



May 7, 2025

City Council
City of Montgomery
101 Old Plantersville Rd.
Montgomery, Texas 77316

Re: Approval of Water, Sanitary, Drainage, & Paving Plans
Legacy Grove Section 1 WSD&P Plans (Dev. No. 2409)
City of Montgomery

Dear Mayor and Council:

We reviewed the WSD&P plans 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, and the City's Design Manual. Our review was also based upon the approved development regulations included as part of the development agreement between the Developer and the City. This phase of the development includes 108 acres, 65 lots ranging from 90' to 121' in width, and is served by 28' wide roads with 60' right of way. Please note that the preliminary plat was approved by P&Z on May 6th.

We recommend approval of the WSD&P plans as submitted. As outlined in the Development Agreement Amendment dated April 8, 2025, the Developer will be required to provide a \$50,000 financial guarantee for the required bypass pumping related to the construction of this section. As outlined in the amendment, the City assumes no liability for the construction and maintenance of the temporary bypass pump, and that responsibility relies solely with the Developer and their successor(s).

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

Sincerely,

Chris Roznovsky, PE
Engineer for the City

CVR/zlgt

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2025\2025.05.06 MEMO to Council Legacy Grove Section 1 WS&D Plans.docx

Enclosures: Plans

Cc (via email): Mr. Anthony Solomon – City of Montgomery, Interim City Administrator & Police Chief
Ms. Ruby Beaven – City of Montgomery, City Secretary & Director of Administrative Services
Ms. Corinne Tilley – City of Montgomery, Code Enforcement Officer & Planning and Development Administrator