

PLAT RECORDING SHEET

PLAT NAME: DW Sugar Land Entry Reserve

PLAT NO: _____

ACREAGE: 16.236

LEAGUE: Abner Kuykendall Survey & Joseph Kuykendall Survey

ABSTRACT NUMBER: A-48 and A-49

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 3

OWNERS: Jen Texas 37, LLC.

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, JEN TEXAS 37 LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH TOM WOLIVER, ITS VICE PRESIDENT, HEREINAFTER REFERRED TO AS OWNERS OF THE 16.236 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF DW SUGAR LAND ENTRY RESERVE, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, LOTS, BUILDING LINES, AND EASEMENTS THEREON SHOWN AND DESIGNATE SAID SUBDIVISION AS DW SUGAR LAND ENTRY RESERVE, LOCATED IN THE ABNER KUYKENDALL SURVEY, A-48 AND THE JOSEPH KUYKENDALL SURVEY A-49, FORT BEND, COUNTY TEXAS, AND HEREBY DEDICATE TO THE PUBLIC USE AS SUCH, ALL STREETS (EXCEPT STREETS DESIGNATED AS PRIVATE) AND EASEMENTS SHOWN THEREON FOREVER AND DO HEREBY WAIVE ANY CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHING OF GRADES AS APPROVED FOR THE STREETS DEDICATED OR OCCASIONED BY ALTERATION OF THE SURFACE OF ANY PORTION OF STREETS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND THEMSELVES, AND THEIR 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 DW SUGAR LAND ENTRY RESERVE 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 6th DAY OF October, 2025.

JEN TEXAS 37 LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: [Signature]
TOM WOLIVER, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

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 6th DAY OF October, 2025.

Lisa M. Padilla
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LISA M. Padilla
PRINT NAME



MY COMMISSION EXPIRES: 8/28/2028

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.

[Signature]
DEVIN R. ROYAL, R.L.S.
TEXAS REGISTRATION NO. 6667

10-16-25
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.

[Signature]
CHAD R. HARTMANN
TEXAS LICENSE NO. 109947

10-6-2025
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 DW SUGAR LAND ENTRY RESERVE, 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 CALIGOUR, CHAIR

BY: _____
LINDA MENDENHALL, CITY CLERK

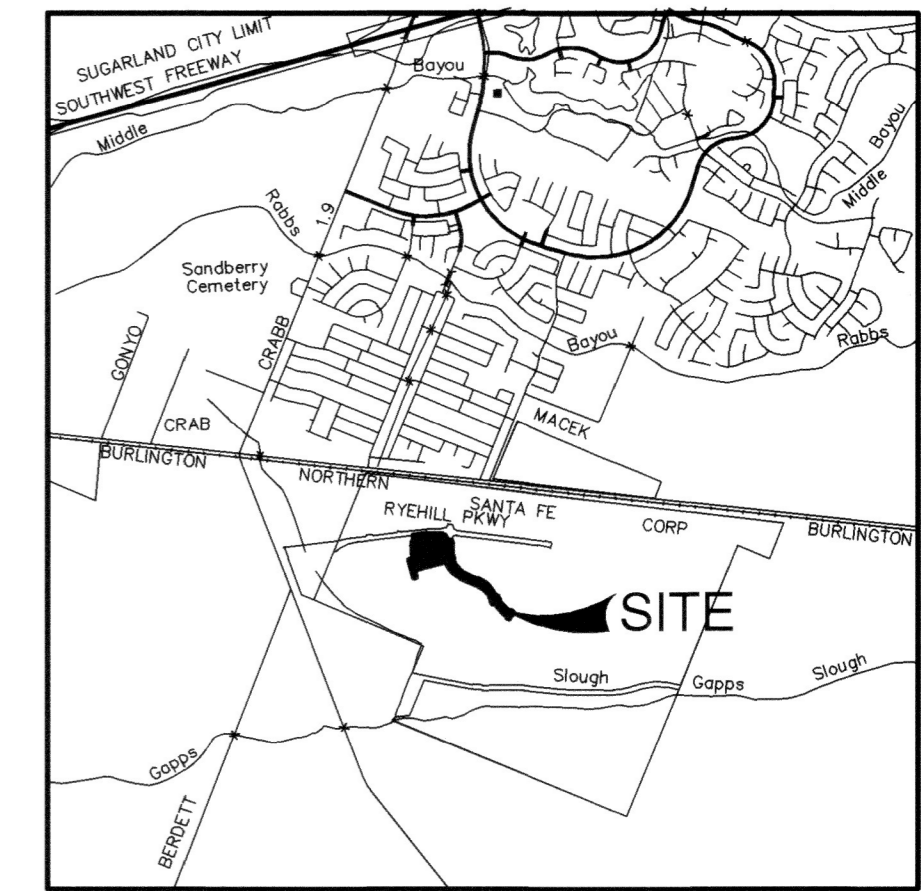
STATE OF TEXAS
COUNTY OF FORT BEND

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.

[Signature]
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 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.

[Signature]
J. STACY SLAWINSKI, 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

DW SUGAR LAND ENTRY RESERVE

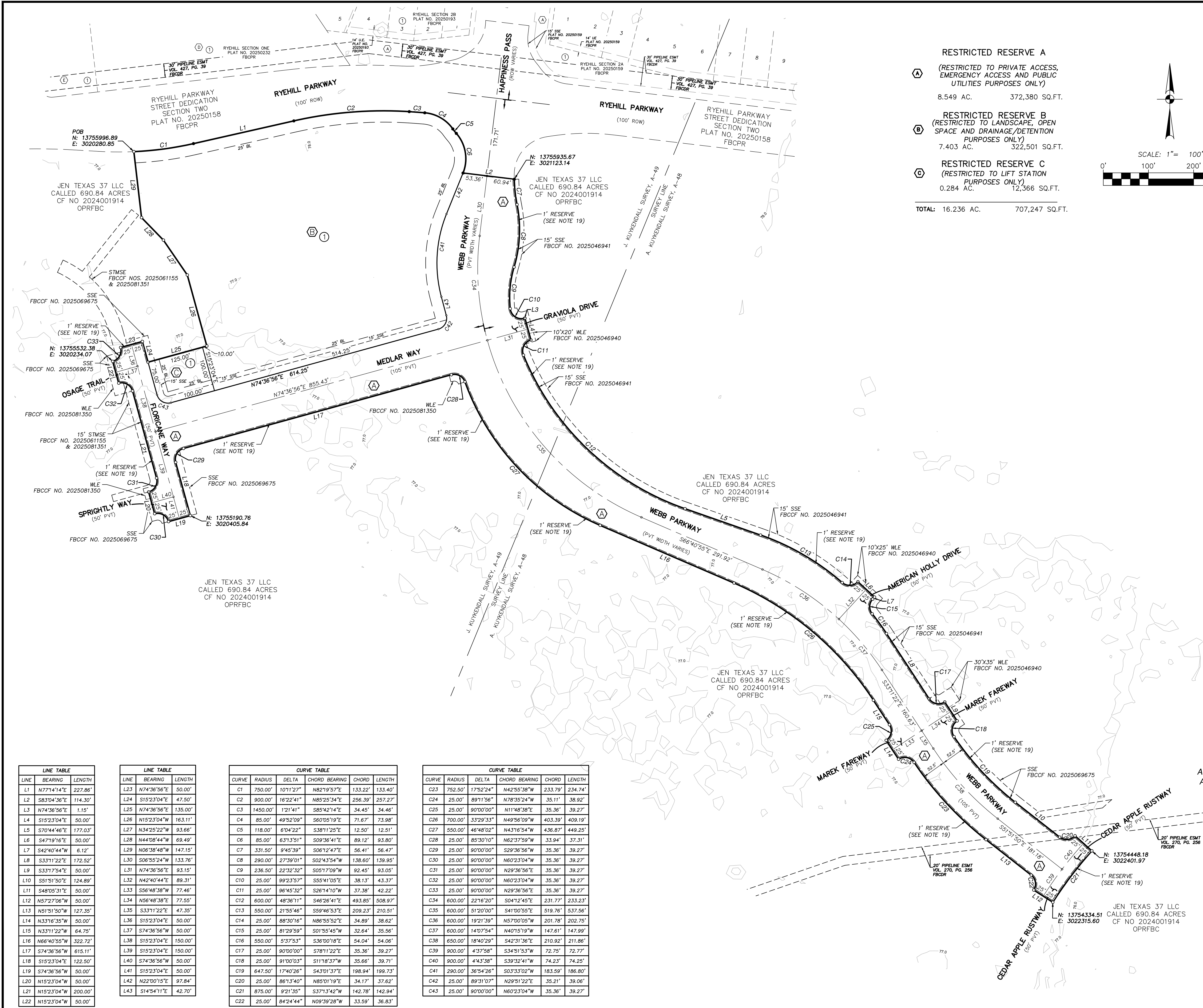
A SUBDIVISION OF 16.236 ACRES LOCATED IN THE ABNER KUYKENDALL SURVEY, A-48 AND JOSEPH KUYKENDALL SURVEY, A-49, CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS.

0 LOTS 3 RESERVES 1 BLOCK

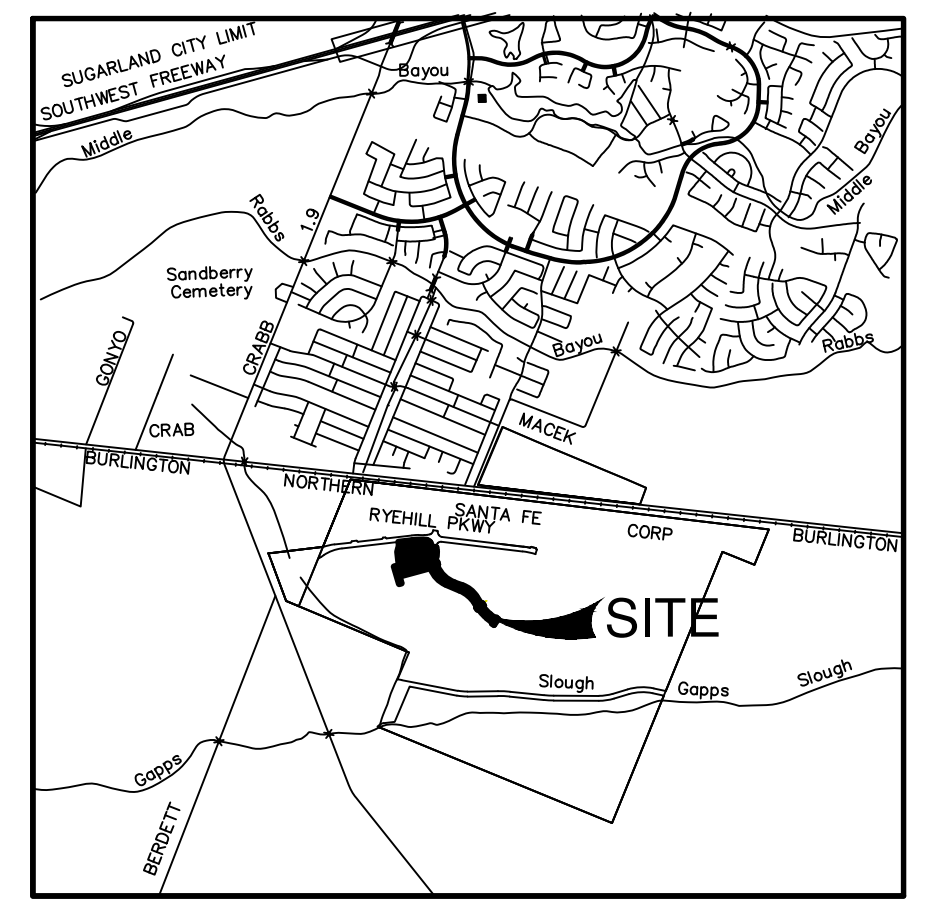
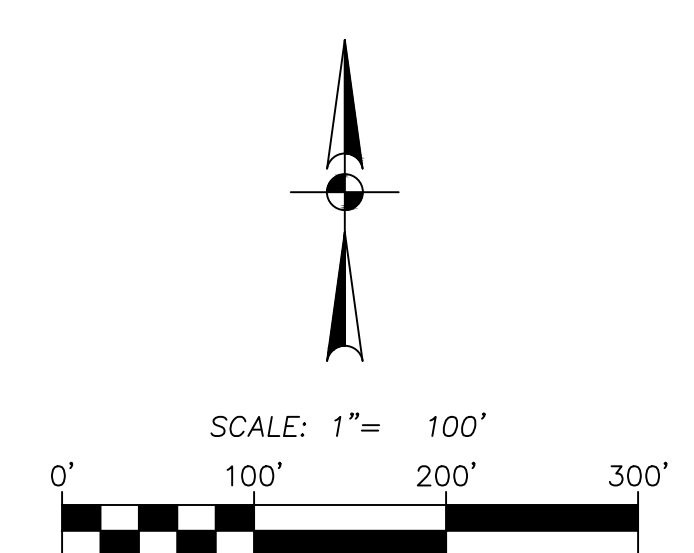
OCTOBER 2025

OWNER:
JEN TEXAS 37, LLC.
A TEXAS LIMITED LIABILITY COMPANY
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL: (281) 362-8998

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



- RESTRICTED RESERVE A**
 (RESTRICTED TO PRIVATE ACCESS, EMERGENCY ACCESS AND PUBLIC UTILITIES PURPOSES ONLY)
 8.549 AC. 372,380 SQ.FT.
- RESTRICTED RESERVE B**
 (RESTRICTED TO LANDSCAPE, OPEN SPACE AND DRAINAGE/DETENTION PURPOSES ONLY)
 7.403 AC. 322,501 SQ.FT.
- RESTRICTED RESERVE C**
 (RESTRICTED TO LIFT STATION PURPOSES ONLY)
 0.284 AC. 12,366 SQ.FT.
- TOTAL: 16.236 AC. 707,247 SQ.FT.**



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

- LEGEND**
- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
 - SET 5/8" IRON ROD (PD)
 - SET 5/8" IRON ROD (PD)-ROW/LOT
 - ① BLOCK NUMBER
 - Ⓐ RESERVE SYMBOL
 - ↔ STREET NAME CHANGE

ABBREVIATION LEGEND

ESMT	EASEMENT
POB	POINT OF BEGINNING
PVT	PRIVATE
ROW	RIGHT OF WAY
FBCCF NO	FORT BEND COUNTY CLERK FILE NUMBER
FBCCR	FORT BEND COUNTY DEED RECORDS
OPRFBC	OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
N:	NORTHING COORDINATES
E:	EASTING COORDINATES
BL	BUILDING LINE
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
STMSSE	STORM SEWER EASEMENT

DW SUGAR LAND ENTRY RESERVE

A SUBDIVISION OF 16.236 ACRES LOCATED IN THE ABNER KUYKENDALL SURVEY, A-48 AND JOSEPH KUYKENDALL SURVEY, A-49, CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS.

0 LOTS 3 RESERVES 1 BLOCK
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 TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

LINE TABLE

LINE	BEARING	LENGTH
L1	N77°14'14"E	227.86'
L2	S83°04'36"E	114.30'
L3	N74°36'56"E	1.15'
L4	S15°23'04"E	50.00'
L5	S70°44'46"E	177.03'
L6	S47°19'16"E	50.00'
L7	S42°40'44"W	6.12'
L8	S33°17'22"E	172.52'
L9	S33°17'54"E	50.00'
L10	S51°51'50"E	124.89'
L11	S48°05'31"E	50.00'
L12	N57°27'06"W	50.00'
L13	N51°51'50"W	127.35'
L14	N33°16'35"W	50.00'
L15	N33°17'22"W	64.75'
L16	N66°40'55"W	322.72'
L17	S74°36'56"W	615.11'
L18	S15°23'04"E	122.50'
L19	S74°36'56"W	50.00'
L20	N15°23'04"W	50.00'
L21	N15°23'04"W	200.00'
L22	N15°23'04"W	50.00'

LINE TABLE

LINE	BEARING	LENGTH
L23	N74°36'56"E	50.00'
L24	S15°23'04"E	47.50'
L25	N74°36'56"E	135.00'
L26	N15°23'04"W	163.11'
L27	N34°25'22"W	93.66'
L28	N44°08'44"W	69.49'
L29	N06°38'48"W	147.15'
L30	S06°55'24"W	133.76'
L31	N74°36'56"E	93.15'
L32	N42°40'44"E	89.31'
L33	S56°48'38"W	77.46'
L34	N56°48'38"E	77.55'
L35	S33°17'22"E	47.35'
L36	S15°23'04"E	50.00'
L37	S74°36'56"W	50.00'
L38	S15°23'04"E	150.00'
L39	S15°23'04"E	150.00'
L40	S74°36'56"W	50.00'
L41	S15°23'04"E	50.00'
L42	N22°00'15"E	97.84'
L43	S14°54'11"E	42.70'

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	750.00'	107°11'27"	N82°19'57"E	133.22'	133.40'
C2	900.00'	16°22'41"	N85°25'34"E	256.39'	257.27'
C3	1450.00'	1°21'41"	S85°42'14"E	34.45'	34.46'
C4	85.00'	49°52'09"	S60°05'19"E	71.67'	73.98'
C5	118.00'	6°04'22"	S38°11'25"E	12.50'	12.51'
C6	85.00'	6°37'51"	S09°36'41"E	89.12'	93.60'
C7	331.50'	9°45'39"	S06°12'47"E	56.41'	56.47'
C8	290.00'	27°39'01"	S02°43'54"W	138.60'	139.95'
C9	236.50'	22°32'32"	S05°17'09"W	92.45'	93.05'
C10	25.00'	89°23'57"	S55°41'05"E	38.13'	43.37'
C11	25.00'	96°45'32"	S26°14'10"W	37.38'	42.22'
C12	600.00'	48°36'11"	S46°26'41"E	493.85'	508.97'
C13	550.00'	21°55'46"	S59°46'33"E	209.23'	210.51'
C14	25.00'	88°30'16"	N86°55'52"E	34.89'	38.62'
C15	25.00'	81°29'59"	S01°55'45"W	32.64'	35.56'
C16	550.00'	5°37'53"	S36°00'18"E	54.04'	54.06'
C17	25.00'	90°00'00"	S78°11'22"E	35.36'	39.27'
C18	25.00'	91°00'03"	S11°18'37"W	35.66'	39.71'
C19	647.50'	17°40'26"	S43°01'37"E	198.94'	199.73'
C20	25.00'	86°13'40"	N85°01'19"E	34.17'	37.62'
C21	875.00'	9°21'35"	S37°13'42"W	142.78'	142.94'
C22	25.00'	84°24'44"	N09°39'28"W	33.59'	36.83'

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C23	752.50'	17°52'24"	N42°55'38"W	233.79'	234.74'
C24	25.00'	89°11'56"	N78°35'24"W	35.11'	38.92'
C25	25.00'	90°00'00"	N11°48'38"E	35.36'	39.27'
C26	700.00'	33°29'33"	N49°56'09"W	403.39'	409.19'
C27	550.00'	46°48'02"	N43°16'54"W	436.87'	449.25'
C28	25.00'	85°30'10"	N62°37'59"W	33.94'	37.31'
C29	25.00'	90°00'00"	S29°36'56"W	35.36'	39.27'
C30	25.00'	90°00'00"	N60°23'04"W	35.36'	39.27'
C31	25.00'	90°00'00"	N29°36'56"E	35.36'	39.27'
C32	25.00'	90°00'00"	N60°23'04"W	35.36'	39.27'
C33	25.00'	90°00'00"	N29°36'56"E	35.36'	39.27'
C34	600.00'	22°16'20"	S04°12'45"E	231.77'	233.23'
C35	600.00'	51°20'00"	S41°00'55"E	519.76'	537.56'
C36	600.00'	19°21'39"	N57°00'05"W	201.78'	202.75'
C37	600.00'	14°07'54"	N40°15'19"W	147.61'	147.99'
C38	650.00'	18°40'29"	S42°51'36"E	210.92'	211.86'
C39	900.00'	4°37'58"	S34°51'53"W	72.75'	72.77'
C40	900.00'	4°43'38"	S39°32'41"W	74.23'	74.25'
C41	280.00'	36°54'26"	S03°33'02"W	183.59'	186.80'
C42	25.00'	89°31'07"	N29°51'22"E	35.21'	39.06'
C43	25.00'	90°00'00"	N60°23'04"W	35.36'	39.27'

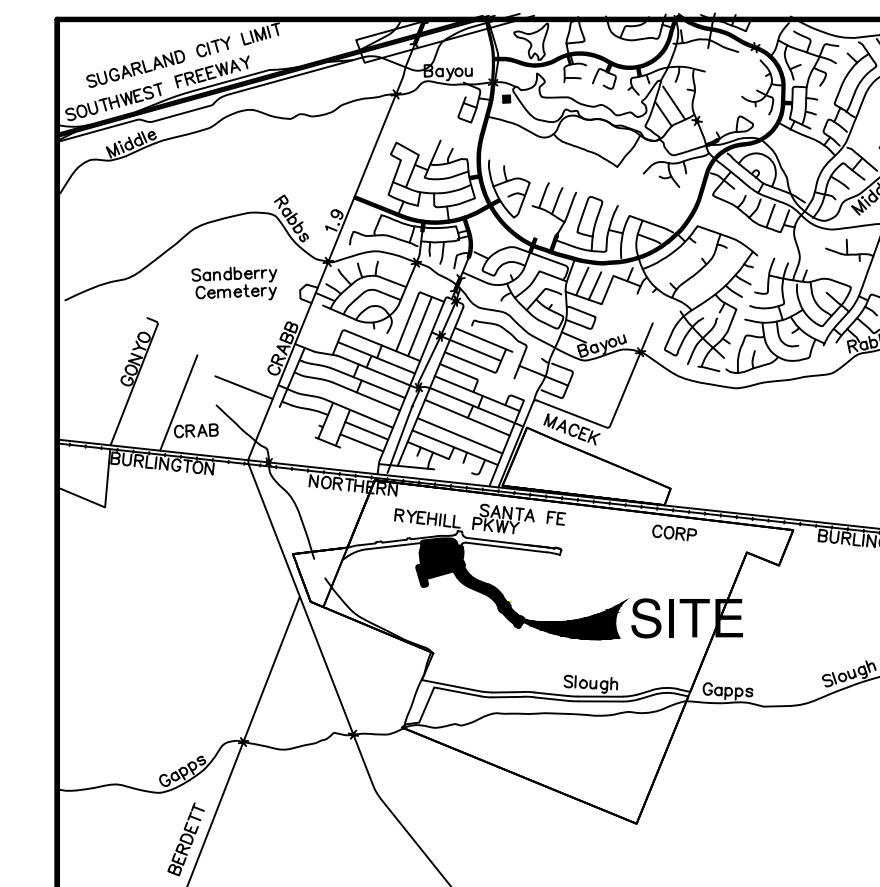
GENERAL NOTES:

- ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NAVD 88, 2021 ADJUSTMENT.

PROJECT BENCHMARK: CITY OF SUGAR LAND 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 SUGAR LAND, 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. 2791025-01743, EFFECTIVE DATE OCTOBER 9, 2025. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN FORT BEND MUNICIPAL UTILITY DISTRICT NO. 289A, 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 OR 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.
- 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.
- DW SUGAR LAND ENTRY RESERVE LIES WITHIN UNSHADOWED ZONE "X" AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C0265L AND 48157C070L DATED APRIL 2, 2014.
- 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.
- ONE FOOT STRIP OF LAND RESERVED FOR BUFFER PURPOSES, AS A SEPARATION BETWEEN END OF PRIVATE STREETS WHERE SUCH PRIVATE STREETS ADJUT ADJACENT UNPLATTED PROPERTY. PLATTED PRIVATE STREETS ADJACENT TO UNPLATTED PROPERTY SHALL NOT PROVIDE STREET ACCESS TO THE UNPLATTED PROPERTY, WITH THE EXCEPTION OF ESSENTIAL PROPERTY MAINTENANCE. WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, STREET ACCESS SHALL BE GRANTED FROM THE PRIVATE STREET TO THE ADJACENT PLATTED PROPERTY THROUGH AN APPROVED APPROACH WITH CURB CUT.
- ALL BUILDING LINE TRANSITIONS SHALL BE 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 SHALL BE ESTABLISHED IN ACCORDANCE WITH CHAPTER FIVE, ARTICLE IV, SECTION 5-34 OF THE DEVELOPMENT CODE OF CITY OF SUGAR LAND.
- 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.
- PRIVATE STREET RESERVE A "WEBB PARKWAY" SHALL PROVIDE ACCESS TO POLICE, FIRE, EMERGENCY VEHICLES, UTILITY OPERATIONS AND MAINTENANCE, AND OTHER MUNICIPAL PERSONNEL AS NEEDED.
- 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.
- 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.
- THIS PLAT LIES WITHIN LIGHT ZONE 2 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
- THE STREETS, SIDEWALKS, AND STREET LIGHTS WITHIN THIS SUBDIVISION ARE PRIVATE INFRASTRUCTURE AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION.



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

DW SUGAR LAND ENTRY RESERVE

A SUBDIVISION OF 16.236 ACRES LOCATED IN THE ABNER KUYKENDALL SURVEY, A-48 AND JOSEPH KUYKENDALL SURVEY, A-49, CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS.

0 LOTS 3 RESERVES 1 BLOCK

OCTOBER 2025

OWNER:
JEN TEXAS 37, LLC.
A TEXAS LIMITED LIABILITY COMPANY
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL: (281) 362-8998

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