PLAT RECORDING SHEET

PLAT NAME:	Rychill Section Three
PLAT NO:	
ACREAGE:	46.54
LEAGUE:	Abner Kuykendall Survey
ABSTRACT NU	UMBER: A-48
NUMBER OF B	BLOCKS: 4
NUMBER OF I	LOTS: 115
NUMBER OF F	RESERVES: 8
OWNERS: Je	n Texas 37, LLC
_	
(DEPUTY CLERK)	

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 THREE 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.

BY: ______TOM WOLIVER, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF _____

A TEXAS LIMITED LIABILITY COMPANY

JEN TEXAS 37 LLC,

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 LICE THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUN	ENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT TY AND THE CITY OF SUGAR LAND.
CHAD R. HARTMANN	 DATE
TEXAS LICENSE NO. 109947	
APPROVED THIS PLAT AND SUBDIVISION OF RYEHILL SECTION	NG COMMISSION OF THE CITY OF SUGAR LAND, TEXAS HAS IN THREE, IN CONFORMANCE WITH THE LAWS OF THE STATE OF ND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF

BY: ______

MATTHEW CALIGUR, CHAIR

BY: ______

LINDA MENDENHALL, CITY CLERK

THIS _____, DAY OF _____, 2025.

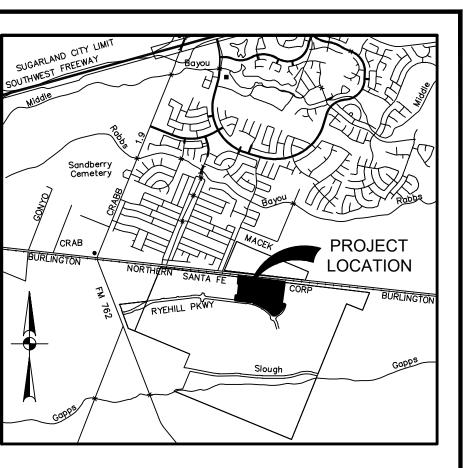
STATE OF TEXAS COUNTY OF FORT BEND

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

______ OF THE PLAT RECORDS OF SAID COUNTY.

LAURA RICHARD
CLERK OF THE COUNTY
FORT BEND COUNTY, TEXAS

BY:



VICINITY MAP

NOT-TO-SCALE

MAP REF: KEY MAP 607W & 607X

ZIP CODE: 77469

I, J. STACY SLAWINSKI, 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.

STACY SLAWINSKI, P.E. DRT BEND COUNTY ENGINEER	
APPROVED BY THE COMMISSIONER'S COURT C	OF FORT BEND COUNTY, TEXAS
NS DAY OF	, 2025.
NCENT M. MORALES, JR. DMMISSIONER, 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 THREE

A SUBDIVISION OF 46.54 ACRES LOCATED IN THE ABNER KUYKENDALL SURVEY, A-48 CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS

115 LOTS 8 RESERVES 4 BLOCKS

JUNE 2025

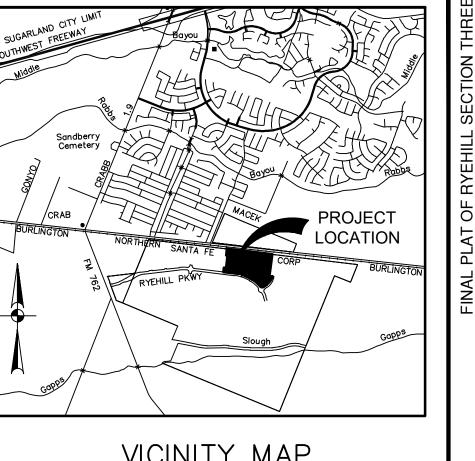
OWNER: JEN TEXAS 37, LLC, A TEXAS LIMITED LIABILITY COMPANY ADDRESS:

1401 LAKE PLAZA DRIVE SUITE 200 - 158

SPRING, TEXAS 77389 TEL. 214-394-0493 PAPE-DAWSON ENGINEERS

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

SHEET 1 OF 5

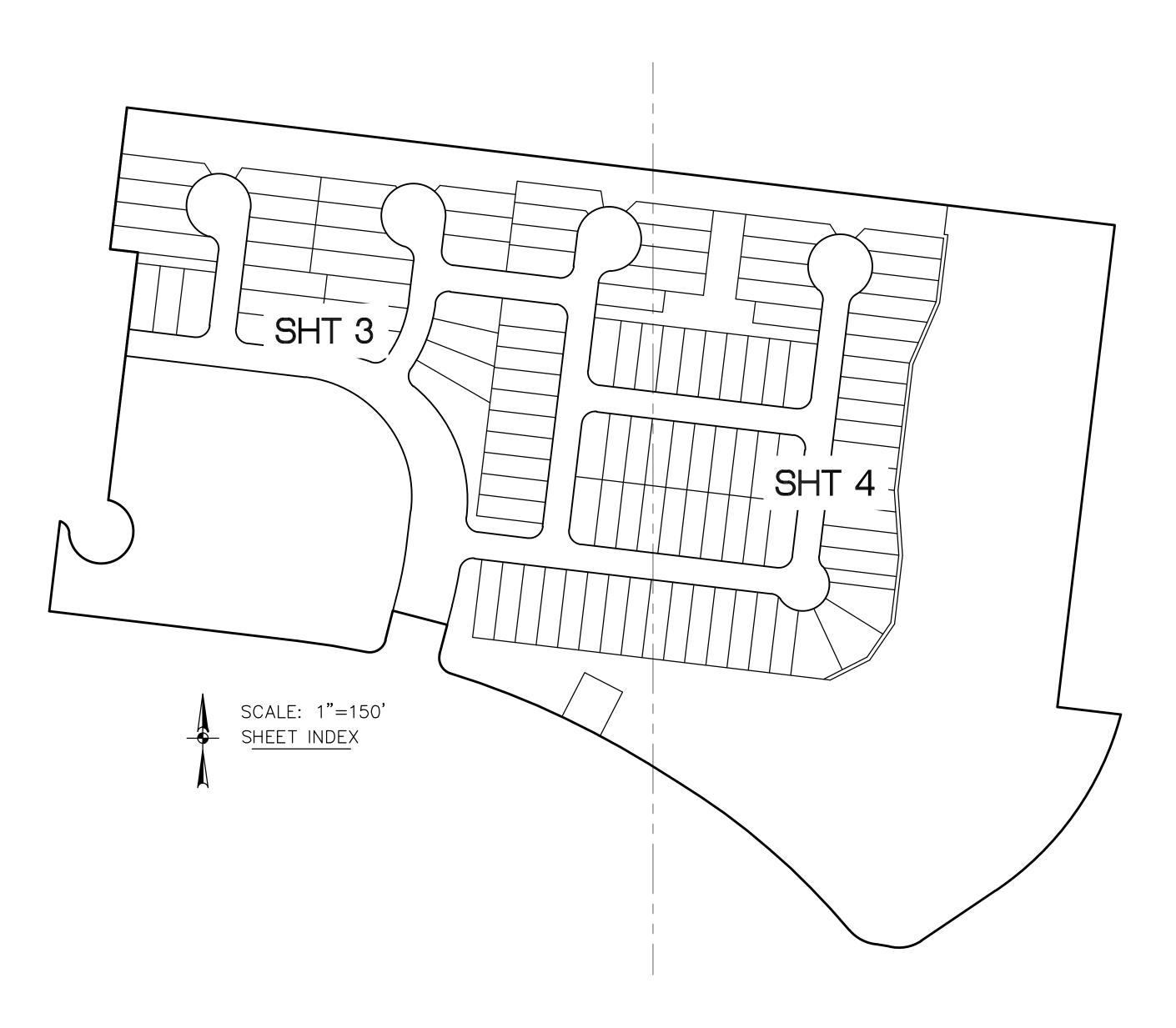


VICINITY MAP

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RYEHILL SECTION THREE

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BLOCK NUMBER

RESERVE SYMBOL

ABBREVIATION LEGEND

AE	AERIAL EASEMENT
ESMT	EASEMENT
VOL. PG.	VOLUME PAGE
POB	POINT OF BEGINNING
R	RADIUS
ROW	RIGHT 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
STMSE	STORM SEWER EASEMENT

		CUR		LINE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH		LINE #	BEARING	LENG
C6 1610.00' 14'30'09" N65'30'02"W		N65°30'02"W	406.43	407.52		L2	N14°21'53"E	56.8	
C7	30.00'	87°06'57"	S29°11'38"E	41.35' 45.61'	L3	N75°38'07"W	105.0		
C9	1610.00'	4°41'33"	N80°51'54"W	131.82'	131.86'		L4	S14°21'53"W	56.8
C10	25.00'	68 ° 17'56"	S37°31'30"E	28.07'	29.80'		L5	N83°12'41"W	52.2
C11	60.00'	253 ° 36'20"	N49°49'18"E	96.08'	265.58'		L6	N14°21'53"E	36.0
C12	750.00'	7°34'34"	N10°34'36"E	99.10'	99.17'		L7	S6°47'19"W	12.5
C13	250.00'	62 ° 21'53"	S24°23′38"E	258.88'	272.12'		L8	S6°47'19"W	50.0
C14	250.00'	27°38'07"	S69°23'38"E	119.42	120.58'		L9	N83°12'41"W	35.0
C15	250.00'	27°38'07"	N20°36'22"E	119.42	120.58'		L10	N34°25'26"E	60.4
C17	697.50'	7°34'34"	N10°34'36"E	92.16'	92.23'		L11	N6°47′19"E	50.0
C18	225.00'	90°00'00"	N38°12'41"W	318.20'	353.43'		L12	N83°12'41"W	35.0
C19	25.00'	90°00'00"	N51°47'19"E	35.36'	39.27'		L13	S83°12'41"E	35.0
C20	25.00'	79 ° 50'09"	N33°07'46"W	32.08'	34.83'		L15	S14°21'53"W	36.0
C21	60.00'	259 ° 50'09"	N56°52'14"E	92.04	272.10'		L16	N6°47′19"E	62.5
C22	25.00'	90°00'00"	S38°12'41"E	35.36'	39.27'		L17	N34°25'26"E	7.01
C23	275.00'	1377'00"	N76°34'11"W	63.61'	63.76'		L18	N30°46'45"W	4.83
C24	25.00'	75°38'53"	N72°14'52"E	30.66	33.01'		L19	N41°05'17"E	15.4
C25	25.00'	79°48'47"	N33°08'26"W	32.08'	34.83'		L20	S39*35'02"E	8.88
C26	60.00'	259 ° 50'09"	N56°52'14"E	92.04'	272.10'		L21	N9°38'30"W	31.2
C27	25.00'	90°00'00"	S38°12'41"E	35.36'	39.27'		L22	N46°22'08"E	28.1
C28	25.00'	90°00'00"	N51°47'19"E	35.36'	39.27'		L32	N33°00'39"W	24.4
C29	60.00'	259 * 50'09"	S43*17'37"E	92.04'	272.10'		L33	N31°37'42"E	23.8
C30	25.00'	79 ° 50'09"	S46°42'23"W	32.08'	34.83'		L36	S33*00'39"E	33.3
C31	25.00'	90°00'00"	S38°12'41"E	35.36'	39.27		L37	N31°37'42"E	29.0
C39	25.00'	87 ° 24'22"	S53°05'08"W	34.55'	38.14'		L38	S30°46'45"E	26.4
C40	802.50'	4°58'56"	N11°52'25"E	69.76'	69.78'		L41	S6°07'29"W	11.2
C41	25.00'	90°00'00"	S51°47'19"W	35.36'	39.27'		L42	S27°14'12"W	57.0
C42	25.00'	87°43'51"	N37°01'48"W	34.65	38.28'		L43	N62°45'48"W	16.0
C43	25.00'	90°00'00"	N51°47'19"E	35.36	39.27		L44	N6°07'29"E	15.0
C44	25.00'	90°00'00"	S38°12'41"E	35.36	39.27		L45	N51°07'29"E	13.0
C45	275.00'	57°27'47"	S21°56′34"E	264.39'	275.80'				
C46	25.00'	84°51'33"	S8°14'41"E	33.73'	37.03'				
C47	25.00'	90°00'00"	S51°47'19"W	35.36	39.27'				
C50	25.00'	90°00'00"	S38°12'41"E	35.36'	39.27'				
C51	76.00'	5 ° 44'23"	N81°14'48"W	7.61	7.61'				

THOMPSON ROAD (F.M. 2759)

N8312'41"W

N8312'41"W

→15' STMSE

<u>[15' SSE</u>

ZEST ROAD

S83*12'41"E 298.99'

(VOL.2, PG.4; VOL.195 F.B.C.D.R

(100' WIDE R.O.W.) (NO DEED INFO. FOUND)

HAPPINESS PASS

RYEHILL PARKWAY PLAT NO. 20250158 F.B.C.P.R. (100' ROW) 10'X10'__ SSE 19

N8372'41"W 5' WLE-

E: 3022597.43

-10' UE S83'12'41"E 162.19

JEN TEXAS 37 LLC CALLED 690.84 ACRES CF NO 2024001914 OPRFBC

> 14' UE CF NO. 2025046938 OPRFBC

CF NO. 2025046938— OPRFBC

> CF NO. 2025046938— OPRFBC

10' UE CF NO. 2025046938 OPRFBC

SECTION 2A PLAT NO. 20250159 F,B,C.P.R.

POB N: 13756002.51 E: 3022451.93

RYEHILL

PARKWAY STREET

PLAT NO. 20250158

JEN TEXAS 37 LLC

CALLED 690.84 ACRES

CF NO 2024001914

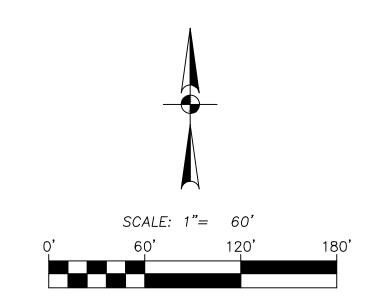
OPRFBC

DEDICATION SECTION TWO

78

RYEHILL SECTION 2B (FUTURE)

RYEHILL SECTION 2B (FUTURE)



- RESTRICTED RESERVE A

 (RESTRICTED TO AMENITY CENTER AND

 LANDSCAPE OR OPEN SPACE AND INCIDENTAL

 UTILITES PURPOSES ONLY)

 6.224 AC. 271,115 SQ.FT.
- RESTRICTED RESERVE B
 (RESTRICTED TO DRAINAGE AND DETENTION AND LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
 0.069 AC. 2,990 SQ.FT.
- RESTRICTED RESERVE C
 (RESTRICTED TO LANDSCAPE OR OPEN SPACE
 AND INCIDENTAL UTILITES PURPOSES ONLY)
 2.746 AC. 119,598 SQ.FT.
- RESTRICTED RESERVE D

 (RESTRICTED TO LANDSCAPE OR OPEN

 SPACE PURPOSES ONLY)

 0.622 AC. 27,096 SQ.FT.
- RESTRICTED RESERVE E
 (RESTRICTED TO DRAINAGE AND DETENTION AND
 LANDSCAPE OR OPEN SPACE AND INCIDENTAL
 UTILITES PURPOSES ONLY)
 14.701 AC. 640,378 SQ.FT.
 - RESTRICTED RESERVE F
 (RESTRICTED TO LANDSCAPE OR OPEN
 SPACE PURPOSES ONLY)
 0.461 AC. 20,085 SQ.FT.
- RESTRICTED RESERVE G (RESTRICTED TO LIFT STATION PURPOSES
- ONLY)
 0.170 AC. 7,397 SQ.FT.

RYEHILL SECTION THREE

A SUBDIVISION OF 46.54 ACRES LOCATED IN THE ABNER KUYKENDALL SURVEY, A-48 CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS

115 LOTS 8 RESERVES 4 BLOCKS

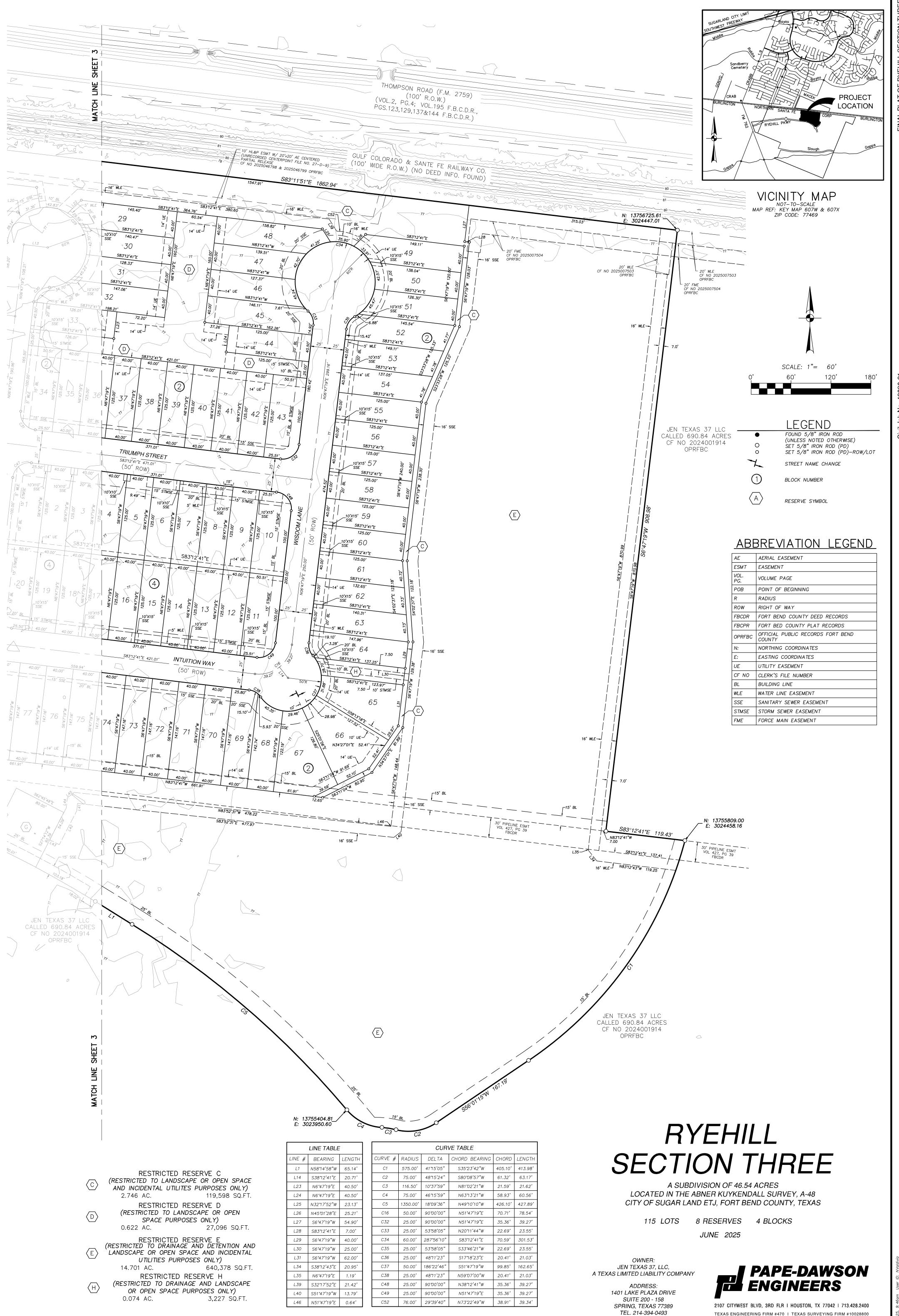
JUNE 2025

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 I HOUSTON, TX 77042 I 713.428.2400
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800



- 2. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE. HAVING A SCALE FACTOR OF 1.00013.
- 3. THIS PLAT WAS PREPARED TO MEET CITY OF SUGAR LAND AND FORT BEND COUNTY REQUIREMENTS.
- 4. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS AMERICAN TITLE COMPANY. FILE NO. 2791025-01744, EFFECTIVE DATE JUNE 30, 2025. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- 5. 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.
- 6. 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.
- 7. THE PIPELINES AND PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
- 8. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF SUGAR LAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
- 9. 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.
- 10. WOOD SHINGLES ARE HEREBY PROHIBITED WITHIN THIS SUBDIVISION.
- 11. 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.
- 12. RYEHILL SECTION THREE LIES WITHIN UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER(S) 48157C027OL, DATED APRIL 2, 2014.
- 13. MASTER NOTE N/A
- 14. 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.
- 15. 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
- 16. MASTER NOTE N/A
- 17. MASTER NOTE N/A
- 18. MASTER NOTE N/A
- 19. 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 ABUT 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.
- 20. MASTER NOTE N/A
- 21. MASTER NOTE N/A
- 22. MASTER NOTE N/A
- 23. ALL BUILDING LINE TRANSITIONS SHALL BE AT 45 DEGREE ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.
- 24. 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.
- 25. 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 SHALL BE ESTABLISHED IN ACCORDANCE WITH CHAPTER FIVE, ARTICLE IV, SECTION 5-34 OF THE DEVELOPMENT CODE OF CITY OF SUGAR
- 26. MASTER NOTE N/A
- 27. 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.
- 28. WITHIN 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 CAR
- 29. MASTER NOTE N/A
- 30. MASTER NOTE N/A
- 31. MASTER NOTE N/A
- 32. MASTER NOTE N/A
- 33. MASTER NOTE N/A
- 34. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 35. ALL NUMBERS OMITTED ABOVE ARE CITY OF SUGAR LAND MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.
- 36. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 79.40 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.
- 37. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 38. 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.
- 39. 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.
- 40. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 41. THIS PLAT LIES WITHIN LIGHT ZONE 2 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.

	LINE TABLE	
LINE #	BEARING	LENGTH
L1	N58°14'58"W	65.14'
L2	N14°21'53"E	56.84'
L3	N75 ° 38'07"W	105.00'
L4	S14°21'53"W	56.84'
L5	N83°12'41"W	52.25'
L6	N14°21'53"E	36.07
L7	S6°47'19"W	12.55'
L8	S6°47'19"W	50.00'
L9	N83°12'41"W	<i>35.00</i> '
L10	N34°25'26"E	60.41
L11	N6 ° 47'19"E	50.00'
L12	N8312'41"W	35.00'
L13	S83°12'41"E	35.00'
L14	S3812'41"E	20.71'
L15	S14°21'53"W	36.07'
L16	N6°47'19"E	62.55'
L17	N34 ° 25'26"E	7.01'
L18	N30°46'45"W	4.83'
L19	N41°05'17"E	15.41'
L20	S39*35'02"E	8.88'
L21	N9°38'30"W	31.25'
L22	N46 ° 22'08"E	28.19'
L23	N6°47'19"E	40.50'
L24	N6°47'19"E	40.50'
L25	N32°17'52"W	23.13'

LINE TABLE

LINE # | BEARING | LENGT

L26 N45°01'28"E 25.21

S6°47'19"W 54.90'

S83°12'41"E 7.00 S6°47'19"W | 40.00

S6°47'19"W 25.00' S6°47'19"W 62.00

N33°00'39"W 24.41

N31°37'42"E 23.89' S38°12'43"E 20.95'

N6°47'19"E 1.19'

S33°00'39"E | 33.37'

N31°37'42"E 29.08'

S30°46'45"E | 26.49

S32°17'52"E 21.42 S51°47'19"W 13.79'

S6°07'29"W | 11.28'

S27°14'12"W 57.07

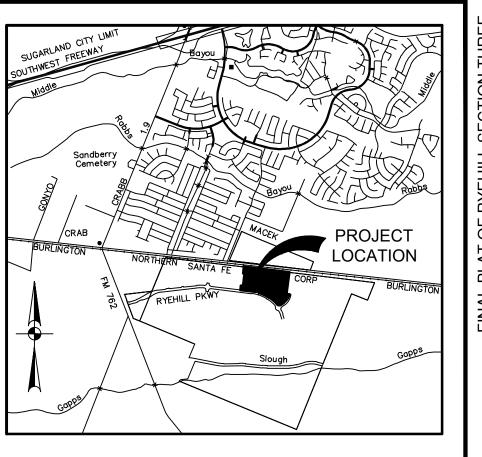
N6°07'29"E | 15.06'

N62°45'48"W 16.00'

L45 N51°07'29"E 13.06'

L46 N51°47'19"E 0.64'

CURVE TABLE						CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	575.00'	41°15'05"	S35°23'42"W	405.10'	413.98'	C27	25.00'	90°00'00"	S38°12'41"E	35.36'	39.27'
C2	75.00'	48°15'24"	S80°08'57"W	61.32'	63.17'	C28	25.00'	90°00'00"	N51°47'19"E	35.36'	39.27'
СЗ	116.50'	10°37'59"	N81°02'21"W	21.59'	21.62'	C29	60.00'	259 ° 50'09"	S43°17'37"E	92.04'	272.10
C4	75.00'	46°15'59"	N63°13'21"W	58.93'	60.56'	C30	25.00'	79 ' 50'09"	S46°42'23"W	32.08'	34.83'
C5	1350.00'	18*09'36"	N49°10′10″W	426.10'	427.89'	C31	25.00'	90°00'00"	S38°12'41"E	35.36'	39.27'
C6	1610.00'	14°30'09"	N65°30'02"W	406.43'	407.52'	C32	25.00'	90°00'00"	N51°47'19"E	35.36'	39.27'
C7	30.00'	87 ° 06'57"	S29°11'38"E	41.35'	45.61'	C33	25.00'	53 ° 58'05"	N20°11′44″W	22.69'	23.55
C8	30.00'	87 ° 06'59"	N57*55'23"E	41.35'	45.61'	C34	60.00'	287 ° 56'10"	S83°12'41"E	70.59	301.53
C9	1610.00'	4°41'33"	N80°51′54″W	131.82'	131.86'	C35	25.00'	53 ° 58'05"	S33°46'21"W	22.69'	23.55
C10	25.00'	6817'56"	S37°31'30"E	28.07'	29.80'	C36	25.00'	48*11'23"	S17*18'23"E	20.41'	21.03'
C11	60.00'	253°36'20"	N49*49'18"E	96.08'	265.58'	C37	50.00'	186 ° 22'46"	S51°47'19"W	99.85'	162.65
C12	750.00'	7°34'34"	N10°34'36"E	99.10'	99.17'	C38	25.00'	48*11'23"	N59°07'00"W	20.41	21.03'
C13	250.00'	62°21'53"	S24*23'38"E	258.88'	272.12'	C39	25.00'	87°24'22"	S53°05'08"W	34.55	38.14
C14	250.00'	27 ' 38'07"	S69 * 23'38"E	119.42'	120.58'	C40	802.50'	4*58'56"	N11°52'25"E	69.76	69.78 '
C15	250.00'	27 ' 38'07"	N20°36'22"E	119.42'	120.58'	C41	25.00'	90°00'00"	S51°47'19"W	35.36'	39.27
C16	50.00'	90°00'00"	N51°47'19"E	70.71	78.54	C42	25.00'	87°43'51"	N37°01'48"W	34.65'	38.28
C17	697.50'	7°34'34"	N10°34'36"E	92.16'	92.23'	C43	25.00'	90°00'00"	N51°47'19"E	35.36'	39.27
C18	225.00'	90°00'00"	N38°12'41"W	318.20'	353.43'	C44	25.00'	90°00'00"	S38°12'41"E	35.36'	39.27
C19	25.00'	90°00'00"	N51°47'19"E	35.36'	39.27'	C45	275.00'	57 ° 27'47"	S21°56′34″E	264.39	275.80
C20	25.00'	79 ° 50'09"	N33°07'46"W	32.08'	34.83'	C46	25.00'	84°51'33"	S8°14'41"E	33.73'	37.03'
C21	60.00'	259°50'09"	N56°52'14"E	92.04'	272.10'	C47	25.00'	90°00'00"	S51°47'19"W	35.36'	39.27
C22	25.00'	90°00'00"	S38°12'41"E	35.36'	39.27'	C48	25.00'	90°00'00"	N38°12'41"W	35.36'	39.27
C23	275.00'	13°17'00"	N76°34'11"W	63.61	63.76'	C49	25.00'	90°00'00"	N51°47'19"E	35.36'	39.27'
C24	25.00'	75 ° 38'53"	N72°14'52"E	30.66	33.01'	C50	25.00'	90°00'00"	S38°12'41"E	35.36'	39.27
C25	25.00'	79 ° 48'47"	N33°08'26"W	32.08'	34.83'	C51	76.00'	5 ° 44'23"	N81°14'48"W	7.61'	7.61'
C26	60.00'	259 ° 50'09"	N56*52'14"E	92.04'	272.10'	C52	76.00'	29*39'40"	N73°22'49"W	38.91'	39.34



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

A SUBDIVISION OF 46.54 ACRES LOCATED IN THE ABNER KUYKENDALL SURVEY, A-48 CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS

115 LOTS 8 RESERVES 4 BLOCKS JUNE 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 I HOUSTON, TX 77042 | 713.428.2400

TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

SHEET 5 OF 5