



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.1 (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".

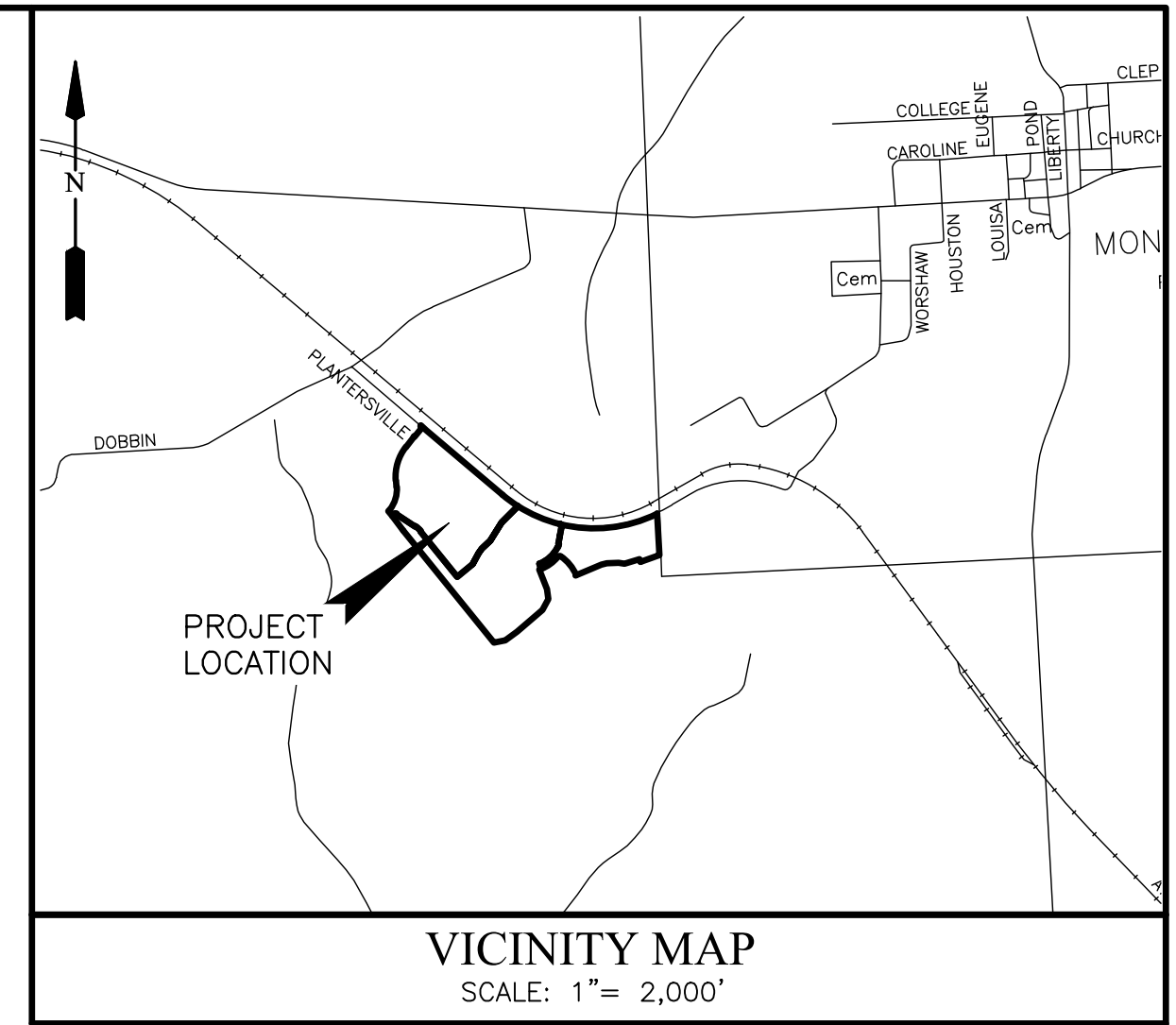
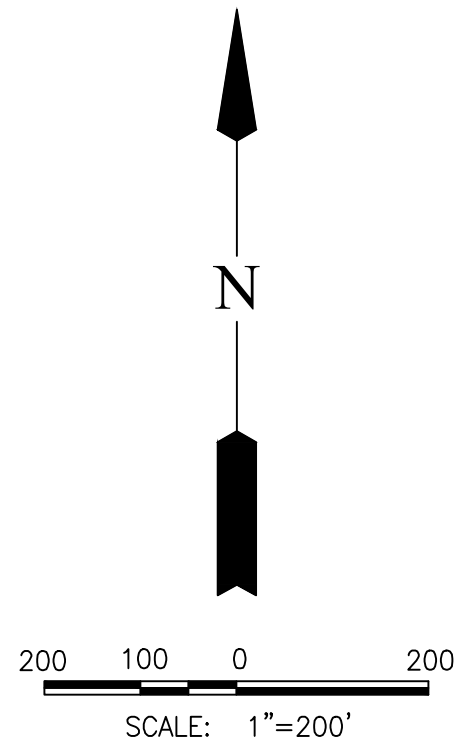
Chris Roznovsky, PE
Engineer for the City

CVR/zlgt

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2023\2023.09.27 MEMO TO P&Z RE
Redbird Meadows Sec. 1 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 ONE

A SUBDIVISION OF 27.18 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

73 LOTS
3 BLOCKS
2 RESERVES
1.664 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 5

2980-0101P.309

DIR: _____
MYLAR CHECK: COORD. _____
Date: Wed, 27 Sep 2023 11:12 AM
Path Name: I:\Projects\PLATTING\2980\PLATS\Red Bird Meadows Sec 1.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 _____, 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

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

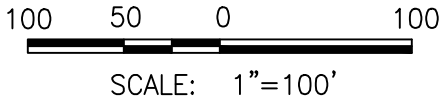
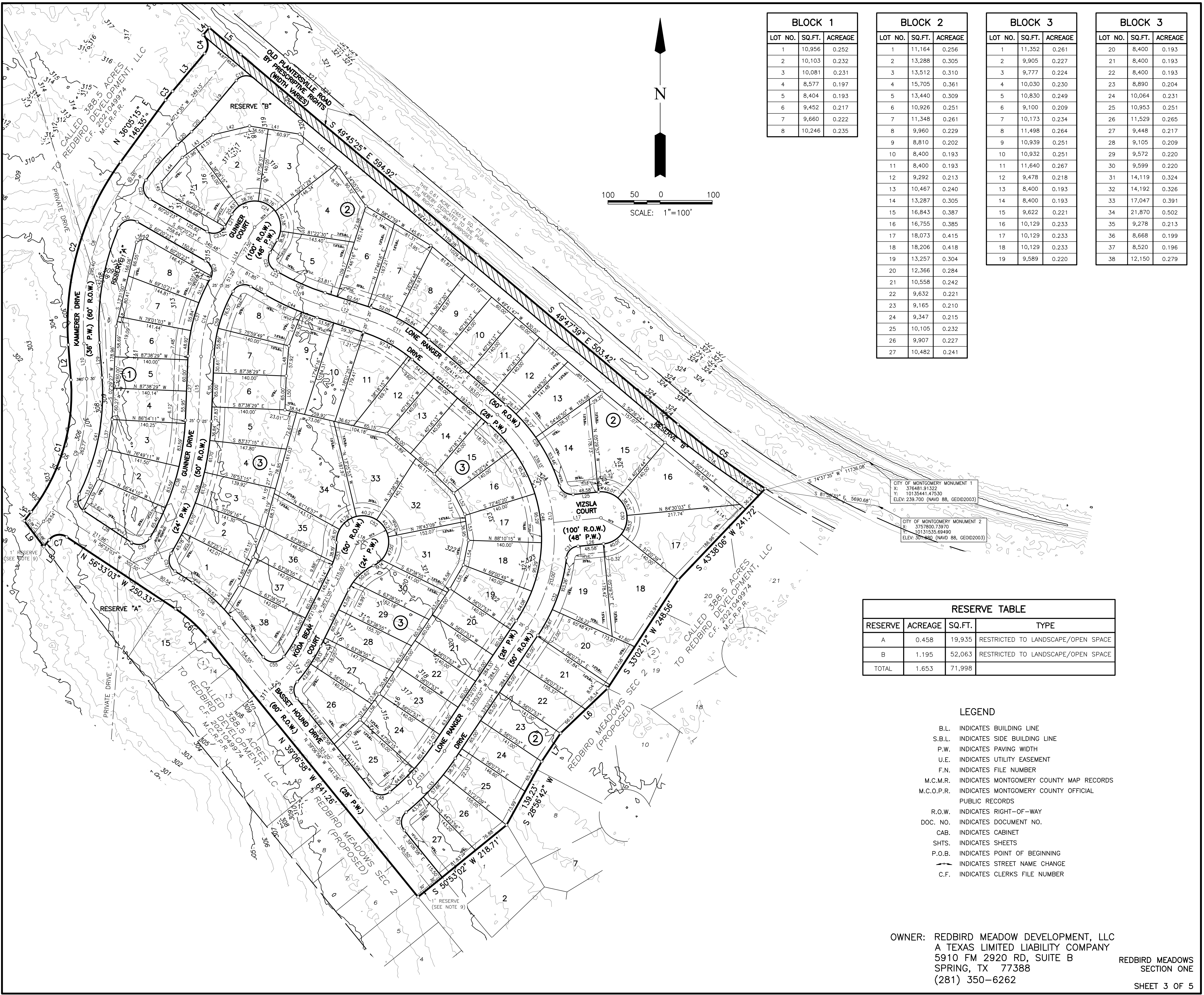
REDBIRD MEADOWS
SECTION ONE

SHEET 2 OF 5

2980-0101P.309

MYLAR CHECK: COORD. DIR.

Date Time : Wed, 27 Sep 2023 11:13:07 AM
Path Name : I:\Proj\Jask\PLATTING\2880\PLATS\Red Bird Meadows Sec 1.dwg



BLOCK 1		
LOT NO.	SQ.FT.	ACREAGE
1	10,956	0.252
2	10,103	0.232
3	10,081	0.231
4	8,577	0.197
5	8,404	0.193
6	9,452	0.217
7	9,660	0.222
8	10,246	0.235

BLOCK 2		
LOT NO.	SQ.FT.	ACREAGE
1	11,164	0.256
2	13,288	0.305
3	13,512	0.310
4	15,705	0.361
5	13,440	0.309
6	10,926	0.251
7	11,348	0.261
8	9,960	0.229
9	8,810	0.202
10	8,400	0.193
11	8,400	0.193
12	9,292	0.213
13	10,467	0.240
14	13,287	0.305
15	16,843	0.387
16	16,755	0.385
17	18,073	0.415
18	18,206	0.418
19	13,257	0.304
20	12,366	0.284
21	10,558	0.242
22	9,632	0.221
23	9,165	0.210
24	9,347	0.215
25	10,105	0.232
26	9,907	0.227
27	10,482	0.241

BLOCK 3		
LOT NO.	SQ.FT.	ACREAGE
1	11,352	0.261
2	9,905	0.227
3	9,777	0.224
4	10,030	0.230
5	10,830	0.249
6	9,100	0.209
7	10,173	0.234
8	11,498	0.264
9	10,939	0.251
10	10,932	0.251
11	11,640	0.267
12	9,478	0.218
13	8,400	0.193
14	8,400	0.193
15	9,622	0.221
16	10,129	0.233
17	10,129	0.233
18	10,129	0.233
19	9,589	0.220

BLOCK 3		
LOT NO.	SQ.FT.	ACREAGE
20	8,400	0.193
21	8,400	0.193
22	8,400	0.193
23	8,890	0.204
24	10,064	0.231
25	10,953	0.251
26	11,529	0.265
27	9,448	0.217
28	9,105	0.209
29	9,572	0.220
30	9,599	0.220
31	14,119	0.324
32	14,192	0.326
33	17,047	0.391
34	21,870	0.502
35	9,278	0.213
36	8,668	0.199
37	8,520	0.196
38	12,150	0.279

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: 10131535.69490 ELEV: 301.980 (NAVD 88, GEOID2003)

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.458	19,935	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	1.195	52,063	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	1.653	71,998	

- 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
 - C.F. INDICATES CLERKS FILE NUMBER

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

REDBIRD MEADOWS
 SECTION ONE
 SHEET 3 OF 5

MYLAR CHECK: COORD. DIR. Date Time: Wed, 27 Sep 2023 2:07:07 PM Path Name: I:\Projects\PLATTING\2980\PLATS\Red Bird Meadows Sec 1.dwg

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TOTAL	1.653	71,998	

SIDELINE SETBACKS 15' OR GREATER	
BLOCK	LOT
2	LOT 4, LOT 5
2	LOT 6, LOT 7
2	LOT 12, LOT 13
2	LOT 14, LOT 15
2	LOT 18, LOT 19
2	LOT 20, LOT 21
3	LOT 7, LOT 8
3	LOT 30, LOT 31
3	LOT 31, LOT 32
3	LOT 33, LOT 34
3	LOT 34, LOT 35

LEGEND

- B.L. INDICATES BUILDING LINE
- S.B.L. INDICATES SIDE BUILDING LINE
- P.W. INDICATES PAVING WIDTH
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- INDICATES STREET NAME CHANGE
- C.F. INDICATES CLERKS FILE NUMBER

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 37°40'51" E	21.61'
L2	N 04°11'24" W	67.60'
L3	N 40°14'35" E	94.90'
L4	N 40°25'36" E	18.76'
L5	S 49°34'24" E	79.26'
L6	S 46°19'52" W	124.91'
L7	S 33°52'07" W	65.00'
L8	S 37°40'51" W	16.42'
L9	N 37°07'58" W	62.17'
L10	S 04°11'24" E	67.60'
L11	S 37°40'51" W	29.76'
L12	S 72°13'44" E	92.88'
L13	S 50°53'02" W	54.10'
L15	N 02°21'31" E	123.43'
L16	S 33°26'57" W	37.02'
L18	N 63°38'55" W	8.00'
L19	S 40°14'35" W	94.76'
L20	S 47°05'56" W	37.65'
L21	N 29°39'37" E	27.50'
L22	S 29°39'37" W	27.50'
L23	S 60°20'23" E	6.85'
L24	S 72°13'44" E	92.88'
L25	N 84°30'03" E	48.90'
L26	S 84°30'03" W	48.90'
L27	S 02°21'31" W	123.43'
L28	N 56°33'03" W	109.94'
L29	N 04°11'24" W	67.60'
L30	S 60°20'23" E	31.84'
L31	S 72°13'44" E	92.88'
L32	N 26°21'05" E	121.13'
L33	N 39°06'58" W	96.95'
L34	N 56°33'03" W	40.83'
L35	N 02°21'31" E	123.43'
L36	S 66°35'19" W	18.02'
L37	S 09°21'12" W	58.74'
L38	S 17°44'08" W	58.66'
L39	S 26°13'52" W	66.48'
L40	N 49°41'47" W	98.79'
L41	N 80°46'40" W	97.52'
L42	S 76°29'01" W	71.64'
L43	S 53°44'42" W	73.47'
L44	S 40°23'11" W	61.67'
L45	S 08°46'24" E	18.65'
L46	S 31°27'12" W	54.85'
L47	S 21°35'59" W	60.21'
L48	S 05°06'29" W	57.92'
L49	S 21°04'11" W	69.30'
L50	N 02°21'31" E	65.00'
L51	N 45°27'58" W	52.03'
L52	N 26°54'23" W	48.26'
L53	N 07°44'57" W	48.26'
L54	N 11°24'28" E	48.26'
L55	N 29°51'37" E	52.21'
L56	N 36°32'48" E	61.51'
L57	N 46°49'17" E	68.22'
L58	N 26°21'05" E	60.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	370.00'	41°52'14"	270.39'	N 16°44'43" E	264.41'
C2	530.00'	40°16'39"	372.58'	N 15°56'56" E	364.95'
C3	300.00'	4°09'20"	21.76'	N 38°09'55" E	21.75'
C4	25.00'	89°56'22"	39.24'	N 04°43'36" W	35.34'
C5	1570.00'	7°35'27"	208.00'	S 53°36'48" E	207.85'
C6	270.00'	17°26'05"	82.16'	N 47°50'01" W	81.84'
C7	25.00'	85°46'06"	37.42'	S 80°33'54" W	34.03'
C8	500.00'	44°25'58"	387.75'	S 18°01'36" W	378.11'
C9	400.00'	41°52'14"	292.31'	S 16°44'43" W	285.85'
C10	500.00'	11°53'21"	103.75'	S 66°17'03" E	103.57'
C11	300.00'	22°31'56"	117.98'	S 60°57'45" E	117.22'
C12	310.00'	83°33'54"	452.13'	S 07°54'50" E	413.11'
C13	450.00'	17°00'55"	133.64'	S 42°22'34" W	133.15'
C14	300.00'	27°18'07"	142.95'	S 16°00'34" W	141.60'
C15	500.00'	31°05'26"	271.32'	N 17°54'14" E	268.00'
C16	300.00'	17°26'05"	91.29'	N 47°50'01" W	90.94'
C17	300.00'	23°17'57"	121.99'	N 38°00'03" E	121.16'
C18	1610.29'	8°01'10"	225.38'	N 53°42'22" W	225.20'
C19	25.00'	90°03'38"	39.30'	S 85°16'24" W	35.37'
C20	300.00'	6°51'21"	35.90'	S 43°40'15" W	35.88'
C21	470.00'	10°59'14"	90.13'	S 41°36'19" W	89.99'
C22	25.00'	96°27'05"	42.08'	S 12°06'50" E	37.29'
C23	25.00'	90°00'00"	39.27'	N 74°39'37" E	35.36'
C24	50.00'	180°00'00"	157.08'	S 60°20'23" E	100.00'
C25	25.00'	90°00'00"	39.27'	S 15°20'23" E	35.36'
C26	475.00'	11°53'21"	98.56'	S 66°17'03" E	98.39'
C27	325.00'	22°31'56"	127.81'	S 60°57'45" E	126.99'
C28	335.00'	32°10'21"	188.11'	S 33°36'37" E	185.65'
C29	25.00'	77°58'31"	34.02'	S 56°30'42" E	31.46'
C30	50.00'	180°00'00"	157.08'	S 05°29'57" E	100.00'
C31	25.00'	77°58'31"	34.02'	S 45°30'47" W	31.46'
C32	335.00'	27°20'35"	159.87'	S 20°11'49" W	158.36'
C33	475.00'	16°54'44"	140.21'	S 42°19'29" W	139.70'
C34	25.00'	89°53'48"	39.22'	S 05°49'56" W	35.32'
C35	25.00'	96°27'05"	42.08'	N 71°26'05" E	37.29'
C36	25.00'	90°12'40"	39.36'	S 15°14'03" E	35.42'
C37	325.00'	27°30'47"	156.06'	S 16°06'54" W	154.57'
C38	475.00'	28°48'05"	238.77'	S 16°45'33" W	236.27'
C39	25.00'	92°17'21"	40.27'	S 77°18'16" W	36.05'
C40	25.00'	83°03'26"	36.24'	N 15°01'20" W	33.15'
C41	430.00'	30°41'46"	230.37'	N 11°09'29" E	227.63'
C42	470.00'	27°23'56"	224.75'	N 09°30'34" E	222.62'
C43	25.00'	89°42'16"	39.14'	N 74°48'29" E	35.26'
C44	525.00'	11°53'21"	108.94'	S 66°17'03" E	108.74'
C45	275.00'	22°31'56"	108.15'	S 60°57'45" E	107.45'
C46	285.00'	83°33'54"	415.67'	S 07°54'50" E	379.79'
C47	425.00'	16°53'11"	125.26'	S 42°18'42" W	124.80'
C48	25.00'	90°07'45"	39.33'	N 84°10'50" W	35.40'
C49	25.00'	79°53'13"	34.86'	N 00°49'38" E	32.10'
C50	325.00'	14°25'10"	81.79'	N 33°33'40" E	81.58'
C51	100.00'	38°44'22"	67.61'	N 45°43'16" E	66.33'
C52	50.00'	246°16'56"	214.92'	N 58°03'01" W	83.73'
C53	100.00'	27°32'34"	48.07'	S 12°34'48" W	47.61'
C54	275.00'	10°18'06"	49.44'	S 31°30'08" W	49.38'
C55	25.00'	104°13'51"	45.48'	S 88°46'06" W	39.46'
C56	330.00'	17°26'05"	100.42'	N 47°50'01" W	100.03'
C57	25.00'	88°07'38"	38.45'	N 12°29'14" W	34.77'
C58	525.00'	29°13'04"	267.72'	N 16°58'03" E	264.83'
C59	275.00'	27°35'51"	132.46'	N 16°09'26" E	131.18'

NOTES:

1. 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.
2. ALL BEARINGS ARE REFERENCED TO THE 1927 TEXAS STATE PLANE COORDINATE SYSTEM, LAMBERT PROJECTION, CENTRAL ZONE.
3. ALL SPLIT UTILITY EASEMENTS EXTEND EQUAL DISTANCE EITHER SIDE OF PROPERTY LINES UNLESS OTHERWISE SHOWN.
4. LOTS ADJACENT TO RESTRICTED RESERVES RESTRICTED TO OPEN SPACE ARE DENIED DIRECT DRIVEWAY ACCESS ACROSS SAID RESERVES.
5. THE FOLLOWING RESTRICTIONS SHALL PERTAIN TO ANY DRAINAGE EASEMENT CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT.
 - 5.a. 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.
 - 5.b. 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.
6. PER SECTION 2.5 OF THE AMENDED DEVELOPMENT AGREEMENT DATED AUGUST 8, 2023, ALL SIDE LOT SETBACKS TO BE 5 FEET UNLESS SHOWN OTHERWISE.
7. 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.
8. 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
9. 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.
10. ALL LANDSCAPING WITHIN THE PUBLIC RIGHTS OF WAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

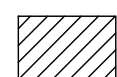



OWNER: REDBIRD MEADOW DEVELOPMENT, LLC
 A TEXAS LIMITED LIABILITY COMPANY
 5910 FM 2920 RD, SUITE B
 SPRING, TX 77388
 (281) 350-6262

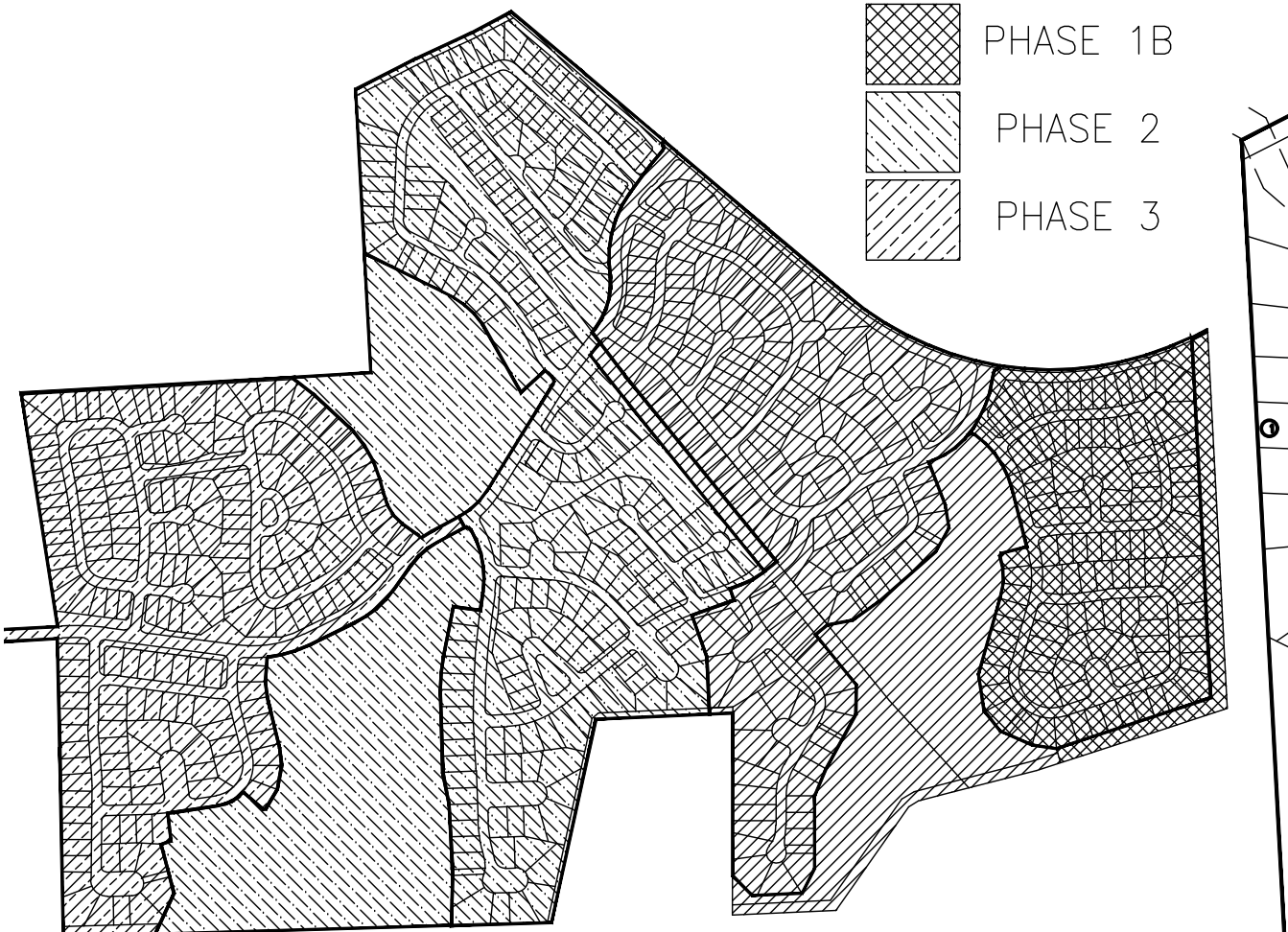
REDBIRD MEADOWS
SECTION ONE

SHEET 4 OF 5



2980-0101P.309

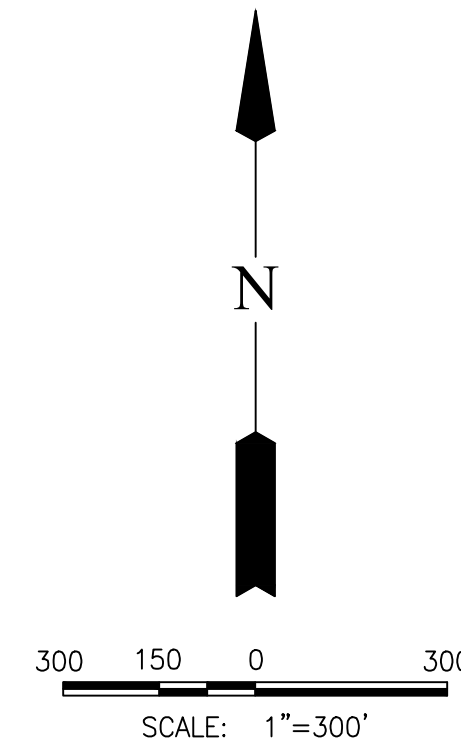
PHASE KEY N.T.S.

-  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