

**Notice of Planning and Zoning Commission Regular Meeting
AGENDA**

December 05, 2023 at 6:00 PM

NOTICE IS HEREBY GIVEN that a Meeting of the Montgomery Planning and Zoning Commission Regular Meeting will be held on **Tuesday, December 05, 2023** at **6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

Members of the public may view the meeting live on the City's website www.montgomerytexas.gov under Agenda/Minutes and then select **Live Stream Page (located at the top of the page)**. The Meeting Agenda Pack will be posted online at www.montgomerytexas.gov. The meeting will be recorded and uploaded to the City's website.

CALL TO ORDER

VISITOR/CITIZENS FORUM:

Any citizen with business not scheduled on the agenda may speak to the Commission. Prior to speaking, each speaker must be recognized by the Chairman. The Commission may not discuss or take any action on an item but may place the issue on a future agenda. The number of speakers along with the time allowed per speaker may be limited.

CONSIDERATION AND POSSIBLE ACTION:

- 1.** Consideration and possible action on the October 3, 2023 Regular Meeting Minutes (tabled on 11/07/2023).
- 2.** Consideration and possible action on exterior architectural accent lighting at 202 McCown Street in the Historic Preservation District, as submitted by Jim & Denise Czulewicz (one-month approval granted at 11/07/23 meeting).
- 3.** Consideration and possible action on the Preliminary Plat for Montgomery Bend Section Three.
- 4.** Consideration and possible action on the Preliminary Plat for Montgomery Bend Section Four.

COMMISSION INQUIRY:

Pursuant to Texas Government Code Sect. 551.042 the Planning & Zoning Commission may inquire about a subject not specifically listed on this Agenda. Responses are limited to recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision shall be limited to a proposal to place on the agenda of a future meeting.

ADJOURNMENT

/s/Nici Browe

Nici Browe, TRMC, City Secretary

I certify that the attached notice of meeting was posted on the bulletin board at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas, on December 1, 2023 at 4:00 p.m.

This facility is wheelchair accessible and accessible parking spaces are available. Please contact the City Secretary's office at 936-597-6434 for further information or for special accommodations.

Minutes tabled at 11/07/23 meeting. Staff asked to review discussion of Item #2 for additional items to be brought back for review by P&Z.

RED denotes added text to minutes

Highlight denotes existing text in minutes referencing applicants bringing back additional information

MINUTES OF REGULAR MEETING

October 3, 2023

MONTGOMERY PLANNING AND ZONING COMMISSION

CALL TO ORDER

Vice-Chairman Simpson declared a quorum was present and called the meeting to order at 6:13 p.m.

Present: Bill Simpson, Merriam Walker, Daniel Gazda

Absent: None (two vacancies on the Commission)

Also Present: Dave McCorquodale, Director of Planning & Development

Chris Roznovsky, P.E., City Engineer

VISITOR/CITIZENS FORUM

None.

1. Consideration and possible action on a proposed sign at 202 McCown Street, located in the Historic Preservation District.

Staff introduced the item and explained that the sign replacement was part of the rebranding of the coffee shop and reminded the Commission that wall signs were allowed to use up to 60% of the total wall area for the sign. The sign is a 4-ft diameter circle in the same location as the previous sign (above the porch roof), the proposed sign met the size regulations. Dan Gazda asked to confirm the sign would not be backlit or have electrical power. Mr. McCorquodale confirmed that is what the applicant provided and there is an existing security-style light already above the sign. Dan Gazda also asked to confirm the material “alumni-panel”. Mr. McCorquodale said it was a composite material that is common in sign making today. Merriam Walker asked if the Commission needed the exact color specification for the red color on the sign or if the submitted

information was sufficient. Staff confirmed the information provided was sufficient. Mrs. Walker asked when they planned to install the sign. Staff was not aware of a timeline.

Merriam Walker moved to approve the sign as presented. Dan Gazda seconded the motion, which carried unanimously. (3-0)

2. Consideration and possible action on proposed exterior improvements to 504 Caroline Street located in the Historic Preservation District.

Staff introduced the information and noted the applicants were in attendance to answer questions. Mr. Josh Burns, of Big Country Companies, LLC provided the Commission with material samples of stone and synthetic turf that would be referred to during their presentation. Merriam Walker asked about a new circular pit that had been built on the site. Mr. Josh Butler of Big Country Companies, LLC said they built the firepit in order to mock up the stone selection.

Bill Simpson advised the applicants that the Commission would take the improvements one at a time in order of the agenda packet material for clarity. Staff discussed the parking area shown on the site plan and said the existing parking lot was being reconfigured slightly as part of the site improvements. Staff affirmed the parking shown met city requirements.

Merriam Walker moved to approve the revised parking lot as presented. Dan Gazda seconded the motion, which carried unanimously. (3-0)

Staff asked the applicants for clarification on their drainage plan under the turf area. The applicants said they'd be removing asphalt for the proposed synthetic turf area to install subsurface drainage lines. Mr. Butler said the synthetic turf was permeable, allowing water to soak into the grade below and drain toward Pond Street.

Bill Simpson asked the Commission if the Historic District is the best place to install synthetic turf. Merriam Walker asked the applicants if there was a reason they wanted to install synthetic turf. Mr. Butler said they wanted it because it would always be green and look like real turf and required no maintenance. It would also be easier for people walking in the yard and have bare spots and dirt areas. Mr. Butler explained it was not a thin astroturf product but a full surface that was backfilled so that it stands up like real lawn. Bill Simpson said he was concerned about the appropriateness of synthetic turf in the historic district, and his opinion is that it doesn't belong in the historic district. The applicants cited the heavy foot traffic anticipated in the yard as a reason

for proposing the turf. Bill Simpson asked how much foot traffic they planned on. The applicants stated the property would host business events for clients. Merriam Walker asked if the material was fire resistant. The applicants stated it was.

The applicants stated the plan they submitted was not to scale and that there would be less synthetic turf than what it looked like on the plan. Additional discussion was had on the distance between the turf and public right of way, with the applicants indicating that there would be 25 or more feet between the property line and the synthetic turf which would be filled in with natural grass plus shrubs next to the fence. Dan Gazda said there are a lot of good improvements proposed in the plans but this one was not one he could support. The Commission and applicants discussed additional pros and cons of natural versus synthetic turf. Bill Simpson asked who verifies the plans are installed according to plan in cases like this where improvements are not shown to scale on submitted plans. Mr. McCorquodale said city staff would be responsible for it. Merriam Walker said, "Why don't we table it and say it's not to scale and have them bring it back to so that we can scale? And I've heard three people on the panel say that we're not comfortable with the turf so three of us together would mean 'no' if we took a vote, and they'd have to come back to scale and bring it back to us with it to scale and then another suggestion to us or revisit the [synthetic turf]." Bill Simpson asked the applicants if the only thing not to scale on the plan was the artificial turf area or were other things not shown to scale. Mr. Butler said only the proposed synthetic turf area was not to scale and that he hoped to not have to wait to bring a revised plan back next month. Mr. Butler requested if there was a way to get tentative approval without waiting another month. Merriam Walker said if she makes a motion and someone seconds it that will answer number two on the list and we need to suggest to bring it back scaled. She continued, "So if I make a motion, we'll vote...we'll see."

Merriam Walker said, "I make a motion to deny the layout of the artificial turf area and softscape areas pending staff approval of turf sample and drainage plan specifying the artificial turf and the reason we're not...I'm refusing it also is we need a scaled to which the softscape area will be."

Dan Gazda asked if this included the location of trees. Mrs. Walker confirmed that it did include location of trees.

~~Merriam Walker moved to deny the synthetic turf as presented and asked the applicants to submit a to scale plan.~~ Dan Gazda seconded the motion. Mr. McCorquodale asked to clarify what information was being asked to be submitted. Merriam Walker said the Commission was saying no to the artificial turf and wanted to see a scaled drawing of the softscape plan showing exact

measurements and locations of the trees. The motion carried unanimously. (3-0) Following the vote, the applicants asked for clarification from the Commission on what needed to be brought back for review. Mrs. Walker explained that she wanted to see a softscape plan that showed the location of trees on the property. The applicants asked the purpose of bringing a softscape plan back for review if the Commission wasn't willing to consider artificial turf. Mrs. Walker indicated that if they were installing softscape items the Commission wanted to review and approve them. The applicant asked for clarification on why the Commission wouldn't consider artificial turf in the Historic District. Bill Simpson noted that the Commission's review of Historic District elements is for the purpose of protecting and enhancing the landmarks and districts which represent distinctive elements of the city's historic, architectural, and cultural heritage. Mr. Bulter said he believes the work being done on the property [504 Caroline] has done more to protect the historic district than other projects in recent years. Mr. Simpson disagreed.

Bill Simpson asked for a restatement of the motion. Merriam Walker moved to deny the layout of the artificial turf area. Dan Gazda seconded the motion, which again carried unanimously (3-0).

Mr. Simpson said the Commission would move on to Item #3. The applicants reviewed the location of the proposed fences on the property. A 4-ft wood picket fence is planned along Caroline and Liberty Street, with a portion along Pond Street. Merriam Walker asked about the proposed 4-foot stone wall between the parking and lawn area. The applicants affirmed the wall would be a separation between the two areas. The applicants stated the gate in the stone wall would match the picket fence. Merriam Walker asked about staff's note asking about what type of gate was planned for the Pond Street service access. Mr. Butler said his ideas were to either match the picket fence or mimic the 2nd story porch balcony on the house.

Merriam Walker moved to approve the picket fence and stone walls as shown on the plans. Dan Gazda seconded the motion, which carried unanimously. (3-0)

Dan Gazda moved to approve the firepit as shown. Merriam Walker seconded the motion, which carried unanimously. (3-0)

Dan Gazda moved to approve the seat wall as shown. Merriam Walker seconded the motion, which carried unanimously. (3-0)

Bill Simpson moved discussion to the proposed stage area. The applicants had additional drawings of the stage that were shown to the Commission. Discussion was also had on a dead tree near the stage. The applicant stated that they were intending to preserve the stump due to a connection they believe exists between one of Sam Houston's visits to Montgomery and the property. Additional discussion was had on trees and the applicants stated they used an arborist to determine whether a tree was dead or not. The Commission requested a letter from the arborist to affirm that, and the applicants stated they would provide it.

Dan Gazda moved to approve the stage as shown contingent on no permanent lighting being installed as part of the stage. Merriam Walker seconded the motion, which carried 2-1. (Bill Simpson cast the dissenting vote)

On the proposed fountain at the southeast corner, staff asked the applicants for additional information, which was brought to the meeting for review by the Commission. The applicants explained that the fountain was a "disappearing" type fountain with an underground basin that holds rock that the water spills into. There would be no standing pool of water. The applicants stated the fountain would be 18-inches tall with an antique decorative sign accent piece.

Merriam Walker moved to approve the fountain at the southeast corner of the property but not the sign described by the applicant for the focal feature. The sign element proposed to be inside the fountain would be required to be brought back to P&Z for review and approval. Dan Gazda seconded the motion, which carried unanimously. (3-0)

Discussion moved to the Pond Street gate. Mr. Butler said his ideas were to either match the picket fence or mimic the 2nd story porch balcony on the house.

Merriam Walker moved to table the Pond Street gate approval until the applicants decided which one they wanted to use and bring it back for approval. The applicant said he had images for both options and would like to discuss them with the Commission and the Commission could pick which gate style they liked best. Mr. Butler showed the Commission an image of the balcony railing and said he would like to build a 4-ft tall gate to match the railing details. Mr. Butler stated he would provide staff

Merriam Walker moved to approve a 4-ft tall gate that mimics the balcony railing. Dan Gazda seconded the motion, which carried unanimously. (3-0)

The Commission stated that concluded all the items presented for consideration. Mr. Butler asked for clarification on the synthetic turf area and that they had limited options on moving forward. The Commission said it the issue was about preservation of the downtown historic district and the lack of synthetic turf in the historic district. The applicants asked if there was any recourse to appeal the decision. Dan Gazda let them know that they do have the option to appeal to City Council if they want to. **The Commission let the applicants know that there was no need to come back to the Commission if the proposed synthetic lawn was changed to real sod.**

3. Consideration and possible action on the Final Plat for Montgomery Bend Section One.

Mr. Chris Roznovsky reviewed the plat submitted and the engineering memo. He reminded the Commission that they had already seen the Preliminary Plat for the development. Section One includes 69 lots and 7 reserves which include the recreation center for the neighborhood. Mr. Roznovsky reviewed other details that are part of the platting process.

Dan Gazda moved to approve the Final Plat as presented. Merriam Walker seconded the motion, which carried unanimously. (3-0)

4. Consideration and possible action on the proposed Preliminary Plats for Redbird Meadows Sections One through Three.

Mr. Chris Roznovsky reviewed the plat submitted and the engineering memo. He also reviewed a general summary of the development terms including lot sizes, setbacks, and street widths. The Commission asked questions on the city’s regulations for street widths. Mr. McCorquodale added that the approval for the street width was based on the developer adding an 8-ft wide concrete shared use path. Additional discussion was had on the lot line setbacks and road widths that were approved as part of the Development Agreement approved by City Council. Merriam Walker asked

about the plan for the cemetery on the property. Staff did not have any details to provide. Merriam Walker asked for a follow-up from staff on the cemetery.

Merriam Walker moved to approve the Preliminary Plats for Redbird Meadows Sections 1-3 as presented. Dan Gazda seconded the motion, which carried unanimously. (3-0)

5. Consideration and possible action on calling a Public Hearing regarding a preliminary report on the city-initiated rezoning of the property commonly known as 203 Prairie Street, Montgomery, Texas.

Staff introduced the item and explained the property was owned by the city and this was the greenspace north of the building at 213 Prairie Street. Mr. McCorquodale said the Council requested to rezone the property to increase the value of it before selling it.

Dan Gazda moved to call a Public Hearing to be held on November 7, 2023 to be held at city hall regarding the city-initiated rezoning request of the property commonly known as 203 Prairie Street, Montgomery, Texas. Merriam Walker seconded the motion. The motion carried unanimously. (3-0)

Commission Inquiry

Adjournment

Merriam Walker moved to adjourn the meeting at 8:09 p.m. Dan Gazda seconded the motion, which carried unanimously. (3-0)

Prepared by: _____ Date approved: _____
Dave McCorquodale

Bill Simpson, Vice-Chairman

Attest: _____
Nici Browe, City Secretary

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: November 7, 2023	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action on exterior architectural accent lighting at 202 McCown Street in the Historic Preservation District, as submitted by Jim & Denise Czulewicz (one-month approval granted at 11/07/23 meeting).

Recommendation

Staff recommends approval of the lights contingent on solid motion settings (i.e., no flashing/chasing lights).

DiscussionIssue:

The owner of the property at 202 McCown Street recently installed architectural lighting on the exterior of the building along the top of the roofline of the front of the building. The P&Z granted tentative approval of the lights at the November 7, 2023 meeting for 30 days. The P&Z needs to take permanent action at this meeting.

Regulations:

Chapter 98 of the City Code of Ordinances regulates exterior improvements within the Historic Preservation District. The Historic District Guidelines provide guidance for architectural design elements to be consistent with the overall character of the district. The guidelines are written to provide specific direction on certain elements while providing the Commission wide latitude to consider other improvements within the Historic Preservation District.

Neither the zoning ordinance or Design Guidelines specifically address accent lighting on buildings. The Commercial Lighting Ordinance does not address accent lighting. This request was viewed as an exterior improvement that should be in harmony with the surroundings and the Historic District.

Analysis:

You may recall from last month's meeting that the owners of the downtown coffee shop, Jim and Denise Czulewicz, are rebranding from "Urban Coffee Culture" to "Perfect Blend Coffee Shop and Boutique". They are also the building owners (the coffee shop and Wine & Design). Staff received the following information from the applicants:

Contact information:

James and Denise Czulewicz
Urban Coffee Culture / Perfect Blend Coffee Shop and Boutique
202 McCown Street, Montgomery, TX 77356

Lights (LEDs) are to be installed along the top of the exterior front (only) of the building - outlining the facade line as in the picture below.

Montgomery Planning and Zoning Commission
AGENDA REPORT

While the LED's can be flashing/chasing, etc. the intent is to keep them solid in color to match our building (dark red/brown and white) as well as during holidays to have a set color pattern (no movement) - say 4th of July Red/White/Blue, Halloween (Orange), Christmas (Red/Green), St Patrick's Day - Green, etc. Will NOT use the flashing, strobe, following patterns or ability.



The Lights are manufactured by Everlights (www.myeverylights.com), are LEDs with controllable brightness, full color spectrum, etc. Lights are invisible during the day (don't hang or drop down from anything), lights are powered by low voltage (5 volts) lighting that is powered thru 120V standard power (already in place). As for colors available, because the lights are LED's they are able to present any color on a standard color wheel and can be dimmed to near darkness.

Obviously, the largest percentage of the time will be dimmed/soft white lights or colors that match our branding for the shop/building. Only during holidays will we change / alternate colors (without chasing colors). All lights are controlled by an app (isn't everything these days) and utilize long range blue tooth for connectivity to the router/base station located in the building.

Conclusion:

Architectural lighting, when done well, enhances the building and its surroundings. Staff has no objection to exterior lighting that compliments the downtown area.

Approved By		
Asst. City Administrator and Director Planning & Development	Dave McCorquodale	Date: 12/01/2023

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: December 5, 2023	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action on the Preliminary Plat for Montgomery Bend Section Three.

Recommendation

Staff recommends approval of the Preliminary Plat.

Discussion

Issue:

The Preliminary Plats for the final two phases of the Montgomery Bend have been submitted by the developer and reviewed by the city engineer. All comments have been addressed and the plats are ready for approval by the Planning & Zoning Commission.

Rules:

As pointed out in the city engineer’s memo, review criteria for the plats is based on Chapter 78 Section 60 of the City Code of Ordinances along with certain exceptions to lot size and side yard setbacks as described in the Development Agreement approved on September 13, 2022 by City Council. As a reminder, 45-foot-wide lot widths were approved along with 5-foot side yard setbacks for the development which has a total of 309 homes.

Analysis & Conclusion:

The engineer’s memo is attached with the plat. Staff and the city engineer recommend approval of the Preliminary Plat.

Approved By

Asst. City Administrator and Director Planning & Development	Dave McCorquodale	Date: 11/30/2023



November 30, 2023

The Planning and Zoning Commission
City of Montgomery
101 Old Plantersville Rd.
Montgomery, Texas 77316

Re: Submission of Preliminary Plat
Montgomery Bend Sec. 3 (Dev. No. 2203)
City of Montgomery

Dear Commission:

We reviewed the preliminary plat 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. Our review was also based upon the approved development regulations included as part of the development agreement between the Developer and the City.

The developer intends to plat the property with 5' sideyard setbacks as approved as part of the development agreement on February 14, 2023. We offer no objection to the preliminary plat as submitted, and we recommend the Commission approve the preliminary plat.

If you have any questions or comments, please contact me.

Sincerely,

A handwritten signature in blue ink that reads "Chris Roznovsky".

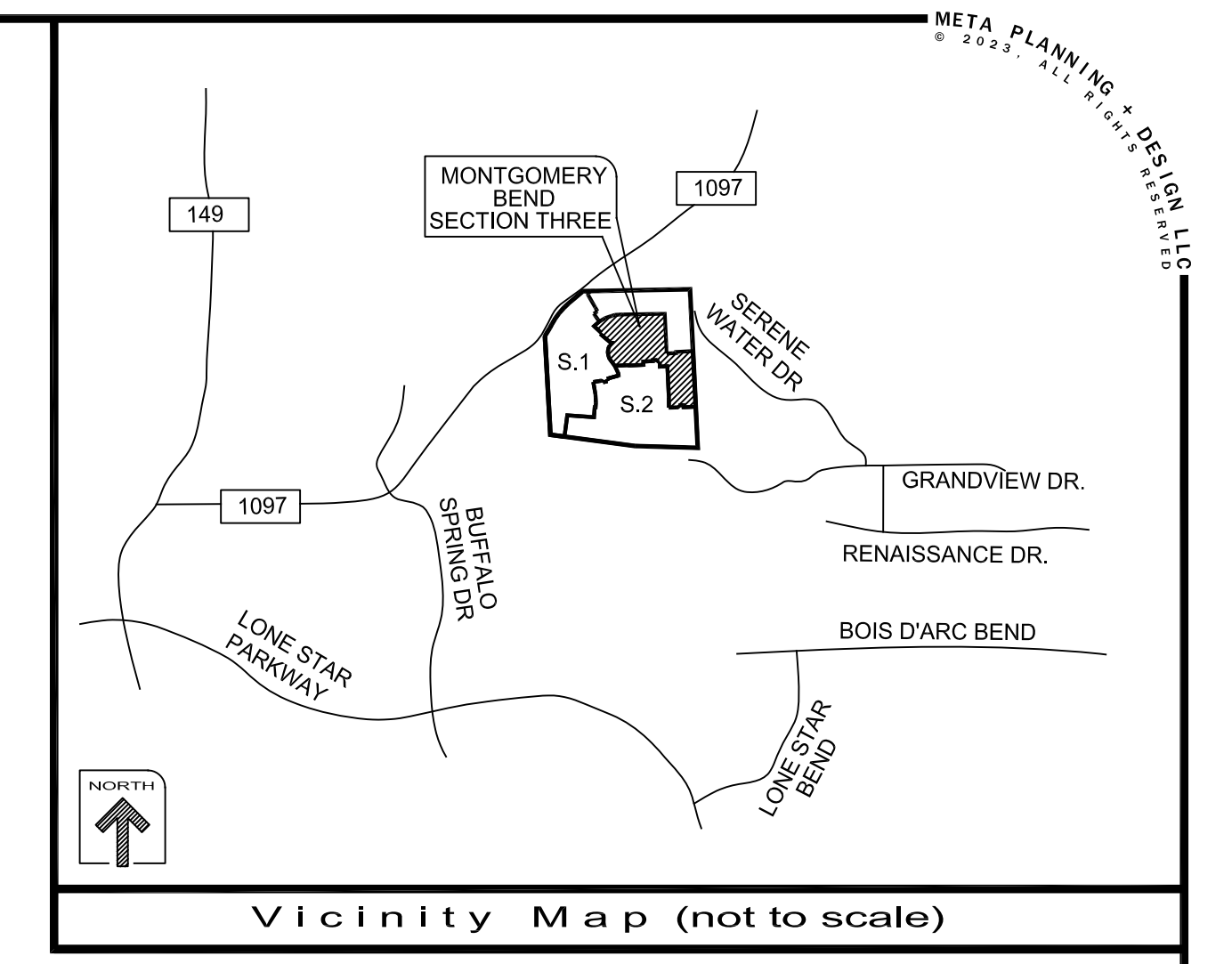
Chris Roznovsky, PE
Engineer for the City

CVR/ajn

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2023\2023.11.30 MEMO TO P&Z RE
Montgomery Bend Sec.3 Preliminary Plat.docx

Enclosures: Preliminary Plat

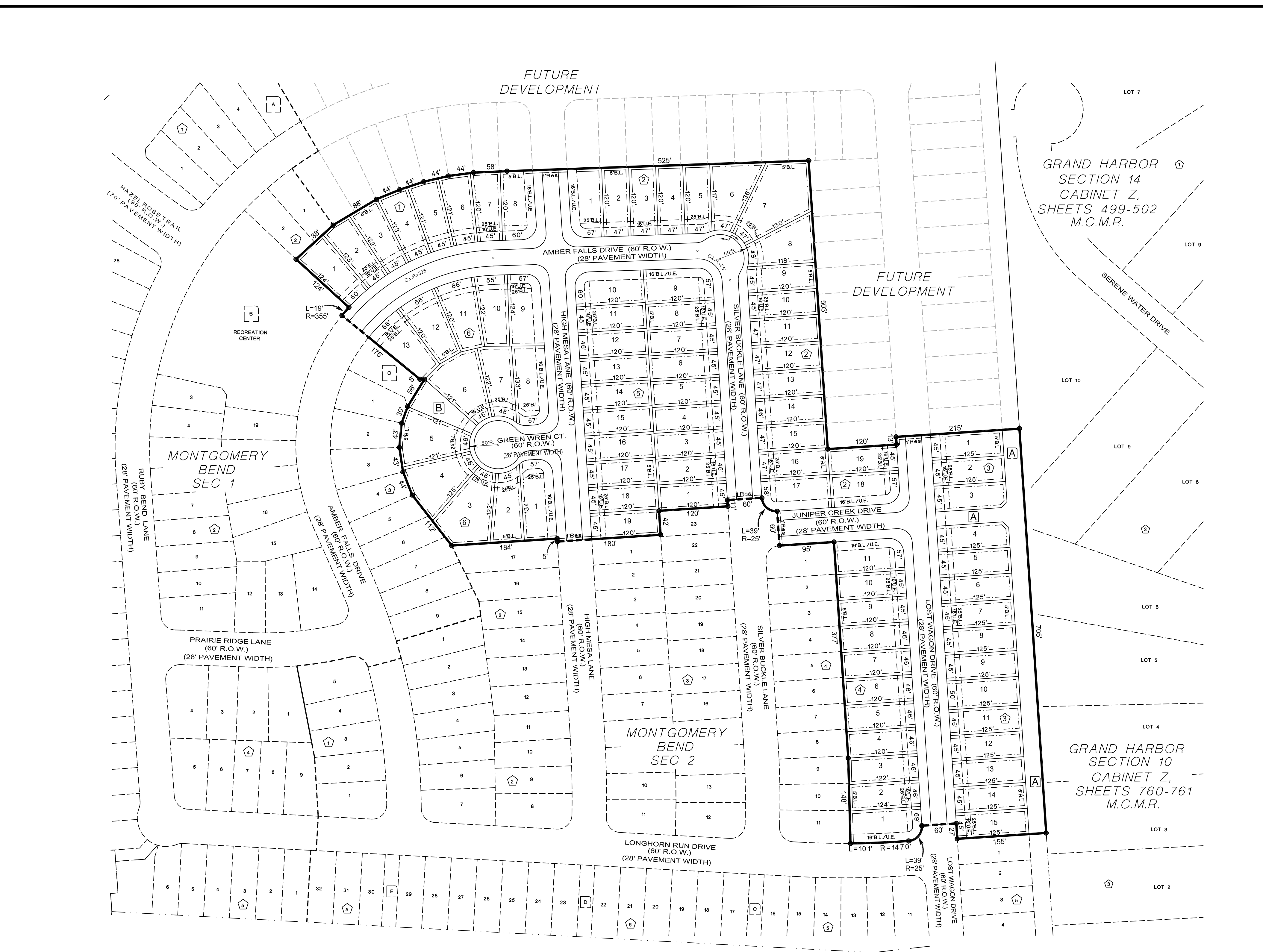
Cc (via email): The Honorable Mayor and City Council – The City of Montgomery
Mr. Gary Palmer – City of Montgomery, City Administrator
Ms. Nici Browe – City of Montgomery, City Secretary
Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



- GENERAL NOTE:
- "BL" INDICATES BUILDING LINE.
 - "U.E." INDICATES UTILITY EASEMENT.
 - "1' RES." INDICATES ONE FOOT RESERVE dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts. The condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
 - UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE CITY OF MONTGOMERY CODE OF ORDINANCES (10' SIDE AND REAR YARD).
 - SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
 - EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONE ADDITIONAL SPACE SHALL BE PROVIDED.
 - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
 - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO.4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 999927055342.
 - ALL SINGLE-FAMILY LOTS SHALL BE A MINIMUM OF 45 FEET WIDE AND 120 FEET LONG. APPROVED SEPTEMBER 13TH, 2022.
 - ALL LOTS SHALL BE A MINIMUM OF 5,400 SQUARE FEET. APPROVED SEPTEMBER 13TH, 2022.
 - ALL SIDE SETBACKS SHALL BE 5'. APPROVED WITH CONDITIONS FEBRUARY 14TH, 2023.
 - THE COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO. 4203 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 100003.
 - ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
 - SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
 - ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED. LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "SLS".
 - BENCHMARK SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGCS0 81; PID NO. A.6405 HAVING PUBLISHED INFORMATION AS FOLLOWS:
ELEVATION: 212.4 FEET, NAVD88

LOT SIZES

LOT NO.	LOT SQ. FT.	LOT ACREAGE
BLOCK 1		
LOT 1	6,787	15
LOT 2	6,078	13
LOT 3	5,999	13
LOT 4	6,913	13
LOT 5	5,885	13
LOT 6	5,959	13
LOT 7	5,712	13
LOT 8	6,883	15
BLOCK 2		
LOT 1	6,845	15
LOT 2	5,640	12
LOT 3	5,640	12
LOT 4	5,640	12
LOT 5	5,620	12
LOT 6	7,927	18
LOT 7	12,513	28
LOT 8	7,529	17
LOT 9	5,454	13
LOT 10	5,400	12
LOT 11	5,580	12
LOT 12	5,580	12
LOT 13	5,580	12
LOT 14	5,580	12
LOT 15	5,580	12
LOT 16	5,580	12
LOT 17	6,825	15
LOT 18	6,705	15
LOT 19	5,400	12
BLOCK 3		
LOT 1	5,625	12
LOT 2	5,625	12
LOT 3	5,575	12
LOT 4	5,575	12
LOT 5	5,625	12
LOT 6	5,625	12
LOT 7	5,625	12
LOT 8	5,625	12
LOT 9	5,625	12
LOT 10	5,625	12
LOT 11	5,625	12
LOT 12	5,625	12
LOT 13	5,625	12
LOT 14	5,625	12
LOT 15	5,625	12
BLOCK 4		
LOT 1	7,133	16
LOT 2	5,645	12
LOT 3	5,561	12
LOT 4	5,520	12
LOT 5	5,520	12
LOT 6	5,520	12
LOT 7	5,520	12
LOT 8	5,503	12
LOT 9	5,400	12
LOT 10	5,400	12
LOT 11	6,705	15
BLOCK 5		
LOT 1	5,400	12
LOT 2	5,400	12
LOT 3	5,400	12
LOT 4	5,400	12
LOT 5	5,400	12
LOT 6	5,400	12
LOT 7	5,400	12
LOT 8	5,400	12
LOT 9	6,847	15
LOT 10	6,883	15
LOT 11	5,400	12
LOT 12	5,400	12
LOT 13	5,400	12
LOT 14	5,400	12
LOT 15	5,400	12
LOT 16	5,400	12
LOT 17	5,400	12
LOT 18	5,400	12
LOT 19	5,400	12
BLOCK 6		
LOT 1	7,802	17
LOT 2	6,272	14
LOT 3	9,951	21
LOT 4	8,536	19
LOT 5	8,401	19
LOT 6	8,541	19
LOT 7	6,339	14
LOT 8	7,693	17
LOT 9	7,155	16
LOT 10	6,271	14
LOT 11	6,955	15
LOT 12	6,913	15
LOT 13	6,915	15



- NOTE:
- A** RESTRICTED RESERVE "A" DRAINAGE/OPEN SPACE ±0.56 ACRE
 - B** RESTRICTED RESERVE "B" LANDSCAPE/OPEN SPACE ±0.10 ACRE

Point #	Northing (feet)	Eastng (feet)	Elevation (feet)	Description
MONT 1	1015944.425	276348.515	299.707	Brass Cap in Conc.
MONT 2	1015945.695	276360.765	299.817	Brass Cap in Conc.
MONT 3	10159296.374	2753373.596	298.733	Brass Cap in Conc.
MONT 4	10159300.315	2753291.075	299.151	Brass Cap in Conc.
MONT 7	10159337.517	2758168.468	291.717	Brass Cap in Conc.

DISCLAIMER AND LIMITED WARRANTY

THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MONTGOMERY SUBDIVISION ORDINANCES IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE MONTGOMERY PLANNING & ZONING COMMISSION AND/OR CITY COUNCIL.

THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN, LLC NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY, CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OVER, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY SUBDIVISION PLAT.

A PRELIMINARY PLAT OF

MONTGOMERY BEND SECTION THREE

BEING 16.5± ACRES OF LAND CONTAINING 85 LOTS (45' X 120' TYP.) AND TWO RESERVES IN SIX BLOCKS.

OUT OF THE OWEN SHANNON SURVEY, A-36 MONTGOMERY COUNTY, TEXAS

OWNER: PULTE GROUP

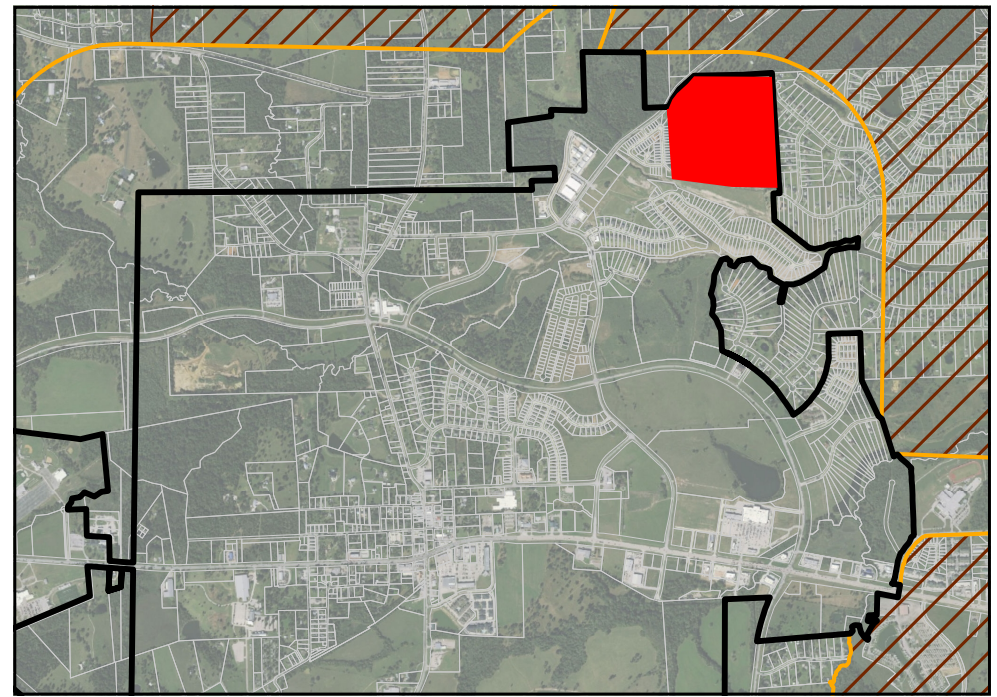
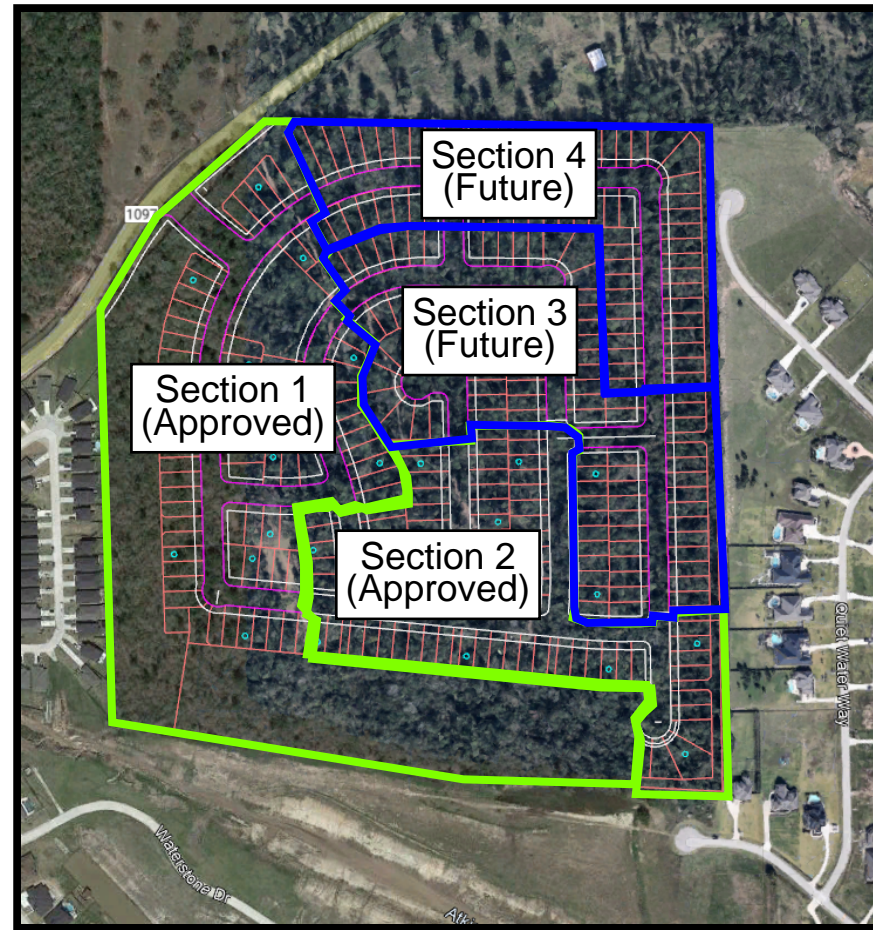
PLANNER: META PLANNING + DESIGN

Meta Planning + Design LLC
24285 KATY FREEWAY, SUITE 525
KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'

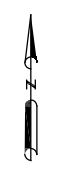
NOVEMBER 30, 2023

MTA-68007



Development Timeline:

- Escrow Agreement Authorized - April 12, 2022
- Feasibility Presented to the City - May 24, 2022
- Developer Agreement Executed - September 13, 2022
- Clearing & Grubbing Plan Approval - October 25, 2022
- Drainage Impact Analysis Approval - December 22, 2022
- Section 1 Preliminary Plat Approval - March 7, 2023
- Section 2 Preliminary Plat Approval - March 7, 2023
- Mass Grading & Detention Plan Approval - May 3, 2023
- Section 1 WSD&P Plan Approval - July 12, 2023
- Section 2 WSD&P Plan Approval - August 15, 2023
- Montgomery Bend Rec Center Approval - In Review



Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: December 5, 2023	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action on the Preliminary Plat for Montgomery Bend Section Four.

Recommendation

Staff recommends approval of the Preliminary Plat.

Discussion

Issue:

The Preliminary Plats for the final two phases of the Montgomery Bend have been submitted by the developer and reviewed by the city engineer. All comments have been addressed and the plats are ready for approval by the Planning & Zoning Commission.

Rules:

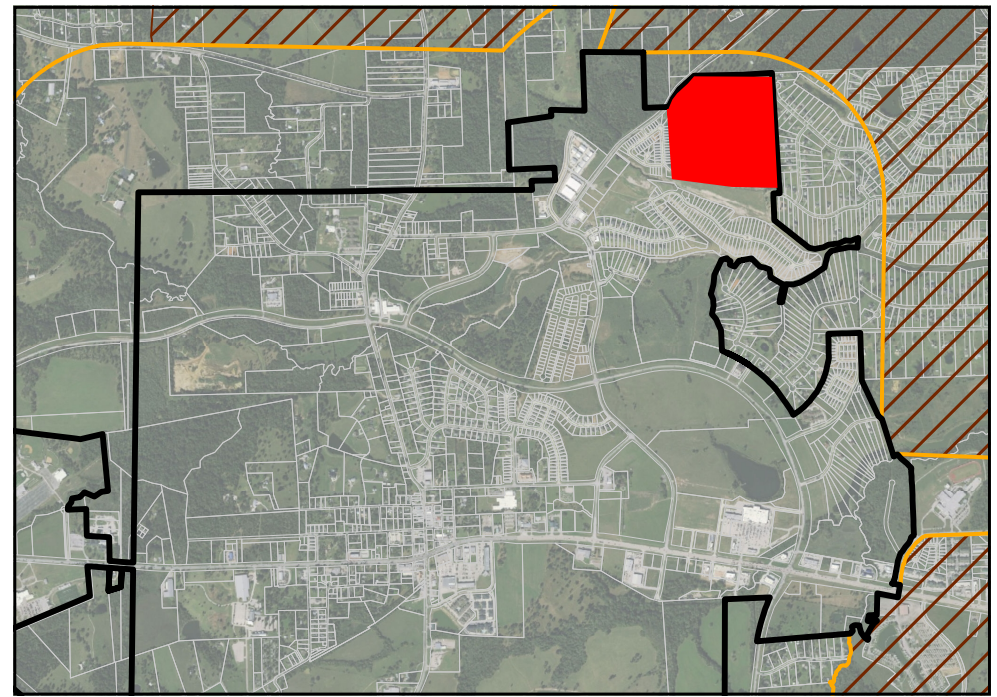
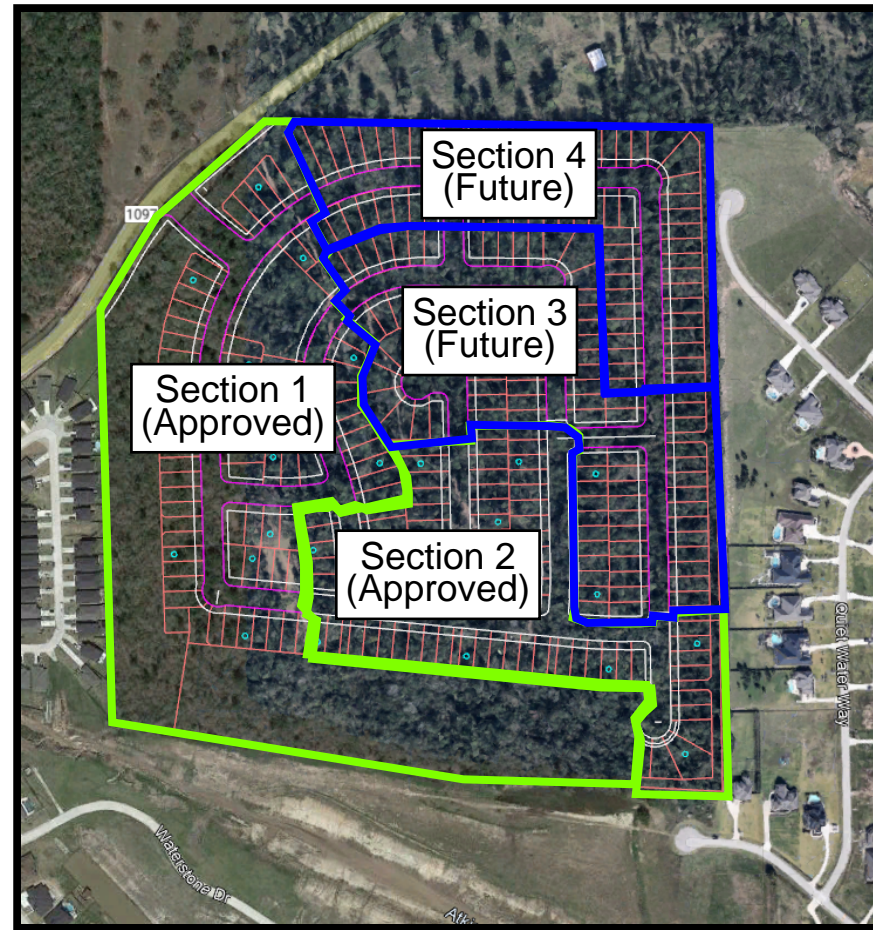
As pointed out in the city engineer’s memo, review criteria for the plats is based on Chapter 78 Section 60 of the City Code of Ordinances along with certain exceptions to lot size and side yard setbacks as described in the Development Agreement approved on September 13, 2022 by City Council. As a reminder, 45-foot-wide lot widths were approved along with 5-foot side yard setbacks for the development which has a total of 309 homes.

Analysis & Conclusion:

The engineer’s memo is attached with the plat. Staff and the city engineer recommend approval of the Preliminary Plat.

Approved By

Asst. City Administrator and Director Planning & Development	Dave McCorquodale	Date: 11/30/2023



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November 30, 2023

The Planning and Zoning Commission
City of Montgomery
101 Old Plantersville Rd.
Montgomery, Texas 77316

Re: Submission of Preliminary Plat
Montgomery Bend Sec. 4 (Dev. No. 2203)
City of Montgomery

Dear Commission:

We reviewed the preliminary plat 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. Our review was also based upon the approved development regulations included as part of the development agreement between the Developer and the City.

The developer intends to plat the property with 5' sideyard setbacks as approved as part of the development agreement on February 14, 2023. We offer no objection to the preliminary plat as submitted, and we recommend the Commission approve the preliminary plat.

If you have any questions or comments, please contact me.

Sincerely,

A handwritten signature in blue ink that reads "Chris Roznovsky".

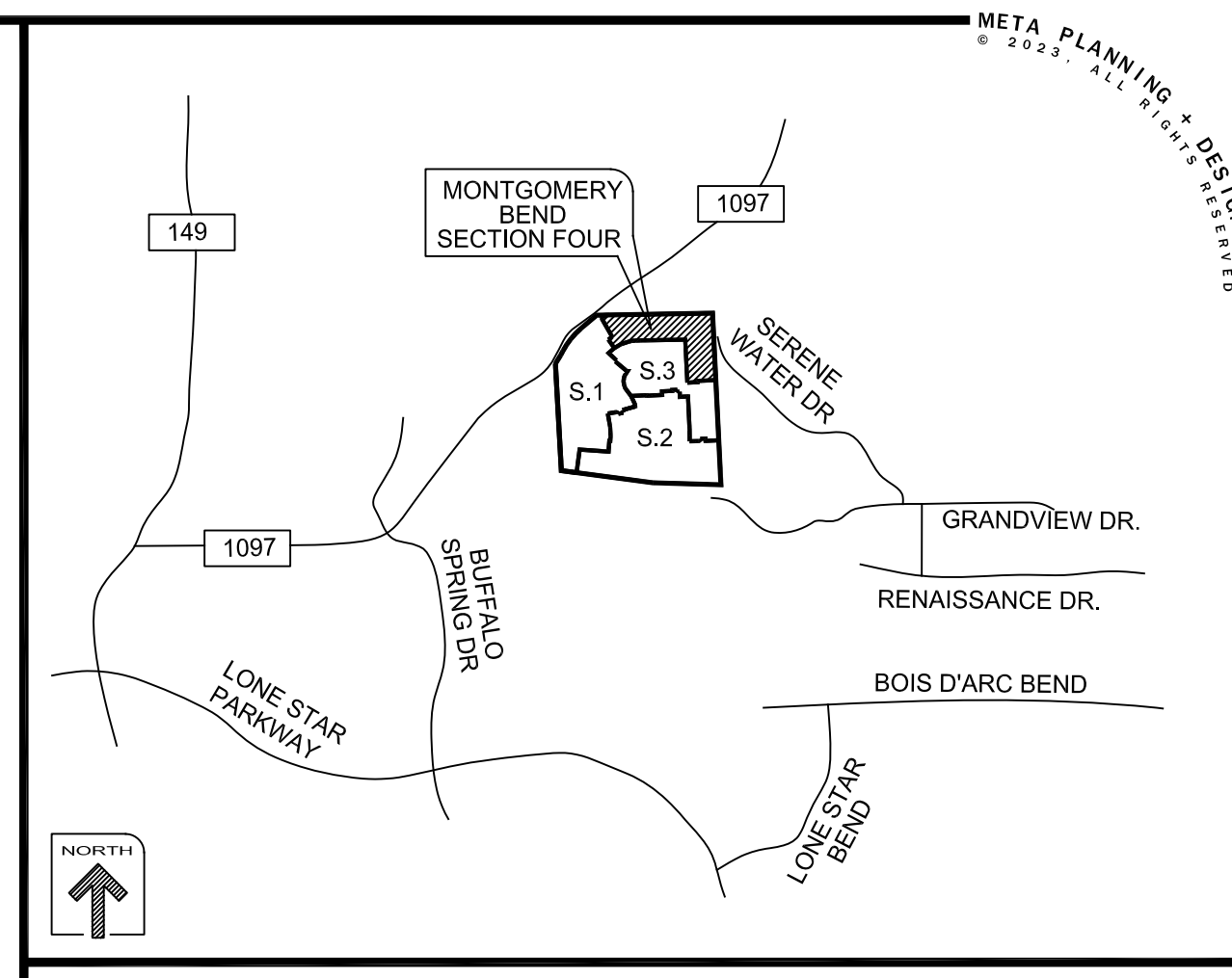
Chris Roznovsky, PE
Engineer for the City

CVR/ajn

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2023\2023.11.30 MEMO TO P&Z RE
Montgomery Bend Sec.4 Preliminary Plat.docx

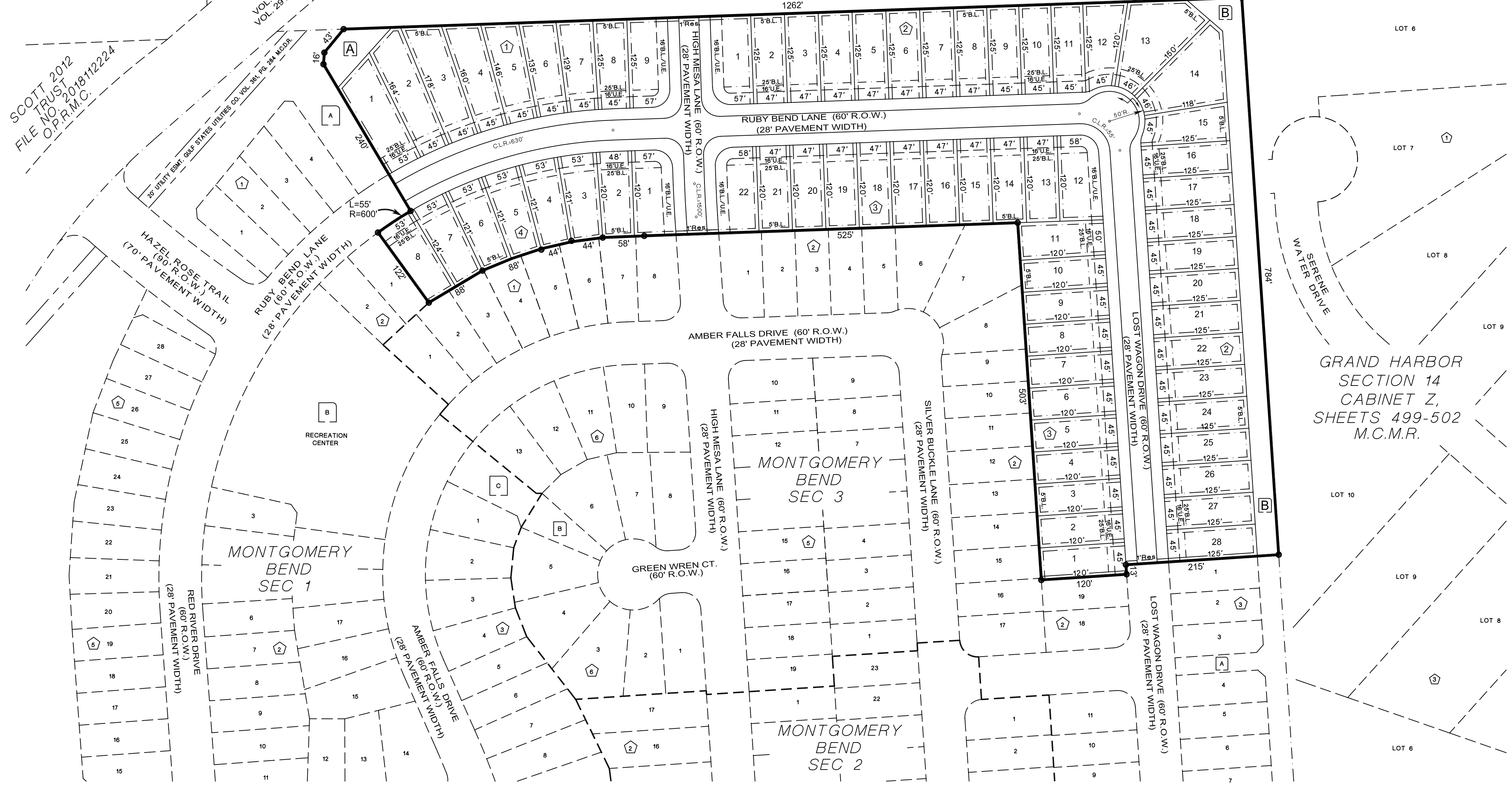
Enclosures: Preliminary Plat

Cc (via email): The Honorable Mayor and City Council – The City of Montgomery
Mr. Gary Palmer – City of Montgomery, City Administrator
Ms. Nici Browe – City of Montgomery, City Secretary
Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



CALL 123.299 ACRES
 GEORGE W. FAULKNER
 AND INEZ MARY FAULKNER
 FILE NO. 2000011143 O.P.R.M.C.

D & B FARMS LLC
 SCOTT 2012 TRUST
 SCOTT 2012 TRUST
 FILE NO. 2018112224
 O.P.R.M.C.



- GENERAL NOTE:
- "BL" INDICATES BUILDING LINE.
 - "UE" INDICATES UTILITY EASEMENT.
 - "1' RES" INDICATES ONE FOOT RESERVE dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts. The condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs assigns, or successors.
 - ALL PROPERTY LINE DIMENSIONS ARE APPROXIMATE.
 - LOTS BACKING OR SIDING FM 1097 ARE HEREBY DENIED DIRECT DRIVEWAY ACCESS TO AND FROM AFOREMENTIONED STREET.
 - ALL LOT WIDTH AND DEPTH DIMENSIONS ARE APPROXIMATE, AND LOT WIDTHS ARE MEASURED AT THE FRONT BUILDING LINE, AND OR THE REAR BUILDING PAD LINE.
 - UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE CITY OF MONTGOMERY CODE OF ORDINANCES (10' SIDE AND REAR YARD).
 - SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
 - EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
 - ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE WHILE WOODEN POSTS AND paneled WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND paneled WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
 - THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 999927055342
 - ALL SINGLE-FAMILY LOTS SHALL BE A MINIMUM OF 45 FEET WIDE AND 120 FEET LONG APPROVED SEPTEMBER 13TH, 2022.
 - ALL LOTS SHALL BE A MINIMUM OF 5,400 SQUARE FEET APPROVED SEPTEMBER 13TH, 2022.
 - ALL SIDE SETBACKS SHALL BE 5' APPROVED WITH CONDITIONS FEBRUARY 14TH, 2023.
 - THE COORDINATES SHOWN HEREON ARE TEXAS CENTRAL ZONE NO 4203 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 100003.
 - ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
 - SURVEY MONUMENTS SHALL BE SET TO THE STANDARDS OF THE TEXAS SOCIETY OF PROFESSIONAL LAND SURVEYING PRACTICES ACT AND THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE TEXAS BOARD OF LAND SURVEYING AND SHALL BEAR REFERENCE CAPS AS INDICATED.
 - ALL INTERIOR MONUMENTS SHALL BE SET AFTER CONSTRUCTION OF UTILITIES AND PAVEMENT, AND AFTER LOTS ARE PROPERLY GRADED LOT CORNERS WILL BE SET 5/8" IRON RODS WITH PLASTIC CAPS STAMPED "ELS".
 - BENCHMARK SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENT DESIGNATION HGCSD B1, PID NO. A-6405 HAVING PUBLISHED INFORMATION AS FOLLOWS:
ELEVATION: 212.4 FEET, NAVD88

GRAND HARBOR
 SECTION 14
 CABINET Z,
 SHEETS 499-502
 M.C.M.R.

LOT SIZES

LOT NO.	LOT SQ. FT.	LOT ACREAGE
LOT 1	8,639	.19
LOT 2	8,550	.19
LOT 3	8,238	.18
LOT 4	7,363	.16
LOT 5	5,717	.13
LOT 6	6,273	.14
LOT 7	6,016	.13
LOT 8	5,765	.13
LOT 9	6,990	.16
LOT 10	5,937	.13
LOT 11	5,937	.13
LOT 12	5,937	.13
LOT 13	5,937	.13
LOT 14	5,937	.13
LOT 15	5,937	.13
LOT 16	5,937	.13
LOT 17	5,937	.13
LOT 18	5,851	.13
LOT 19	5,625	.12
LOT 20	5,625	.12
LOT 21	5,625	.12
LOT 22	6,230	.14
LOT 23	10,457	.24
LOT 24	9,932	.22
LOT 25	5,837	.13
LOT 26	5,837	.13
LOT 27	5,625	.12
LOT 28	5,625	.12
LOT 29	5,625	.12
LOT 30	5,625	.12
LOT 31	5,625	.12
LOT 32	5,625	.12
LOT 33	5,625	.12
LOT 34	5,625	.12
LOT 35	5,625	.12
LOT 36	5,625	.12
LOT 37	5,625	.12
LOT 38	5,625	.12
LOT 39	5,625	.12
LOT 40	5,625	.12
LOT 41	5,625	.12
LOT 42	5,625	.12
LOT 43	5,625	.12
LOT 44	5,625	.12
LOT 45	5,625	.12
LOT 46	5,625	.12
LOT 47	5,625	.12
LOT 48	5,625	.12
LOT 49	5,625	.12
LOT 50	5,625	.12
LOT 51	5,625	.12
LOT 52	5,625	.12
LOT 53	5,625	.12
LOT 54	5,625	.12
LOT 55	5,625	.12
LOT 56	5,625	.12
LOT 57	5,625	.12
LOT 58	5,625	.12
LOT 59	5,625	.12
LOT 60	5,625	.12
LOT 61	5,625	.12
LOT 62	5,625	.12
LOT 63	5,625	.12
LOT 64	5,625	.12
LOT 65	5,625	.12
LOT 66	5,625	.12
LOT 67	5,625	.12

- NOTE:
- A** RESTRICTED RESERVE "A" DRAINAGE/OPEN SPACE ±0.09 ACRE
 - B** RESTRICTED RESERVE "B" DRAINAGE/OPEN SPACE ±0.57 ACRE

Point #	Northing (feet)	Eastng (feet)	Elevation	Description
MON1	3013154.475	375045.373	375.00	Iron Cap In Conc.
MON2	3013154.490	375039.740	301.07	Iron Cap In Conc.
MON3	3013154.505	375034.107	286.72	Iron Cap In Conc.
MON4	3013154.520	375028.474	286.19	Iron Cap In Conc.
MON5	3013154.535	375022.841	286.19	Iron Cap In Conc.
MON6	3013154.550	375017.208	286.19	Iron Cap In Conc.
MON7	3013154.565	375011.575	286.19	Iron Cap In Conc.
MON8	3013154.580	375005.942	286.19	Iron Cap In Conc.
MON9	3013154.595	374999.309	286.19	Iron Cap In Conc.
MON10	3013154.610	374993.676	286.19	Iron Cap In Conc.
MON11	3013154.625	374988.043	286.19	Iron Cap In Conc.
MON12	3013154.640	374982.410	286.19	Iron Cap In Conc.
MON13	3013154.655	374976.777	286.19	Iron Cap In Conc.
MON14	3013154.670	374971.144	286.19	Iron Cap In Conc.
MON15	3013154.685	374965.511	286.19	Iron Cap In Conc.
MON16	3013154.700	374959.878	286.19	Iron Cap In Conc.
MON17	3013154.715	374954.245	286.19	Iron Cap In Conc.
MON18	3013154.730	374948.612	286.19	Iron Cap In Conc.
MON19	3013154.745	374942.979	286.19	Iron Cap In Conc.
MON20	3013154.760	374937.346	286.19	Iron Cap In Conc.
MON21	3013154.775	374931.713	286.19	Iron Cap In Conc.
MON22	3013154.790	374926.080	286.19	Iron Cap In Conc.
MON23	3013154.805	374920.447	286.19	Iron Cap In Conc.
MON24	3013154.820	374914.814	286.19	Iron Cap In Conc.
MON25	3013154.835	374909.181	286.19	Iron Cap In Conc.
MON26	3013154.850	374903.548	286.19	Iron Cap In Conc.
MON27	3013154.865	374897.915	286.19	Iron Cap In Conc.
MON28	3013154.880	374892.282	286.19	Iron Cap In Conc.
MON29	3013154.895	374886.649	286.19	Iron Cap In Conc.
MON30	3013154.910	374881.016	286.19	Iron Cap In Conc.
MON31	3013154.925	374875.383	286.19	Iron Cap In Conc.
MON32	3013154.940	374869.750	286.19	Iron Cap In Conc.
MON33	3013154.955	374864.117	286.19	Iron Cap In Conc.
MON34	3013154.970	374858.484	286.19	Iron Cap In Conc.
MON35	3013154.985	374852.851	286.19	Iron Cap In Conc.
MON36	3013155.000	374847.218	286.19	Iron Cap In Conc.
MON37	3013155.015	374841.585	286.19	Iron Cap In Conc.
MON38	3013155.030	374835.952	286.19	Iron Cap In Conc.
MON39	3013155.045	374830.319	286.19	Iron Cap In Conc.
MON40	3013155.060	374824.686	286.19	Iron Cap In Conc.
MON41	3013155.075	374819.053	286.19	Iron Cap In Conc.
MON42	3013155.090	374813.420	286.19	Iron Cap In Conc.
MON43	3013155.105	374807.787	286.19	Iron Cap In Conc.
MON44	3013155.120	374802.154	286.19	Iron Cap In Conc.
MON45	3013155.135	374796.521	286.19	Iron Cap In Conc.
MON46	3013155.150	374790.888	286.19	Iron Cap In Conc.
MON47	3013155.165	374785.255	286.19	Iron Cap In Conc.
MON48	3013155.180	374779.622	286.19	Iron Cap In Conc.
MON49	3013155.195	374773.989	286.19	Iron Cap In Conc.
MON50	3013155.210	374768.356	286.19	Iron Cap In Conc.
MON51	3013155.225	374762.723	286.19	Iron Cap In Conc.
MON52	3013155.240	374757.090	286.19	Iron Cap In Conc.
MON53	3013155.255	374751.457	286.19	Iron Cap In Conc.
MON54	3013155.270	374745.824	286.19	Iron Cap In Conc.
MON55	3013155.285	374740.191	286.19	Iron Cap In Conc.
MON56	3013155.300	374734.558	286.19	Iron Cap In Conc.
MON57	3013155.315	374728.925	286.19	Iron Cap In Conc.
MON58	3013155.330	374723.292	286.19	Iron Cap In Conc.
MON59	3013155.345	374717.659	286.19	Iron Cap In Conc.
MON60	3013155.360	374712.026	286.19	Iron Cap In Conc.
MON61	3013155.375	374706.393	286.19	Iron Cap In Conc.
MON62	3013155.390	374700.760	286.19	Iron Cap In Conc.
MON63	3013155.405	374695.127	286.19	Iron Cap In Conc.
MON64	3013155.420	374689.494	286.19	Iron Cap In Conc.
MON65	3013155.435	374683.861	286.19	Iron Cap In Conc.
MON66	3013155.450	374678.228	286.19	Iron Cap In Conc.
MON67	3013155.465	374672.595	286.19	Iron Cap In Conc.
MON68	3013155.480	374666.962	286.19	Iron Cap In Conc.
MON69	3013155.495	374661.329	286.19	Iron Cap In Conc.
MON70	3013155.510	374655.696	286.19	Iron Cap In Conc.
MON71	3013155.525	374650.063	286.19	Iron Cap In Conc.
MON72	3013155.540	374644.430	286.19	Iron Cap In Conc.
MON73	3013155.555	374638.797	286.19	Iron Cap In Conc.
MON74	3013155.570	374633.164	286.19	Iron Cap In Conc.
MON75	3013155.585	374627.531	286.19	Iron Cap In Conc.
MON76	3013155.600	374621.898	286.19	Iron Cap In Conc.
MON77	3013155.615	374616.265	286.19	Iron Cap In Conc.
MON78	3013155.630	374610.632	286.19	Iron Cap In Conc.
MON79	3013155.645	374604.999	286.19	Iron Cap In Conc.
MON80	3013155.660	374599.366	286.19	Iron Cap In Conc.
MON81	3013155.675	374593.733	286.19	Iron Cap In Conc.
MON82	3013155.690	374588.100	286.19	Iron Cap In Conc.
MON83	3013155.705	374582.467	286.19	Iron Cap In Conc.
MON84	3013155.720	374576.834	286.19	Iron Cap In Conc.
MON85	3013155.735	374571.201	286.19	Iron Cap In Conc.
MON86	3013155.750	374565.568	286.19	Iron Cap In Conc.
MON87	3013155.765	374559.935	286.19	Iron Cap In Conc.
MON88	3013155.780	374554.302	286.19	Iron Cap In Conc.
MON89	3013155.795	374548.669	286.19	Iron Cap In Conc.
MON90	3013155.810	374543.036	286.19	Iron Cap In Conc.
MON91	3013155.825	374537.403	286.19	Iron Cap In Conc.
MON92	3013155.840	374531.770	286.19	Iron Cap In Conc.
MON93	3013155.855	374526.137	286.19	Iron Cap In Conc.
MON94	3013155.870	374520.504	286.19	Iron Cap In Conc.
MON95	3013155.885	374514.871	286.19	Iron Cap In Conc.
MON96	3013155.900	374509.238	286.19	Iron Cap In Conc.
MON97	3013155.915	374503.605	286.19	Iron Cap In Conc.
MON98	3013155.930	374497.972	286.19	Iron Cap In Conc.
MON99	3013155.945	374492.339	286.19	Iron Cap In Conc.
MON100	3013155.960	374486.706	286.19	Iron Cap In Conc.

A PRELIMINARY PLAT OF
MONTGOMERY BEND SECTION FOUR
 BEING 12.7± ACRES OF LAND CONTAINING 67 LOTS (45' X 120' TYP.) AND TWO RESERVES IN FOUR BLOCKS.

OUT OF THE OWEN SHANNON SURVEY, A-36 MONTGOMERY COUNTY, TEXAS

OWNER:
 PULTE GROUP

PLANNER:
META
 PLANNING + DESIGN

Meta Planning + Design LLC
 24285 KATY FREEWAY, SUITE 525
 KATY, TEXAS 77494 | TEL: 281-810-1422

SCALE: 1" = 100'

0 100 200

NOVEMBER 20, 2023

MTA-68007

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