

PLAT RECORDING SHEET

PLAT NAME: Ryehill Parkway Street Dedication Section Two Replat No. 1

PLAT NO: _____

ACREAGE: 13.430

LEAGUE: Abner Kuykendall Survey and Joseph Kuykendall Survey

ABSTRACT NUMBER: A-48 & A-49

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 2

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 PARKWAY STREET DEDICATION SECTION TWO REPLAT NO. 1, 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 PARKWAY STREET DEDICATION SECTION TWO REPLAT NO. 1, 13.430 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 PARKWAY STREET DEDICATION SECTION TWO REPLAT NO. 1 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 CONVEY 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 PARKWAY STREET DEDICATION SECTION TWO REPLAT NO. 1, 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

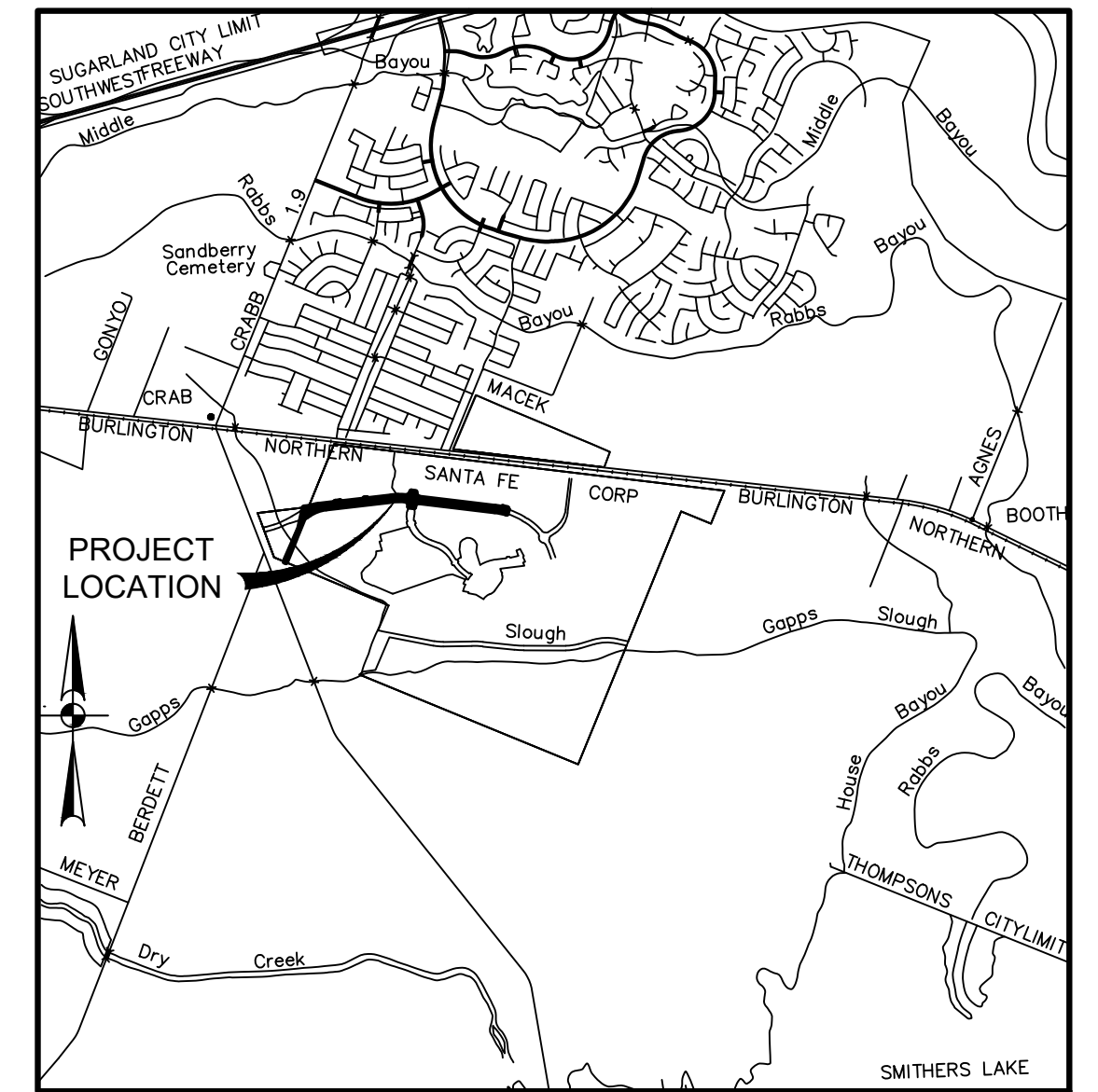
STATE OF TEXAS
COUNTY OF FORT BEND

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 606Z, 607W & 607X

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 PARKWAY STREET DEDICATION SECTION TWO REPLAT NO. 1

A SUBDIVISION OF 13.430 ACRES BEING A REPLAT OF RYEHILL PARKWAY STREET DEDICATION SECTION TWO AS RECORDED IN PLAT NO 20250158, FORT BEND COUNTY PLAT RECORDS AND A PARTIAL REPLAT OF RYEHILL PARKWAY STREET DEDICATION AND RESERVES SECTION ONE AS RECORDED IN PLAT NO 20250083, FORT BEND COUNTY PLAT RECORDS,

LOCATED IN THE ABNER KUYKENDALL SURVEY, A-48 AND IN THE IN THE JOSEPH KUYKENDALL SURVEY, A-49, SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS.

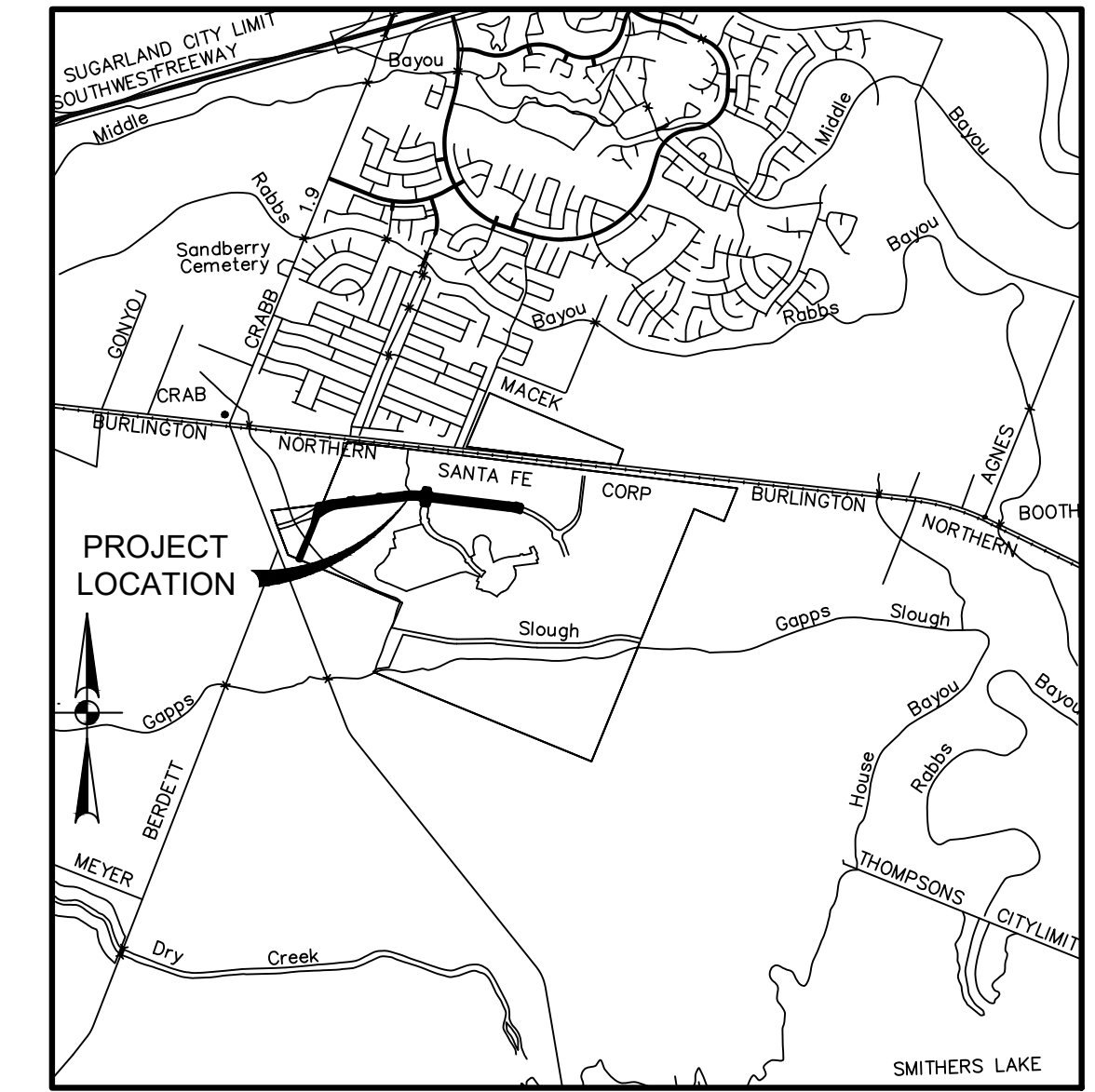
REASON FOR REPLAT: TO INCLUDE PROPERTY LOCATED IN THE CITY OF SUGAR LAND ETJ ALONG WEST BOUNDARY LINE AND TO DEDICATE ADDITIONAL RIGHT-OF-WAY AND CREATE 2 RESERVES AND 2 BLOCKS

0 LOTS 2 RESERVES 2 BLOCKS
AUGUST 2025

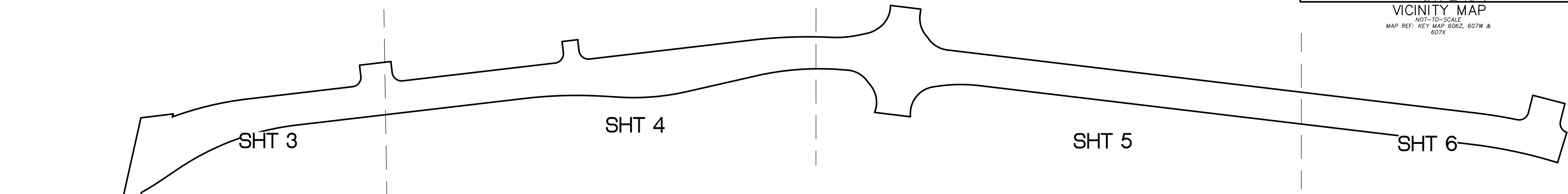
OWNER:
JEN TEXAS 37, LLC,
A TEXAS LIMITED LIABILITY COMPANY

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

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



VICINITY MAP
NOT TO SCALE
MAP REF: KEY MAP 606Z, 607W & 607X



GENERAL NOTES:

1. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NAVD 88, 2021 ADJUSTMENT.
2. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 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. 2791025-05696 EFFECTIVE DATE SEPTEMBER 16, 2025. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
5. THIS PLAT LIES WHOLLY WITHIN FORT BEND MUNICIPAL UTILITY DISTRICT NO. 269 AND 269A, 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 OR 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. 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.
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 PARKWAY STREET DEDICATION SECTION TWO REPLAT NO. 1 LIES WITHIN UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C0265L AND 48157C070L DATED APRIL 2, 2014.
13. 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.
14. 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.
15. 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 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 THERE TO SHALL REVERT TO AND REVEST IN THE DEDICATOR, THEIR HEIRS, ASSIGNS OR SUCCESSORS.
16. ALL BUILDING LINE TRANSITIONS SHALL BE 45 DEGREE ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.
17. 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.
18. ALL LAKE/DETENTION TRACTS, EASEMENTS, OPEN SPACE, OR OTHER COMMON AREA WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY THE APPLICABLE HOMEOWNERS' ASSOCIATION, LEVEE IMPROVEMENT DISTRICT, OR OTHER PERPETUAL PRIVATE ENTITY. HOMEOWNERS' ASSOCIATIONS SHALL BE ESTABLISHED IN ACCORDANCE WITH CHAPTER FIVE, ARTICLE IV, SECTION 5-34 OF THE DEVELOPMENT CODE OF CITY OF SUGAR LAND.
19. ALL LOTS AND RESERVES SHALL HAVE MINIMUM SIDE AND REAR BUILDING SETBACKS AS ESTABLISHED BY DEVELOPERS AGREEMENT BY AND BETWEEN THE CITY OF SUGAR LAND, TEXAS, AND PULTE HOMES OF TEXAS, L.P.
20. 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 CARPORT.
21. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
22. ALL NUMBERS OMITTED ABOVE ARE CITY OF SUGAR LAND MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.
23. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
24. 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.
25. 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.
26. THIS PLAT LIES WITHIN LIGHT ZONE 2 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
27. DESIGNATION OF DRILL SITES, EASEMENTS, AND RELEASE OF OTHER SURFACE RIGHTS AGREEMENT, RECORDED UNDER F.B.C. CLERK'S FILE NO. 2024001915, HAS BEEN PARTIALLY ABANDONED BY THAT ABANDONMENT OF EASEMENTS RECORDED UNDER F.B.C. CLERK'S FILE NO. 2025084765, AS TO THE RIGHT-OF-WAY SHOWN ON THIS PLAT.

RYEHILL PARKWAY STREET DEDICATION SECTION TWO REPLAT NO. 1

A SUBDIVISION OF 13.430 ACRES BEING A REPLAT OF RYEHILL PARKWAY STREET DEDICATION SECTION TWO AS RECORDED IN PLAT NO 20250158, FORT BEND COUNTY PLAT RECORDS AND A PARTIAL REPLAT OF RYEHILL PARKWAY STREET DEDICATION AND RESERVES SECTION ONE AS RECORDED IN PLAT NO 20250083, FORT BEND COUNTY PLAT RECORDS,

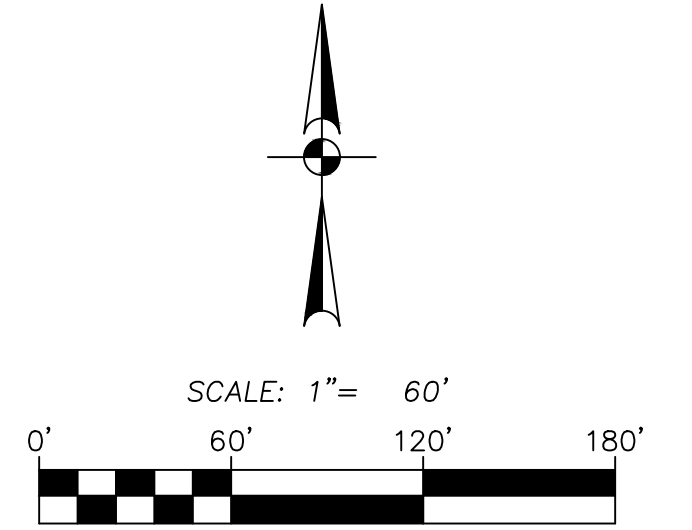
LOCATED IN THE ABNER KUYKENDALL SURVEY, A-48 AND IN THE IN THE JOSEPH KUYKENDALL SURVEY, A-49, SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS.

REASON FOR REPLAT: TO INCLUDE PROPERTY LOCATED IN THE CITY OF SUGAR LAND ETJ ALONG WEST BOUNDARY LINE AND TO DEDICATE ADDITIONAL RIGHT-OF-WAY AND CREATE 2 RESERVES AND 2 BLOCKS

0 LOTS 2 RESERVES 2 BLOCKS
AUGUST 2025

OWNER:
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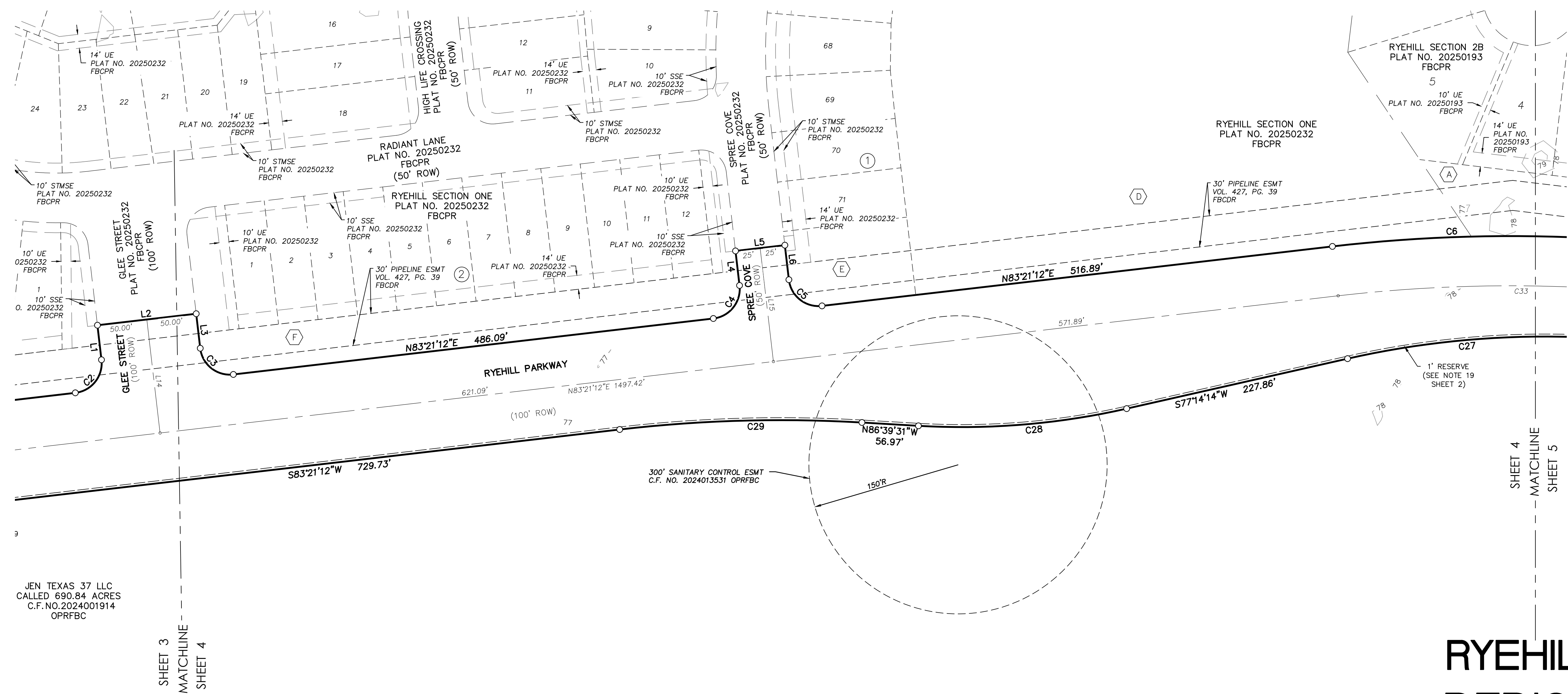


LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (PD)

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 BEND COUNTY PLAT RECORDS
OPRFBC	OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
N:	NORTHING COORDINATES
E:	EASTING COORDINATES
CF NO	CLERK'S FILE NUMBER



JEN TEXAS 37 LLC
CALLED 690.84 ACRES
C.F. NO. 2024001914
OPRFBC

SHEET 3
MATCHLINE
SHEET 4

RYEHILL PARKWAY STREET DEDICATION SECTION TWO REPLAT NO. 1

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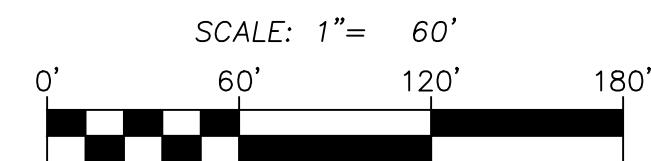
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LINE	BEARING	LENGTH
L1	N06°38'48"W	35.00'
L2	N83°21'12"E	100.00'
L3	S06°38'48"E	35.00'
L4	N06°38'48"W	35.00'
L5	N83°21'12"E	50.00'
L6	S06°38'48"E	35.00'
L7	S83°04'36"E	96.83'
L8	S06°55'24"W	19.04'
L9	N14°21'53"E	56.84'
L10	S75°38'07"E	105.00'
L11	S14°21'53"W	56.84'
L12	S17°10'03"W	100.00'
L13	N83°04'36"W	114.30'
L14	N06°38'48"W	115.00'
L15	N06°38'48"W	115.00'
L16	N14°21'53"E	134.76'

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1050.00'	13°28'52"	N76°36'46"E	246.48'	247.05'
C2	30.00'	90°00'00"	N38°21'12"E	42.43'	47.12'
C3	30.00'	90°00'00"	S51°38'48"E	42.43'	47.12'
C4	30.00'	90°00'00"	N38°21'12"E	42.43'	47.12'
C5	30.00'	90°00'00"	S51°38'48"E	42.43'	47.12'
C6	1550.00'	9°27'46"	N88°05'05"E	255.71'	256.00'
C7	300.00'	12°21'27"	N86°38'16"E	64.58'	64.70'
C8	790.50'	3°38'19"	N78°39'22"E	49.73'	49.74'
C9	85.00'	21°08'07"	N66°17'09"E	31.18'	31.35'
C10	118.00'	1°54'16"	N56°40'13"E	3.92'	3.92'
C11	85.00'	58°20'10"	N28°27'16"E	82.85'	86.54'
C12	85.00'	47°21'50"	S16°45'30"E	68.28'	70.27'
C13	118.00'	5°32'41"	S37°40'05"E	11.41'	11.42'
C14	85.00'	48°7'57"	S59°03'13"E	69.57'	71.68'
C15	1610.00'	4°41'33"	N80°51'54"W	131.82'	131.86'
C16	30.00'	87°06'59"	N57°55'23"E	41.35'	45.61'
C17	30.00'	87°06'59"	S29°11'38"E	41.35'	45.61'
C18	1510.00'	10°27'54"	N77°58'44"W	275.41'	275.80'

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C20	790.50'	1°41'30"	S81°38'37"W	23.34'	23.34'
C21	85.00'	80°13'02"	S40°41'20"W	109.52'	119.00'
C22	331.50'	1°54'47"	S00°22'34"E	11.07'	11.07'
C23	85.00'	63°13'51"	N09°36'41"W	89.12'	93.80'
C24	118.00'	6°04'22"	N38°11'25"W	12.50'	12.51'
C25	85.00'	49°52'09"	N60°05'19"W	71.67'	73.98'
C26	1450.00'	1°21'41"	N85°42'14"W	34.45'	34.46'
C27	900.00'	16°22'41"	S85°25'34"W	256.39'	257.27'
C28	750.00'	16°06'16"	S85°17'22"W	210.11'	210.81'
C29	1400.00'	9°59'18"	N88°20'51"E	243.75'	244.06'
C30	850.00'	27°12'53"	S69°44'45"W	399.96'	403.74'
C31	850.00'	4°41'41"	S58°29'09"W	69.63'	69.65'
C32	1000.00'	18°52'39"	N73°54'52"E	327.99'	329.48'
C33	1500.00'	13°26'07"	S89°55'45"E	350.93'	351.74'
C34	1560.00'	7°34'34"	N79°25'24"W	206.13'	206.28'
C35	1560.00'	2°53'10"	N74°11'32"W	78.52'	78.58'
C36	1050.00'	6°28'56"	S66°37'52"W	118.73'	118.79'
C37	850.00'	4°41'05"	N63°10'32"E	69.48'	69.50'

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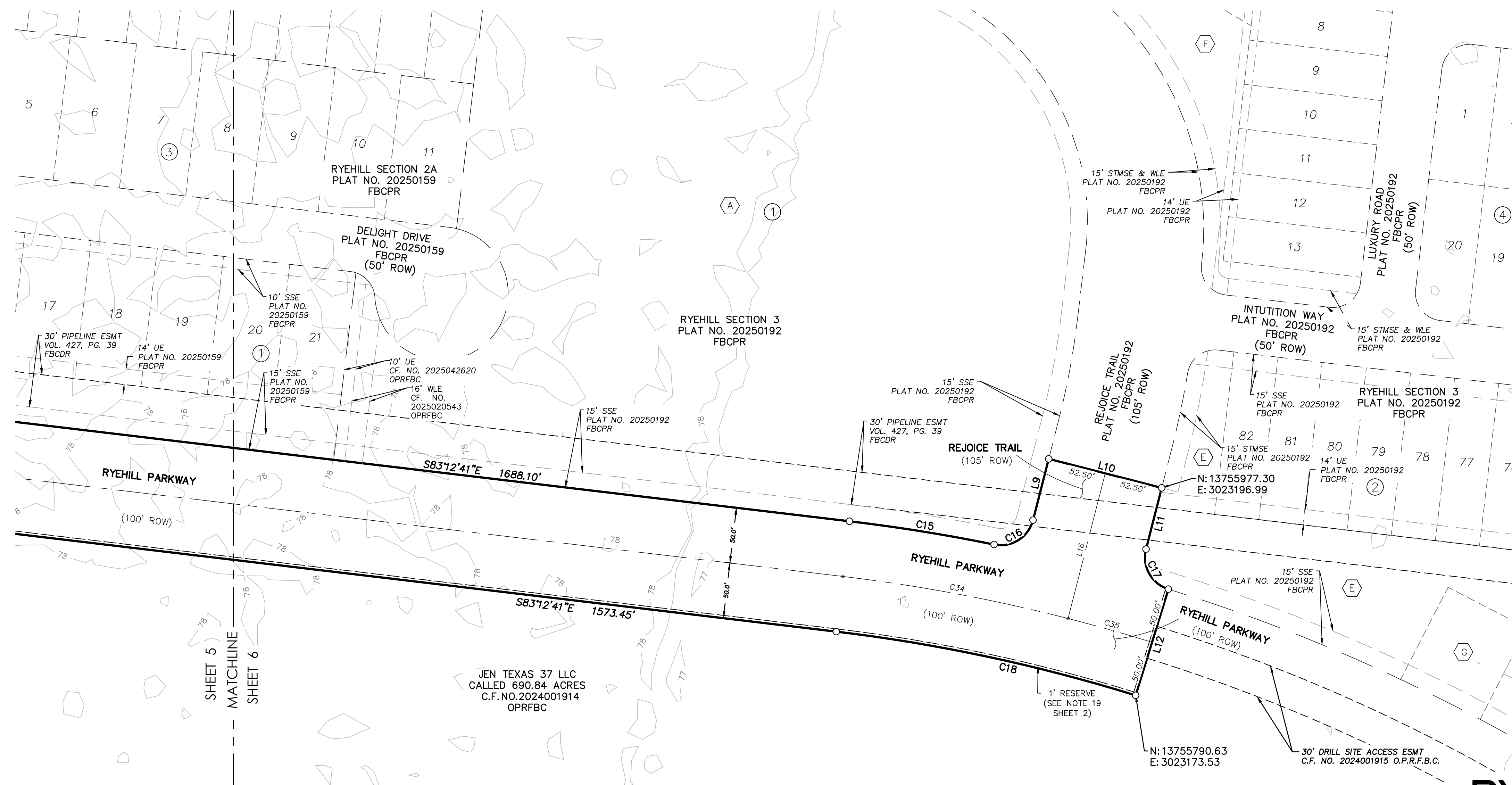


LEGEND

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

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 BEND COUNTY PLAT RECORDS
OPRFBC	OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
N:	NORTHING COORDINATES
E:	EASTING COORDINATES
CF NO	CLERK'S FILE NUMBER
UE	UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
STMSE	STORM SEWER EASEMENT
WLE	WATER LINE EASEMENT



RYEHILL PARKWAY STREET DEDICATION SECTION TWO REPLAT NO. 1

A SUBDIVISION OF 13.430 ACRES BEING A REPLAT OF RYEHILL PARKWAY STREET DEDICATION SECTION TWO AS RECORDED IN PLAT NO 20250158, FORT BEND COUNTY PLAT RECORDS AND A PARTIAL REPLAT OF RYEHILL PARKWAY STREET DEDICATION AND RESERVES SECTION ONE AS RECORDED IN PLAT NO 20250083, FORT BEND COUNTY PLAT RECORDS,
 LOCATED IN THE ABNER KUYKENDALL SURVEY, A-48 AND IN THE IN THE JOSEPH KUYKENDALL SURVEY, A-49, SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS.

REASON FOR REPLAT: TO INCLUDE PROPERTY LOCATED IN THE CITY OF SUGAR LAND ETJ ALONG WEST BOUNDARY LINE AND TO DEDICATE ADDITIONAL RIGHT-OF-WAY AND CREATE 2 RESERVES AND 2 BLOCKS

0 LOTS 2 RESERVES 2 BLOCKS
 AUGUST 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
 2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

LINE TABLE		
LINE	BEARING	LENGTH
L1	N06°38'48"W	35.00'
L2	N83°21'12"E	100.00'
L3	S06°38'48"E	35.00'
L4	N06°38'48"W	35.00'
L5	N83°21'12"E	50.00'
L6	S06°38'48"E	35.00'
L7	S83°04'36"E	96.83'
L8	S06°55'24"W	19.04'
L9	N14°21'53"E	56.84'
L10	S75°38'07"E	105.00'
L11	S14°21'53"W	56.84'
L12	S17°10'03"W	100.00'
L13	N83°04'36"W	114.30'
L14	N06°38'48"W	115.00'
L15	N06°38'48"W	115.00'
L16	N14°21'53"E	134.76'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1050.00'	13°28'52"	N76°36'46"E	246.48'	247.05'
C2	30.00'	90°00'00"	N38°21'12"E	42.43'	47.12'
C3	30.00'	90°00'00"	S51°38'48"E	42.43'	47.12'
C4	30.00'	90°00'00"	N38°21'12"E	42.43'	47.12'
C5	30.00'	90°00'00"	S51°38'48"E	42.43'	47.12'
C6	1550.00'	9°27'46"	N88°05'05"E	255.71'	256.00'
C7	300.00'	12°21'27"	N86°38'15"E	64.58'	64.70'
C8	790.50'	3°36'19"	N78°39'22"E	49.73'	49.74'
C9	85.00'	21°08'07"	N66°17'09"E	31.18'	31.35'
C10	118.00'	1°54'16"	N56°40'13"E	3.92'	3.92'
C11	85.00'	58°20'10"	N28°27'16"E	82.85'	86.54'
C12	85.00'	47°21'50"	S16°45'30"E	68.28'	70.27'
C13	118.00'	5°32'41"	S37°40'05"E	11.41'	11.42'
C14	85.00'	48°18'57"	S59°03'13"E	69.57'	71.68'
C15	1610.00'	4°41'33"	N80°51'54"W	131.82'	131.86'
C16	30.00'	87°06'59"	N57°55'23"E	41.35'	45.61'
C17	30.00'	87°06'57"	S29°11'38"E	41.35'	45.61'
C18	1510.00'	10°27'54"	N77°58'44"W	275.41'	275.80'
C19	500.00'	14°17'57"	S89°38'20"W	124.46'	124.78'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C20	790.50'	1°41'30"	S81°38'37"W	23.34'	23.34'
C21	85.00'	80°13'02"	S40°41'20"W	109.52'	119.00'
C22	331.50'	1°54'47"	S00°22'34"E	11.07'	11.07'
C23	85.00'	63°13'51"	N09°36'41"W	89.12'	93.80'
C24	118.00'	6°04'22"	N38°11'25"W	12.50'	12.51'
C25	85.00'	49°52'09"	N60°05'19"W	71.67'	73.98'
C26	1450.00'	1°21'41"	N85°42'14"W	34.45'	34.46'
C27	900.00'	16°22'41"	S85°25'34"W	256.39'	257.27'
C28	750.00'	16°06'16"	S85°17'22"W	210.11'	210.81'
C29	1400.00'	9°59'18"	N88°20'51"E	243.75'	244.06'
C30	850.00'	27°12'53"	S69°44'45"W	399.96'	403.74'
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