



September 10, 2025

The Honorable Mayor and City Council
City of Montgomery
101 Old Plantersville Rd.
Montgomery, Texas 77316

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

Dear Mayor and Council,

We reviewed the Final Plat submission for Legacy Grove Section 1, owned by Tri Pointe Homes Texas, INC ("the Owner"), on behalf of the City of Montgomery. The Owner has requested platting of the tract for the development of 65 single-family residential lots and 3 reserves.

As a reminder, this development includes 136 total single-family residential lots with 90' lot widths. It should be noted that this development has not requested any variances at this time.

Our review was based on The City of Montgomery's Code of Ordinances, Chapter 78, Section 61 and any other applicable chapters. We offer no objection to the plat and recommend the Commission approve the plat as submitted.

The water and wastewater impact fees being assessed for the development would be \$175,240 and \$135,980 respectively. Additionally, the Developer is receiving a water impact fee credit for the construction of the West Lone Star Parkway Waterline Extension project. A true of the total water impact fees to be assessed will be completed once the project has been closed out.

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".

Chris Roznovsky, PE
City Engineer

CVR/crs

Z:\00574 (City of Montgomery)\143 Legacy Grove (Tri-Pointe)\Correspondence\Letters\2025.09.09 MEMO to Council RE Legacy Grove Section 1 Final Plat.docx

Enclosures: Final Plat – Legacy Grove Section 1
Cc (via email): Ms. Corinne Tilley – City of Montgomery, Planning & Development Administrator &
Code Enforcement Officer
Mr. Brent Walker – City of Montgomery, City Administrator
Ms. Ruby Beaven – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney