

PRELIMINARY PLAT OF
BRIARLEY
KAMMERER DRIVE EXTENSION
(DEVELOPMENT NO. 2006)

A SUBDIVISION OF 4.269 ACRES OF LAND SITUATED IN
THE ZACHARIAH LANDRUM SURVEY, ABSTRACT 22
CITY OF MONTGOMERY, MONTGOMERY COUNTY, TEXAS.

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

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

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

DATE: OCTOBER 21, 2025

0	LOTS
1	BLOCK
1	RESERVE
3.355	ACRES IN RESERVES

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 Parkway S
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386



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 – CITY OF MONTGOMERY

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 KAMMERER DRIVE EXTENSION 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, THE JDS OLD PLANTERSVILLE ROAD LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MEMORIAL DEVELOPMENT SERVICES, INC., ITS MANAGER, THEREUNTO AUTHORIZED BY ITS PRESIDENT, L. MICHAEL COX, THIS THE _____ DAY OF _____, 2025.

JDS OLD PLANTERSVILLE ROAD LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: MEMORIAL DEVELOPMENT SERVICES, INC.
A TEXAS CORPORATION
ITS MANAGER

BY: _____
L. MICHAEL COX, PRESIDENT

STATE OF TEXAS
COUNTY OF MONTGOMERY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED L. MICHAEL COX, PRESIDENT OF MEMORIAL DEVELOPMENT SERVICES, INC., A TEXAS CORPORATION, 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

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: _____
BILL SIMPSON, 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: _____
SARA COUNTRYMAN, MAYOR

ATTEST: _____
RUBY BEAVEN, 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

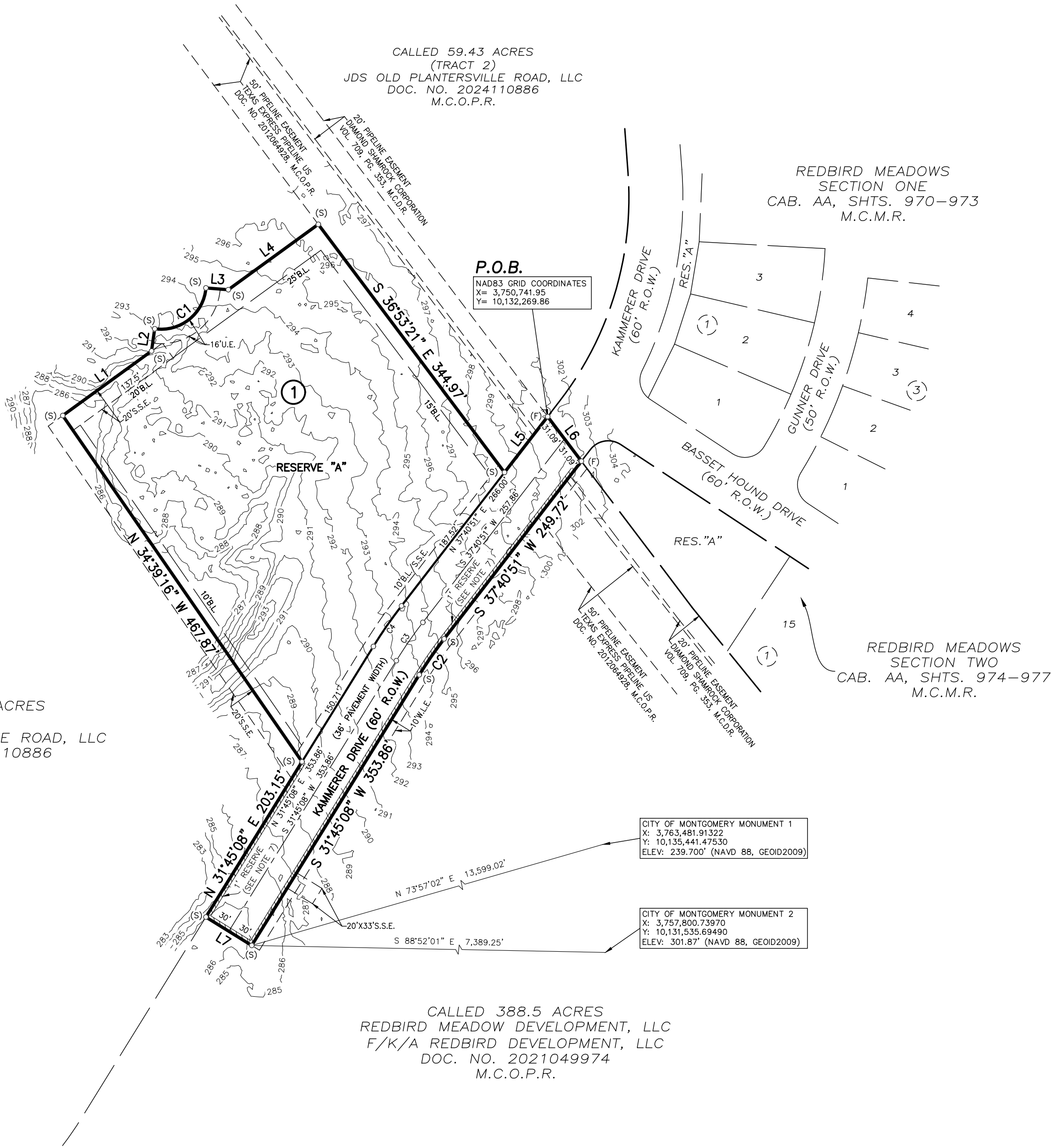
BRIARLEY
KAMMERER DRIVE
EXTENSION

SHEET 2 OF 3

2980-0105P-309

Path\Time : Tue, 21 Oct 2025 5:56pm
Print Name : C:\Users\BOLFH\Temp\AcPublish_10624\Briarley Kammerer Drive Extension.dwg
MYLAR CHECK: COORD. _____ DIR: _____

CALLED 59.43 ACRES
 (TRACT 2)
 JDS OLD PLANTERSVILLE ROAD, LLC
 DOC. NO. 2024110886
 M.C.O.P.R.



CALLED 388.5 ACRES
 REDBIRD MEADOW DEVELOPMENT, LLC
 F/K/A REDBIRD DEVELOPMENT, LLC
 DOC. NO. 2021049974
 M.C.O.P.R.

LEGEND

- B.L. INDICATES BUILDING LINE
 R.O.W. INDICATES RIGHT OF WAY
 RES. INDICATES RESERVE
 DOC. NO. INDICATES DOCUMENT NUMBER
 CAB. INDICATES CABINET
 SHTS. INDICATES SHEETS
 VOL. INDICATES VOLUME
 PG. INDICATES PAGE
 ELEV. INDICATES ELEVATION
 P.O.B. INDICATES POINT OF BEGINNING
 P.W. INDICATES PAVEMENT WIDTH
 F/K/A INDICATES FORMERLY KNOWN AS
 M.C.M.R. INDICATES MONTGOMERY COUNTY MAP RECORDS
 M.C.D.R. INDICATES MONTGOMERY COUNTY DEED RECORDS
 M.C.O.P.R. INDICATES MONTGOMERY COUNTY OFFICIAL PUBLIC RECORDS
 (S) INDICATES SET 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY"
 (F) INDICATES FOUND 5/8-INCH IRON ROD WITH CAP STAMPED "LJA SURVEY"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 53°59'32" E	122.02'
L2	N 08°07'45" E	25.00'
L3	S 85°23'24" E	25.00'
L4	N 53°59'32" E	123.68'
L5	N 37°40'51" E	78.49'
L6	S 37°07'58" E	62.17'
L7	N 58°14'52" W	60.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	50.00'	93°31'08"	81.61'	N 51°22'10" E	72.85'
C2	470.00'	5°55'43"	48.63'	S 34°42'59" W	48.61'
C3	500.00'	5°55'43"	51.74'	S 34°42'59" W	51.71'
C4	530.00'	5°55'43"	54.84'	N 34°42'59" E	54.82'

RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	3.355	146,130	RESTRICTED TO RECREATION CENTER

NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (NA2011) EPOCH 2010.00, STATE PLANE GRID COORDINATES (NAD83) MAY BE BROUGHT TO SURFACE BY UTILIZING THE COMBINED SCALE FACTOR 0.99997.
- PER SECTION 2.5 OF THE AMENDED DEVELOPMENT AGREEMENT DATED AUGUST 8, 2023, ALL SIDE LOT SETBACKS TO BE 5 FEET UNLESS SHOWN OTHERWISE.
- 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
- BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT LIES WITHIN ZONE "X" (UNSHADED) 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.
- BLANKET EASEMENT AGREEMENT BETWEEN REDBIRD MEADOW DEVELOPMENT, LLC AND JDS OLD PLANTERSVILLE ROAD LLC, AS SET OUT IN CLERK'S FILE NO. 2024110887.
- ONE-FOOT RESERVE TO BECOME AUTOMATICALLY DEDICATED FOR STREET PURPOSES WHEN ADJACENT PROPERTY IS RECORDED IN A PLAT.

BRIARLEY
 KAMMERER DRIVE
 EXTENSION

SHEET 3 OF 3

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