



August 5, 2025

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

Re: Sidewalk Warranty Extension
Montgomery Bend Section 1 & 2 (Dev. No. 2203)
City of Montgomery

Dear Mayor and City Council:

As you are aware, the One-Year Warranty Period for Montgomery Bend Section 1 expires on August 13, 2025, and Section 2 expires on October 21, 2025. The Developer is requesting an extension of the one year (August 13, 2026, and October 21, 2026, respectively) to the deadline to install all sidewalks in front of each lot.

Please note that sidewalks located within common areas and curb ramps will have to be installed by the Developer by the end of the extended one-year warranty. The City will inspect the sidewalks at their expense prior to the acceptance after the additional year.

We recommend extending the One-Year Warranty Period deadline for sidewalk installation by 1 year, with the understanding that it will be constructed within one year following the warranty inspection and conditional on the Developer extending the One-Year Warranty and providing a Bond for the extended duration.

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/zlgt

Z:\00574 (City of Montgomery)\115 Montgomery Bend (Pulte Group)\Correspondence\Letters\2025.07.29 MEMO To Council Montgomery Bend Section 1&2 Sidewalk Warranty Extension.docx

Enclosures: Montgomery Bend Section 1 & 2 Development Location Exhibit

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