Notice of Planning & Zoning Commission Regular Meeting AGENDA

October 03, 2023 at 6:00 PM

NOTICE IS HEREBY GIVEN that a Meeting of the Montgomery Planning & Zoning Commission Regular Meeting will be held on **Tuesday, October 03, 2023** at **6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

Members of the public may download the Agenda Packet and view the meeting live via the Live Stream Page link located at the top of the page on the City's website under Agenda/Minutes The Meeting Agenda Pack will be posted online at www.montgomerytexas.gov.

CALL TO ORDER

VISITOR/CITIZENS FORUM:

Any citizen with business not scheduled on the agenda may speak to the Commission. Prior to speaking, each speaker must be recognized by the Chairman. The Commission may not discuss or take any action on an item but may place the issue on a future agenda. The number of speakers along with the time allowed per speaker may be limited.

CONSIDERATION AND POSSIBLE ACTION:

- **1.** Consideration and possible action on a proposed sign at 202 McCown Street, located in the Historic Preservation District.
- 2. Consideration and possible action on proposed exterior improvements to 504 Caroline Street located in the Historic Preservation District.
- 3. Consideration and possible action on the Final Plat for Montgomery Bend Section One.
- **<u>4.</u>** Consideration and possible action on the proposed Preliminary Plats for Redbird Meadows Sections One through Three.
- 5. Consideration and possible action on calling a Public Hearing regarding a preliminary report on the city-initiated rezoning of the property commonly known as 203 Prairie Street, Montgomery, Texas.

COMMISSION INQUIRY:

Pursuant to Texas Government Code Sect. 551.042 the Planning & Zoning Commission may inquire about a subject not specifically listed on this Agenda. Responses are limited to recitation of existing policy or a statement of specific factual information given in response to the inquiry. Any deliberation or decision shall be limited to a proposal to place on the agenda of a future meeting.

ADJOURNMENT

/s/Nici Browe, TRMC

City Secretary

I certify that the attached notice of meeting was posted on the bulletin board at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas, on September 29, 2023 at 5:00 p.m.

This facility is wheelchair accessible and accessible parking spaces are available. Please contact the City Secretary's office at 936-597-6434 for further information or for special accommodations.

Montgomery Planning and Zoning Commission AGENDA REPORT

Item 1.

Meeting Date: October 03, 2023	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action on a proposed sign at 202 McCown Street, located in the Historic Preservation District.

Recommendation

Staff recommends approval of the proposed sign for 202 McCown Street as presented.

Discussion

Issue:

Urban Coffee Culture, located at 202 McCown Street in downtown, is rebranding the business. The sign request is to account for the new business name: Perfect Blend Coffee Shop and Boutique.

Rules:

Chapter 66 of the City Code of Ordinances governs permitted signs and gives the P&Z Commission latitude to approve signs that would not be allowed outside the Historic Preservation District if needed. The proposed sign, however, is within compliance with city regulations for wall signs and is far below the allowable 60% total wall area for wall signs.

Chapter 98 governs Historic Preservation District design criteria and calls for exterior improvements to not affect the cohesiveness of properties within the District (Sec. 98-347).

Analysis & Conclusion:

The proposed size, placement, design, and content of the sign is within conventional norms and is appropriate for the building and its surroundings. Staff has no objections to the request.

Approved By		
Asst. City Administrator and		
Director Planning & Development	Dave McCorquodale	Date: 09/28/2023

PROOF Proof APPROVED as is OK with changes NEW Proof needed

READ PROOF CAREFULLY

Please review the layout(s) below and advise whether approved or changes for production. Please reply via this email noting order is approved or noting any changes.

Production will not begin until approval is emailed or fax back stating APPROVED.







YOU MUST CHECK THE FOLLOWING:

WORDING - SPELLING: Is everything spelled correctly? Check all names and words. LAYOUT: Do all components correlate to each other? SIZE: Check the size noted on the drawing. Changes may have been necessary to meet the size requirements.

*ONCE APPROVED YOU ARE RESPONSIBLE FOR 1/2 OF THE REMAKE COST SHOULD ANY ERRORS BE FOUND AFTER PRODUCTION BEGINS. NO EXCEPTIONS.

DATE	8/12/23
ORDER NUMBER_	23-3 2281
QUANTITY	1
STOCK	alumapanel
INK	digital
SIZE	48"x48"
SIDES	1
OTHER	N/A
PRICE	
GRAPHIC FEES	
INSTALLATION	
COMPLETED DATE	EN/A



Sign Permit Application

CITY OF MONTGOMER Item 1.

101 Old Plantersville Road Montgomery, Texas 77356 936-597-6434

permits@ci.montgomery.tx.us

WWW.MONTGOMERYTEXAS.GOV

SIGN PERMIT APPLICATION EXPIRES IN 180 DAYS (NON-TRANSFERABLE)

TEMPORARY SIGN?	YES	NO 🖌		Perm	it:			
PERMANENT SIGN?	YES 🖌	NO						
Pre-Existing OR New	Pre-Existing	✔ NEW		Date:	09/26/2023			
JOB ADDRESS: 202 McCown Street			I	BUSINESS NA Pe	ME: erfect Blend Coff	ee Shop	and Boutique	
BUSINESS OWNER: James Czulewicz		MAILING A 202 McC	DDRESS: Cown Stre	et		93631	TELEPHONE: 03104	
APPLICANT: James Czulewicz		MAILING A 202 McC	DDRESS: Cown Stre	eet			TELEPHONE: 9363103104	
CONTRACTOR LICENSE (if e	electrical):							
IS THE SIGN IN THE HISTOR	RIC PRESERVATION D	ISTRICT?	YES	NO NO	IS THE SIGN ILLUI	MINATED	? YES	NO
SIGN PLACEMENT: Centered on building f	acade over 2 unit	s in buildir	ng			VALU	ATION:	
SIGN DESIGN & COLOR SCH Round sign with white		redish lette	ering/wor	ding (#ed42	:64-#ffedbc)			
		SIGN TYP	E				SIGN DIMENSI	ONS
FREESTANDING MONUMEN	IT SIGN					SIGN HEIGHT		4 ft
BUILDING WALL SIGN						SIGN WIDTH		4 ft
BANNER	<u> </u>					TOTALS	SQ FT	12.56 sq ft
						SET BACK		
OTHER						LOT LINEAR FOOTAGE		
governing this type of work	I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of law and ordinances governing this type of work will be complied with whether or not specified herein. The granting of a permit does not presume to give authority to violate or cancel the provisions of any state or local law regulating construction or the performance of construction.							
NAME: SIGNATURE.								
James Czulewicz								
OFFICE USE ONLY								
APPROVED		TOTAL FEE: \$						
DATE								
COMMENTS:				•				

4

Montgomery Planning and Zoning Commission

AGENDA REPORT

Item 2.

Meeting Date: October 03, 2023	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action on proposed exterior improvements to 504 Caroline Street located in the Historic Preservation District.

Recommendation

Staff recommends approval of the following items:

- Revised parking/asphalt area (meets city parking regulations).
- Layout of artificial turf area and softscape areas pending staff approval of turf sample and drainage plan.
- Stone walls and picket fence pending staff verification of stone material that matches samples/info provided to P&Z.
- Fire pit pending material verification by staff.
- Seat wall / stone bench pending material verification by staff.
- Stage pending verification of height/material color.

Staff recommends tabling and taking action at a future meeting on the following item:

- Fountain at southeast corner pending submittal of additional information.
- Pond Street gate.

Discussion

Issue:

Last month, the Commission reviewed and approved fencing that was installed on the property at 504 Caroline House prior to P&Z approval. The contractors halted other planned work and have submitted the included plan for review. The plan describes all proposed improvements to the site. Comments in red call out boxes are staff comments.

Rules:

Chapter 98 governs Historic Preservation District design criteria and calls for exterior improvements to not affect the cohesiveness of properties within the District (Sec. 98-347). The Historic District Design Guidelines call for exterior improvements to be of the period and consistent in style with the primary structure on the site.

Analysis:

The proposed plan, while lacking supporting information and details, is consistent with the intent of the ordinance and the elements proposed will enhance the site. Staff will ask the contractors to bring material samples and information to the meeting to share with the Commission.

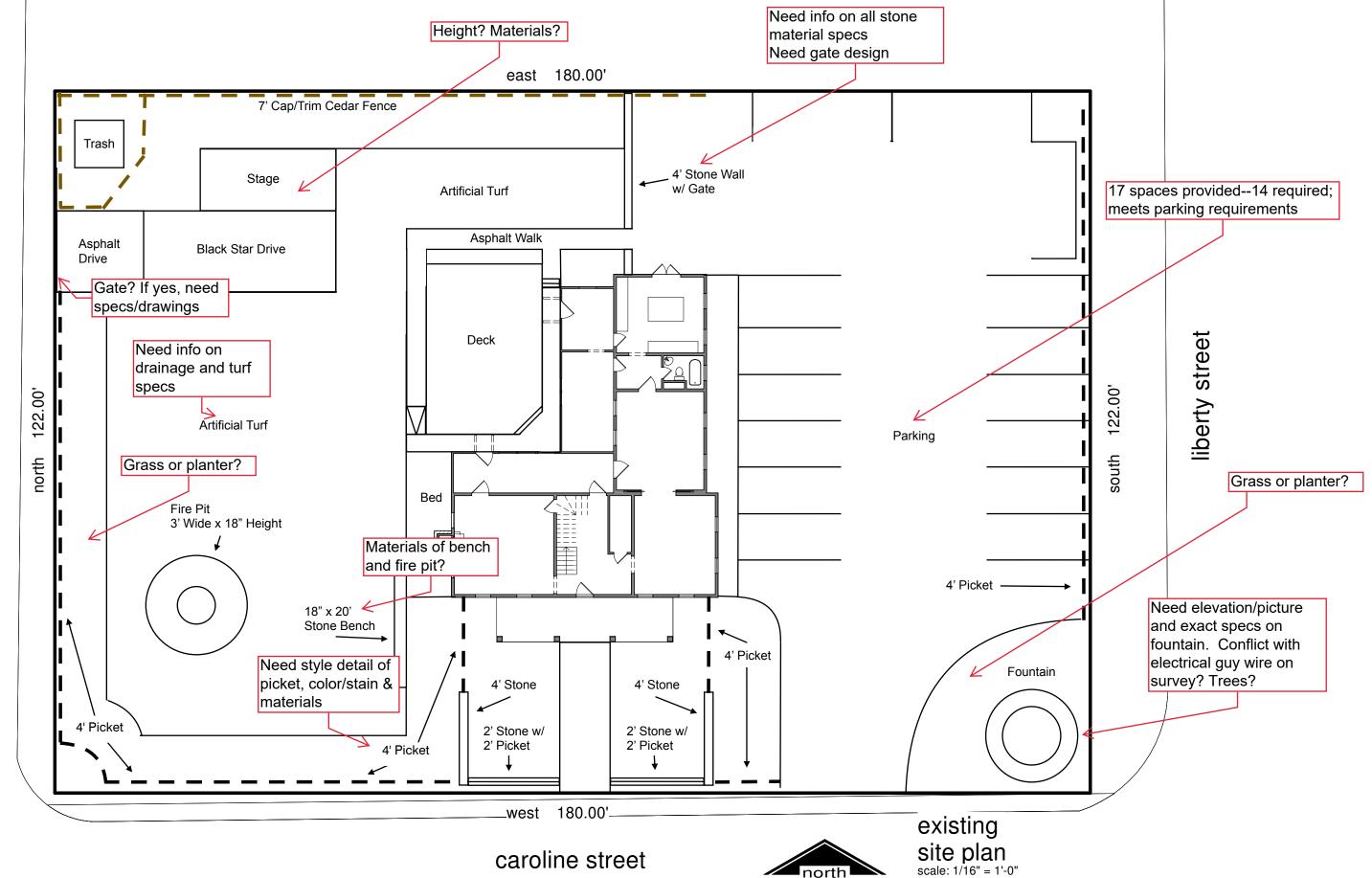
AGENDA REPORT

If materials can be agreed upon at the meeting, the Commission can act on the request and staff can verify any remaining details as needed. If information is missing or materials are unknown, any portion of the proposed improvements can be tabled and not acted on. Additionally, the Commission can take no action on the entire submission if your preference is to see all information presented in one submission.

Conclusion:

Staff recommends partial approval as indicated in the Recommendation above. This process will allow for the progress to be made on the project without compromising the development standards the City desires for the downtown area.

Approved By		
Asst. City Administrator and		
Director Planning & Development	Dave McCorquodale	Date: 09/29/2023



north

pond street

Montgomery Planning and Zoning Commission AGENDA REPORT

Item 3.

Meeting Date: October 03, 2023	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action on the Final Plat for Montgomery Bend Section One.

Recommendation

Staff recommends approval of the Final Plat contingent on receipt of a performance bond for 100% of the remaining construction contract amount for public infrastructure improvements within Section One.

Discussion

Issue:

Redbird Meadows, the proposed single family residential neighborhood on Old Plantersville Road, has submitted preliminary plats for Sections 1-3 of their development. These sections are the property along Old Plantersville Road. See attached overall map for reference

Rules:

As pointed out in the city engineer's memo, review criteria for the plats is based on Chapter 78 Section 60 of the City Code of Ordinances along with certain exceptions to lot size and building setbacks as prescribed by the Development Agreement. The points of note from the Development Agreement are allowing 45-foot wide lots and 5-ft side yard setbacks conditioned on no appurtenances being located in the side yard.

Section 78-61(j) Approval. The city Planning and Zoning Commission shall approve or conditionally approve, defer or disapprove, within 60 days, any final plat submittal. The City Council shall approve or disapprove any final plat submitted within 30 days after the date the plat is approved by the planning and zoning commission. Final approval will expire one year after the city council action granting approval of any final plat unless the final plat has been filed for record, except that, if the subdivider shall apply in writing prior to the end of such one-year period stating reasons for needing extension, this period may, at the discretion of the City Council, be extended for another year, but not beyond that period.

Analysis & Conclusion:

It is normal practice for the Final Plat to be approved and the performance bond covers the costs needed to complete the public infrastructure. Staff and the city engineers recommend approval of the Final Plat contingent of receipt of the performance bond.

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Asst. City Administrator and		
Director Planning & Development	Dave McCorquodale	Date: 09/28/2023



September 29, 2023

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

Re: Submission of Final Plat Montgomery Bend, Section 1 City of Montgomery

Dear Commission:

We reviewed the Final Plat submission for Montgomery Bend Section 1, owned by Pulte Homes of Texas, LP. ("the Owner"), on behalf of the City of Montgomery. The Owner has requested platting of the tract for the development of 69 single-family residential lots and 7 reserves.

Our review was based on The City of Montgomery's Code of Ordinances, Chapter 78, Section 60 and any other applicable chapters. We offer no objection to the plat as submitted. We recommend the Commission approve the plat conditional upon receipt of a performance bond for 100% of the remaining construction contract amount in a format acceptable to the City.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

Chris Romasy

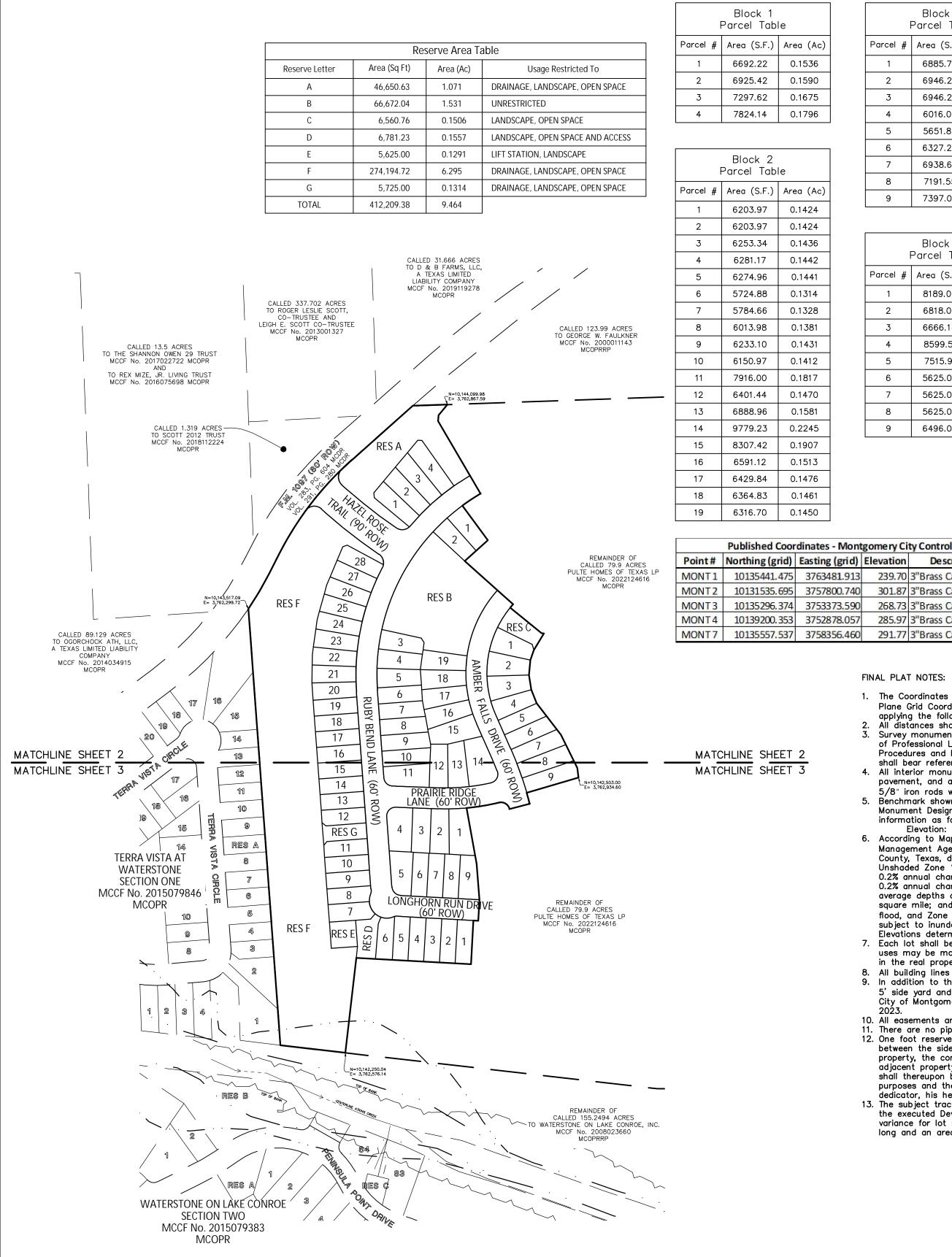
Chris Roznovsky, PE Engineer for the City

CVR/kmv

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2023\2023.09.28 MEMO to P&Z RE Montgomery Bend Section 1 Final Plat.docx

Enclosures: Final Plat

Cc (via email): The Honorable Mayor and City Council – City of Montgomery Mr. Gary Palmer – City of Montgomery, City Administrator Ms. Nici Browe – City of Montgomery, City Secretary Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney Mr. Garret Duhon, PE – Elevation Land Solutions

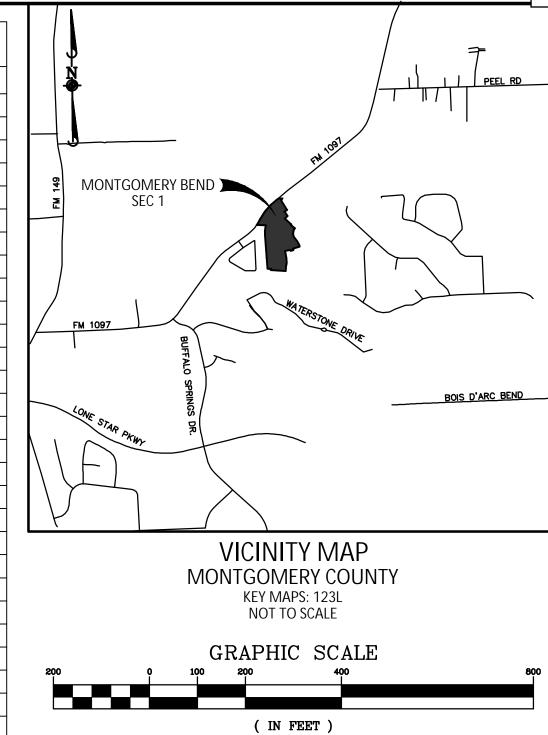


Item 3.

Block 3 Parcel Table				
Parcel #	Area (S.F.)	Area (Ac)		
1	6885.70	0.1581		
2	6946.26	0.1595		
3	6946.26	0.1595		
4	6016.05	0.1381		
5	5651.82	0.1297		
6	6327.24	0.1453		
7	6938.69	0.1593		
8	7191.55	0.1651		
9	7397.07	0.1698		

	Block 4 Parcel Table				
Parcel #	Area (S.F.)	Area (Ac)			
1	8189.03	0.1880			
2	6818.06	0.1565			
3	6666.14	0.1530			
4	8599.51	0.1974			
5	7515.91	0.1725			
6	5625.00	0.1291			
7	5625.00	0.1291			
8	5625.00	0.1291			
9	6496.08	0.1491			

Block 5 Parcel Table							
Parcel #	Area (S.F.)	Area (Ac)					
1	5625.00	0.1291					
2	5625.00	0.1291					
3	5625.00	0.1291					
4	5625.00	0.1291					
5	5623.31	0.1291					
6	5445.92	0.1250					
7	6127.68	0.1407					
8	5493.45	0.1261					
9	5625.00	0.1291					
10	5625.00	0.1291					
11	5575.00	0.1280					
12	5575.00	0.1280					
13	5625.00	0.1291					
14	5625.00	0.1291					
15	5625.00 0.1291						
16	5625.00	0.1291					
17	5625.00	0.1291					
18	5625.00	0.1291					
19	5625.00	0.1291					
20	5838.94	0.1340					
21	5936.51	0.1363					
22	5955.14	0.1367					
23	5916.97	0.1358					
24	5960.66	0.1368					
25	5916.97	0.1358					
26	5960.66	0.1368					
27	5916.97	0.1358					
28	5950.19	0.1366					



grid)	Elevation	Description							
<mark>1.913</mark>	239.70	3"Brass Cap in Conc.							
0.740	301.87	3"Brass Cap in Conc.							
3.590	268.73	3"Brass Cap in Conc.							
3.057	<mark>285.9</mark> 7	3"Brass Cap in Conc.							
5.460	291.77	3"Brass Cap in Conc.							

Observe	Observed Coordinates - Elevation Land Solutions							
Point #	Northing (grid)	Easting (grid)	Elevation					
1	10135441.371	3763481.958	239.89					
2	10131535.767	3757800.807	301.72					
3	10135296.519	3753373.658	268.23					
4	10139200.404	3752878.122	285.89					

3758356.516

291.21

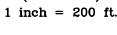
10135557.584

FINAL PLAT NOTES:

1. The Coordinates shown hereon are Texas Central Zone No. 4203 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor of 1.00003.

7

- All distances shown are SURFACE distances. 3. Survey monuments shall be set to the standards of the Texas Society of Professional Land Surveying Practices Act and the General Rules of Procedures and Practices of the Texas Board of Land Surveying and shall bear reference caps as indicated.
- 4. All interior monuments shall be set after construction of utilities and pavement, and after lots are properly graded. Lot corners will be set 5/8" iron rods with plastic caps stamped "ELS".
- 5. Benchmark shown hereon are based on National Geodetic Survey Monument Designation HGCSD 81, PID No. AJ6405 having published information as follows: Elevation: 212.4 feet, NAVD88
- 6. According to Map No. 48339C0200G of the Federal Emergency Management Agency's Flood Insurance Rate Maps for Montgomery County, Texas, dated August 18, 2014, this tract of land lies within Unshaded Zone "X"; defined as areas determined to be outside the 0.2% annual chance floodplain, Shaded Zone "X"; defined as areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood, and Zone "AE"; defined as special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood with Base Flood Elevations determined.
- 7. Each lot shall be restricted to a Single-Family Residential Uses; such uses may be more restrictively defined by private restrictions recorded in the real property records.
- 8. All building lines (BL) along the right-of-way are as shown hereon.
 9. In addition to the building lines shown, all lots shall have a minimum 5' side yard and 10' rear yard setback unless otherwise noted. The City of Montgomery City Council approved these variances on March 14, 2023.
- 10. All easements are centered on lot lines unless shown otherwise.
- 11. There are no pipelines or pipeline easements through this subdivision. 12. One foot reserve dedicated to the public in fee as a buffer separation between the side or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat the one foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
- 13. The subject tract is hereby granted the following variance listed within the executed Development Agreement, dated September 13, 2022. A variance for lot size to be a minimum of 45 feet wide and 120 feet long and an area of 5,400 square feet.



ABBREVIATIONS ΔF-

AE= DE= PAE= PUE= SSE= STM SE= UVE=
UE= UE= WLE=
BL= ROW=
MCDR=

MCMR=

MCCF=

MCOPR=

FND=

IR=

MCOPRRP=

CAB. _, SHT. _=

VOL. _, PG. _=

0

AERIAL EASEMENT DRAINAGE EASEMENT PRIVATE ACCESS EASEMENT PUBLIC UTILITY EASEMENT SANITARY SEWER EASEMENT STORM SEWER EASEMENT UNOBSTRUCTED VISIBILITY EASEMENT UTILITY EASEMENT WATER LINE EASEMENT

BUILDING LINE RIGHT-OF-WAY

> MONTGOMERY COUNTY DEED RECORDS MONTGOMERY COUNTY MAP RECORDS MONTGOMERY COUNTY CLERK'S FILE MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

CABINET, SHEET VOLUME, PAGE

FOUND

IRON ROD

SET 5/8" IRON ROD W/ CAP (UNLESS OTHERWISE NOTED)

ELEVATION

land solutions **TBPE REGISTRATION NUMBER F-22671** 9709 LAKESIDE BLVD, SUITE 200 THE WOODLANDS, TX 77381 832-823-2200 TBPS REGISTRATION NUMBER 10194692

STREET NAME CHANGE

FINAL PLAT MONTGOMERY BEND SEC 1

A SUBDIVISION OF 23.61 ACRES OF LAND OUT OF THE **OWEN SHANNON SURVEY, A-36** MONTGOMERY COUNTY, TEXAS

5 BLOCKS 69 LOTS 7 RESERVES SEPTEMBER 2023

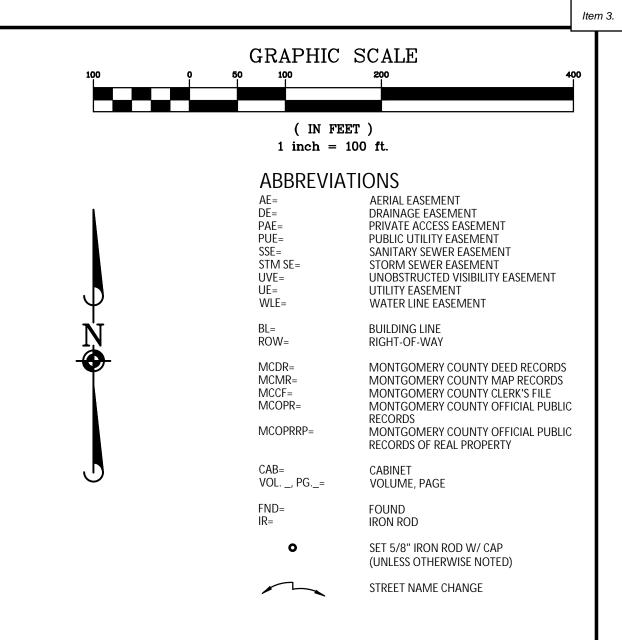
OWNER/ **DEVELOPER:**

PULTE HOMES OF TEXAS, L.P., a Texas Limited Partnership 1311 BROADFIELD BLVD., SUITE 100 HOUSTON, TX 77084 281-749-8000

ENGINEER/ SURVEYOR:

Line Table	Line Table		1	Curve Tal	ble				1	Curve Tab	le	
Line # Length Direction	Line # Length Direction		Length Radius		CHORD LENGTH		Curve 🕴					CHORD BEARING
L1 98.62' N88°00'42"E	L27 12.17' N87*41'30"W		62.79' 600.00'	005°59'45"	62.76'	S56°34'59"W	C16	49.50'	30.00'	094°31'53"	44.07'	S01°24'12"E
L2 40.00' S39*46'57"W L3 16.36' S04*40'54"W	L28 14.71' N34*51'34"W L29 48.72' N89*34'25"E	C2 C3	12.73' 295.00' 32.40' 1030.00'	002°28'17" 001°48'08"	12.72' 32.40'	S40°30'14"W N15°24'12"W	C17 C18	43.62' 44.11'	30.00' 30.00'	083°18'59" 084°14'59"	39.88' 40.24'	N14°01'49"W
L4 122.50' S36°24'54"E	L30 25.78' S10*39'26"E		38.92' 25.00'	089°11'33"	35.11'	N59°05'54"W	C19	36.90'	25.00'	084°34'04"	33.64'	S46°28'49"E
L5 88.76' S48'15'08"W	L31 31.62' S03°47'47"E		93.68' 630.00'	008°31'13"	93.60'	N80°33'56"E	C20	42.00'	25.00'	096°15'28"	37.23'	S43°55'57"W
L6 115.46' S50°43'55"E	L32 16.70' N17°10'04"W	C6	119.52' 994.99'	006*52`56"	119.45'	N30°20'07"E	C21	3.16'	85.00'	002°07'41"	3.16'	S05°15'37"E
L7 6.50' S86°25'37"E	L33 20.00' N19°48'40"E	C7	344.13' 915.00'	021°32'55"	342.10'	S37°40'06"W	C22	12.33'	25.00'	02815'51"	12.21'	N07°48'28"E
L8 55.03' S31°02'15"W	L34 20.00' N41*18'50"E		195.49' 1500.00'	007°28'01"	195.35'	S52°24'09"E	C23	117.30'	50.00'	134°25'16"	92.19'	S45°16'15"E
L9 30.56' S19"18'18"W	L35 14.14' N40°48'13"E		701.27' 630.00'	063°46'38"	665.62'	S27°41'32"W	C24	12.33'	25.00'	028°15'51"	12.21'	S81°39'03"W
L10 42.77' S05°16'04"W L11 42.77' S08°46'09"E	L36 14.14' N49"11'47"W L37 116.88' N61"34'26"W		79.41'55.00'58.52'600.00'	082°43'16" 005°35'19"	72.69' 58.50'	S45°33'25"E N89°16'02"E	C25 C26	4.01' 36.09'	85.00' 25.00'	002°42'01" 082°43'16"	4.01' 33.04'	S85°34'02"E S45°33'25"E
L12 41.42' S21°28'21"E	L38 13.43' N70*36'14"E		217.66' 600.00'	020°47'06"	216.47'	N89 10 02 L N81°40'08"E	C20	42.91'	25.00'	098°20'32"	37.83'	N27°58'29"E
L13 113.57' S37°51'19"E	L39 0.45' N48°40'08"W		163.83' 1000.00'	009*23'12"	163.64'	S19°11'43"E	C28	18.76'	50.00'	021°30'09"	18.65'	S59°26'15"E
L14 105.59' S26°03'45"E	L40 322.03' N41°40'57"E	C14	372.27' 325.00'	065°37'42"	352.25'	S08°55'32"W	C29	140.31'	1010.00'	007 ° 57'34"	140.20'	S30°52'26"W
L15 27.98' S07°49'33"E	L41 20.74' S88°00'42"W	C15	49.84' 30.00'	095°11'29"	44.30'	S83°44'07"W						
L16 60.00' S75*29'52"W	L42 307.80' S41°40'57"W											
L17 102.67' S04"18'01"E L18 60.00' S03"04'57"W	L43 0.71' N48°40'08"W L44 208.81' S41°28'48"W											
L18 60.00' S03*04'57"W L19 13.92' N86*55'03"W	L44 208.81' S41°28'48"W L45 22.14' S26°53'39"W											
L20 125.00' S03*04'57"W	L46 24.09' N04°11'47"W											
L21 57.77' N26°53'39"E	L47 24.06' N26*53'39"E											
L22 53.54' N48°40'08"W	L48 210.69' N41°28'48"E				TO D & E	31.666 ACRES 3 FARMS, LLC, AS LIMITED	/					
L23 43.61' N56°08'10"W	L49 15.00' S48*40'08"E				LIABILIT MCCF No	Y COMPANY . 2019119278 ICOPR		/				
L24 1.50' N44*43'45"E	L50 20.00' S04'11'47"E	CALLI TO ROGER LE	ED 337.702 ACRES ESLIE SCOTT, CO-TRUST	ΞE		ILUPR				CAL	LED 123.99 ACRES	
L25 129.75' N50°13'03"W L26 14.14' N05°13'03"W	L51 20.00' S04'11'47"E	LEIGH E	AND . SCOTT CO-TRUSTEE F No. 2013001327							MCC	EORGE W. FAULKNER F No. 2000011143 MCOPRRP	
			MCOPR									
					FND 1/2" IF		=10,144,099.9 = 3,762,867.5			·		
				/	232.27							
		I			ei 34 State							
		CALLED 1.319 ACF TO SCOTT 2012 TF MCCF No. 2018112	RUST FND. 1	5/8" IR								
		MCOPR	BRS. 526-24	'E, 0.9'	/ / RES A	And All A						
	CALLED 13.5 ACRES		and with	11.11 ////	XV AND			2 2				
	TO THE SHANNON OWEN 29 TRUST MCCF No. 2017022722 MCOPR AND				13 13 13 13 13 13 13 13 13 13 13 13 13 1		61	ANT				
	TO REX MIZE, JR. LIVING TRUST MCCF No. 2016075698 MCOPR		4 0 20 V 10 G		62 1	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	54	Ύ,				
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				Rail Rail Rail Rail	90, POSE 40.34		1					
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		FND. 5/8" IR (WITH CAP)		138			o. 2 .					
		163'06'W, 0.6'	HUND W				12 HA 30 15					
	BRS. N	FND. 5/8" IR (WITH CAP) I63:06'W, 0.9	1912 1915 1.55-55	28 34.		, è	SEO	6		CAL PULTE	REMAINDER OF LED 79.910 ACRES HOMES OF TEXAS LF	
	/					, / /		K. W. I.	Ar Sta	MCC	F No. 2022124616 MCOPR	
	/		ې 25.83'	N69 06'00' W				No.	****			
	N=10,143,517. E= 3,762,299.		101.52 101.52 17.52	26 \$27 m 125.00, 151'47"W	' / ///	RES B	/.			de so.		
	L= 0,702,233.		212	25 ر نه				/′	C2	V V V V		
(TO	ALLED 89.129 ACRES (WITH CAP) OGORCHOCK ATH, LLC, BRS. S04'11'47"E,	// //L46		00' / " ''34"W	438.49			/ /8				
	DGORCHOCK ATH, LLC, TEXAS LIMITED LIABILITY COMPANY ICCF No. 2014034915		25.83' 24	~ / mig	115.00) '		/ $/$	RES C	« ۲۰۶		
"	MCOPR		55.55 85.55	21"w	10.00 100 - 10.00 100 -	7"WL28		<u> </u>	NO3:40'35"W	0		
			ž <u>125.00</u> N84'09'08 22.57' 00	, ^w	126.56 N82*50'55	· · · · · · · · · · · · · · · · · · ·	+ <u>;</u> ;;;		\sim 1 (3)	ES -		
		RES F	<u>بالمجرمة</u> ن 22.57 ن 22.50 ن 22.50 ن 22.50	4 3.35 ,	Im I I	2 2 2 2 2 2 2 2 2 2 2 2 2 2	C14 C14 W	337.9 16 16 16	^{7*42'49"W}			
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			125.76' N8819'18	2F 2	80 5 126.28	4.24 18	12.01 K.U.W.	N8	814'58"E	T <u>e</u>		
			<u></u> 40 40		<u>الم</u> الم الم الم الم الم الم الم الم الم الم	0 [°] ¹ [−] <u>128.11</u> [°] [−] 128.11 N84 [•] 22 [•] 42 [°] [°] [−] ⁶ [−]	E 42.0	12.27	J 120.00	te		
	17 16		→ <u>125.00</u> N85*48'13	5"E 5	<u>60</u> <u>126.00'</u> N85'48'13	$\frac{(4)}{3^{2}E}$	AMBER	H	N7472'44 L 4	Ci)		
		16' UE/BI	5 8 125.00 125.00	, 00. RUBY	1 5.00 7	N77-33-35			73' 120.00'	E Ro. ST		
		5 /BL	₩85*48'1 5 18	37 BI	N85'48'	0 67 02 13"E 4 90 135.4 5 2 4 135.4			5	19 TE E		
			8 <u>125.0</u> N85 ⁻ 48'	13"E ₺, □	250.95 N85'48	19' 13"E 412 12	15	DRIV	3. N66"	6	k	
	SECTION ONE	14	ថ្ងី 17 ខ្ម <u>ុំ 125.0</u>		303.		<u>N77'01'18"E</u> 47.04' 53.60'	03.06 16 (60) 103.06 103.06	A1.33	142.71 N66 ^{2153°E} 19.26'J N66 ²¹ 7	31.67	
	MCCF No. 2015079846 MCOPR	13	₩85°48			8'13"E	UE/BL	, the ROW	4.56'	149.92 149.30°E	50,72	
MATCHLINE SH			0 <u>125.</u> N85'4			0 <u>4</u> 22' <u>4</u> 4 <u>1,22' <u>4</u> 4 <u>1,22' 4</u> 4 <u>1,22' 4</u> <u>1,22' 4</u> <u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u>	-13-27:23-14			N68 7 8 3		MATCHLINE S
		1	<u>45.00</u>	5 833	31 N85'4	68.61' No2203' NO2203' NO2203' NO2203'	×]		17.23 168	N7115'07"E	10 15	
									17	· ·		

640136 Mahw and Eaulkner Tract006 Sec 3/Blattind/dwn/MontromervBend Sec1 EinalDlatSet dwn 9/27/2023 353-20 BM m2i





A SUBDIVISION OF 23.61 ACRES OF LAND OUT OF THE OWEN SHANNON SURVEY, A-36 MONTGOMERY COUNTY, TEXAS

69 LOTS

7 RESERVES 5 BLOCKS SEPTEMBER 2023

ELEV

PULTE HOMES OF TEXAS, L.P., a Texas Limited Partnership 1311 BROADFIELD BLVD., SUITE 100 HOUSTON, TX 77084 281-749-8000

ENGINEER/ SURVEYOR:

 $\Delta \Gamma$

DEVELOPER:

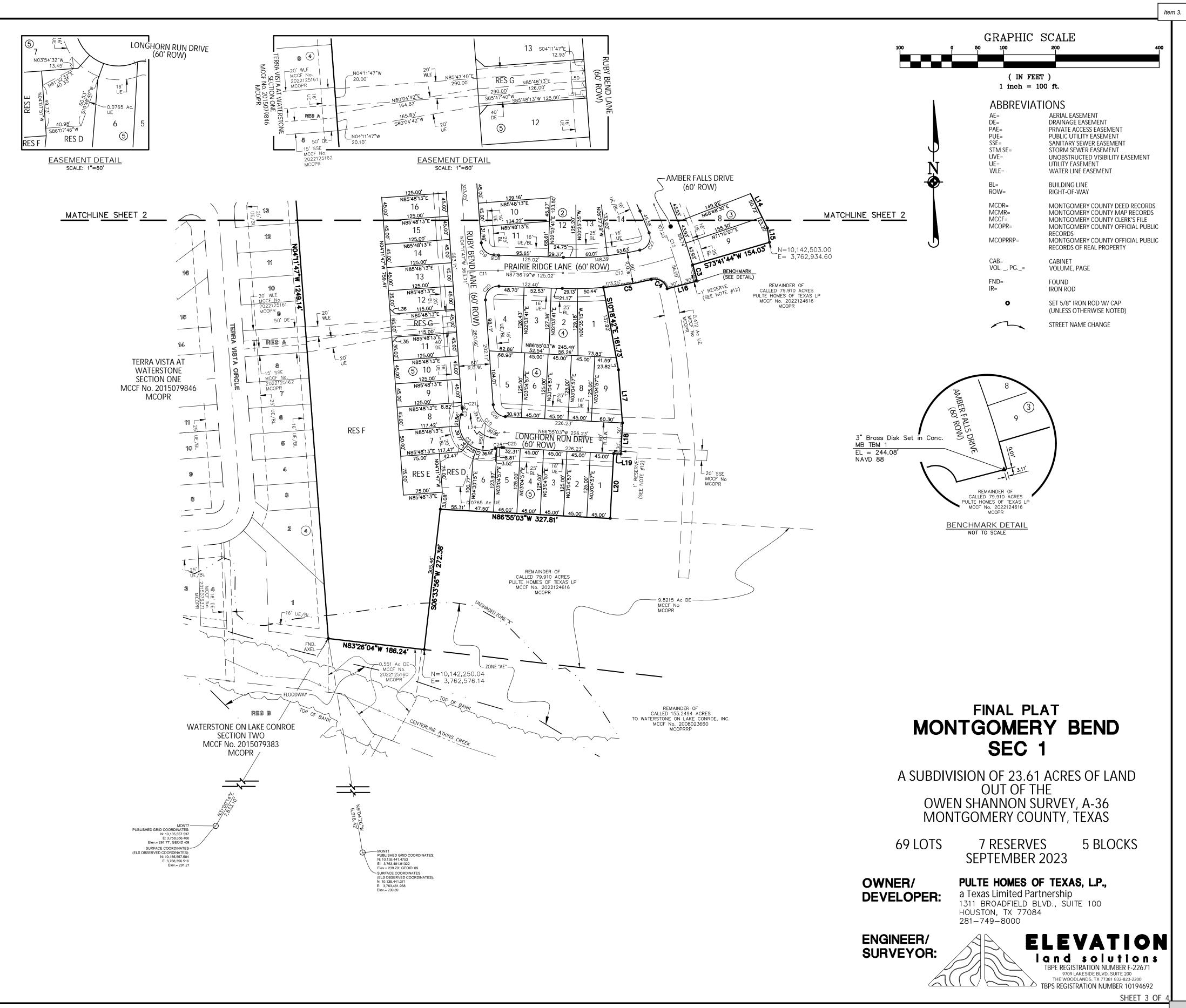
OWNER/



ATCHLINE SHEET 3

TBPE REGISTRATION NUMBER F-22671 9709 LAKESIDE BLVD, SUITE 200 THE WOODLANDS, TX 77381 832-823-2200 TBPS REGISTRATION NUMBER 10194692 SHEET 2 OF 4

land solutions



STATE OF TEXAS

COUNTY OF MONTGOMERY ş

That Pulte Homes of Texas, L.P., a Texas Limited Partnership, acting by and through BRIAN WILLIAMS of PULTE NEVADA I, LLC, its general partner, herein acting individually or through the undersigned duly authorized agents, does hereby adopt this plat designating the herein described real property as the MONTGOMERY BEND Sec 1 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.

IN TESTIMONY WHEREOF, Owner, has caused these presents to be signed by BRIAN WILLIAMS, VICE PRESIDENT, of Pulte Nevada I, LLC, as the act of Pulte Homes of Texas, L.P., Pulte Nevada I, LLC, hereunto affixed this _____ day of _____, 2023.

> PULTE HOMES OF TEXAS, L.P., a Texas limited partnership

By: PULTE NEVADA I, LLC, a Texas limited liability company Its General Partner

By: BRIAN WILLIAMS VICE PRESIDENT

KNOW ALL MEN BY THESE PRESENTS:

That I, Joel K. Nalley, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner monuments shown thereof were properly placed under my personal supervision, in accordance with the subdivision regulations of the City of Montgomery, Texas.

I. Chris Roznovsky, Engineer for the City of Montgomery, Texas, hereby certify that this subdivision plat conforms to all requirements of the subdivision regulations of the city as to which his approval is required.

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 _____, 2023.

Byron Sanford, Mayor

Attest: _____ Nici Browe, City Secretary

STATE OF TEXAS §

COUNTY OF MONTGOMERY - 8

Before me, notary public in and for the State of _____, on this day personally appeared BRIAN WILLIAMS, VICE PRESIDENT, of Pulte Nevada I, LLC, a Delaware Limited Liability Company, known to me to be the person(s) whose names are subscribed to the foregoing instrument and acknowledged to me that the same is the act of Pulte Homes of Texas, L.P., a Texas Limited Partnership, and that they executed the same as and as the act of such limited partnership and for the purposes and considerations therein expressed in the foregoing instrument.

> GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ Day of _____, 2023

Notary Public in and for the State of _____

My Commission expires _____

I, L. Brandon Steinmann, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with it's 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 ______ for said county. Witness my hand and seal of office, at Conroe, Montgomery County, Texas, the day and date last Joel K. Nalley above written Texas Registration No. 6525 L. Brandon Steinmann, Clerk, County Court, Montgomery County, Texas By: Deputy 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 _____, 2023. Chris Roznovsky, P.E. City Engineer – City of Montgomery By: _____ Chairman Planning and Zoning Commission FINAL PLAT MONTGOMERY BEND SEC 1 A SUBDIVISION OF 23.61 ACRES OF LAND OUT OF THE **OWEN SHANNON SURVEY, A-36** MONTGOMERY COUNTY, TEXAS 69 LOTS 7 RESERVES 5 BLOCKS SEPTEMBER 2023 **OWNER**/ PULTE HOMES OF TEXAS, L.P., a Texas Limited Partnership **DEVELOPER:** 1311 BROADFIELD BLVD., SUITE 100 HOUSTON, TX 77084 281-749-8000 **ENGINEER**/ ELEVATION SURVEYOR: land solutions TBPE REGISTRATION NUMBER F-22671 9709 LAKESIDE BLVD, SUITE 200 THE WOODLANDS, TX 77381 832-823-2200

TBPS REGISTRATION NUMBER 10194692

Item 3.

Montgomery Planning and Zoning Commission AGENDA REPORT

Item 4.

Meeting Date: October 03, 2023	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action on the proposed Preliminary Plats for Redbird Meadows Sections One through Three.

Recommendation

Staff recommends approval of the proposed preliminary plats for Sections 1-3 as submitted.

Discussion

Issue:

Redbird Meadows, the proposed single family residential neighborhood on Old Plantersville Road, has submitted preliminary plats for Sections 1-3 of their development. These sections are the property along Old Plantersville Road. See attached overall map for reference

Rules:

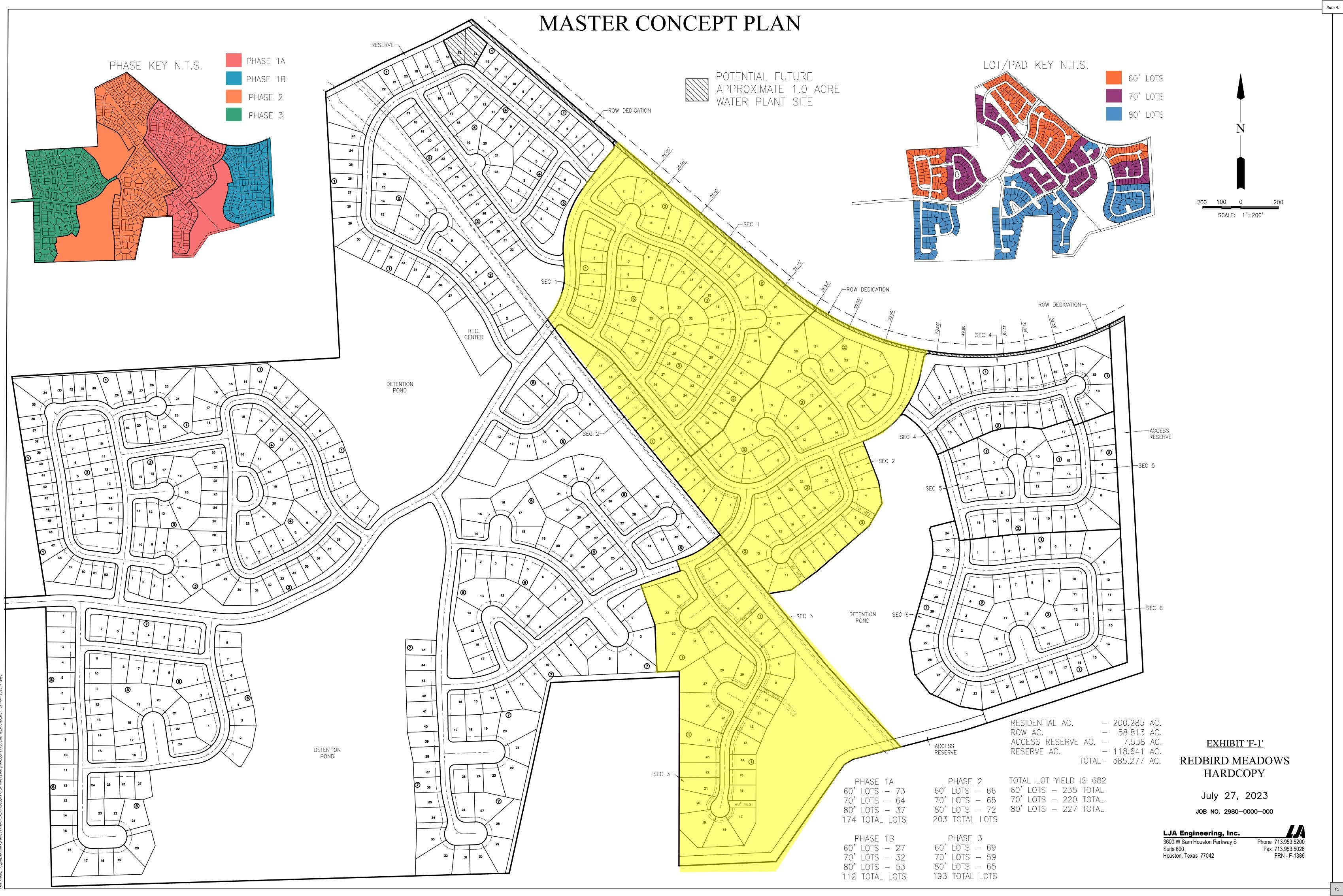
As pointed out in the city engineer's memo, review criteria for the plats is based on Chapter 78 Section 60 of the City Code of Ordinances along with certain exceptions to lot size, building setbacks, and road widths as described in the attached Amendment No. 1 to the Development Agreement.

Analysis & Conclusion:

Points of note in the Development Agreement that relate to platting include:

- 682 lots (previously 560)
- Mix of 60-foot, 70-foot, and 80-foot-wide lots per Phasing Plan
- Certain low-traffic streets approved at 24-ft widths
- Donating right-of-way along Old Plantersville Road for future road widening
- Side yard setbacks of 5-feet were approved with the condition that at least 20% of the shared side yards equal a total of 15-feet.

Dave McCorquodale	Date: 09/28/2023
	Dave McCorquodale



BY: BIRD RED PM 4:50 PM BY: SHA OM\SHARES\WHOU-



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,

Chris Romansky

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

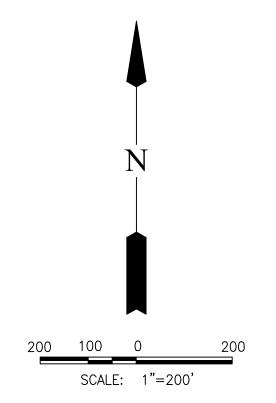
Cc (via email): The Honorable Mayor and City Council – The City of Montgomery

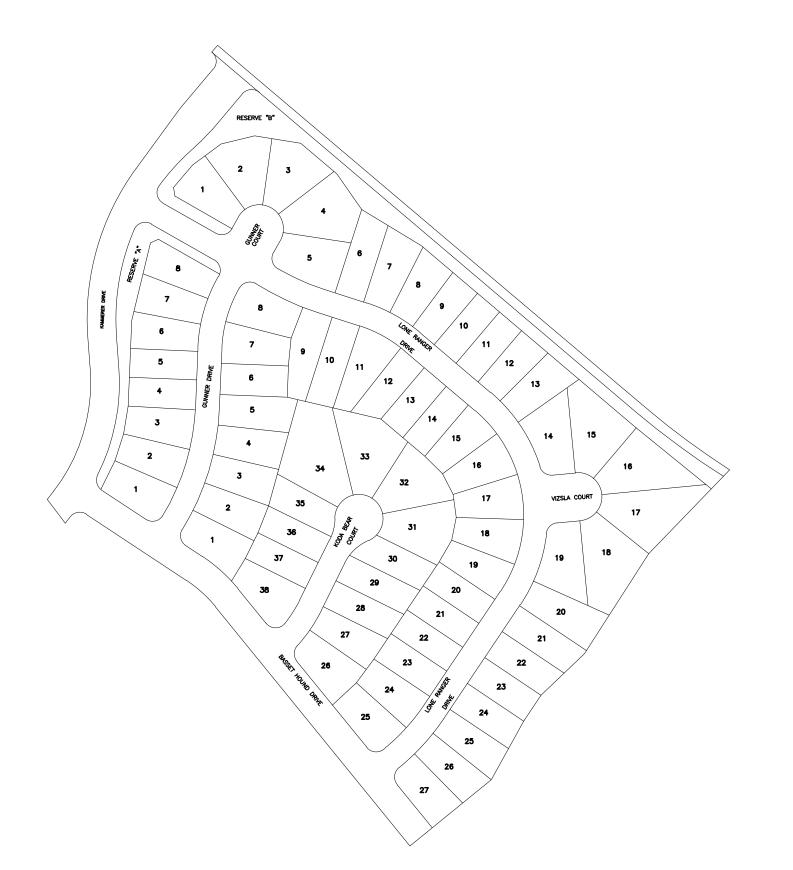
Mr. Gary Palmer – City of Montgomery, City Administrator

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





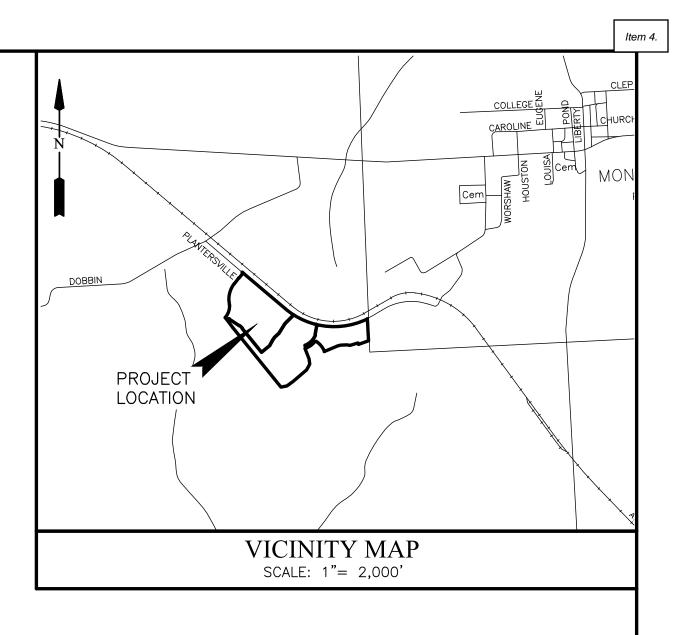
REDBIRD MEADOWS SECTION ONE

A SUBDIVISION OF 27.18 ACRES OF LAND SITUATED IN THE ZACHARIAH LANDRUM SURVEY, ABSTRACT A-22 MONTGOMERY COUNTY, TEXAS.

OWNERS:	REDBIRD MEADOW E A TEXAS LIMITED LI 5910 FM 2920 RD, SPRING, TX 77388 (281) 350-6262
DEVELOPER:	REDBIRD MEADOW D A TEXAS LIMITED LI

(281) 350-6262

LOTS 73 3 BLOCKS RESERVES 2 ACRES IN RESERVE 1.664



DEVELOPMENT, LLC LIABILITY COMPANY), SUITE B

DEVELOPMENT, LLC LIABILITY COMPANY 5910 FM 2920 RD, SUITE B SPRING, TX 77388

ate\Time : ath\Name

17

COORD.

MYLAR CHECK:

SURVEYOR:

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



ENGINEER: LJA Engineering, Inc. 3600 W Sam Houston Pkwy S Suite 600 Houston, Texas 77042

Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386

DATE: SEPTEMBER 27, 2023

SHEET 1 OF 5 2980-0101P.309

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
<u> </u>			, 2	023.						

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

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 ___

BY: MAYOR

ATTEST:

CITY SECRETARY

MYLAR

DR

Item 4.

18

A TEXAS LIMITED LIABILITY COMPANY 5910 FM 2920 RD, SUITE B SPRING, TX 77388 (281) 350-6262

OWNER: REDBIRD MEADOW DEVELOPMENT, LLC

REDBIRD MEADOWS SECTION ONE

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

COUNTY.

BY:

DEPUTY

THE DAY AND DATE LAST ABOVE WRITTEN.

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

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS,

I THE UNDERSIGNED, ENGINEER FOR THE CITY OF MONTGOMERY, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION

_, DAY OF _____, 20____,



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* 320 STALL.

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N 84°30'03"

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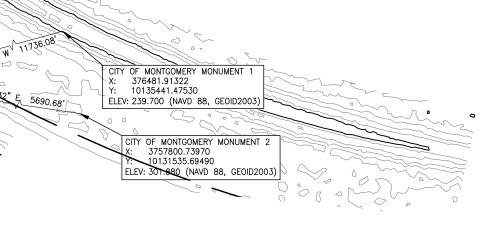
BLOCK 1							
LOT NO.	SQ.FT.	ACREAGE					
1	10,956	0.252					
2	10,103	0.232					
3	10,081	0.231					
4	8,577	0.197					
5	8,404	0.193					
6	9,452	0.217					
7	9,660	0.222					
8	10,246	0.235					

74:37'35"

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						
SQ.FT.	ACREAGE					
11,352	0.261					
9,905	0.227					
9,777	0.224					
10,030	0.230					
10,830	0.249					
9,100	0.209					
10,173	0.234					
11,498	0.264					
10,939	0.251					
10,932	0.251					
11,640	0.267					
9,478	0.218					
8,400	0.193					
8,400	0.193					
9,622	0.221					
10,129	0.233					
10,129	0.233					
10,129	0.233					
9,589	0.220					
	SQ.FT. 11,352 9,905 9,777 10,030 10,830 9,100 10,173 11,498 10,932 11,640 9,478 8,400 8,400 9,622 10,129 10,129					

BLOCK 3							
LOT NO.	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					



RESERVE TABLE						
RESERVE	ACREAGE	SQ.FT.	TYPE			
A	0.458	19,935	RESTRICTED TO LANDSCAPE/OPEN SPACE			
В	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

19

1.dwg

Sec

В	1	
LOT NO.	SQ.FT.	ACREAGE
1	10,956	0.252
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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			
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24	9,347	0.215			
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BLOCK 3					
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18	10,129	0.233			
19	9,589	0.220			

В	LOCK	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

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

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.
- ALL BEARINGS ARE REFERENCED TO THE 1927 TEXAS 2. 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.

	NE SETBACK DR GREATER
BLOCK	LOT
2	LOT 4, LOT 5
2	LOT 6, LOT T
2	LOT 12, LOT
2	LOT 14, LOT
2	LOT 18, LOT
2	LOT 20, LOT 2
3	LOT 7, LOT 8
3	LOT 30, LOT
3	LOT 31, LOT 🤇
3	LOT 33, LOT 3
3	LOT 34, LOT 3

LEGEND

B.L.	INDICATES	BUI
S.B.L.	INDICATES	SID
P.W.	INDICATES	PAV
U.E.	INDICATES	UTIL
F.N.	INDICATES	FILE
M.C.M.R.	INDICATES	MON
M.C.O.P.R.	INDICATES	MON
	PUBLIC RE	COR
R.O.W.	INDICATES	RIGI
DOC. NO.	INDICATES	DOC
CAB.	INDICATES	CAE
SHTS.	INDICATES	SHE
P.O.B.	INDICATES	POI
	INDICATES	STR
C.F.	INDICATES	CLE

INDICATES BUILDING LINE DE BUILDING LINE VING WIDTH ILITY EASEMENT E NUMBER NTGOMERY COUNTY MAP RECORDS NTGOMERY COUNTY OFFICIAL RDS GHT-OF-WAY

> CUMENT NO. BINET

IEETS

INT OF BEGINNING

REET NAME CHANGE ERKS FILE NUMBER

LINE BEARING DISTANCE LI N. 3740391 E 21.011 CUMPE PADUS PLIA ARC CHORD BEARING C		LINE TAB	LE	CURVE TABLE					
11 N 374051* E 21.61 12 N PCT124* W F5.60* 13 N 407253* E 94.90 14 N 402530* E 15.6* 15 8.492524* E 70.26* 16 3.40224* E 70.26* 17 5.35220* W 12.6* 18 3.40224* E 70.26* 19 N.7775* W 8.6.0* 10 5.40224* E 70.26* 10 5.40214* E 20.00* 11 5.77455* W 8.6.0* 11 5.77455* W 20.76* 113 5.97455* W 20.76* 114 5.37455* W 8.00* 115 5.97457* W 20.76* 115 5.97457* W 20.00* 116 5.97257* W 20.00* 117									CHUBD
L2 N 0411/24" (k) 67.60 L3 N 4014/35" (E) 94.90 L4 N 4014/35" (E) 94.90 L5 S 49.92/24" (E) 79.26 L5 S 740/51" (E) 16.92 L10 S 67.92/51" (E) 17.92 L11 S 740/51" (E) 29.87 L12 S 740/51" (E) 29.87 L13 S 07.92/51" (E) 17.92 L14 S 740/51" (E) 29.87 L15 S 740/51" (E) 29.87 L16 S 3740/51" (E) 29.87 L17 S 727/34" (E) 29.87 L18 S 3740/51" (E) 29.87 L19 S 4014/51" (E) 29.97 L10 S 02.97									
L3 N 407435* E 94.90 L4 N 407536* E 65.76 L5 S 494247* E 79264 L6 A 61452* W 126.71 L7 3.35207* W 65.00 L8 5.574631* W 66.27 L9 N 37755* W 62.07 L10 S 541124* E 62.80 L11 S 774651* W 62.87 L12 S 774651* W 62.87 L13 S 603302* W 64.10 L14 N 322057* W 7752 L15 N 522134* E 22.87 L16 N 522137* E 42.87 L18 S 203027* W 64.10 L15 N 622137* E 12.87 L18 S 201237* E 2.800 L24 S 70755* W 7.800 L25 S 6071324* E 42.81 L3 S 6071324* E 42.81 L3 S 6071324* E 42.81 L3 S 6071324* E 42.80 L3									
L4 N N A 20.0 SPG622 SPG6									
L5 S 4934'24" E 70.26" L5 S 44795'2" 124.11 72605" 82.10" N 475001" W 48.00 L5 S 339207" 65.00" 73622" 208.00" S 53334'4" 107.26 L5 S A17051" W 18.42" 56.00" 41221'4" 292.31" S 1244'4" W 28.81 L15 S 2411'24" 20.70" 11532'1" 123.35 66'170'1" 143.25 L15 S 27134'1" 20.70" 11532'1" 123.45 57755'1" 117.26 L15 N 0271'31" 124.35 97.85'1" 124.16 117.26 124.35 97.95'1" 141.84 L16 N 6333'5" 4.70'1" 141.84 141.84 141.84 141.84 141.84 L18 N 6333'5" 4.70'1" 142.84 141.84 141.84 141.84 141.84 141.84 141.84 141.84 141.84 141.84 141.84 14									
L0 S									
L7 S. 3352/07* W 85.00* L8 S. 774051* 16.42* L9 N. 370758* W 27.1 L10 S. 411'24* E. 76.0* 100.0* L11 S. 774051* W 27.1 L12 S. 77134*1 E. 27.1 S. 40705* E. 17.2 L13 S. 97505* Y S. 41.0* 100.00* 11521* 13.75 S. 6075*45* E. 11.2 L12 S. 7713*4* E. 27.1*** F. 27.1***									
LB S S T L0 S S L10 S S L10 L10 L10 L10 L10 L11 L111 <thl11< th=""> <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<></thl11<>									
19 N 370758" M 02.17' 110 S 041124" E 67.60' 111 S 374051" M 29.26' 112 S 273454" E 92.86' 113 S 77455" M 02.7' 114 S 77455" M 17.28' S 053702" M 54.10' 115 S 77457" M 17.28' S 053702" M 54.10' 115 S 053702" M 54.10' 17.38' 53.66' 54.22'3' M 133.11' 115 N 027131" E 17.34'4' 17.38' 17.28'5' 11.28' 17.28'4'4' 94.26' 116 S 374058" M 80.0' 17.28'5' 11.28' N 4750'01" M 30.9' 1120 S 407452" M 94.76' 1018 160.00' 23'17'5' 12.14' 12.14' 121 N 93737" E 2.550' 118'14'E 98.00' 12.6' 15.4'15' M 33.3' 15.4'12' M 33.3' 15.4'12' M 33.3' 122 S 020'37" M 2.6.8' 122' A'0.00' 1058'1' A'35' M'									
L10 S 0.411124 ⁺ E 0.707 L11 S 77075 ⁺ 17.307 S 667745 ⁺ 17.337 L11 S 77075 ⁺ 23.76 ⁺ 17.307 S 697745 ⁺ 17.337 L12 S 77075 ⁺ 17.307 17.337 S 697745 ⁺ 17.337 L12 S 7707 ⁺ 123.43 ⁺ 17.337 17.337 S 697745 ⁺ 17.337 L13 S 0.721731 ⁺ 123.43 ⁺ 17.14 17.337 17.1237 17.13737 17.13737 17.13737									
L1 S 3742'S1" W 29,76' C11 300,00' 22:31'56' 117.95' S 69745'S' E 117.21' L13 S S 555'S2" W 54.10' C13 450,00' 1700'65' 133.64' S 422.23'' W 133.11' L16 N 232'S1" W 57.00' L2 S 1700'' L2 S 1700'' L2 S 1700'' L2 S 1700'' L2 N 1750'' 12.20'' N 1750'' 12.10'' L2 N 1750'' 12.10'' 12.10'' 12.10'' 12.10'' 12.50'' N 1554'' 22.52'' 12.50'' 12.10'' 12.50'' 11.10''' 12.50''' 12.10''' 12.50''''''''''''''''''''''''''''''''''''									
L11 S 721344* L 92.84 L13 S 507540* 94.10* C13 450.00* 170058* 135.64* S 70724* 131.1* L15 N 0221'31* E 123.43* C14 300.00* 2716'07* 142.95* N 7070'4* 141.1* L16 N 2325'5* N 70.0* C16 300.00* 2716'07* 142.95* N 7777* 12.94* N 7770'1* 90.9* L10 S 4705'5* N 77.50* C18 1610.29* 801'10* 256.3* N 5472'2* 92.8* 35.3* L21 N 2730'3* N 27.50* C20 300.00* 651'21* 35.90* S 413.1* 35.3* L22 S 2713'4* R 92.8* 27.50* C21 470.00* 1079'14* 90.13* S 413.1* 35.3* 173.2* 173.3* 173.2* 173.2* <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>									
L11 S D53/02* Ø D410* L15 N 0.221*3** L23.43* L14 300.00* 27.180** H23.65* S 1670** 9.476** L16 N 0.221*3** L23.45* L16 300.00* 27.180** N 1754** 9.90** L18 N 5.075** N 37.02* L21.10** N 1754*** 9.90** L12 N 2.0705** N 3.702** L21.10** 1.700*55* N 3.742*** 9.90** L21 N 2.930*** 2.7.60** L21 1.600.00*** 1.25.38** N 3.742*** 3.53 L22 S 0.020**** E 9.28*** C22 2.5.00**** 1.600**** 1.90**** 9.99*** L24 N S 0.23********** C22 2.5.00******* 1.60********************** 1.60************************************									
Lite N D22'13'1 E 122.43' Lite S 33'26'5'' W 37.02' C16 300.00' 27'18'07' 142.95' N 175'01'' 90.20'' L1B N 6.33'26'5'' W 37.02'' C16 300.00' 23'1'5'' L12.9'' N 475'01'' 90.20'' N 475'01'' 90.25'' N 475'01'' 90.25'' N 475'01'' 90.25'' N 475'01'' 90.25'' C11 1610.29'' 80'1'0'' 25.38'' N 53'3''' 225.01'' C12 25.00'' C21 3''' N 473'0''' 42.95''' 12.9'''' 12.9'''' 12.9''''' 12.5''''''''''''''''''''''''''''''''''''									
Lile S 33.26*57* W 37.02* Lila N 63.36*57* W 9.0.0* Lila N 63.36*57* W 9.4.76* Lila N 63.36*57* W 9.4.76* Lila N 63.376*57* W 27.50* Lila N 9.300*57* E 27.50* Lila N 9.300*5 5.417*44* 35.30* Lila N 6.85* 100.00* 6.51*12* 35.30 5.473*0** 35.85 Lila N 5.672*0*3* 4.8.80* 122 25.00* 900000** 39.27* 5.172*0** 8.8.92*1* Lila N 5.672*0** 1.13* 5.675*0** 2.3.30* 221*0** 9.8.95*1* 1.0.00* Lila N 5.66*17*0** 1.14** 5.673*0** 1.14** 1.14**									
L18 N 8.338'55" W B.00" C16 300.00" 1726'05" 91.29" N 4750'01" 90.34 L19 S 4'0'4'35" W 94.76" C17 300.00" 221'15" 121.99 N 35'0'0'3" 22.22 L21 N 23'3'3'7" W 27.50" C10 90.00" 35'1'2' 35.30 S 5'1'0'' 35.31 L24 S 72'1'3'4" 92.86" C22 25.00" 90'1'10" 20.13" N'1'3'9'3"" 83.31 L25 N A'3'3'0'3" 48.80" C22 25.00" 90'0'00" 39.27" N'1'3'9'3"" E 35.33 L26 N S'3'3'3'' 48.80" C22 25.00" 90'0'00" 39.27" S'1'2''' S'6'3''''''''''''''''''''''''''''''''''									
Lis S. 40714/35" W. 9.7.6' Lis S. 40714/35" W. 9.7.6' Liz S. 4705/56" W. 37.65' Liz S. 4705/56" W. 37.65' Liz S. 2973977" W. 27.50' Liz S. 60720/23" E 6.65' Liz S. 2973977" W. 27.50' Liz S. 297397" W. 27.50' Liz S. 297397" W. 48.80' C22 25.00' 9000000' 39.27' N.74'39'37" E 35.33 Liz N. 36'0303" W. 48.80' C22 25.00' 900000' 39.27' N.74'39'37" E 25.33 Liz N. 36'0303" W. 48.90' C22 25.00' 39.27' N.74'39'37" E 25.33 Liz N. 36'0103" W.									
L20 S 4700'56' W 37.65' L21 N 29'39'37' W 27.50' L22 S 29'39'37' W 27.50' L23 S 60'20'3' E 6.85' L24 S 62'20' E 6.85' L25 N 54'30'5' W 35.30' L25 N 54'30'5' W 48.90' L25 N 54'30'5' W 48.90' L26 S 2'25'5' H 2.60' 9'20'5' H 2.25' S 50'20'3' E L25 N 54'30'5' W 48.90' 12'' 50'21'3' W 12'' L27 S 0'21'1' W 12'' W 67.60' 12'' 18''' 56'''''' T''''''''''''''''''''''''''''''									
121 N 29'39'37" 27.50' 122 S 29'39'37" W 27.50' 123 S 60'20'23" E 124 S 72'13'44" E 125 S 60'20'23" E 126 S 43'30'05" E 127 S 72'13'44" E 92.86' 128 N 43'0'05" E 48.90' 128 N 56'33'03" W 48.90' C22 25.00' 96'20'05" 42.08' S 6'20'23" E 100.00' 127 S 02'21'31" W 123.43' C24 50.00' 157.09' S 6'20'23" E 100.00' 129 N 04'11'24" W 67.60' 11'53'21" 98.56' S 6'17'03" E 98.33 123 N 20'21'51" E 12.1.3' C24 350.00' 18700'00' 157.04' S 05'21'57" E 100.00' 133 N 39'06'56" W 64.93' C33 475.00' 157.04' S 05'21'57" E 100.00' 133 <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>									
L22 S 29'39'37" ¥ 27.50' L23 S 60'20'23" E 6.85' L24 S 72'13'4" E 92.86' L25 N 84'30'03" E 48.90' L26 84'30'03" E 48.90' L27 S 02'13'1" W 123.43' L28 N 56'33'03" W 109.94' L27 S 02'13'1" W 123.43' L28 N 56'33'03" W 109.94' C26 475.00' 11'53'21" 98.56' S 66'17'03" E 98.33 L30 S 60'20'23" E 13.84' C26 475.00' 11'53'21" 98.56' S 66'30'42" E 14.84 L31 S 72'13'4" E 92.84' C21 35.00' 22'10'5" * 10.40' L31 S 72'13'4" W 40.83' C22 35.00' 22'10'4" * 84.30' 85.33'63'" * 10.40' L33 N 39'06'58' W 96.95'									225.20'
L23 S 60'20'23" E 6.85' L24 S 72'13'44" E 92.88' L25 N 84'30'03" E 48.90' L25 N 84'30'03" E 48.90' L27 S 02'2'13" W 123.43' L28 N 56'33'03" W 109.94' L28 N 56'33'03" W 109.94' L27 S 02'2'13" W 123.43' L28 N 66'11'24" W 67.60' L27 S 02'2'23" E S 02'2'23" E 31.84' L28 N 56'33'03" W 109.94' C27 325.00' 27'15'3'1 34.02' L33 N 39'0'5'8" 96.95' C31 25.00' 7'75'3'1" 34.02' C33 N 50'3'30" W 0.83' C33 S 09'2'12" N 3'3'0'1" 14.83' C34 25.00' 16'70'4" 140.21' S 42'19'2" 19.72' L35 N 02'21'13" B 12'3.43'' C33 475.00' <									
L24 S 72*13*44" E 92.86" C22 25.00" 96*27*05" 42.08" S 12*06*50" E 37.24 L25 N 84'30*03" E 48.90" C23 25.00" 96*27*05" 42.08" S 12*06*57*5" E 35.34 L26 S 84'30*03" W 48.90" C24 50.00" 180*03*00" 15*08" S 6*20*23" E 100.00 L27 S 0221*35" 15*06" C27 225.00" 96*00*00" 39.27" N 74'39*37" E 35.35 L28 N 64'112*" W 60.0" 22'3 156" 12*811" S 56*5745" E 128.66 L31 S 71'3'4" E 92.86" C29 25.00" 77'5*31" 34.02" S 5'30*21*2" E 100.00 L33 N 96*2715" W 18.02" C33 25.00" 27'20'51" 42.08" N 1									35.88'
L25 N 84'30'03" E 48.00' L25 S 84'30'03" E 48.00' L23 S 25.00' 90'0'0'0' 39.27' N 74'33'37" E 53.3' L26 S 84'30'03" W 48.90' C23 25.00' 90'0'00' 39.27' N 74'33'37" E 55.3' L28 N 56'33'03" W 109.94' C26 475.00' 11'53'21' 98.56' S 6'17'03" E 98.3' L30 S 60'20'23" E 31.84' C28 335.00' 32'10'21' 18.11' S 3'3'6'37" E 195.6' L31 S 27'13'4" E 92.88' C28 325.00' 7758'31" 34.02' S 45'30'47" W 31.4' L34 N 56'33'03" W 40.83' C32 335.00' 27'20'35' 159.87' S 20'11'49" W 158.3' L35 N 02'21'31" E 123.43' C33 475.00' 165'4'4' 140.21' S 42'19'29" W 139.7' L36 S 17'40'08" W 58.66' C36 25.00' 96'27'05' 42.08' N 71'26'05'E 37.3'5.3'									89.99'
126 S 84'30'03" W 48.90' 127 S 02'21'31" W 123.43' 128 N 56'33'03" W 109.94' 129 N 04'11'24" W 67.60' 130 S 60'20'23" E 31.84' 129 N 04'11'24" W 67.60' 130 S 0720'23" E 31.84' 122 N 04'11'24" W 67.60' 133 N 970'6'5E" U 223 13'' 14''3' 133 N 970'6'5E" U 23''3" 15''44" 140.21' S 65'29'3'T" 16''44'' 134 N 56'35'19" W 180.0' 15''44" 140.21' S 4''14''W' 15''44" 140.21' S 4''14''W' 15''4''1''W' 15''4''1''W' 15''4''1''W' 15''4''1''W' 15''4''1''W' 15''4''1''W' 15''4''1''W' 15''14''1''W' 15''4''1''W'									
127 S C2221'31" 123.43' C25 25.00' 90'0'0'0' 39.27' S 15'20'23" E 35.3' 128 N S 6'33'03" 109.94' C26 475.00' 11'53'21" 96.56' S 6'17'03" E 98.3' 129 N 04'11'24" W 67.60' 11'53'21" 96.56' S 6'17'03" E 98.3' 123 N 22'10'5" E 121.13' C22 335.00' 32'10'21" 188.11' S 3'36'37" E 186.6' 123 N 22'10'5" E 10.0' 15'0'2'3' S 6'3'0'2" 14'4'0' N 14'3'1'4" N 6'3'3'0" 4'0.83' C33 475.00' 15'5'4'4' 140.21' S 4'14'2" N 14'3'1'4''4''4''4'' N 1'14'0''4'' 15'14'0'3' E 3'3'2''4'' 1'14''4''4''4''4''4''4''4''4''4''4''4''4									35.36'
128 N 56'33'03" W 109.94' 129 N 04'11'24" W 67.60' 123 N 60'20'23" E 31.84' 123 N 50'20'23" E 31.84' 123 N 26'21'05" E 121.13' 123 N 26'21'05" E 121.13' 123 N 26'21'05" E 121.13' 123 N 56'33'03" W 40.83' 123 N 56'33'03" W 40.83' 123 N 50'21'11" W 180.0' 135 N 02'21'31" E 123.3' 135 N 02'21'31" E 123.3' 135 N 02'21'31" W 180.0' 135 N 02'21'31" W 58.66' 136 S 66'35'19" W 180.0' 137 S 09'21'12" W 58.66' 140 N 49'4'47" W 98.73' 141 N 04'6'40" W 97.52' 124 S 70'20'1" W 71.64' 124 S 00'46'24" E 18.65' 124 S 00'46'24" E 18.65' 124 S 00'2									100.00'
129 N 04'11'24" \$67.60' 130 S 60'20'23" E 31.84' 131 S 72'13'44" E 92.88' 132 N 26'21'05" E 121.13' 133 N 39'06'58' 96.95' 134 N 56'33'03" W 40.83' 135 N 02'21'31" E 123.43' 136 S 66'35'19" W 180.02' 137 S 09'21'12" W 56.74' 138 S 17'4'08" W 58.66' 139 S 26'13'52" W 66.46' 140 N 49'4'47" W 98.79' 143 S 63'6'29" W 77.52' 144 S 40'23'11" W 61.67' 144 S 0'20'2'13" E 65.00' 143 S 5'3'4'42" W 73.47' 144 S 0'20'2'13" E 65.00' <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>35.36'</td>									35.36'
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' 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 56.66' 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 05'29'29" W 73.47' L44 S 40'23'1" W 66.61' L44 S 06'29' W 73.47' L44 S 05'29' W 73.47' L44 S 05'29' W 57.92' L44 S 05'06'29" W 57.92' L44 S 05'06'29" W 57.92' L44 S 05'06'29" W 57.92' L45 S 12'04'11" W </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>98.39'</td>									98.39'
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 180.02' L36 S 66'35'19" W 180.02' L37 S 09'21'12" W 58.74' L38 S 1744'08" W 58.66' L43 S 26'13'52" W 66.48' L39 S 26'13'52" W 66.48' L40 N 49'41'4" W 98.79' L41 N 04'6'40" W 97.52' L42 S 76'29'01" W 71.64' L43 S 05'16'2" W 53.0' L44 S 40'23'11" W 61.67' L44 S 05'06'29" W 57.92' L44 S 05'06'29" W 57.92' L45 S 05'64'24" E 18.65' <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>126.99'</td>									126.99'
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' L35 N 02'21'31" E 123.43' L36 S 66'35'19" W 180.0' L37 S 09'21'12" W 58.74' L38 S 17'44'08" W 58.66' L44 S 09'21'12" W 58.74' L37 S 09'21'12" W 58.74' L38 S 17'44'08" W 58.66' L40 N 49'41'47" W 98.79' L41 N 80'46'40" W 97.52' L43 S 53'44'42" W 73.47' L44 S 40'23'11" W 61.67'				C28					185.65'
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 03'4'42" W 73.47' L44 S 40'23'11" W 61.67' L44 S 05'06'29" W 57.92' L44 S 05'06'29" W 57.92' L45 S 05'6'24" E 18.65' L45 N 02'21'31" E 65.00' L55 N 29'51'37" E 52.03' L54 N 11'24'28" E 48.26' L55 N 29'51'37" E 52.21' L54 N 11'24'28" E 48.26' L55 N 29'51'37" E 52.21' L54 N 11'24'28" E 48.26' L55 <td< td=""><td></td><td></td><td></td><td>C29</td><td>25.00'</td><td>77•58'31"</td><td>34.02'</td><td>S 56°30'42" E</td><td>31.46'</td></td<>				C29	25.00'	77•58'31"	34.02'	S 56°30'42" E	31.46'
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 53'44'2" W 73.47' L44 S 40'23'11" W 61.67' L44 S 05'06'29" W 57.92' L45 S 05'06'29" W 57.92' L48 S 05'06'29" W 57.92' L49 S 21'04'11" W 69.30' L51 N 45'27'58" W 52.03' L52 N 02'1'37" E 52.21' L53 N 07'44'57" W 48.26' L54 N 11'24'28" E 48.26' L55 N 26'21'05" E 60.00' L54 N 11'24'28" E 48.26' L55 <td< td=""><td></td><td></td><td></td><td>C30</td><td></td><td>180°00'00"</td><td>157.08'</td><td></td><td>100.00'</td></td<>				C30		180°00'00"	157.08'		100.00'
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 66.46' 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' L48 S 05'06'29" W 57.92' L49 S 21'04'11" W 69.30' L51 N 45'27'58" W 52.01' </td <td></td> <td></td> <td></td> <td>C31</td> <td></td> <td></td> <td>34.02'</td> <td></td> <td>31.46'</td>				C31			34.02'		31.46'
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' L39 S 26'13'52" W 66.48' L40 N 49'41'47" W 98.79' L41 N 80'6'40" W 97.52' L41 N 80'6'40" 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' L44 S 40'23'11" W 61.67' L44 S 40'23'11" W 61.67' L44 S 05'06'29" W 73.47' C41 430.00' 30'41'46" 230.37' N 11'09'29" E 227.63' L44 S 05'06'29" W 57.92' C41 430.00' 30'41'46" 39.14' N 74'48'29" E 35.24' L47 S 21'35'59" W 60.21' C44 525.00' 11'53'21" 108.94' S 66'17'03" E 107.44' L48 S 05'06'29" W 57.92' C44 525.00' 16'53'11" 12.5.26'		N 56°33'03" W	40.83'	C32	335.00'	27°20'35"	159.87'	S 20°11'49" W	158.36'
L37 S 0.921'12" W 58.74' L38 S 17'44'08" W 58.66' L39 S 26'13'52" W 66.48' L40 N 49'4'147" W 98.79' L41 N 80'46'40" Y 73.47' L42 S 76'29'01" Y 71.64' L43 S 53'44'42" Y 73.47' L44 S 40'23'11" W 61.67' L44 S 0'21'12" 40.27' S 77'18'16" W 30.4' L44 S 0'23'14'2" 0'27'25'6" 224.75' N 0'9'3'4" 222.6' L44 S 0'21'12" 54.8' 224.75' N 0'9'3'4" 222.6' L45 S 0'8'4'21" 11'5'3'1" 108.94' S 66'17'03" E 108.7' L45 S 0'10'11" W 69.30' 23'3'5'H 115.5'S 0'7'5'5'S' 2'	L35		123.43'	C33		16°54'44"	140.21'		139.70'
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' L41 N 80'46'40" W 97.52' L41 N 80'46'40" Y 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' L44 S 40'23'11" W 61.67' L44 S 05'06'29" Y 57.92' L45 N 07'4'57" W 48.26'	L36		18.02'	C34	25.00'	89*53'48"	39.22'	S 05°49'56" W	35.32'
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' L44 S 40'23'11" W 61.67' L44 S 40'23'11" W 61.67' L45 S 08'46'24" E 18.65' L46 S 3127'12" W 54.85' L44 S 05'06'29" W 57.92' L44 S 05'06'29" W 57.92' L45 S 05'06'29" W 57.92' L46 S 31'27'12" W 54.85' L48 S 05'06'29" W 57.92' L49 S 21'04'11" W 69.30' C47 425.00' 16'53'11" 125.26' S 42'18'2" W 124.80' L50 N 02'21'31" E 65.00' C48 25.00' 90'07'45" 39.33' N 84'10'50" W 35.40' L52 N 26'54'23" W 48.26' C50 325.00' 14'25'10" 81.79' N 33'33'40" E 81.50' L54 N	L37		58.74'	C35	25.00'	96 ° 27'05"	42.08'	N 71°26'05" E	37.29'
L40 N 4941'47" 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' L44 S 40'23'11" W 61.67' L45 S 06'46'24" E 18.66' L46 S 3127'12" W 54.85' L46 S 3127'12" W 54.85' L47 S 21'04'11" W 69.30' L48 S 05'06'29" S 57.92' L49 S 21'04'11" W 69.30' C47 425.00' 16'53'11" 125.26' S 42'18'2" 108.74' L50 N 02'21'31" E 65.00' 16'53'11" 125.26' S 42'18'42" 124.80' L51 N 45'27'58" 52.03' 16'53'11" 125.26' S 42'18'42" 124.80'	L38	S 17°44'08" W	58.66'	C36	25.00'	90°12'40"	39.36'		35.42'
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' L56 N 36'32'48" E 61.51' <td>L39</td> <td></td> <td>66.48'</td> <td>C37</td> <td>325.00'</td> <td>27°30'47"</td> <td>156.06'</td> <td>S 16°06'54" W</td> <td>154.57'</td>	L39		66.48'	C37	325.00'	27°30'47"	156.06'	S 16°06'54" W	154.57'
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' L41 25.00' 16'53'11" 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 26'51'37" E 52.21' L54 N 11'24'28" E 48.26' L55 N 26'51'37" 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' C51 100.00' 273'2'34" 48.07' S 12'34'48" W 47.66' C52 <td>L40</td> <td>N 49°41'47" W</td> <td>98.79'</td> <td>C38</td> <td>475.00'</td> <td>28°48'05"</td> <td>238.77'</td> <td>S 16°45'33" W</td> <td>236.27'</td>	L40	N 49°41'47" W	98.79'	C38	475.00'	28°48'05"	238.77'	S 16°45'33" W	236.27'
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' 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' L54 N 36'32'48" E 61.51' L55 N 26'21'05" E 60.00' L55 N 26'21'05" E 60.00' C51 100.00' 38'44'22" 67.61' N 45'43'16" E 66.32' L55 N 29'51'37" E 52.21' C53 100.00' 27'23'4" 48.07' S 12'3'48" W 47.6' L55 N 26'21'05" E 60.00' C54 275.00' 10'18	L41	N 80°46'40" W	97.52'	C39	25.00'	92°17'21"	40.27'	S 77°18'16" W	36.05'
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' 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' L55 N 29'51'37" E 52.21' L56 N 36'32'48" E 61.51' L57 N 46'49'17" E 68.22' L57 N 46'49'17" E 68.22' L56 N 26'21'05" E 60.00' C57 25.00' <t< td=""><td></td><td>S 76°29'01" W</td><td>71.64'</td><td>C40</td><td>25.00'</td><td>83°03'26"</td><td>36.24'</td><td>N 15°01'20" W</td><td>33.15'</td></t<>		S 76°29'01" W	71.64'	C40	25.00'	83°03'26"	36.24'	N 15°01'20" W	33.15'
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'	L43	S 53°44'42" W	73.47'	C41		30°41'46"		N 11°09'29" E	227.63 '
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'	L44	S 40°23'11" W	61.67'	C42	470.00'	27 ° 23'56"	224.75'	N 09°30'34" E	222.62'
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' C57 25.00' 10'13'0" 38.45' C58 52.00' 10'13'0" 26'7.22' C54 275.00' 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' C57 25.00' 10'13'05" 100.42' N 47'50'1" W 100.00' C57 25.00' 29'13'04" 26'7.2' N 16'58'03" E 26'8.5' C58 52.00' 29'13'04" 26'7.7' N 16'58'	L45	S 08°46'24" E	18.65'	C43	25.00'	89°42'16"	39.14'	N 74°48'29" E	35.26'
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' C55 25.00' 10'18'06" 49.44' S 31'3'08" W 49.38' L57 N 46'49'17" E 68.22' 100.00' 27'32'34" 48.07' S 12'34'48" W 47.6' L58 N 26'21'05" E 60.00' 10'18'06" 49.44' S 31'30'08" W 49.38' C57 25.00' 104'13'51" 45.48' S 88'46'06" W 39.46' C58 525.00' 29'13'04" 267.72' N 16'58'03" E 264.85'	L46		54.85'	C44	525.00'	11°53'21"	108.94'	S 66°17'03" E	108.74 '
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' C54 275.00' 10'13'01" 110'13'01" L55 N 29'51'37" E 52.21' C53 100.00' 27'32'34" 48.07' S 12'34'48" W 47.6' L57 N 46'49'17" E 68.22' C55 25.00' 10'18'06" 49.44' S 31'30'08" W 49.38' L58 N 26'21'05" E 60.00' C56 330.00' 17'26'05" 100.42' N 47'50'01" W 30.4'' C57 25.00' 29'13'04" 267.72' N 16'58'03" E 264.8''	L47	S 21°35'59" W	60.21'	C45	275.00'	22°31'56"	108.15'	S 60°57'45" E	107.45 '
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' L58 N 26'21'05" E 60.00' C57 25.00' 10'18'06" 49.44' S 31'30'08" W 49.38' C57 25.00' 10'18'06" 49.44' S 31'30'08" W 49.38' C56 330.00' 17'26'05" 100.42' N 47'50'01" W 30.4'4' C58 525.00' 29'13'04" 267.72' N 16'58'03" E 264.8'	L48	S 05°06'29" W	57.92'	C46	285.00'	83°33'54"	415.67'	S 07°54'50" E	379.79 '
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' C57 25.00' 104'13'51" 45.48' C58 525.00' 29'13'04" 267.72' N 16'58'03" E 264.83'	L49	S 21°04'11" W	69.30'	C47	425.00'	16°53'11"	125.26'	S 42°18'42" W	124.80'
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' C56 330.00' 17'26′05" 100.42' N 47'50′01" W C57 25.00' 29°13′04" 267.72' N 16'58′03" E 264.83'	L50	N 02°21'31" E	65.00 '	C48	25.00'	90°07'45"	39.33'	N 84°10'50" W	35.40'
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' C57 25.00' C57 25.00' 104'13'51" C58 525.00' 29'13'04" S 12'29'14" W C58 525.00' 29'13'04" 267.72' N 16'58'03" E	L51	N 45°27'58" W	52.03'	C49	25.00'	79°53'13"	34.86'	N 00°49'38" E	32.10'
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' C57 25.00' 104'13'51" C58 525.00' 88'07'38" 38.45' N 12'29'14" W 34.72 C58 525.00' 29'13'04" 267.72' N 16'58'03" E 264.85	L52	N 26°54'23" W	48.26'	C50	325.00'	14°25'10"	81.79 '	N 33°33'40" E	81.58'
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' C56 330.00' 17'26'05" 100.42' N 47'50'01" W C57 25.00' 88'07'38" 38.45' N 12'29'14" W 34.7' C58 525.00' 29'13'04" 267.72' N 16'58'03" E 264.8'	L53	N 07°44'57"W	48.26'	C51	100.00'	38•44'22"	67.61 '	N 45°43'16" E	66.33 '
L56 N 36'32'48" E 61.51' L57 N 46'49'17" E 68.22' L58 N 26'21'05" E 60.00' C56 330.00' 17'26'05" 100.42' N 47'50'01" W 100.02' 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 264.85'	L54	N 11°24'28" E	48.26'	C52	50.00'	246°16'56"	214.92 '	N 58°03'01" W	83.73 '
L57 N 46*49'17" E 68.22' L58 N 26*21'05" E 60.00' C56 25.00' 104*13'51" 45.48' S 88*46'06" W 39.46' C58 S 26*21'05" E 60.00' C56 330.00' 17*26'05" 100.42' N 47*50'01" W 100.02' 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 264.85'	L55	N 29°51'37" E	52.21'	C53	100.00'	27•32'34"	48.07'	S 12°34'48" W	47.61'
L58 N 26'21'05" E 60.00' C56 330.00' 17'26'05" 100.42' N 47'50'01" W 100.02' C57 25.00' 88'07'38" 38.45' N 12'29'14" W 34.75' C58 525.00' 29'13'04" 267.72' N 16'58'03" E 264.85'	L56	N 36°32'48" E	61.51'	C54	275.00'	10°18'06"	49.44'	S 31°30'08" W	49.38'
C57 25.00' 88'07'38" 38.45' N 12'29'14" W 34.7' C58 525.00' 29'13'04" 267.72' N 16'58'03" E 264.8'	L57	N 46°49'17" E	68.22'	C55	25.00'	104°13'51"	45.48'	S 88°46'06" W	39.46'
C58 525.00' 29*13'04" 267.72' N 16*58'03" E 264.83	L58	N 26°21'05" E	60.00'	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 '
C59 275.00' 27'35'51" 132.46' N 16'09'26" E 131.18				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'

REDBIRD MEADOWS

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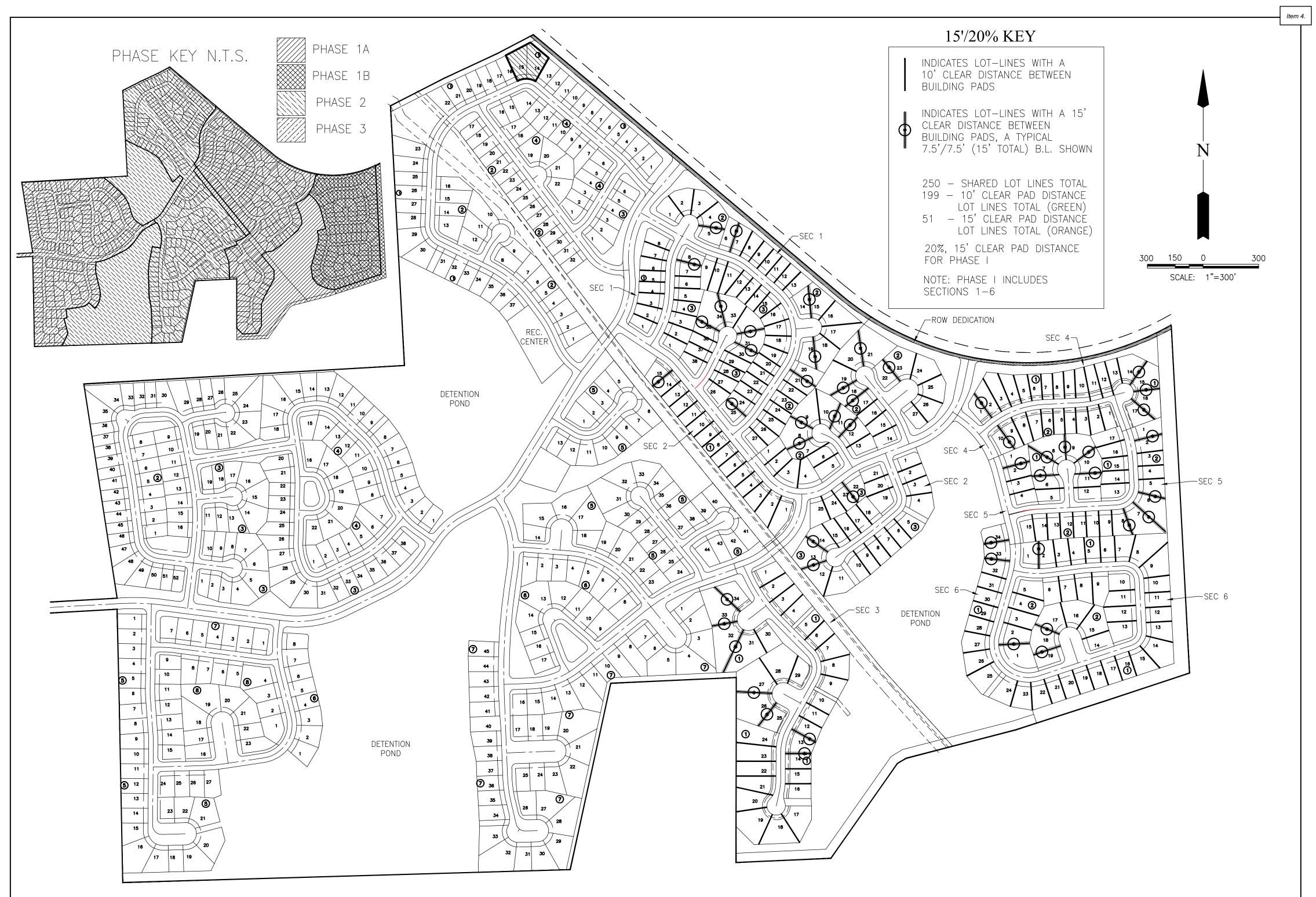
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Item 4.



PHASE 1A	PHASE 2	RESIDENTIAL AC. – 200.285 AC.
60' LOTS – 73	60' LOTS – 66	ROW AC. – 58.813 AC.
70' LOTS – 64	70' LOTS – 65	ACCESS RESERVE AC. – 7.538 AC.
80' LOTS – 37	80' LOTS – 72	RESERVE AC. – 118.641 AC.
174 TOTAL LOTS	203 TOTAL LOTS	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	Phone 713.953.5200
Suite 600	Fax 713.953.5026
Houston, Texas 77042	FRN - F-1386
	SHEET 5 OF 5



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,

Chris Rommety

Chris Roznovsky, PE Engineer for the City

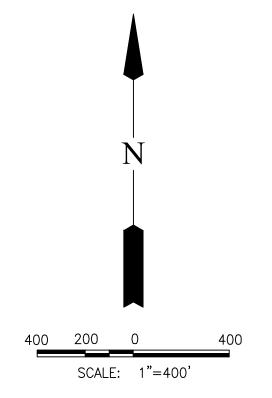
CVR/zlgt

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





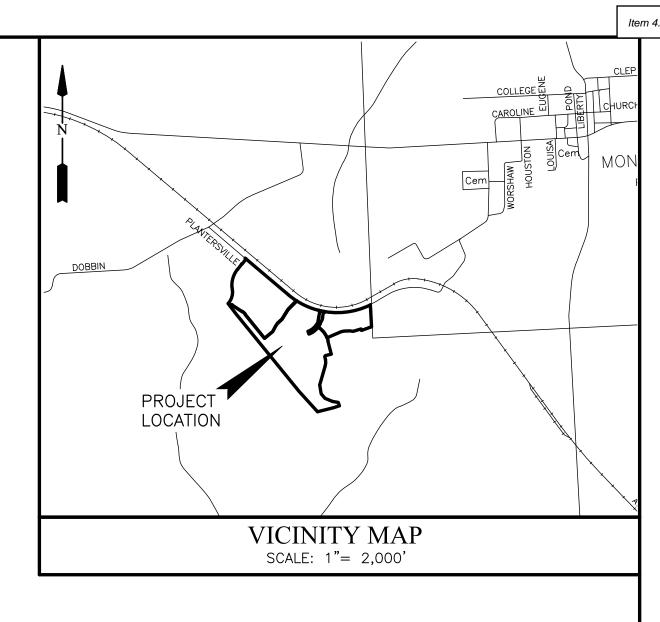
REDBIRD MEADOWS SECTION TWO

A SUBDIVISION OF 45.84 ACRES OF LAND SITUATED IN THE ZACHARIAS LANDRUM SURVEY, ABSTRACT A-22 MONTGOMERY COUNTY, TEXAS.

A T 591 SPF	BIRD MEADOW DE EXAS LIMITED LIA 0 FM 2920 RD, RING, TX 77388 1) 350–6262
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DEVELOPER: REDBIRD MEADOW DEVELOPMENT, LLC A TEXAS LIMITED LIABILITY COMPANY 5910 FM 2920 RD, SUITE B SPRING, TX 77388 (281) 350-6262

LOTS 67 3 BLOCKS RESERVES 9 20.55 ACRES IN RESERVE



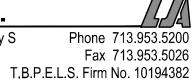
DEVELOPMENT, LLC ABILITY COMPANY SUITE B

Wed, 27 Sep 2023 - 11:09am : I:\Projdsk1\PLATTING\2980\PLATS\Red Bird Meadows Sec 2.dwg ate\Time : ath\Name 23

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MYLAR CHECK:

LJA Surveying, Inc. 3600 W Sam Houston Parkway S Suite 175 Houston, Texas 77042



ENGINEER: LJA Engineering, Inc. 3600 W Sam Houston Pkwy S Suite 600 Houston, Texas 77042

Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386

DATE: SEPTEMBER 27, 2023

SHEET 1 OF 5 2980-0101P.309

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 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
			, 2	023.						

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

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: <u>-----</u>

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. _____, DAY OF _____, 20____, DATED THIS _____

BY: _____

MAYOR

ATTEST:

CITY SECRETARY

STATE OF TEXAS COUNTY OF MONTGOMERY

I, L. BRANDON STEINMANN, CLERK OF THE TEXAS, DO HEREBY CERTIFY THAT THE WITH	
AUTHENTICATION WAS FILED FOR F	REGISTRATION IN MY OFFICE ON
, 2023, AT _	O'CLOCKM., AND DULY
RECORDED ON	, 2023, AT O'CLOCKM., IN
CABINET SHEET COUNTY.	, OF RECORD OF MAP FOR SAID

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

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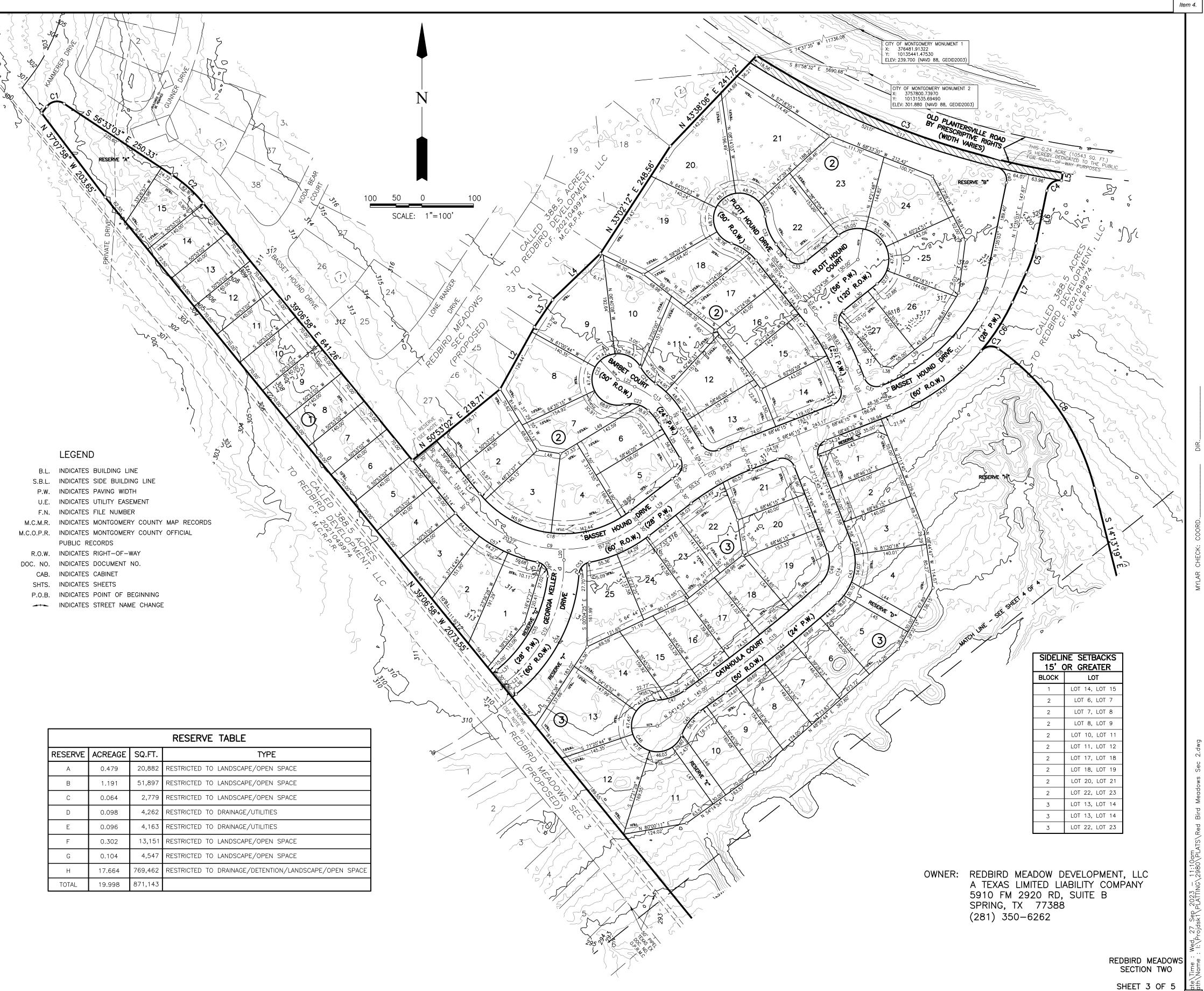
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REDBIRD MEADOWS SECTION TWO

SHEET 2 OF 5

Item 4.



	RESERVE TABLE					
RESERVE	ACREAGE	SQ.FT.	TYPE			
А	0.479	20,882	RESTRICTED TO LANDSCAPE/OPEN SPACE			
В	1.191	51,897	RESTRICTED TO LANDSCAPE/OPEN SPACE			
С	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			
Н	17.664	769,462	RESTRICTED TO DRAINAGE/DETENTION/LANDSCAPE/OPEN SPACE			
TOTAL	19.998	871,143				

25

²⁹⁸⁰⁻⁰¹⁰¹P.309

	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'			
С3	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	CHORE		
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	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'				

	L
LINE	
L29	Ν
L30	S
L31	S
L32	S
L33	Ν
L34	S
L35	S
L36	S
L37	Ν
L38	S
L39	Ν
L40	Ν
L41	Ν
L42	Ν
L43	S
L44	S
L45	Ν
L46	S
L47	Ν
L48	S
L49	S
L50	S
L51	Ν
L52	Ν
L53	Ν
L54	S
L55	Ν
L56	Ν

В			
LOT NO.	SQ.FT.	ACREAGE	Γ
1	15,343	0.352	Γ
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 10,782 0.248 1 2 10,516 0.241 3 14,085 0.323 4 14 421 0 331

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. ACREAG					
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			

	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				

UNDER CLERK'S FILE NO. 8308895, 99076969, 2000-068069 AND 2007-008577 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.

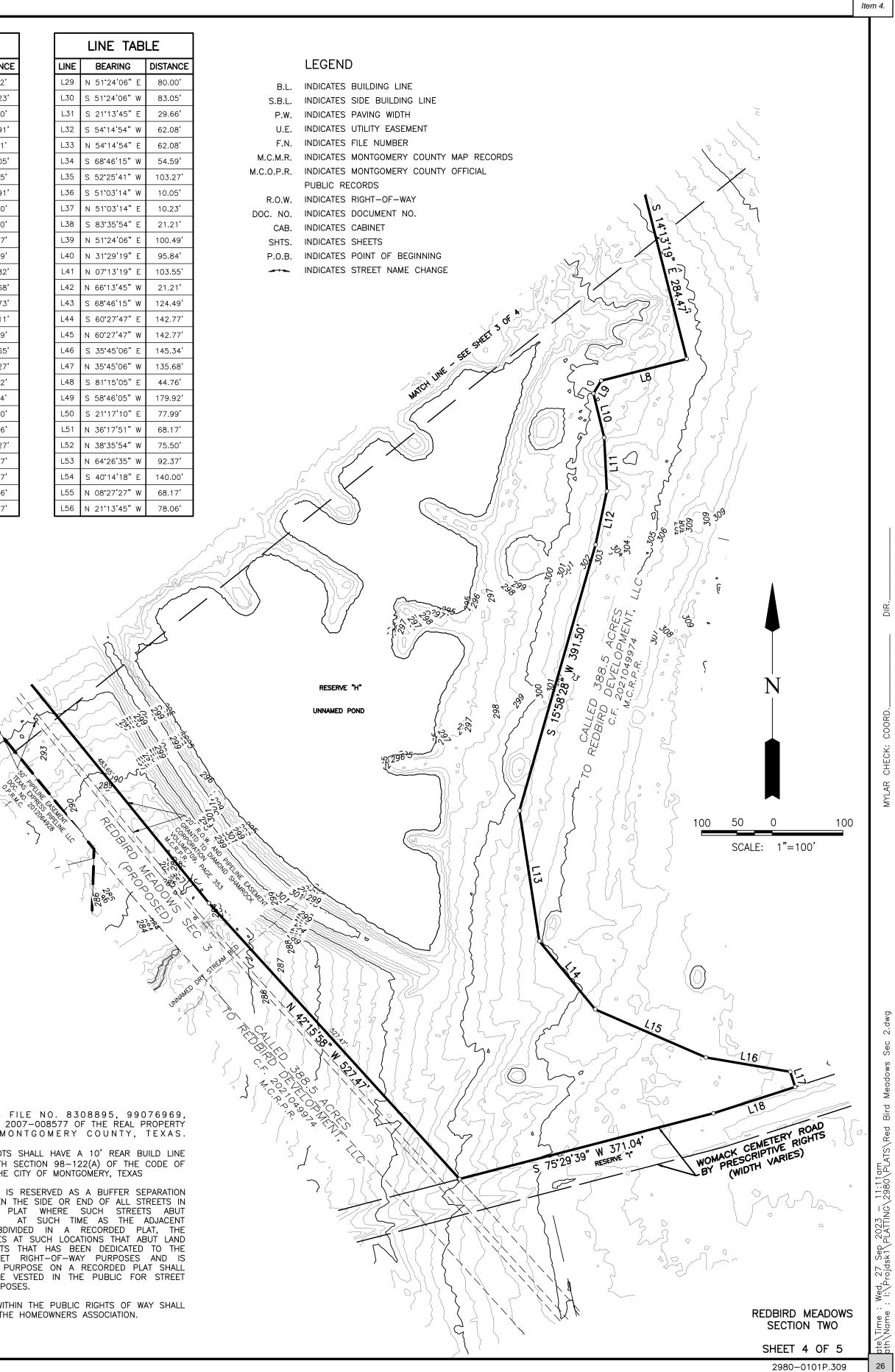
- 8. ALL RESIDENTIAL LOTS SHALL HAVE A 10' REAR BUILD LINE IN ACCORDANCE WITH SECTION 98-122(A) OF THE CODE OF ORDINANCES FOR THE CITY OF MONTGOMERY, TEXAS
- 9. A ONE-FOOT STRIP IS RESERVED AS A BUFFER SEPARATION ALONG AND BETWEEN THE SIDE OR END OF ALL STREETS IN THIS SUBDIVISION PLAT WHERE SUCH STREETS ABUT ADJACENT TRACTS. 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.

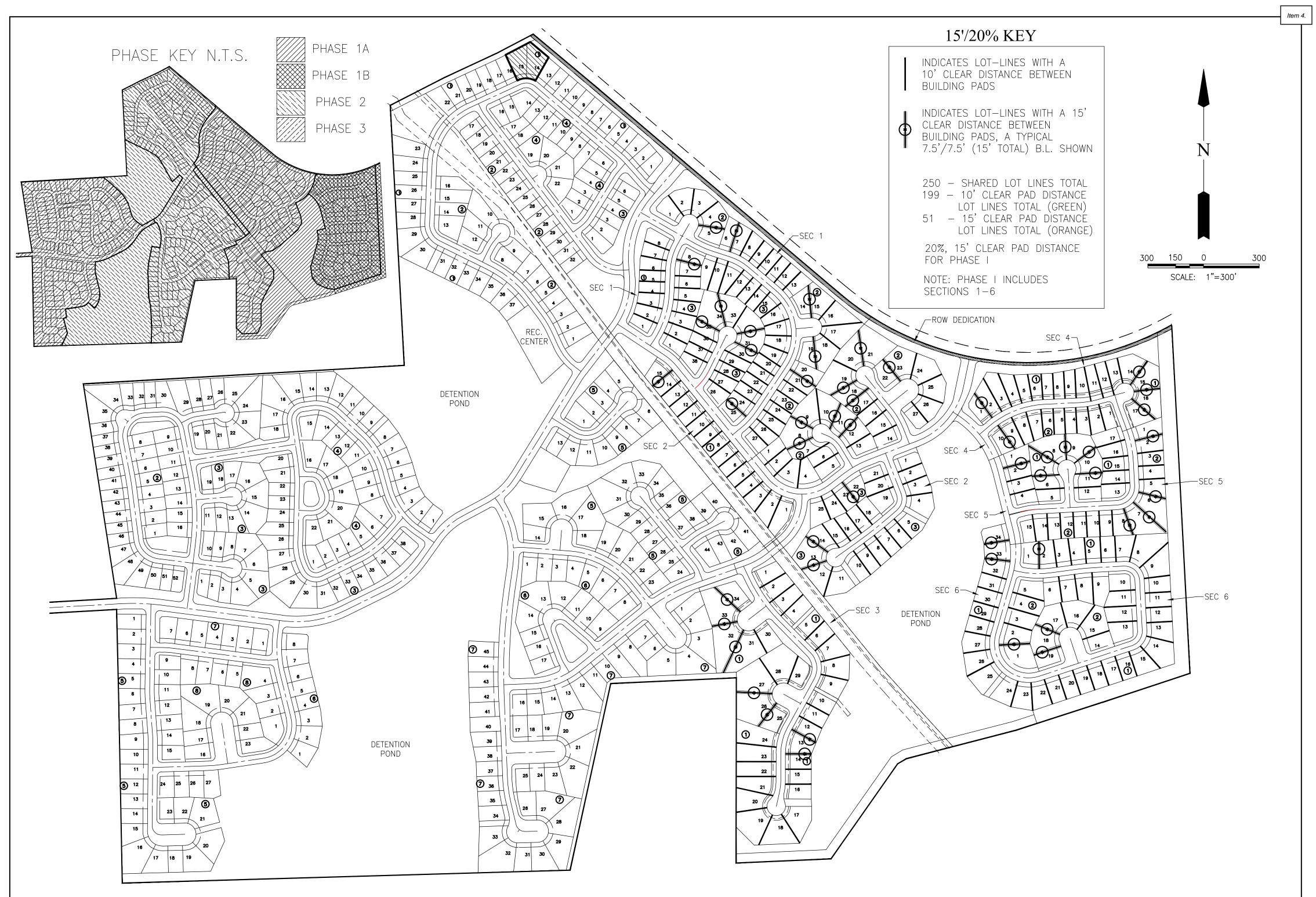
AGE	SQ.FT	•			T
RESERVE TABLE					
0.270	С				
0.23	3	14	12,134	0.279	
0.225	5	13	13,013	0.299	
0.225	ō	12	13,434	0.308	
0.225	5	11	13,849	0.318	
0.225	ō	10	16,397	0.376	
0.225	5	9	19,327	0.444	
0.225	5	8	19,157	0.440	
0.225	5	7	12,826	0.294	
0.225	5	6	10,956	0.252	
0.225	5	5	13,493	0.310	
0.225	D I	4	14,421	0.331	

RESERVE TABLE					
RESERVE	ACREAGE	SQ.FT.	TYPE		
A	0.479	20,882	RESTRICTED TO LANDSCAPE/OPEN SPACE		
В	1.191	51,897	RESTRICTED TO LANDSCAPE/OPEN SPACE		
С	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		
Н	17.664	769,462	RESTRICTED TO DRAINAGE/DETENTION/LANDSCAPE/OPEN SPACE		
TOTAL	19.998	871,143			

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.
- THIS PLAT MAY BE AFFECTED BY VARIOUS BLANKET 7. EASEMENTS GRANTED TO DOBBIN-PLANTERSVILLE WATER SUPPLY CORPORATION, AND MID-SOUTH ELECTRIC COOPERATIVE, INC. AS EVIDENCED BY DOCUMENTS FILE





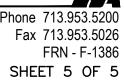
PHASE 1A	PHASE 2	RESIDENTIAL AC. – 200.285 AC.
60' LOTS – 73	60' LOTS – 66	ROW AC. – 58.813 AC.
70' LOTS – 64	70' LOTS – 65	ACCESS RESERVE AC. – 7.538 AC.
80' LOTS – 37	80' LOTS – 72	RESERVE AC. – 118.641 AC.
174 TOTAL LOTS	203 TOTAL LOTS	TOTAL– 385.277 AC.
PHASE 1B 60' LOTS – 27 70' LOTS – 32 80' LOTS – 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	Phone 713
Suite 600	Fax 713
Houston, Texas 77042	FR
	SHEET





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,

Chris Rommety

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

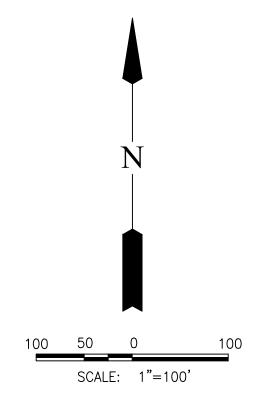
Enclosures: Preliminary Plat

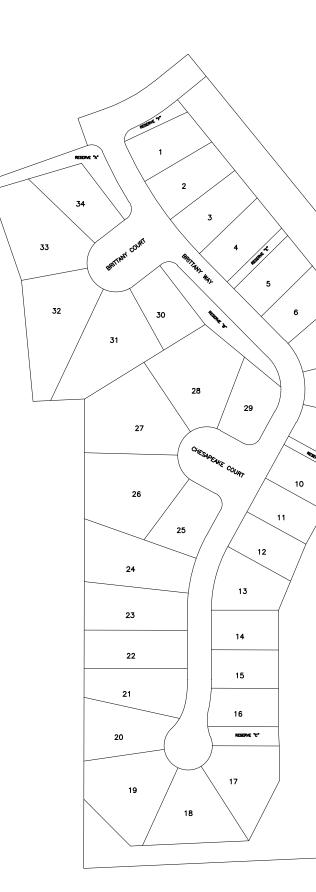
Cc (via email): The Honorable Mayor and City Council – The City of Montgomery

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





8

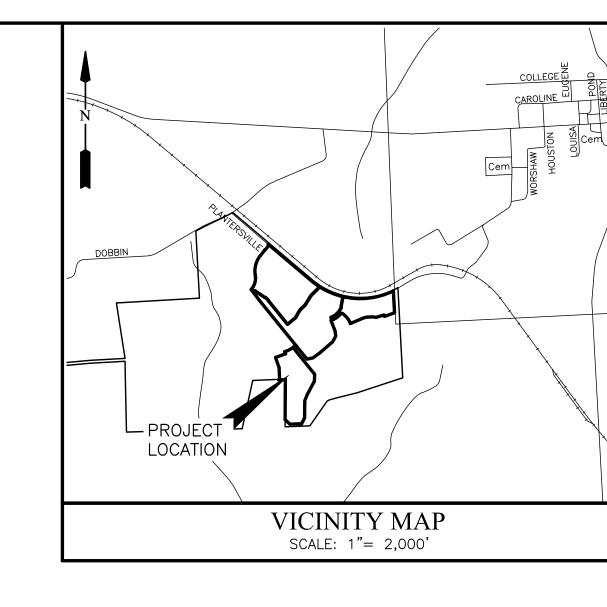
REDBIRD MEADOWS SECTION THREE

A SUBDIVISION OF 29.08 ACRES OF LAND SITUATED IN THE ZACHARIAH LANDRUM SURVEY, ABSTRACT A-22 MONTGOMERY COUNTY, TEXAS.

OWNERS:	REDBIRD MEADOW E A TEXAS LIMITED LI 5910 FM 2920 RD SPRING, TX 77388 (281) 350-6262
	(201) 330-0202

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

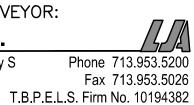
LOTS 34 BLOCKS 1 RESERVES 8 12.43 ACRES IN RESERVE



DEVELOPMENT, LLC LIABILITY COMPANY), SUITE B 88

SURVEYOR:

LJA Surveying, Inc. 3600 W Sam Houston Parkway S Suite 175 Houston, Texas 77042



ENGINEER: LJA Engineering, Inc. 3600 W Sam Houston Pkwy S Suite 600 Houston, Texas 77042

44 Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386

DATE: SEPTEMBER 27, 2023

Item 4.

29

2980-0101P.309

SHEET 1 OF 4

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 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 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. _____, DAY OF _____, 20____, DATED THIS ____

BY: _____,

MAYOR

ATTEST: ____

CITY SECRETARY

30

DR

COORD

CHECK:

MYLAR

THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION

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,

DEPUTY

BY:

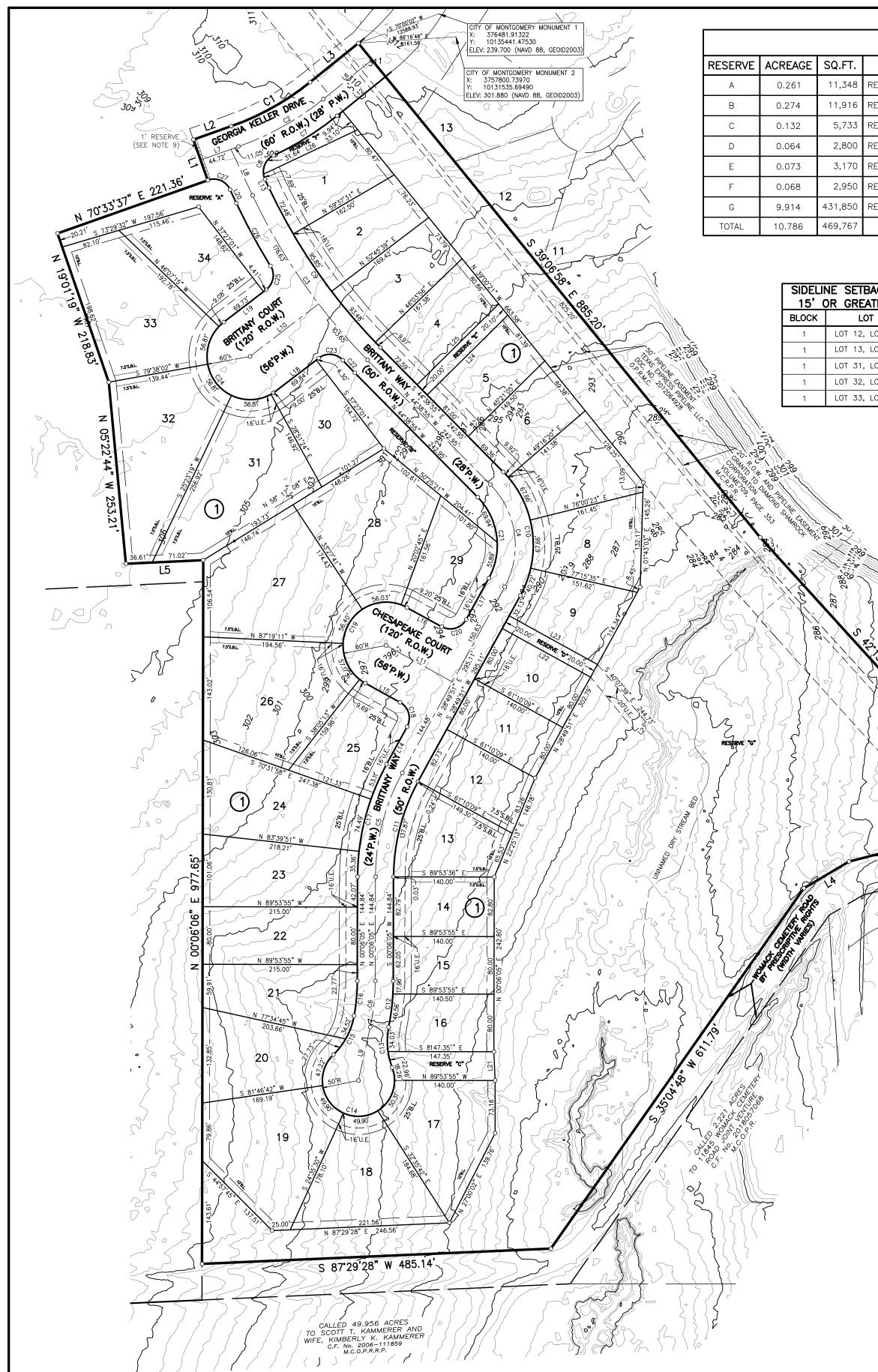
THE DAY AND DATE LAST ABOVE WRITTEN.

____, UF RECORD OF MAP FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS,

STATE OF TEXAS	-						
I, L. BRANDON	STEINMANN, CLEF	RK OF THE	COUNTY	COURT OF	MONTO	GOMERY (COUNTY,
TEXAS, DO HEF	REBY CERTIFY TH	AT THE WI	THIN INSTR	UMENT WI	TH ITS	CERTIFIC	ATE OF
AUTHENTICATION	WAS FILED	FOR	REGISTRA 1	ΓΙΟΝ ΙΝ	MY	OFFICE	E ON
· · · · · · · · · · · · · · · · · · ·		2023, AT		O'CLOCK		M., ANI	DULY
RECORDED ON			, 2023	, AT	0'C	LOCK	M., IN
CABINET	SHEET		0	F RECORD) OF	MAP FO	R SAID

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



RESERVE TABLE					
TYPE					
RESTRICTED TO LANDSCAPE/OPEN SPACE					
RESTRICTED TO LANDSCAPE/OPEN SPACE					
RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES/ACCESS					
RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE					
RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES					
RESTRICTED TO LANDSCAPE/OPEN SPACE					
RESTRICTED TO LANDSCAPE/OPEN SPACE/LIFT STATION/DETENTION					

ACKS TER	
•	
.OT 13	
.OT 14	
.OT 32	
.OT 33	
.OT 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 TABLE		CURVE TABLE						
LINE	BEARING	DISTANCE	CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHOR
L1	N 19°26'23" W	60.00'	C1	370.00'	19 ° 30'23"	125.97'	N 60°48'25" E	125.36
L2	N 70°33'37" E	55.77'	C2	400.00'	19 ° 30'23"	136.18'	N 60°48'25" E	135.52
L3	N 51°03'14" E	86.40'	C3	825.00'	19 ° 27'56"	280.28'	N 34°54'57" W	278.94
L4	S 59°23'53" W	72.82'	C4	120.00'	73 ° 28'47"	153.90'	N 07°54'32" W	143.56
L5	S 87°22'52" W	107.62'	C5	300.00'	28°43'46"	150.43'	N 14°27'58" E	148.86
L6	N 51°03'14" E	86.49'	C6	300.00'	12 ° 19'09"	64.50 '	N 06°15'40" E	64.38
L7	S 70°33'37" W	55.77'	C7	430.00'	13•53'30"	104.25'	S 57°59'58" W	104.00
L8	S 25°11'00" E	71.00'	C8	25.00'	90 ° 07'43"	39.33'	S 19°52'52" W	35.39
L9	N 12°25'15" E	76.00'	C9	800.00'	19 ° 27'56"	271.79'	S 34°54'57" E	270.48
L10	N 52°32'59" E	120.00'	C10	145.00'	73 ° 28'47"	185.96'	S 07°54'32" E	173.4
L11	S 61°10'09" E	105.00'	C11	275.00'	28 ° 43'46"	137.89'	S 14°27'58" W	136.4
L12	S 51°03'14" W	86.58'	C12	325.00'	11 ° 22'30"	64.52'	S 05°47'21" W	64.42
L13	S 25°11'00" E	12.89'	C13	100.00'	32 ° 39'11"	56.99'	S 04°51'00" E	56.22
L14	N 28°49'51" E	59.48'	C14	50.00'	247 ° 03'55"	215.61'	N 77°38'38"W	83.30
L15	N 61°10'09" W	55.00'	C15	100.00'	35 ° 40'08"	62.25'	N 28°03'15" E	61.25
L16	S 61°10'09" E	55.00'	C16	275.00'	10 ° 07'06"	48.56'	N 05°09'38" E	48.50
L17	N 28°49'51" E	65.63'	C17	325.00'	28 ° 43'46"	162.96'	N 14°27'58" E	161.20
L18	S 52°32'59" W	74.14'	C18	25.00'	90°00'00"	39.27'	N 16°10'09" W	35.30
L19	N 52°32'59" E	74.14'	C19	60.00'	180°00'00"	188.50 '	N 28°49'51" E	120.00
L20	N 25°11'00" W	20.76'	C20	25.00'	90°00'00"	39.27'	N 73°49'51" E	35.36
L21	S 02°35'02" E	40.04'	C21	95.00'	73 ° 28'47"	121.83'	N 07°54'32" W	113.65
L22	S 61°10'09" E	140.00'	C22	850.00'	1 ° 37'25"	24.09'	N 43°50'13" W	24.09
L23	S 61°10'09" E	140.00'	C23	25.00'	84 ° 25'31"	36.84'	N 85°14'15"W	33.59
L24	N 45°21'05" E	157.50'	C24	60.00'	180°00'00"	188.50'	N 37°27'01" W	120.00
L25	N 45°21'05" E	159.48'	C25	25.00'	84 ° 25'31"	36.84'	N 10°20'13" E	33.59
L26	N 64°49'00" E	144.71'	C26	850.00'	6 ° 41'33"	99.28'	N 28°31'46" W	99.23
L27	N 51°09'50" E	20.00'	C27	25.00'	84°15'24"	36.76'	N 67°18'41" W	33.54

N 100 50 0 100 SCALE: 1"=100' SCALE: 1"=100'

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:

- 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.
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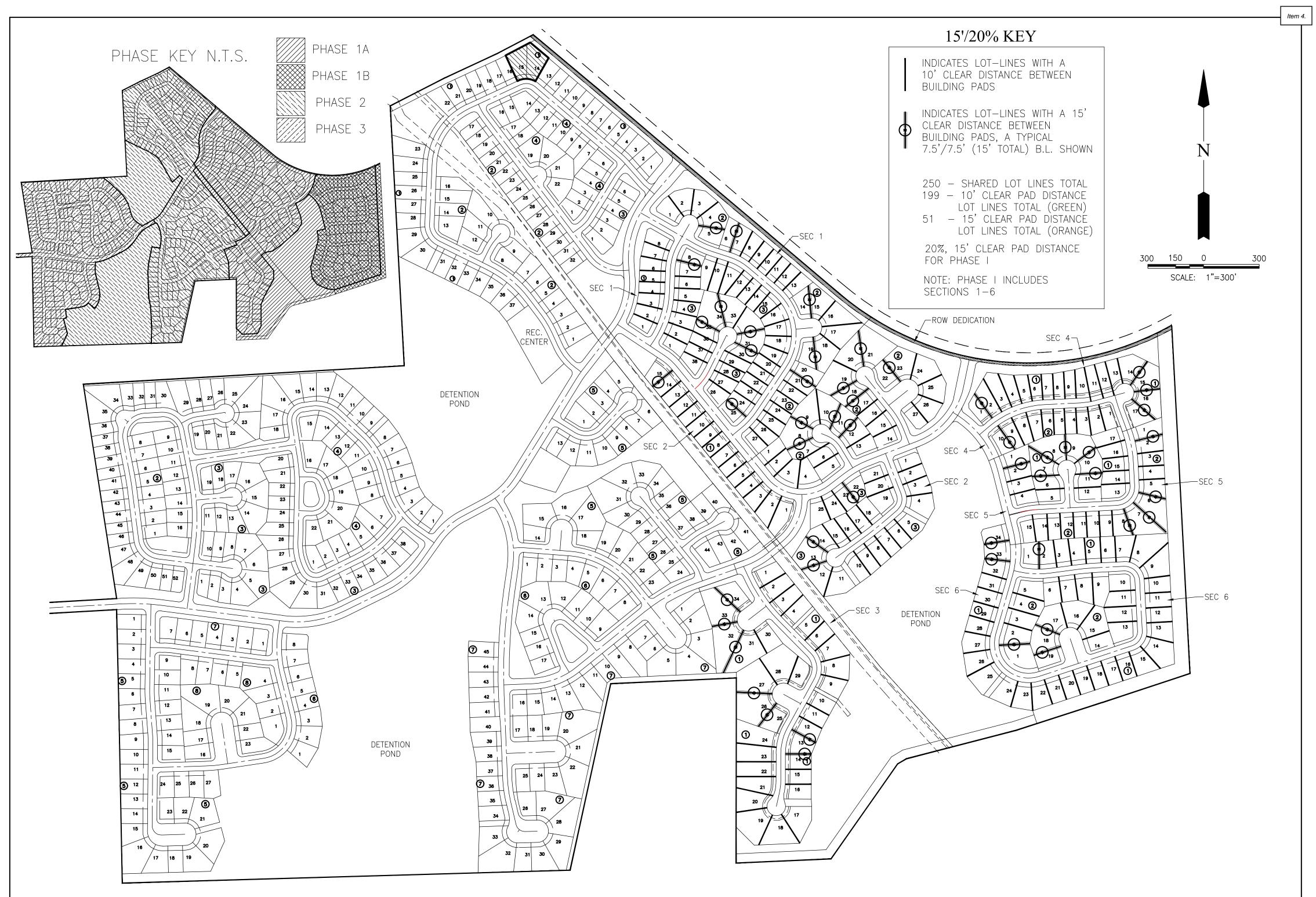
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- 9. A ONE-FOOT STRIP IS RESERVED AS A BUFFER SEPARATION ALONG AND BETWEEN THE SIDE OR END OF ALL STREETS IN THIS SUBDIVISION PLAT WHERE SUCH STREETS ABUT ADJACENT TRACTS. AT SUCH TIME AS THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE 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.

RED BIRD MEADOWS SECTION THREE

31

m.

ltem 4.



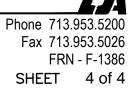
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60' LOTS – 73	60' LOTS – 66	ROW AC. – 58.813 AC.
70' LOTS – 64	70' LOTS – 65	ACCESS RESERVE AC. – 7.538 AC.
80' LOTS – 37	80' LOTS – 72	RESERVE AC. – 118.641 AC.
174 TOTAL LOTS	203 TOTAL LOTS	TOTAL– 385.277 AC.
PHASE 1B 60' LOTS – 27 70' LOTS – 32 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



FIRST AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MONTGOMERY, TEXAS AND REDBIRD MEADOW DEVELOPMENT, LLC

This FIRST AMENDMENT DEVELOPMENT AGREEMENT (the "Agreement") is entered into between REDBIRD MEADOW DEVELOPMENT, LLC, a Texas limited liability company, its successors or assigns ("<u>Developer</u>"), and THE CITY OF MONTGOMERY, TEXAS ("<u>City</u>") to be effective on the date on <u>SIS</u>, 2023 (the "<u>Effective Date</u>").

RECITALS

The Developer and City have entered into the Development Agreement dated May 10, 2022, to provide for the orderly, safe and healthful development of the Tract. The Parties desire to enter into this Amendment in order to modify certain development obligations.

AGREEMENT

NOW THEREFORE, in consideration of the mutual promises, obligations, and benefits contained herein as well as other good and valuable consideration, the sufficiency of which is acknowledged by the parties, the City and Developer agree as follows:

- 1. Article I is amended to add the following Exhibits:
 - a. Exhibit F, Proposed Phasing Plan, is amended in the proposed phasing plan attached hereto as Exhibit F-1.
 - b. Exhibit G, Road Widths.
- 2. Article II is amended throughout (as to references to 560 ultimate connections), to state that the Tract will be developed in phases to serve a maximum number of 682 connections.
- 3. Article II is amended throughout (as to references to ultimate capacity) to state that ultimate requirements for water capacity will be approximately 204,600 gpd and ultimate requirements for sewage capacity will be approximately 136,400 gpd.
- 4. Article II, Section 2.1(b) *Water Supply Facilities*, is amended by adding subsection (3).

3. Future Water Supply Facilities Site. Developer agrees to dedicate to the City at no cost to the City an approximately one-acre site on the location as shown on **Exhibit F-1** for the City's future water supply facilities, or upon a mutually agreed upon site. The Developer will deed such site to the City by separate instrument upon platting Phase 2 unless requested earlier by the City. In the event that the

City opts not to utilize such site for water supply facilities by 2028, it shall convey such site back to the Developer.

5. Article II, <u>Section 2.2(a)</u>, <u>Road Improvements</u>, <u>General</u> is amended to add the following sentence:

"Unless otherwise agreed to by the Parties, Developer shall construct a street from Spring Branch Road to Old Plantersville Road simultaneously with the start of construction of utilities and paving for Phase III of the development. This street will have a 60' right-of-way with a 36' wide curb and gutter street. Parties further agree that Minor Residential Streets (as defined in the City subdivision ordinances) within the development shall be constructed as a variance from such subdivision ordinances as follows and as shown on **Exhibit G**."

Minor Residential Streets:

- 1) Minimum Pavement Width 24'
- 2) Right of Way Width -50° .
- 6. Article II, Section 2.2, Road Improvements, is amended to add subsection (d)

d. Developer agrees to enter into a tri-party agreement with the City and Montgomery County regarding improving Old Plantersville Road along the boundaries of the Tract.

7. Article II, <u>Section 2.4</u>, <u>Parks and Recreational Facilities</u>, is amended to add the following sentence:

"The Developer shall construct a concrete multi-use trail along Old Plantersville Road in conjunction with the paving improvements along Old Plantersville Road and in accordance with its proposed Phasing Plan. Subdivision monumentation and landscaping will also coincide with paving improvements in accordance with Developer's proposed Phasing Plan as shown on **Exhibit F-1**. The amenity/recreation center will be constructed in accordance with Developer's obligations to its builders which generally will begin with home construction in Phase IB."

8. Article II, <u>Section 2.5.</u> <u>Development Regulations</u>, is amended to add the following sentence:

1102396

"As a variance from City Code, Parties agree that the minimum side yard set back requirements between adjacent lots shall be reduced to five (5) feet setback on each property line (except as described herein) and there shall be no appurtenances, equipment, accessories, fixtures, appendages, extras, additions, etc. located within the side yard setback area. Notwithstanding the preceding sentence, at least twenty percent (20%) of shared side lot lines between two adjacent homes for each development phase as shown on the Phasing Plan (Exhibit F-1) will have no less than a total of fifteen (15) feet side yard setbacks as shown on the final plat."

9. Except as specifically amended in this Amendment, the Agreement shall remain in full force and effect in accordance with its original terms and conditions. In the event of a conflict, the terms of this Amendment shall control.

(Signature Pages to Follow)

Executed by the Developer and the City to be effective on the Effective Date.

Redbird Meadow Development, LLC, a Texas limited liability company

By: Name: Title:

STATE OF TEXAS § COUNTY OF MONTGOMERY §

This instrument was acknowledged before me this 15th day of 100th, 2023, by 2017 50th, 100th of Redbird Meadow Development, LLC, a Texas limited liability company, on behalf of said limited liability company.

MARLENE L. BROWN My Notary ID # 124257213 Expires March 7, 2026

Notary Public, State of Texas

(NOTARY SEAL)

CITY OF MONTGOMERY, TEXAS

Byron Sanford, Mayor

ATTEST:

NICI BROWE, TRMC Title: CITY SECRETARY

STATE OF TEXAS COUNTY OF MONTGOMERY



This instrument was acknowledged before me this <u>8th</u> day of <u>August</u>. 2023, by Byron Sanford, Mayor, City of Montgomery, Texas, on behalf of said City.

\$ \$ \$

Notary ID 12922263 Comm. Expires C5-16-2026 Notery Public, State of Texas NICOLA L. BHCWE

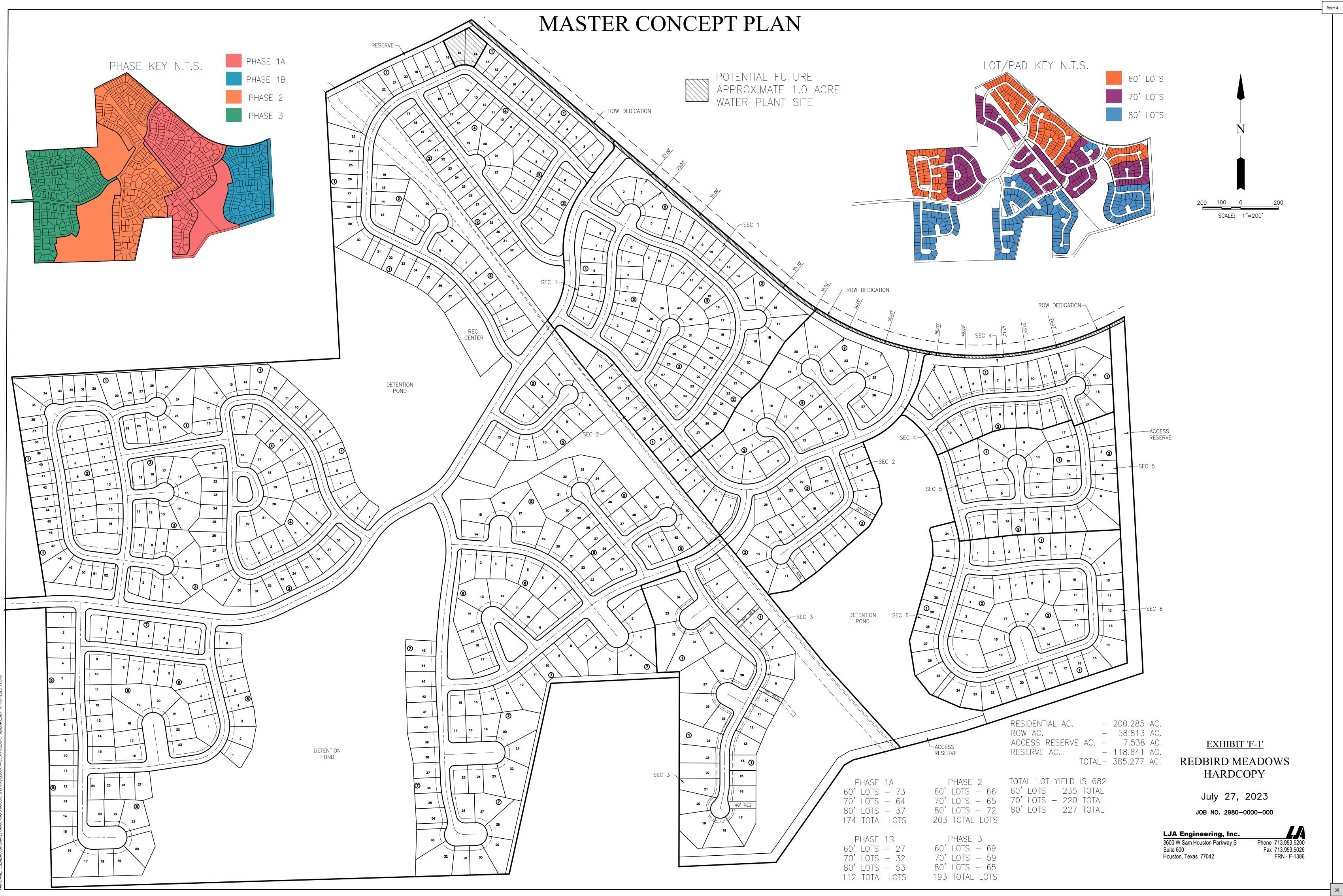
(NOTARY SEAL)

Notary Public, State of Texas

Summary of First Amendment 8/3/23

- Adjusted Phasing Plan as presented (60s, 70s and 80s) with a maximum connection count of 682
- Developer agreement to dedicate a one-acre future water plant site at agreed upon location
- Minimum pavement widths of 24' for minor residential streets (with right of way width at 50')
- Developer enter into a tri-party agreement with City and County for improvements to Old Plantersville Road
- Developer to construct a concrete multi-use trail along Old Plantersville Road
- Amenity/recreation center will be constructed along with home construction in Phase IB
- Minimum side yard setback requirements between adjacent lots shall be reduced to five (5) feet setback on each property line (except as described herein) and there shall be no appurtenances, equipment, accessories, fixtures, appendages, extras, additions, etc. located within the side yard setback area. Notwithstanding the preceding sentence, at least twenty percent (20%) of shared side lot lines between two adjacent homes for each development phase will have no less than a total of fifteen (15) feet side yard setbacks as shown on the final plat.

Item 4.



BY: BIRD RED PM 4:50 PM BY: SHA OM\SHARES\WHOU-

LEGEND

LOCAL RESIDENTIAL (50' R.O.W.) W/24' WIDE CURB & GUT
LOCAL RESIDENTIAL (50' R.O.W.) W/28' WIDE CURB & GUT
INTERIOR MINOR COLLECT (60' R.O.W.) W/28' WIDE CURB
MTP MINOR COLLECTOR (60' R.O.W.) W/36' WIDE CURB &



EXHIBIT

REDBIRD MEADOWS

EXHIBIT G ROAD WIDTHS

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

DATE:4/26/2023

SHEET NO. 1 OF 1

40

Item 4.

SCALE: 1"=300'

Montgomery Planning and Zoning Commission

Item 5.

Meeting Date: October 03, 2023	Budgeted Amount: N/A
Department: Administration	Prepared By: DMc

Subject

Consideration and possible action on calling a Public Hearing regarding a preliminary report on the cityinitiated rezoning of the property commonly known as 203 Prairie Street, Montgomery, Texas.

Recommendation

Staff recommends calling a Public Hearing to be held on November 7, 2023 to be held at Montgomery City Hall at 6:00 p.m.

Discussion

Issue:

The City is requesting to rezone the property adjacent to 213 Prairie Street. Both of the properties are owned by the city. 213 Prairie Street is zoned B – Commercial. The adjacent 203 Prairie Street is currently greenspace to the north of the building and zoned R1 – Single-Family Residential. The first step in the process is for the Planning & Zoning Commission to call a Public Hearing.

Rules:

You may recall a cumbersome Public Hearing process in past rezoning cases that involved holding two Public Hearings with a report review between them. One of the zoning-related laws passed this summer by the legislature was House Bill 1381, which clarified language found in Texas Local Government Code Chapter 211 which prescribes land use and zoning regulations that cities must follow:

"The zoning commission shall make a preliminary report and hold <u>at least one</u> public <u>hearing</u> [hearings] on that report before submitting a final report to the governing body." *H.B. No. 1381*

This small change streamlines the process without compromising the public's ability to provide input on the request.

Analysis & Conclusion:

The City may initiate a rezoning action request for properties within the city limits, including property owned by the city. Due process makes this a ministerial action, and the Commission should call for the Public Hearing to allow for citizen input before discussing the merits of the request and making a recommendation to City Council.

Approved By

Asst. City Administrator and		
Director Planning & Development	Dave McCorquodale	Date: 09/28/2023