



September 27, 2023

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

Re: Submission of Preliminary Plat
Redbird Meadows Sec. 3 (Dev. No. 2006)
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.

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".

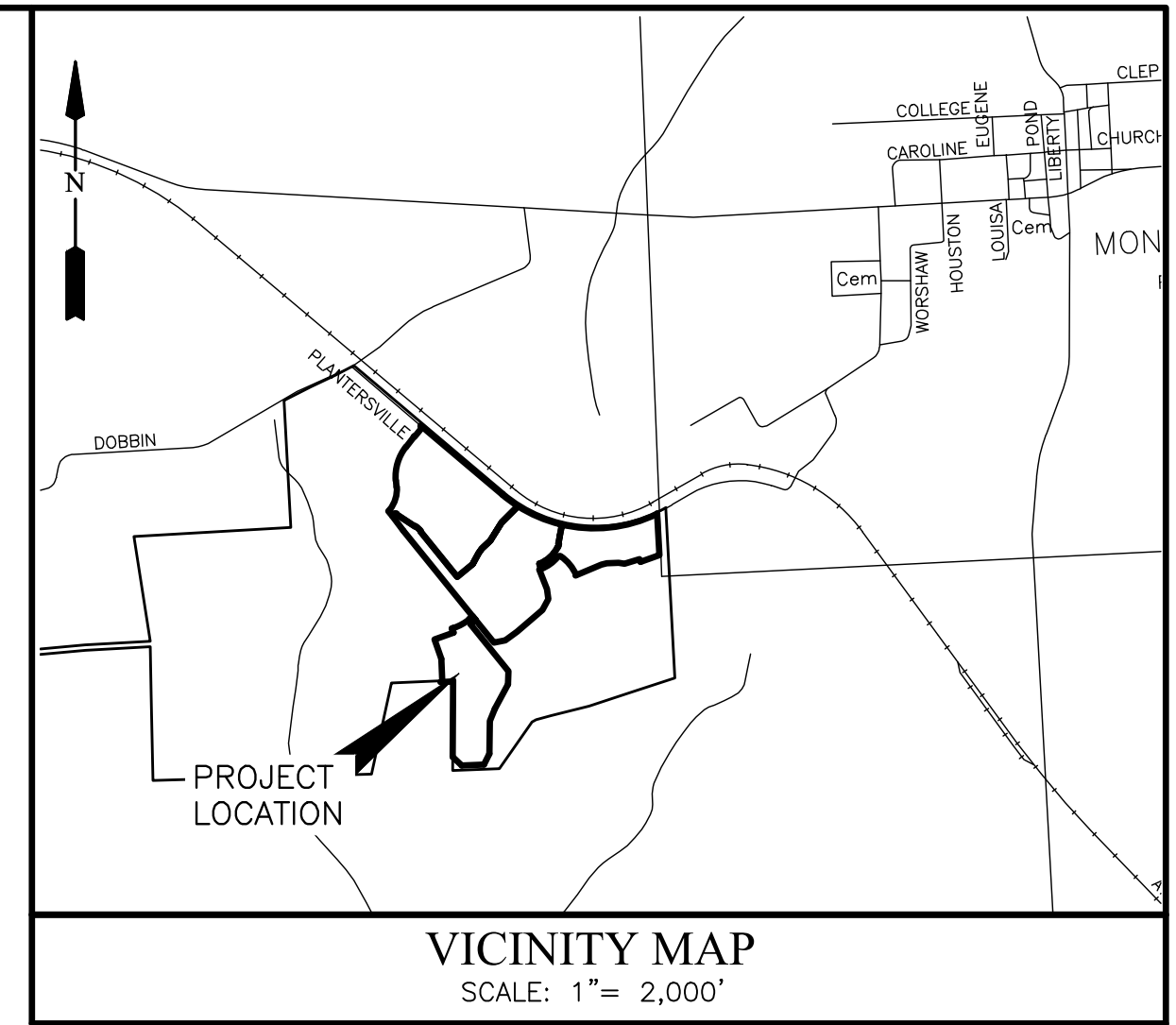
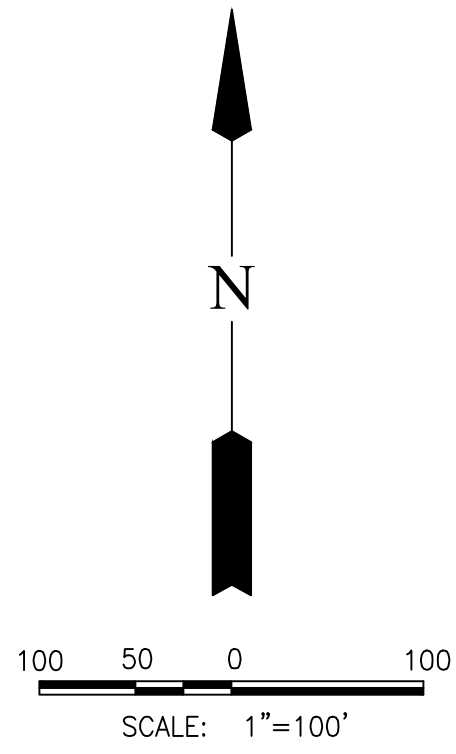
Chris Roznovsky, PE
Engineer for the City

CVR/zlgt

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2023\2023.09.27 MEMO TO P&Z RE Redbird Meadows 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



REDBIRD MEADOWS SECTION THREE

A SUBDIVISION OF 29.08 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
8 RESERVES
12.43 ACRES IN RESERVE

SURVEYOR:

LJA Surveying, Inc.
3600 W Sam Houston Parkway S Phone 713.953.5200
Suite 175 Fax 713.953.5026
Houston, Texas 77042 T.B.P.E.L.S. Firm No. 10194382

ENGINEER:

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

DATE: SEPTEMBER 27, 2023

SHEET 1 OF 4

2980-0101P.309

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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 _____, 2023.

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 _____, 20____.

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 _____, 20____.

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 _____, 2023, AT _____ O'CLOCK _____M., AND DULY RECORDED ON _____, 2023, 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



CITY OF MONTGOMERY MONUMENT 1
 X: 376481.91322
 Y: 10135441.47530
 ELEV: 239.700 (NAVD 88, GEOD2003)

CITY OF MONTGOMERY MONUMENT 2
 X: 375800.73970
 Y: 10131535.69490
 ELEV: 301.880 (NAVD 88, GEOD2003)

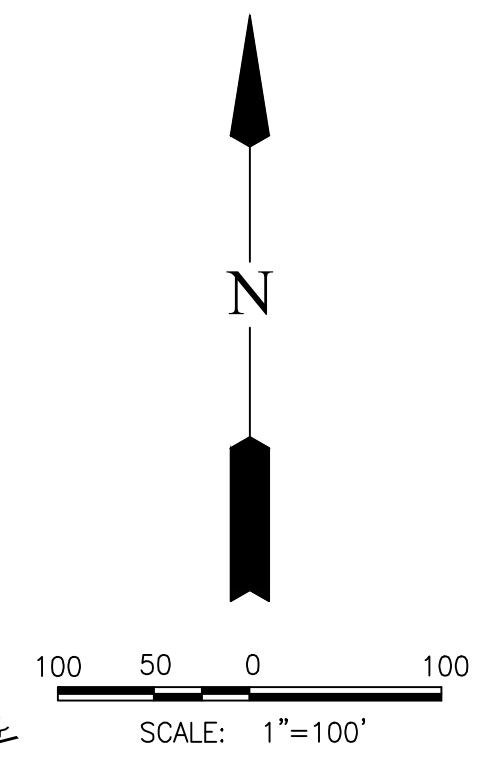
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.261	11,348	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.274	11,916	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.132	5,733	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES/ACCESS
D	0.064	2,800	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
E	0.073	3,170	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES
F	0.068	2,950	RESTRICTED TO LANDSCAPE/OPEN SPACE
G	9.914	431,850	RESTRICTED TO LANDSCAPE/OPEN SPACE/LIFT STATION/DETENTION
TOTAL	10.786	469,767	

SIDELINE SETBACKS 15' OR GREATER	
BLOCK	LOT
1	LOT 12, LOT 13
1	LOT 13, LOT 14
1	LOT 31, LOT 32
1	LOT 32, LOT 33
1	LOT 33, LOT 34

- 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
 - INDICATES STREET NAME CHANGE

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	S 87°22'52" W	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 51°09'50" E	20.00'

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'	24°7'03'55"	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"	188.50'	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'



BLOCK 1		
LOT NO.	SQ.FT.	ACREAGE
1	13,307	0.305
2	14,315	0.329
3	14,138	0.325
4	13,328	0.306
5	12,433	0.285
6	12,229	0.281
7	15,382	0.353
8	15,795	0.363
9	13,261	0.304
10	11,200	0.257
11	11,200	0.257
12	11,967	0.275
13	14,915	0.342
14	11,594	0.266
15	11,203	0.257
16	11,598	0.266
17	19,857	0.456

BLOCK 1		
LOT NO.	SQ.FT.	ACREAGE
18	21,247	0.488
19	25,915	0.595
20	17,906	0.411
21	17,538	0.403
22	17,200	0.395
23	19,226	0.441
24	23,215	0.533
25	14,963	0.343
26	29,607	0.680
27	29,047	0.667
28	26,403	0.606
29	14,580	0.335
30	13,502	0.310
31	28,250	0.649
32	28,572	0.656
33	26,898	0.617
34	15,504	0.356

- 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 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.

CALLED 49.956 ACRES
 TO SCOTT T. KAMMERER
 AND WIFE, KIMBERLY K. KAMMERER
 C.F. No. 2206-111859
 M.C.O.P.R.P.

WEST DEED LINE
 C.F. No. 2003-152894
 M.C.O.P.R.P.

CALLLED 15.1045 ACRES
 TO LESTER W. GALLATIN AND
 CYNTHIA J. GALLATIN
 C.F. No. 2203-152894
 M.C.O.P.R.P.

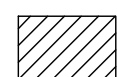



RED BIRD MEADOWS
 SECTION THREE

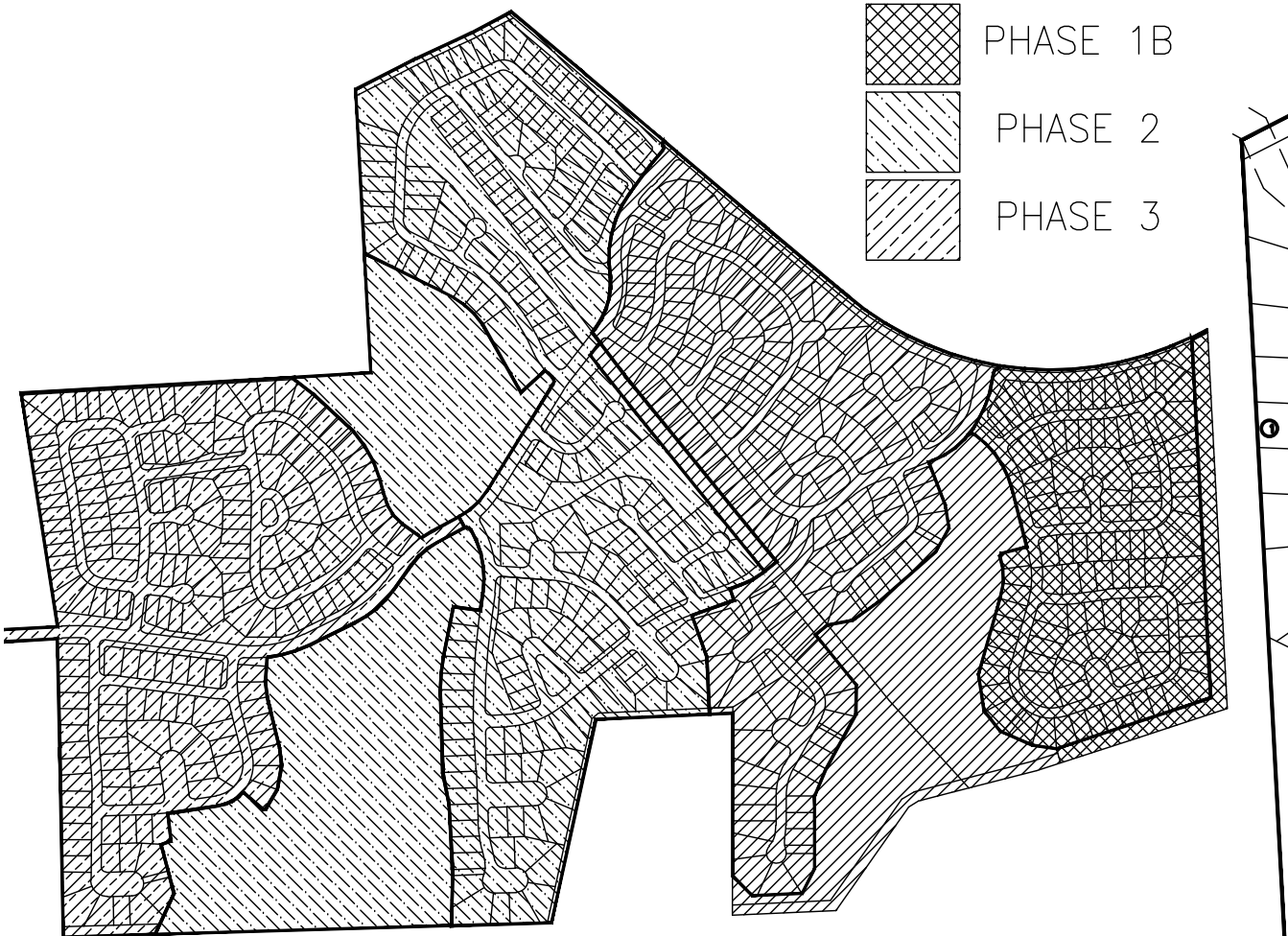
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

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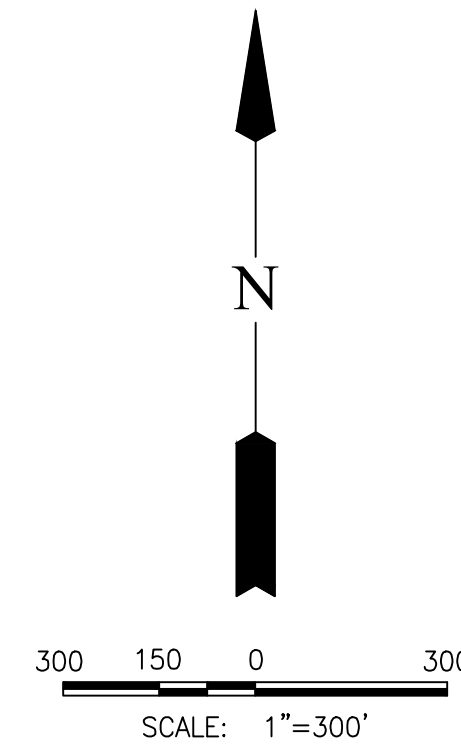
PHASE KEY N.T.S.

-  PHASE 1A
-  PHASE 1B
-  PHASE 2
-  PHASE 3



15'/20% KEY

-  INDICATES LOT-LINES WITH A 10' CLEAR DISTANCE BETWEEN BUILDING PADS
-  INDICATES LOT-LINES WITH A 15' CLEAR DISTANCE BETWEEN BUILDING PADS, A TYPICAL 7.5'/7.5' (15' TOTAL) B.L. SHOWN
- 250 - SHARED LOT LINES TOTAL
- 199 - 10' CLEAR PAD DISTANCE LOT LINES TOTAL (GREEN)
- 51 - 15' CLEAR PAD DISTANCE LOT LINES TOTAL (ORANGE)
- 20%, 15' CLEAR PAD DISTANCE FOR PHASE I
- NOTE: PHASE I INCLUDES SECTIONS 1-6



PHASE 1A
 60' LOTS - 73
 70' LOTS - 64
 80' LOTS - 37
 174 TOTAL LOTS

PHASE 2
 60' LOTS - 66
 70' LOTS - 65
 80' LOTS - 72
 203 TOTAL LOTS

RESIDENTIAL AC. - 200.285 AC.
 ROW AC. - 58.813 AC.
 ACCESS RESERVE AC. - 7.538 AC.
 RESERVE AC. - 118.641 AC.
 TOTAL - 385.277 AC.

PHASE 1B
 60' LOTS - 27
 70' LOTS - 32
 80' LOTS - 53
 112 TOTAL LOTS

PHASE 3
 60' LOTS - 69
 70' LOTS - 59
 80' LOTS - 65
 193 TOTAL LOTS

TOTAL LOT YIELD IS 682
 60' LOTS - 235 TOTAL
 70' LOTS - 220 TOTAL
 80' LOTS - 227 TOTAL

REDBIRD MEADOWS
 EXHIBIT -
 15' SIDE DISTANCE/20%

September 27, 2023

JOB NO. 2980-0000-000

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
 SHEET 4 of 4