

# PRELIMINARY PLAT OF BRIARLEY SECTION FOUR (DEVELOPMENT NO. 2006)

A SUBDIVISION OF 10.448 ACRES OF LAND SITUATED IN THE  
LANDRUM ZACHARIAS SURVEY, ABSTRACT NO. 22  
MONTGOMERY COUNTY, TEXAS.

OWNER: JDS OLD PLANTERSVILLE ROAD, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
5005 RIVERWAY, SUITE 500  
HOUSTON, TX 77056  
(281) 350-6262

DEVELOPER: JDS OLD PLANTERSVILLE ROAD, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
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HOUSTON, TX 77056  
(281) 350-6262

27 LOTS  
2 BLOCKS  
1 RESERVES  
1.404 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



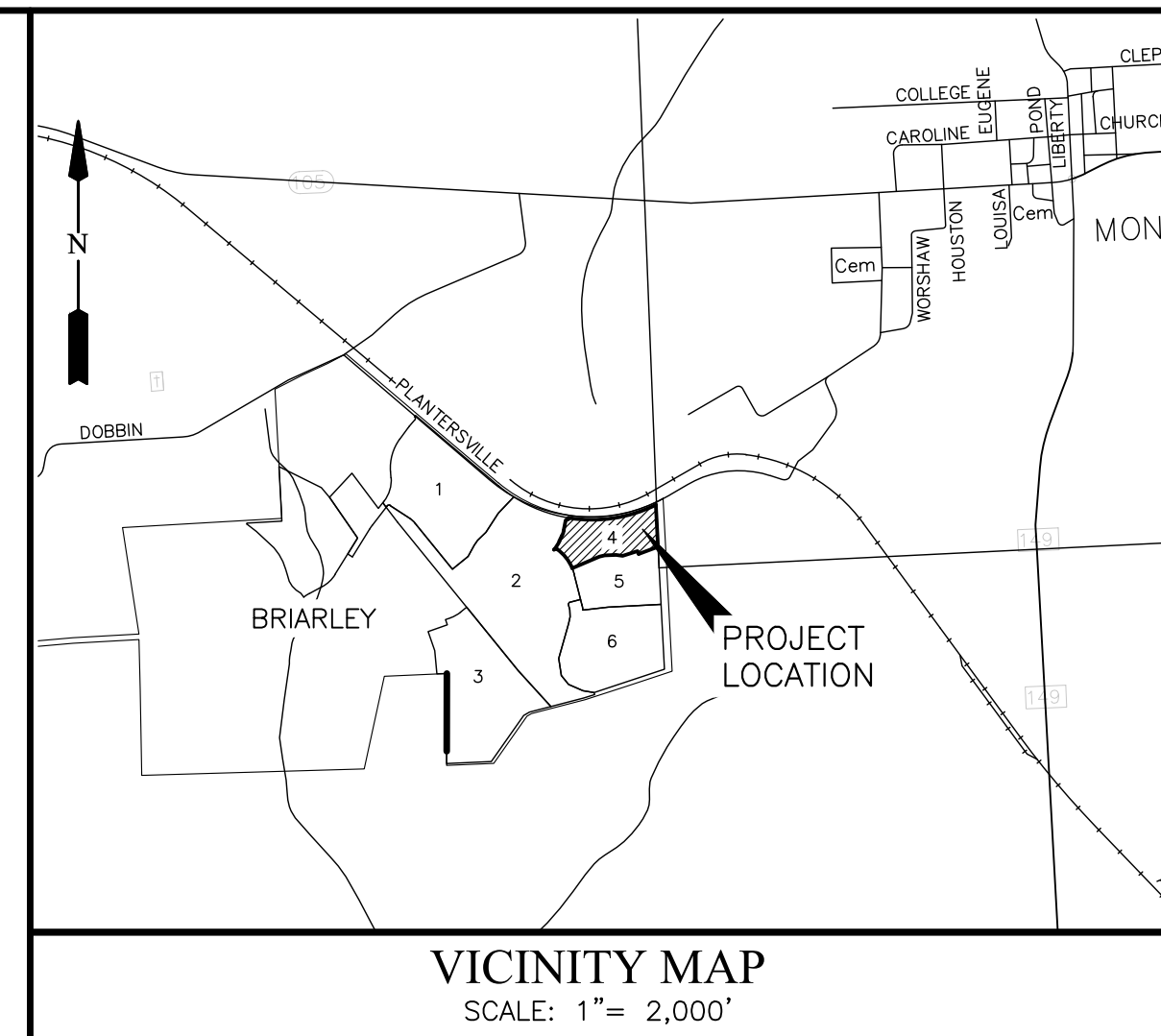
ENGINEER:

**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



SHEET 1 OF 3

2980-0104P-309



MYLAR CHECK: COORD. DIR.

Date: 27 Aug 2025  
Time: 10:51 am  
Path: I:\Projects\PLATING\2980 (PLATS)\Briarley Sec 4.dwg

STATE OF TEXAS  
COUNTY OF MONTGOMERY

THAT JDS OLD PLANTERSVILLE ROAD, 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 BRIARLEY SECTION FOUR 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.

JDS OLD PLANTERSVILLE ROAD, LLC,  
A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
L. MICHAEL COX,  
MANAGER

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED L. MICHAEL COX, MANAGER OF JDS OLD PLANTERSVILLE ROAD, 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 \_\_\_\_\_, 2025.

\_\_\_\_\_  
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 \_\_\_\_\_, 2025.

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 \_\_\_\_\_, 2025.

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 \_\_\_\_\_, 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_.M., AND DULY RECORDED ON \_\_\_\_\_, 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_.M., IN CABINET \_\_\_\_\_ SHEET \_\_\_\_\_, OF RECORD OF MAP FOR SAID COUNTY.

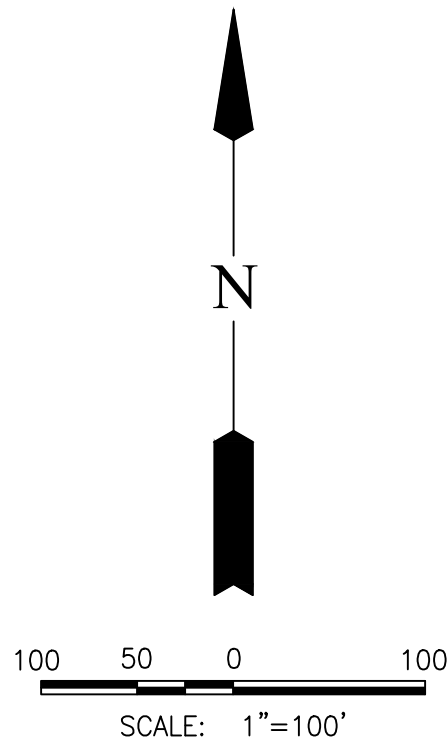
WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

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

BY: \_\_\_\_\_  
DEPUTY

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LEGEND

- B.L. INDICATES BUILDING LINE  
U.E. INDICATES UTILITY EASEMENT  
F.N. INDICATES FILE NUMBER  
DOC. NO. INDICATES DOCUMENT NUMBER  
CAB. INDICATES CABINET  
SHTS. INDICATES SHEETS  
P.O.B. INDICATES POINT OF BEGINNING  
R.O.W. INDICATES RIGHT OF WAY  
P.W. INDICATES PAVEMENT WIDTH  
M.U.D. INDICATES MUNICIPAL UTILITY DISTRICT  
ELEV. INDICATES ELEVATION  
M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS  
M.C.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS  
M.C.O.P.R.P. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

RESERVE TABLE

RESERVE	ACREAGE	SQ.FT.	TYPE
A	1.537	66,955	RESTRICTED TO LANDSCAPE/OPEN SPACE

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, 2001-110343 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
- ALL LANDSCAPING WITHIN THE PUBLIC RIGHTS OF WAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT LIES WITHIN ZONE "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48339C0200G, MAP REVISED AUGUST 18, 2014. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- A DEVELOPMENT AGREEMENT WITH AMENDMENTS BETWEEN THE CITY OF MONTGOMERY AND THE DEVELOPER WITH AN EFFECTIVE DATE OF AUGUST 8, 2023, ALLOWS FOR VARIANCES TO ROAD IMPROVEMENTS WILL HAVE A 60' RIGHT OF WAY WITH A 36' WIDE CURB AND GUTTER STREET. MINOR RESIDENT STREETS WILL HAVE MINIMUM PAVEMENT WIDTH OF 24' AND RIGHT OF WAY WIDTH OF 50'. MINIMUM YARD SET BACK BETWEEN ADJACENT LOTS IS REDUCED TO FIVE FEET SETBACK ON EACH PROPERTY LINE, AND AT LEAST 20% OF SHARED SIDE LOT LINES BETWEEN TWO ADJACENT HOMES WILL HAVE NO LESS THAN 15 FEET SIDE YARD SETBACKS. ADDITIONALLY, MAXIMUM 47% OF LOTS MAY BE MINIMUM OF 60 FEET WIDE AND 8,400 SQ. FT.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	1570.00'	35°33'26"	974.33'	N 81°29'36" E	958.77'
C2	575.00'	0°22'40"	3.79'	N 20°10'31" W	3.79'
C3	470.00'	32°36'05"	267.43'	N 38°40'10" W	263.84'
C4	25.00'	84°53'23"	37.04'	S 82°35'06" W	33.74'
C5	430.00'	14°59'37"	112.53'	N 32°38'36" E	112.20'
C6	250.00'	1°33'45"	59.18'	N 18°21'55" E	59.04'
C7	25.00'	87°36'01"	38.22'	N 55°23'04" E	34.61'
C8	500.00'	34°26'16"	300.53'	N 39°37'58" W	296.02'
C9	500.00'	37°39'12"	328.59'	S 68°25'11" W	322.71'
C10	400.00'	12°14'12"	85.43'	N 81°07'41" E	85.27'
C11	600.00'	5°22'26"	56.28'	S 17°40'38" E	56.26'
C12	600.00'	0°21'43"	3.79'	N 20°11'00" W	3.79'
C13	1610.29'	34°44'29"	976.40'	S 81°48'49" W	961.51'
C14	25.00'	81°34'58"	35.60'	S 14°32'34" E	32.67'
C15	530.00'	10°29'31"	97.05'	S 50°05'17" E	96.92'
C16	25.00'	85°33'55"	37.33'	S 87°37'29" E	33.96'
C17	525.00'	37°39'12"	345.02'	N 68°25'11" E	338.84'
C18	375.00'	12°14'12"	80.09'	N 81°07'41" E	79.94'
C19	25.00'	48°11'23"	21.03'	N 50°54'54" E	20.41'
C20	50.00'	230°20'27"	201.01'	S 38°00'34" E	90.50'
C21	25.00'	97°31'30"	42.55'	S 28°23'54" W	37.60'
C22	625.00'	0°20'51"	3.79'	S 20°11'26" E	3.79'
C23	625.00'	3°15'00"	35.45'	N 18°44'21" W	35.45'
C24	25.00'	87°52'33"	38.34'	N 61°03'08" W	34.69'
C25	425.00'	12°14'12"	90.77'	S 81°07'41" W	90.60'
C26	475.00'	37°39'12"	312.16'	S 68°25'11" W	306.57'
C27	25.00'	84°05'48"	36.69'	S 07°32'41" W	33.49'
C28	530.00'	12°03'00"	111.47'	S 28°28'43" E	111.26'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 20°21'51" W	28.90'
L2	S 72°11'59" W	169.40'
L3	N 81°23'11" W	73.26'
L4	S 87°14'47" W	122.50'
L5	S 77°02'14" W	59.12'
L6	N 25°08'48" E	64.05'
L7	N 11°35'03" E	104.05'
L8	N 09°16'19" E	15.21'
L9	S 56°51'06" E	7.01'
L10	S 49°35'35" W	67.40'
L11	N 14°59'25" W	25.91'
L12	N 20°21'51" W	112.56'
L13	N 49°35'35" E	14.02'
L14	N 75°00'35" E	104.92'
L15	S 20°21'51" E	115.04'
L16	N 20°21'51" W	112.56'
L17	S 75°00'35" W	56.27'
L18	S 49°35'35" W	15.30'
L19	S 25°08'48" W	41.62'

BLOCK 1		
LOT NO.	SQ.FT.	ACREAGE
1	9,939	0.228
2	11,346	0.260
3	12,008	0.276
4	11,374	0.261
5	9,990	0.229
6	9,275	0.213
7	8,526	0.196
8	8,625	0.198
9	9,075	0.208
10	10,258	0.235
11	10,171	0.233
12	9,882	0.227
13	9,743	0.224
14	15,954	0.366
15	17,450	0.401
16	17,242	0.396
17	14,453	0.332

BLOCK 2		
LOT NO.	SQ.FT.	ACREAGE
1	10,951	0.251
2	10,732	0.246
3	10,315	0.237
4	8,750	0.201
5	8,400	0.193
6	8,965	0.206
7	10,772	0.247
8	11,414	0.262
9	11,120	0.255
10	12,253	0.281

SIDELINE SETBACKS 15' OR GREATER	
BLOCK	LOT
1	LOT 1, LOT 2
1	LOT 14, LOT 15
1	LOT 15, LOT 16
1	LOT 16, LOT 17
2	LOT 9, LOT 10
TOTAL PERCENTAGE	30%

OWNER: JDS OLD PLANTERSVILLE ROAD, LLC  
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BRIARLEY  
SECTION FOUR

SHEET 3 OF 3

2980-0104P-309

Date/Time : Wed, 27 Aug 2025 10:51:00  
Part Name : I:\Projects\PLATTING\2980\PLATS\Briarley Sec 4.dwg

MYLAR CHECK: COORD. DIR.