



April 29, 2024

City of Montgomery
C/O Dave McCorquodale
101 Old Plantersville
Montgomery, Texas 77316

RE: Possible Development for the City of Montgomery – Mia Lago Phase 2

The purpose of this letter is to request that the City of Montgomery review the proposed development plan for the above-mentioned project and consider annexation and serving the development with Water and Sewer.

The proposed project is a 75 +/- acre development just east of what is currently the Estates of Mia Lago. The proposed development will consist of approximately 55 - ¾ acre lots, many of which back up to the existing canal which is an extension of Lake Conroe.

Dunhill Builders LLC currently owns the property and intends on being both the Developer and Home Builder. Dunhill has been building homes for over 10 years and have been involved in many development projects within Montgomery County, including the Villas of Mia Lago. The homes are expected to be within \$550-750k which will bring an anticipated tax base of \$36,000,000 to the City of Montgomery

The subject tract is currently within the City of Conroe's Extra Territorial Jurisdiction (ETJ), but the City of Conroe does not have any utilities nearby. Based on new legislation passed in 2023, property owners are allowed to de-annex their property within City ETJs. If the City of Montgomery can serve the subject development, the Developer would seek de-annexation from the City of Conroe and petition to be annexed in the City of Montgomery.

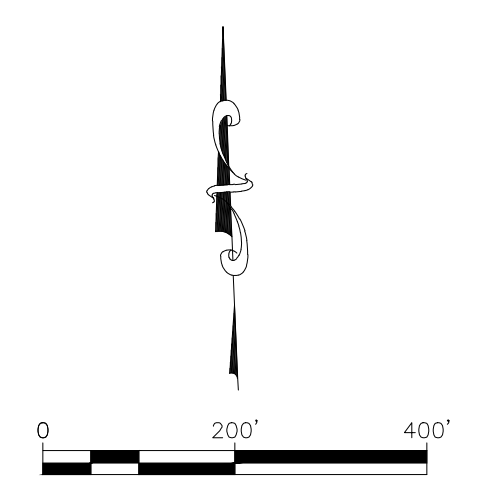
Thank you for your consideration. If you have any questions at all, please do not hesitate to contact me directly.

Thank you,

Jonathan White, PE
L Squared Engineering
Vice President
936-647-0420



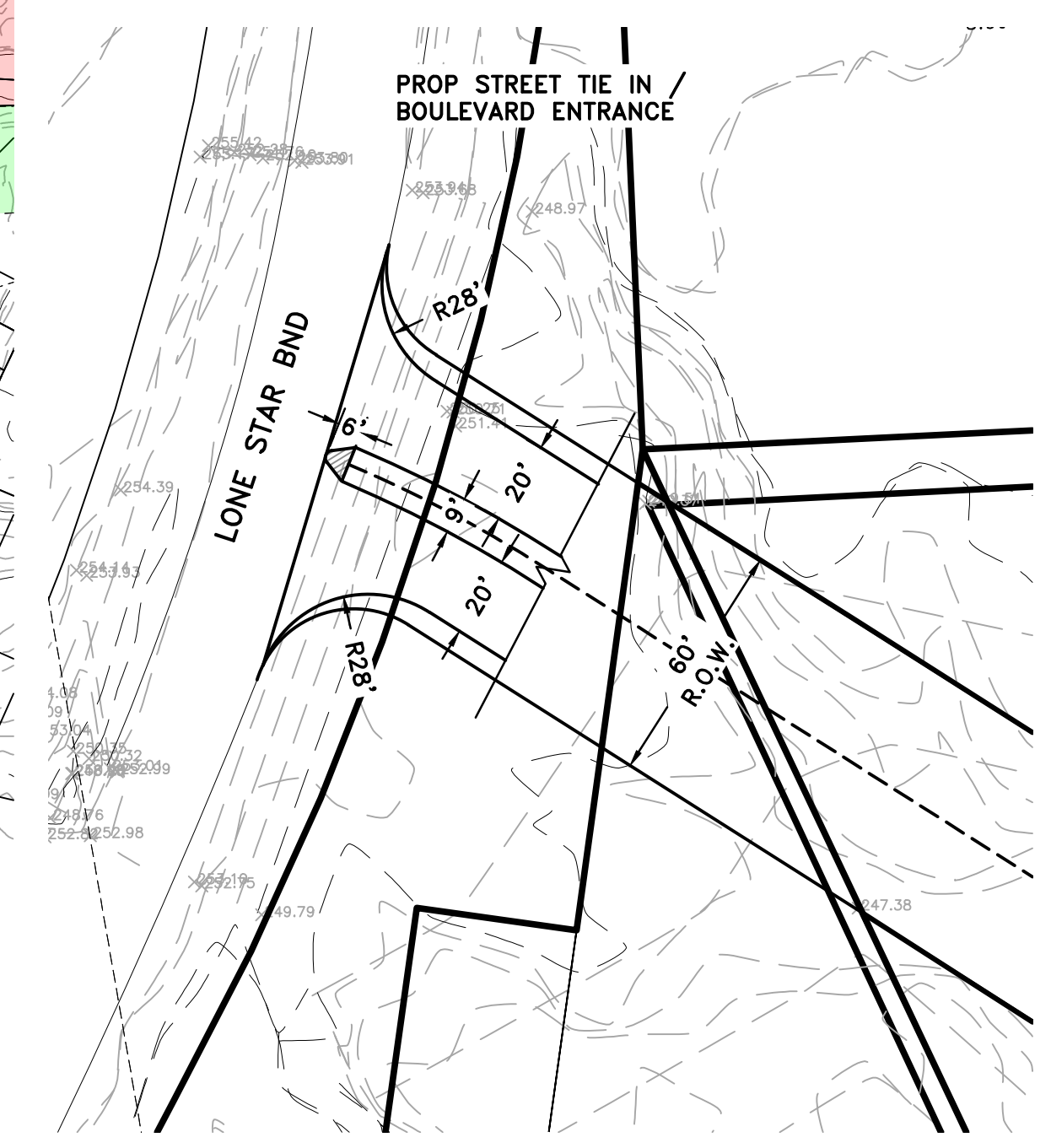
L:\SHARED\L2_ENGINEERING_PROJECTS\ENGINEERING_PROJECTS\10922 - ESTATES OF MIA LAGO EXPANSION\03 CAD\DESIGN SET\EXHIBIT\PRELIMINARY SITE PLAN - 02.DWG Apr. 16, 2024-3:02 PM HUNTER MARGRITZ



- LEGEND:**
- FLOODWAY
 - 100-YR FLOODPLAIN
 - 500-YR FLOODPLAIN
 - FLOODPLAIN BOUNDARIES

TRACT AREA: 74.80 ACRES
 NOMINAL LOT SIZE: 132'X247.50'
 NOMINAL LOT ACRE: 3/4
 NUMBER OF LOTS: 59
 LOTS PER ACRE: 1.23
 LF OF STREETS: 5,334.92
 LF OF STREET/LOT: 90.42

* LOTS TO BE REVIEWED TO DETERMINE IF FEASIBLE TO DEVELOP DUE TO MINIMUM LOT SIZE REQUIREMENT AND REQUIRED SETBACKS TO DRAINAGE FACILITIES.



ESTATES OF MIA LAGO EXPANSION

PRELIMINARY SITE PLAN

04/16/2024

DRAWING INFORMATION			
PROJECT	10922	TDLR	**
DRAWN	LMJ	CHECKED BY	JTW
SCALE	1" = 200' (24x36)	SHEET	01
	1" = 400' (11x17)		

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