



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. 2 (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".

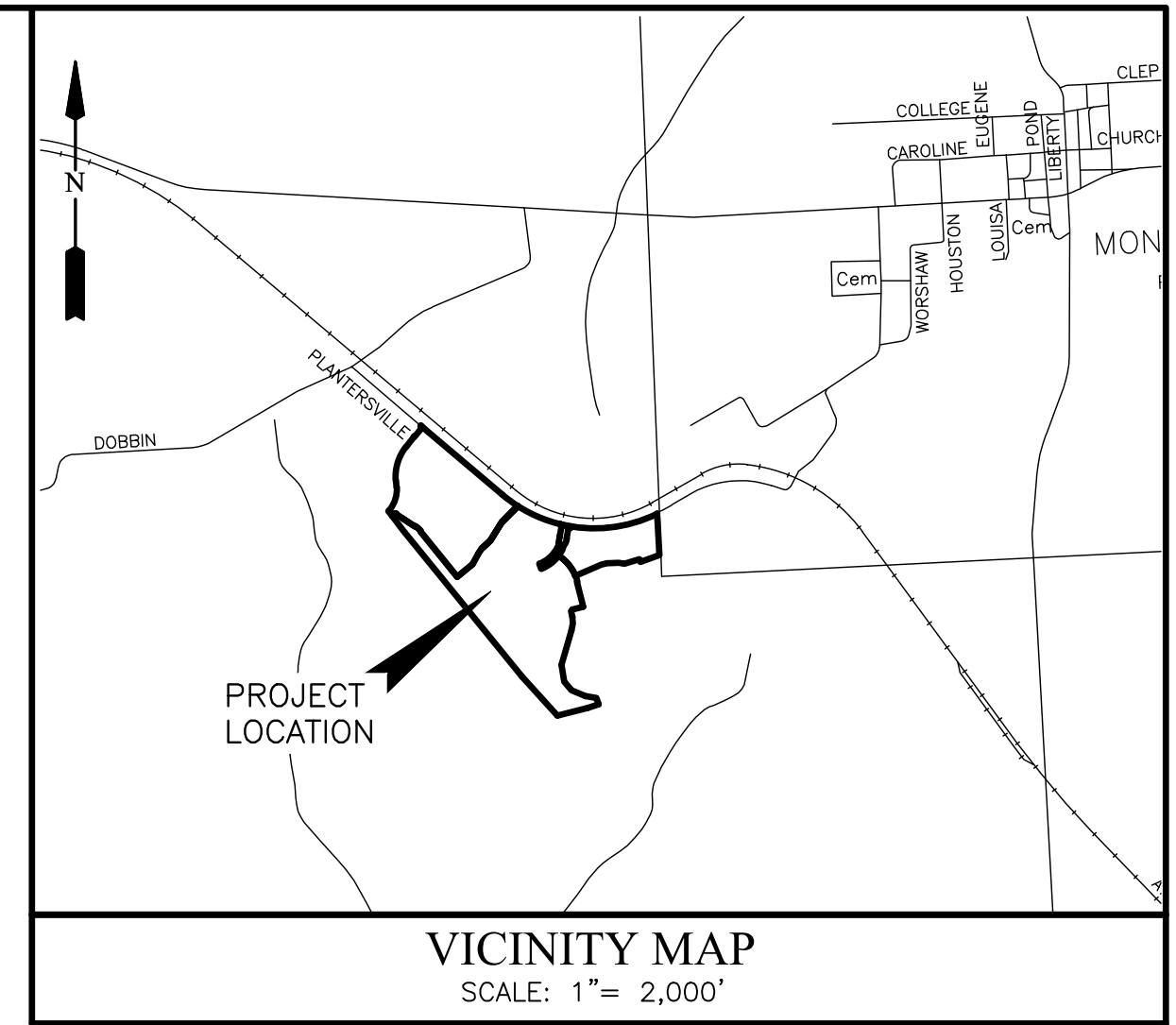
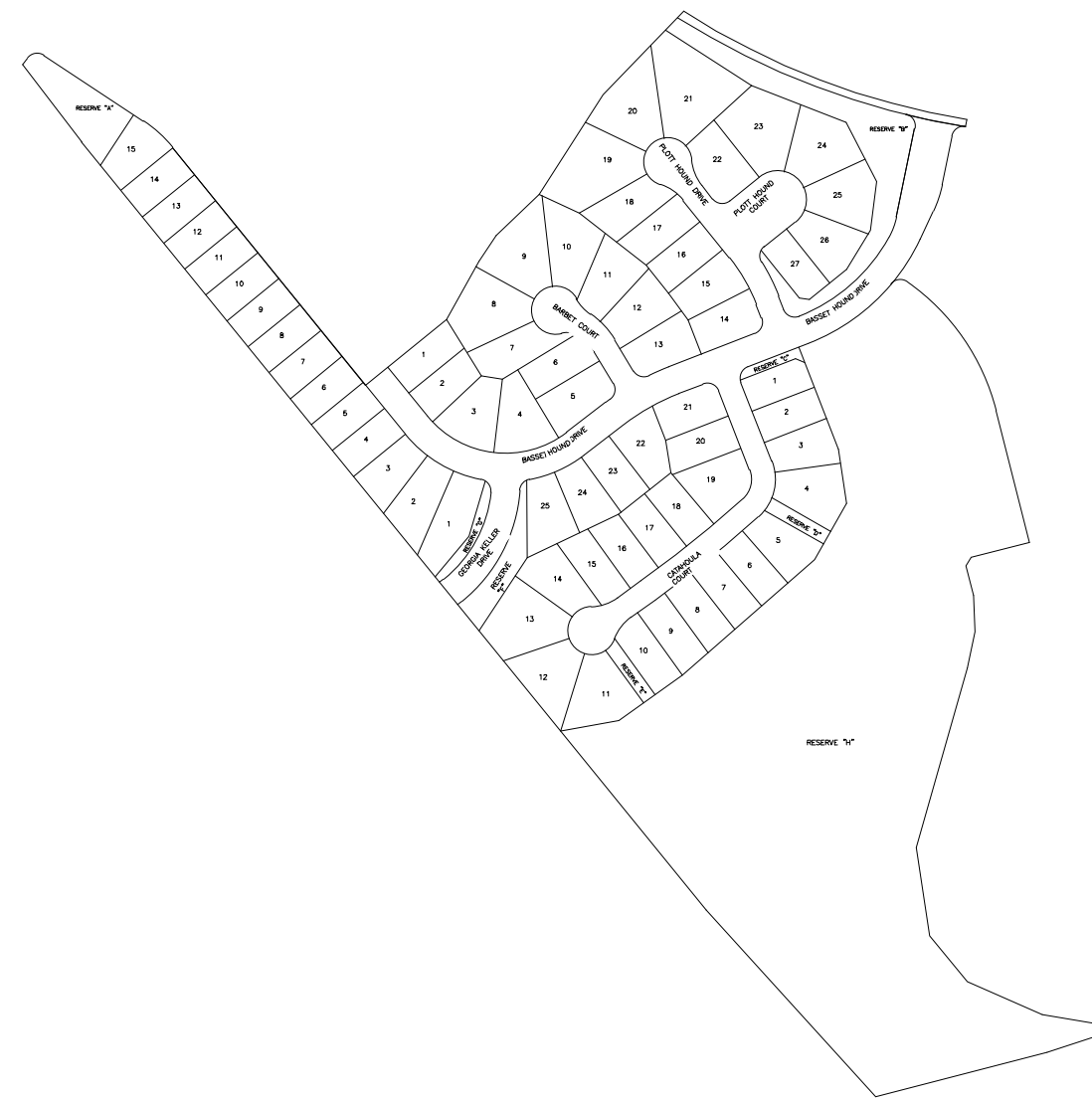
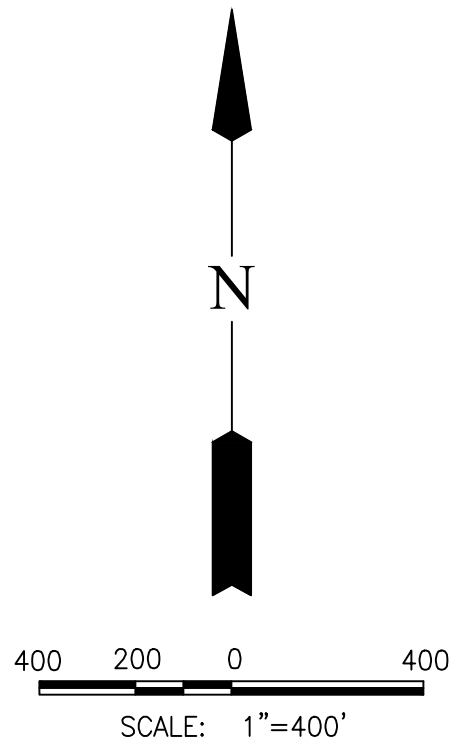
Chris Roznovsky, PE  
Engineer for the City

CVR/zlgt

Z:\00574 (City of Montgomery)\\_900 General Consultation\Correspondence\Letters\2023\2023.09.27 MEMO TO P&Z RE Redbird Meadows Sec. 2 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 TWO

A SUBDIVISION OF 45.84 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  
9 RESERVES  
20.55 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: 27 Sep 2023 11:00 AM  
Path: 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 \_\_\_\_\_, 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.

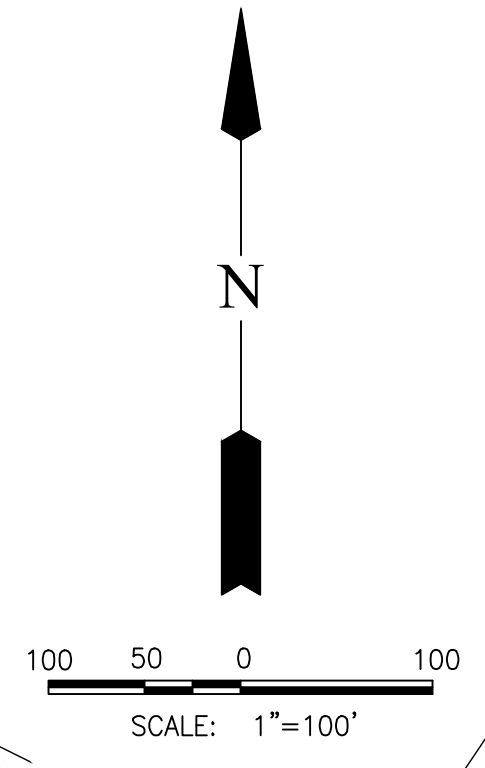
\_\_\_\_\_  
L. BRANDON STEINMANN, CLERK, COUNTY COURT,  
MONTGOMERY COUNTY, TEXAS

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: 3757800.73970  
 Y: 10131535.69490  
 ELEV: 301.880 (NAVD 88, GEOD2003)



**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

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

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

DIR: \_\_\_\_\_  
 MYLAR CHECK: COORD. \_\_\_\_\_  
 Date: 27 Sep 2023 11:10 AM  
 Path Name: I:\Projects\PLATTING\2980\PLATS\Red Bird Meadows Sec 2.dwg



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 73°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"	36.36'	S 09°44'27" W	33.24'
C36	425.00'	10°41'27"	79.30'	S 26°34'29" E	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'

LINE TABLE		
LINE	BEARING	DISTANCE
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'
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'

- 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.P.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

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	14,751	0.339
23	21,020	0.483
24	17,446	0.400
25	15,223	0.349
26	13,371	0.307
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

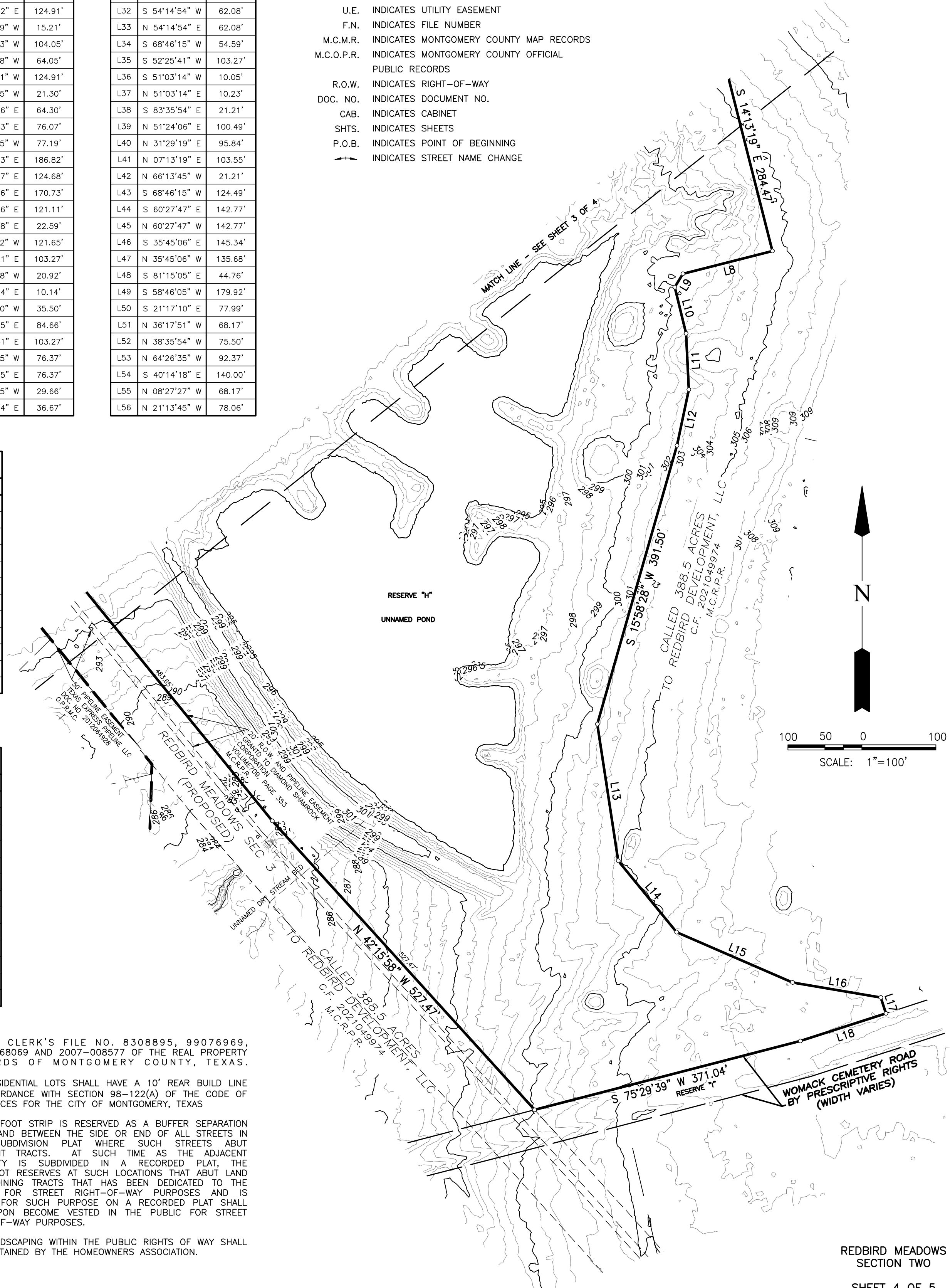
BLOCK 3		
LOT NO.	SQ.FT.	ACREAGE
14	13,470	0.309
15	11,111	0.255
16	10,431	0.239
17	10,158	0.233
18	10,141	0.233
19	14,302	0.328
20	10,588	0.243
21	11,262	0.259
22	12,360	0.284
23	10,563	0.242
24	11,230	0.258
25	12,994	0.298

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	

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

- 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 BE 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.

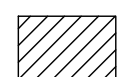


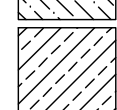
- UNDER CLERK'S FILE NO. 8308895, 99076969, 2000-068069 AND 2007-008577 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
- ALL RESIDENTIAL LOTS SHALL HAVE A 10' REAR BUILD LINE IN ACCORDANCE WITH SECTION 98-122(A) OF THE CODE OF ORDINANCES FOR THE CITY OF MONTGOMERY, TEXAS
- A ONE-FOOT STRIP 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 BE 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.

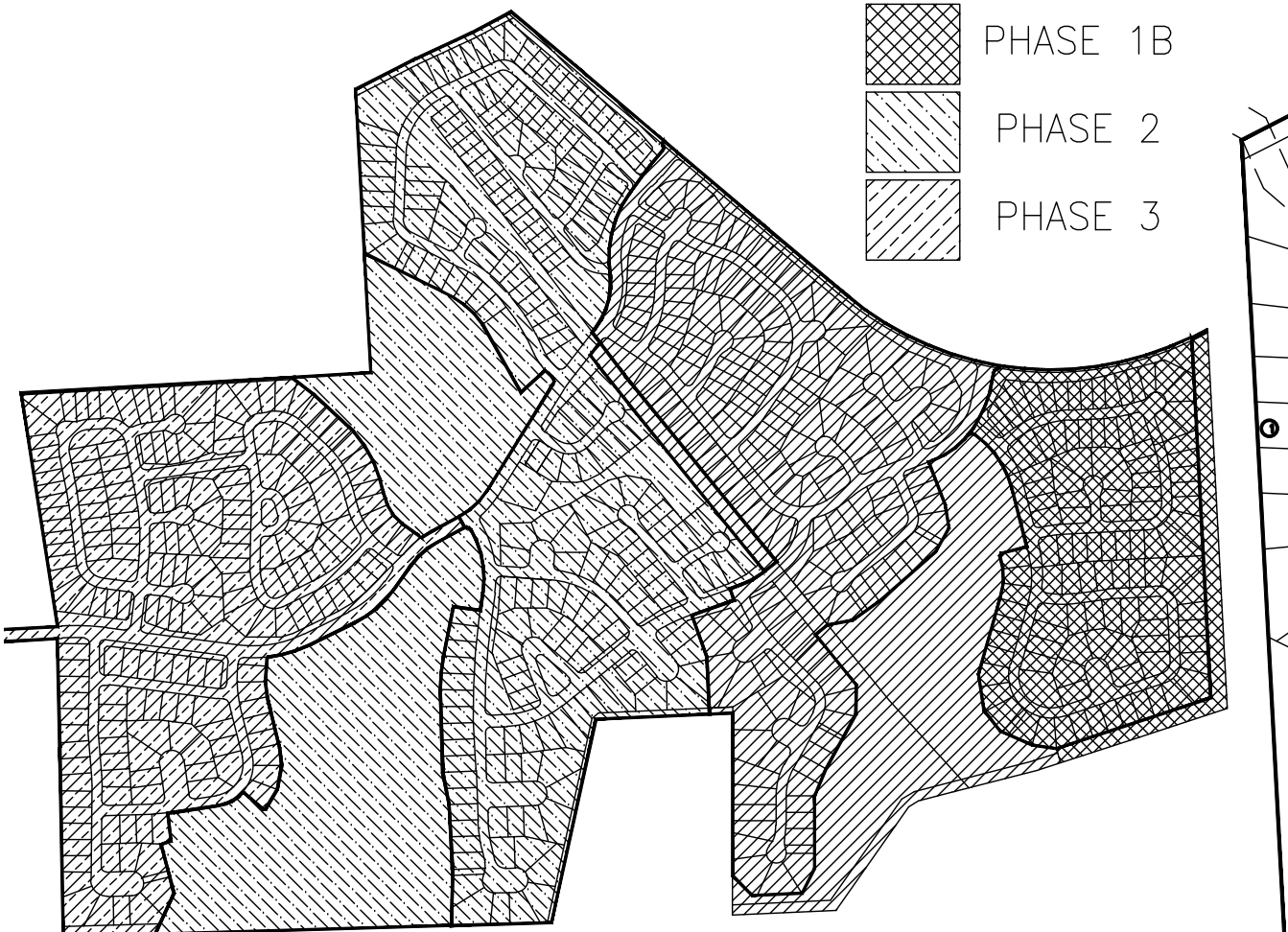


REDBIRD MEADOWS SECTION TWO  
SHEET 4 OF 5





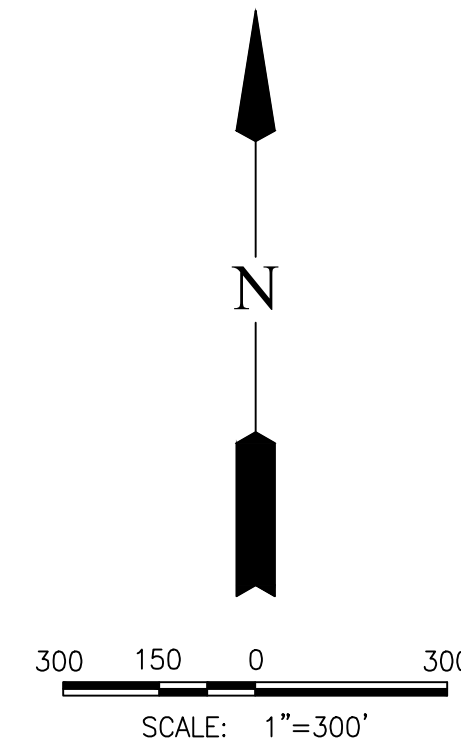
PHASE KEY N.T.S.

-  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