



May 7, 2025

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

Re: Approval of Water, Sanitary, Drainage, & Paving Plans
Briarley Phase 1B WSD&P Plans (Dev. No. 2006)
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 42.51 acres, 112 lots ranging from 60' to 80' in width, and is served by a maximum 28' wide road with 60' right of way. As a reminder, the variance for 60' lot width from the required 75' and lot area of 8,400 sf from the required 9,000 sf was approved on August 8th, 2023. We recommend approval of the WSD&P plans 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
Engineer for the City

CVR/zlgt

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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