



July 1, 2025

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

Re: Submission of Water, Sanitary, Drainage, & Paving Plans
Montgomery Bend Section 3 (Dev. No. 2203)
City of Montgomery

Dear Mayor and Council:

We reviewed the water, sanitary sewer, drainage, and paving 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 variances to development regulations included previously made between the Developer and the City.

As a reminder, these plans received Council approval at the May 28, 2024, meeting. As the approval is valid for one year, the plans have been resubmitted for reapproval upon expiration due to no progress on construction. The Developer is preparing to award the contract and plans to break ground this month. We recommend approval of the 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
City Engineer

CVR/zlgt

Z:\00574 (City of Montgomery)\115 Montgomery Bend (Pulte Group)\Correspondence\Letters\2025.07.01 MEMO TO Council RE Mont Bend Sec 3.docx

Enclosures: Montgomery Bend Section 3 WSD&P Plans

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