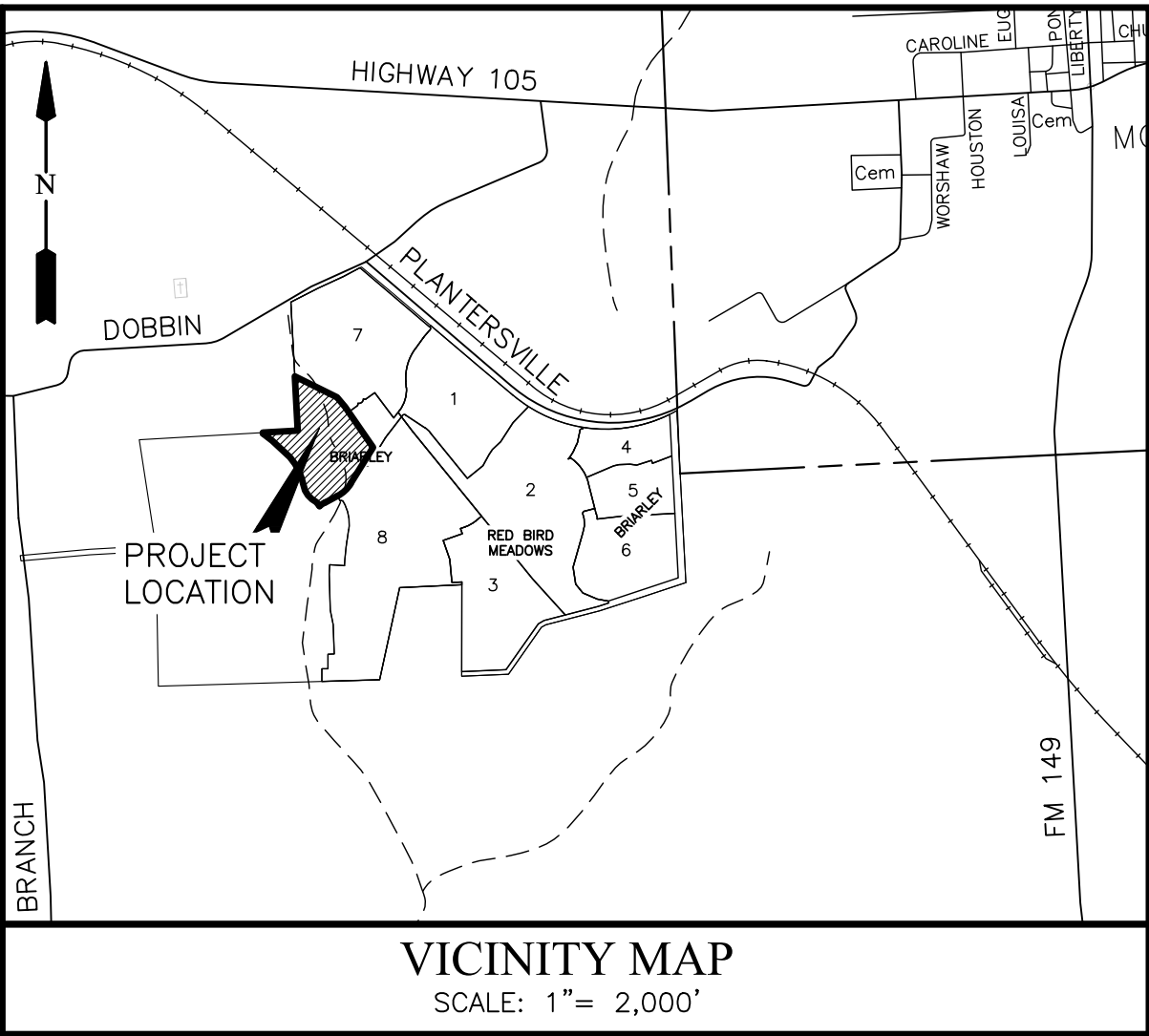


PRELIMINARY PLAT OF  
**BRIARLEY**  
**POND A1**

(DEVELOPMENT NO. 2006)

A SUBDIVISION OF 18.747 ACRES OF LAND SITUATED IN  
THE ZACHARIAH LANDRUM SURVEY, ABSTRACT 22  
CITY OF MONTGOMERY, MONTGOMERY COUNTY, TEXAS.



KEY MAP NO. 122Y & 122Z

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 BLOCKS  
1 RESERVE  
18.747 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 Parkway S Phone 713.953.5200  
Suite 600 Fax 713.953.5026  
Houston, Texas 77042 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 POND A1 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

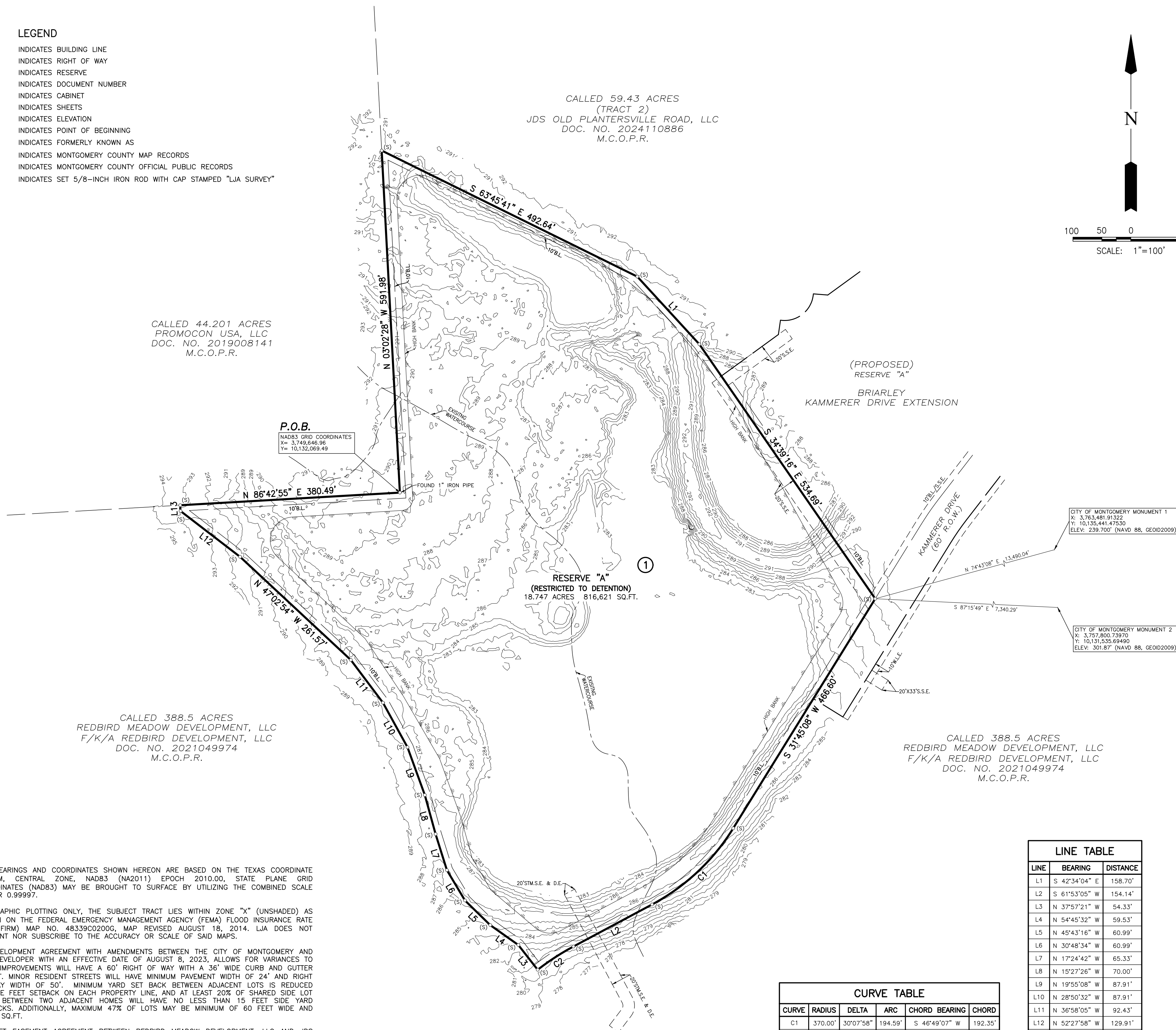
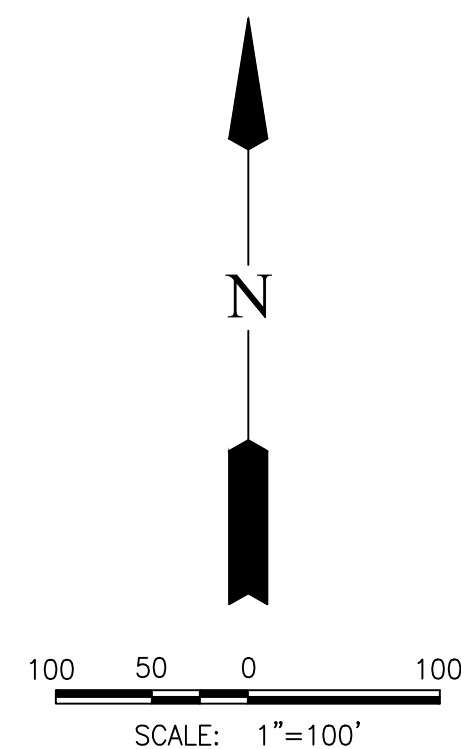
I, L. BRANDON STEINMANN, CLERK OF THE COUNTY COURT OF MONTGOMERY COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON \_\_\_\_\_, 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_M., AND DULY RECORDED ON \_\_\_\_\_, 2025, AT \_\_\_\_\_ 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

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
ELEV.	INDICATES ELEVATION
P.O.B.	INDICATES POINT OF BEGINNING
F/K/A	INDICATES FORMERLY KNOWN AS
M.C.M.R.	INDICATES MONTGOMERY COUNTY MAP 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"



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 42°34'04" E	158.70'
L2	S 61°53'05" W	154.14'
L3	N 37°57'21" W	54.33'
L4	N 54°45'32" W	69.93'
L5	N 45°43'16" W	60.99'
L6	N 30°48'34" W	60.99'
L7	N 17°24'42" W	65.33'
L8	N 15°27'26" W	70.00'
L9	N 19°55'08" W	87.91'
L10	N 28°50'32" W	87.91'
L11	N 36°58'05" W	92.43'
L12	N 52°27'58" W	129.91'
L13	N 03°17'05" W	10.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	370.00'	30°07'58"	194.59'	S 46°49'07" W	192.35'
C2	430.00'	9°50'27"	73.85'	S 56°57'52" W	73.76'

BRIARLEY  
POND A1