

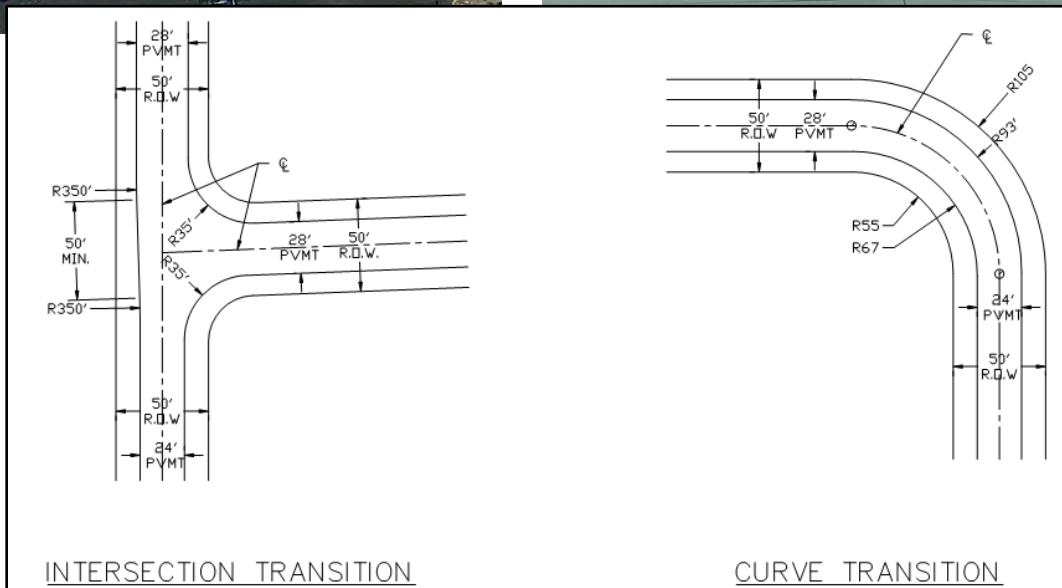
Redbird Meadows Development Agreement Amendment No. 1 Summary

	Original Agreement Terms	Proposed Amendment Terms
Lots	Up to 560 lots total 263 lots @ 60'x140' (47.4%) 174 lots @ 85'x170' (31.4%) 118 lots @ 110'x200' (21.2%)	Up to 669 lots total 166 lots @ 60'x140' (24.8%) 248 lots @ 70'x140' (37.1%) 255 lots @ 80'x140' (38.1%)
Roadways	28' residential streets 36' collector street	24' wide residential streets 28' wide interior collector streets 36' wide minor collector street 8' wide concrete Shared use path
Side Yard Setbacks	10-ft setback	5-ft setback w/ no appurtenances in side yard

Example of transition to 24' wide residential streets:



Example of 24' wide residential streets:



Example of 5' side yard setbacks:



Lot Density Analysis

Subdivision Name	Lot Width	Lot Count	Density
Hills of Town Creek	50 ft	131	4.2 lots/acre
Terra Vista	50 ft	61	4.4 lots/acre
Montgomery Bend	45 ft	309	3.7 lots/acre
Redbird Meadows (original DA)	Varies	550	1.4 lots/acre
Redbird Meadows (proposed DA)	Varies	682	1.8 lots/acre

Original Phasing Plan (from executed Development Agreement)



PHASE 1

Connections/186

PHASE 2

Connections/125

PHASE 3

Connections/244

TOTAL

555 connections

Conceptual Development Plan
REDBIRD MEADOW
 Montgomery County, Texas
 REDBIRD DEVELOPMENT, LLC

	60' X 140' - 263 DU 85.5 Ac
	85' X 170' - 174 DU 98.5 Ac
	110' X 200' - 118 DU 88.2 Ac

RESIDENTIAL TOTAL 271.7 Ac - 555 DU

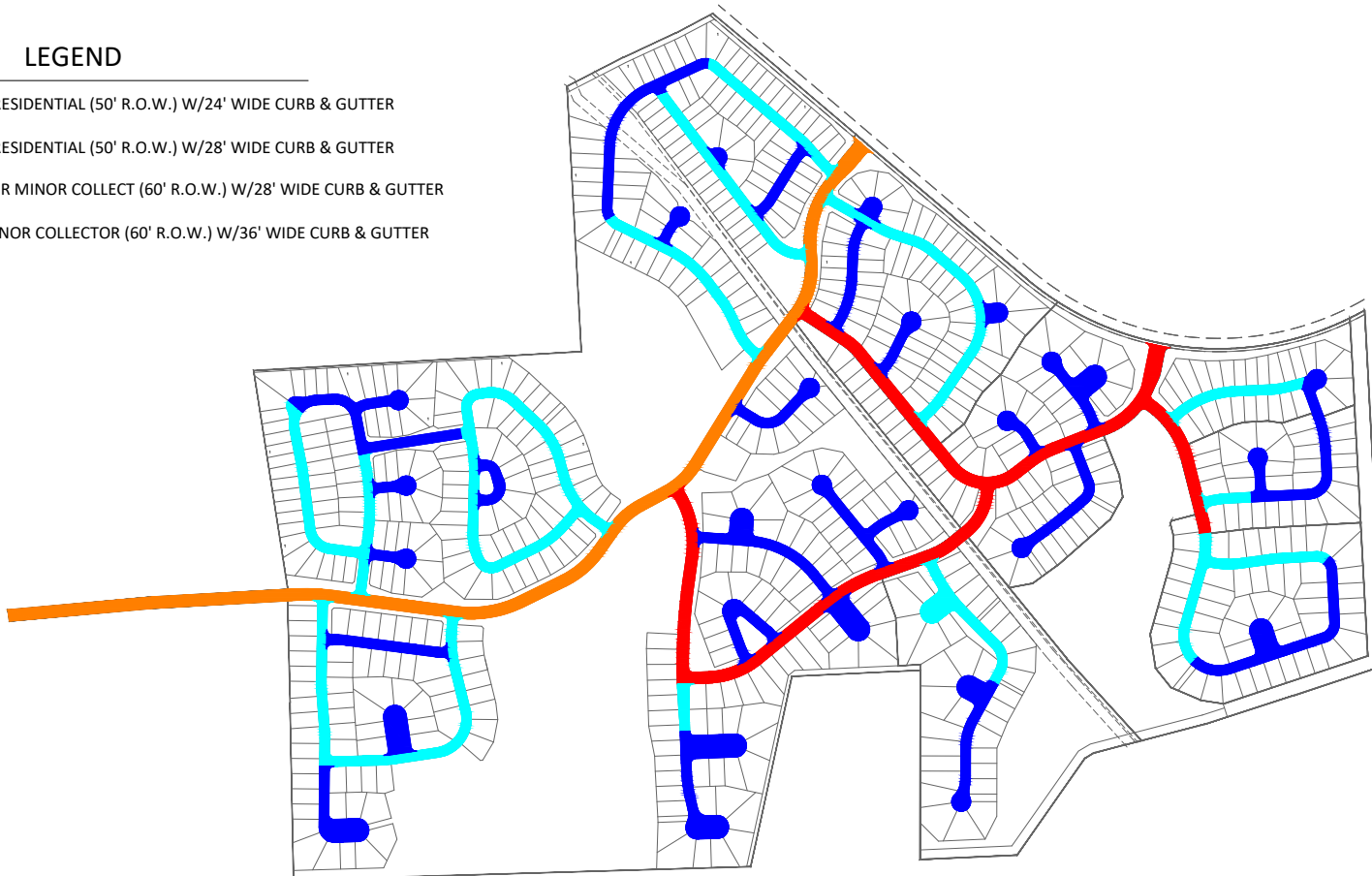
	LAKES \ DETENTION 36.3 Ac
	PIPE LINES, MAJOR ROAD ROW, DETENTION, WETLANDS, PARKS, OPEN SPACE, DRAINAGE 80 Ac

GRAND TOTAL 388.5

Scale:
 1" = 200'
 1" = 400'
 1" = 800'

LEGEND

- LOCAL RESIDENTIAL (50' R.O.W.) W/24' WIDE CURB & GUTTER
- LOCAL RESIDENTIAL (50' R.O.W.) W/28' WIDE CURB & GUTTER
- INTERIOR MINOR COLLECT (60' R.O.W.) W/28' WIDE CURB & GUTTER
- MTP MINOR COLLECTOR (60' R.O.W.) W/36' WIDE CURB & GUTTER



SCALE: 1"=300'

EXHIBIT	
REDBIRD MEADOWS	
EXHIBIT G	
ROAD WIDTHS	
LJA Engineering, Inc.	
3600 W Sam Houston Parkway S, Suite 600 Houston, Texas 77042	Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386
DATE: 4/26/2023	SHEET NO. 1 OF 1



REDBIRD MEADOWS IN CITY OF MONTGOMERY

LOCATION: MONTGOMERY, TEXAS

CLIENT: CANTERRA

DATE: 23 JUNE, 2023

