

**PLAT RECORDING SHEET**

**PLAT NAME:** Ryehill Section 2A

\_\_\_\_\_

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 11.44

**LEAGUE:** Abner Kuykendall Survey and Joseph Kuykendall Survey

**ABSTRACT NUMBER:** A-48 & A-49

**NUMBER OF BLOCKS:** 3

**NUMBER OF LOTS:** 40

**NUMBER OF RESERVES:** 3

**OWNERS:** Jen Texas 37, LLC,

\_\_\_\_\_  
**(DEPUTY CLERK)**

STATE OF TEXAS  
COUNTY OF FORT BEND

THE UNDERSIGNED, JEN TEXAS 37 LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH TOM WOLIVER, ITS VICE PRESIDENT, (HEREIN CALLED "OWNER"), OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF RYEHILL SECTION 2A, DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, LOTS, BUILDING LINES, AND EASEMENTS SHOWN THEREON AND DESIGNATE SAID SUBDIVISION AS RYEHILL SECTION 2A, 11.44 ACRES, LOCATED IN THE ABNER KUYKENDALL SURVEY, A-48, AND THE JOSEPH KUYKENDALL SURVEY, A-49, FORT BEND COUNTY, TEXAS, AND HEREBY DEDICATES TO PUBLIC USE AS SUCH, THE STREETS AND EASEMENTS SHOWN THEREON FOREVER AND DOES HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS DEDICATED OR OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS TO CONFORM TO SUCH GRADES, AND DOES HEREBY BIND ITSELF, ITS SUCCESSORS AND ASSIGNS TO WARRANT AND DEFEND FOREVER THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL TWENTY-ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS, OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF RYEHILL SECTION 2A WHERE BUILDING LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS OF REGULATION FOR THE REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS" AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, JEN TEXAS 37 LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY TOM WOLIVER, ITS VICE PRESIDENT.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

JEN TEXAS 37 LLC,  
A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
TOM WOLIVER, VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TOM WOLIVER, ITS VICE PRESIDENT, OF JEN TEXAS 37 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 STATED, AND AS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
NOTARY PUBLIC IN AND  
FOR THE STATE OF TEXAS

\_\_\_\_\_  
PRINT NAME

MY COMMISSION EXPIRES: \_\_\_\_\_

CERTIFICATE FOR SURVEYOR

I, DEVIN R. ROYAL, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL BOUNDARY SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION ACCORDING TO THE STANDARDS OF PRACTICE OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS; THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST STREET INTERSECTION; THAT THE BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE/TANGENCY AND OTHER POINTS OF REFERENCE WERE MARKED ON THE GROUND BEFORE I SIGNED AND SEALED THIS DOCUMENT; AND THAT ALL PREVIOUSLY EXISTING PROPERTY MARKERS ARE SUFFICIENTLY DESCRIBED ON THIS DOCUMENT AS FOUND AND ALL SET MARKERS ARE A MINIMUM 5/8-INCH DIAMETER IRON ROD WITH SURVEYOR'S CAP. THE INTERIOR CORNERS OF THIS SUBDIVISION WERE NOT SET AT THE TIME THIS PLAT WAS SIGNED AND SEALED BY ME. THESE CORNERS ARE EXPECTED TO BE SET AFTER CONSTRUCTION OF THE PUBLIC INFRASTRUCTURE AND FINAL GRADING WITHIN THE SUBDIVISION.

\_\_\_\_\_  
DEVIN R. ROYAL, R.P.L.S.  
TEXAS REGISTRATION NO.6667

\_\_\_\_\_  
DATE

CERTIFICATE FOR ENGINEER

I, CHAD R. HARTMANN, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY AND THE CITY OF SUGAR LAND.

\_\_\_\_\_  
CHAD R. HARTMANN  
TEXAS LICENSE NO. 109947

\_\_\_\_\_  
DATE

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF SUGAR LAND, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF RYEHILL SECTION 2A, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF SUGAR LAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

BY: \_\_\_\_\_  
MATTHEW CALIGUR, CHAIR

BY: \_\_\_\_\_  
LINDA MENDENHALL, CITY CLERK

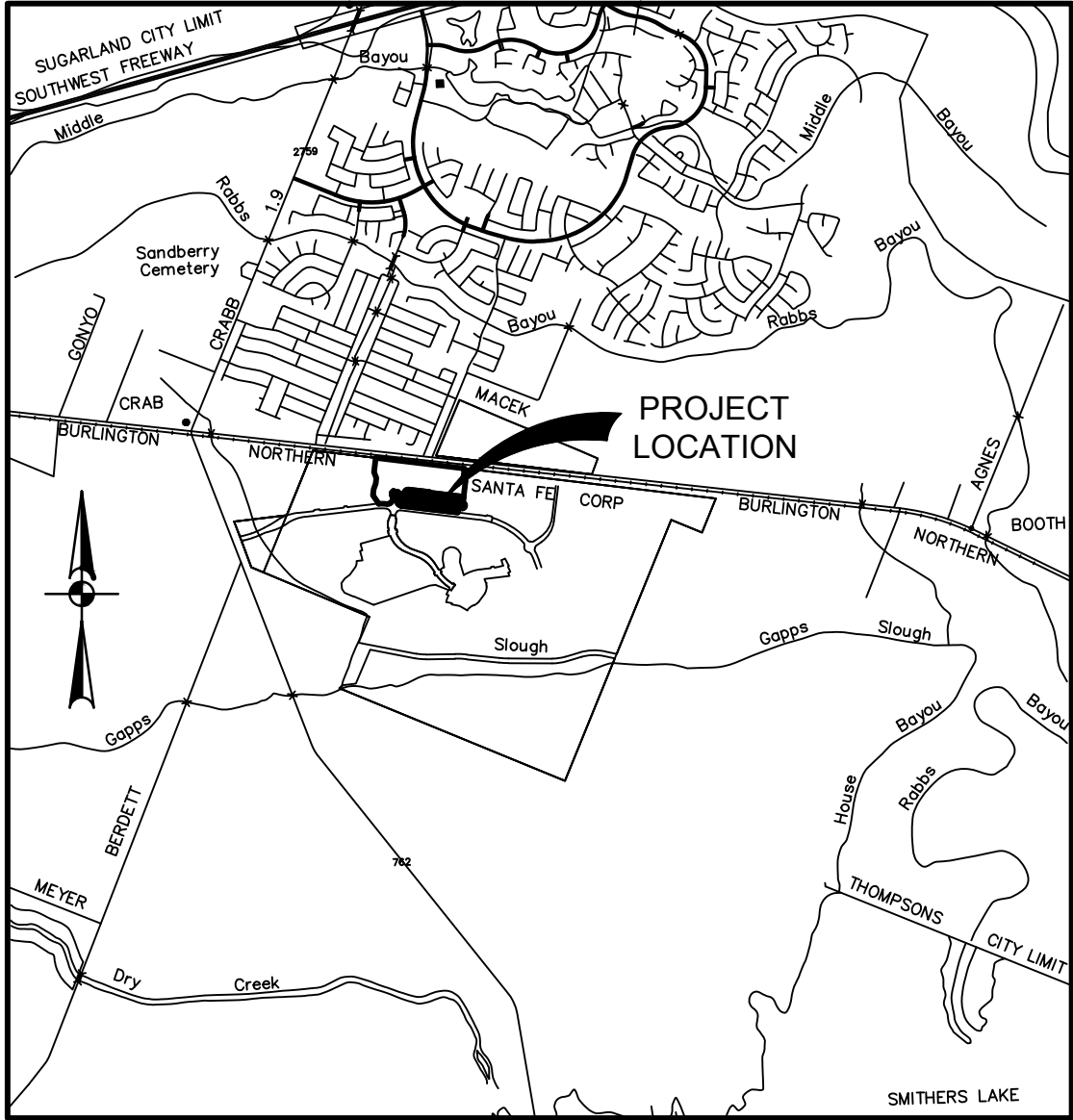
STATE OF TEXAS  
COUNTY OF FORT BEND

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_, 2025, AT \_\_\_\_\_, O'CLOCK \_\_\_\_ M. IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY.

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

\_\_\_\_\_  
LAURA RICHARD  
CLERK OF THE COUNTY  
FORT BEND COUNTY, TEXAS

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



VICINITY MAP  
NOT-TO-SCALE  
MAP REF: KEY MAP 607W & 607X  
ZIP CODE: 77469

I, J. STACY SLAWNSKI, THE FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONER'S COURT HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION, ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

\_\_\_\_\_  
J. STACY SLAWNSKI, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
VINCENT M. MORALES, JR.  
COMMISSIONER, PRECINCT 1

\_\_\_\_\_  
GRADY PRESTAGE  
COMMISSIONER, PRECINCT 2

\_\_\_\_\_  
KP GEORGE  
COUNTY JUDGE

\_\_\_\_\_  
W.A. "ANDY" MEYERS  
COMMISSIONER, PRECINCT 3

\_\_\_\_\_  
DEXTER L. McCOY  
COMMISSIONER, PRECINCT 4

# RYEHILL SECTION 2A

A SUBDIVISION OF 11.44 ACRES  
LOCATED IN THE ABNER KUYKENDALL SURVEY, A-48,  
AND THE JOSEPH KUYKENDALL SURVEY, A-49  
CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS

40 LOTS 3 RESERVES 3 BLOCKS

APRIL, 2025

OWNER:  
JEN TEXAS 37, LLC,  
A TEXAS LIMITED LIABILITY COMPANY

ADDRESS:  
1401 LAKE PLAZA DRIVE  
SUITE 200 - 158  
SPRING, TEXAS 77389  
TEL. 214-394-0493



2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

Date: May 01, 2025 9:03am User: ID: Timothy.d4d  
File: K:\Projects\42080\19 Sec 2A\2-0.dwg Plot: 2-3 Plat: 2-3-2 Final\42080-19-216-2A.dwg

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE #     | BEARING     | LENGTH  |
| L1         | S77°42'47"E | 104.81' |
| L2         | S83°12'41"E | 15.94'  |
| L3         | S75°56'00"E | 12.30'  |
| L4         | N14°04'00"E | 73.76'  |
| L5         | N52°54'48"E | 41.67'  |
| L6         | N76°47'05"E | 41.31'  |
| L7         | S6°47'19"W  | 15.64'  |
| L8         | S6°47'19"W  | 130.95' |
| L9         | S6°47'19"W  | 169.49' |
| L10        | N6°55'24"E  | 19.04'  |
| L11        | N83°04'36"W | 96.83'  |
| L12        | N11°3'38"W  | 67.31'  |
| L13        | N6°47'19"E  | 50.00'  |
| L14        | S83°12'41"E | 1.68'   |
| L15        | S6°47'19"W  | 171.24' |
| L16        | S6°47'19"W  | 35.00'  |

| CURVE TABLE |         |            |               |        |         |
|-------------|---------|------------|---------------|--------|---------|
| CURVE #     | RADIUS  | DELTA      | CHORD BEARING | CHORD  | LENGTH  |
| C1          | 25.00'  | 94°09'23"  | S36°08'00"E   | 36.61' | 41.08'  |
| C2          | 625.00' | 7°16'41"   | S79°34'21"E   | 79.34' | 79.39'  |
| C3          | 60.00'  | 253°36'20" | S49°49'18"W   | 96.08' | 265.58' |
| C4          | 25.00'  | 68°17'56"  | N37°31'30"W   | 28.07' | 29.80'  |
| C5          | 85.00'  | 48°18'57"  | N59°03'13"W   | 69.57' | 71.68'  |
| C6          | 118.00' | 5°32'41"   | N37°40'05"W   | 11.41' | 11.42'  |
| C7          | 85.00'  | 47°21'50"  | N16°45'30"W   | 68.28' | 70.27'  |
| C8          | 25.00'  | 81°58'53"  | N42°13'15"W   | 32.80' | 35.77'  |
| C9          | 25.00'  | 87°13'50"  | N53°10'24"E   | 34.49' | 38.06'  |
| C10         | 275.00' | 2°43'44"   | N10°55'21"E   | 13.10' | 13.10'  |
| C11         | 600.00' | 7°16'41"   | N79°34'21"W   | 76.16' | 76.22'  |
| C12         | 600.00' | 7°16'41"   | S79°34'21"E   | 76.16' | 76.22'  |
| C13         | 250.00' | 4°45'34"   | S9°18'12"W    | 20.76' | 20.77'  |
| C14         | 25.00'  | 79°50'09"  | N43°17'37"W   | 32.08' | 34.83'  |
| C15         | 25.00'  | 90°00'00"  | S38°12'41"E   | 35.36' | 39.27'  |
| C16         | 25.00'  | 90°00'00"  | N51°47'19"E   | 35.36' | 39.27'  |
| C17         | 25.00'  | 89°51'54"  | S51°51'22"W   | 35.31' | 39.21'  |
| C18         | 60.00'  | 259°50'09" | N46°42'23"E   | 92.04' | 272.10' |

RESTRICTED RESERVE A  
(RESTRICTED TO LANDSCAPE/OPEN SPACE  
PURPOSES ONLY)  
1.616 AC.

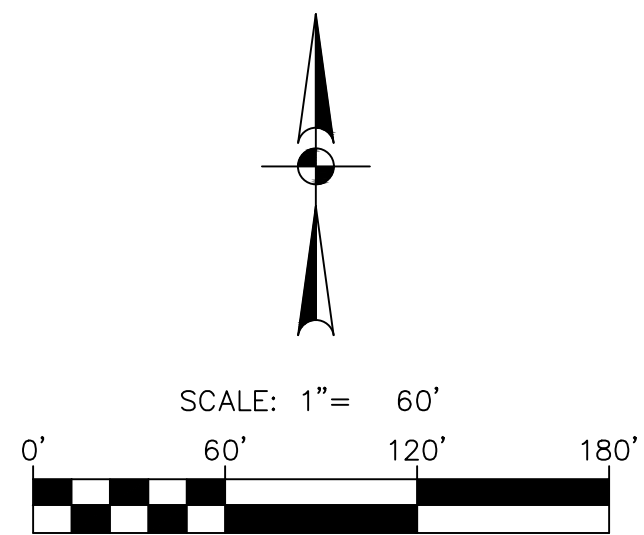
RESTRICTED RESERVE B  
(RESTRICTED TO LANDSCAPE/OPEN SPACE  
PURPOSES ONLY)  
0.270 AC.

RESTRICTED RESERVE C  
(RESTRICTED TO LANDSCAPE/OPEN SPACE  
PURPOSES ONLY)  
0.100 AC.

TOTAL: 1.986 AC.

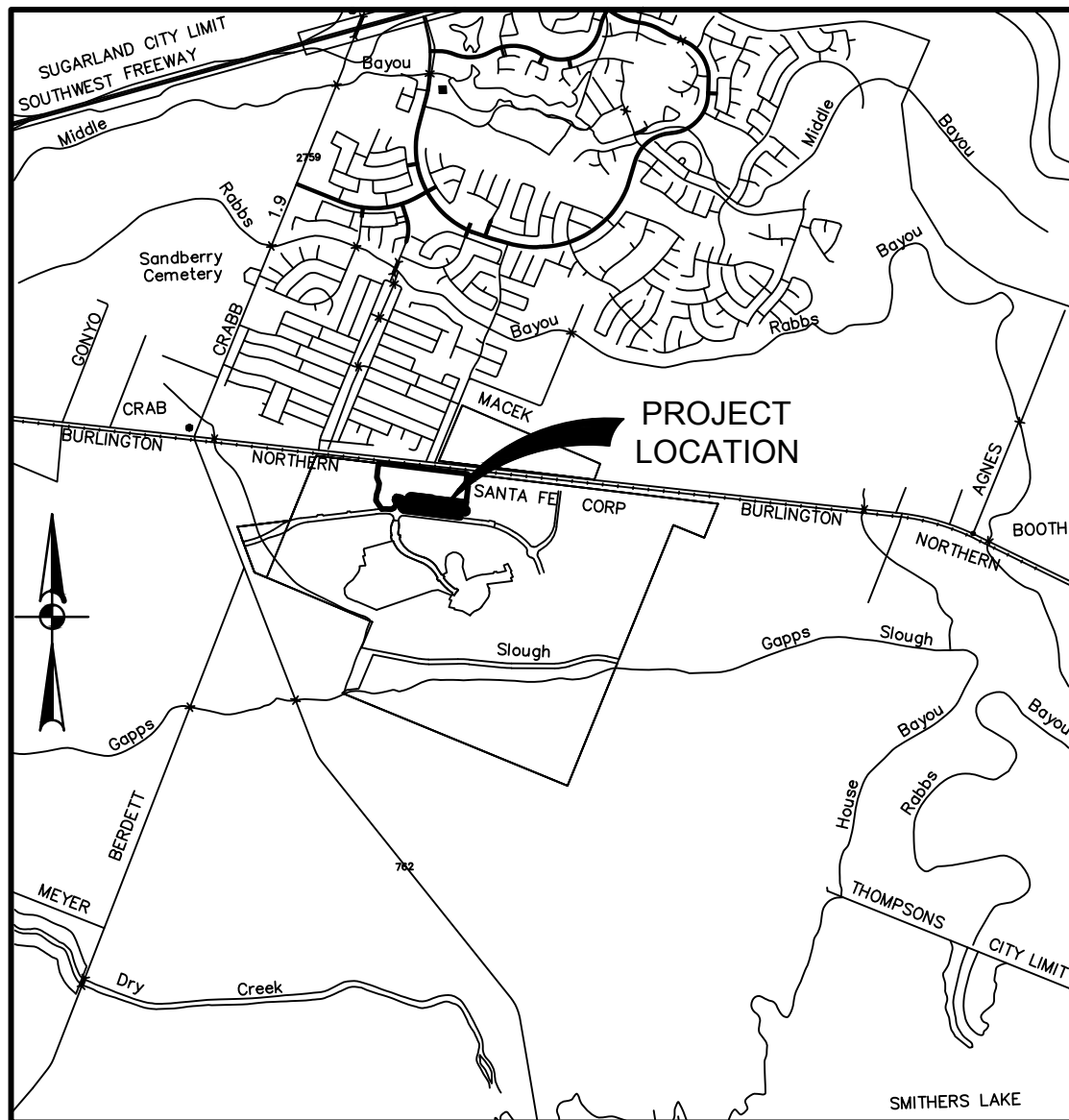
### ABBREVIATION LEGEND

| ESMT     | EASEMENT                                 |
|----------|--|
| VOL. PG. | VOLUME PAGE                              |
| POB      | POINT OF BEGINNING                       |
| R        | RADIUS                                   |
| ROW      | ROW OF WAY                               |
| FBCDR    | FORT BEND COUNTY DEED RECORDS            |
| FBCPR    | FORT BED COUNTY PLAT RECORDS             |
| OPRFBC   | OFFICIAL PUBLIC RECORDS FORT BEND COUNTY |
| N        | NORTHING COORDINATES                     |
| E        | EASTING COORDINATES                      |
| UE       | UTILITY EASEMENT                         |
| CF NO    | CLERK'S FILE NUMBER                      |
| BL       | BUILDING LINE                            |
| WLE      | WATER LINE EASEMENT                      |
| SSE      | SANITARY SEWER EASEMENT                  |
| STM SE   | STORM SEWER EASEMENT                     |



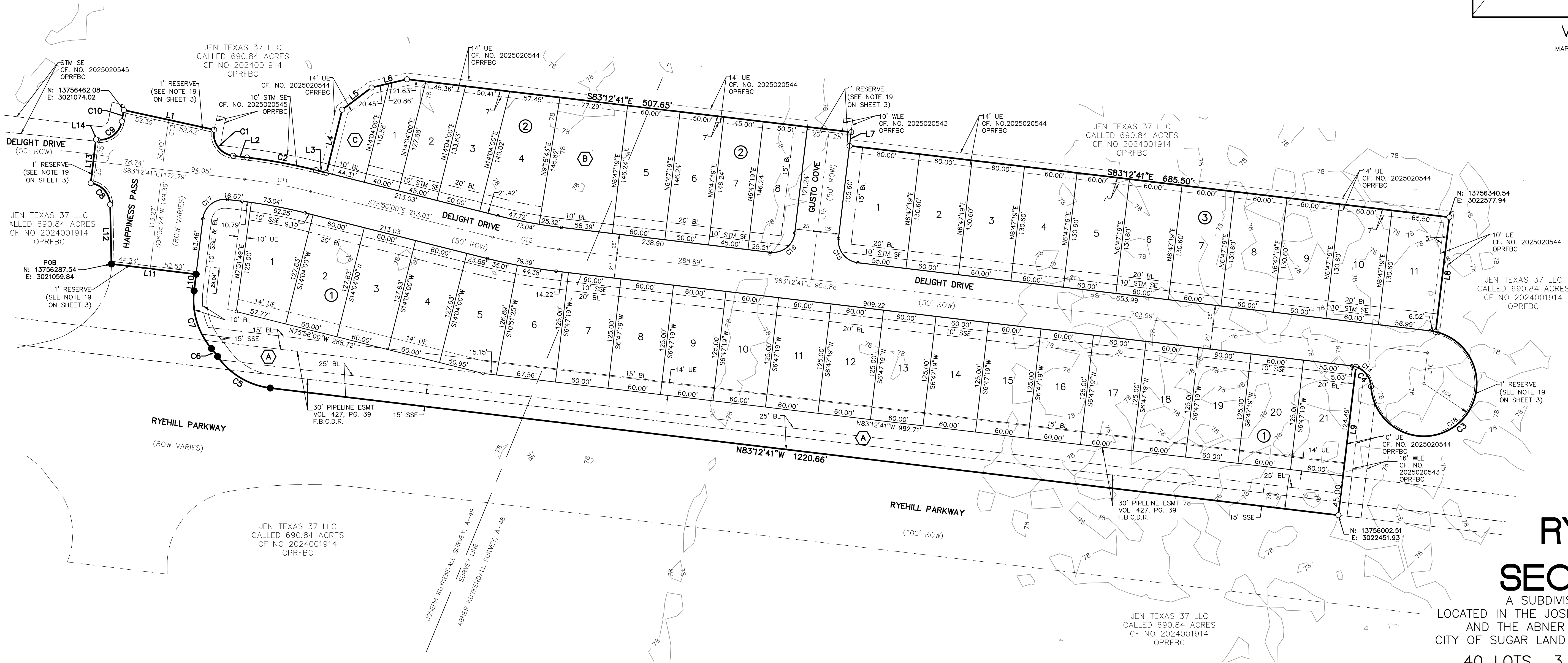
### LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE) SET 5/8" IRON ROD (PD)
- = BLOCK NUMBER
- Ⓐ = RESERVE SYMBOL



### VICINITY MAP

NOT-TO-SCALE  
MAP REF: KEY MAP 607W & 607X  
ZIP CODE: 77469



## RYEHILL

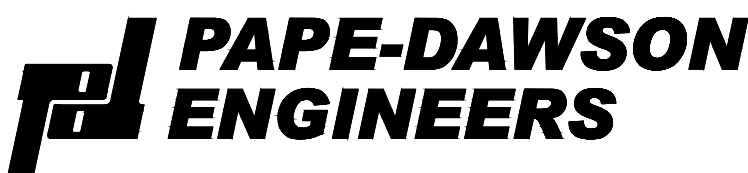
## SECTION 2A

A SUBDIVISION OF 11.44 ACRES  
LOCATED IN THE JOSEPH KUYKENDALL SURVEY, A-49,  
AND THE ABNER KUYKENDALL SURVEY, A-48  
CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS  
40 LOTS 3 RESERVES 3 BLOCKS

APRIL, 2025

OWNER:  
JEN TEXAS 37, LLC,  
A TEXAS LIMITED LIABILITY COMPANY

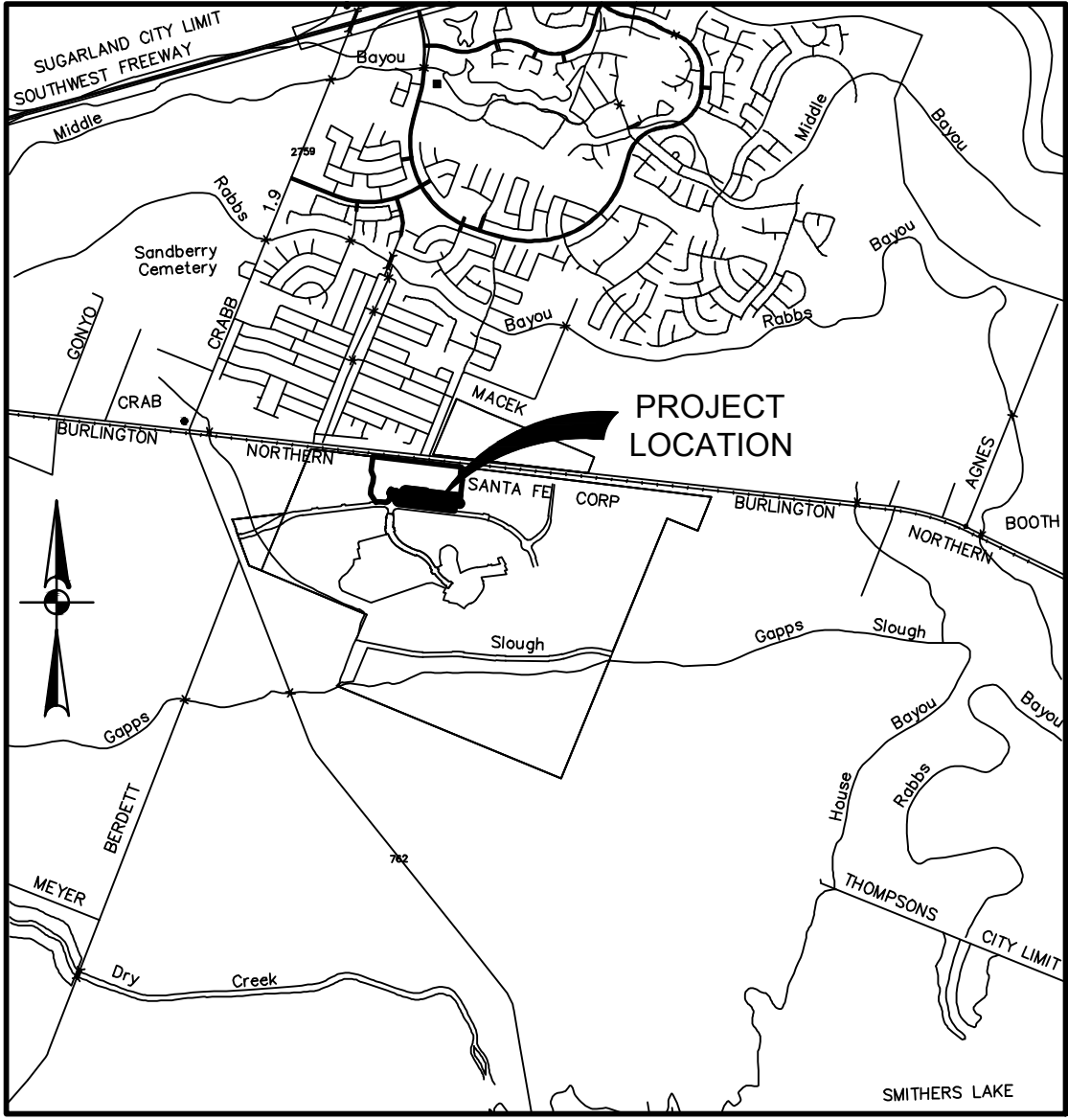
ADDRESS:  
1401 LAKE PLAZA DRIVE  
SUITE 200 - 158  
SPRING, TEXAS 77389  
TEL. 214-394-0493



2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

GENERAL NOTES:

- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NAVD 88, 2021 ADJUSTMENT.  
  
PROJECT BENCHMARK: CITY OF SUGARLAND REFERENCE MARKER 001 (RM-001)  
A 3-INCH BRASS DISK SET IN CONCRETE STAMPED "CITY OF SUGAR LAND GPS MARKER RM 001". LOCATED FROM THE INTERSECTION OF WILLIAMS TRACE BLVD. AND ELKINS RD., TRAVEL SOUTH ON ELKINS RD. APPROXIMATELY 2.15 MILES TO THE SOUTH END OF THE FIRST MEDIAN, APPROXIMATELY 246 FEET SOUTH OF THE INTERSECTION OF SABER RIVER DR. AND ELKINS RD. CITY OF SUGARLAND, TX. ELEV = 69.747 NAVD88
- ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, SCALE FACTOR OF 1.00013.
- THIS PLAT WAS PREPARED TO MEET CITY OF SUGAR LAND AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS AMERICAN TITLE COMPANY. FILE NO. 2791025-00328, EFFECTIVE DATE APRIL 4, 2025. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND MUNICIPAL UTILITY DISTRICT NO. 269, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., THE ETJ OF THE CITY OF SUGAR LAND, AND FORT BEND COUNTY.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING COMMISSION APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THE PIPELINES AND PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
- ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF SUGAR LAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT, PROVIDED THAT SUCH OWNER MAY CROSS OR COVER THE EASEMENT WITH A PAVED DRIVEWAY/PARKING LOT UNDER THE FOLLOWING CONDITIONS. THE DRIVEWAY SHALL BE JOINTED AT THE BOUNDARY LINE OF THE EASEMENT TO LIMIT THE AMOUNT OF PAVING THAT MUST BE REMOVED TO PROVIDE ACCESS, AND THERE SHALL BE NO OBLIGATION OF THE CITY TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
- WOOD SHINGLES ARE HEREBY PROHIBITED WITHIN THIS SUBDIVISION.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 5.8 OF THE DESIGN STANDARDS OF THE CITY OF SUGAR LAND. PRIOR TO THE CERTIFICATION OF COMPLIANCE OF STREETS WITHIN THE SUBDIVISION BY THE CITY OF SUGAR LAND, SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS WHERE HOUSES WILL NOT FRONT OR SIDE. HOMEBUILDERS SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOMES SIDE.
- RYEHILL SECTION 2A LIES WITHIN UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER(S) 48157C0270L AND 48157C0265L, DATED APRIL 2, 2014.
- MASTER NOTE N/A
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF SUGAR LAND AND THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- PRIOR TO ANY CONSTRUCTION ON SUBJECT LOTS OR NON-RESIDENTIAL TRACTS, THE CITY OF SUGAR LAND SHALL REVIEW AND APPROVE DRAINAGE CALCULATIONS PERFORMED BY A REGISTERED PROFESSIONAL ENGINEER ILLUSTRATING AVAILABLE OUTFALL AND/OR DETENTION CAPACITY.
- MASTER NOTE N/A
- MASTER NOTE N/A
- MASTER NOTE N/A
- ONE-FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ADJUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-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, THEIR HEIRS, ASSIGNS OR SUCCESSORS.
- MASTER NOTE N/A
- MASTER NOTE N/A
- MASTER NOTE N/A
- ALL BUILDING LINE TRANSITIONS SHALL BE AT 45 DEGREE ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.
- DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO CHAPTER FIVE ARTICLE VII OF THE DEVELOPMENT CODE OF THE CITY OF SUGAR LAND.
- ALL LAKE/DETENTION TRACTS, EASEMENTS, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY FORT BEND COUNTY MUD NO. 269 UNTIL A HOMEOWNERS' ASSOCIATION IS ESTABLISHED. HOMEOWNERS ASSOCIATIONS WILL BE ESTABLISHED IN ACCORDANCE WITH CHAPTER FIVE, ARTICLE IV, SECTION 5-34 OF THE DEVELOPMENT CODE OF CITY OF SUGAR LAND.
- MASTER NOTE N/A
- ALL LOTS AND RESERVES SHALL HAVE MINIMUM SIDE AND REAR BUILDING SETBACKS AS ESTABLISHED BY THE DEVELOPERS AGREEMENT BY AND BETWEEN THE CITY OF SUGAR LAND, TEXAS, AND PULTE HOMES OF TEXAS L.P.
- WITH IN SUGAR LAND'S ETJ, ALL GARAGES SHALL BE SET BACK A MINIMUM OF TWENTY (20) FEET FROM THE STREET RIGHT-OF-WAY ON CORNER LOTS, WHEN SAID LOT IS A SIDE LOADING LOT. A SIDE LOADING LOT IS A CORNER LOT WITH A SIDE LOADING GARAGE OR CARPOT.
- MASTER NOTE N/A
- MASTER NOTE N/A
- MASTER NOTE N/A
- MASTER NOTE N/A
- MASTER NOTE N/A
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL NUMBERS OMITTED ABOVE ARE CITY OF SUGAR LAND MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 80.37 FEET (NAVD 1988) ABOVE MEAN SEA LEVEL. IN ADDITION NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM THE FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH A.D.A.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THIS PLAT LIES WITHIN LIGHT ZONE 3 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.



VICINITY MAP  
NOT-TO-SCALE  
MAP REF: KEY MAP 607W & 607X  
ZIP CODE: 77469

# RYEHILL SECTION 2A

A SUBDIVISION OF 11.44 ACRES  
LOCATED IN THE JOSEPH KUYKENDALL SURVEY, A-49,  
AND THE ABNER KUYKENDALL SURVEY, A-48  
CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS  
40 LOTS 3 RESERVES 3 BLOCKS  
APRIL, 2025

OWNER:  
JEN TEXAS 37, LLC,  
A TEXAS LIMITED LIABILITY COMPANY

ADDRESS:  
1401 LAKE PLAZA DRIVE  
SUITE 200 - 158  
SPRING, TEXAS 77389  
TEL. 214-394-0493



2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

Date: May 01, 2025 9:09am User: ID: Timothyw4  
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