

**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.
- 4.** 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

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 _____ [REDACTED] _____

GRAPHIC FEES _____ [REDACTED] _____

INSTALLATION _____ [REDACTED] _____

COMPLETED DATE _____ N/A _____



WWW.MONTGOMERYTEXAS.GOV

Sign Permit Application

CITY OF MONTGOMERY Item 1.

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

permits@ci.montgomery.tx.us

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

TEMPORARY SIGN?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
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PERMANENT SIGN?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
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Pre-Existing OR New	Pre-Existing <input checked="" type="checkbox"/>	NEW <input type="checkbox"/>
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Permit:

Date: 09/26/2023

JOB ADDRESS: 202 McCown Street		BUSINESS NAME: Perfect Blend Coffee Shop and Boutique	
BUSINESS OWNER: James Czulewicz	MAILING ADDRESS: 202 McCown Street	TELEPHONE: 9363103104	
APPLICANT: James Czulewicz	MAILING ADDRESS: 202 McCown Street	TELEPHONE: 9363103104	

CONTRACTOR LICENSE (if electrical):

IS THE SIGN IN THE HISTORIC PRESERVATION DISTRICT?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	IS THE SIGN ILLUMINATED?	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
-----------------------------------------------------------	-----------------------------------------	-----------------------------	---------------------------------	------------------------------	----------------------------------------

SIGN PLACEMENT: Centered on building facade over 2 units in building	VALUATION:
SIGN DESIGN & COLOR SCHEME: Round sign with white background and redish lettering/wording (#ed4264-#ffedbc)	

SIGN TYPE		SIGN DIMENSIONS	
FREESTANDING MONUMENT SIGN	<input type="checkbox"/>	SIGN HEIGHT	4 ft
BUILDING WALL SIGN	<input checked="" type="checkbox"/>	SIGN WIDTH	4 ft
BANNER	<input type="checkbox"/>	TOTAL SQ FT	12.56 sq ft
OTHER	<input type="checkbox"/>	SET BACK	
		LOT LINEAR FOOTAGE	

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: James Czulewicz	SIGNATURE:
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OFFICE USE ONLY

APPROVED	<input type="text"/>	TOTAL FEE:	\$
DATE	<input type="text"/>		
COMMENTS:	<input type="text"/>		

Montgomery Planning and Zoning Commission
AGENDA REPORT

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.

Montgomery Planning and Zoning 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

pond street

north 122.00'

Height? Materials?

east 180.00'

Need info on all stone material specs
Need gate design

Trash

Stage

Artificial Turf

4' Stone Wall w/ Gate

17 spaces provided--14 required;
meets parking requirements

Asphalt Drive

Black Star Drive

Gate? If yes, need specs/drawings

Need info on drainage and turf specs

Artificial Turf

Asphalt Walk

Deck

Parking

Grass or planter?

Fire Pit
3' Wide x 18" Height

Bed

Materials of bench and fire pit?

Grass or planter?

18" x 20' Stone Bench

Need style detail of picket, color/stain & materials

4' Stone

4' Stone

4' Picket

Need elevation/picture and exact specs on fountain. Conflict with electrical guy wire on survey? Trees?

4' Picket

4' Picket

2' Stone w/ 2' Picket

2' Stone w/ 2' Picket

4' Picket

Fountain

west 180.00'

south 122.00'

liberty street

caroline street



existing site plan

scale: 1/16" = 1'-0"

Montgomery Planning and Zoning Commission
AGENDA REPORT

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.

Approved By

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,

A handwritten signature in blue ink that reads "Chris Roznovsky". The signature is fluid and cursive.

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

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	46,650.63	1.071	DRAINAGE, LANDSCAPE, OPEN SPACE
B	66,672.04	1.531	UNRESTRICTED
C	6,560.76	0.1506	LANDSCAPE, OPEN SPACE
D	6,781.23	0.1557	LANDSCAPE, OPEN SPACE AND ACCESS
E	5,625.00	0.1291	LIFT STATION, LANDSCAPE
F	274,194.72	6.295	DRAINAGE, LANDSCAPE, OPEN SPACE
G	5,725.00	0.1314	DRAINAGE, LANDSCAPE, OPEN SPACE
TOTAL	412,209.38	9.464	

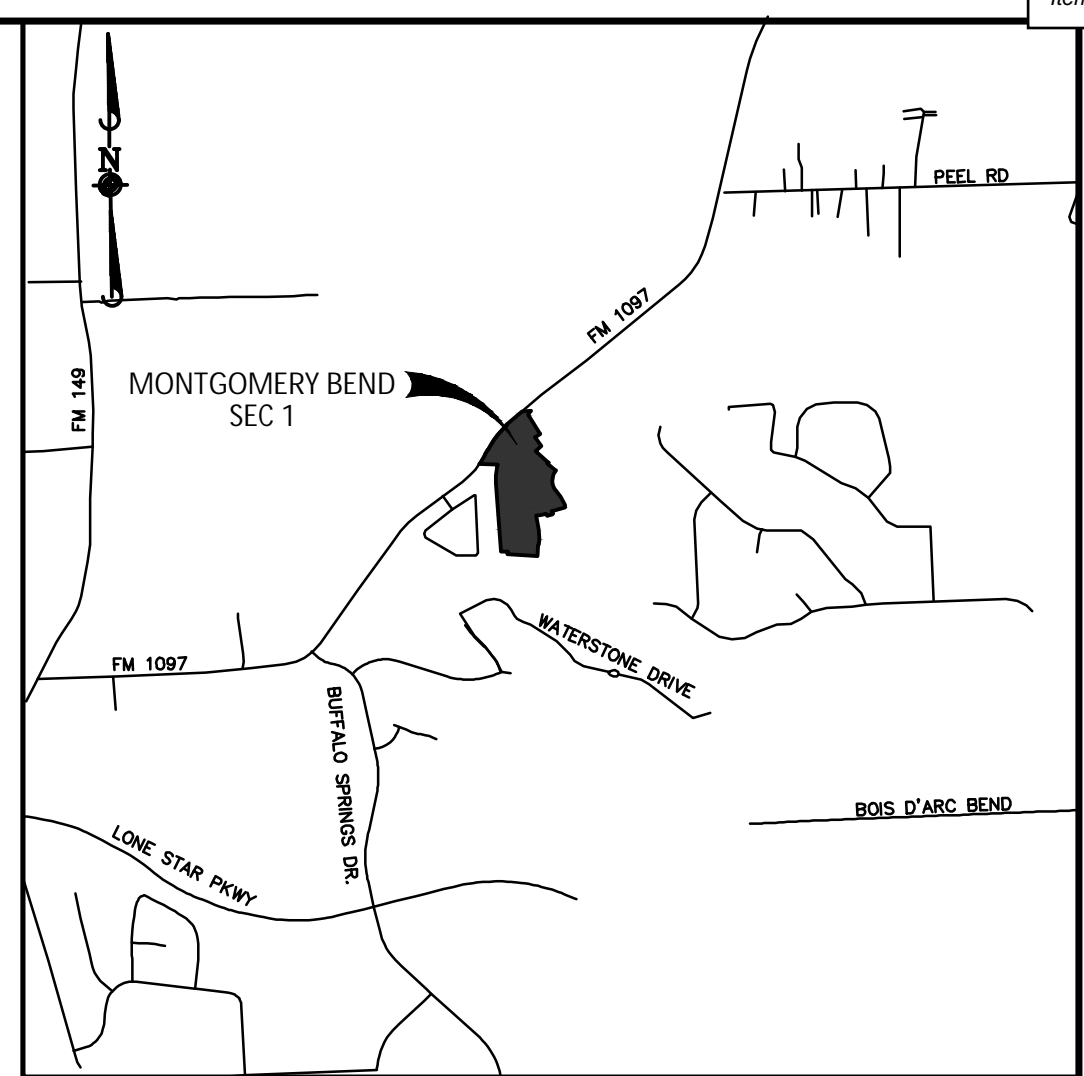
Block 1 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	6692.22	0.1536
2	6925.42	0.1590
3	7297.62	0.1675
4	7824.14	0.1796

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

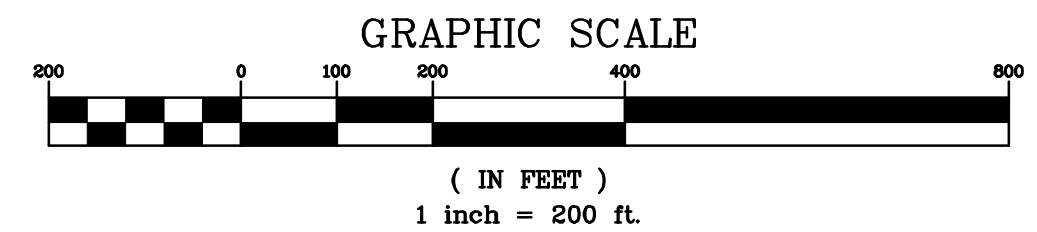
Block 5 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	5625.00	0.1291
2	5625.00	0.1291
3	5625.00	0.1291
4	5625.00	0.1291
5	5625.31	0.1291
6	5445.92	0.1250
7	6127.68	0.1407
8	5493.45	0.1261
9	5625.00	0.1291
10	5625.00	0.1291
11	5575.00	0.1280
12	5575.00	0.1280
13	5625.00	0.1291
14	5625.00	0.1291
15	5625.00	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

Block 2 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	6203.97	0.1424
2	6203.97	0.1424
3	6253.34	0.1436
4	6281.17	0.1442
5	6274.96	0.1441
6	5724.88	0.1314
7	5784.66	0.1328
8	6013.98	0.1381
9	6233.10	0.1431
10	6150.97	0.1412
11	7916.00	0.1817
12	6401.44	0.1470
13	6888.96	0.1581
14	9779.23	0.2245
15	8307.42	0.1907
16	6591.12	0.1513
17	6429.84	0.1476
18	6364.83	0.1461
19	6316.70	0.1450

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



VICINITY MAP
MONTGOMERY COUNTY
KEY MAPS: 123L
NOT TO SCALE



ABBREVIATIONS

- AE= AERIAL EASEMENT
- DE= DRAINAGE EASEMENT
- PAE= PRIVATE ACCESS EASEMENT
- PUE= PUBLIC UTILITY EASEMENT
- SSE= SANITARY SEWER EASEMENT
- STM SE= STORM SEWER EASEMENT
- UVE= UNOBSTRUCTED VISIBILITY EASEMENT
- UE= UTILITY EASEMENT
- WLE= WATER LINE EASEMENT
- BL= BUILDING LINE
- ROW= RIGHT-OF-WAY
- MCDR= MONTGOMERY COUNTY DEED RECORDS
- MCMR= MONTGOMERY COUNTY MAP RECORDS
- MCCF= MONTGOMERY COUNTY CLERK'S FILE
- MCOPR= MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
- MCOPRRP= MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- CAB. _ SHT. _ = CABINET, SHEET
- VOL. _ PG. _ = VOLUME, PAGE
- FND= FOUND
- IR= IRON ROD
- SET 5/8" IRON ROD W/ CAP (UNLESS OTHERWISE NOTED)
- STREET NAME CHANGE

Published Coordinates - Montgomery City Control				
Point #	Northing (grid)	Easting (grid)	Elevation	Description
MONT 1	10135441.475	3763481.913	239.70	3" Brass Cap in Conc.
MONT 2	10131535.695	3757800.740	301.87	3" Brass Cap in Conc.
MONT 3	10135296.374	3753373.590	268.73	3" Brass Cap in Conc.
MONT 4	10139200.353	3752878.057	285.97	3" Brass Cap in Conc.
MONT 7	10135557.537	3758356.460	291.77	3" Brass Cap in Conc.

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
7	10135557.584	3758356.516	291.21

FINAL PLAT NOTES:

- 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.
- All distances shown are SURFACE distances.
- Survey monuments shall be set to the standards of the Texas Society of Professional Land Surveying Practices Act and the General Rules of Procedure and Practices of the Texas Board of Land Surveying and shall bear reference caps as indicated.
- 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".
- Benchmark shown hereon are based on National Geodetic Survey Monument Designation HGCS D 81, PID No. AJ6405 having published information as follows:
Elevation: 212.4 feet, NAVD88
- 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.
- 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.
- All building lines (BL) along the right-of-way are as shown hereon.
- 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.
- All easements are centered on lot lines unless shown otherwise.
- There are no pipelines or pipeline easements through this subdivision.
- 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.
- 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.

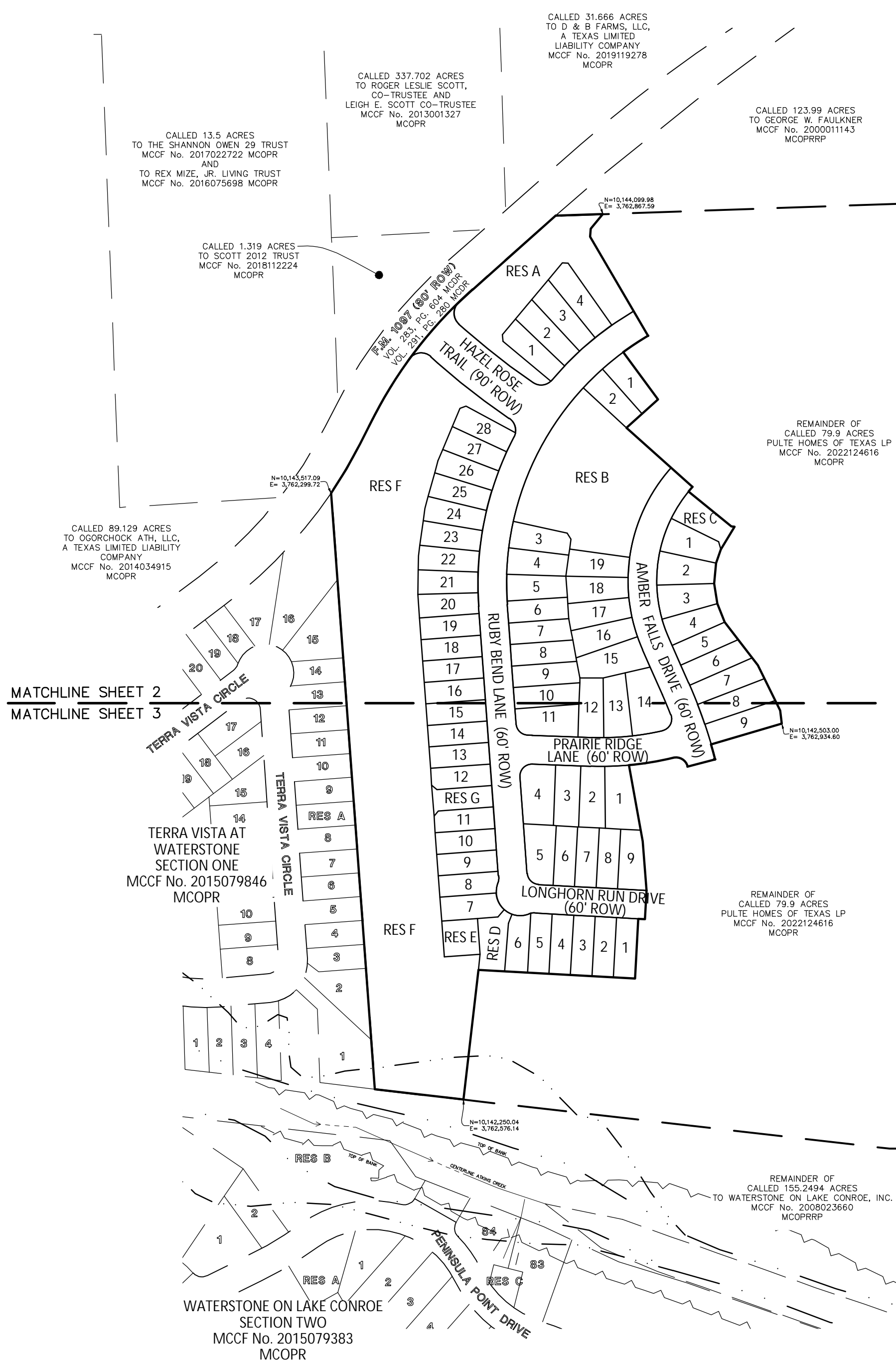
FINAL PLAT
MONTGOMERY BEND
SEC 1

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

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



MATCHLINE SHEET 2
MATCHLINE SHEET 3

MATCHLINE SHEET 2
MATCHLINE SHEET 3

Line #	Length	Direction
L1	98.62'	N88°00'42"E
L2	40.00'	S39°46'57"W
L3	16.36'	S04°40'54"W
L4	122.50'	S36°24'54"E
L5	88.76'	S48°15'08"W
L6	115.46'	S50°43'55"E
L7	6.50'	S86°25'37"E
L8	55.03'	S31°02'15"W
L9	30.56'	S19°18'18"W
L10	42.77'	S05°16'04"W
L11	42.77'	S08°46'09"E
L12	41.42'	S21°28'21"E
L13	113.57'	S37°51'19"E
L14	105.59'	S26°03'45"E
L15	27.98'	S07°49'33"E
L16	60.00'	S75°29'52"W
L17	102.67'	S04°18'01"E
L18	60.00'	S03°04'57"W
L19	13.92'	N86°55'03"W
L20	125.00'	S03°04'57"W
L21	57.77'	N26°53'39"E
L22	53.54'	N48°40'08"W
L23	43.61'	N56°08'10"W
L24	1.50'	N44°43'45"E
L25	129.75'	N50°13'03"W
L26	14.14'	N05°13'03"W

Line #	Length	Direction
L27	12.17'	N87°41'30"W
L28	14.71'	N34°51'34"W
L29	48.72'	N89°34'25"E
L30	25.78'	S10°39'26"E
L31	31.62'	S03°47'47"E
L32	16.70'	N17°10'04"W
L33	20.00'	N19°48'40"E
L34	20.00'	N41°18'50"E
L35	14.14'	N40°48'13"E
L36	14.14'	N49°11'47"W
L37	116.88'	N61°34'26"W
L38	13.43'	N70°36'14"E
L39	0.45'	N48°40'08"W
L40	322.03'	N41°40'57"E
L41	20.74'	S88°00'42"W
L42	307.80'	S41°40'57"W
L43	0.71'	N48°40'08"W
L44	208.81'	S41°28'48"W
L45	22.14'	S26°53'39"W
L46	24.09'	N04°11'47"W
L47	24.06'	N26°53'39"E
L48	210.69'	N41°28'48"E
L49	15.00'	S48°40'08"E
L50	20.00'	S04°11'47"E
L51	20.00'	S04°11'47"E

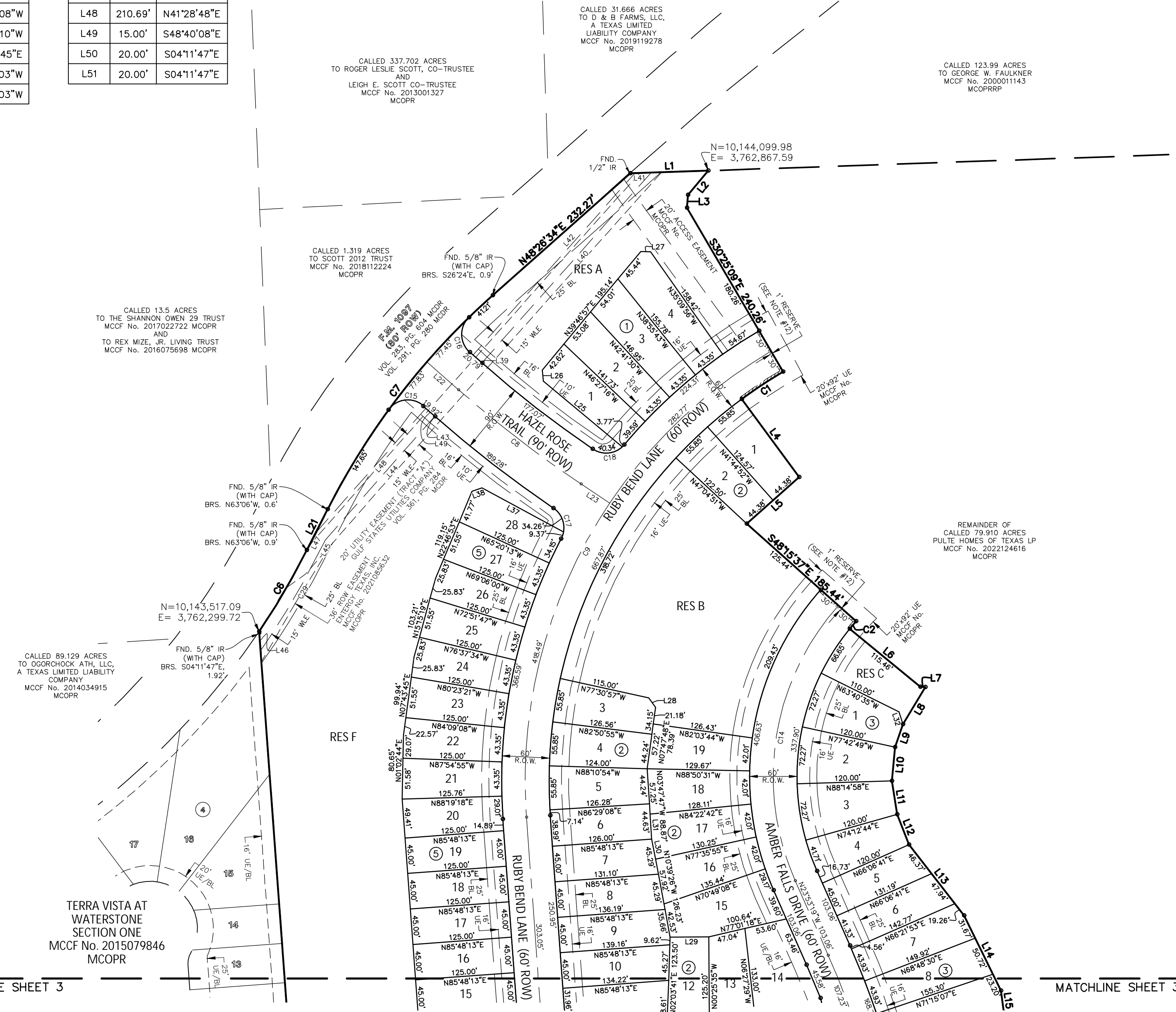
Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C1	62.79'	600.00'	005°59'45"	62.76'	S56°34'59"W
C2	12.73'	295.00'	002°28'17"	12.72'	S40°30'14"W
C3	32.40'	1030.00'	001°48'08"	32.40'	N15°24'12"W
C4	38.92'	25.00'	089°11'33"	35.11'	N59°05'54"W
C5	93.68'	630.00'	008°31'13"	93.60'	N80°33'56"E
C6	119.52'	994.99'	006°52'56"	119.45'	N30°20'07"E
C7	344.13'	915.00'	021°32'55"	342.10'	S37°40'06"W
C8	195.49'	1500.00'	007°28'01"	195.35'	S52°24'09"E
C9	701.27'	630.00'	063°46'38"	665.62'	S27°41'32"W
C10	79.41'	55.00'	082°43'16"	72.69'	S45°33'25"E
C11	58.52'	600.00'	005°35'19"	58.50'	N89°16'02"E
C12	217.66'	600.00'	020°47'06"	216.47'	N81°40'08"E
C13	163.83'	1000.00'	009°23'12"	163.64'	S19°11'43"E
C14	372.27'	325.00'	065°37'42"	352.25'	S08°55'32"W
C15	49.84'	30.00'	095°11'29"	44.30'	S83°44'07"W

Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C16	49.50'	30.00'	094°31'53"	44.07'	S01°24'12"E
C17	43.62'	30.00'	083°18'59"	39.88'	N14°01'49"W
C18	44.11'	30.00'	084°14'59"	40.24'	N82°14'00"E
C19	36.90'	25.00'	084°34'04"	33.64'	S46°28'49"E
C20	42.00'	25.00'	096°15'28"	37.23'	S43°55'57"W
C21	3.16'	85.00'	002°07'41"	3.16'	S05°15'37"E
C22	12.33'	25.00'	028°15'51"	12.21'	N07°48'28"E
C23	117.30'	50.00'	134°25'16"	92.19'	S45°16'15"E
C24	12.33'	25.00'	028°15'51"	12.21'	S81°39'03"W
C25	4.01'	85.00'	002°42'01"	4.01'	S85°34'02"E
C26	36.09'	25.00'	082°43'16"	33.04'	S45°33'25"E
C27	42.91'	25.00'	098°20'32"	37.83'	N27°58'29"E
C28	18.76'	50.00'	021°30'09"	18.65'	S59°26'15"E
C29	140.31'	1010.00'	007°57'34"	140.20'	S30°52'26"W

GRAPHIC SCALE

ABBREVIATIONS

- AE= AERIAL EASEMENT
- DE= DRAINAGE EASEMENT
- PAE= PRIVATE ACCESS EASEMENT
- PUE= PUBLIC UTILITY EASEMENT
- SSE= SANITARY SEWER EASEMENT
- STM SE= STORM SEWER EASEMENT
- UVE= UNOBSTRUCTED VISIBILITY EASEMENT
- UE= UTILITY EASEMENT
- WLE= WATER LINE EASEMENT
- BL= BUILDING LINE
- ROW= RIGHT-OF-WAY
- MCDR= MONTGOMERY COUNTY DEED RECORDS
- MCMR= MONTGOMERY COUNTY MAP RECORDS
- MCCF= MONTGOMERY COUNTY CLERK'S FILE
- MCOPR= MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
- MCOPRRP= MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
- CAB= CABINET
- VOL. _ PG._= VOLUME, PAGE
- FND= FOUND
- IR= IRON ROD
- SET 5/8" IRON ROD W/ CAP (UNLESS OTHERWISE NOTED)
- 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

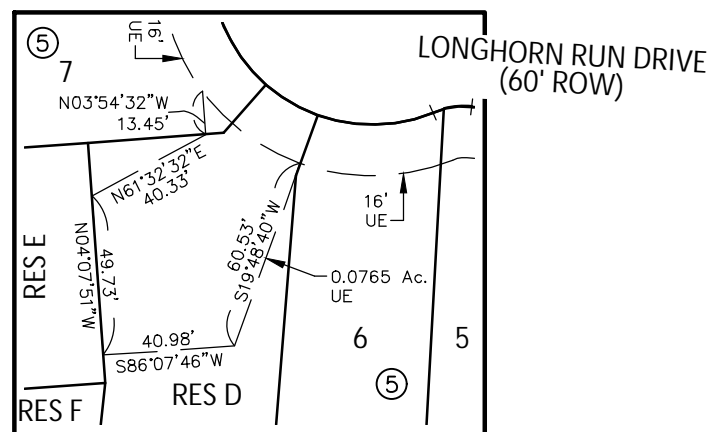
69 LOTS 7 RESERVES 5 BLOCKS
SEPTEMBER 2023

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

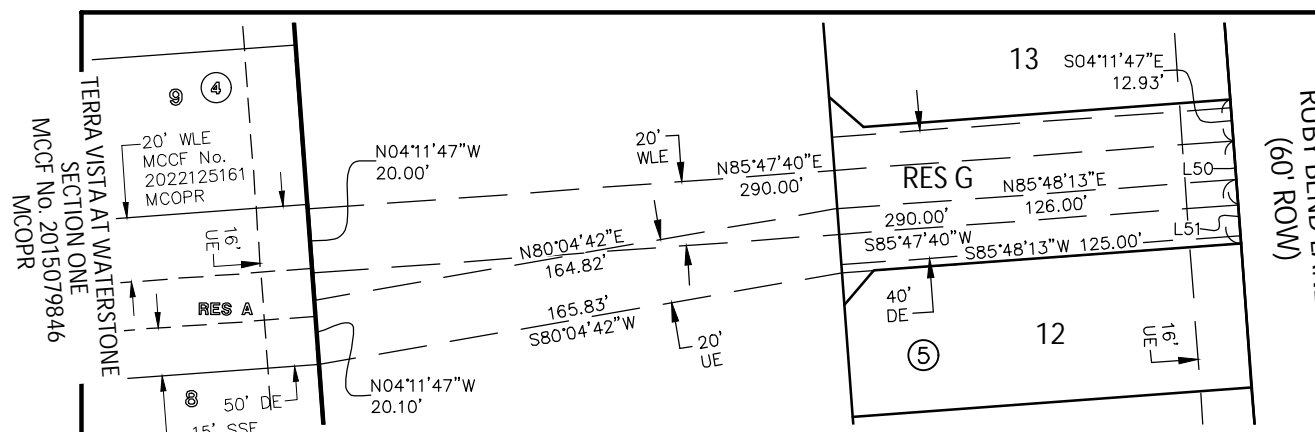
**ENGINEER/
SURVEYOR:** **ELEVATION**
land solutions
TBPE REGISTRATION NUMBER F-22671
9709 LAKESIDE BLVD., SUITE 200
THE WOODLANDS, TX 77381 832-823-2200
TBPS REGISTRATION NUMBER 10194692

MATCHLINE SHEET 3

MATCHLINE SHEET 3



EASEMENT DETAIL
SCALE: 1"=60'



EASEMENT DETAIL
SCALE: 1"=60'



(IN FEET)
1 inch = 100 ft.



- ABBREVIATIONS**
- AE= AERIAL EASEMENT
 - DE= DRAINAGE EASEMENT
 - PAE= PRIVATE ACCESS EASEMENT
 - PUE= PUBLIC UTILITY EASEMENT
 - SSE= SANITARY SEWER EASEMENT
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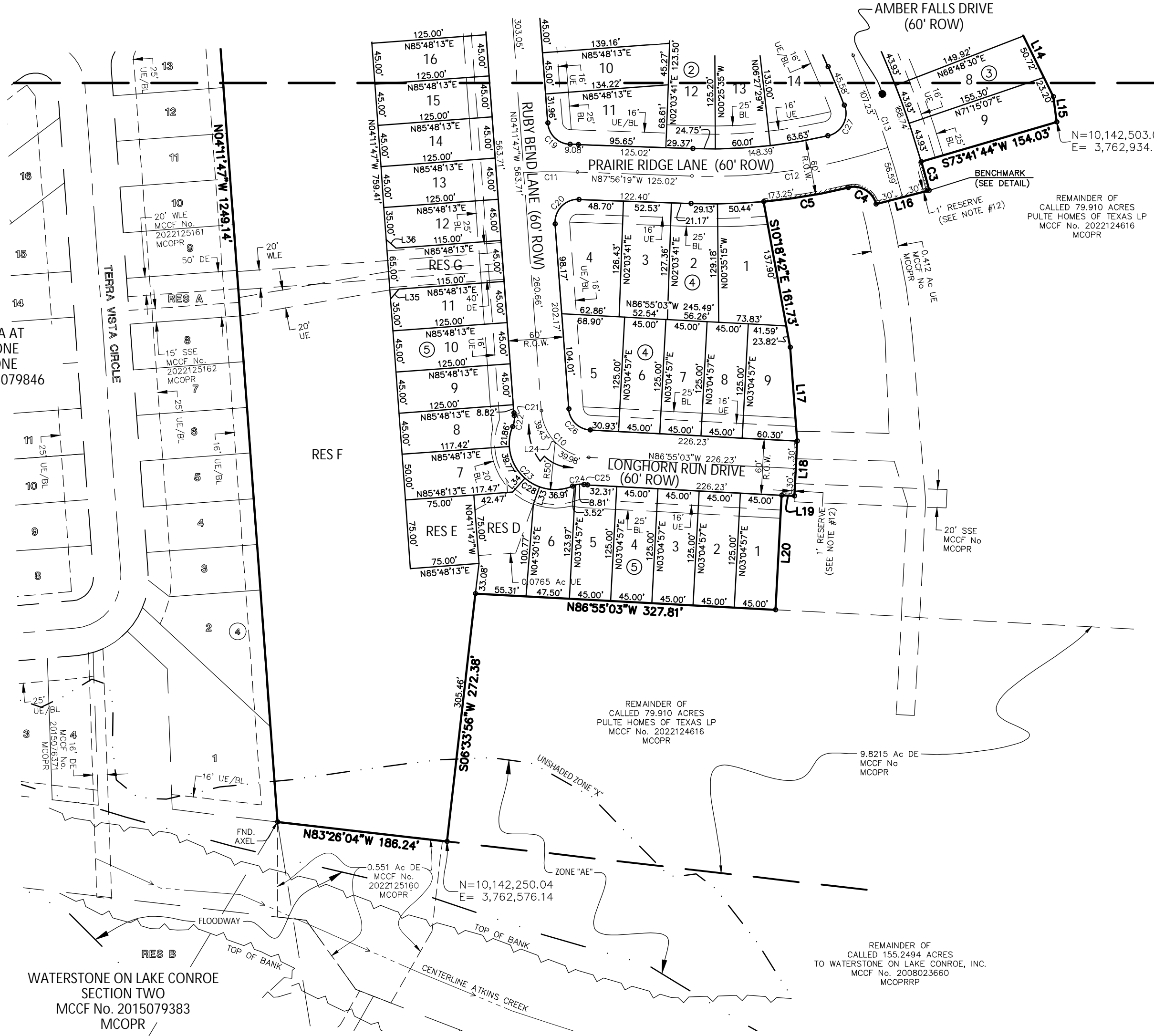
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- ↔ STREET NAME CHANGE

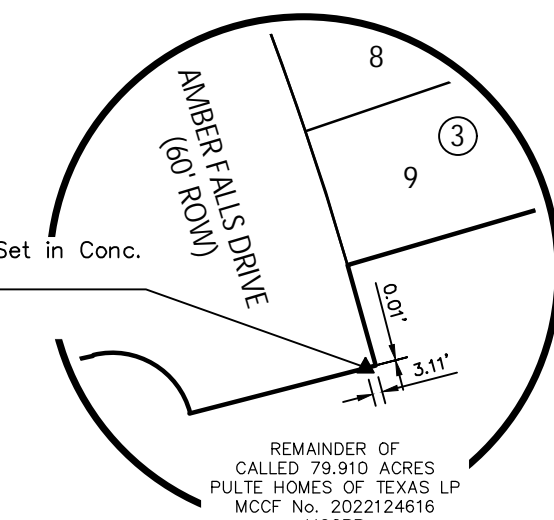
MATCHLINE SHEET 2

MATCHLINE SHEET 2

TERRA VISTA AT WATERSTONE SECTION ONE
MCCF No. 2015079846
MCOPR



3" Brass Disk Set in Conc.
MB TBM 1
EL = 244.08'
NAVD 88



BENCHMARK DETAIL
NOT TO SCALE

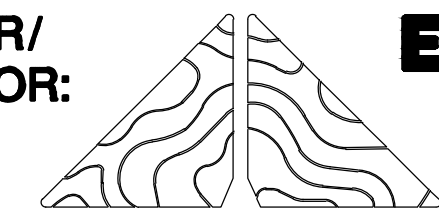
FINAL PLAT MONTGOMERY BEND SEC 1

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

**ENGINEER/
SURVEYOR:**



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

MONT1
PUBLISHED GRID COORDINATES:
N 10,135,557.537
E 3,768,356.460
Elev = 291.77; GEOD -09
SURFACE COORDINATES:
(ELS OBSERVED COORDINATES):
N 10,135,557.584
E 3,768,356.516
Elev = 291.21

MONT1
PUBLISHED GRID COORDINATES:
N 10,135,441.473
E 3,763,481.913
Elev = 239.70; GEOD 09
SURFACE COORDINATES:
(ELS OBSERVED COORDINATES):
N 10,135,441.271
E 3,763,481.958
Elev = 239.89

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

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.

Joel K. Nalley
Texas Registration No. 6525

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 _____, of record of _____ for said county.

Witness my hand and seal of office, at Conroe, Montgomery County, Texas, the day and date last above written

L. Brandon Steinmann, Clerk, County Court,
Montgomery County, Texas

By: _____
Deputy

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.

Chris Roznovsky, P.E.
City Engineer - City of 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 _____, 2023.

By: _____
Chairman
Planning and Zoning Commission

This plat and subdivision has been submitted to and considered by the City Council of the City of Montgomery, Texas, and is hereby approved by such council.

Dated this ____ day of _____, 2023.

By: _____
Byron Sanford, Mayor

Attest: _____
Nici Browe, City Secretary

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

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 _____

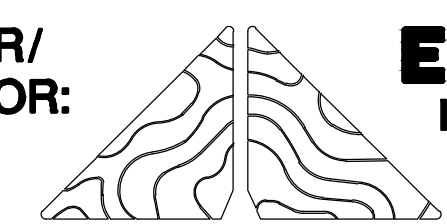
FINAL PLAT MONTGOMERY BEND SEC 1

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
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**OWNER/
DEVELOPER:** PULTE HOMES OF TEXAS, L.P.,
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1311 BROADFIELD BLVD., SUITE 100
HOUSTON, TX 77084
281-749-8000

**ENGINEER/
SURVEYOR:**



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

Montgomery Planning and Zoning Commission
AGENDA REPORT

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.

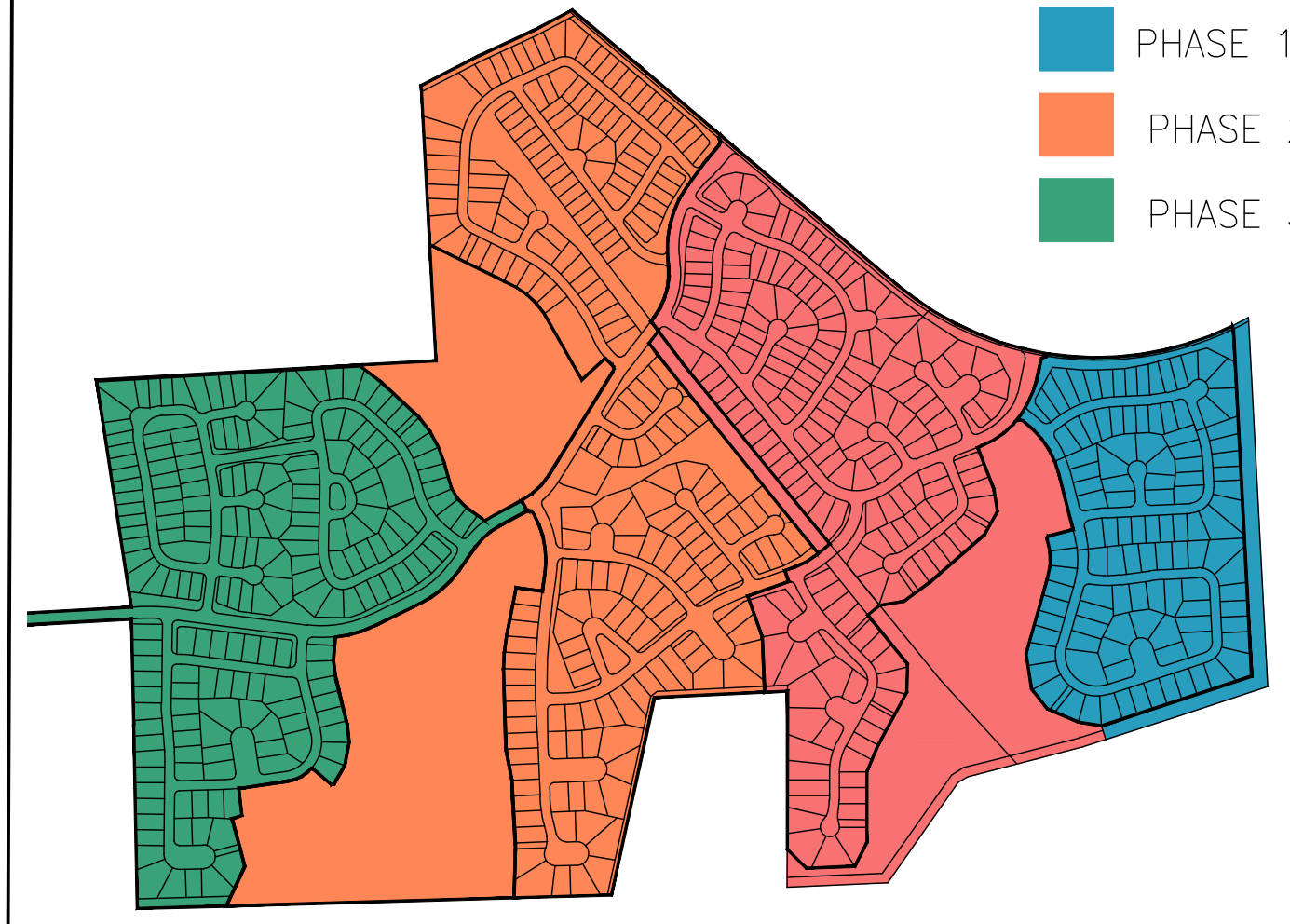
Approved By

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

MASTER CONCEPT PLAN

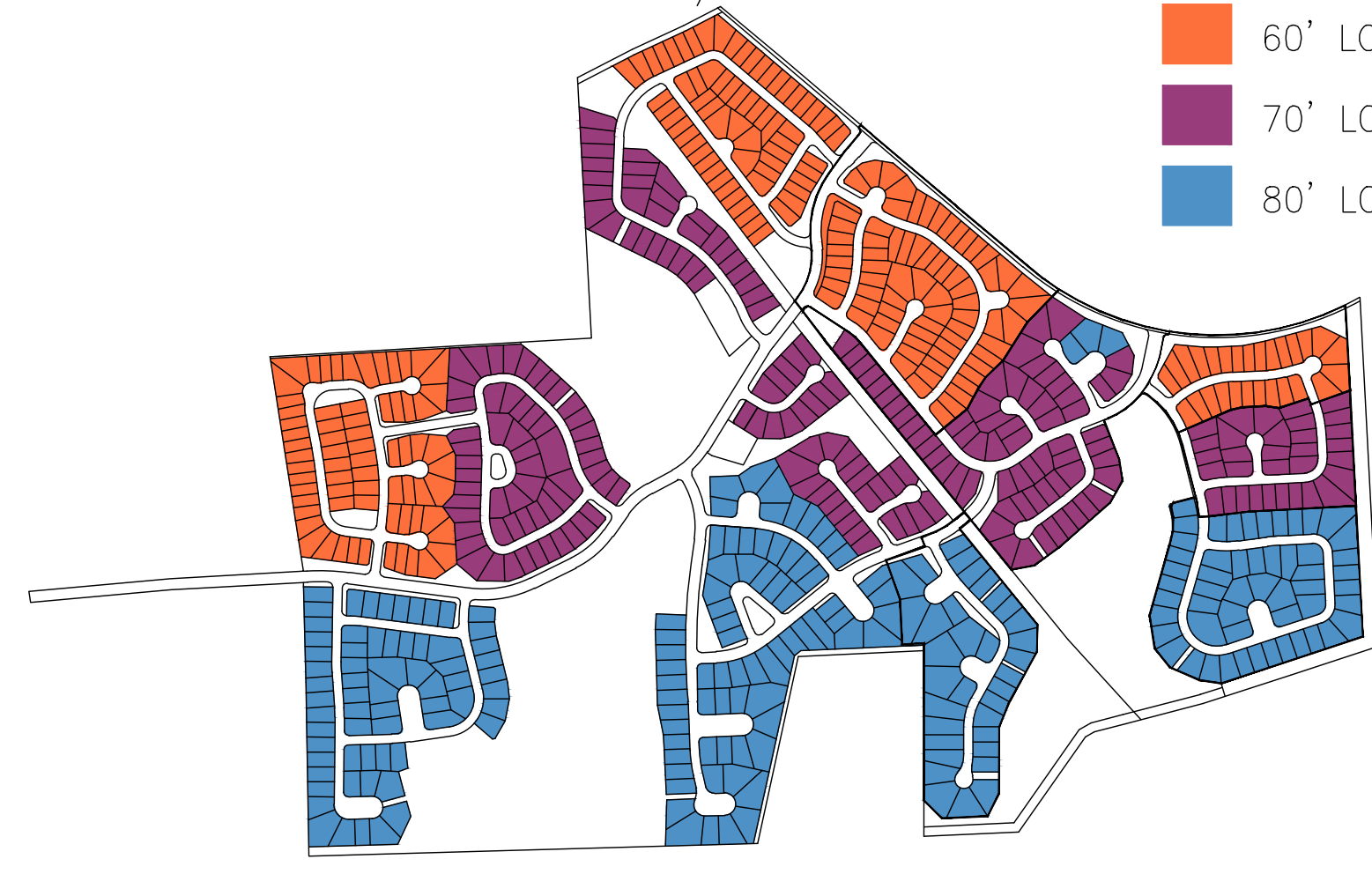
PHASE KEY N.T.S.

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

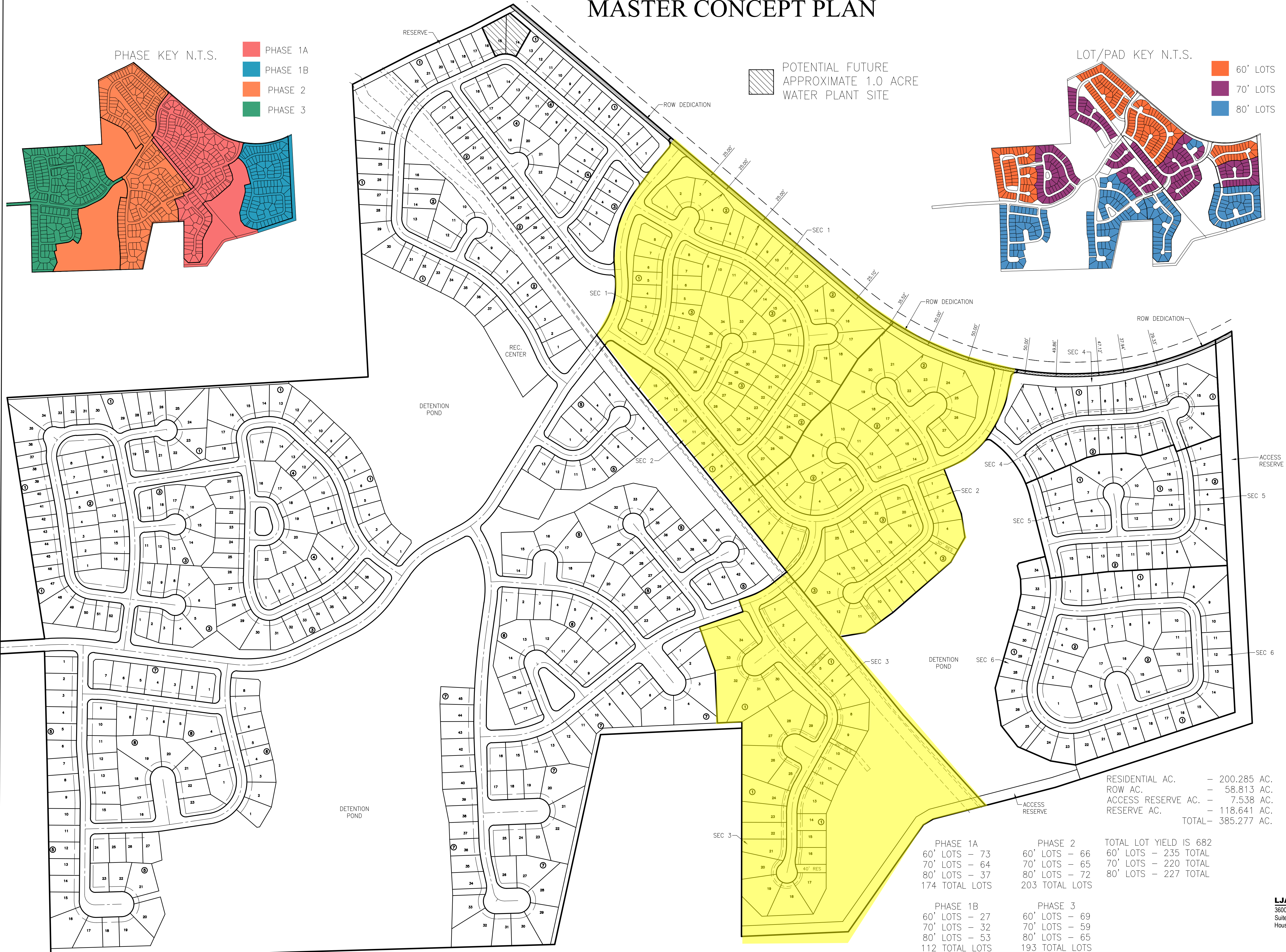
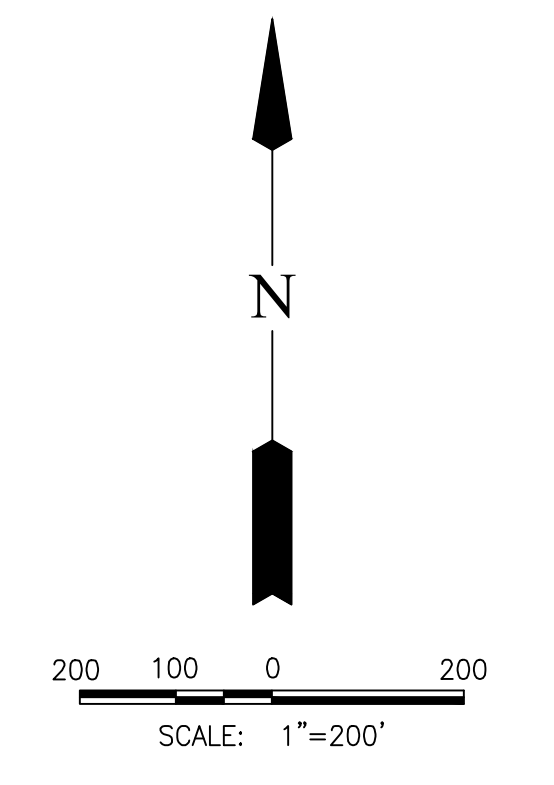


LOT/PAD KEY N.T.S.

- 60' LOTS
- 70' LOTS
- 80' LOTS



POTENTIAL FUTURE APPROXIMATE 1.0 ACRE WATER PLANT SITE



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

PHASE 1A		PHASE 2		TOTAL LOT YIELD IS 682	
60' LOTS	- 73	60' LOTS	- 66	60' LOTS	- 235 TOTAL
70' LOTS	- 64	70' LOTS	- 65	70' LOTS	- 220 TOTAL
80' LOTS	- 37	80' LOTS	- 72	80' LOTS	- 227 TOTAL
174 TOTAL LOTS		203 TOTAL LOTS			
PHASE 1B		PHASE 3			
60' LOTS	- 27	60' LOTS	- 69		
70' LOTS	- 32	70' LOTS	- 59		
80' LOTS	- 53	80' LOTS	- 65		
112 TOTAL LOTS		193 TOTAL LOTS			

EXHIBIT 'F-1'
REDBIRD MEADOWS
HARDCOPY

July 27, 2023
JOB NO. 2980-0000-000

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



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,

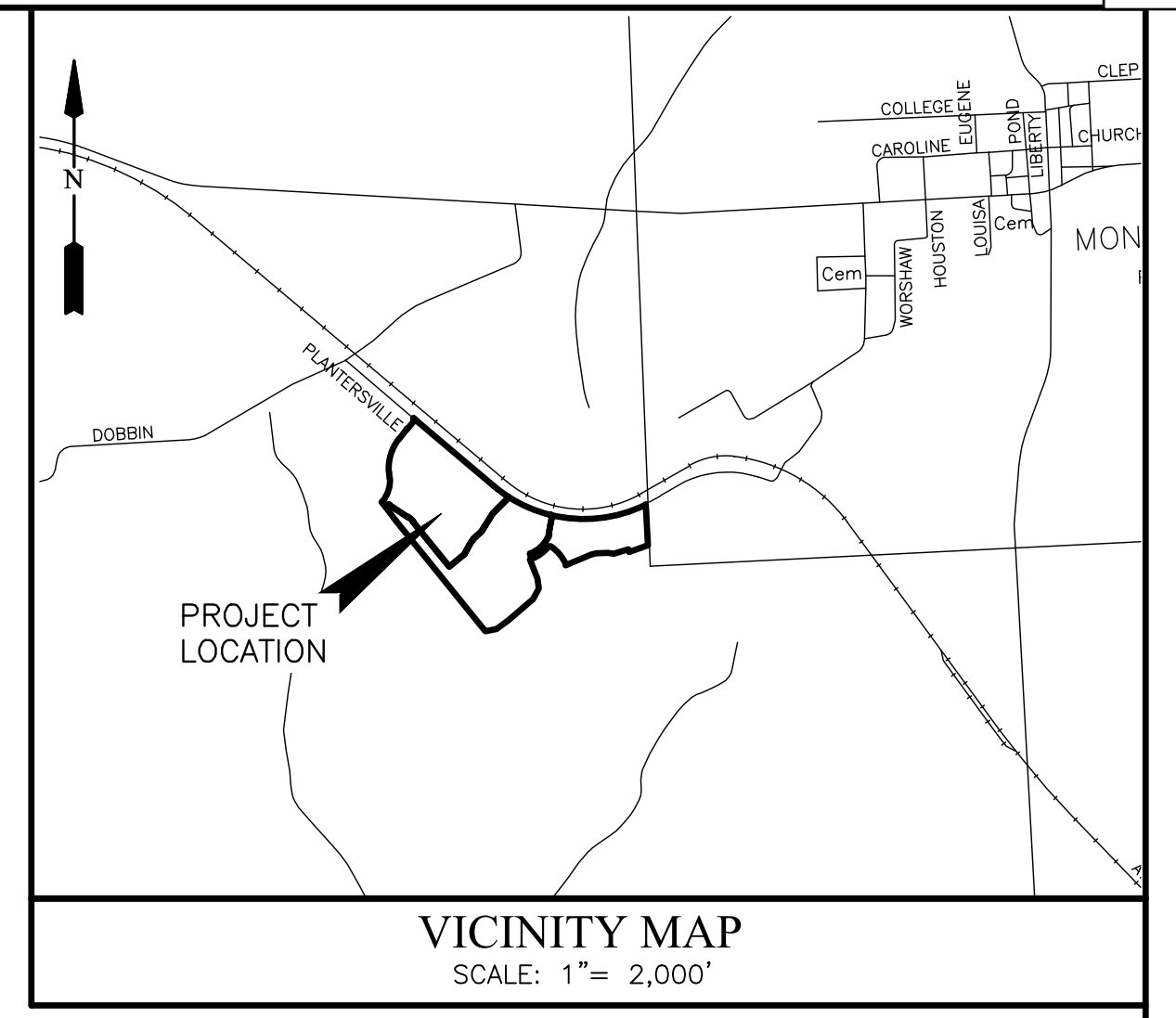
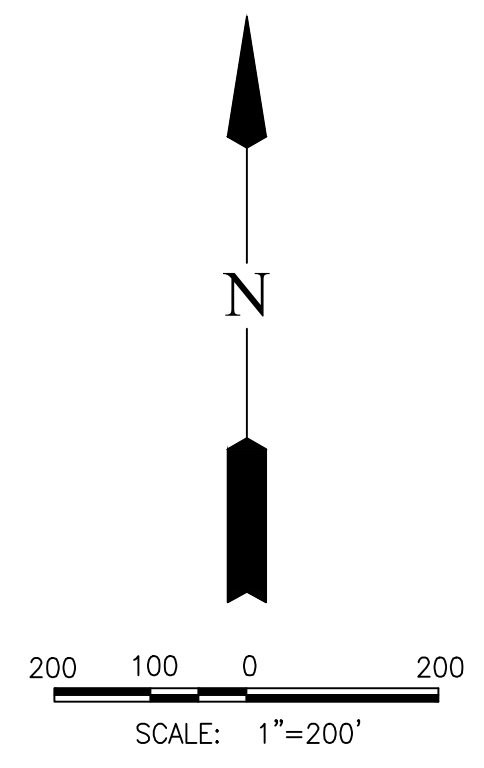
Chris Roznovsky, PE
 Engineer for the City

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



VICINITY MAP
SCALE: 1" = 2,000'

REDBIRD MEADOWS SECTION ONE

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

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

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

73 LOTS
3 BLOCKS
2 RESERVES
1.664 ACRES IN RESERVE

SURVEYOR:
LJA Surveying, Inc.
3600 W Sam Houston Parkway S Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
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

MYLAR CHECK: COORD. DIR.

File Name : I:\Projects\PLATTING\2980\PLATS\Red Bird Meadows Sec 1.dwg
Date : Wed, 27 Sep 2023 11:12 AM
PLOT

STATE OF TEXAS
COUNTY OF MONTGOMERY

THAT REDBIRD MEADOW DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY HEREIN ACTING INDIVIDUALLY OR THROUGH THE UNDERSIGNED DULY AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS THE REDBIRD MEADOWS SECTION ONE SUBDIVISION, AND DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS THEREIN SHOWN, AND DEDICATE TO PUBLIC USE FOREVER ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, PARKS, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE; AND DOES HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES AND DOES HEREBY BIND OWNER, AND OWNER'S SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

OWNER HEREBY CERTIFIES THAT OWNER HAS OR WILL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE CITY, AND THAT A ROUGH PROPORTIONALITY EXISTS BETWEEN THE DEDICATIONS, IMPROVEMENTS, AND EXACTIONS REQUIRED UNDER SUCH REGULATIONS AND THE PROJECTED IMPACT OF THE SUBDIVISION.

REDBIRD MEADOW DEVELOPMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
PERRY SENN,
MANAGER AND MEMBER

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PERRY SENN, MANAGER AND MEMBER OF REDBIRD MEADOW DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THAT I STEPHEN P. MATOVICH, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREOF WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MONTGOMERY, TEXAS.

STEPHEN P. MATOVICH, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5347

I THE UNDERSIGNED, ENGINEER FOR THE CITY OF MONTGOMERY, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER - MONTGOMERY

THIS PLAT AND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS _____ DAY OF _____, 20____.

BY: _____
CHAIRPERSON PLANNING AND ZONING
COMMISSION

THIS PLAT AND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL. DATED THIS _____ DAY OF _____, 20____.

BY: _____
MAYOR

ATTEST: _____
CITY SECRETARY

STATE OF TEXAS
COUNTY OF MONTGOMERY

I, L. BRANDON STEINMANN, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2023, AT _____ O'CLOCK ____M., AND DULY RECORDED ON _____, 2023, AT _____ O'CLOCK ____M., IN CABINET _____ SHEET _____, OF RECORD OF MAP FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

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

BY: _____
DEPUTY

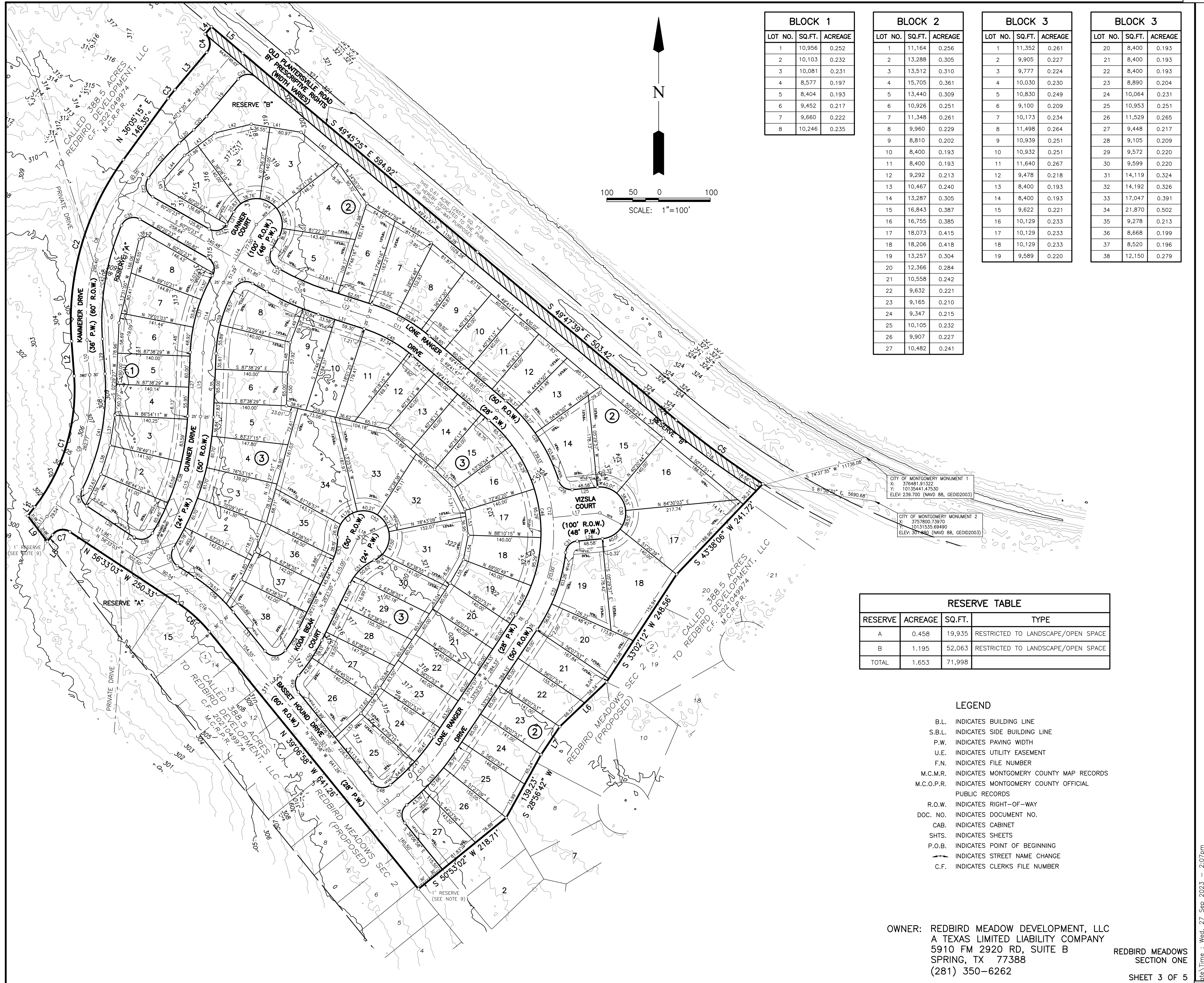
OWNER: REDBIRD MEADOW DEVELOPMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY
5910 FM 2920 RD, SUITE B
SPRING, TX 77388
(281) 350-6262

REDBIRD MEADOWS
SECTION ONE

SHEET 2 OF 5

MYLAR CHECK: COORD. DIR.

18
11:13:07 AM
27 Sep 2023
1:11:30 PM
I:\Projects\PLATTING\2880\PLATS\Red Bird Meadows Sec 1.dwg

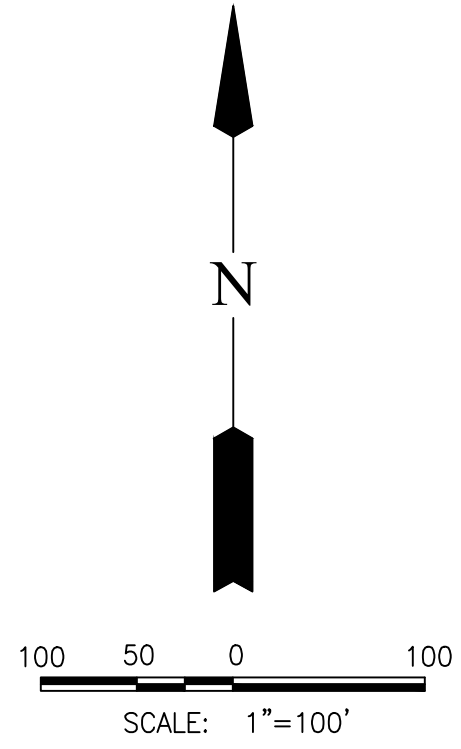


BLOCK 1		
LOT NO.	SQ.FT.	ACREAGE
1	10,956	0.252
2	10,103	0.232
3	10,081	0.231
4	8,577	0.197
5	8,404	0.193
6	9,452	0.217
7	9,660	0.222
8	10,246	0.235

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

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

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



CITY OF MONTGOMERY MONUMENT 1
 X: 376481.91322
 Y: 10135441.47530
 ELEV: 48.55' (NAVD 88, GEOID2003)

CITY OF MONTGOMERY MONUMENT 2
 X: 3757800.73970
 Y: 10131535.69490
 ELEV: 301.980' (NAVD 88, GEOID2003)

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

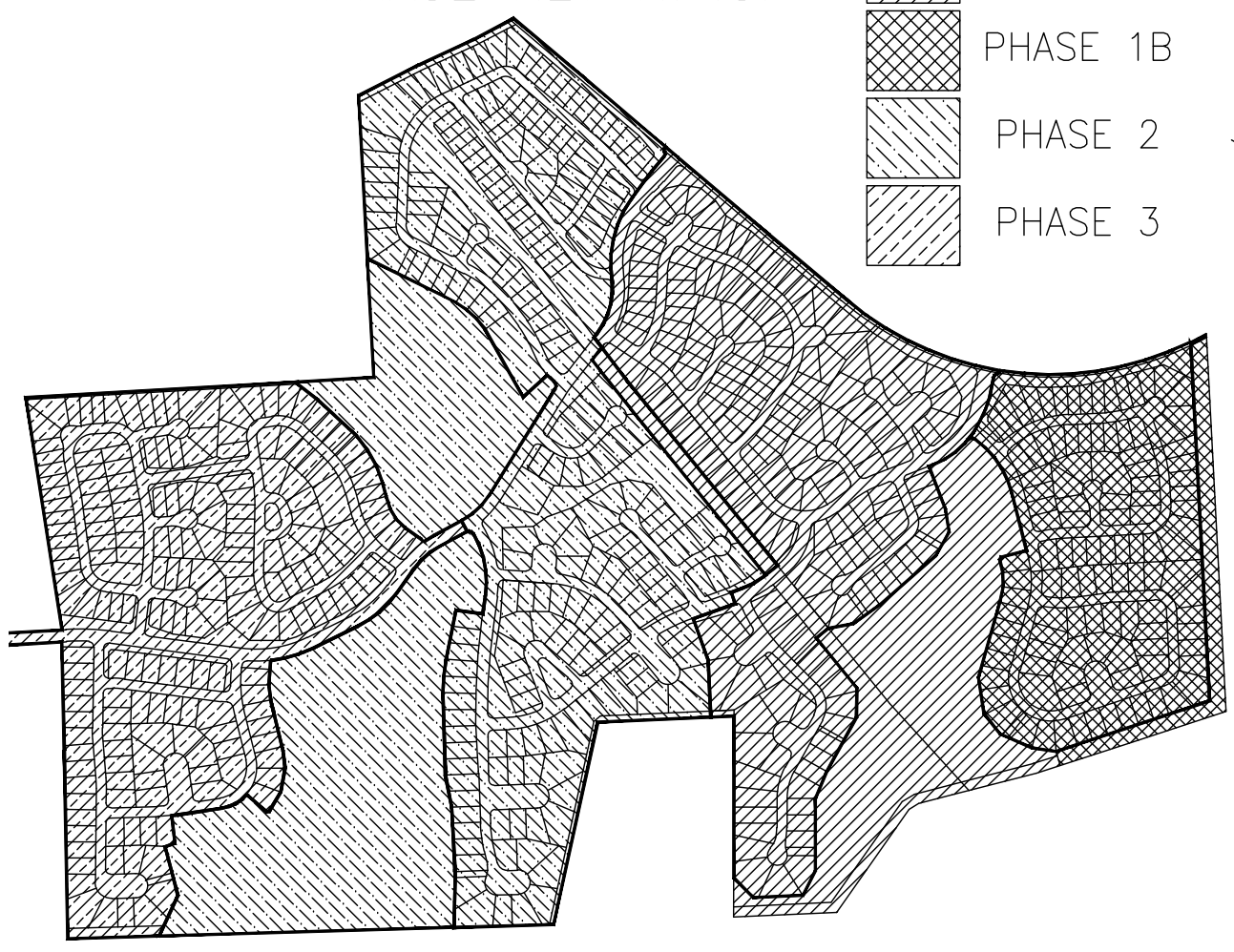
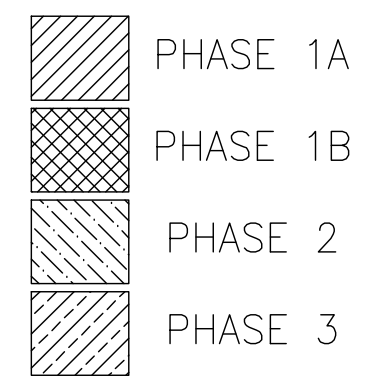
- LEGEND**
- B.L. INDICATES BUILDING LINE
 - S.B.L. INDICATES SIDE BUILDING LINE
 - P.W. INDICATES PAVING WIDTH
 - U.E. INDICATES UTILITY EASEMENT
 - F.N. INDICATES FILE NUMBER
 - M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS
 - M.C.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
 - R.O.W. INDICATES RIGHT-OF-WAY
 - DOC. NO. INDICATES DOCUMENT NO.
 - CAB. INDICATES CABINET
 - SHTS. INDICATES SHEETS
 - P.O.B. INDICATES POINT OF BEGINNING
 - INDICATES STREET NAME CHANGE
 - C.F. INDICATES CLERKS FILE NUMBER

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

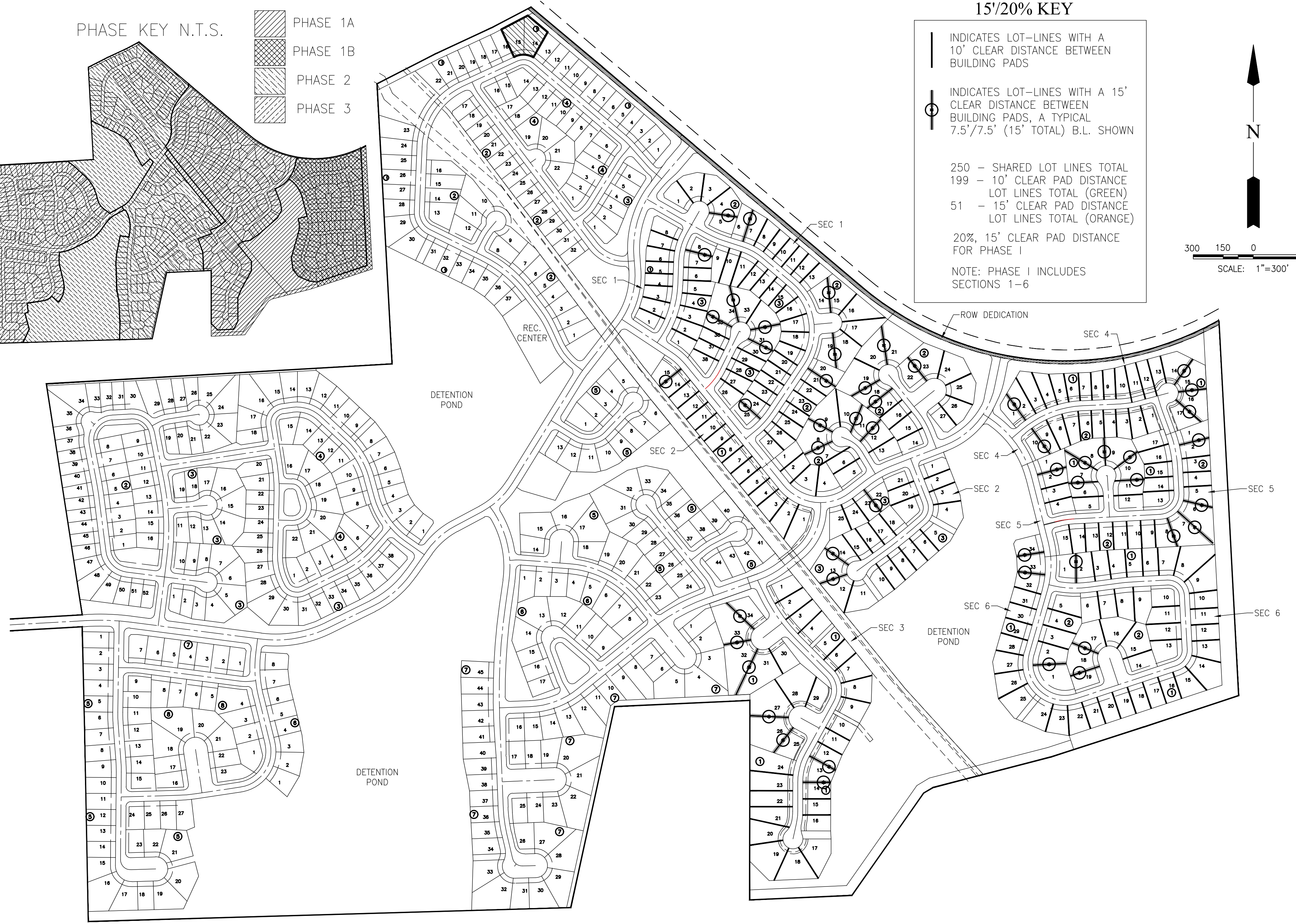
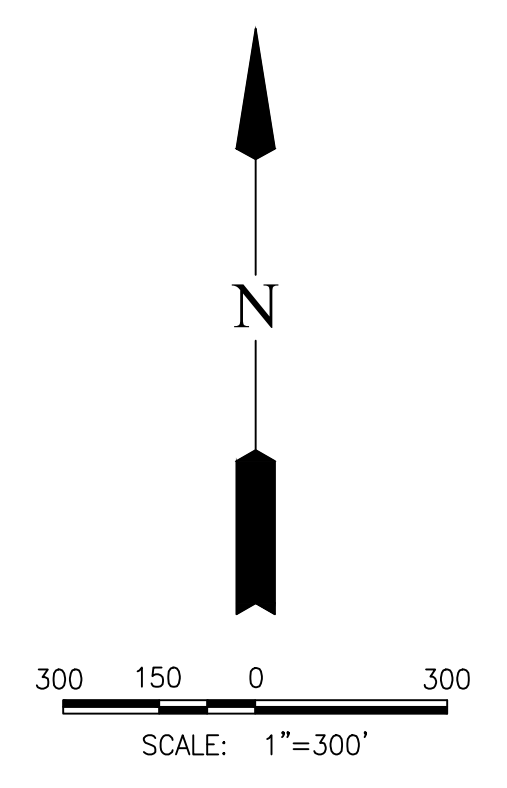
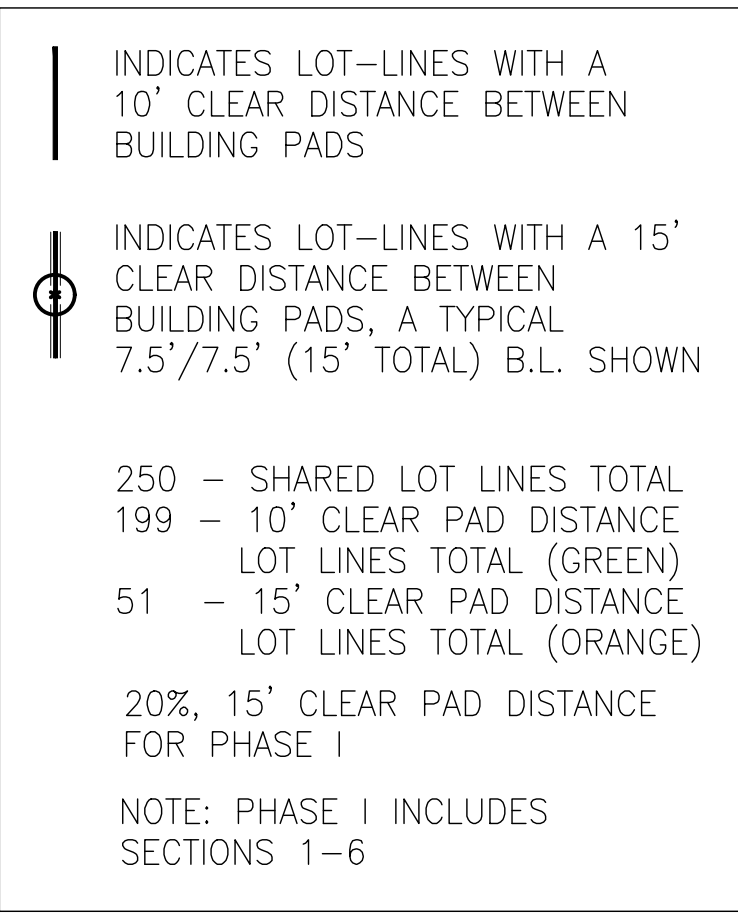
REDBIRD MEADOWS
 SECTION ONE
 SHEET 3 OF 5

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

PHASE KEY N.T.S.



15'/20% KEY



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	PHASE 3	TOTAL LOT YIELD IS	682
60' LOTS - 27	60' LOTS - 69	60' LOTS -	235 TOTAL
70' LOTS - 32	70' LOTS - 59	70' LOTS -	220 TOTAL
80' LOTS - 53	80' LOTS - 65	80' LOTS -	227 TOTAL
112 TOTAL LOTS	193 TOTAL LOTS		

**REDBIRD MEADOWS
EXHIBIT -
15' SIDE DISTANCE/20%**

September 27, 2023
JOB NO. 2980-0000-000

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

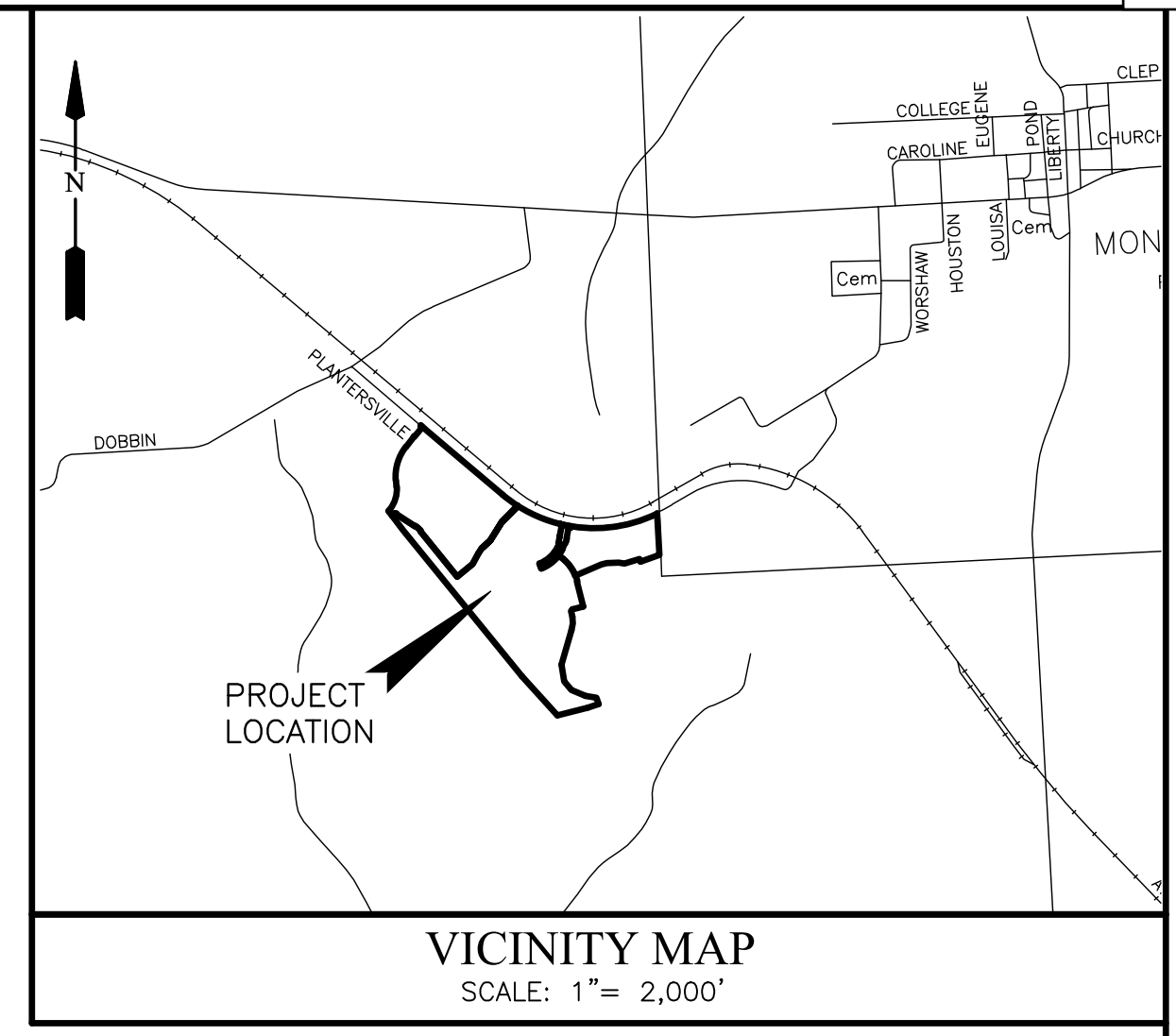
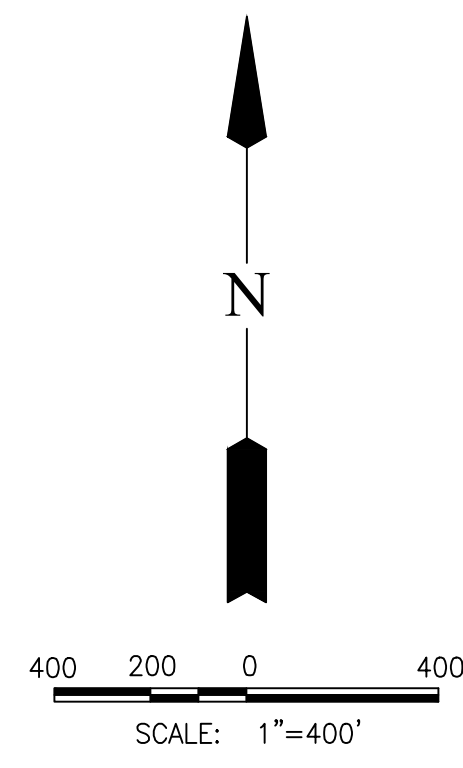
Chris Roznovsky, PE
 Engineer for the City

CVR/zlgt

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

Enclosures: Preliminary Plat

Cc (via email): The Honorable Mayor and City Council – The City of Montgomery
 Mr. Gary Palmer – City of Montgomery, City Administrator
 Ms. Nici Browe – City of Montgomery, City Secretary
 Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development
 Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



REDBIRD MEADOWS SECTION TWO

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

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

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

67 LOTS
3 BLOCKS
9 RESERVES
20.55 ACRES IN RESERVE

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

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

DATE: SEPTEMBER 27, 2023

SHEET 1 OF 5

DIR: _____
 MYLAR CHECK: COORD. _____
 FILE NAME : I:\Projects\PLATTING\2980\PLATS\Red Bird Meadows Sec 2.dwg
 PLOT TIME : Wed, 27 Sep 2023 11:00:07 AM
 23

STATE OF TEXAS
COUNTY OF MONTGOMERY

THAT REDBIRD MEADOW DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY HEREIN ACTING INDIVIDUALLY OR THROUGH THE UNDERSIGNED DULY AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS THE REDBIRD MEADOWS SECTION ONE SUBDIVISION, AND DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS THEREIN SHOWN, AND DEDICATE TO PUBLIC USE FOREVER ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, PARKS, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE; AND DOES HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES AND DOES HEREBY BIND OWNER, AND OWNER'S SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

OWNER HEREBY CERTIFIES THAT OWNER HAS OR WILL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE CITY, AND THAT A ROUGH PROPORTIONALITY EXISTS BETWEEN THE DEDICATIONS, IMPROVEMENTS, AND EXACTIONS REQUIRED UNDER SUCH REGULATIONS AND THE PROJECTED IMPACT OF THE SUBDIVISION.

REDBIRD MEADOW DEVELOPMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
PERRY SENN,
MANAGER AND MEMBER

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PERRY SENN, MANAGER AND MEMBER OF REDBIRD MEADOW DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THAT I STEPHEN P. MATOVICH, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREOF WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MONTGOMERY, TEXAS.

STEPHEN P. MATOVICH, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5347

I THE UNDERSIGNED, ENGINEER FOR THE CITY OF MONTGOMERY, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER - MONTGOMERY

THIS PLAT AND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS _____ DAY OF _____, 20____.

BY: _____
CHAIRPERSON PLANNING AND ZONING
COMMISSION

THIS PLAT AND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL. DATED THIS _____ DAY OF _____, 20____.

BY: _____
MAYOR

ATTEST: _____
CITY SECRETARY

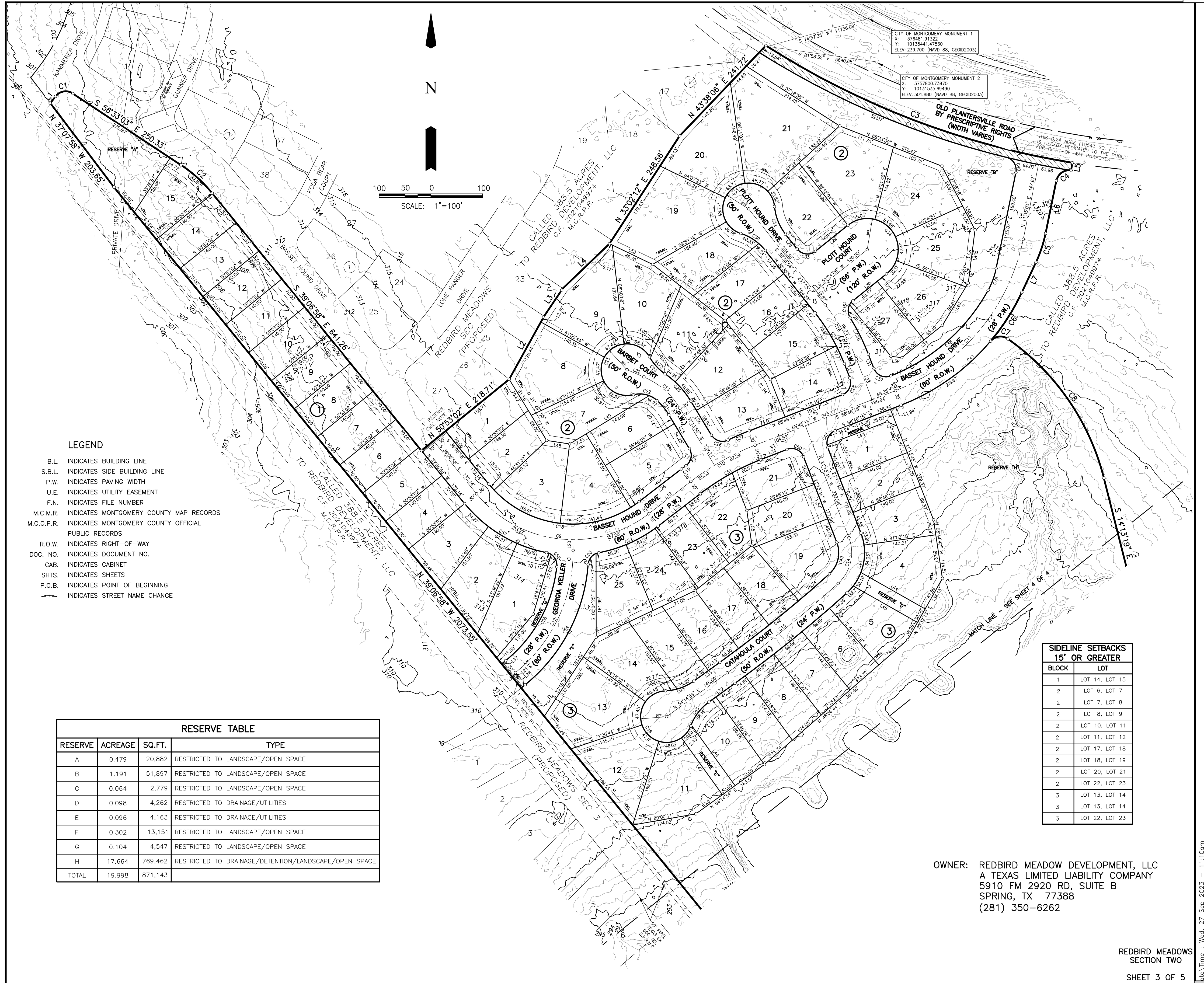
STATE OF TEXAS
COUNTY OF MONTGOMERY

I, L. BRANDON STEINMANN, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2023, AT _____ O'CLOCK _____M., AND DULY RECORDED ON _____, 2023, AT _____ O'CLOCK _____M., IN CABINET _____ SHEET _____, OF RECORD OF MAP FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

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

BY: _____
DEPUTY



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

CITY OF MONTGOMERY MONUMENT 2
 X: 3757800.73970
 Y: 10131535.69490
 ELEV: 301.880 (NAVD 88, GEOD2003)

100 50 0 100
 SCALE: 1"=100'

LEGEND

- B.L. INDICATES BUILDING LINE
- S.B.L. INDICATES SIDE BUILDING LINE
- P.W. INDICATES PAVING WIDTH
- U.E. INDICATES UTILITY EASEMENT
- F.N. INDICATES FILE NUMBER
- M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS
- M.C.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
- R.O.W. INDICATES RIGHT-OF-WAY
- DOC. NO. INDICATES DOCUMENT NO.
- CAB. INDICATES CABINET
- SHTS. INDICATES SHEETS
- P.O.B. INDICATES POINT OF BEGINNING
- INDICATES STREET NAME CHANGE

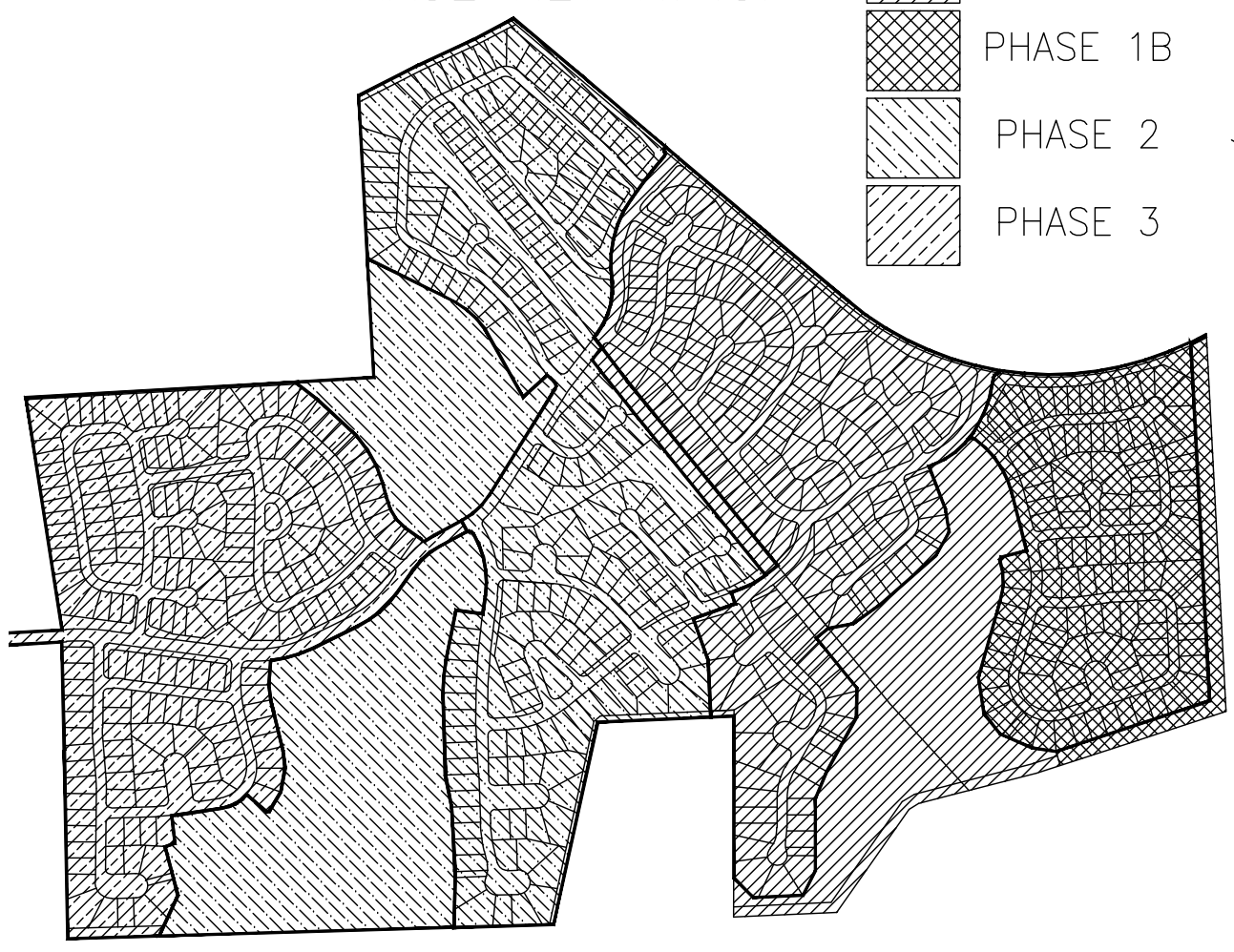
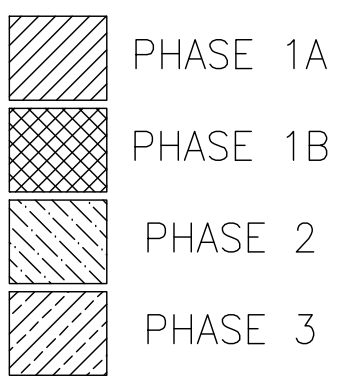
SIDELINE SETBACKS 15' OR GREATER	
BLOCK	LOT
1	LOT 14, LOT 15
2	LOT 6, LOT 7
2	LOT 7, LOT 8
2	LOT 8, LOT 9
2	LOT 10, LOT 11
2	LOT 11, LOT 12
2	LOT 17, LOT 18
2	LOT 18, LOT 19
2	LOT 20, LOT 21
2	LOT 22, LOT 23
3	LOT 13, LOT 14
3	LOT 13, LOT 14
3	LOT 22, LOT 23

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

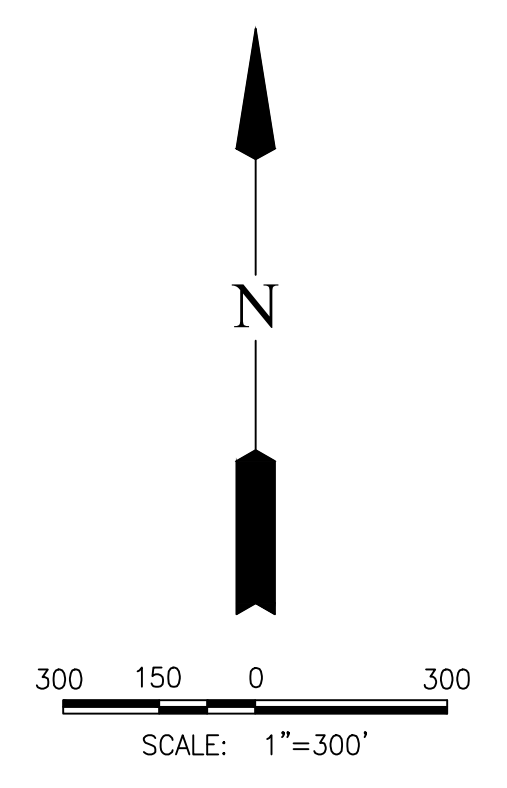
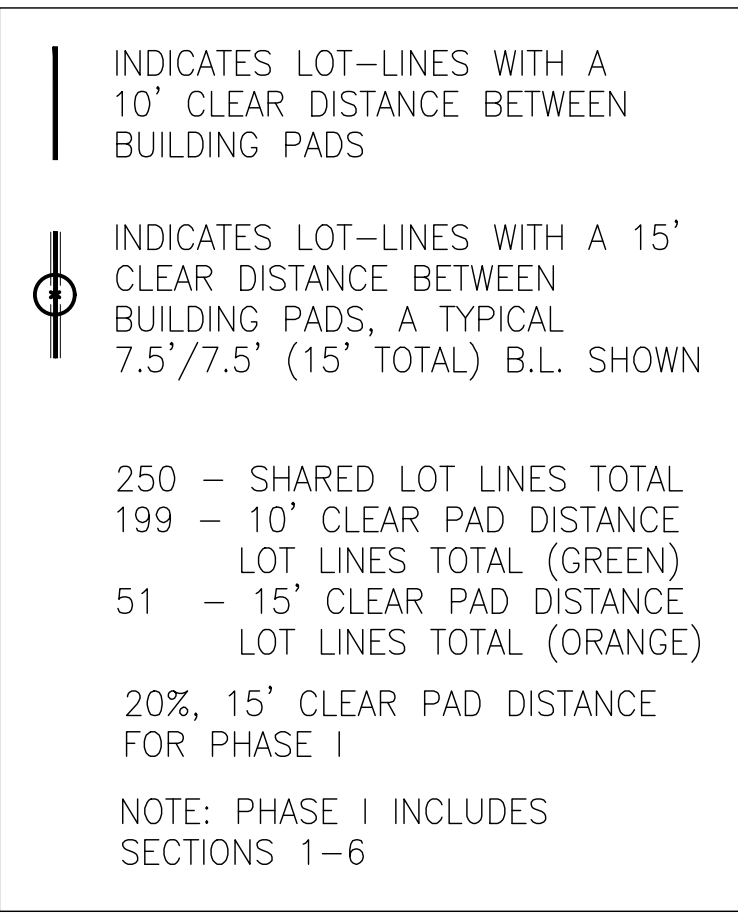
OWNER: REDBIRD MEADOWS DEVELOPMENT, LLC
 A TEXAS LIMITED LIABILITY COMPANY
 5910 FM 2920 RD, SUITE B
 SPRING, TX 77388
 (281) 350-6262

DIR: MYLAR CHECK: COORD: 11:10:07
 File Name: I:\Projects\PLATTING\2980\PLATS\Red Bird Meadows Sec 2.dwg
 Date: 27 Sep 2023

PHASE KEY N.T.S.



15'/20% KEY



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	PHASE 3	TOTAL LOT YIELD IS 682	
60' LOTS - 27	60' LOTS - 69	60' LOTS - 235 TOTAL	
70' LOTS - 32	70' LOTS - 59	70' LOTS - 220 TOTAL	
80' LOTS - 53	80' LOTS - 65	80' LOTS - 227 TOTAL	
112 TOTAL LOTS	193 TOTAL LOTS		

REDBIRD MEADOWS
EXHIBIT -
15' SIDE DISTANCE/20%

September 27, 2023

JOB NO. 2980-0000-000

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

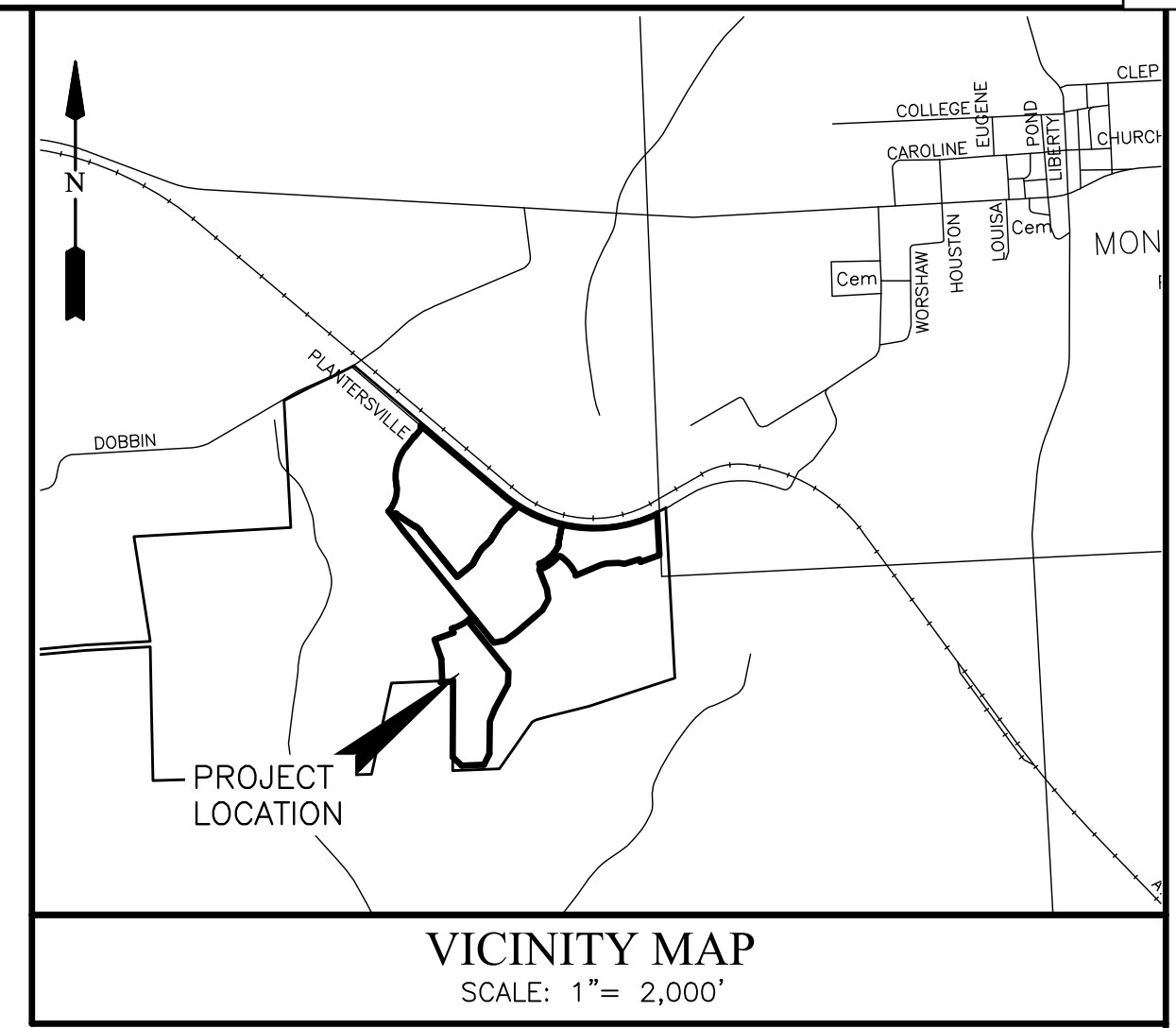
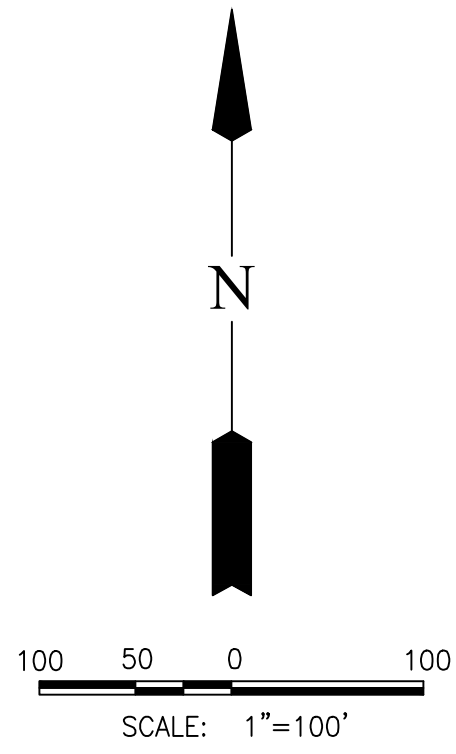
Chris Roznovsky, PE
 Engineer for the City

CVR/zlgt

Z:\00574 (City of Montgomery)_900 General Consultation\Correspondence\Letters\2023\2023.09.27 MEMO TO P&Z RE Redbird Meadows Sec. 3 Preliminary Plat.docx

Enclosures: Preliminary Plat

Cc (via email): The Honorable Mayor and City Council – The City of Montgomery
 Mr. Gary Palmer – City of Montgomery, City Administrator
 Ms. Nici Browe – City of Montgomery, City Secretary
 Mr. Dave McCorquodale – City of Montgomery, Director of Planning & Development
 Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



REDBIRD MEADOWS SECTION THREE

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

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

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

34 LOTS
1 BLOCKS
8 RESERVES
12.43 ACRES IN RESERVE

SURVEYOR:

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

ENGINEER:

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

DATE: SEPTEMBER 27, 2023

SHEET 1 OF 4

MYLAR CHECK: COORD. _____ DIR. _____
 File Name : I:\Projects\PLATTING\2980\PLATS\Red Bird Meadows Sec 3.dwg
 Date : Wed, 27 Sep 2023 11:04 AM
 Plot Time : 11:04 AM

STATE OF TEXAS
COUNTY OF MONTGOMERY

THAT REDBIRD MEADOW DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY HEREIN ACTING INDIVIDUALLY OR THROUGH THE UNDERSIGNED DULY AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN DESCRIBED REAL PROPERTY AS THE REDBIRD MEADOWS SECTION ONE SUBDIVISION, AND DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS, AND EASEMENTS THEREIN SHOWN, AND DEDICATE TO PUBLIC USE FOREVER ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, PARKS, AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE; AND DOES HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS AND ALLEYS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS OR ALLEYS TO CONFORM TO SUCH GRADES AND DOES HEREBY BIND OWNER, AND OWNER'S SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

OWNER HEREBY CERTIFIES THAT OWNER HAS OR WILL COMPLY WITH ALL APPLICABLE REGULATIONS OF THE CITY, AND THAT A ROUGH PROPORTIONALITY EXISTS BETWEEN THE DEDICATIONS, IMPROVEMENTS, AND EXACTIONS REQUIRED UNDER SUCH REGULATIONS AND THE PROJECTED IMPACT OF THE SUBDIVISION.

REDBIRD MEADOW DEVELOPMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
PERRY SENN,
MANAGER AND MEMBER

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PERRY SENN, MANAGER AND MEMBER OF REDBIRD MEADOW DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN SET OUT AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THAT I STEPHEN P. MATOVICH, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREOF WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF MONTGOMERY, TEXAS.

STEPHEN P. MATOVICH, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5347

I THE UNDERSIGNED, ENGINEER FOR THE CITY OF MONTGOMERY, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER - MONTGOMERY

THIS PLAT AND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS _____, DAY OF _____, 20____.

BY: _____
CHAIRPERSON PLANNING AND ZONING
COMMISSION

THIS PLAT AND SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF MONTGOMERY, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL. DATED THIS _____, DAY OF _____, 20____.

BY: _____
MAYOR

ATTEST: _____
CITY SECRETARY

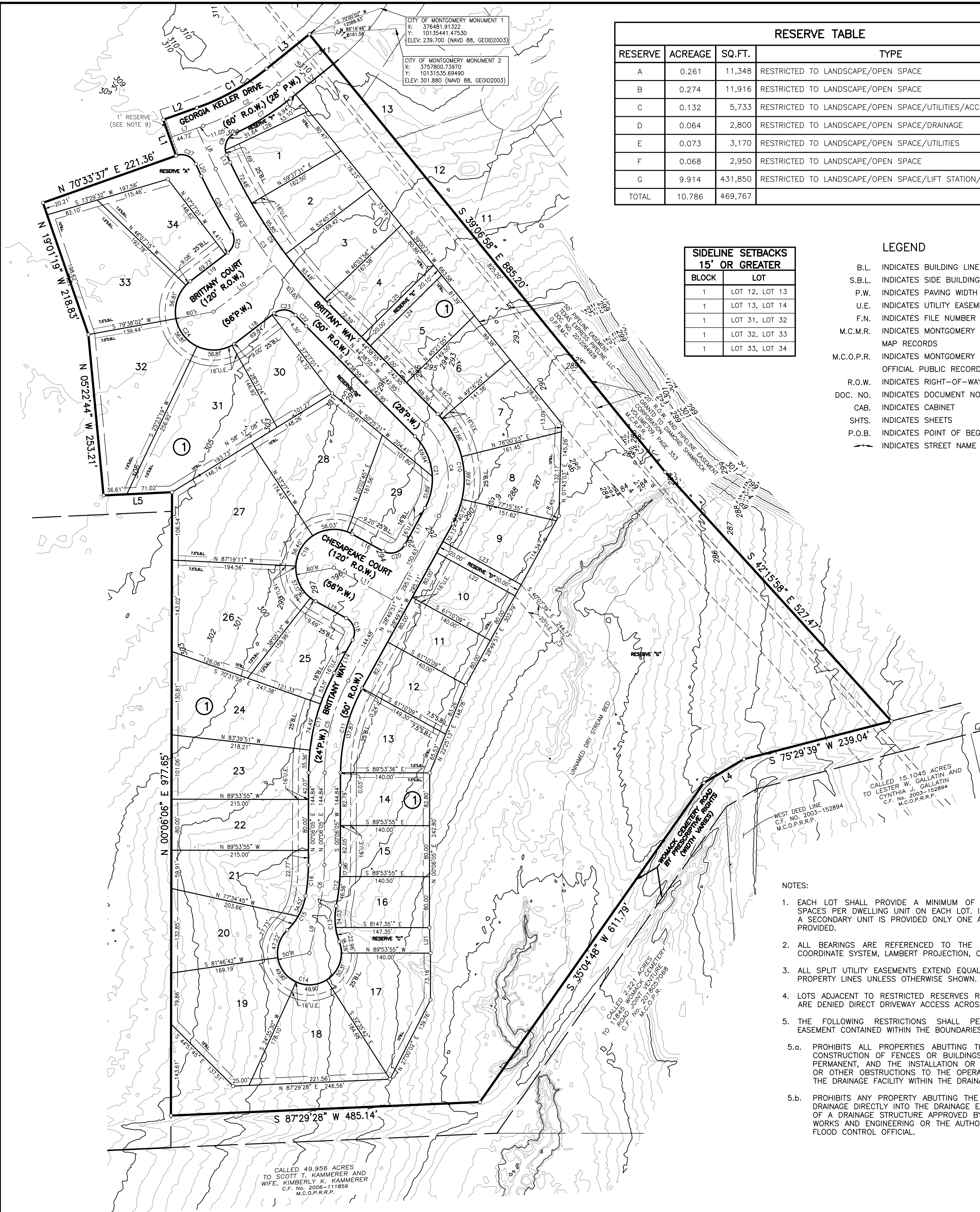
STATE OF TEXAS
COUNTY OF MONTGOMERY

I, L. BRANDON STEINMANN, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON _____, 2023, AT _____ O'CLOCK _____M., AND DULY RECORDED ON _____, 2023, AT _____ O'CLOCK _____M., IN CABINET _____ SHEET _____, OF RECORD OF MAP FOR SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

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

BY: _____
DEPUTY



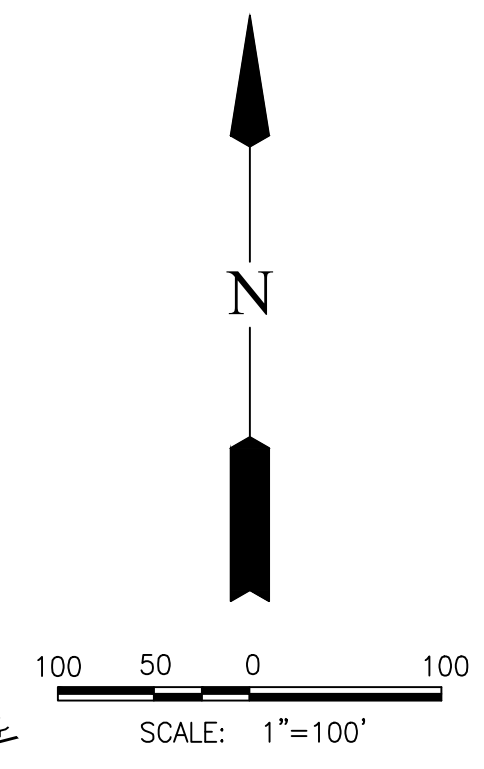
RESERVE	ACREAGE	SQ.FT.	TYPE
A	0.261	11,348	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	0.274	11,916	RESTRICTED TO LANDSCAPE/OPEN SPACE
C	0.132	5,733	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES/ACCESS
D	0.064	2,800	RESTRICTED TO LANDSCAPE/OPEN SPACE/DRAINAGE
E	0.073	3,170	RESTRICTED TO LANDSCAPE/OPEN SPACE/UTILITIES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

LINE	BEARING	DISTANCE
L1	N 19°26'23" W	60.00'
L2	N 70°33'37" E	55.77'
L3	N 51°03'14" E	86.40'
L4	S 59°23'53" W	72.82'
L5	S 87°22'52" W	107.62'
L6	N 51°03'14" E	86.49'
L7	S 70°33'37" W	55.77'
L8	S 25°11'00" E	71.00'
L9	N 12°25'15" E	76.00'
L10	N 52°32'59" E	120.00'
L11	S 61°10'09" E	105.00'
L12	S 51°03'14" W	86.58'
L13	S 25°11'00" E	12.89'
L14	N 28°49'51" E	59.48'
L15	N 61°10'09" W	55.00'
L16	S 61°10'09" E	55.00'
L17	N 28°49'51" E	65.63'
L18	S 52°32'59" W	74.14'
L19	N 28°49'51" E	74.14'
L20	N 25°11'00" W	20.76'
L21	S 02°35'02" E	40.04'
L22	S 61°10'09" E	140.00'
L23	S 61°10'09" E	140.00'
L24	N 45°21'05" E	157.50'
L25	N 45°21'05" E	159.48'
L26	N 64°49'00" E	144.71'
L27	N 51°09'50" E	20.00'

CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	370.00'	19°30'23"	125.97'	N 60°48'25" E	125.36'
C2	400.00'	19°30'23"	136.18'	N 60°48'25" E	135.52'
C3	825.00'	19°27'56"	280.28'	N 34°54'57" W	278.94'
C4	120.00'	73°28'47"	153.90'	N 07°54'32" E	143.56'
C5	300.00'	28°43'46"	150.43'	N 14°27'58" E	148.86'
C6	300.00'	12°19'09"	64.50'	N 06°15'40" E	64.38'
C7	430.00'	13°53'30"	104.25'	S 57°59'58" W	104.00'
C8	25.00'	90°07'43"	39.33'	S 19°52'52" W	35.39'
C9	800.00'	19°27'56"	271.79'	S 34°54'57" E	270.48'
C10	145.00'	73°28'47"	185.96'	S 07°54'32" E	173.47'
C11	275.00'	28°43'46"	137.89'	S 14°27'58" W	136.45'
C12	325.00'	11°22'30"	64.52'	S 05°47'21" W	64.42'
C13	100.00'	32°39'11"	56.99'	S 04°51'00" E	56.22'
C14	50.00'	24°7'03'55"	215.61'	N 77°38'38" W	83.36'
C15	100.00'	35°40'08"	62.25'	N 28°03'15" E	61.25'
C16	275.00'	10°07'06"	48.56'	N 05°09'38" E	48.50'
C17	325.00'	28°43'46"	162.96'	N 14°27'58" E	161.26'
C18	25.00'	90°00'00"	39.27'	N 16°10'09" W	35.36'
C19	60.00'	180°00'00"	188.50'	N 28°49'51" E	120.00'
C20	25.00'	90°00'00"	39.27'	N 73°49'51" E	35.36'
C21	95.00'	73°28'47"	121.83'	N 07°54'32" W	113.65'
C22	850.00'	1°37'25"	24.09'	N 43°50'13" W	24.09'
C23	25.00'	84°25'31"	36.84'	N 85°14'15" W	33.59'
C24	60.00'	180°00'00"	188.50'	N 37°27'01" W	120.00'
C25	25.00'	84°25'31"	36.84'	N 10°20'13" E	33.59'
C26	850.00'	6°41'33"	99.28'	N 28°31'46" W	99.23'
C27	25.00'	84°15'24"	36.76'	N 67°18'41" W	33.54'

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

- LEGEND**
- B.L. INDICATES BUILDING LINE
 - S.B.L. INDICATES SIDE BUILDING LINE
 - P.W. INDICATES PAVING WIDTH
 - U.E. INDICATES UTILITY EASEMENT
 - F.N. INDICATES FILE NUMBER
 - M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS
 - M.C.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
 - R.O.W. INDICATES RIGHT-OF-WAY
 - DOC. NO. INDICATES DOCUMENT NO.
 - CAB. INDICATES CABINET
 - SHTS. INDICATES SHEETS
 - P.O.B. INDICATES POINT OF BEGINNING
 - INDICATES STREET NAME CHANGE



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

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

- NOTES:**
- EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
 - ALL BEARINGS ARE REFERENCED TO THE 1927 TEXAS STATE PLANE COORDINATE SYSTEM, LAMBERT PROJECTION, CENTRAL ZONE.
 - ALL SPLIT UTILITY EASEMENTS EXTEND EQUAL DISTANCE EITHER SIDE OF PROPERTY LINES UNLESS OTHERWISE SHOWN.
 - LOTS ADJACENT TO RESTRICTED RESERVES RESTRICTED TO OPEN SPACE ARE DENIED DIRECT DRIVEWAY ACCESS ACROSS SAID RESERVES.
 - THE FOLLOWING RESTRICTIONS SHALL PERTAIN TO ANY DRAINAGE EASEMENT CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT.
 - PROHIBITS ALL PROPERTIES ABUTTING THE EASEMENT FROM THE CONSTRUCTION OF FENCES OR BUILDINGS, WHETHER TEMPORARY OR PERMANENT, AND THE INSTALLATION OR MAINTENANCE OF PLANTING OR OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY WITHIN THE DRAINAGE EASEMENT.
 - PROHIBITS ANY PROPERTY ABUTTING THE DRAINAGE EASEMENT FROM DRAINAGE DIRECTLY INTO THE DRAINAGE EASEMENT EXCEPT BY MEANS OF A DRAINAGE STRUCTURE APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING OR THE AUTHORIZED PUBLIC DRAINAGE OR FLOOD CONTROL OFFICIAL.
 - PER SECTION 2.5 OF THE AMENDED DEVELOPMENT AGREEMENT DATED AUGUST 8, 2023, ALL SIDE LOT SETBACKS TO BE 5 FEET UNLESS SHOWN OTHERWISE.
 - THIS PLAT MAY BE AFFECTED BY VARIOUS BLANKET EASEMENTS GRANTED TO DOBBIN-PLANTERSVILLE WATER SUPPLY CORPORATION, AND MID-SOUTH ELECTRIC COOPERATIVE, INC. AS EVIDENCED BY DOCUMENTS FILE UNDER CLERK'S FILE NO. 8308895, 99076969, 2000-068069 AND 2007-008577 OF THE REAL PROPERTY RECORDS OF MONTGOMERY COUNTY, TEXAS.
 - ALL RESIDENTIAL LOTS SHALL HAVE A 10' REAR BUILD LINE IN ACCORDANCE WITH SECTION 98-122(A) OF THE CODE OF ORDINANCES FOR THE CITY OF MONTGOMERY, TEXAS
 - A ONE-FOOT STRIP IS RESERVED AS A BUFFER SEPARATION ALONG AND BETWEEN THE SIDE OR END OF ALL STREETS IN THIS SUBDIVISION PLAT WHERE SUCH STREETS ADJUT ADJACENT TRACTS. AT SUCH TIME AS THE ADJACENT PROPERTY IS SUBDIVIDED IN A RECORDED PLAT, THE ONE-FOOT RESERVES AT SUCH LOCATIONS THAT ADJUT LAND IN ADJOINING TRACTS THAT HAS BEEN DEDICATED TO THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND IS SHOWN FOR SUCH PURPOSE ON A RECORDED PLAT SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES.
 - ALL LANDSCAPING WITHIN THE PUBLIC RIGHTS OF WAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

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

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

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

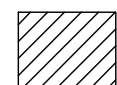
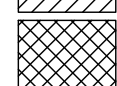
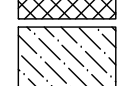
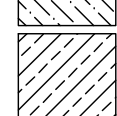
RED BIRD MEADOWS SECTION THREE

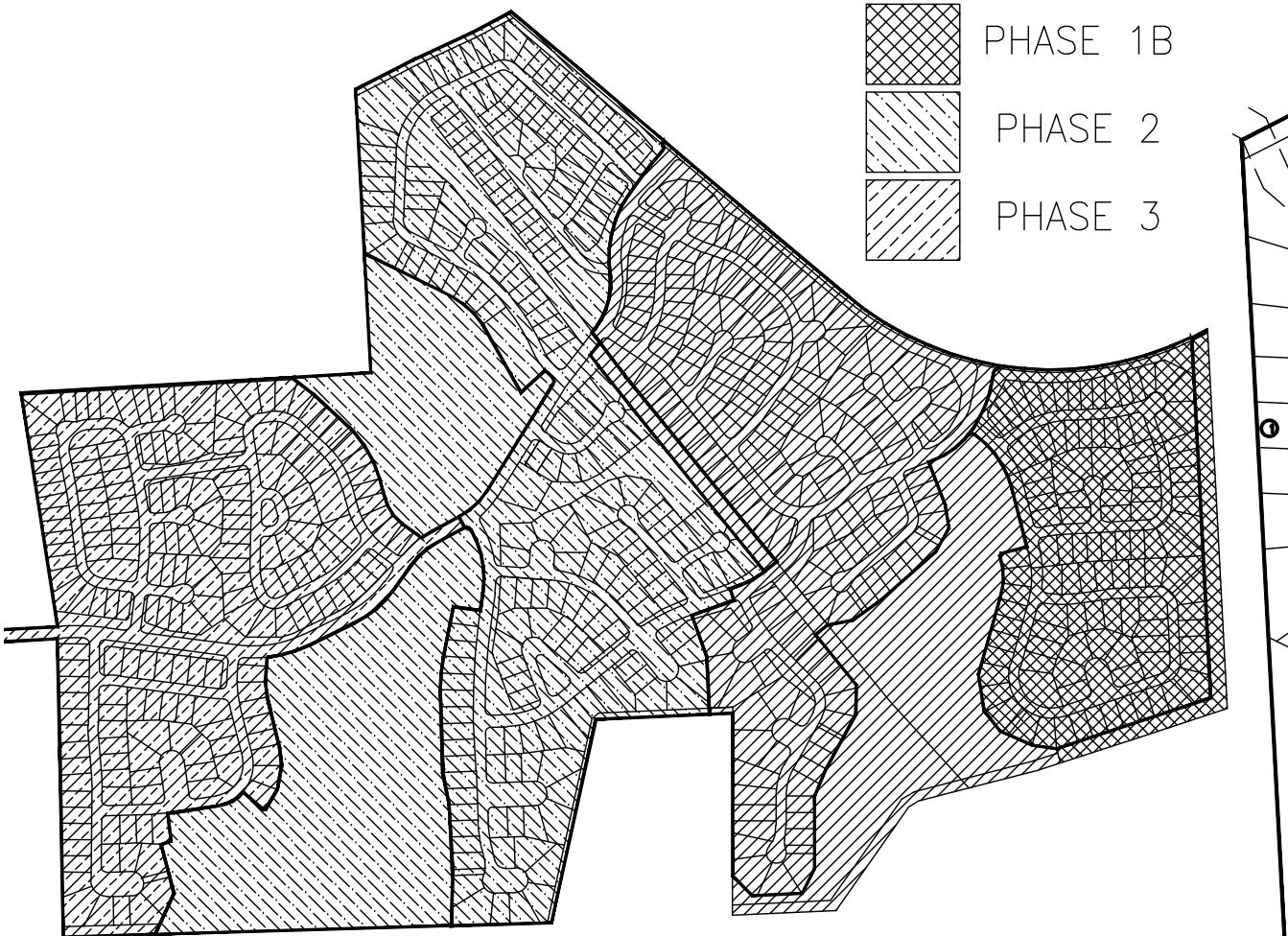
SHEET 3 OF 4

2980-0101P.309

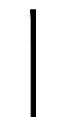

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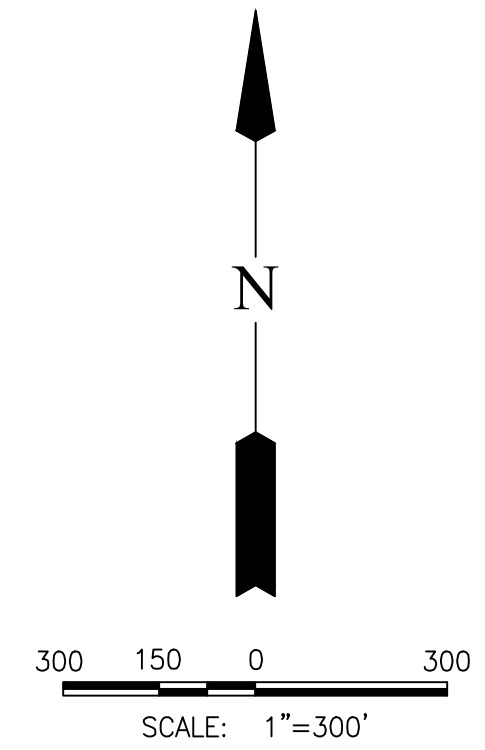
PHASE KEY N.T.S.

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



15'/20% KEY

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



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

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

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

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

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

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

REDBIRD MEADOWS
 EXHIBIT -
 15' SIDE DISTANCE/20%

September 27, 2023

JOB NO. 2980-0000-000

LJA Engineering, Inc.
 3600 W Sam Houston Parkway S
 Suite 600
 Houston, Texas 77042
 Phone 713.953.5200
 Fax 713.953.5026
 FRN - F-1386
 SHEET 4 of 4

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 ("Developer"), and THE CITY OF MONTGOMERY, TEXAS ("City") to be effective on the date on 8/8/, 2023 (the "Effective Date").

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, Section 2.2(a), Road Improvements, General 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, Section 2.4, Parks and Recreational Facilities, 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, Section 2.5, Development Regulations, is amended to add the following sentence:

“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)

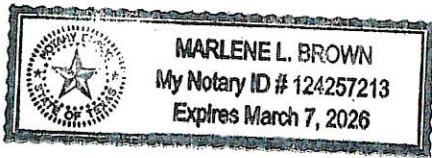
Executed by the Developer and the City to be effective on the Effective Date.

Redbird Meadow Development, LLC, a
Texas limited liability company

By: [Signature]
Name: Perri Sam
Title: Manager

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

This instrument was acknowledged before me this 15th day of August,
2023, by Perri Sam, Manager of Redbird Meadow Development, LLC, a
Texas limited liability company, on behalf of said limited liability company.



[Signature]
Notary Public, State of Texas

(NOTARY SEAL)

CITY OF MONTGOMERY, TEXAS

Byron Sanford
Byron Sanford, Mayor

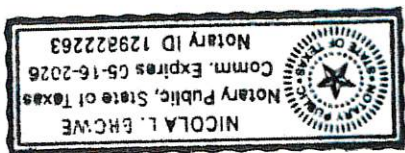
ATTEST:

Nici Browe NICI BROWE, TRMC
Title: CITY SECRETARY



STATE OF TEXAS §
COUNTY OF MONTGOMERY §

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



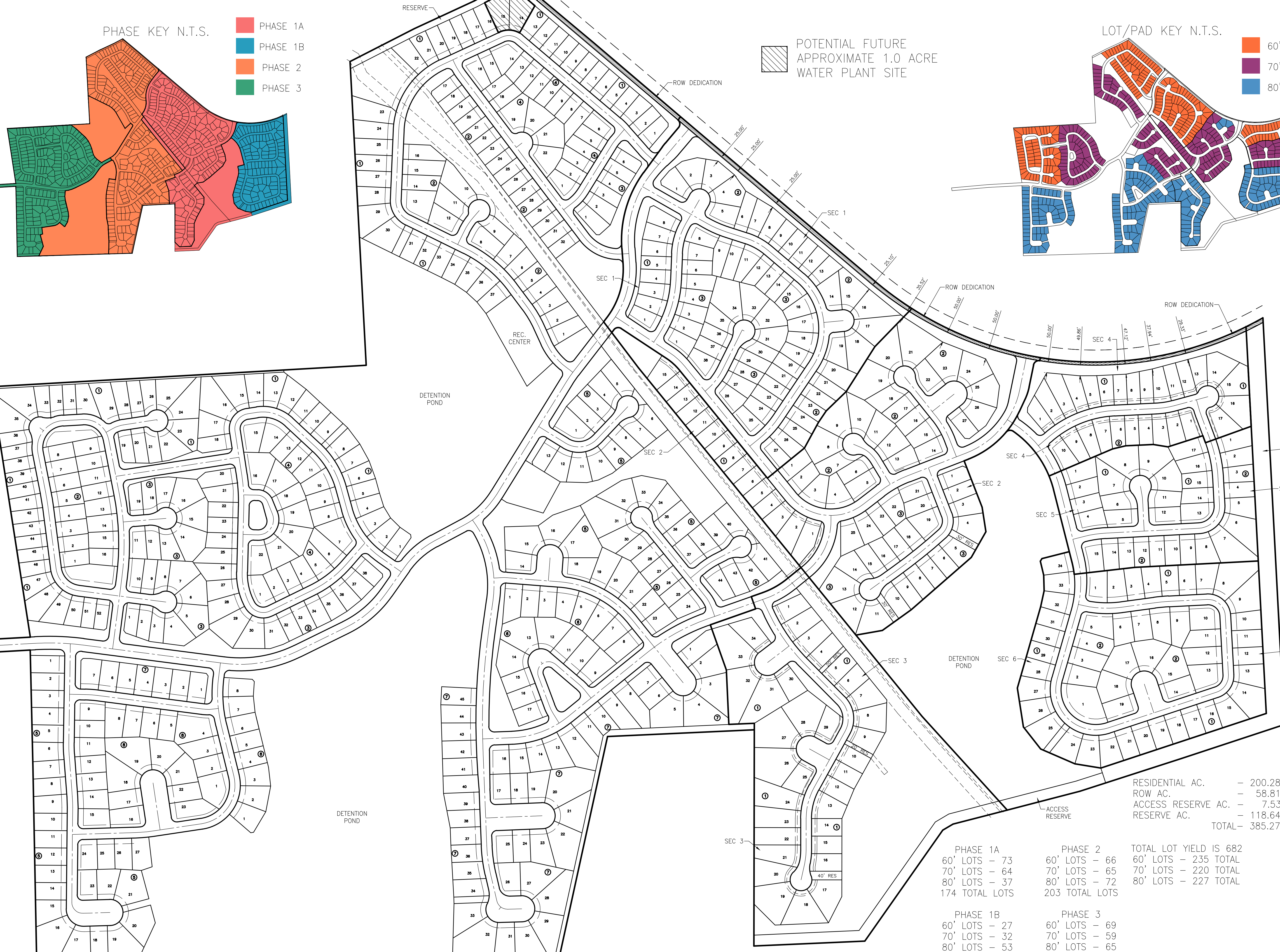
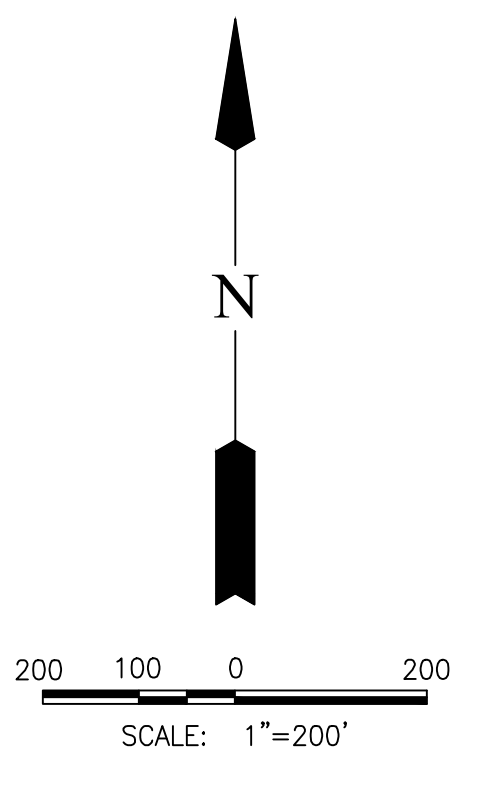
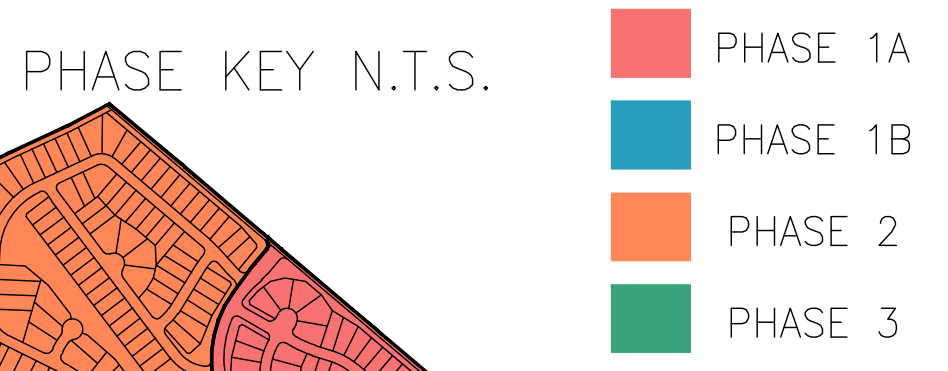
Nici Browe
Notary Public, State of Texas

(NOTARY SEAL)

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.

MASTER CONCEPT PLAN



POTENTIAL FUTURE APPROXIMATE 1.0 ACRE WATER PLANT SITE

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

PHASE 1A	PHASE 2	TOTAL LOT YIELD IS 682
60' LOTS - 73	60' LOTS - 66	60' LOTS - 235 TOTAL
70' LOTS - 64	70' LOTS - 65	70' LOTS - 220 TOTAL
80' LOTS - 37	80' LOTS - 72	80' LOTS - 227 TOTAL
174 TOTAL LOTS	203 TOTAL LOTS	
PHASE 1B	PHASE 3	
60' LOTS - 27	60' LOTS - 69	
70' LOTS - 32	70' LOTS - 59	
80' LOTS - 53	80' LOTS - 65	
112 TOTAL LOTS	193 TOTAL LOTS	

EXHIBIT 'F-1'
REDBIRD MEADOWS
HARDCOPY
 July 27, 2023
 JOB NO. 2980-0000-000

LJA Engineering, Inc.
 3600 W Sam Houston Parkway S
 Suite 600
 Houston, Texas 77042

Phone 713.953.5200
 Fax 713.953.5026
 FRN - F-1386

MVAR CHECK: SURVEY PLATTING MGR.

JUST SAVED: 7/27/2023 5:50 PM BY: SHAWN MCCOY - FLOTT DATE: 7/27/2023 5:54 PM BY: SHAWN MCCOY
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SCALE: 1"=300'

LEGEND

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



EXHIBIT	
REDBIRD MEADOWS	
EXHIBIT G	
ROAD WIDTHS	
<div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 60%;"> <p>LJA Engineering, Inc.</p> <p>3600 W Sam Houston Parkway S, Suite 600 Houston, Texas 77042</p> </div> <div style="width: 35%; text-align: right;"> <p>Phone 713.953.5200 Fax 713.953.5026 FRN - F-1386</p> </div> </div>	
DATE:4/26/2023	SHEET NO. 1 OF 1

Montgomery Planning and Zoning Commission
AGENDA REPORT

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 city-initiated 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 **at least one public hearing** [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