



City of Montgomery Planning and Zoning Commission Regular Meeting Agenda

November 04, 2025 at 6:00 PM
Montgomery City Hall – Council Chambers
101 Old Plantersville Rd. Montgomery, TX 77316

NOTICE IS HEREBY GIVEN that a Regular Meeting of the Planning and Zoning Commission will be held on **Tuesday, November 04, 2025 at 6:00 PM** at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas.

Members of the public may view the meeting live on the City's website under Agenda/Minutes and then select **Live Stream Page (located at the top of the page)**. The Meeting Agenda Pack will be posted online at www.montgomerytexas.gov. The meeting will be recorded and uploaded to the City's website.

OPENING AGENDA

1. Call meeting to order.
2. Pledges of Allegiance.

PUBLIC FORUM:

The Planning and Zoning Commission will receive comments from the public on any matters within the jurisdiction of the Commission. Speakers will be limited to three (3) minutes each. Persons wishing to participate (speak) during the Public Forum portion of the meeting must sign-in to participate prior to the meeting being called to order. Please note that discussion, if any, on subjects for which public notice has not been given, are limited to statements of specific factual responses and recitation of existing policy.

REGULAR AGENDA

All items on the Regular Agenda are for discussion and/or action.

- [3.](#) Consideration and possible action on the P&Z Regular Meeting Minutes of October 08, 2025.
- [4.](#) Consideration and possible action on the recommendation for John Fox, Daniel Gazda, and Jeff Glaser to be recommended for reappointment to serve in two-year terms of office that expires October 01, 2027.
- [5.](#) Consideration and possible action by the Planning & Zoning Commission on the Final Plat for Montgomery Bend Section 3 (Dev. No. 2203).
- [6.](#) Consideration and possible action by the Planning & Zoning Commission on the Preliminary Plats for Briarley (formerly known as Redbird Meadows) Kammerer Drive Extension and Pond A1 (Dev. No. 2006).

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.

CLOSING AGENDA

7. Items to consider for placement on future agendas.

8. Adjourn.

The Planning & Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed below, as authorized by the Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberations regarding Security Devices), and 551.087 (Deliberation regarding Economic Development Negotiations).

I, Ruby Beaven, City Secretary, the Undersigned Authority, do hereby certify that this notice of meeting was posted on the website and bulletin board at City Hall of the City of Montgomery, Texas, a place convenient and readily accessible to the general public at all times. This notice was posted at said locations on the following date and time: **October 28, 2025 by 9:30 AM** and remained so posted continuously for at least three business days preceding the scheduled time of said meeting.

/s/ Ruby Beaven

City Secretary

This public notice was removed from the official posting board at the Montgomery City Hall on the following:

Date: _____ Time: _____

By: _____
City Secretary's Office
City of Montgomery, Texas

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.

Planning & Zoning Commission
AGENDA REPORT

Meeting Date: 11/04/2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject

Consideration and possible action on the P&Z Regular Meeting Minutes of October 08, 2025.

Recommendation

Staff recommend approval of the meeting minutes, as presented.

Discussion

Please see the accompanying minutes:

P&Z Regular Meeting Minutes of October 08, 2025

Approved By

City Administrator	Brent Walker	Date: 10/10/2025
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**City of Montgomery
Planning and Zoning Commission
Regular Meeting Minutes
October 08, 2025**

OPENING AGENDA

1. Call meeting to order.

The Regular Meeting of the Planning and Zoning Commission was called to order by Chairman Simpson at 6:00 p.m. on October 08, 2025, at City Hall 101 Old Plantersville Rd., Montgomery, TX and live video streaming.

With Commission Members present a quorum was established.

Commission Members Present:

Place 1, Commission Member	John Fox
Place 3, Vice Chairman	Daniel Gazda
Place 4, Commission Member	Merriam Walker
Place 5, Commission Member	Jeff Glaser

Commission Members Absent:

Place 2, Chairman	William (Bill) Simpson
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2. Pledges of Allegiance.

Vice Chairman Gazda led the Pledge of Allegiance and Pledge of Allegiance to the Texas State Flag.

PUBLIC FORUM:

No citizen comments presented for this meeting.

REGULAR AGENDA

3. Consideration and possible action on the P&Z Regular Meeting Minutes of September 02, 2025.

Motion: Commission Member Walker made a motion to accept the P&Z Regular Meeting Minutes of September 02, 2025. Commission Member Glaser seconded the motion. Motion carried with all present voting in favor.

4. Consideration and possible action by the Planning & Zoning Commission on the Preliminary Plats for Briarley (formerly known as Redbird Meadows) Sections 4, 5, and 6 (Dev. No. 2006).

Zachary Timms of WGA addressed the Commission on the preliminary plat for Briarley, formerly known as Redbird Meadows, sections four, five, and six, which involves about 690 homes with variances for lot widths and setbacks, including provisions for certain lots to have a minimum 15-foot side yard setback. The development is progressing through phased plating, with sections one

through three already platted and sections four through six under review, involving infrastructure installations like water lines and roadways.

The Commission discussed the preliminary plat, with considerations future utility access, and road connections, including future access points off Old Dobin Plantersville Road and Spring Creek, with ongoing coordination among city and development entities.

Motion: Commission Member Walker made a motion to approve the Preliminary Plats for Briarley (formerly known as Redbird Meadows) Sections 4, 5, and 6 (Dev. No. 2006). Commission Member Fox seconded the motion. Motion carried with all present voting in favor.

5. Consideration and possible action regarding a request for a special use permit to place a temporary construction trailer on a residential lot located at 703 Gunner Court in the Redbird Meadows Development (known as Briarley).

Corinne Tilley, P&D Administrator, addressed the Commission on a request for a special use permit to place a temporary construction trailer at 703 Gunner Court in the Redbird Meadows development, with approval conditioned on:

1. This special use permit shall expire on December 31, 2027.
2. The trailer and surrounding area must be kept in good condition, free of litter, debris, and overgrown vegetation throughout its use.
3. Activities associated with the trailer must comply with the city noise ordinance.
4. The City may conduct periodic inspections to ensure compliance with all permit conditions and ordinances. Non-compliance may result in revocation of the permit.
5. Upon expiration of the permit, the construction trailer must be disconnected, all utilities properly capped, and the trailer removed. The vacant lot must be cleared of all rubbish and debris and restored to its original condition as platted for a single-family dwelling.
6. Any proposed changes to this permit must be brought back for review by the Planning and Zoning Commission and the City Council.

Further discussion held on the possibility of relocation within the subdivision if necessary. The trailers are grouped for cohesive construction management, and the permit duration was discussed to ensure consistency, with a proposed two-year period to align with project timelines. The Commission's consensus on approval for the permit is with specified conditions and expiration date, emphasizing ongoing compliance and potential future reviews for any changes.

Motion: Commission Member Walker made a motion to approve a special use permit to place a temporary construction trailer on a residential lot located at 703 Gunner Court in the Redbird Meadows Development (known as Briarley) subject to specified conditions and expiration date of December 31, 2027. Commission Member Glaser seconded the motion. Motion carried with all present voting in favor.

6. Consideration and possible action regarding a request for a special use permit to place a temporary construction trailer on a residential lot located at 707 Gunner Court in the Redbird Meadows Development (known as Briarley).

Corinne Tilley, P&D Administrator, addressed the Commission, on a similar request for a temporary construction trailer at 707 Gunner Court in the Redbird Meadows development, with approval conditioned on:

1. This special use permit shall expire on December 31, 2027.
2. The trailer and surrounding area must be kept in good condition, free of litter, debris, and overgrown vegetation throughout its use.

3. Activities associated with the trailer must comply with the city noise ordinance.
4. The City may conduct periodic inspections to ensure compliance with all permit conditions and ordinances. Non-compliance may result in revocation of the permit.
5. Upon expiration of the permit, the construction trailer must be disconnected, all utilities properly capped, and the trailer removed. The vacant lot must be cleared of all rubbish and debris and restored to its original condition as platted for a single-family dwelling.
6. Any proposed changes to this permit must be brought back for review by the Planning and Zoning Commission and the City Council.

The Commission's consensus on approval for the permit is with specified conditions and expiration date, emphasizing ongoing compliance and potential future reviews for any changes.

Motion: Commission Member Walker made a motion to approve a special use permit to place a temporary construction trailer on a residential lot located at 707 Gunner Court in the Redbird Meadows Development (known as Briarley) subject to specified conditions and expiration date of December 31, 2027. Commission Member Glaser seconded the motion. Motion carried with all present voting in favor.

7. Consideration and possible action regarding a request for a special use permit to place a temporary construction trailer on a residential lot located at 710 Gunner Court in the Redbird Meadows Development (known as Briarley).

Corinne Tilley, P&D Administrator, addressed the Commission, on a similar request for a temporary construction trailer at 710 Gunner Court in the Redbird Meadows Development, with approval conditioned on:

1. This special use permit shall expire on December 31, 2027.
2. The trailer and surrounding area must be kept in good condition, free of litter, debris, and overgrown vegetation throughout its use.
3. Activities associated with the trailer must comply with the city noise ordinance.
4. The City may conduct periodic inspections to ensure compliance with all permit conditions and ordinances. Non-compliance may result in revocation of the permit.
5. Upon expiration of the permit, the construction trailer must be disconnected, all utilities properly capped, and the trailer removed. The vacant lot must be cleared of all rubbish and debris and restored to its original condition as platted for a single-family dwelling.
6. Any proposed changes to this permit must be brought back for review by the Planning and Zoning Commission and the City Council.

The Commission's consensus on approval for the permit is with specified conditions and expiration date, emphasizing ongoing compliance and potential future reviews for any changes.

Motion: Commission Member Walker made a motion to approve a special use permit to place a temporary construction trailer on a residential lot located at 710 Gunner Court in the Redbird Meadows Development (known as Briarley) subject to specified conditions and expiration date of December 31, 2027. Commission Member Glaser seconded the motion. Motion carried with all present voting in favor.

COMMISSION INQUIRY

No Commission Inquiry presented during this meeting.

CLOSING AGENDA

8. Items to consider for placement on future agendas.

No items presented for future agendas.

9. Adjourn.

Motion: Commission Member Walker made a motion to adjourn the regular meeting of the Planning and Zoning Commission at 6:26 p.m. Commission Member Glaser seconded the motion. Motion carried with all present voting in favor.

APPROVED

Daniel Gazda, Commission Vice Chairman

ATTEST:

Ruby Beaven, City Secretary

Planning & Zoning Commission
AGENDA REPORT

Meeting Date: 11/04/2025	Budgeted Amount: N/A
Department: Administration	Prepared By: Ruby Beaven

Subject

Consideration and possible action on the recommendation for John Fox, Daniel Gazda, and Jeff Glaser to be recommended for reappointment to serve in two-year terms of office that expires October 01, 2027.

Recommendation

Staff recommend P&Z to make a recommendation for John Fox, Daniel Gazda, and Jeff Glaser to be recommended for reappointment to serve in two-year terms of office that expires October 01, 2027.

Discussion

Planning and Zoning allows for five members appointed by City Council for staggered terms that expire on October 1ST of each year. The terms of three of the members shall expire on October 1 of each odd-numbered year and the terms of two members shall expire on October 1 of each even-numbered year. The members of the commission shall be identified by place numbers one through five. The odd-numbered places shall expire in the odd-numbered years; and the even-numbered places shall expire in the even-numbered years. Commission members may be appointed to succeed themselves. Vacancies shall be filled for unexpired terms, but no member shall be appointed for a term in excess of two years. Newly-appointed members shall be installed at the first regular commission meeting after their appointment.

Current Terms and Appointments by Place:

Term: October 1, 2023-2025

- Place 1, John Fox
- Place 3, Daniel Gazda
- Place 5, Jeff Glaser

Term October 1, 2024-2026

- Place 2, William (Bill) Simpson
- Place 4, Merriam Walker

Approved By

City Administrator	Brent Walker	Date: 10/10/2025
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Planning & Zoning Commission
AGENDA REPORT

Meeting Date: 11/04/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: WGA

Subject

Consideration and possible action by the Planning & Zoning Commission on the Final Plat for Montgomery Bend Section 3 (Dev. No. 2203).

Recommendation

WGA recommends approval of the Final Plat by the Planning & Zoning Commission.

Discussion

The Engineer's Memo and the Final Plat are attached.

The Final Plat for the Montgomery Bend Section 3 has been submitted by the Developer and reviewed by the City Engineer. All comments have been addressed, and the plat is ready for approval by the Planning & Zoning Commission.

As pointed out in the City Engineer's memo, review criteria for the plat are based on Chapter 78 Section 61 of the City Code of Ordinances.

As a reminder, 45' lot width from the typical 75' width and 5,400 sf lot areas from the typical 9,000 sf lot area were approved for this development on September 13, 2022.

Approved By

City Staff	Ruby Beaven	Date: 10/20/2025
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October 22, 2025

The Planning and Zoning Commission
City of Montgomery
101 Old Plantersville Rd.
Montgomery, Texas 77316

Re: Submission of Final Plat
Montgomery Bend Section 3 (Dev. No. 2203)
City of Montgomery

Dear Commission:

We reviewed the Final Plat submission for Montgomery Bend Section 3, 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 85 single-family residential lots and 2 reserves.

As a reminder, this development includes 309 total single-family residential lots with a mix of 45' and 55' lots widths. The Final Plat submitted for approval include the following variances, as approved in the Development Agreement dated September 13, 2022, and the variances approved by City Council on February 14, 2023.

- Lot Size: Minimum size of the residential lots shall have 45' lot widths, 120' lot depths, and a lot area of 5,400sf.

Our review was based on The City of Montgomery's Code of Ordinances, Chapter 78, Section 61 and any other applicable chapters. We offer no objection to the plat and recommend the Commission approve the plat as submitted.

The water and wastewater impact fees being assessed for the development would be \$229,160 and \$177,820 respectively. A check will need to be delivered to City Hall prior to receiving Council approval.



If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

Chris Roznovsky, PE
City Engineer

CVR/jtd

Z:\00574 (City of Montgomery)\115 Montgomery Bend (Pulte Group)\Correspondence\Letters\2025.10.20 MEMO to P&Z RE
Montgomery Bend Section 3 Final Plat .docx

Enclosures: Final Plat – Montgomery Bend Section 3

Cc (via email): Ms. Corinne Tilley – City of Montgomery, Planning & Development Administrator &
Code Enforcement Officer

Mr. Brent Walker – City of Montgomery, City Administrator

Ms. Ruby Beaven – City of Montgomery, City Secretary

Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney

Block #1 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	6348.51	0.1457
2	6301.61	0.1447
3	6231.52	0.1431
4	6062.49	0.1392
5	5879.96	0.1350
6	5928.30	0.1361
7	5730.21	0.1315
8	7137.49	0.1639

Block #2 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	6942.43	0.1594
2	5520.00	0.1267
3	5520.00	0.1267
4	5520.00	0.1267
5	5518.15	0.1267
6	8426.57	0.1934
7	13347.89	0.3064
8	7600.30	0.1745
9	5643.39	0.1296
10	5400.00	0.1240
11	5400.00	0.1240
12	5400.00	0.1240
13	5400.00	0.1240
14	5400.00	0.1240
15	5400.00	0.1240
16	5400.00	0.1240
17	6585.87	0.1512
18	6585.87	0.1512
19	5400.00	0.1240

Block #3 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	5625.00	0.1291
6	5625.00	0.1291
7	5625.00	0.1291
8	5625.00	0.1291
9	5625.00	0.1291
10	5625.00	0.1291
11	5625.00	0.1291
12	5625.00	0.1291
13	5625.00	0.1291
14	5625.00	0.1291
15	5625.00	0.1291

Block #4 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	7275.79	0.1670
2	5649.70	0.1297
3	5563.23	0.1277
4	5520.00	0.1267
5	5520.00	0.1267
6	5520.00	0.1267
7	5520.00	0.1267
8	5400.00	0.1240
9	5400.00	0.1240
10	5400.00	0.1240
11	6808.99	0.1563

Block #5 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	5400.00	0.1240
2	5400.00	0.1240
3	5400.00	0.1240
4	5400.00	0.1240
5	5400.00	0.1240
6	5400.00	0.1240
7	5400.00	0.1240
8	5400.00	0.1240
9	6849.38	0.1572
10	6829.58	0.1568
11	5400.00	0.1240
12	5400.00	0.1240
13	5400.00	0.1240
14	5400.00	0.1240
15	5400.00	0.1240
16	5400.00	0.1240
17	5400.00	0.1240
18	5400.00	0.1240
19	5400.00	0.1240

Block #6 Parcel Table		
Parcel #	Area (S.F.)	Area (Ac)
1	7815.16	0.1794
2	6293.70	0.1445
3	9561.36	0.2195
4	8519.78	0.1956
5	8417.74	0.1932
6	8555.95	0.1964
7	6358.33	0.1460
8	7849.91	0.1802
9	7150.38	0.1642
10	6309.04	0.1448
11	6710.94	0.1541
12	6660.01	0.1529
13	7372.83	0.1693

Line Table		
Line #	Length	Direction
L1	27.50'	N03°48'06"W
L2	60.00'	S86°11'54"W
L3	13.27'	S86°11'54"W
L4	95.00'	S86°11'54"W
L5	60.00'	N03°48'06"W
L6	60.00'	S86°11'54"W
L7	11.67'	S03°48'06"E
L8	120.00'	S86°11'54"W
L9	41.20'	S03°48'06"E
L10	120.00'	S86°11'54"W
L11	4.67'	N03°48'06"W
L12	113.57'	N37°51'19"W
L13	41.42'	N21°28'21"W
L14	42.77'	N08°46'09"W
L15	42.77'	N05°16'04"E
L16	30.56'	N19°18'18"E
L17	55.03'	N31°02'15"E
L18	6.50'	N86°25'37"W
L19	115.46'	N50°43'55"W
L20	185.44'	N48°15'37"W

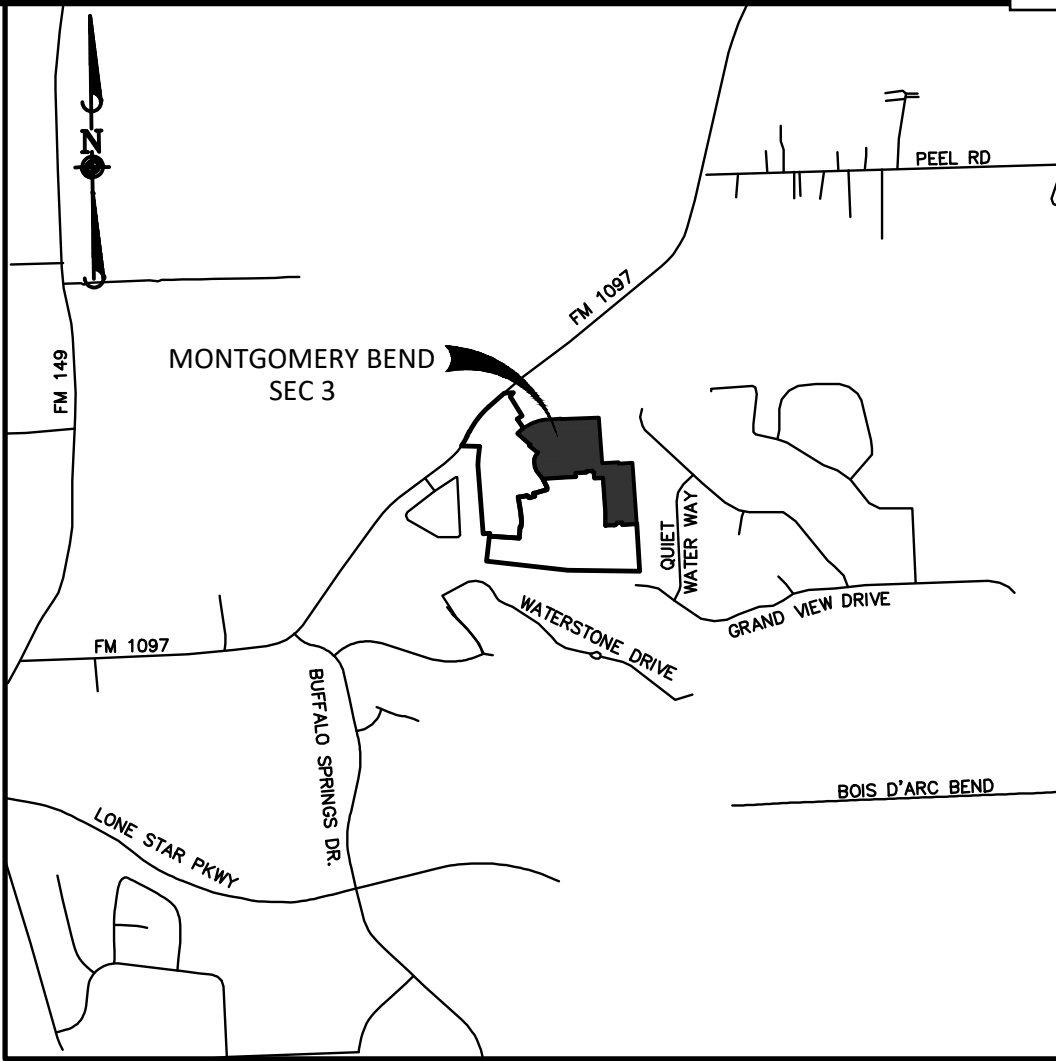
Line Table		
Line #	Length	Direction
L21	88.76'	N48°15'08"E
L22	88.76'	N58°55'05"E
L23	44.43'	N66°55'03"E
L24	44.43'	N72°15'01"E
L25	44.61'	N74°22'28"E
L26	44.66'	N82°54'58"E
L27	103.07'	N87°27'20"E
L28	60.00'	N86°11'54"E
L29	2.47'	S03°48'05"E
L30	17.26'	S03°48'06"E
L31	155.00'	N86°11'54"E
L32	121.75'	N86°11'54"E
L33	15.76'	S86°11'54"W
L34	15.76'	N86°11'54"E
L35	41.51'	N46°23'15"E
L36	41.03'	N60°53'46"E
L37	40.81'	N77°50'53"E
L38	106.50'	S86°11'54"W
L39	10.00'	S03°48'06"E

Reserve Area Table			
Reserve Letter	Area (Sq Ft)	Area (Ac)	Usage Restricted To
A	20,250.00	0.4649	DRAINAGE, LANDSCAPE, OPEN SPACE AND UTILITIES
B	4,258.66	0.0978	LANDSCAPE, OPEN SPACE AND UTILITIES
TOTAL	24,508.66	0.5627	

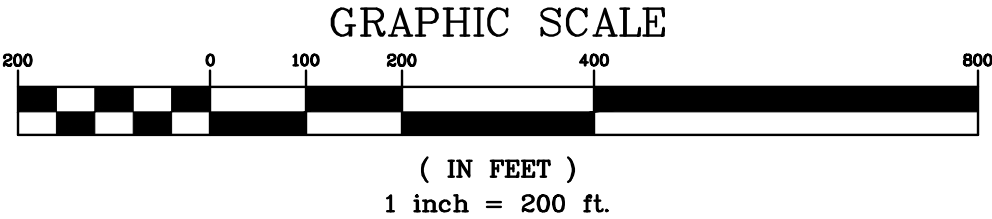
Curve Table					
Curve #	Length	Radius	Delta	CHORD LENGTH	CHORD BEARING
C1	39.27'	25.00'	090°00'00"	35.36'	S41°11'54"W
C2	87.88'	1470.00'	003°25'31"	87.87'	S87°54'40"W
C3	39.27'	25.00'	090°00'00"	35.36'	N48°48'06"W
C4	12.73'	295.00'	002°28'17"	12.72'	N40°30'14"E
C5	84.65'	55.00'	088°11'13"	76.54'	N47°53'42"W
C6	262.47'	325.00'	046°16'19"	255.39'	S64°52'32"W
C7	39.27'	25.00'	090°00'00"	35.36'	N48°48'06"W
C8	39.27'	25.00'	090°00'00"	35.36'	N41°11'54"E
C9	8.56'	85.00'	005°46'19"	8.56'	N06°41'15"W
C10	11.79'	25.00'	027°00'44"	11.68'	S03°55'57"W
C11	113.94'	50.00'	130°33'37"	90.84'	N47°50'29"W
C12	11.79'	25.00'	027°00'44"	11.68'	N80°23'04"E
C13	8.72'	85.00'	005°52'45"	8.72'	N89°02'56"W
C14	38.48'	25.00'	088°11'13"	34.79'	N47°53'42"W
C15	40.06'	25.00'	091°48'47"	35.91'	S42°06'18"W
C16	39.27'	25.00'	090°00'00"	35.36'	N48°48'06"W
C17	18.69'	25.00'	042°50'00"	18.26'	S64°46'54"W
C18	231.84'	50.00'	265°40'01"	73.33'	S03°48'06"E
C19	18.69'	25.00'	042°50'00"	18.26'	S72°23'05"E
C20	39.27'	25.00'	090°00'00"	35.36'	N41°11'54"E
C21	38.48'	25.00'	088°11'13"	34.79'	N47°53'42"W
C22	40.06'	25.00'	091°48'47"	35.91'	N42°06'18"E
C23	38.48'	25.00'	088°11'13"	34.79'	S47°53'42"E
C24	17.68'	25.00'	040°30'51"	17.31'	S65°56'29"W
C25	16.10'	50.00'	018°26'51"	16.03'	S31°58'11"W

Published Coordinates - Montgomery City Control				
Point #	Northing (grid)	Easting (grid)	Elevation	Description
MONT 1	10,135,441.475	3,763,481.913	239.70	3" Brass Cap in Conc.
MONT 2	10,131,532.695	3,757,800.740	301.87	3" Brass Cap in Conc.
MONT 3	10,135,296.374	3,753,373.590	268.73	3" Brass Cap in Conc.
MONT 4	10,139,200.353	3,752,878.057	285.97	3" Brass Cap in Conc.
MONT 7	10,135,557.537	3,758,356.460	291.77	3" Brass Cap in Conc.

Observed Coordinates - Elevation Land Solutions			
Point #	Northing (grid)	Easting (grid)	Elevation
1	10,135,441.371	3,763,481.958	239.89
2	10,131,535.767	3,757,800.807	301.72
3	10,135,296.519	3,753,373.658	268.23
4	10,139,200.404	3,752,878.122	285.89
7	10,135,557.584	3,758,356.516	291.21



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
- MCDF= 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 3

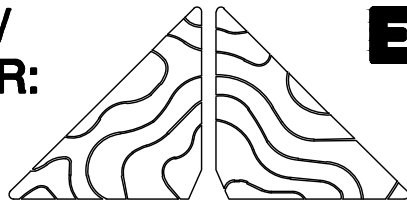
A SUBDIVISION OF 16.33 ACRES OF LAND
OUT OF THE
OWEN SHANNON SURVEY, A-36
MONTGOMERY COUNTY, TEXAS

85 LOTS 2 RESERVES 6 BLOCKS
OCTOBER 2025

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

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

ABBREVIATIONS

AE=	AERIAL EASEMENT
DE=	DRAINAGE 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

A CALLED 0.0918 ACRES
TO JACOB ABRAHAM
MCCF No. 2025033460
MCOPR

A CALLED 0.0918 ACRES
TO JOSH ADAIR
MCCF No. 2025033461
MCOPR

GRAND HARBOR
SECTION 14
CAB. Z, SHT. 499
MCMR

GRAND HARBOR
SECTION TEN
CAB. Z, SHT. 760
MCMR

FINAL PLAT MONTGOMERY BEND SEC 3

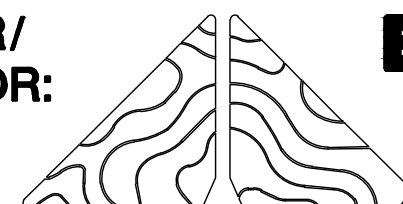
A SUBDIVISION OF 16.33 ACRES OF LAND
OUT OF THE
OWEN SHANNON SURVEY, A-36
MONTGOMERY COUNTY, TEXAS

85 LOTS 2 RESERVES 6 BLOCKS
OCTOBER 2025

OWNER/
DEVELOPER:

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

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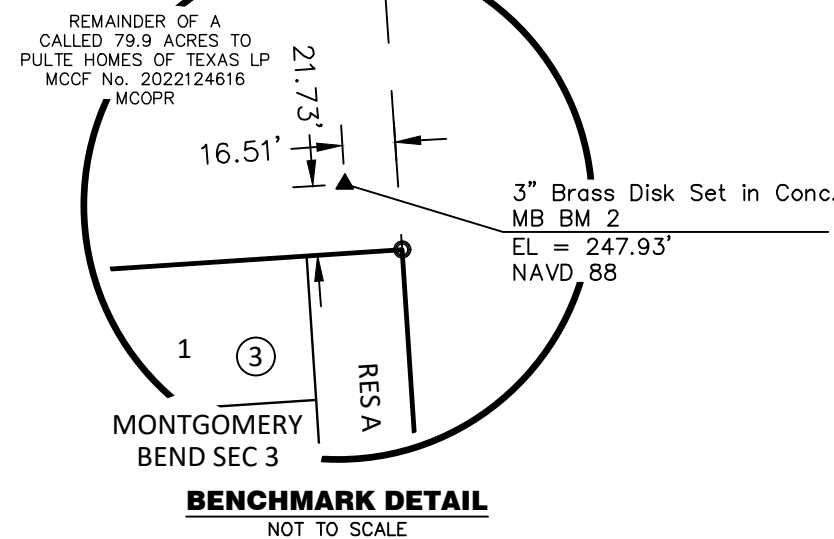
MONTGOMERY BEND
SEC 1
CAB. AA, SHT. 0001
MCMR

REMAINDER OF A
CALLED 79.9 ACRES TO
PULTE HOMES OF TEXAS LP
MCCF No. 2022124616
MCOPR

92' WIDE UE
MCCF No.
2024093267
MCOPR

1' RESERVE
(SEE NOTE #12)

N: 10,143,827.61
E: 3,763,812.06



REMAINDER OF A
CALLED 79.9 ACRES TO
PULTE HOMES OF TEXAS LP
MCCF No. 2022124616
MCOPR

1' RESERVE
(SEE NOTE #12)

BENCHMARK
(SEE DETAIL)

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 Procedures 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.
- 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 February 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.

N81°44'46"E
3,378.08'
PUBLISHED GRID
COORDINATES:
N: 10,142,172.3330
E: 3,760,892.5770
Elev = 257.88', GEOID '09
SURFACE COORDINATES
(SCALED WITH ELS SCALE
FACTOR):
N: 10,142,476.60
E: 3,760,995.40

MONTGOMERY BEND
SEC 2
CAB. AA, SHT. 0558
MCMR

MONT1
PUBLISHED GRID
COORDINATES:
N: 10,135,441.4753
E: 3,763,481.91322
Elev = 239.70', GEOID '09
SURFACE COORDINATES
(SCALED WITH ELS SCALE
FACTOR):
N: 10,135,745.54
E: 3,763,594.82

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

That Pulte Homes of Texas, L.P., a Texas Limited Partnership, acting by and through BRYAN HAHN, Vice President of Land Acquisition, 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 3 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 BRYAN HAHN, Vice President of Land Acquisition, Pulte Nevada I, LLC, as the act of Pulte Homes of Texas, L.P., Pulte Nevada I, LLC, hereunto affixed this _____ day of _____, 20____

PULTE HOMES OF TEXAS, L.P.,
a Texas limited partnership

By: PULTE NEVADA I, LLC,
a Texas limited liability company
Its General Partner

By: _____
BRYAN HAHN
Vice President of Land Acquisition

KNOW ALL MEN BY THESE PRESENTS:

That I, Paul R. Bretherton, 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.

Paul R. Bretherton
Texas Registration No. 5977

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 _____, 20____, at _____ o'clock, ____M., and duly recorded on _____, 20____, 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 _____, 20____

By: _____
William Simpson, 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 _____, 20____

By: _____
Sara Countryman, Mayor

Attest: _____
Ruby Beaven, City Secretary

STATE OF TEXAS §
COUNTY OF MONTGOMERY §

Before me, notary public in and for the State of _____, on this day personally appeared BRYAN HAHN, Vice President of Land Acquisition, 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 _____, 20____

Notary Public in and for the State of _____

My Commission expires _____

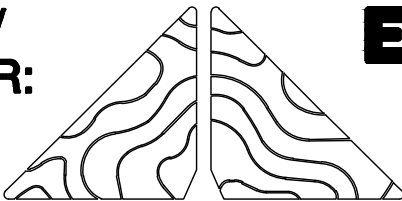
FINAL PLAT
MONTGOMERY BEND
SEC 3

A SUBDIVISION OF 16.33 ACRES OF LAND
OUT OF THE
OWEN SHANNON SURVEY, A-36
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85 LOTS 2 RESERVES 6 BLOCKS
OCTOBER 2025

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

Planning & Zoning Commission
AGENDA REPORT

Meeting Date: 11/04/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: WGA

Subject

Consideration and possible action by the Planning & Zoning Commission on the Preliminary Plats for Briarley (formerly known as Redbird Meadows) Kammerer Drive Extension and Pond A1 (Dev. No. 2006).

Recommendation

WGA recommends approval of the Preliminary Plats by the Planning & Zoning Commission.

Discussion

The Engineer's Memo and the Preliminary Plats are attached.

The Preliminary Plats for the Briarley (formerly known as Redbird Meadows) Kammerer Drive Extension and Pond A1 has been submitted by the Developer and reviewed by the City Engineer. All comments have been addressed, and the plats are ready for approval by the Planning & Zoning Commission.

As pointed out in the City Engineer's memo, review criteria for the plats are based on Chapter 78 Section 60 of the City Code of Ordinances.

Approved By

City Staff	Ruby Beaven	Date: 10/21/2025
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October 22, 2025

The Planning and Zoning Commission
City of Montgomery
101 Old Plantersville Rd.
Montgomery, Texas 77316

Re: Submission of Preliminary Plats
Briarley Kammerer Drive Extension and Pond A1 (Dev. No. 2006)
City of Montgomery

Dear Commission:

We reviewed the Preliminary Plats submission for Briarley Kammerer Drive Extension and Pond A1, owned by Johnson Development ("the Owner"), on behalf of the City of Montgomery. The Owner is requesting approval of the preliminary plats. Our review was based on The City of Montgomery's Code of Ordinances, Chapter 78, Section 60 and any other applicable chapters.

It should be noted that the Kammerer Drive Extension plat encompasses the extension of the existing Kammerer Dr. right of way and the proposed Briarley recreational center. We offer no objection to the preliminary plats, and we recommend the Commission approve the preliminary plats as submitted.

If you have any questions or comments, please contact me.

Sincerely,

A handwritten signature in blue ink that reads "Chris Roznovsky".

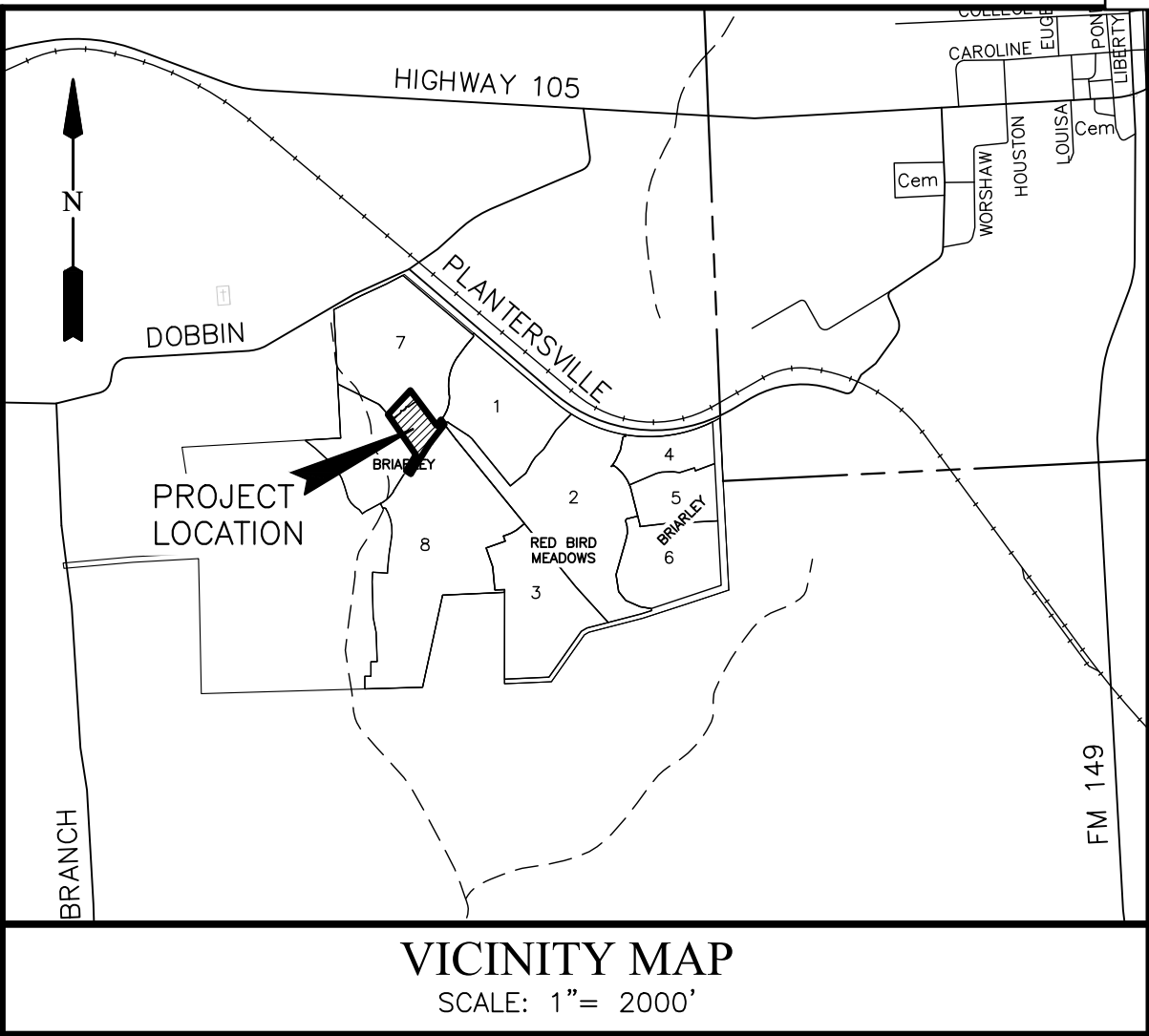
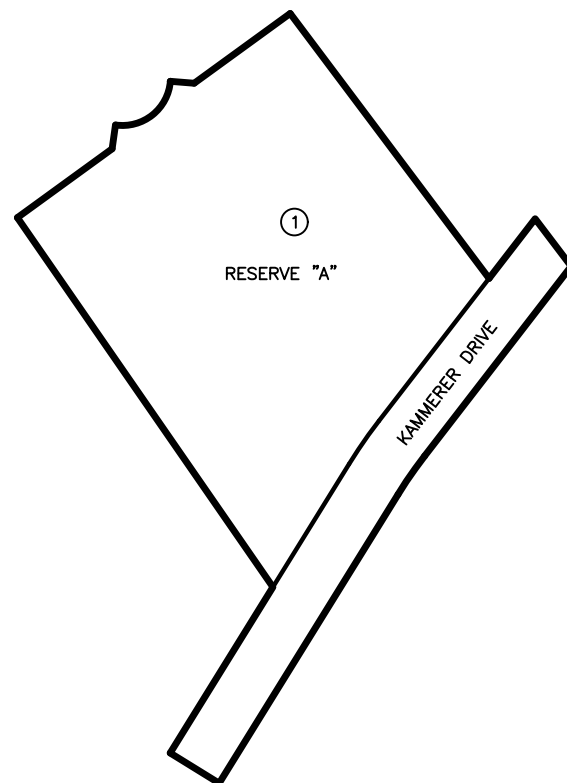
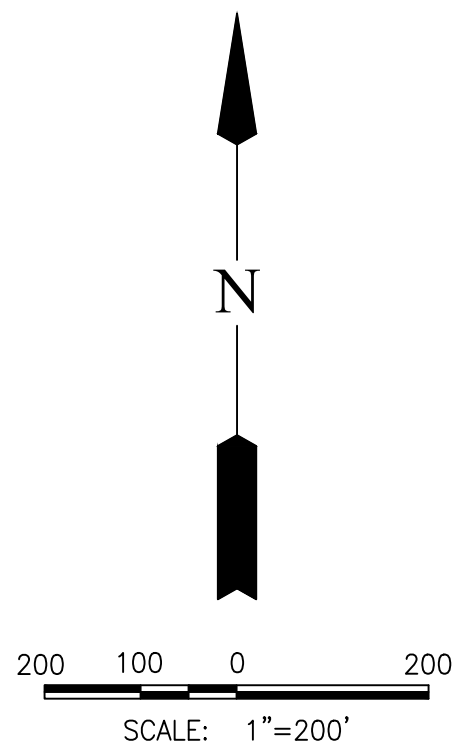
Chris Roznovsky, PE
City Engineer

CVR/jtd

Z:\00574 (City of Montgomery)\123 Briarley-RedBird Meadows (Dev. No. 2006)\Correspondence\Letters\2025.10.20 MEMO TO P&Z Briarley Kammerer Drive Extension and Pond A1 Preliminary Plats.docx

Enclosure: Preliminary Plats

Cc (via email): Ms. Corinne Tilley – City of Montgomery, Planning & Development Administrator
Mr. Brent Walker – City of Montgomery, City Administrator
Ms. Ruby Beaven – City of Montgomery, City Secretary
Mr. Alan Petrov – Johnson Petrov, LLP, City Attorney



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 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 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

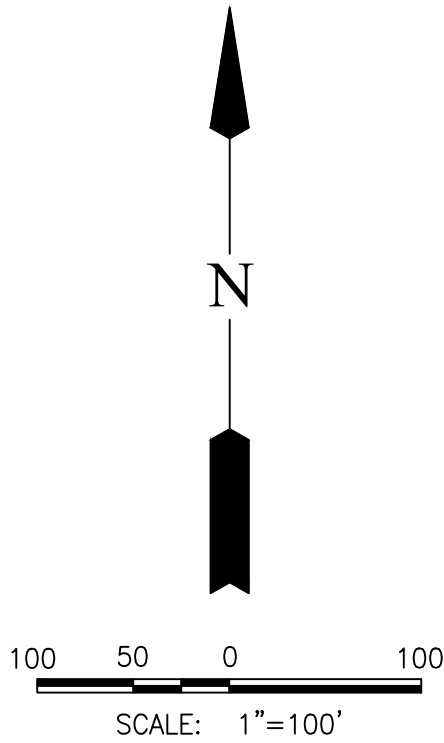
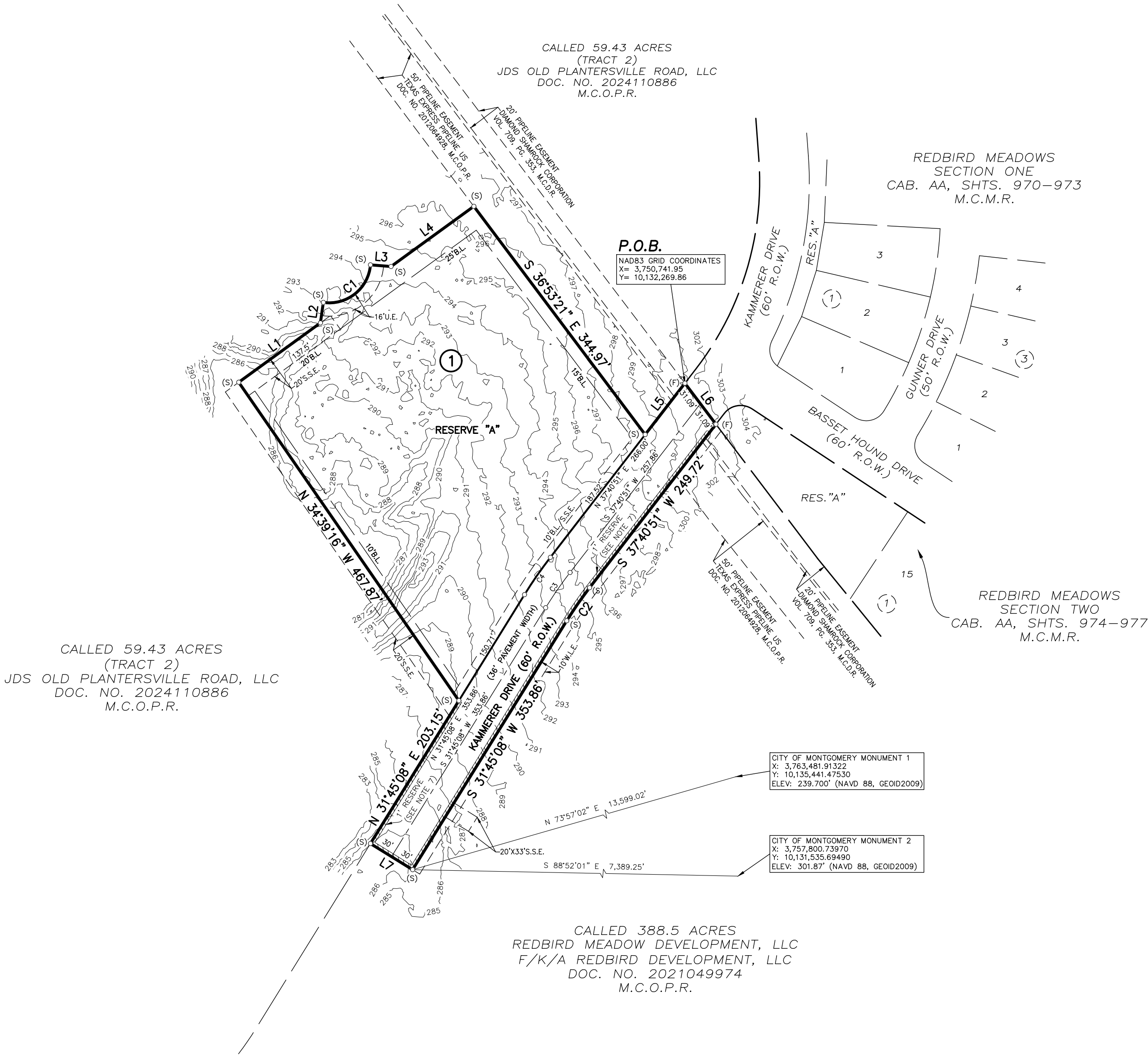
STATE OF TEXAS
COUNTY OF MONTGOMERY

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



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.

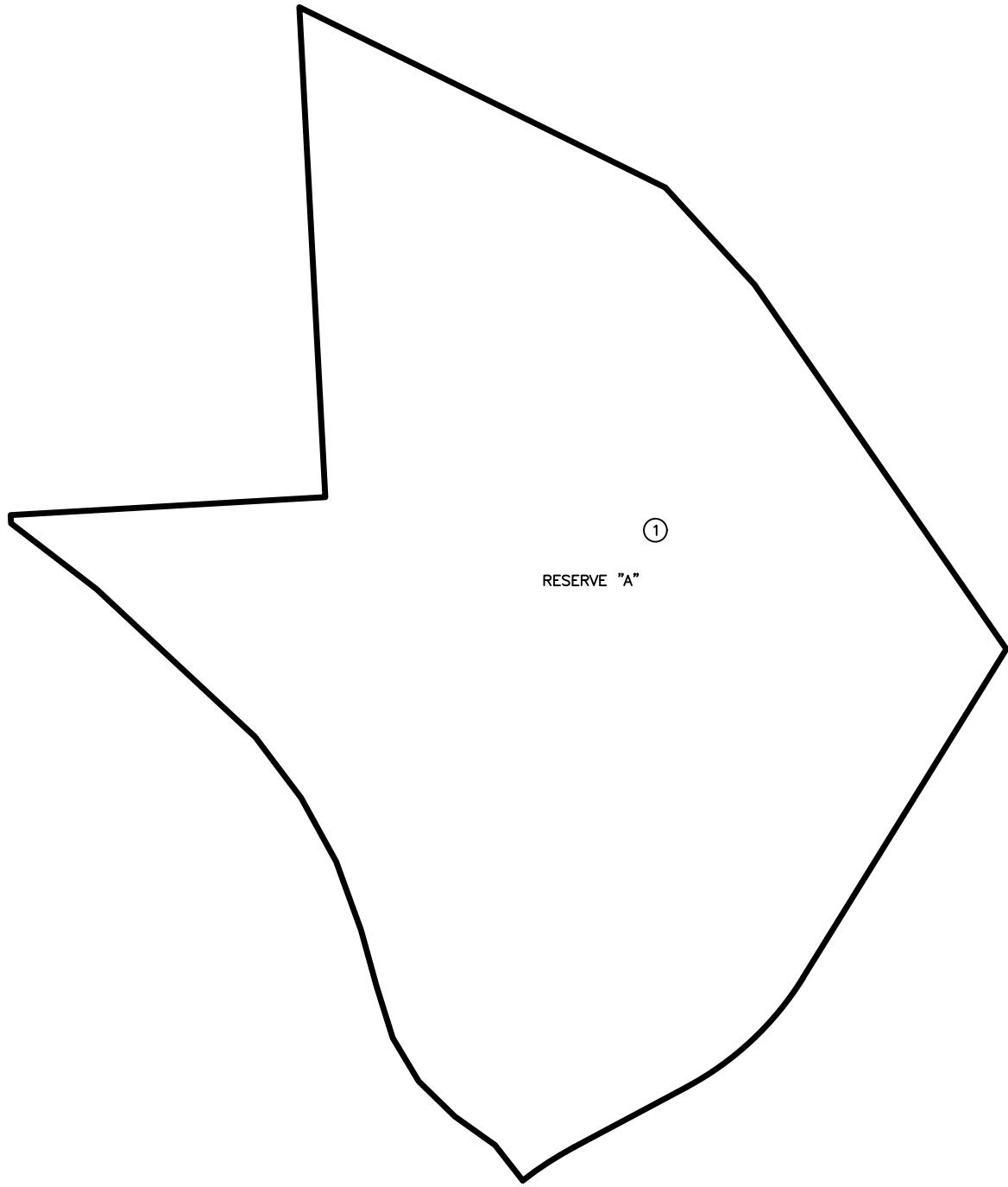
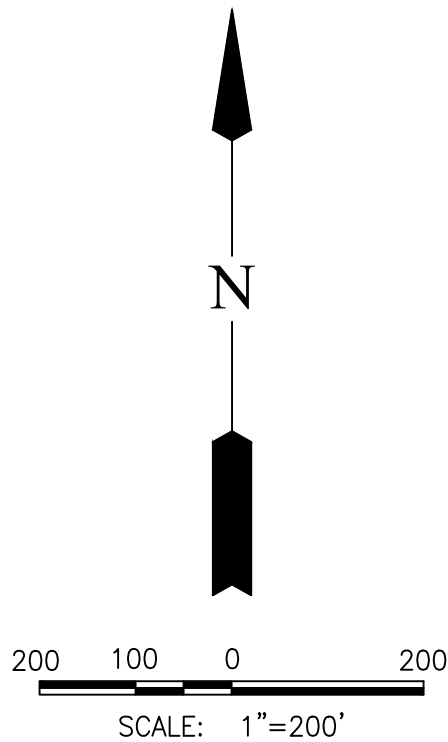
LEGEND

- 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'

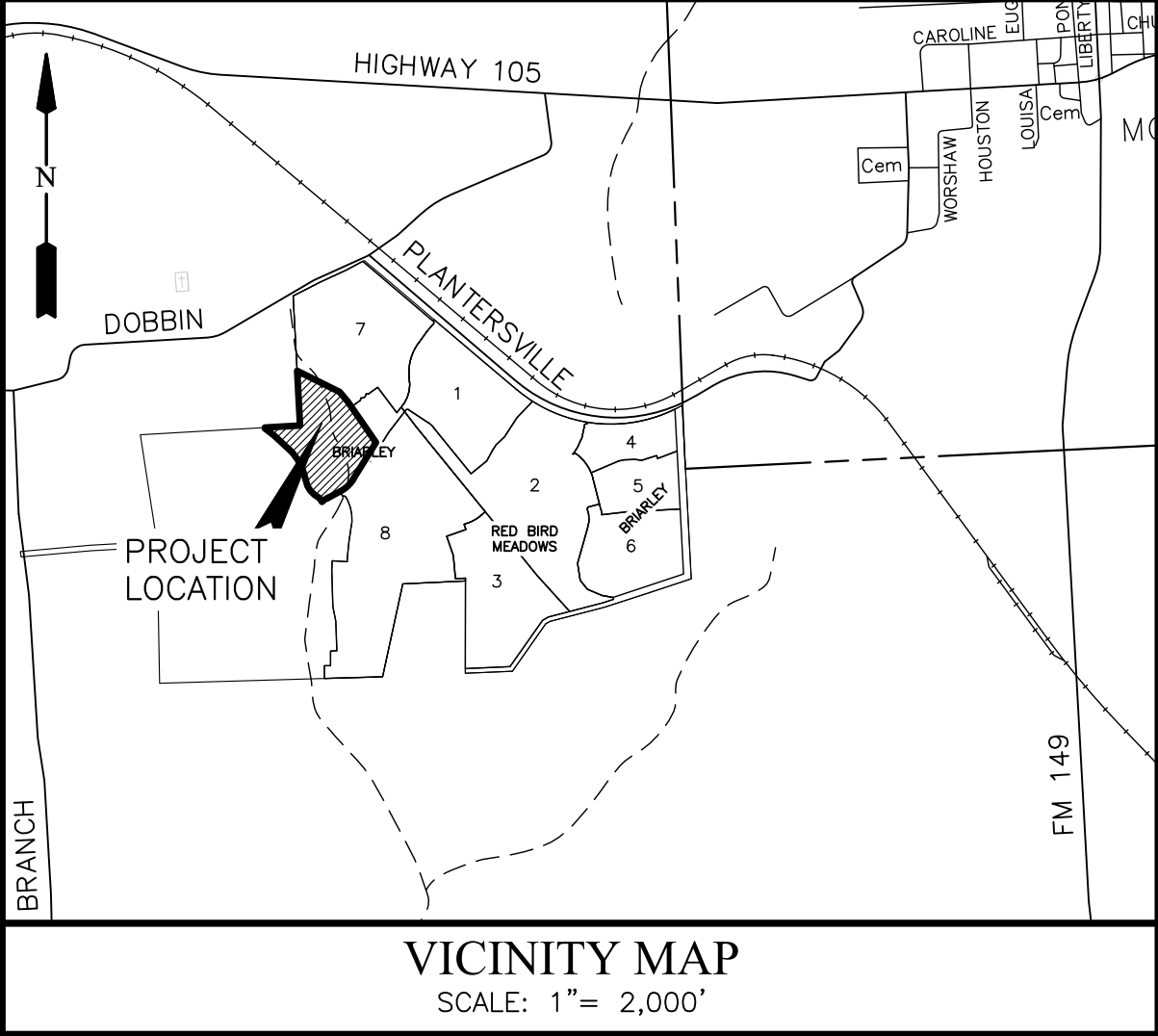
BRIARLEY
KAMMERER DRIVE
EXTENSION



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.



VICINITY MAP
SCALE: 1"= 2,000'

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.

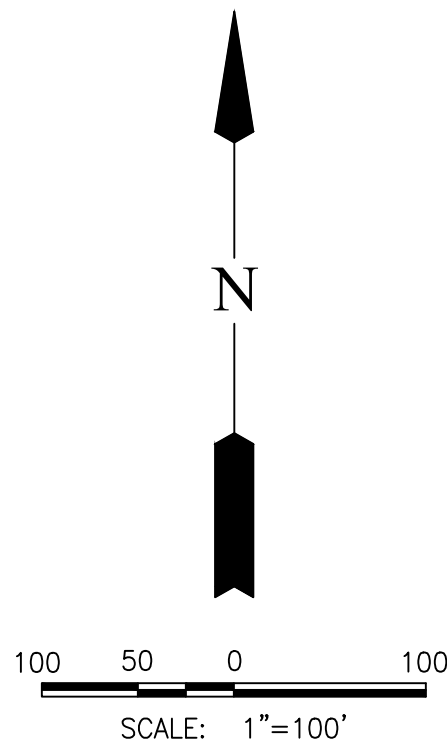
WITNESS MY HAND AND SEAL OF OFFICE, AT CONROE, MONTGOMERY COUNTY, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

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

BY: _____
DEPUTY

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
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"



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

CALLED 44.201 ACRES
PROMOCON USA, LLC
DOC. NO. 2019008141
M.C.O.P.R.

P.O.B.
NAD83 GRID COORDINATES
X= 3,749,646.96
Y= 10,132,069.49

(PROPOSED)
RESERVE "A"
BRIARLEY
KAMMERER DRIVE EXTENSION

RESERVE "A"
(RESTRICTED TO DETENTION)
18.747 ACRES, 816,621 SQ.FT.

CITY OF MONTGOMERY MONUMENT 1
X: 3,763,481.91322
Y: 10,135,441.47530
ELEV: 239.700' (NAVD 88, GEOID2009)

CITY OF MONTGOMERY MONUMENT 2
X: 3,757,800.73970
Y: 10,131,535.69490
ELEV: 301.87' (NAVD 88, GEOID2009)

CALLED 388.5 ACRES
REDBIRD MEADOW DEVELOPMENT, LLC
F/K/A REDBIRD DEVELOPMENT, LLC
DOC. NO. 2021049974
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.

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.
- 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.

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'	

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	59.53'
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'

BRIARLEY
POND A1