lots and 7 reserves.

Our review was based on The City of Montgomery's Code of Ordinances, Chapter 78, Section 60 and any other applicable chapters. We offer no objection to the plat as submitted. We recommend the Commission approve the plat conditional upon receipt of a performance bond for 100% of the remaining construction contract amount in a format acceptable to the City.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Chris Roznovsky". The signature is fluid and cursive in style.

Chris Roznovsky, PE  
Engineer for the City

CVR/kmv

Z:\00574 (City of Montgomery)\\_900 General Consultation\Correspondence\Letters\2023\2023.09.28 MEMO to P&Z RE Montgomery Bend Section 1 Final Plat.docx

Enclosures: Final Plat

Cc (via email): The Honorable Mayor and City Council – City of Montgomery  
Mr. Gary Palmer – City of Montgomery, City Administrator  
Ms. Nici Browe – City of Montgomery, City Secretary  
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney  
Mr. Garret Duhon, PE – Elevation Land Solutions

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	46,650.63	1.071	DRAINAGE, LANDSCAPE, OPEN SPACE
B	66,672.04	1.531	UNRESTRICTED
C	6,560.76	0.1506	LANDSCAPE, OPEN SPACE
D	6,781.23	0.1557	LANDSCAPE, OPEN SPACE AND ACCESS
E	5,625.00	0.1291	LIFT STATION, LANDSCAPE
F	274,194.72	6.295	DRAINAGE, LANDSCAPE, OPEN SPACE
G	5,725.00	0.1314	DRAINAGE, LANDSCAPE, OPEN SPACE
TOTAL	412,209.38	9.464	

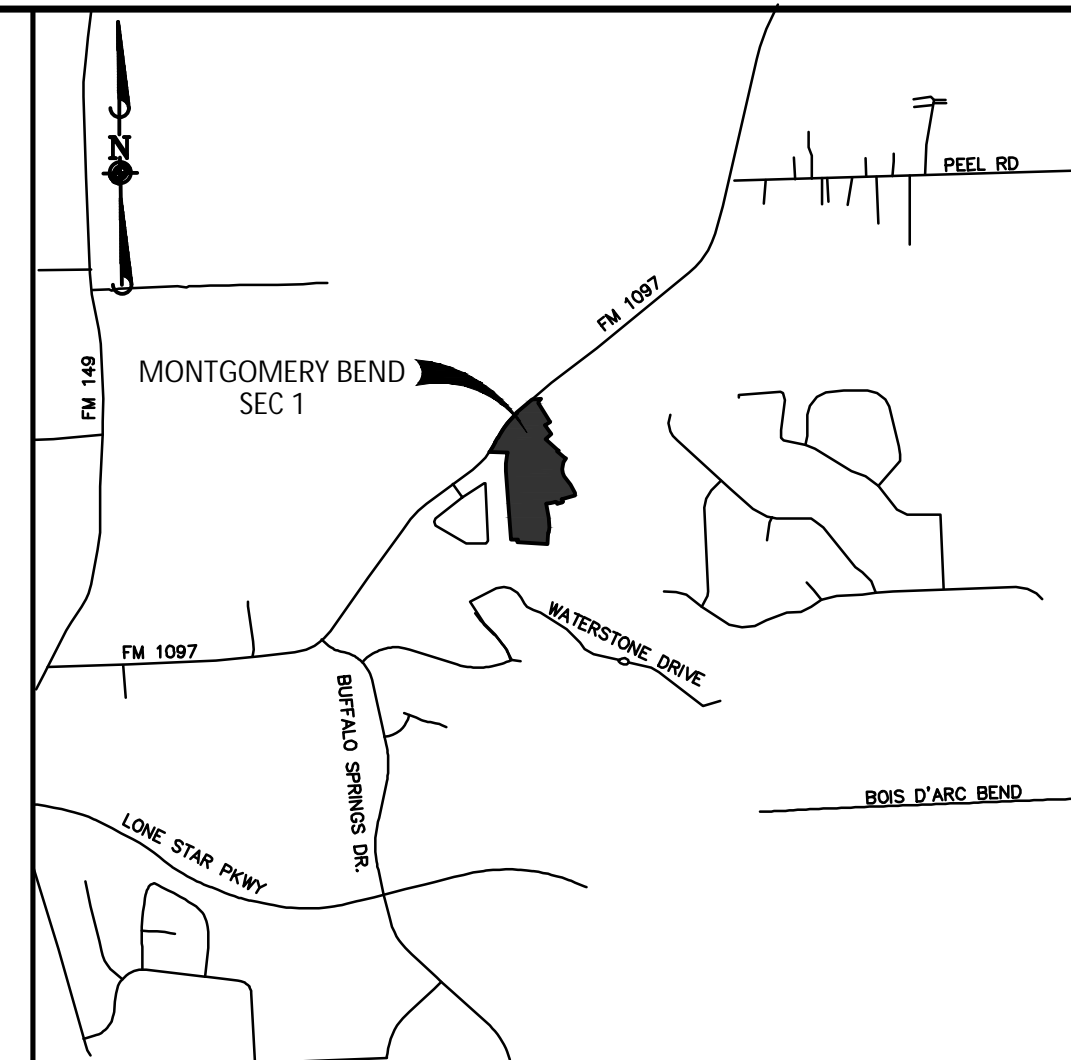
Block 1 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	6692.22	0.1536
2	6925.42	0.1590
3	7297.62	0.1675
4	7824.14	0.1796

Block 3 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	6885.70	0.1581
2	6946.26	0.1595
3	6946.26	0.1595
4	6016.05	0.1381
5	5651.82	0.1297
6	6327.24	0.1453
7	6938.69	0.1593
8	7191.55	0.1651
9	7397.07	0.1698

Block 5 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	5625.00	0.1291
2	5625.00	0.1291
3	5625.00	0.1291
4	5625.00	0.1291
5	5625.31	0.1291
6	5445.92	0.1250
7	6127.68	0.1407
8	5493.45	0.1261
9	5625.00	0.1291
10	5625.00	0.1291
11	5575.00	0.1280
12	5575.00	0.1280
13	5625.00	0.1291
14	5625.00	0.1291
15	5625.00	0.1291
16	5625.00	0.1291
17	5625.00	0.1291
18	5625.00	0.1291
19	5625.00	0.1291
20	5838.94	0.1340
21	5936.51	0.1363
22	5955.14	0.1367
23	5916.97	0.1358
24	5960.66	0.1368
25	5916.97	0.1358
26	5960.66	0.1368
27	5916.97	0.1358
28	5950.19	0.1366

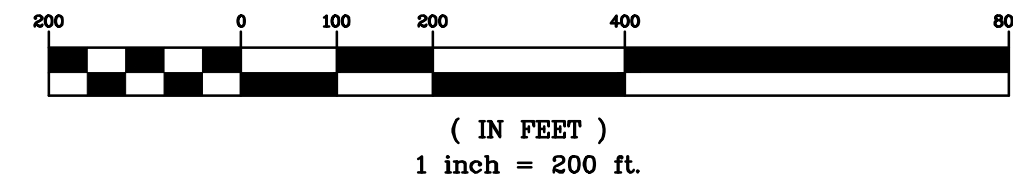
Block 2 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	6203.97	0.1424
2	6203.97	0.1424
3	6253.34	0.1436
4	6281.17	0.1442
5	6274.96	0.1441
6	5724.88	0.1314
7	5784.66	0.1328
8	6013.98	0.1381
9	6233.10	0.1431
10	6150.97	0.1412
11	7916.00	0.1817
12	6401.44	0.1470
13	6888.96	0.1581
14	9779.23	0.2245
15	8307.42	0.1907
16	6591.12	0.1513
17	6429.84	0.1476
18	6364.83	0.1461
19	6316.70	0.1450

Block 4 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	8189.03	0.1880
2	6818.06	0.1565
3	6666.14	0.1530
4	8599.51	0.1974
5	7515.91	0.1725
6	5625.00	0.1291
7	5625.00	0.1291
8	5625.00	0.1291
9	6496.08	0.1491



VICINITY MAP  
MONTGOMERY COUNTY  
KEY MAPS: 123L  
NOT TO SCALE

GRAPHIC SCALE



ABBREVIATIONS

AE=	AERIAL EASEMENT
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CAB. _ SHT. _ =	CABINET, SHEET VOLUME, PAGE
FND=	FOUND
IR=	IRON ROD
●	SET 5/8" IRON ROD W/ CAP (UNLESS OTHERWISE NOTED)
—	STREET NAME CHANGE

Published Coordinates - Montgomery City Control				
Point #	Northing (grid)	Easting (grid)	Elevation	Description
MONT 1	10135441.475	3763481.913	239.70	3" Brass Cap in Conc.
MONT 2	10131535.695	3757800.740	301.87	3" Brass Cap in Conc.
MONT 3	10135296.374	3753373.590	268.73	3" Brass Cap in Conc.
MONT 4	10139200.353	3752878.057	285.97	3" Brass Cap in Conc.
MONT 7	10135557.537	3758356.460	291.77	3" Brass Cap in Conc.

Observed Coordinates - Elevation Land Solutions			
Point #	Northing (grid)	Easting (grid)	Elevation
1	10135441.371	3763481.958	239.89
2	10131535.767	3757800.807	301.72
3	10135296.519	3753373.658	268.23
4	10139200.404	3752878.122	285.89
7	10135557.584	3758356.516	291.21

FINAL PLAT NOTES:

- 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 1.00003.
- 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 Procedure 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 HGCD 81, PID No. AJ6405 having published information as follows:  
Elevation: 212.4 feet, NAVD88
- According to Map No. 48339C0200G of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Montgomery County, Texas, dated August 18, 2014, this tract of land lies within Unshaded Zone 'X'; defined as areas determined to be outside the 0.2% annual chance floodplain, Shaded Zone 'X'; defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood, and Zone 'AE'; defined as special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood with Base Flood Elevations determined.
- Each lot shall be restricted to a Single-Family Residential Uses; such uses may be more restrictively defined by private restrictions recorded in the real property records.
- All building lines (BL) along the right-of-way are as shown hereon.
- In addition to the building lines shown, all lots shall have a minimum 5' side yard and 10' rear yard setback unless otherwise noted. The City of Montgomery City Council approved these variances on March 14, 2023.
- All easements are centered on lot lines unless shown otherwise.
- There are no pipelines or pipeline easements through this subdivision.
- One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, 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 dedicant, his heirs, assigns, or successors.
- The subject tract is hereby granted the following variance listed within the executed Development Agreement, dated September 13, 2022. A variance for lot size to be a minimum of 45 feet wide and 120 feet long and an area of 5,400 square feet.

FINAL PLAT  
MONTGOMERY BEND  
SEC 1

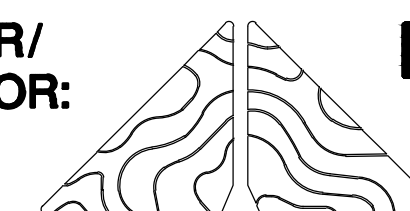
A SUBDIVISION OF 23.61 ACRES OF LAND  
OUT OF THE  
OWEN SHANNON SURVEY, A-36  
MONTGOMERY COUNTY, TEXAS

69 LOTS      7 RESERVES      5 BLOCKS  
SEPTEMBER 2023

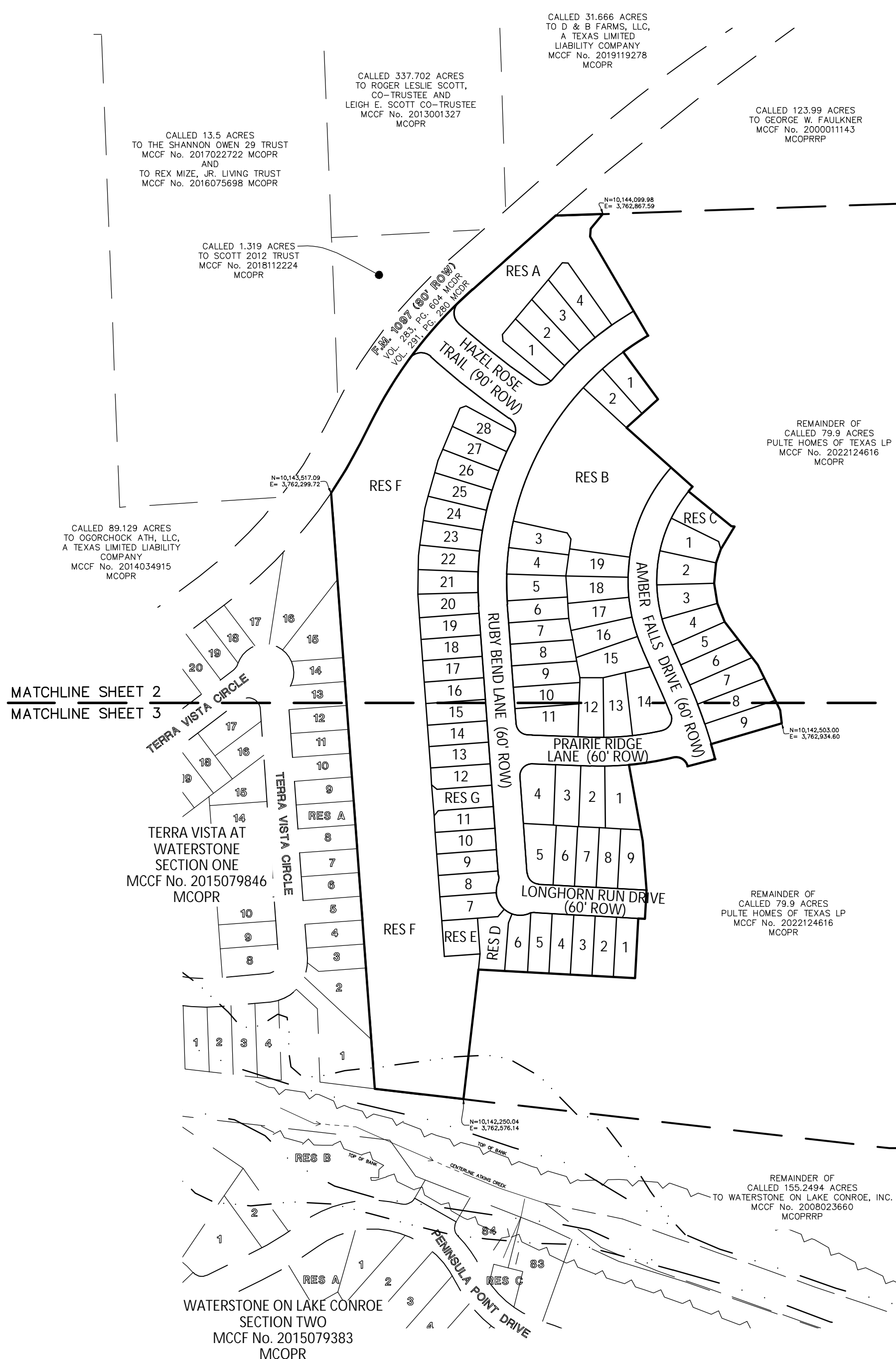
OWNER/  
DEVELOPER:

PULTE HOMES OF TEXAS, L.P.,  
a Texas Limited Partnership  
1311 BROADFIELD BLVD., SUITE 100  
HOUSTON, TX 77084  
281-749-8000

ENGINEER/  
SURVEYOR:



**ELEVATION**  
land solutions  
TBPE REGISTRATION NUMBER F-22671  
9709 LAKESIDE BLVD, SUITE 200  
THE WOODLANDS, TX 77381 832-823-2200  
TBPS REGISTRATION NUMBER 10194692



P:\610126\Mapy and Features\11\Plat\mgmontgomerybend Sec 1\FinalPlat.dwg, 9/27/2023, 3:53:05 PM, mrcrlym

Line #	Length	Direction
L1	98.62'	N88°00'42"E
L2	40.00'	S39°46'57"W
L3	16.36'	S04°40'54"W
L4	122.50'	S36°24'54"E
L5	88.76'	S48°15'08"W
L6	115.46'	S50°43'55"E
L7	6.50'	S86°25'37"E
L8	55.03'	S31°02'15"W
L9	30.56'	S19°18'18"W
L10	42.77'	S05°16'04"W
L11	42.77'	S08°46'09"E
L12	41.42'	S21°28'21"E
L13	113.57'	S37°51'19"E
L14	105.59'	S26°03'45"E
L15	27.98'	S07°49'33"E
L16	60.00'	S75°29'52"W
L17	102.67'	S04°18'01"E
L18	60.00'	S03°04'57"W
L19	13.92'	N86°55'03"W
L20	125.00'	S03°04'57"W
L21	57.77'	N26°53'39"E
L22	53.54'	N48°40'08"W
L23	43.61'	N56°08'10"W
L24	1.50'	N44°43'45"E
L25	129.75'	N50°13'03"W
L26	14.14'	N05°13'03"W

Line #	Length	Direction
L27	12.17'	N87°41'30"W
L28	14.71'	N34°51'34"W
L29	48.72'	N89°34'25"E
L30	25.78'	S10°39'26"E
L31	31.62'	S03°47'47"E
L32	16.70'	N17°10'04"W
L33	20.00'	N19°48'40"E
L34	20.00'	N41°18'50"E
L35	14.14'	N40°48'13"E
L36	14.14'	N49°11'47"W
L37	116.88'	N61°34'26"W
L38	13.43'	N70°36'14"E
L39	0.45'	N48°40'08"W
L40	322.03'	N41°40'57"E
L41	20.74'	S88°00'42"W
L42	307.80'	S41°40'57"W
L43	0.71'	N48°40'08"W
L44	208.81'	S41°28'48"W
L45	22.14'	S26°53'39"W
L46	24.09'	N04°11'47"W
L47	24.06'	N26°53'39"E
L48	210.69'	N41°28'48"E
L49	15.00'	S48°40'08"E
L50	20.00'	S04°11'47"E
L51	20.00'	S04°11'47"E

Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C1	62.79'	600.00'	005°59'45"	62.76'	S56°34'59"W
C2	12.73'	295.00'	002°28'17"	12.72'	S40°30'14"W
C3	32.40'	1030.00'	001°48'08"	32.40'	N15°24'12"W
C4	38.92'	25.00'	089°11'33"	35.11'	N59°05'54"W
C5	93.68'	630.00'	008°31'13"	93.60'	N80°33'56"E
C6	119.52'	994.99'	006°52'56"	119.45'	N30°20'07"E
C7	344.13'	915.00'	021°32'55"	342.10'	S37°40'06"W
C8	195.49'	1500.00'	007°28'01"	195.35'	S52°24'09"E
C9	701.27'	630.00'	063°46'38"	665.62'	S27°41'32"W
C10	79.41'	55.00'	082°43'16"	72.69'	S45°33'25"E
C11	58.52'	600.00'	005°35'19"	58.50'	N89°16'02"E
C12	217.66'	600.00'	020°47'06"	216.47'	N81°40'08"E
C13	163.83'	1000.00'	009°23'12"	163.64'	S19°11'43"E
C14	372.27'	325.00'	065°37'42"	352.25'	S08°55'32"W
C15	49.84'	30.00'	095°11'29"	44.30'	S83°44'07"W

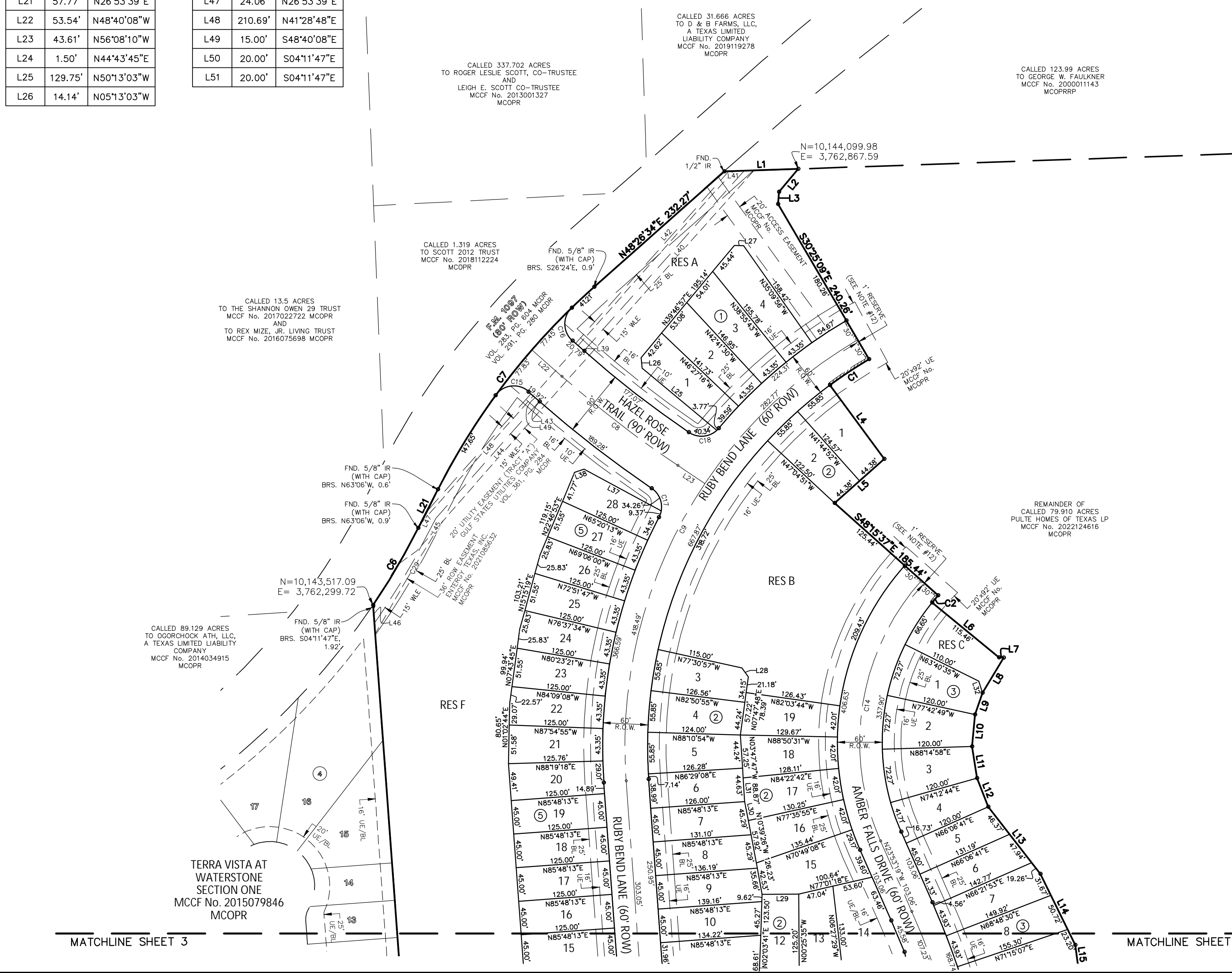
Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C16	49.50'	30.00'	094°31'53"	44.07'	S01°24'12"E
C17	43.62'	30.00'	083°18'59"	39.88'	N14°01'49"W
C18	44.11'	30.00'	084°14'59"	40.24'	N82°14'00"E
C19	36.90'	25.00'	084°34'04"	33.64'	S46°28'49"E
C20	42.00'	25.00'	096°15'28"	37.23'	S43°55'57"W
C21	3.16'	85.00'	002°07'41"	3.16'	S05°15'37"E
C22	12.33'	25.00'	028°15'51"	12.21'	N07°48'28"E
C23	117.30'	50.00'	134°25'16"	92.19'	S45°16'15"E
C24	12.33'	25.00'	028°15'51"	12.21'	S81°39'03"W
C25	4.01'	85.00'	002°42'01"	4.01'	S85°34'02"E
C26	36.09'	25.00'	082°43'16"	33.04'	S45°33'25"E
C27	42.91'	25.00'	098°20'32"	37.83'	N27°58'29"E
C28	18.76'	50.00'	021°30'09"	18.65'	S59°26'15"E
C29	140.31'	1010.00'	007°57'34"	140.20'	S30°52'26"W

**GRAPHIC SCALE**

( IN FEET )  
1 inch = 100 ft.

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- STREET NAME CHANGE



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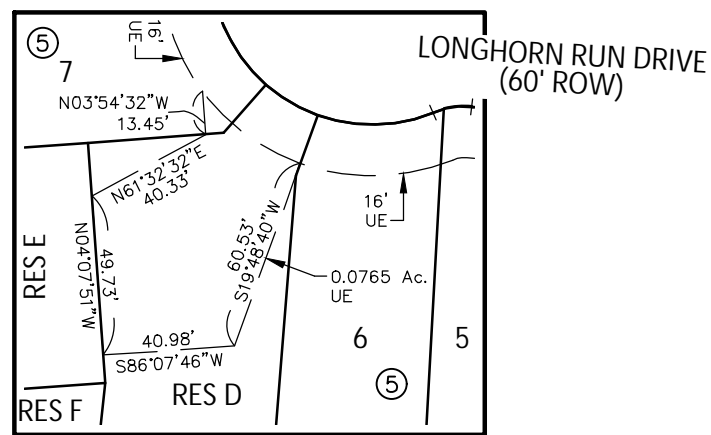
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**ENGINEER/  
SURVEYOR:**

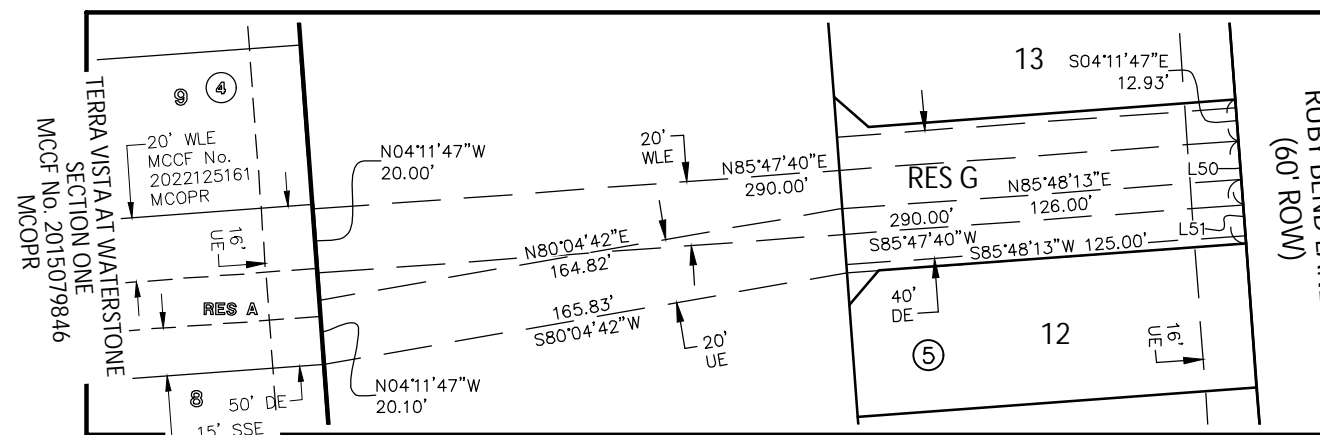
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MATCHLINE SHEET 3

MATCHLINE SHEET 3



EASEMENT DETAIL  
SCALE: 1"=60'



EASEMENT DETAIL  
SCALE: 1"=60'



( IN FEET )  
1 inch = 100 ft.

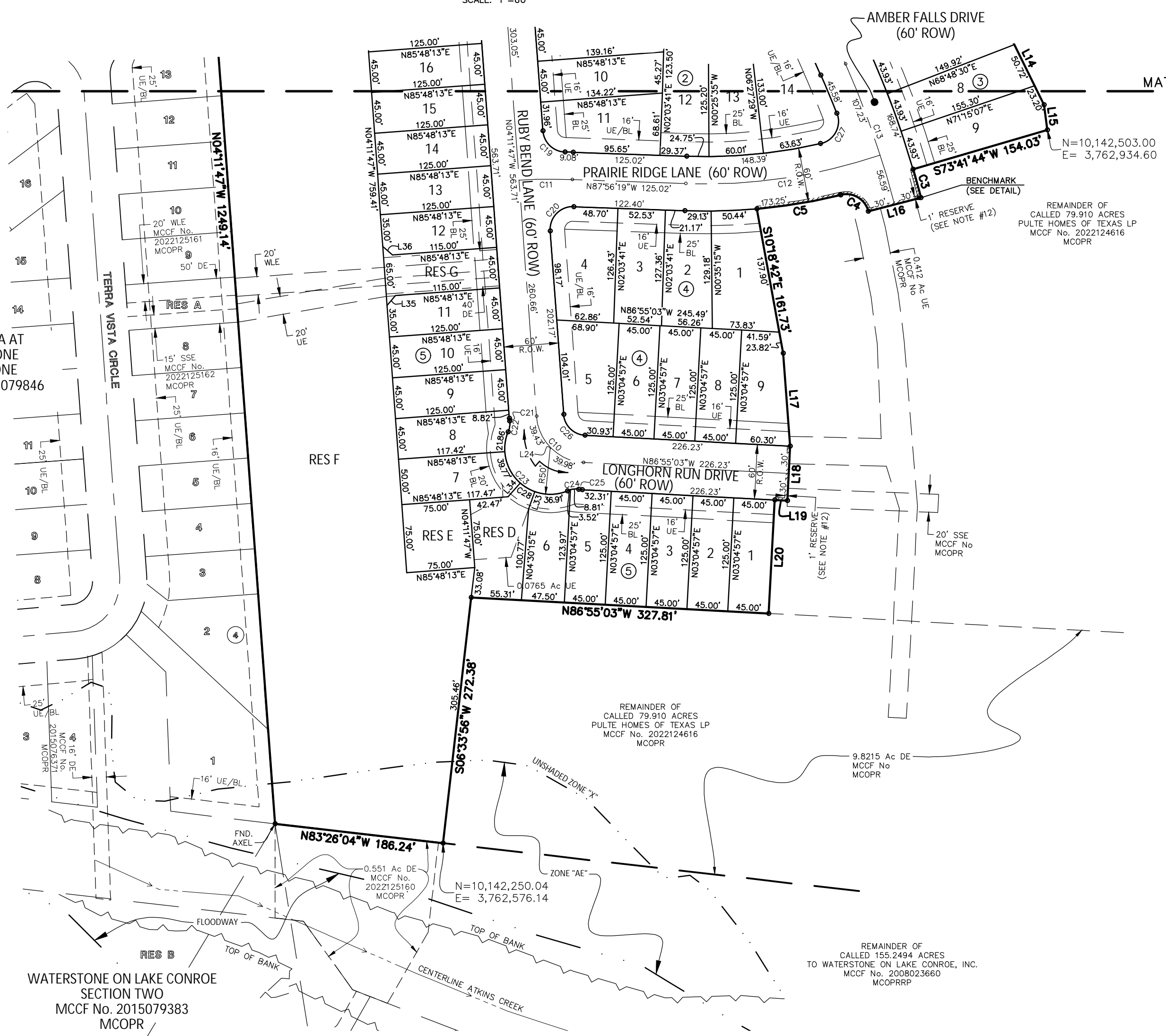


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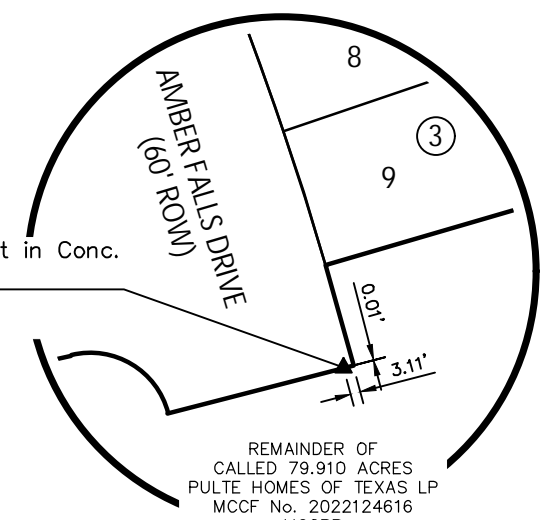
MATCHLINE SHEET 2

MATCHLINE SHEET 2

TERRA VISTA AT WATERSTONE SECTION ONE  
MCCF No. 2015079846  
MCOPR



3" Brass Disk Set in Conc.  
MB TBM 1  
EL = 244.08'  
NAVD 88



BENCHMARK DETAIL  
NOT TO SCALE

MONT1  
PUBLISHED GRID COORDINATES:  
N 10,135,557.537  
E 3,768,356.460  
Elev = 291.77, GEOD -09  
SURFACE COORDINATES:  
(ELS OBSERVED COORDINATES):  
N 10,135,557.584  
E 3,768,356.516  
Elev = 291.21

MONT1  
PUBLISHED GRID COORDINATES:  
N 10,135,441.4783  
E 3,763,481.9132  
Elev = 239.70, GEOD 09  
SURFACE COORDINATES:  
(ELS OBSERVED COORDINATES):  
N 10,135,441.271  
E 3,763,481.958  
Elev = 239.89

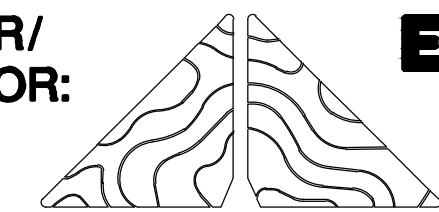
# FINAL PLAT MONTGOMERY BEND SEC 1

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MONTGOMERY COUNTY, TEXAS

69 LOTS      7 RESERVES      5 BLOCKS  
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DEVELOPER:** PULTE HOMES OF TEXAS, L.P.,  
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281-749-8000

**ENGINEER/  
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THE WOODLANDS, TX 77381 832-823-2200  
TBPS REGISTRATION NUMBER 10194692

STATE OF TEXAS §  
COUNTY OF MONTGOMERY §

That Pulte Homes of Texas, L.P., a Texas Limited Partnership, acting by and through BRIAN WILLIAMS of PULTE NEVADA I, LLC, its general partner, herein acting individually or through the undersigned duly authorized agents, does hereby adopt this plat designating the herein described real property as the MONTGOMERY BEND Sec 1 Subdivision, and does hereby make subdivision of said property according to the lines, streets, alleys, parks, and easements therein shown, and dedicate to public use forever all areas shown on this plat as streets, alleys, parks, and easements, except those specifically indicated as private; and does hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades and does hereby bind Owner, and Owner's successors and assigns to warrant and forever defend the title to the land so dedicated.

Owner hereby certifies that Owner has or will comply with all applicable regulations of the city, and that a rough proportionality exists between the dedications, improvements, and exactions required under such regulations and the projected impact of the subdivision.

IN TESTIMONY WHEREOF, Owner, has caused these presents to be signed by BRIAN WILLIAMS, VICE PRESIDENT, of Pulte Nevada I, LLC, as the act of Pulte Homes of Texas, L.P., Pulte Nevada I, LLC, hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

PULTE HOMES OF TEXAS, L.P.,  
a Texas limited partnership

By: PULTE NEVADA I, LLC,  
a Texas limited liability company  
Its General Partner

By: \_\_\_\_\_  
BRIAN WILLIAMS  
VICE PRESIDENT

KNOW ALL MEN BY THESE PRESENTS:

That I, Joel K. Nalley, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner monuments shown thereof were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Montgomery, Texas.

\_\_\_\_\_  
Joel K. Nalley  
Texas Registration No. 6525

I, L. Brandon Steinmann, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 2023, at \_\_\_\_\_ o'clock, \_\_\_M., and duly recorded on \_\_\_\_\_, 2023, at \_\_\_\_\_ o'clock, \_\_\_M., in cabinet \_\_\_\_\_, sheet \_\_\_\_\_, of record of \_\_\_\_\_ for said county.

Witness my hand and seal of office, at Conroe, Montgomery County, Texas, the day and date last above written

\_\_\_\_\_  
L. Brandon Steinmann, Clerk, County Court,  
Montgomery County, Texas

By: \_\_\_\_\_  
Deputy

I, Chris Roznovsky, Engineer for the City of Montgomery, Texas, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the city as to which his approval is required.

\_\_\_\_\_  
Chris Roznovsky, P.E.  
City Engineer – City of Montgomery

This plat and subdivision has been submitted to and considered by the City Planning and Zoning Commission, and is hereby approved by such commission.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
Chairman  
Planning and Zoning Commission

This plat and subdivision has been submitted to and considered by the City Council of the City of Montgomery, Texas, and is hereby approved by such council.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
Byron Sanford, Mayor

Attest: \_\_\_\_\_  
Nici Browe, City Secretary

STATE OF TEXAS §  
COUNTY OF MONTGOMERY §

Before me, notary public in and for the State of \_\_\_\_\_ on this day personally appeared BRIAN WILLIAMS, VICE PRESIDENT, of Pulte Nevada I, LLC, a Delaware Limited Liability Company, known to me to be the person(s) whose names are subscribed to the foregoing instrument and acknowledged to me that the same is the act of Pulte Homes of Texas, L.P., a Texas Limited Partnership, and that they executed the same as and as the act of such limited partnership and for the purposes and considerations therein expressed in the foregoing instrument.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this  
\_\_\_\_\_ Day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_

My Commission expires \_\_\_\_\_

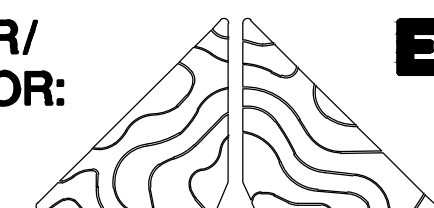
# FINAL PLAT MONTGOMERY BEND SEC 1

A SUBDIVISION OF 23.61 ACRES OF LAND  
OUT OF THE  
OWEN SHANNON SURVEY, A-36  
MONTGOMERY COUNTY, TEXAS

69 LOTS      7 RESERVES      5 BLOCKS  
SEPTEMBER 2023

**OWNER/  
DEVELOPER:** PULTE HOMES OF TEXAS, L.P.,  
a Texas Limited Partnership  
1311 BROADFIELD BLVD., SUITE 100  
HOUSTON, TX 77084  
281-749-8000

**ENGINEER/  
SURVEYOR:**



**ELEVATION**  
land solutions  
TBPE REGISTRATION NUMBER F-22671  
9709 LAKESIDE BLVD, SUITE 200  
THE WOODLANDS, TX 77381 832-823-2200  
TBPS REGISTRATION NUMBER 10194692