

VICINITY MAP
SCALE: 1" = 2,000'

REDBIRD MEADOWS SECTION THREE

A SUBDIVISION OF 27.44 ACRES OF LAND SITUATED IN THE
ZACHARIAH LANDRUM SURVEY, ABSTRACT A-22
MONTGOMERY COUNTY, TEXAS.

OWNERS: REDBIRD MEADOW DEVELOPMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY
5910 FM 2920 RD, SUITE B
SPRING, TX 77388
(281) 350-6262

DEVELOPER: REDBIRD MEADOW DEVELOPMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY
5910 FM 2920 RD, SUITE B
SPRING, TX 77388
(281) 350-6262

34 LOTS
1 BLOCKS
9 RESERVES
10.786 ACRES IN RESERVE

LJA SURVEYING INC.
SURVEYOR:
3600 W Sam Houston Parkway S Suite 175 Houston, Texas 77042 Phone 713.953.5200 Fax 713.953.5026 TBPELS Firm No. 10194382

LJA Engineering, Inc.
ENGINEER:
3600 W Sam Houston Pkwy S Suite 600 Houston, Texas 77042 Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386

DATE: MAY 16, 2024

SHEET 1 OF 3

2980-0101P.309

MYLAR CHECK: COORD. DIR. _____
 Date: 17 May 2024
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STATE OF TEXAS
COUNTY OF MONTGOMERY

THAT REDBIRD MEADOW DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY HEREIN ACTING INDIVIDUALLY OR THROUGH THE UNDERSIGNED DULY AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS THE REDBIRD MEADOWS SECTION ONE SUBDIVISION, AND DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS THEREIN SHOWN, AND DEDICATE TO PUBLIC USE FOREVER ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, PARKS, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE; AND DOES HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES AND DOES HEREBY BIND OWNER, AND OWNER'S SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

OWNER HEREBY CERTIFIES THAT OWNER HAS OR WILL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE CITY, AND THAT A ROUGH PROPORTIONALITY EXISTS BETWEEN THE DEDICATIONS, IMPROVEMENTS, AND EXACTIONS REQUIRED UNDER SUCH REGULATIONS AND THE PROJECTED IMPACT OF THE SUBDIVISION.

REDBIRD MEADOW DEVELOPMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY

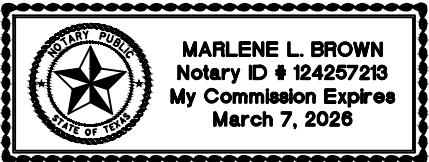
BY: _____
PERRY SENN,
MANAGER AND MEMBER

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PERRY SENN, MANAGER AND MEMBER OF REDBIRD MEADOW DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



THAT I STEPHEN P. MATOVICH, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREOF WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MONTGOMERY, TEXAS.

STEPHEN P. MATOVICH, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5347



STATE OF TEXAS
COUNTY OF MONTGOMERY

I, L. BRANDON STEINMANN, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2024, AT _____ O'CLOCK _____M., AND DULY RECORDED ON _____, 2024, AT _____ O'CLOCK _____M., IN CABINET _____ SHEET _____, OF RECORD OF MAP FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

L. BRANDON STEINMANN, CLERK, COUNTY COURT,
MONTGOMERY COUNTY, TEXAS

BY: _____
DEPUTY

I THE UNDERSIGNED, ENGINEER FOR THE CITY OF MONTGOMERY, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER - MONTGOMERY

THIS PLAT AND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS _____ DAY OF _____, 2024.

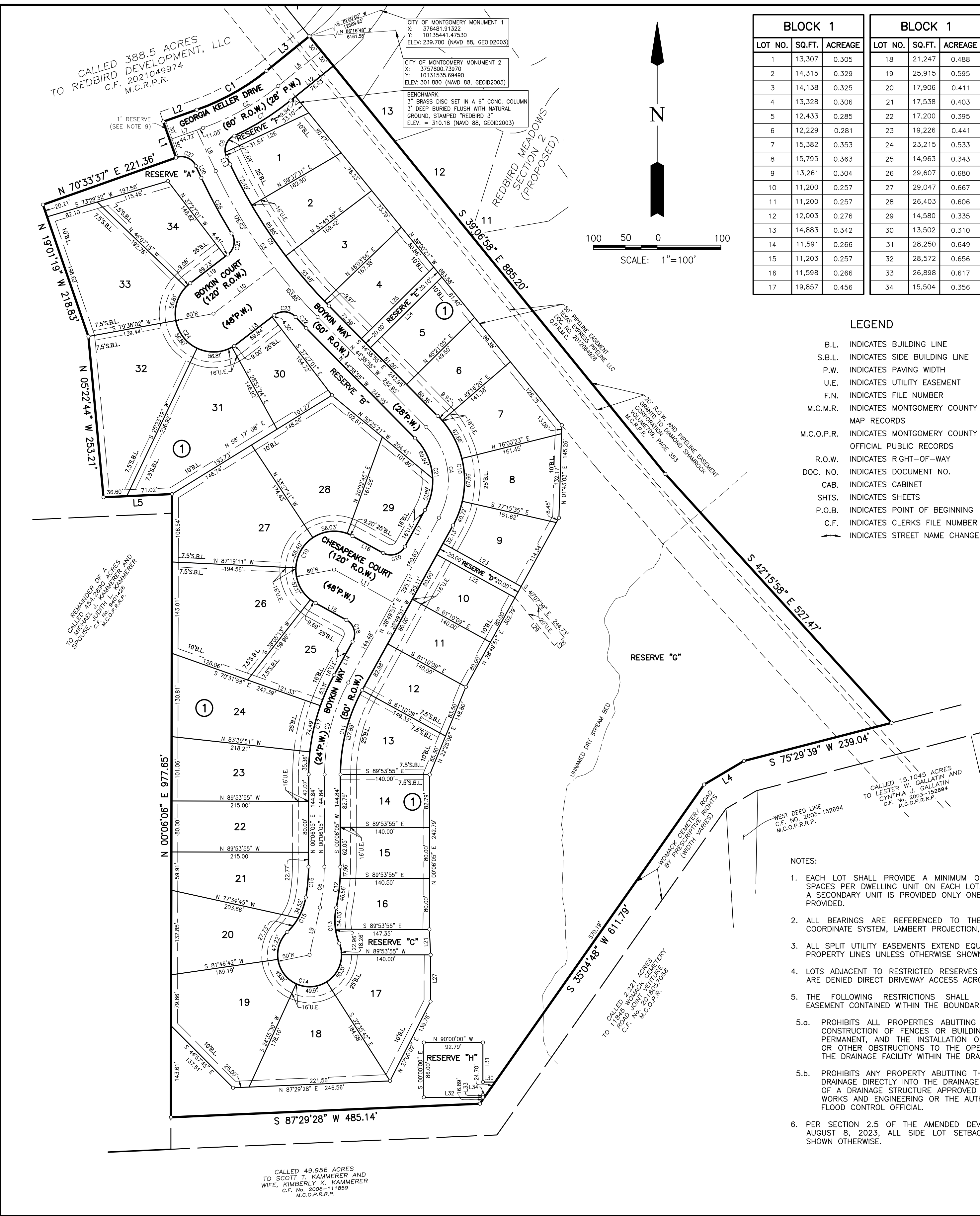
BY: _____
CHAIRPERSON PLANNING AND ZONING
COMMISSION

THIS PLAT AND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL. DATED THIS _____ DAY OF _____, 2024.

BY: _____
MAYOR

ATTEST: _____
CITY SECRETARY

DIR: _____
MYLAR CHECK: COORD. _____
Date: Fri, 17 May 2024 8:19:07 AM
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BLOCK 1			BLOCK 1		
LOT NO.	SQ.FT.	ACREAGE	LOT NO.	SQ.FT.	ACREAGE
1	13,307	0.305	18	21,247	0.488
2	14,315	0.329	19	25,915	0.595
3	14,138	0.325	20	17,906	0.411
4	13,328	0.306	21	17,538	0.403
5	12,433	0.285	22	17,200	0.395
6	12,229	0.281	23	19,226	0.441
7	15,382	0.353	24	23,215	0.533
8	15,795	0.363	25	14,963	0.343
9	13,261	0.304	26	29,607	0.680
10	11,200	0.257	27	29,047	0.667
11	11,200	0.257	28	26,403	0.606
12	12,003	0.276	29	14,580	0.335
13	14,863	0.342	30	13,502	0.310
14	11,591	0.266	31	28,250	0.649
15	11,203	0.257	32	28,572	0.656
16	11,598	0.266	33	26,898	0.617
17	19,857	0.456	34	15,504	0.356

- LEGEND**
- B.L. INDICATES BUILDING LINE
 - S.B.L. INDICATES SIDE BUILDING LINE
 - P.W. INDICATES PAVING WIDTH
 - U.E. INDICATES UTILITY EASEMENT
 - F.N. INDICATES FILE NUMBER
 - M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS
 - M.C.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
 - R.O.W. INDICATES RIGHT-OF-WAY
 - DOC. NO. INDICATES DOCUMENT NO.
 - CAB. INDICATES CABINET
 - SHTS. INDICATES SHEETS
 - P.O.B. INDICATES POINT OF BEGINNING
 - C.F. INDICATES CLERKS FILE NUMBER
 - INDICATES STREET NAME CHANGE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 19°26'23" W	60.00'
L2	N 70°33'37" E	55.77'
L3	N 51°03'14" E	86.40'
L4	S 59°23'53" W	72.82'
L5	N 87°22'52" E	107.62'
L6	N 51°03'14" E	86.49'
L7	S 70°33'37" W	55.77'
L8	S 25°11'00" E	71.00'
L9	N 12°25'15" E	76.00'
L10	N 52°32'59" E	120.00'
L11	S 61°10'09" E	105.00'
L12	S 51°03'14" W	86.58'
L13	S 25°11'00" E	12.89'
L14	N 28°49'51" E	59.48'
L15	N 61°10'09" W	55.00'
L16	S 61°10'09" E	55.00'
L17	N 28°49'51" E	65.63'
L18	S 52°32'59" W	74.14'
L19	N 52°32'59" E	74.14'
L20	N 25°11'00" W	20.76'
L21	S 02°35'02" E	40.04'
L22	S 61°10'09" E	140.00'
L23	S 61°10'09" E	140.00'
L24	N 45°21'05" E	157.50'
L25	N 45°21'05" E	159.48'
L26	N 64°49'00" E	144.71'
L27	N 00°06'05" E	73.16'
L28	N 51°09'11" E	20.00'
L29	S 39°20'11" E	97.12'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	370.00'	19°30'23"	125.97'	N 60°48'25" E	125.36'
C2	400.00'	19°30'23"	136.18'	N 60°48'25" E	135.52'
C3	825.00'	19°27'56"	280.28'	N 34°54'57" W	278.94'
C4	120.00'	73°28'47"	153.90'	N 07°54'32" W	143.56'
C5	300.00'	28°43'46"	150.43'	N 14°27'58" E	148.86'
C6	300.00'	12°19'09"	64.50'	N 06°15'40" E	64.38'
C7	430.00'	13°53'30"	104.25'	S 57°59'58" W	104.00'
C8	25.00'	90°07'43"	39.33'	S 19°52'52" W	35.39'
C9	800.00'	19°27'56"	271.79'	S 34°54'57" E	270.48'
C10	145.00'	73°28'47"	185.96'	S 07°54'32" E	173.47'
C11	275.00'	28°43'46"	137.89'	S 14°27'58" W	136.45'
C12	325.00'	11°22'30"	64.52'	S 05°47'21" W	64.42'
C13	100.00'	32°39'11"	56.99'	S 04°51'00" E	56.22'
C14	50.00'	247°03'55"	215.61'	N 77°38'38" W	83.36'
C15	100.00'	35°40'08"	62.25'	N 28°03'15" E	61.25'
C16	275.00'	10°07'06"	48.56'	N 05°09'38" E	48.50'
C17	325.00'	28°43'46"	162.96'	N 14°27'58" E	161.26'
C18	25.00'	90°00'00"	39.27'	N 16°10'09" W	35.36'
C19	60.00'	180°00'00"	188.49'	N 28°49'51" E	120.00'
C20	25.00'	90°00'00"	39.27'	N 73°49'51" E	35.36'
C21	95.00'	73°28'47"	121.83'	N 07°54'32" W	113.65'
C22	850.00'	1°37'25"	24.09'	N 43°50'13" W	24.09'
C23	25.00'	84°25'31"	36.84'	N 85°14'15" W	33.59'
C24	60.00'	180°00'00"	188.50'	N 37°27'01" W	120.00'
C25	25.00'	84°25'31"	36.84'	N 10°20'13" E	33.59'
C26	850.00'	6°41'33"	99.28'	N 28°31'46" W	99.23'
C27	25.00'	84°15'24"	36.76'	N 67°18'41" W	33.54'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.261	11,348	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.274	11,916	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.132	5,733	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES/ACCESS
D	0.064	2,800	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
E	0.073	3,170	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES
F	0.068	2,950	RESTRICTED TO LANDSCAPE/OPEN SPACE
G	9.725	423,626	RESTRICTED TO LANDSCAPE/OPEN SPACE/LIFT STATION/DETENTION
H	0.189	8,224	RESTRICTED TO LIFT STATION
TOTAL	10.786	469,767	

SIDELINE SETBACKS 15' OR GREATER		
BLOCK	LOT	
1	LOT 12, LOT 13	
1	LOT 14, LOT 25	
1	LOT 26, LOT 27	
1	LOT 31, LOT 32	
1	LOT 33, LOT 34	
TOTAL PERCENTAGE	29%	

- NOTES:**
- 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.
 - ALL BEARINGS ARE REFERENCED TO THE 1927 TEXAS STATE PLANE COORDINATE SYSTEM, LAMBERT PROJECTION, CENTRAL ZONE.
 - ALL SPLIT UTILITY EASEMENTS EXTEND EQUAL DISTANCE EITHER SIDE OF PROPERTY LINES UNLESS OTHERWISE SHOWN.
 - LOTS ADJACENT TO RESTRICTED RESERVES RESTRICTED TO OPEN SPACE ARE DENIED DIRECT DRIVEWAY ACCESS ACROSS SAID RESERVES.
 - THE FOLLOWING RESTRICTIONS SHALL PERTAIN TO ANY DRAINAGE EASEMENT CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT.
 - PROHIBITS ALL PROPERTIES ABUTTING THE EASEMENT FROM THE CONSTRUCTION OF FENCES OR BUILDINGS, WHETHER TEMPORARY OR PERMANENT, AND THE INSTALLATION OR MAINTENANCE OF PLANTING OR OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY WITHIN THE DRAINAGE EASEMENT.
 - PROHIBITS ANY PROPERTY ABUTTING THE DRAINAGE EASEMENT FROM DRAINAGE DIRECTLY INTO THE DRAINAGE EASEMENT EXCEPT BY MEANS OF A DRAINAGE STRUCTURE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING OR THE AUTHORIZED PUBLIC DRAINAGE OR FLOOD CONTROL OFFICIAL.
 - PER SECTION 2.5 OF THE AMENDED DEVELOPMENT AGREEMENT DATED AUGUST 8, 2023, ALL SIDE LOT SETBACKS TO BE 5 FEET UNLESS SHOWN OTHERWISE.
 - THIS PLAT MAY BE AFFECTED BY VARIOUS BLANKET EASEMENTS GRANTED TO DOBBIN-PLANTERSVILLE WATER SUPPLY CORPORATION, AND MID-SOUTH ELECTRIC COOPERATIVE, INC. AS EVIDENCED BY DOCUMENTS FILE UNDER CLERK'S FILE NO. 8308895, 99076969, 2000-068069, 2001-110343 AND 2007-008577 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
 - ALL RESIDENTIAL LOTS SHALL HAVE A 10' REAR BUILD LINE IN ACCORDANCE WITH SECTION 98-122(A) OF THE CODE OF ORDINANCES FOR THE CITY OF MONTGOMERY, TEXAS
 - A ONE-FOOT STRIP IS RESERVED AS A BUFFER SEPARATION ALONG AND BETWEEN THE SIDE OR END OF ALL STREETS IN THIS SUBDIVISION PLAT WHERE SUCH STREETS ADJACENT TRACTS. AT SUCH TIME AS THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVES AT SUCH LOCATIONS THAT ABUT LAND IN ADJOINING TRACTS THAT HAS BEEN DEDICATED TO THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND IS SHOWN FOR SUCH PURPOSE ON A RECORDED PLAT SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES.
 - ALL LANDSCAPING WITHIN THE PUBLIC RIGHTS OF WAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT LIES WITHIN ZONE "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NOS. 48339C0200G AND 48339C0350G, REVISED AUGUST 18, 2014. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS
 - A DEVELOPMENT AGREEMENT WITH AMENDMENTS BETWEEN THE CITY OF MONTGOMERY AND THE DEVELOPER ALLOWS FOR VARIANCES TO LOT AND WIDTH AREA.

Date/Time: Fri, 17 May 2024 9:28am
 Path/Name: I:\Projects\PLATTING\2980\PLATS\Red Bird Meadows Sec 3.dwg
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