



February 17, 2022

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

Re: Warranty Release  
The Hills of Town Creek Sec. 3 (Dev. No. 1019)  
City of Montgomery

Dear Mayor and City Council:

As you are aware, at the January 14, 2022 meeting of the City Council, we discussed the Hills of Town Creek Section 3 development issues regarding ponding in Scenic Hills Court and Brock's Lane. What was decided at that time was for the Developer ("Stylecraft") to complete the repair work and for the City to re-inspect.

The Developer has since repaired the streets using an injection to raise the concrete to eliminate ponding. On February 7, 2022 the City reflooded the area to track the drainage of the streets over the course of 48 hours. Based on our investigation and as shown in the following photos the previously identified areas of concern have been resolved and no new areas in the immediate vicinity were identified.

We recommend the City accept the infrastructure and officially end the one year warranty period. Acceptance is subject to receipt of documentation of the transfer of the contractor's two warranty from the Developer to the City.

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". The signature is fluid and cursive.

Chris Roznovsky, PE  
Engineer for the City

CVR/zgt

Z:\00574 (City of Montgomery)\\_900 General Consultation\Correspondence\Letters\2022.02.17 MEMO to Council RE Hills of Town Creek Sec. 3 Warranty Release.docx

Enclosures: Flooded Street Photos

Cc (via email): Mr. Richard Tramm – City of Montgomery, City Administrator  
Ms. Diana Cooley – City of Montgomery, City Secretary  
Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development  
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney

**Scenic Hills Court**

**December 3, 2021**



48 hours post-flooding (Before Repair)

**February 9, 2022**



48 hours post- flooding (Post Repair)

**Brock's Lane**

**December 3, 2021**



48 hours post-flooding (Before Repair)

**February 9, 2022**



48 hours post-flood (Post Repair)