

VICINITY MAP
SCALE: 1"= 2,000'

REDBIRD MEADOWS SECTION TWO

A SUBDIVISION OF 45.28 ACRES OF LAND SITUATED IN THE
ZACHARIAS 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

67 LOTS
3 BLOCKS
8 RESERVES
19.99 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:
2929 Briarpark Drive Suite 600 Houston, Texas 77042
Phone 713.953.5200 Fax 713.953.5026
FRN - F-1386

DATE: MAY 16, 2024

SHEET 1 OF 4

2980-0101P.309

DIR: _____
 MYLAR CHECK: COORD. _____
 Date: May 16, 2024 11:46 AM
 Path Name: I:\Projects\PLATTING\2980\PLATS\Red Bird Meadows Sec 2.dwg

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

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

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

BENCHMARK:
3" BRASS DISC SET IN A 6" CONC. COLUMN
3" DEEP BURIED FLUSH WITH NATURAL
GROUND, STAMPED "REDBIRD 1"
ELEV. = 302.87' (NAVD 88, GEOID2003)

CITY OF MONTGOMERY MONUMENT 1
X: 376481.91322
Y: 10135441.47530
ELEV: 239.700 (NAVD 88, GEOID2003)

CITY OF MONTGOMERY MONUMENT 2
X: 3757800.73970
Y: 10131555.69490
ELEV: 301.880 (NAVD 88, GEOID2003)

100 50 0 100
SCALE: 1"=100'

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

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.479	20,882	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	1.191	51,897	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.064	2,779	RESTRICTED TO LANDSCAPE/OPEN SPACE
D	0.098	4,262	RESTRICTED TO DRAINAGE/UTILITIES
E	0.096	4,163	RESTRICTED TO DRAINAGE/UTILITIES
F	0.302	13,151	RESTRICTED TO LANDSCAPE/OPEN SPACE
G	0.104	4,547	RESTRICTED TO LANDSCAPE/OPEN SPACE
H	17.664	769,462	RESTRICTED TO DRAINAGE/DETENTION/LANDSCAPE/OPEN SPACE
TOTAL	19.998	871,143	

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

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	25.00'	85°46'06"	37.42'	N 80°33'54" E	34.03'
C2	270.00'	17°26'05"	82.16'	S 47°50'01" E	81.84'
C3	1570.00'	23°19'10"	638.99'	S 69°04'06" E	634.59'
C4	25.00'	87°36'01"	38.22'	S 55°23'04" W	34.61'
C5	250.00'	13°33'45"	59.18'	S 18°21'55" W	59.04'
C6	430.00'	14°59'37"	112.53'	S 32°38'36" W	112.20'
C7	25.00'	84°53'23"	37.04'	N 82°35'06" E	33.74'
C8	470.00'	40°44'53"	334.26'	S 34°35'46" E	327.26'
C9	240.00'	88°27'21"	370.52'	S 83°20'39" E	334.81'
C10	500.00'	16°20'34"	142.62'	S 60°35'58" W	142.14'
C11	400.00'	57°11'12"	399.24'	N 40°10'39" E	382.87'
C12	300.00'	51°37'12"	270.28'	N 25°14'38" E	261.23'
C13	150.00'	35°46'05"	93.64'	N 49°06'58" W	92.13'
C14	80.00'	69°10'05"	96.58'	N 13°21'17" E	90.82'
C15	2500.00'	6°18'34"	275.30'	N 51°05'37" E	275.17'
C16	400.00'	17°22'09"	121.26'	N 29°54'50" W	120.80'
C17	1610.29'	23°05'59"	649.22'	N 69°15'56" W	644.83'
C18	210.00'	88°27'21"	324.21'	S 83°20'39" E	292.96'
C19	530.00'	1°10'16"	10.83'	N 53°00'49" E	10.83'
C20	25.00'	84°49'52"	37.01'	N 11°11'01" E	33.73'
C21	125.00'	16°03'19"	35.03'	N 39°15'35" W	34.91'
C22	50.00'	57°09'22"	49.88'	N 75°51'56" W	47.84'
C23	50.00'	254°42'28"	222.27'	N 22°54'37" E	79.49'
C24	100.00'	25°39'31"	44.78'	S 42°33'54" E	44.41'
C25	175.00'	24°09'44"	73.80'	S 43°18'47" E	73.25'
C26	25.00'	84°49'52"	37.01'	S 37°38'51" E	33.73'
C27	530.00'	4°50'03"	44.72'	N 66°21'14" E	44.70'
C28	25.00'	90°00'00"	39.27'	N 23°46'15" E	35.36'
C29	375.00'	17°22'09"	113.68'	N 29°54'50" W	113.25'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C30	100.00'	33°33'26"	58.57'	N 55°22'38" W	57.74'
C31	50.00'	247°06'53"	215.65'	N 51°24'06" E	83.33'
C32	100.00'	33°33'26"	58.57'	S 21°49'11" E	57.74'
C33	25.00'	90°00'00"	39.27'	S 83°35'54" E	35.36'
C34	60.00'	180°00'00"	188.50'	S 38°35'54" E	120.00'
C35	25.00'	83°19'18"	36.70'	S 09°44'27" W	33.24'
C36	425.00'	10°41'27"	79.30'	S 26°34'29" W	79.19'
C37	25.00'	90°16'18"	39.39'	S 66°21'54" E	35.44'
C38	370.00'	39°34'24"	255.55'	N 48°42'44" E	250.50'
C39	150.00'	17°20'29"	45.40'	N 20°15'18" E	45.23'
C40	25.00'	87°50'37"	38.33'	N 32°20'16" W	34.68'
C41	430.00'	43°37'27"	327.40'	S 46°57'31" W	319.55'
C42	25.00'	90°00'00"	39.27'	S 23°46'15" W	35.36'
C43	105.00'	69°10'05"	126.76'	S 13°21'17" W	119.20'
C44	2525.00'	6°18'34"	278.06'	S 51°05'37" W	277.92'
C45	100.00'	33°33'26"	58.57'	S 37°28'11" W	57.74'
C46	50.00'	247°06'53"	215.65'	N 35°45'06" W	83.33'
C47	100.00'	33°33'26"	58.57'	N 71°01'37" E	57.74'
C48	2475.00'	6°18'34"	272.55'	N 51°05'37" E	272.41'
C49	55.00'	69°10'05"	66.40'	N 13°21'17" E	62.44'
C50	25.00'	90°00'00"	39.27'	N 66°13'45" W	35.36'
C51	470.00'	16°20'34"	134.06'	S 60°35'58" W	133.61'
C52	270.00'	26°56'47"	126.98'	S 65°54'04" W	125.81'
C53	25.00'	75°09'52"	32.80'	S 41°47'31" W	30.50'
C54	330.00'	46°50'38"	269.80'	S 27°37'54" W	262.35'
C55	270.00'	45°01'12"	212.15'	N 28°32'38" E	206.74'
C56	25.00'	85°05'25"	37.13'	N 36°30'40" W	33.81'
C57	270.00'	39°56'25"	188.21'	N 59°05'10" W	184.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 37°40'51" E	16.42'
L2	N 28°56'42" E	139.23'
L3	N 33°52'07" E	65.00'
L4	N 46°19'52" E	124.91'
L5	S 09°16'19" W	15.21'
L6	S 11°35'03" W	104.05'
L7	S 25°08'48" W	64.05'
L8	S 75°46'41" W	124.91'
L9	S 31°13'55" W	21.30'
L10	S 13°45'56" E	64.30'
L11	S 02°49'53" E	76.07'
L12	S 11°59'15" W	77.19'
L13	S 08°44'43" E	186.82'
L14	S 39°18'37" E	124.68'
L15	S 66°30'56" E	170.73'
L16	S 80°23'56" E	121.11'
L17	S 17°54'08" E	22.59'
L18	S 72°05'52" W	121.65'
L19	N 52°25'41" E	103.27'
L20	N 00°33'58" W	20.92'
L21	N 51°03'14" E	10.14'
L22	N 67°00'00" W	35.50'
L23	S 21°13'45" E	84.66'
L24	N 52°25'41" E	103.27'
L25	N 31°13'55" W	76.37'
L26	S 31°13'55" E	76.37'
L27	N 21°13'45" W	29.66'
L28	S 38°35'54" E	36.67'
L29	N 51°24'06" E	80.00'
L30	S 51°24'06" W	83.05'
L31	S 21°13'45" E	29.66'
L32	S 54°14'54" W	62.08'

LINE TABLE		
LINE	BEARING	DISTANCE
L33	N 54°14'54" E	62.08'
L34	S 68°46'15" W	54.59'
L35	S 52°25'41" W	103.27'
L36	S 51°03'14" W	10.05'
L37	N 51°03'14" E	10.23'
L38	S 83°35'54" E	21.21'
L39	N 51°24'06" E	100.49'
L40	N 31°29'19" E	95.84'
L41	N 07°13'19" E	103.55'
L42	N 66°13'45" W	21.21'
L43	S 68°46'15" W	124.49'
L44	S 60°27'47" E	142.77'
L45	N 60°27'47" W	142.77'
L46	S 35°45'06" E	145.34'
L47	N 35°45'06" W	135.68'
L48	S 81°15'05" E	44.76'
L49	S 58°46'05" W	179.92'
L50	S 21°17'10" E	77.99'
L51	N 36°17'51" W	68.17'
L52	N 38°35'54" W	75.50'
L53	N 64°26'35" W	92.37'
L54	S 40°14'18" E	140.00'
L55	N 08°27'27" W	68.17'
L56	N 21°13'45" W	78.06'
L57	S 59°30'18" W	6.99'
L58	N 56°23'51" E	20.00'
L59	S 56°23'51" W	7.88'
L60	S 40°05'06" E	59.17'
L61	S 49°54'54" W	20.00'
L62	S 36°09'54" E	16.48'
L63	N 52°01'46" E	123.81'
L64	N 71°55'21" E	68.16'

SIDELINE SETBACKS 15' OR GREATER	
BLOCK	LOT
1	LOT 14, LOT 15
2	LOT 6, LOT 7
2	LOT 7, LOT 8
2	LOT 8, LOT 9
2	LOT 10, LOT 11
2	LOT 11, LOT 12
2	LOT 17, LOT 18
2	LOT 18, LOT 19
2	LOT 20, LOT 21
2	LOT 22, LOT 23
3	LOT 13, LOT 14
3	LOT 13, LOT 14
3	LOT 22, LOT 23
TOTAL PERCENTAGE	39%

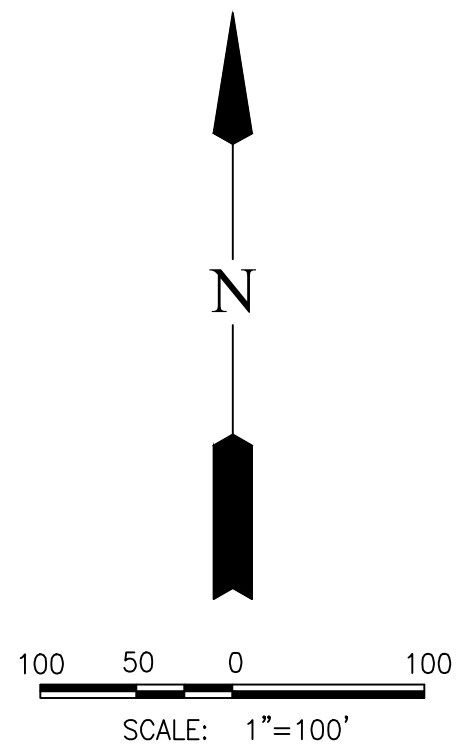
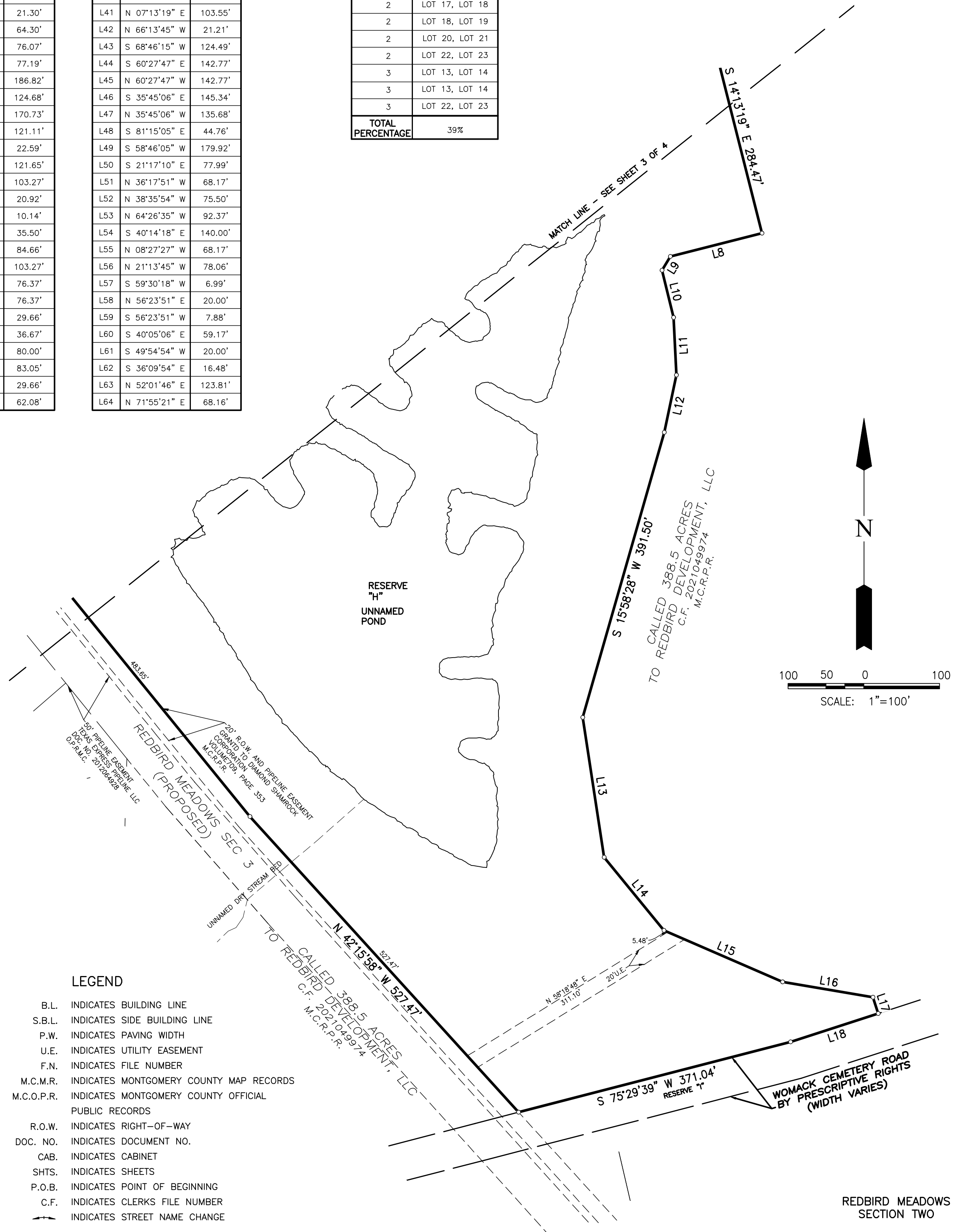
BLOCK 1		
LOT NO.	SQ.FT.	ACREAGE
1	15,343	0.352
2	14,268	0.328
3	11,717	0.269
4	9,800	0.225
5	9,800	0.225
6	9,800	0.225
7	9,800	0.225
8	9,800	0.225
9	9,800	0.225
10	9,800	0.225
11	9,800	0.225
12	9,800	0.225
13	9,800	0.225
14	10,150	0.233
15	11,774	0.270

BLOCK 2		
LOT NO.	SQ.FT.	ACREAGE
1	10,782	0.248
2	10,516	0.241
3	14,085	0.323
4	14,421	0.331
5	13,493	0.310
6	10,956	0.252
7	12,826	0.294
8	19,157	0.440
9	19,327	0.444
10	16,397	0.376
11	13,849	0.318
12	13,434	0.308
13	13,013	0.299
14	12,134	0.279

BLOCK 2		
LOT NO.	SQ.FT.	ACREAGE
15	12,012	0.276
16	10,947	0.251
17	11,632	0.267
18	13,274	0.305
19	23,881	0.548
20	19,097	0.438
21	27,795	0.638
22	14,869	0.341
23	20,938	0.481
24	17,435	0.400
25	15,221	0.349
26	13,346	0.306
27	10,031	0.230

BLOCK 3		
LOT NO.	SQ.FT.	ACREAGE
1	9,687	0.222
2	9,800	0.225
3	11,574	0.266
4	14,913	0.342
5	12,715	0.292
6	10,421	0.239
7	10,571	0.243
8	10,872	0.250
9	11,126	0.255
10	10,984	0.252
11	16,822	0.386
12	16,169	0.371
13	19,863	0.456

BLOCK 3		
LOT NO.	SQ.FT.	ACREAGE
14	13,470	0.309
15	11,111	0.255
16	10,431	0.239
17	10,158	0.233
18	10,141	0.233
19	14,302	0.328
20	10,588	0.243
21	11,262	0.259
22	12,360	0.284
23	10,563	0.242
24	11,230	0.258
25	12,994	0.298



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 FILED 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 ABUT 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.

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
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REDBIRD MEADOWS SECTION TWO

SHEET 4 OF 4

2980-0101P.309