

PRELIMINARY PLAT OF
BRIARLEY
SECTION FIVE

(DEVELOPMENT NO. 2006)

A SUBDIVISION OF 11.445 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
5005 RIVERWAY, SUITE 500
HOUSTON, TX 77056
(281) 350-6262

DATE: AUGUST 18, 2025

32 LOTS
2 BLOCKS
0 RESERVES
0 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

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 FIVE 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 MONTGOMERY

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.

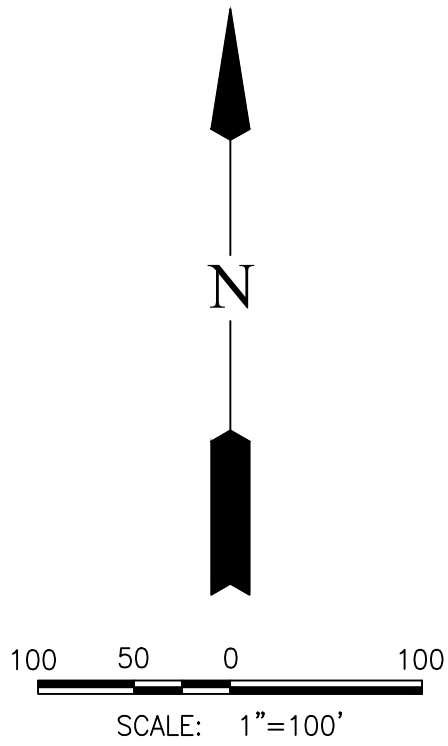
WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

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

BY: _____
DEPUTY

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
5005 RIVERWAY, SUITE 500
HOUSTON, TX 77056
(281) 350-6262



LEGEND

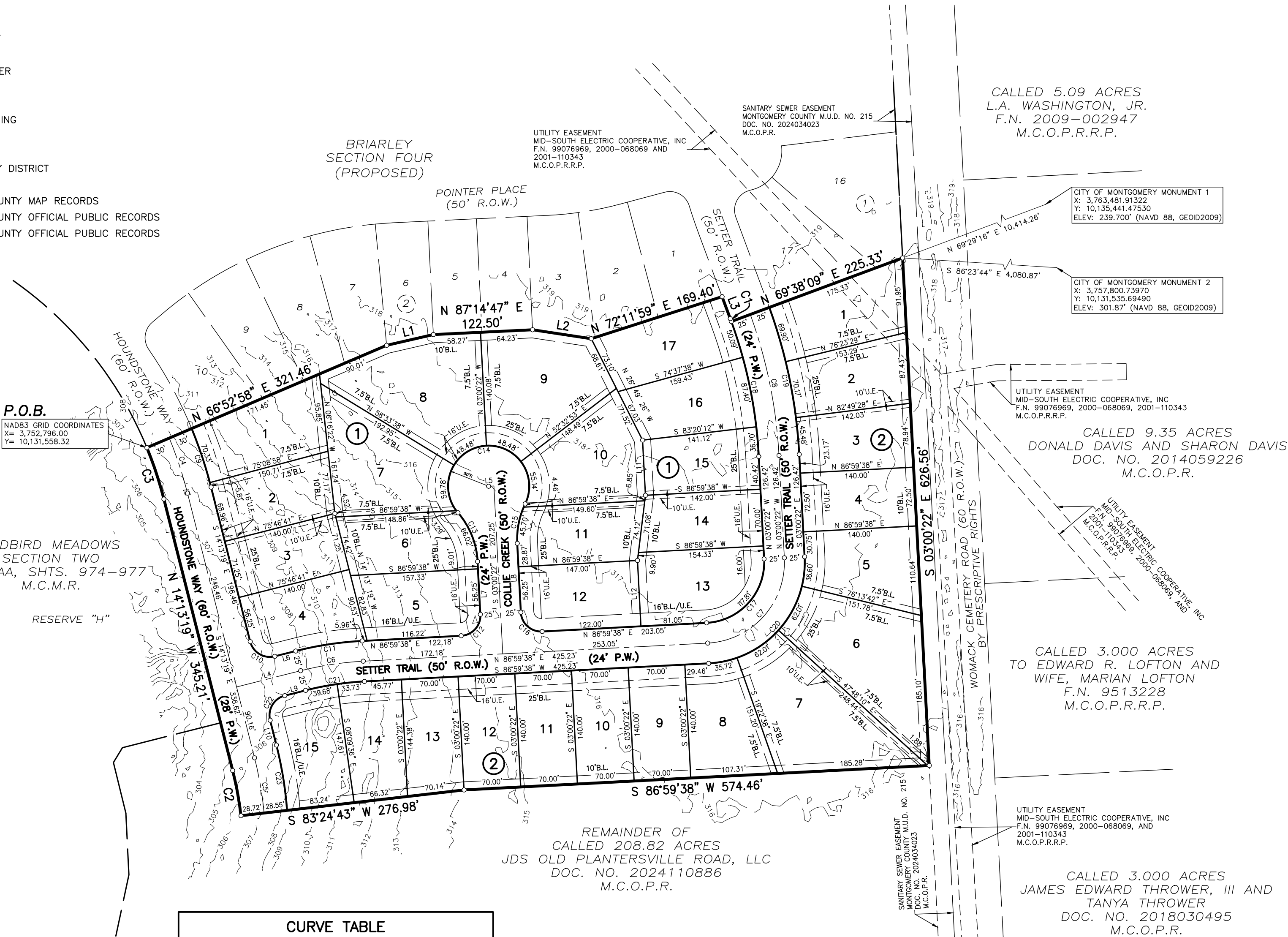
- B.L. INDICATES BUILDING LINE
U.E. INDICATES UTILITY EASEMENT
F.N. INDICATES FILE NUMBER
DOC. NO. INDICATES DOCUMENT NUMBER
CAB. INDICATES CABINET
SHTS. INDICATES SHEETS
P.O.B. INDICATES POINT OF BEGINNING
R.O.W. INDICATES RIGHT OF WAY
P.W. INDICATES PAVEMENT WIDTH
M.U.D. INDICATES MUNICIPAL UTILITY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

BLOCK 1		
LOT NO.	SQ.FT.	ACREAGE
1	13,093	0.301
2	10,983	0.252
3	9,975	0.229
4	11,515	0.264
5	11,994	0.275
6	11,545	0.265
7	16,519	0.379
8	20,711	0.475
9	18,868	0.433
10	14,800	0.340
11	11,053	0.254
12	11,810	0.271
13	12,985	0.298
14	10,372	0.238
15	10,299	0.236
16	11,477	0.263
17	12,447	0.286

BLOCK 2		
LOT NO.	SQ.FT.	ACREAGE
1	12,995	0.298
2	11,513	0.264
3	10,362	0.238
4	10,150	0.233
5	12,603	0.289
6	20,899	0.480
7	20,673	0.475
8	12,207	0.280
9	9,800	0.225
10	9,800	0.225
11	9,800	0.225
12	9,800	0.225
13	9,953	0.228
14	10,672	0.245
15	12,066	0.277

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	575.00'	0°22'40"	3.79'	S 20°10'31" E	3.79'
C2	425.00'	7°38'02"	56.63'	N 10°24'18" W	56.58'
C3	470.00'	8°08'48"	66.83'	N 18°17'44" W	66.77'
C4	500.00'	8°11'30"	71.49'	N 18°19'04" W	71.42'
C5	450.00'	8°48'11"	69.14'	N 09°49'14" W	69.07'
C6	400.00'	11°12'57"	78.30'	S 81°23'09" W	78.18'
C7	100.00'	90°00'00"	157.08'	S 41°59'38" W	141.42'
C8	600.00'	16°59'45"	177.98'	S 11°30'15" E	177.33'
C9	530.00'	8°13'53"	76.14'	S 18°20'16" E	76.08'
C10	25.00'	90°00'00"	39.27'	S 59°13'19" E	35.36'
C11	425.00'	11°12'57"	83.20'	N 81°23'09" E	83.06'
C12	25.00'	90°00'00"	39.27'	N 41°59'38" E	35.36'
C13	100.00'	37°49'41"	66.02'	N 21°55'13" W	64.83'
C14	50.00'	246°34'05"	215.17'	N 82°26'59" E	83.60'
C15	100.00'	28°44'24"	50.16'	S 11°21'49" W	49.64'
C16	25.00'	90°00'00"	39.27'	S 48°00'22" E	35.36'
C17	75.00'	90°00'00"	117.81'	N 41°59'38" E	106.07'
C18	575.00'	16°58'49"	170.41'	N 11°29'47" W	169.78'
C19	625.00'	17°00'38"	185.56'	S 11°30'41" E	184.87'
C20	125.00'	90°00'00"	196.35'	S 41°59'38" W	176.78'
C21	375.00'	11°12'57"	73.41'	S 81°23'09" W	73.29'
C22	25.00'	90°00'00"	39.27'	S 30°46'41" W	35.36'
C23	475.00'	9°50'57"	81.65'	S 09°17'51" E	81.55'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 77°02'14" E	59.12'
L2	S 81°23'11" E	73.26'
L3	S 20°21'51" E	28.90'
L4	S 75°46'41" W	81.49'
L5	N 86°59'38" E	6.52'
L6	N 75°46'41" E	26.49'
L7	N 03°00'22" W	65.26'
L8	S 03°00'22" E	85.12'
L9	S 75°46'41" W	26.49'
L10	S 14°13'19" E	31.57'
L11	S 03°00'22" E	68.09'
L12	S 03°00'22" E	81.25'

SIDELINE SETBACKS 15' OR GREATER	
BLOCK	LOT
1	LOT 1, LOT 2
1	LOT 6, LOT 7
1	LOT 7, LOT 8
1	LOT 8, LOT 9
1	LOT 9, LOT 10
1	LOT 10, LOT 11
2	LOT 1, LOT 2
2	LOT 5, LOT 6
2	LOT 6, LOT 7
2	LOT 7, LOT 8
TOTAL PERCENTAGE	
44%	

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
5005 RIVERWAY, SUITE 500
HOUSTON, TX 77056
(281) 350-6262