



City of Sugar Land

Planning & Zoning Commission Agenda

Sugar Land City Hall
2700 Town Center
Boulevard North
Sugar Land, TX 77479

Thursday, July 24, 2025
Planning & Zoning Commission Meeting
City Council Chamber
6:30 PM

I. Attention

Members of the City Council, Board and/or Commission may participate in deliberations of posted agenda items through video conferencing means. A quorum of the City Council, Board and/or Commission will be physically present at the above-stated location, and said location is open to the public. Audio/Video of open deliberations will be available for the public to hear/view; and are recorded as per the Texas Open Meetings Act.

The meeting will live stream at <https://www.sugarlandtx.gov/1238/SLTV-16-Live-Video> or <https://www.youtube.com/user/SugarLandTXgov/live>. Sugar Land Comcast/Xfinity Cable Subscribers can also tune-in on Channel 16.

II. Call to Order

III. Public Comment

Pursuant to Texas Government Code section 551.007, citizens are permitted to address the City Council, Board and/or Commission in person with regard to matters posted for consideration on the agenda. Each speaker must complete a "Request to Speak" form and give it to the City Secretary or designee, prior to the beginning of the meeting.

Each speaker is limited to 3 minutes, speakers requiring a translator will have 6 minutes, regardless of the number of agenda items to be addressed. Comments or discussion by City Council, Board, and/or Commission members, will only be made at the time the subject is scheduled for consideration.

For questions or assistance, please contact the Office of the City Secretary (281) 275-2730.

IV. Minutes

A. MINUTES

Consideration of and action on the minutes of the July 8, 2025 meeting.

Linda Mendenhall, City Clerk

V. Subdivision Plat

A. Consideration of and action on the Final Plat for Ryehill Section 2B.

Jessica Echols, Senior Planner

B. Consideration of and action on the Final Plat for Ryehill Section Three.

Jessica Echols, Senior Planner

VI. Public Hearings

A. PUBLIC HEARING 6:30 P.M.: Receive and hear all persons desiring to be heard on the proposed Conditional Use Permit for the expansion of an existing Private School (Elementary, Middle, and High) at 1201 Lakeview Drive and 1250 Seventh Street, further described as a subdivision of 21.52 acres located in the Brown and Belknap League, A-15, City of Sugar Land, Fort Bend County, Texas.

Review of and discussion on the proposed Conditional Use Permit for the expansion of an existing Private School (Elementary, Middle, and High) at 1201 Lakeview Drive and 1250 Seventh Street, further described as a subdivision of 21.52 acres located in the Brown and Belknap League, A-15, City of Sugar Land, Fort Bend County, Texas.

Jessica Echols, Senior Planner

VII. Reports

A. Planning and Zoning Commission Liaison Report

- City Council Meeting July 15, 2025

Chuck Brown, Commissioner

B. City Staff Report

- Calendar of Scheduled Meetings and Events

Lisa Kocich-Meyer, Director of Planning & Development Services

VIII. Adjournment

The Planning and Zoning Commission reserve the right, upon motion, to suspend the rules to consider business out of the posted order. In addition to any Executive Session listed above, the Planning and Zoning Commission reserves the right to adjourn into Executive Session at any time during this meeting for the purpose of consultation with the Attorney as authorized by Texas Government Code Sections 551.071 to discuss any of the matters listed above.

If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact the City Secretary, (281) 275-2730. Requests for special services must be received 48 hours prior to the meeting time. Reasonable accommodations will be made to assist your needs.

The agenda and supporting documentation is located on the [City Website](#) under meeting agendas.



Planning & Zoning Commission Agenda Request

July 24, 2025

Agenda Request No: IV.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Justin Perez, Agenda Coordinator

Presented by: Linda Mendenhall, City Clerk

Responsible Department: Admin

Agenda Caption:

MINUTES

Consideration of and action on the minutes of the July 8, 2025 meeting.

Recommended Action:

Consider the minutes of the July 8, 2025 meeting.

Executive Summary:

Consider the minutes of the July 8, 2025 meeting.

Budget

Expenditure Required: N/A

Current Budget: N/A

Additional Funding: N/A

Funding Source: N/A

Account Number (ORG-OBJ-Project): N/A

Attachments

1. 070825pz_minutes



City of Sugar Land

Planning & Zoning Commission Minutes

Sugar Land City Hall
2700 Town Center
Boulevard North
Sugar Land, TX 77479

Tuesday, July 8, 2025
Planning & Zoning Commission Meeting Minutes
City Council Chamber
6:30 PM

I. Attention

Members of the City Council, Board and/or Commission may participate in deliberations of posted agenda items through video conferencing means. A quorum of the City Council, Board and/or Commission will be physically present at the above-stated location, and said location is open to the public. Audio/Video of open deliberations will be available for the public to hear/view; and are recorded as per the Texas Open Meetings Act.

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II. Call to Order

Quorum Present

Chuck Brown, Mary Smith, Apurva Parikh, Fareena Dawood, Sapana Patel, Matthew Caligur, and Taylor Landin were present. Randall Halbrook was absent.

III. Public Comment

Pursuant to Texas Government Code section 551.007, citizens are permitted to address the City Council, Board and/or Commission in person with regard to matters posted for consideration on the agenda. Each speaker must complete a "Request to Speak" form and give it to the City Secretary or designee, prior to the beginning of the meeting.

Each speaker is limited to 3 minutes, speakers requiring a translator will have 6 minutes, regardless of the number of agenda items to be addressed. Comments or discussion by City Council, Board, and/or Commission members, will only be made at the time the subject is scheduled for consideration.

For questions or assistance, please contact the Office of the City Secretary (281) 275-2730.

No members of the public addressed the Commission.

IV. Minutes

A. MINUTES

Consideration of and action on the minutes of the June 26, 2025 meeting.

Linda Mendenhall, City Clerk

Commissioner Sapana Patel arrived at 6:33 p.m. and did not vote on this item.

A motion to **Approve the minutes of the June 26, 2025 meeting** was made by Taylor Landin and seconded by Mary Smith; the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Apurva Parikh, Fareena Dawood, Matthew Caligur, Taylor Landin

Absent: Randall Halbrook and Sapana Patel

V. Subdivision Plat

A. Consideration of and action on Ryehill Section Five Preliminary Plat.

Jessica Echols, Senior Planner

Jessica Echols, Senior Planner, gave a presentation, made comments, and answered questions from the Commission.

A motion to **Approve of Ryehill Section Five Preliminary Plat** was made by Chuck Brown and seconded by Taylor Landin; the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Apurva Parikh, Fareena Dawood, Sapana Patel, Matthew Caligur, Taylor Landin

Absent: Randall Halbrook

VI. Public Hearings

- A. **PUBLIC HEARING 6:30 P.M.:** Receive and hear all persons desiring to be heard on the proposed Conditional Use Permit for the establishment of a Private School (Elementary, Middle, and High) at 800 Brooks Street and 802 Brooks Street, further described as 6.0024 acres located in the S.M. Williams League, A-97 and 17.1949 acres located in the S.M. Williams League, A-97 and Alexander Hodge League, A-32, Fort Bend County, Texas located west of Brooks Street.

Consideration of and action on a recommendation for the proposed Conditional Use Permit for the establishment of a Private School (Elementary, Middle, and High) at 800 Brooks Street and 802 Brooks Street, further described as 6.0024 acres located in the S.M. Williams League, A-97 and 17.1949 acres located in the S.M. Williams League, A-97 and Alexander Hodge League, A-32, Fort Bend County, Texas located west of Brooks Street, to the Members of City Council.

Jessica Echols, Senior Planner

Jessica Echols, Senior Planner, gave a presentation, made comments, and answered questions from the Commission.

Matthew Caligur, Chair, opened the public hearing at 6:51 p.m. No members of the public addressed the Commission during the public hearing. The public hearing was closed at 6:52 p.m. The Logos Preparatory Academy Conditional Use Permit was approved with the following conditions:

- The site will be developed in accordance with the attached site plan and circulation plan.
- The maximum number of students on site at any time is 596.
- A directional indicator, such as a north arrow, will need to be added to the site plan.

A motion to **Approve the Logos Preparatory Academy Conditional Use Permit with conditions** was made by Taylor Landin and seconded by Chuck Brown; the motion **Passed**.
Ayes: Chuck Brown, Apurva Parikh, Fareena Dawood, Sapana Patel, Matthew Caligur, Taylor Landin

Nays: Mary Smith

Absent: Randall Halbrook

VII. Reports

A. Planning and Zoning Commission Liaison Report

- City Council Meeting July 1, 2025

Chuck Brown, Commissioner

Commissioner Chuck Brown reported on the July 1, 2025 City Council meeting.

B. City Staff Report

- Calendar of Scheduled Meetings and Events

Lisa Kocich-Meyer, Director of Planning & Development Services

Lisa Kocich-Meyer, Director of Planning and Development Services, reported on upcoming scheduled meetings and events.

VIII. Adjournment

A motion to **Adjourn at 7:19 p.m.**, was made by Taylor Landin and seconded by Matthew Caligur; the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Apurva Parikh, Fareena Dawood, Sapana Patel, Matthew Caligur, Taylor Landin

Absent: Randall Halbrook

Linda Mendenhall, City Clerk





Planning & Zoning Commission Agenda Request

July 24, 2025

Agenda Request No: V.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Jessica Echols, Senior Planner

Presented by: Jessica Echols, Senior Planner

Responsible Department: Planning and Development Services

Agenda Caption:

Consideration of and action on the Final Plat for Ryehill Section 2B.

Recommended Action:

Staff Recommends Approval of the Final Plat for Ryehill Section 2B.

Executive Summary:

This is the Final Plat for Ryehill Section 2B. It consists of 30.03 acres and includes 107 single-family lots, 3 blocks, and 6 reserves. This property is part of the Ryehill Development and is located in the City's ETJ, south of FM 2759 and east of FM 762. Access from Ryehill Section 2B to Ryehill Parkway will be provided through Ryehill Section 2A (Plat No. 20250159 F.B.C.P.R.) via Happiness Pass.

This Final Plat complies with the Pulte (Ryehill) Development Agreement in terms of lot sizes, lot widths, lot depths, building lines, and other development standards outlined in the agreement. It is also consistent with the Ryehill General Plan (Exhibit B of the Development Agreement – amended 01/15/25) and meets the Subdivision Regulations in Chapter 5 of the Development Code.

The Commission reviewed the Preliminary Plat and approved with conditions during the February 11, 2025, Planning & Zoning Commission meeting. The conditions included:

- Match Line Sheet 2 on the Preliminary Plat does not reflect the pin shown on Match Line Sheet 3 and the dimensions need to be adjusted to be shown correctly as required by the Development Application Handbook Section IV, Graphic Requirements for Preliminary Plats, the Development Code Chapter 5, Article II, Section 5-17, and the Development Code Chapter 5, Article III, Section 5- 21 for ETJ.
- The dimensions for Block 1, Lots 46 and 58 on Match Line Sheet 2 of the Preliminary Plat shall be corrected as required by the Development Application Handbook Section IV, Graphic Requirements for Preliminary Plats, the Development Code Chapter 5,

Article II, Section 5-17, and the Development Code Chapter 5, Article III, Section 5- 21 for ETJ.

- The following dimensions on the Preliminary Plat shall be corrected as required by the Development Application Handbook Section IV, Graphic Requirements for Preliminary Plats and the Development Code Chapter 5, Article II, Section 5- 17:
 - Dimension adjacent to Block 1, Lot 10, change from 378.85' to 378.86'
 - Dimension adjacent to Block 1, Lot 2, change from 169.97' to 170.48' and 164.07' to 165.2'
 - Dimension adjacent to Block 1, Lot 28, change from 178.36' to 178.37'
 - Dimension adjacent to Block 1, Lot 49, change from 224.37' to 224.38'
 - Dimension adjacent to Block 1, Lot 54, change from 224.37' to 224.38'
 - Dimension adjacent to Block 1, Lot 79, change from 170.46' to 170.47'
- Line C32 in the curve table on Sheet 3 of the Preliminary Plat needs to be adjusted from 272.10' to 272.11' as required by the Development Application Handbook Section IV, Graphic Requirements for Preliminary Plats and the Development Code Chapter 5, Article II, Section 5- 17.
- The acreages for Reserves A, C, D and E in the reserve table match the provided square footages as required by the Development Application Handbook Section IV Graphic Requirements for Preliminary Plats, Development Code Chapter 5, Article II, Section 5-17 and Development Code Chapter 5, Article III, Section 5-21.

This Final Plat, as presented, addresses the conditions from the Preliminary Plat. While some specific dimensions referenced in the conditions remain unchanged, other dimensions along the same line or curve have been updated to correctly total the specified measurement, thereby satisfying the condition. For example, the dimension adjacent to Block 1, Lot 10 remains 378.85' because the dimension adjacent to Block 1, Lot 7 has been revised from 60.83' to 60.82'.

Staff recommends approval of the Ryehill Section 2B Final Plat.

Budget

Expenditure Required: n/a

Current Budget: n/a

Additional Funding: n/a

Funding Source: n/a

Account Number (ORG-OBJ-Project): n/a

Attachments

1. Commission Guide for Platting Compliance
2. Final Plat

3. Vicinity Map
4. Rychill General Plan
5. Conditionally Approved Preliminary Plat and Box Exhibit

Planning & Zoning Commission- Quick Reference Guide for Platting Compliance – 2024

In accordance with requirements from TX HB 3167 adopted 2019 and updated Chapter 5 (Subdivision Regulations) of Development Code from Ordinance No. 2187 (2020)

STATE LAW ESSENTIALS FOR PLATTING

- **State Law does not prescribe specifics for preliminary plats, but must be processed within timeframes and the shot clock of Final Plats as of September of 2019**
- **Elements required for Final Plats / Replats in State Law**
 - **Plat must accurately describe a piece of property with measurements / dimensions**
 - **Plats must be tied to a point of beginning and within a survey section of land**
 - **Final Plats must be prepared by a Registered Professional Land Surveyor (RPLS)**
 - **Final Plats must be prepared in a manner for recordation which includes notarized signatures of owners**
- **Municipal and County Governments then prescribe specifics for content of plats including text and graphic requirements through authority granted under State Law. The City of Sugar Land's primary documents for specifics on platting are Chapter 5 (Subdivision Regulations) of the Development Code, and the code-authorized Development Application Handbook.**

EXPLANATION/HOW TO USE PRELIMINARY PLAT AND FINAL PLAT GUIDE TABLES-

The following tables for Preliminary Plat and Final Plat review have been prepared for plat decision-making by the Commission. The tables are to assist Commissioners with specific references to City documents for plat approval with conditions or denial with reasons, as per State Law TX HB 3167. These tables are not intended to replace the Development Code or the Development Application Handbook, but are to provide a general guide for a Commissioner reviewing plat documents and making motions.

Example-

For a motion to approve a preliminary plat where the Commission noted an element missing such as the Point of Beginning (POB), a condition for approval could then be cited as follows- "Missing Point of Beginning- as required by the Development Application Handbook". For an error of needing a call-out for a dimension on a plat, this could be stated as "Missing Call-out for Lot- as required by Development Code Chapter 5".

It is important to note that the Sugar Land Planning & Zoning Commission typically states what items (if any) need to be corrected as conditions for approval of a plat, or in rare cases when a plat is denied, the statement of the issue / issues. When stating those items of conditions or reasons on the record, the new state law changes will simply require a document reference. The primary purpose of State Law on identifying requirements (conditions) for plat approval and reasons for plat denials is to ensure that there are no arbitrary or preferential requirements being placed on platting by the approval authorities. Over time, this guide may be expanded as appropriate, to assist with a variety of platting situations. While the goal of City staff is to reference all plat issues with the applicant and have them make corrections to the documents or point out the issues, there will be times where unexpected issues arise that may warrant conditions, or in a rare case, may require denial with specific reasons. City Staff will also be available to assist prior to plat motions as to specific references.

PRELIMINARY PLATS

(Primary purpose for Preliminary Platting is to provide a general understanding of property location, including general street and lot layout, and receive approval, prior to submittal of Final Platting and the Infrastructure Construction Plans to the City)

TYPE OF REQUIREMENT / CONDITION	CODE & STANDARDS REFERENCES FOR CITING- COSL's Development Code (DC) /Design Standards (DS) /Dev. App. Handbook (DAH) NOTE- any DAH conditions are based on authority granted in Chapter 5 (Subdivision Regulations) of the Development Code
KEY IDENTIFIER INFO- Vicinity map, acreage amount, Abstract & League, North Arrow, Graphic Scale, Point of Beginning (POB) and plat boundary in bold and general dimension call-outs. Jurisdictions also must be included such as location (i.e. City or ETJ), listing MUD's, LID's when located within the plat boundary. Information about property adjacent and within 200' of the plat boundary such as recordation information (plats, deeds if unplatted, property descriptions, lot lines). Note- In some cases, certain identifier information may not be available at time of prelim. platting or may not be finalized.	Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat. & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
LEGEND TABLE- Reference for elements that are abbreviated on the plat (ex. B.L. Building Line, S.S.E. Sanitary Sewer Easement) As applicable.	Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
STREETS- General dimension call-outs, radius dimensions, including at cul-de-sacs, noted on street. Also include any proposed access easement information as applicable. Placeholder street names at a min. for any new streets. Note- streets must be confirmed by Fire Dept. prior to Final Plat approval to avoid duplicate names or similarities for emergency response purposes.	Design Standards (DS), Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
LOTS & RESERVES- General dimension call-outs, min. width, depth, and area for res. lots, reserve table with acreage and type of reserve if reserves included. For residential lots in-city, zoning district prevails in Ch. 2 and in ETJ min. single-family regulations prevail in Ch. 5 (Ex. 50' x 100' for R-1Z is Ch. 2) Illustrating min. front yard and street side yards on prelim. plats. Lot, block, reserve numbering / lettering information to be	Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17 & Development Code (DC) Ch. 2, Art. II for City Limits Or Development Code (DC) Ch. 5, Art. III, Sec. 5-21 for ETJ

included and accurate. Note- Final plats require course and bearing info, not Prelim. Plats	
CONTOURS OR SPOT ELEVATIONS- Identifying information for property elevation	Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
EASEMENTS- Proposed easements not required, with exception of access easements to serve as main access (for commercial sites only) - Existing Recorded Easements Required to be referenced by recordation file, type of easement, and width.	Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
LEGIBILITY- Ability to clearly identify graphics, text, and call-outs, including darkened overall plat boundary. If plat utilizes match lines, i.e. for larger acreage or unusual geographic shaped property, those must accurately match up.	Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
SPECIAL LOT WIDTH TOOL FOR NON-PERPENDICULAR RESIDENTIAL LOTS (BOX EXHIBIT)- Utilized for non-perpendicular residential lots to illustrate minimum width and a total square footage of lots. Not a house pad, but a lot width tool as set forth in the Development Application Handbook. Reviewed as a separate exhibit from the Plat.	Development App. Handbook (DAH) Sec. 4 (Separate Exhibit) Prelim. Plats Only & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
NOTE- For plats that are located within an approved General Land Plan jurisdiction, staff will provide a recommendation of compliance per assessment under the GLP and Dev. Code (DC).	If Preliminary Plat is non-compliant with General Land Plan, citation would be Development Code (DC) Ch. 5, Art. II , Sec. 5-10

FINAL PLATS & REPLATS

(Primary purpose for Final Platting is to provide a plat document suitable for future recordation, detailing all lots, reserves, and streets with specific measurements and dimensions and prepared by a registered professional land surveyor. Final Plats must include the Infrastructure Construction Plans as part of the submittal to the City at time of application, and approval of the plans by the City prior to plat recordation).

TYPE OF REQUIREMENT / CONDITION	CODE & STANDARDS REFERENCES FOR CITING- COSL's Development Code (DC) /Design Standards (DS) /Dev. App. Handbook (DAH) NOTE- any DAH conditions are based on authority granted in Chapter 5 (Subdivision Regulations) of the Development Code
KEY IDENTIFIER INFO- Vicinity map, acreage amount, Abstract & League, North Arrow, Graphic Scale, Point of Beginning (POB) and plat boundary in bold and general dimension call-outs. Jurisdictions also must be included such as location (i.e. City or ETJ), listing MUD's, LID's when located within the plat boundary. Information about property adjacent and within 200' of the plat boundary such as recordation information (plats, deeds if unplatted, property descriptions, lot lines, streets). Course and bearing of overall boundary.	Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
LEGEND TABLE- Reference for elements that are abbreviated on the plat (ex. B.L. Building Line, S.S.E. Sanitary Sewer Easement) Information to be provided as applicable.	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
STREETS- Specific dimension call-outs, finalized street names at min., radius dimensions at cul-de-sac noted on street. Curve, line, and bearing information to be shown on street or referenced in table as appropriate. Also include any access easement information as applicable. Finalized street names for any new streets are required.	Design Standards (DS), Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
LOTS & RESERVES- Specific dimension call-outs, min. width and depth for res. lots, reserve table with acreage and type of reserve if reserves included in plat. Curve, line, and bearing information to be shown on the lots and reserves or referenced in table/tables as appropriate. Lot, block, reserve numbering / lettering information to be included and accurate.	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat Development Code (DC) & Development Code (DC) Ch. 5, Art. II, Sec. 5-17 & Development Code (DC) Ch. 2, Art. II for City Limits Or Development Code (DC) Ch. 5, Art. II, Sec. 5-21 for ETJ

CONTOURS OR SPOT ELEVATIONS- Identifying information for property elevation	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
EASEMENTS- Proposed easements identified by type and dimensions when created by plat, existing recorded easements referenced by type and recorded file info. Note- any proposed separate instrument easements must be recorded and noted by file number for plat to be authorized by Commission. There may also be cases of easements required to serve the plat outside the boundary but adjacent, which will need call-outs and recorded file number on the document. (Not to be a condition for recordation of separate instruments after Commission approval. Those instruments need to be recorded and noted on the final plat prior to Commission approval).	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Design Standards (DS) & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
LEGIBILITY- Ability to clearly identify graphics, text, and call-outs, including darkened overall plat boundary. If plat utilizes match lines, i.e. for larger acreage or unusual geographic shaped property, those must accurately match up.	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
USE OF PLAT INSETS FOR FINAL PLATS- While insets are not required under the Codes, if plat includes insets to show an enlarged specific area of the plat, i.e. when multiple easements are included or intersect, then all information on plat face within that area must be shown within the inset for accuracy, including easement widths/dimensions.	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
MASTER NOTES- Master notes to be included on final plats as applicable from COSL Master Note List.	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
OWNER'S DEDICATION BLOCK & SIGNATURE AREAS, INCLUDING LIENHOLDERS INFORMATION WHEN APPLICABLE- Owner's Dedication block and signature areas to be included with information at minimum from COSL Dedication Block reference. Entities and names should match on owners dedication, and owner	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17

information under notaries, as well as within title block. Lienholder information should be present (if lienholders exist for the property, based on title report / city planning letter).	
SIGNAUTRE BLOCK FOR REGISTERED PROFESSIONAL LAND SURVEYOR- (RPLS) To be included as per requirements of reference block.	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-11 & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
SIGNATURE BLOCKS FOR CITY & COUNTY To be included with current information of officials and titles.	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
NOTE- For plats that are located within an approved General Land Plan jurisdiction, staff will provide a recommendation of compliance per assessment under the GLP and Dev. Code (DC).	If Final Plat is non-compliant with General Land Plan, citation would be Development Code (DC) Ch. 5, Art. II, Sec. 5-11 This would also be the citation if Final Plat is non-compliant with an approved Preliminary Plat for the property.

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 2B, 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 2B, 30.03 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 2B 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 2B, 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

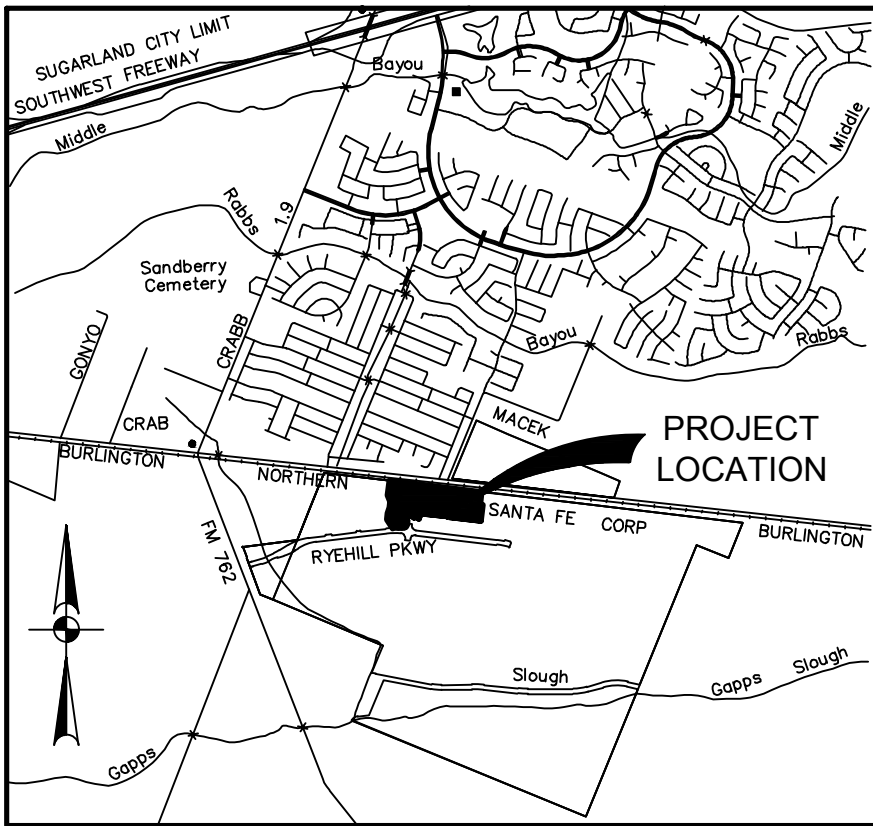
STATE OF TEXAS
COUNTY OF FORT BEND

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 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.

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

RYEHILL SECTION 2B

A SUBDIVISION OF 30.03 ACRES
LOCATED IN THE ABNER KUYKENDALL SURVEY, A-48
AND IN THE JOSEPH KUYKENDALL SURVEY, A-49
AND THE CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS

107 LOTS 6 RESERVES 3 BLOCKS
JUNE 2025

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

ADDRESS:
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL. 281.362.8998

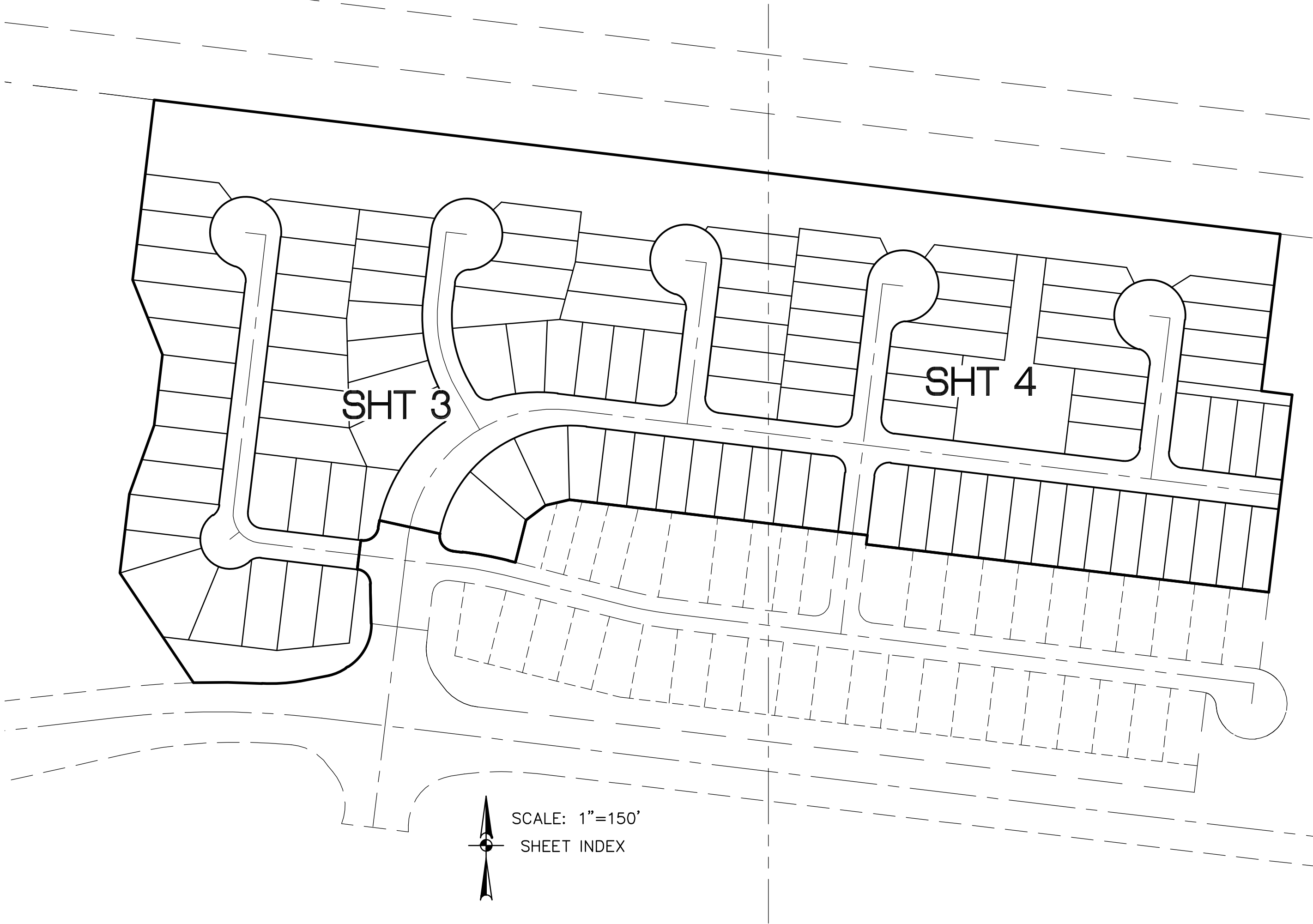


2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

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. HAVING A 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. 2791025-01063, EFFECTIVE DATE JUNE 3, 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 JOINED 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 2B 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 STREET 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 THRETO 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 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.
- 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.
- 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 PORT.
- 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 80.52 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 2 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.

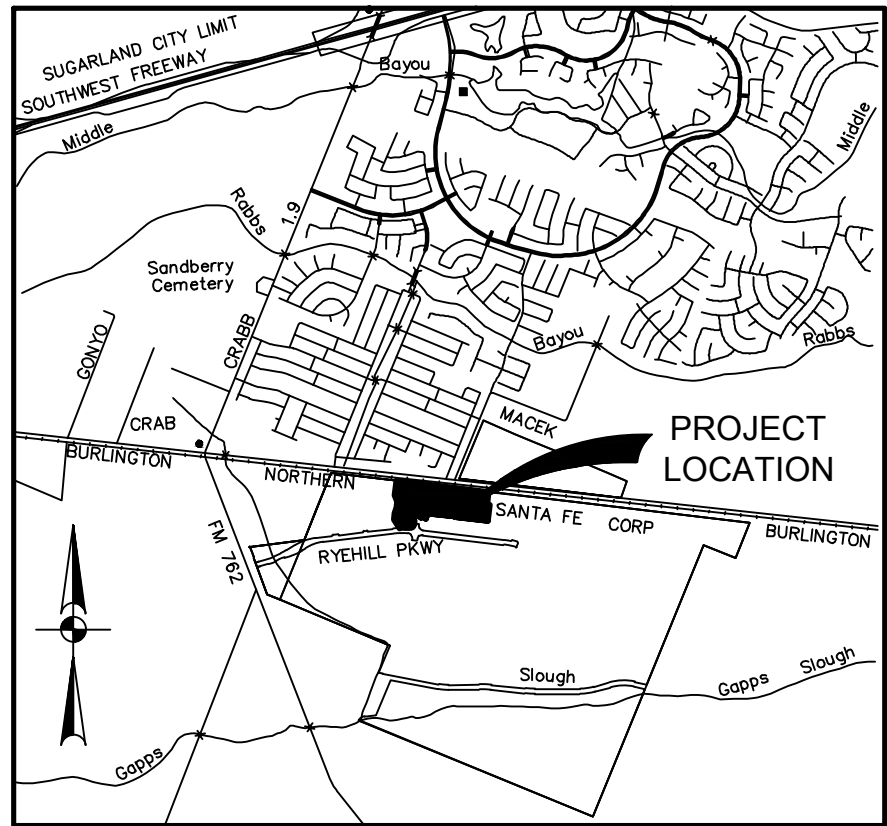


LINE TABLE		
LINE #	BEARING	LENGTH
L1	S83°12'41"E	52.25'
L2	N6°47'19"E	15.64'
L3	S76°47'05"W	41.31'
L4	S52°54'48"W	41.67'
L5	S14°04'00"W	73.76'
L6	N75°56'00"W	12.30'
L7	N83°12'41"W	15.94'
L8	N77°42'47"W	104.81'
L9	N83°12'41"W	1.68'
L10	S6°47'19"W	50.00'
L11	S1°13'38"E	67.31'
L12	S83°12'41"E	35.00'
L13	S51°47'19"W	20.71'
L14	N83°12'41"W	35.00'
L15	S30°22'18"E	74.60'
L16	S83°12'41"E	35.00'
L17	N83°12'41"W	35.00'
L18	S83°12'41"E	35.00'
L19	S37°36'28"E	36.25'
L20	N59°29'49"E	12.28'

LINE TABLE		
LINE #	BEARING	LENGTH
L21	N47°17'36"E	20.01'
L22	N33°08'36"E	8.22'
L23	N25°27'35"W	30.02'
L24	S37°04'14"W	28.16'
L25	S25°27'35"E	30.02'
L26	S57°25'03"W	38.32'
L27	N59°29'49"E	22.83'
L28	N51°53'30"E	14.17'
L29	N51°53'30"E	29.97'
L30	N51°47'35"E	35.36'
L31	S25°27'35"E	44.78'
L32	N57°25'03"E	98.24'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	625.00'	77°6'41"	N79°34'21"W	79.34'	79.39'
C2	25.00'	94°09'23"	S36°08'00"E	36.61'	41.08'
C3	275.00'	2°43'44"	S10°55'21"W	13.10'	13.10'
C4	25.00'	87°13'50"	N53°10'24"E	34.49'	38.06'
C5	25.00'	81°58'53"	N42°13'15"W	32.80'	35.77'
C6	85.00'	58°20'10"	S28°27'16"W	82.85'	86.54'
C7	118.00'	1°54'16"	S56°40'13"W	3.92'	3.92'
C8	85.00'	21°08'07"	S66°17'09"W	31.18'	31.35'
C9	790.50'	3°36'19"	S78°39'22"W	49.73'	49.74'
C10	300.00'	12°21'27"	S86°38'15"W	64.58'	64.70'
C11	1550.00'	47°6'43"	N89°19'23"W	115.72'	115.75'
C12	50.00'	90°00'00"	S38°12'41"E	70.71'	78.54'
C13	250.00'	37°09'37"	S11°47'29"E	159.31'	162.14'
C14	250.00'	85°06'20"	S54°14'09"W	338.13'	371.34'
C15	60.00'	259°50'09"	S56°52'14"W	92.04'	272.10'
C16	25.00'	79°50'09"	N33°07'46"W	32.08'	34.83'
C17	25.00'	48°11'23"	N30°53'00"E	20.41'	21.03'
C18	50.00'	186°22'46"	S38°12'41"E	99.85'	162.65'
C19	25.00'	48°11'23"	S72°41'37"W	20.41'	21.03'
C20	25.00'	90°00'00"	S38°12'42"E	35.36'	39.27'
C21	275.00'	41°58'12"	S33°16'19"W	196.97'	201.44'
C22	25.00'	84°37'43"	N11°56'34"E	33.66'	36.93'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C23	60.00'	259°50'09"	N43°17'37"W	92.04'	272.10'
C24	25.00'	79°50'09"	S46°42'23"W	32.08'	34.83'
C25	25.00'	76°07'48"	S68°26'12"E	30.83'	33.22'
C26	275.00'	23°17'24"	S85°08'37"W	111.02'	111.78'
C27	25.00'	90°00'00"	N51°47'19"E	35.36'	39.27'
C28	25.00'	79°50'09"	N33°07'46"W	32.08'	34.83'
C29	60.00'	259°50'09"	S56°52'14"W	92.04'	272.10'
C30	25.00'	90°00'00"	S38°12'41"E	35.36'	39.27'
C31	25.00'	90°00'00"	N51°47'19"E	35.36'	39.27'
C32	60.00'	259°50'09"	N43°17'37"W	92.04'	272.10'
C33	25.00'	79°50'09"	S46°42'23"W	32.08'	34.83'
C34	25.00'	90°00'00"	S38°12'41"E	35.36'	39.27'
C35	25.00'	90°00'00"	N51°47'19"E	35.36'	39.27'
C36	25.00'	79°50'09"	N33°07'46"W	32.08'	34.83'
C37	60.00'	259°50'09"	S56°52'14"W	92.04'	272.10'
C38	25.00'	90°00'00"	S38°12'41"E	35.36'	39.27'
C39	25.00'	90°00'00"	S51°47'19"W	35.36'	39.27'
C40	25.00'	90°00'00"	N38°12'41"W	35.36'	39.27'
C41	225.00'	85°50'37"	S53°52'00"W	306.45'	337.11'
C42	250.00'	4°45'34"	S9°18'12"W	20.76'	20.77'
C43	65.00'	36°16'27"	S48°08'42"W	40.47'	41.15'
C44	65.00'	38°57'08"	N72°24'20"W	43.34'	44.19'



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

RYEHILL SECTION 2B

A SUBDIVISION OF 30.03 ACRES
LOCATED IN THE ABNER KUYKENDALL SURVEY, A-48
AND IN THE JOSEPH KUYKENDALL SURVEY, A-49
AND THE CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS

107 LOTS 6 RESERVES 3 BLOCKS
JUNE 2025

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

ADDRESS:
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL. 281.362.8998



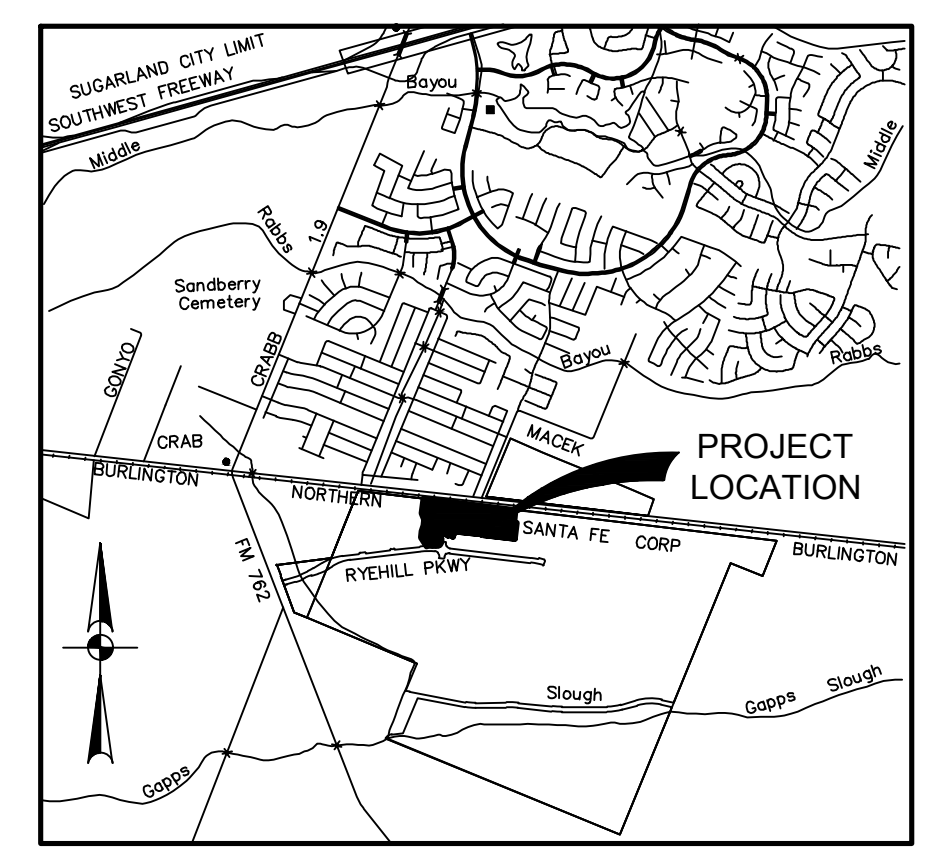
2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



- A** RESTRICTED RESERVE A
(RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.490 AC. 21,338 SQ.FT.
- B** RESTRICTED RESERVE B
(RESTRICTED TO LANDSCAPE, OPEN SPACE AND PUBLIC UTILITIES PURPOSES ONLY)
0.136 AC. 5,908 SQ.FT.
- C** RESTRICTED RESERVE C
(RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
4.860 AC. 211,689 SQ.FT.
- D** RESTRICTED RESERVE D
(RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.107 AC. 4,657 SQ.FT.

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
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C5	25.00'	81°58'53"	N42°13'15"W	32.80'
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C8	85.00'	21°08'07"	S66°17'09"W	31.18'
C9	790.50'	3°36'19"	S78°39'22"W	49.73'
C10	300.00'	12°21'27"	S86°38'15"W	64.58'
C11	1550.00'	4°16'43"	N89°19'23"W	115.72'
C12	50.00'	90°00'00"	S38°12'41"E	70.71'
C13	250.00'	37°09'37"	S11°47'29"E	159.31'
C14	250.00'	85°06'20"	S54°14'09"W	338.13'
C15	60.00'	25°50'09"	S56°52'14"W	92.04'
C16	25.00'	79°50'09"	N33°07'46"W	32.08'
C17	25.00'	48°11'23"	N30°53'00"E	20.41'
C18	50.00'	186°22'46"	S38°12'41"E	99.85'
C19	25.00'	48°11'23"	S72°41'37"W	20.41'
C20	25.00'	90°00'00"	S38°12'42"E	35.36'
C21	275.00'	41°58'12"	S33°16'19"W	196.97'
C22	25.00'	84°37'43"	N11°56'34"E	33.66'
C23	60.00'	25°50'09"	N43°17'37"W	92.04'
C24	25.00'	79°50'09"	S46°42'23"W	32.08'
C25	25.00'	76°10'48"	S68°26'12"E	30.83'
C26	275.00'	23°17'24"	S85°08'37"W	111.02'
C27	25.00'	90°00'00"	N51°14'19"E	35.36'
C28	25.00'	79°50'09"	N33°07'46"W	32.08'
C29	60.00'	25°50'09"	S56°52'14"W	92.04'
C30	25.00'	90°00'00"	S38°12'41"E	35.36'
C41	225.00'	85°50'37"	S53°52'00"W	306.45'
C42	250.00'	4°45'34"	S9°18'12"W	20.76'
C43	65.00'	36°16'27"	S48°08'42"W	40.47'

LINE TABLE		
LINE #	BEARING	LENGTH
L3	S76°47'05"W	41.31'
L4	S52°54'48"W	41.67'
L5	S14°04'00"W	73.76'
L6	N75°56'00"W	12.30'
L7	N83°12'41"W	15.94'
L8	N77°42'47"W	104.81'
L9	N83°12'41"W	1.68'
L10	S6°47'19"W	50.00'
L11	S11°3'38"E	67.31'
L12	S83°12'41"E	35.00'
L13	S51°47'19"W	20.71'
L14	N83°12'41"W	35.00'
L15	S30°22'18"E	74.60'
L16	S83°12'41"E	35.00'
L19	S37°36'28"E	36.25'
L20	N59°29'49"E	12.28'
L21	N47°17'36"E	20.01'
L22	N33°08'36"E	8.22'
L27	N59°29'49"E	22.83'
L28	N51°53'30"E	14.17'
L29	N51°53'30"E	29.97'

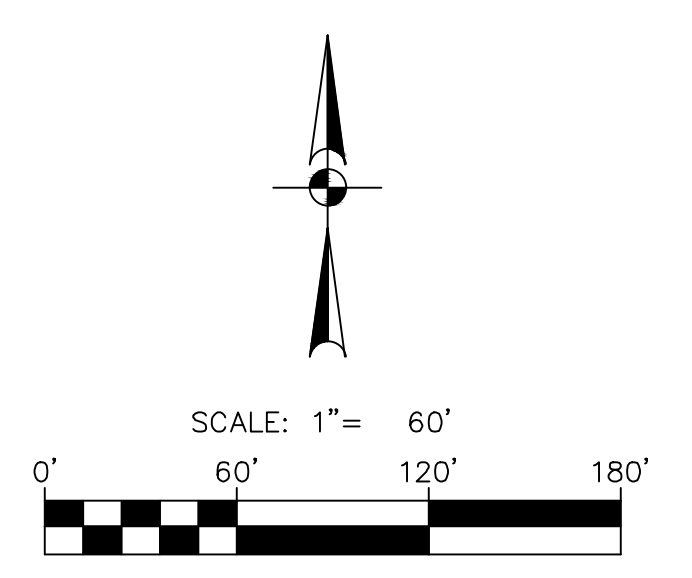


VICINITY MAP
NOT-TO-SCALE
MAP REF: KEY MAP 607W & 607X
ZIP CODE: 77469

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
- A RESERVE SYMBOL

ABBREVIATION LEGEND	
ESMT	EASEMENT
VOL.	VOLUME PAGE
PD	POINT OF BEGINNING
R	RADIUS
ROW	RIGHT OF WAY
FBODR	FORT BEND COUNTY DEED RECORDS
FBOPR	FORT BEND COUNTY PLAT RECORDS
OPRFB	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
STMS	STORM SEWER EASEMENT



RYEHILL SECTION 2B

A SUBDIVISION OF 30.03 ACRES
LOCATED IN THE ABNER KUYKENDALL SURVEY, A-49
AND IN THE JOSEPH KUYKENDALL SURVEY, A-49
AND THE CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS

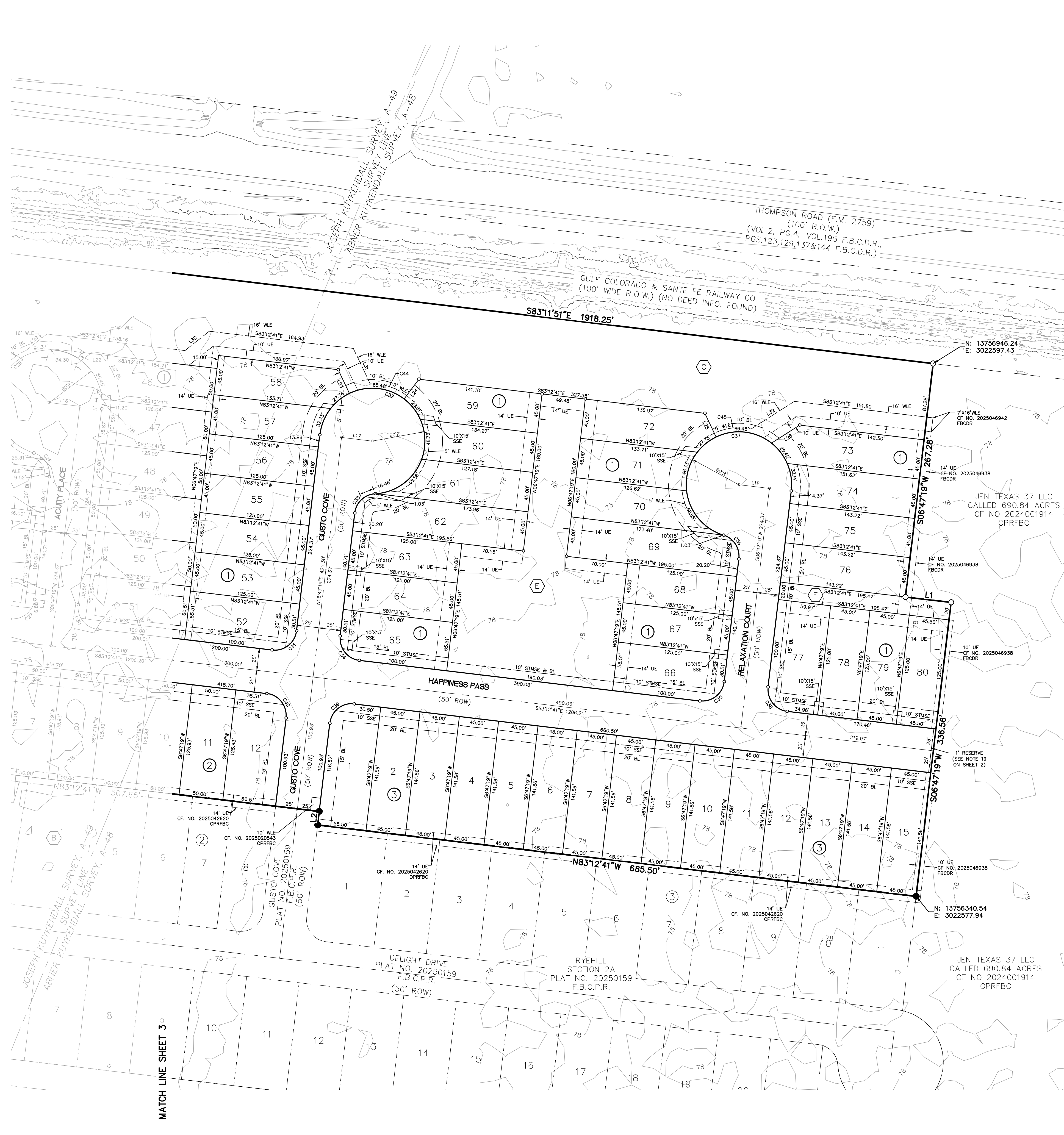
107 LOTS 6 RESERVES 3 BLOCKS
JUNE 2025

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

ADDRESS:
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL. 281.362.8998

PAPE-DAWSON ENGINEERS

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



CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C31	25.00'	90°00'00"	N51°47'19"E	35.36'
C32	60.00'	259°50'09"	N43°17'37"W	92.04'
C33	25.00'	79°50'09"	S46°42'23"W	32.08'
C34	25.00'	90°00'00"	S38°12'41"E	35.36'
C35	25.00'	90°00'00"	N51°47'19"E	35.36'
C36	25.00'	79°50'09"	N33°07'46"W	32.08'
C37	60.00'	259°50'09"	S56°52'14"W	92.04'
C38	25.00'	90°00'00"	S38°12'41"E	35.36'
C39	25.00'	90°00'00"	S51°47'19"W	35.36'
C40	25.00'	90°00'00"	N38°12'41"W	35.36'
C44	65.00'	38°57'08"	N72°24'20"W	43.34'
C45	65.00'	37°53'43"	S83°29'17"W	42.21'

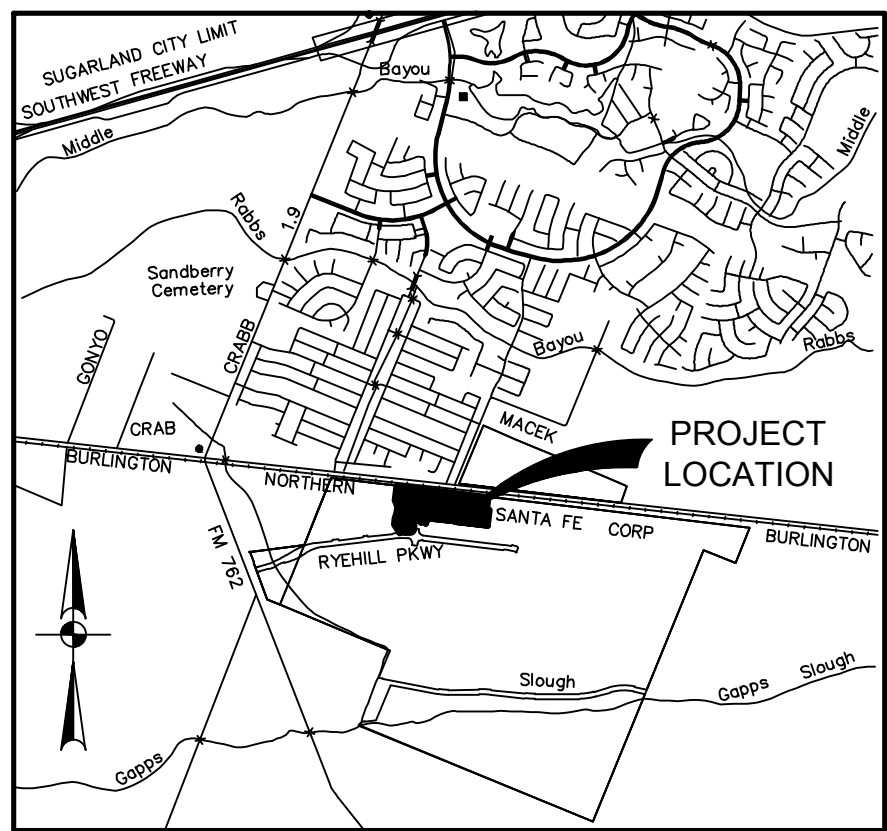
LINE TABLE		
LINE #	BEARING	LENGTH
L1	S83°12'41"E	52.25'
L2	N6°47'19"E	15.64'
L17	N83°12'41"W	35.00'
L18	S83°12'41"E	35.00'
L23	N25°27'35"W	30.02'
L24	S37°04'14"W	28.16'
L25	S25°27'35"E	30.02'
L26	S57°25'03"W	38.32'
L30	N51°47'35"E	35.36'
L31	S25°27'35"E	44.78'
L32	N57°25'03"E	58.24'

- C

RESTRICTED RESERVE C
(RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
4.860 AC. 211,689 SQ.FT.
- E

RESTRICTED RESERVE E
(RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.839 AC. 36,557 SQ.FT.
- F

RESTRICTED RESERVE F
(RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.090 AC. 3,909 SQ.FT.

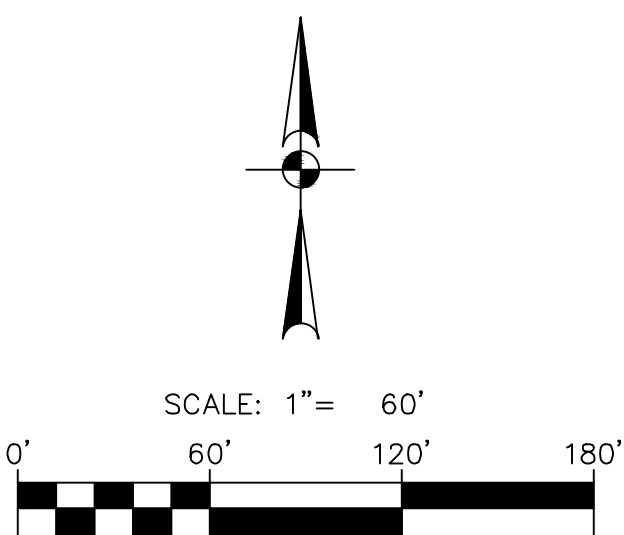


VICINITY MAP
NOT-TO-SCALE
MAP REF: KEY MAP 607W & 607X
ZIP CODE: 77469

- 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
 - A RESERVE SYMBOL

ABBREVIATION LEGEND

ESMT	EASEMENT
VOL.	VOLUME PAGE
PD	POINT OF BEGINNING
POB	POINT OF BEGINNING
R	RADIUS
ROW	RIGHT 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
UE	UTILITY EASEMENT
CF NO	CLERK'S FILE NUMBER
BL	BUILDING LINE
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
STMSE	STORM SEWER EASEMENT



RYEHILL
SECTION 2B

A SUBDIVISION OF 30.03 ACRES
LOCATED IN THE ABNER KUYKENDALL SURVEY, A-48
AND IN THE JOSEPH KUYKENDALL SURVEY, A-49
AND THE CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS

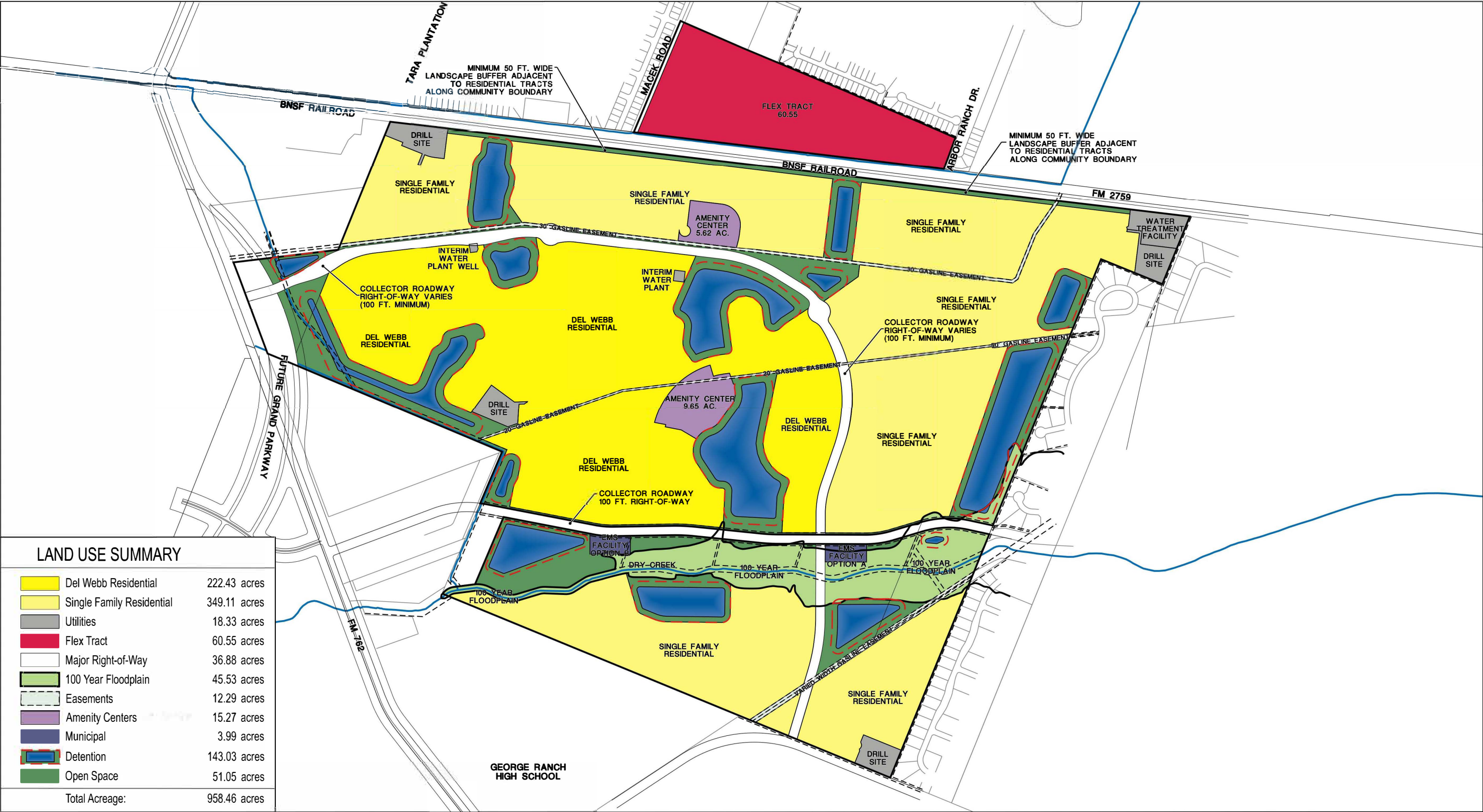
107 LOTS 6 RESERVES 3 BLOCKS
JUNE 2025

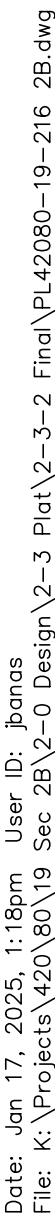
OWNER:
JEN TEXAS 37, LLC,
A TEXAS LIMITED LIABILITY COMPANY

ADDRESS:
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL. 281.362.8998

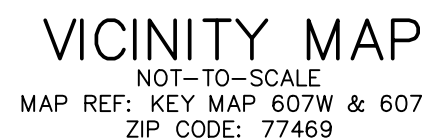


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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800





A	RESTRICTED RESERVE A (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.492 AC. 21,338 SQ.FT.
B	RESTRICTED RESERVE B (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITIES PURPOSES ONLY) 0.136 AC. 5,908 SQ.FT.
C	RESTRICTED RESERVE C (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 4.872 AC. 211,689 SQ.FT.
D	RESTRICTED RESERVE D (RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY) 0.108 AC. 4,657 SQ.FT.

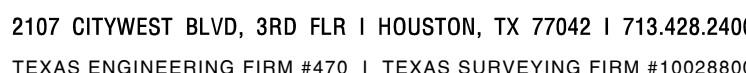


●	FOUND 5/8" IRON ROD
	(UNLESS NOTED OTHERWISE)
○	SET 5/8" IRON ROD (PD)
○	SET 5/8" IRON ROD (PD)-ROW/LOT
AC	= ACRE
BL	= BUILDING LINE
R	= RADIUS
ROW	= RIGHT-OF-WAY
SF	= SQUARE FEET
FBCFC	= FORT BEND COUNTY CLERK FILE
FBCDR	= FORT BEND COUNTY DEED RECORDS
OPRBCR	= OFFICIAL PUBLIC RECORDS
	= FORT BEND COUNTY NUMBER
NTS	= NOT TO SCALE

A SUBDIVISION OF 30.034 ACRES
LOCATED IN THE A. KUYKENDALL SURVEY, A-48
AND IN THE J. KUYKENDALL SURVEY, A-49
AND THE CITY OF SUGAR LAND ETJ, FORT BEND
COUNTY, TEXAS
107 LOTS 6 RESERVES 3 BLOCKS
JANUARY, 2025

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

ADDRESS:
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL. 281.362.8998

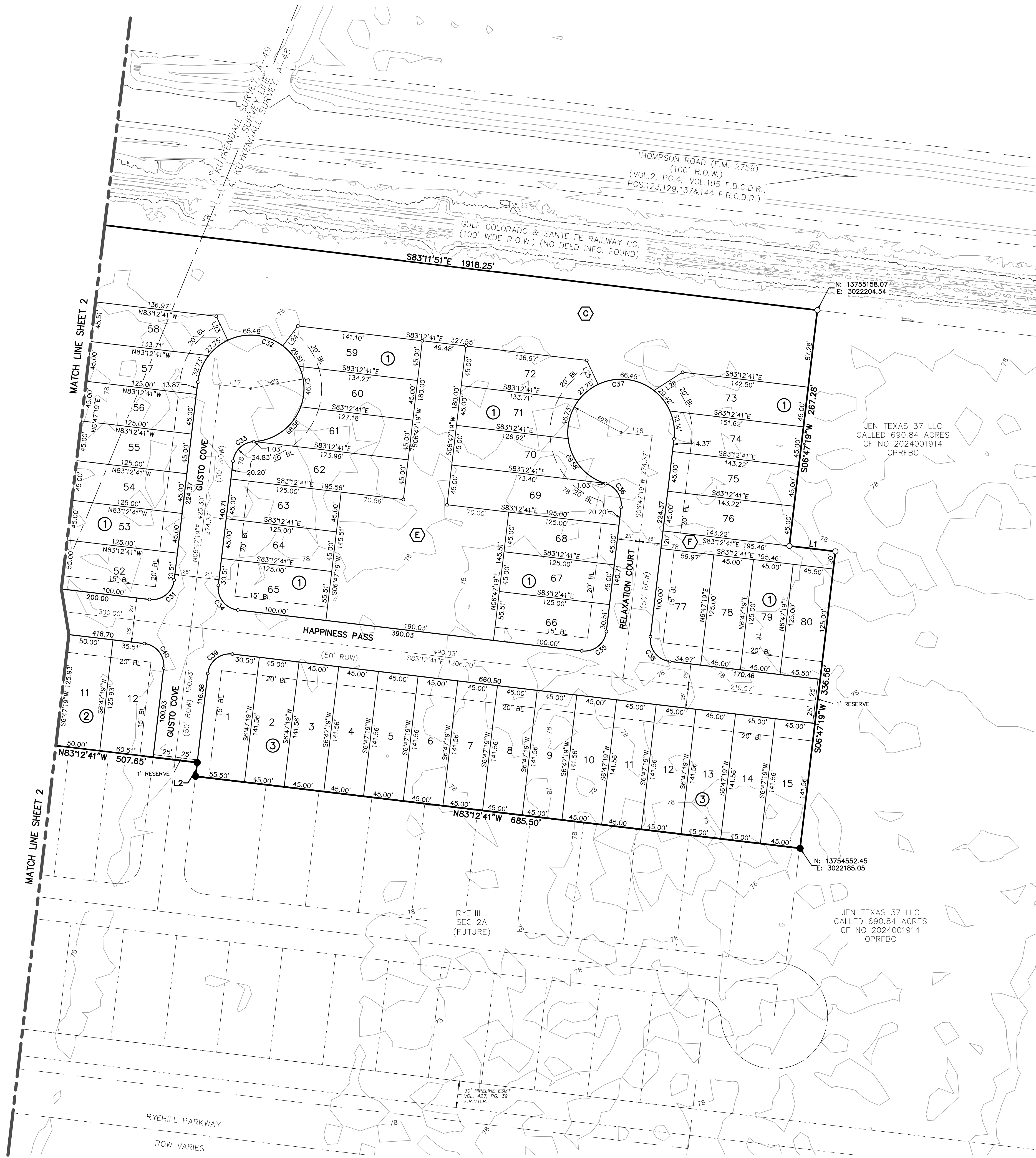


LINE TABLE		
LINE #	BEARING	LENGTH
L3	S76°47'05"W	41.31'
L4	S52°54'48"W	41.67'
L5	S14°04'00"W	73.76'
L6	N75°56'00"W	12.30'
L7	N83°12'41"W	15.94'
L8	N77°42'47"W	104.81'
L9	N83°12'41"W	1.68'
L10	S6°47'19"W	50.00'
L11	S11°33'38"E	67.31'
L12	S83°12'41"E	35.00'
L13	S54°17'19"W	20.71'
L14	N83°12'41"E	35.00'
L16	S83°12'41"E	35.00'
L19	S37°38'28"E	36.25'
L20	N59°29'49"E	12.28'
L21	N43°71'36"E	20.11'
L22	N37°06'36"E	8.22'

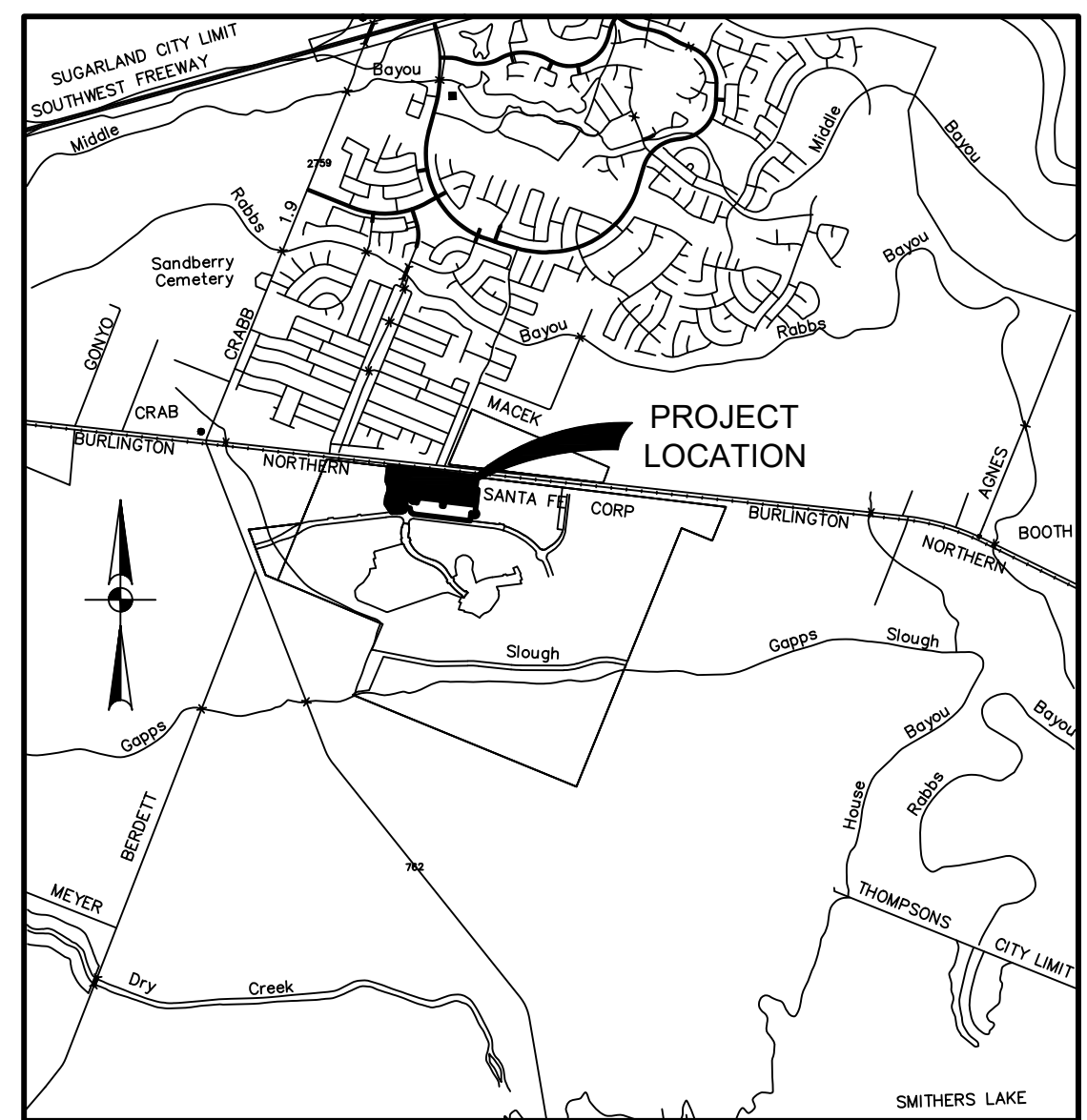
ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NAVD-88 (1991 ADJ.)

THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00013.

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File: K:\Projects\1900\1900\1900_1.dwg Date: 2/20/2025 2:20:00 Design: J. Jones
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- (C) RESTRICTED RESERVE C
(RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
4.872 AC. 211,689 SQ.FT.
- (E) RESTRICTED RESERVE E
(RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.837 AC. 36,557 SQ.FT.
- (F) RESTRICTED RESERVE F
(RESTRICTED TO LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.090 AC. 3,909 SQ.FT.

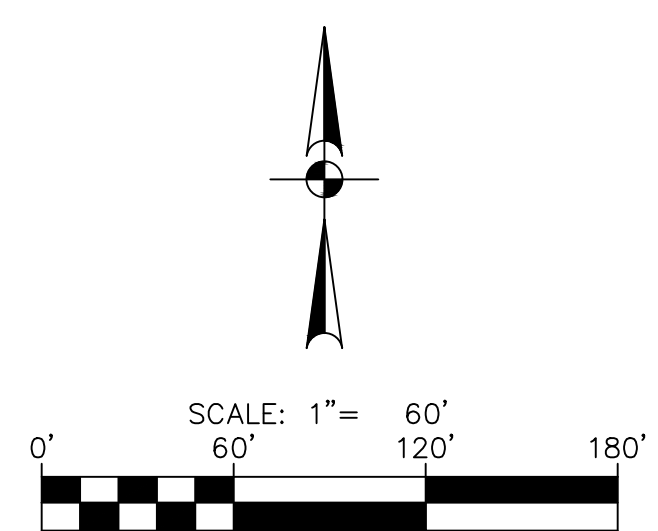


VICINITY MAP
NOT TO SCALE
MAP REF. KEY MAP 607W & 607X
ZIP CODE: 77469

- LEGEND
- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
 - SET 5/8" IRON ROD (PD)
 - SET 5/8" IRON ROD (PD)-ROW/LOT
 - AC = ACRE
 - BL = BUILDING LINE
 - R = RADIUS
 - ROW = RIGHT-OF-WAY
 - SF = SQUARE FEET
 - FBCCF = FORT BEND COUNTY CLERK FILE
 - FBCCR = FORT BEND COUNTY DEED RECORDS
 - OPRFBC = OFFICIAL PUBLIC RECORDS
 - NTS = NOT TO SCALE
 - (1) = BLOCK NUMBER
 - (A) = RESERVE SYMBOL

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S83°12'41"E	52.25'
L2	N6°47'19"E	15.64'
L17	N83°12'41"W	35.00'
L18	S83°12'41"E	35.00'
L23	N25°27'35"W	30.02'
L24	S37°04'14"W	28.16'
L25	S25°27'35"E	30.02'
L26	S57°25'03"W	38.32'

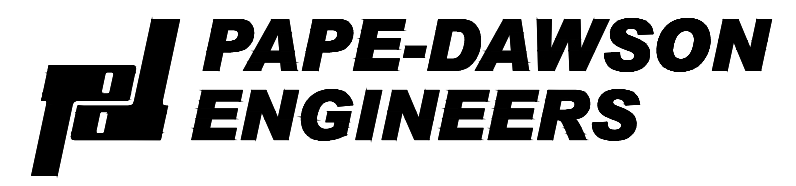
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C31	25.00'	90°00'00"	N51°47'19"E	35.36'	39.27'
C32	60.00'	259°50'09"	N43°17'37"W	92.04'	272.10'
C33	25.00'	79°50'09"	S46°42'23"W	32.08'	34.83'
C34	25.00'	90°00'00"	S38°12'41"E	35.36'	39.27'
C35	25.00'	90°00'00"	N51°47'19"E	35.36'	39.27'
C36	25.00'	79°50'09"	N33°07'46"W	32.08'	34.83'
C37	60.00'	259°50'09"	S56°52'14"W	92.04'	272.10'
C38	25.00'	90°00'00"	S38°12'41"E	35.36'	39.27'
C39	25.00'	90°00'00"	S51°47'19"W	35.36'	39.27'
C40	25.00'	90°00'00"	N38°12'41"W	35.36'	39.27'



PRELIMINARY PLAT OF
RYEHILL
SECTION 2B
A SUBDIVISION OF 30.034 ACRES
LOCATED IN THE A. KUYKENDALL SURVEY, A-48
AND IN THE J. KUYKENDALL SURVEY, A-49
AND THE CITY OF SUGAR LAND ETJ, FORT BEND
COUNTY, TEXAS
107 LOTS 6 RESERVES 3 BLOCKS
JANUARY, 2025

OWNER:
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ADDRESS:
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THE WOODLANDS, TEXAS 77380
TEL. 281.362.8998

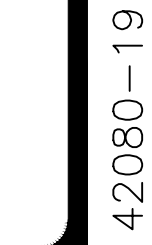


2107 CITYWEST BLVD, 3RD FLR I HOUSTON, TX 77042 I 713.428.2400
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NAVD-88 (1991 ADJ.)

THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00013.

42080-19

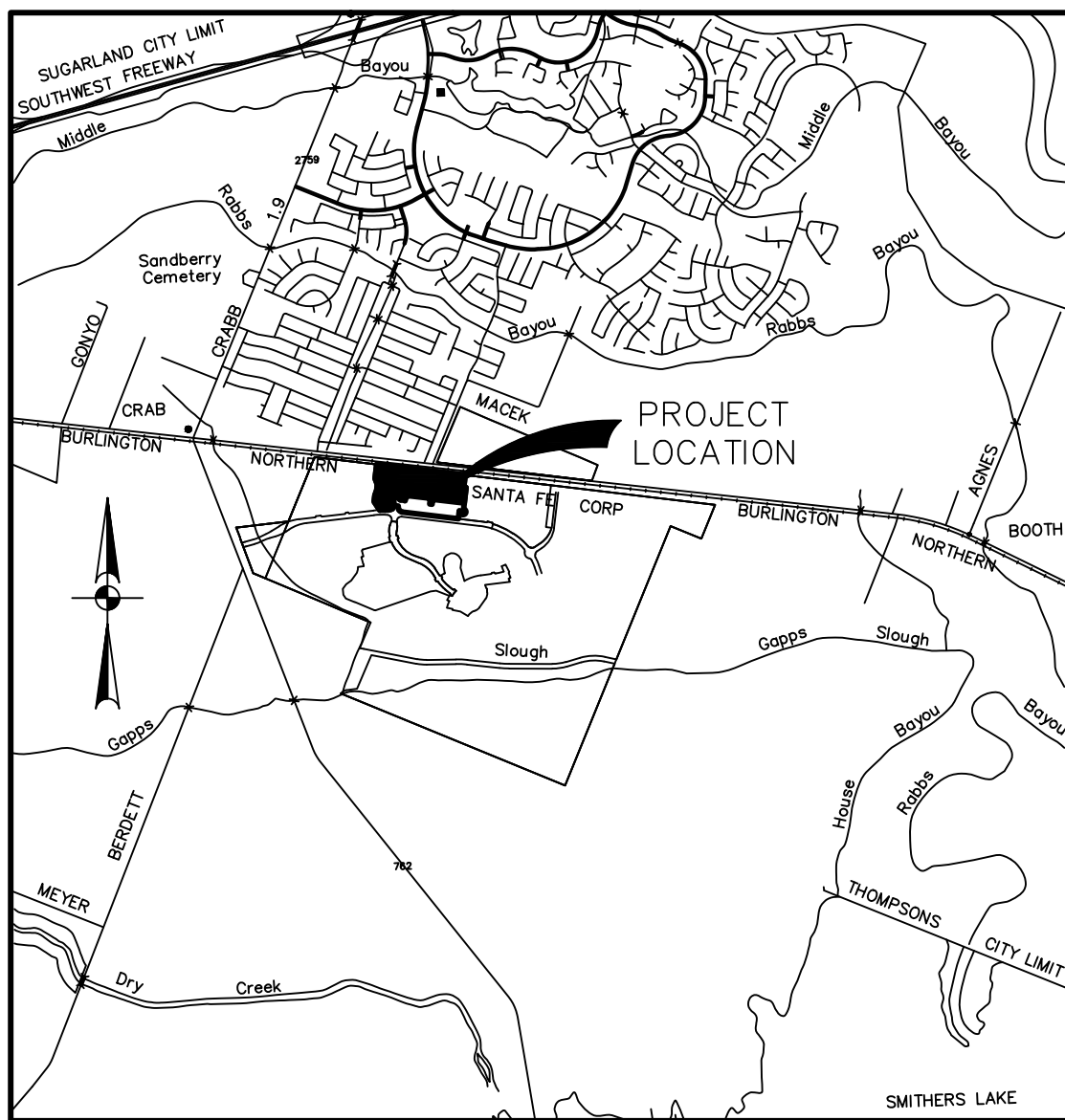
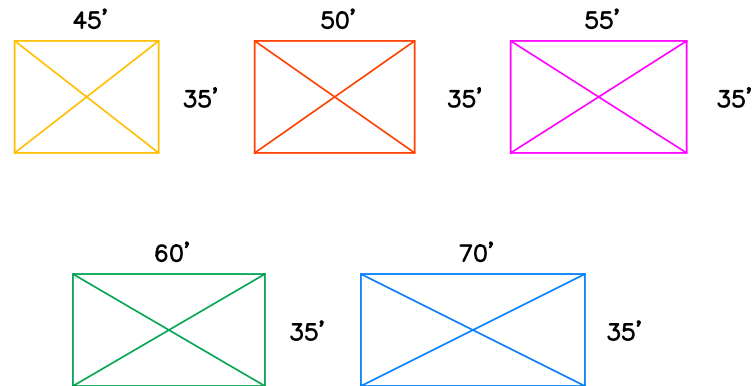


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THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



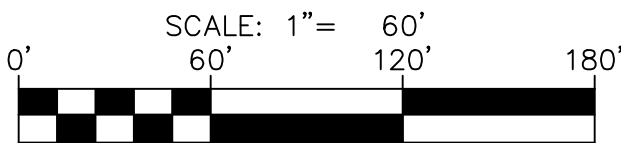
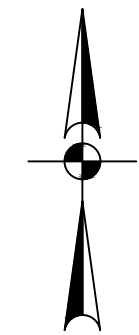
- (C) RESTRICTED RESERVE C
(RESTRICTED TO LANDSCAPE OR OPEN
SPACE PURPOSES ONLY)
4.872 AC. 211,689 SQ.FT.
- (E) RESTRICTED RESERVE E
(RESTRICTED TO LANDSCAPE OR OPEN
SPACE PURPOSES ONLY)
0.837 AC. 36,557 SQ.FT.
- (F) RESTRICTED RESERVE F
(RESTRICTED TO LANDSCAPE OR OPEN
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0.090 AC. 3,909 SQ.FT.



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

LEGEND

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- SET 5/8" IRON ROD (PD)
- SET 5/8" IRON ROD (PD)-ROW/LOT
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- OPRFBC = OFFICIAL PUBLIC RECORDS
- NTS = NOT TO SCALE
- ① = BLOCK NUMBER
- (A) = RESERVE SYMBOL



BOX EXHIBIT OF RYEHILL SECTION 2B

A SUBDIVISION OF 30.034 ACRES
LOCATED IN THE A. KUYKENDALL SURVEY, A-48
AND IN THE J. KUYKENDALL SURVEY, A-49
AND THE CITY OF SUGAR LAND ETJ, FORT BEND
COUNTY, TEXAS
107 LOTS 6 RESERVES 3 BLOCKS

JANUARY, 2025

OWNER:
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TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

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CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
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ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S.
DATUM, NAVD-88 (1991 ADJ.)

THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE
PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING
THE FOLLOWING COMBINED SCALE 1.00013.

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File: L:\02_LAND PLANNING\CLIENTS\RYEHILL\PROJECT # - Shouse Tract\04_Land Planning\01_P--Plots\RYEHILL Section 2B\Box_Exhibit\RYEHILL_Box_Exhibit_Section2B.dwg

PARCEL TABLE	
PARCEL	AREA
BLOCK 1 LOT 1	7903.46 SQ.FT.
BLOCK 1 LOT 2	8710.41 SQ.FT.
BLOCK 1 LOT 3	9090.94 SQ.FT.
BLOCK 1 LOT 4	9523.33 SQ.FT.
BLOCK 1 LOT 5	14811.10 SQ.FT.
BLOCK 1 LOT 6	8269.44 SQ.FT.
BLOCK 1 LOT 7	8863.01 SQ.FT.
BLOCK 1 LOT 8	7912.19 SQ.FT.
BLOCK 1 LOT 9	7500.00 SQ.FT.
BLOCK 1 LOT 10	7500.00 SQ.FT.
BLOCK 1 LOT 11	8475.00 SQ.FT.
BLOCK 1 LOT 12	10425.00 SQ.FT.
BLOCK 1 LOT 13	10562.34 SQ.FT.
BLOCK 1 LOT 14	7436.51 SQ.FT.
BLOCK 1 LOT 15	8118.28 SQ.FT.
BLOCK 1 LOT 16	8593.39 SQ.FT.
BLOCK 1 LOT 17	7903.28 SQ.FT.
BLOCK 1 LOT 18	7871.92 SQ.FT.
BLOCK 1 LOT 19	8149.76 SQ.FT.
BLOCK 1 LOT 20	8441.21 SQ.FT.

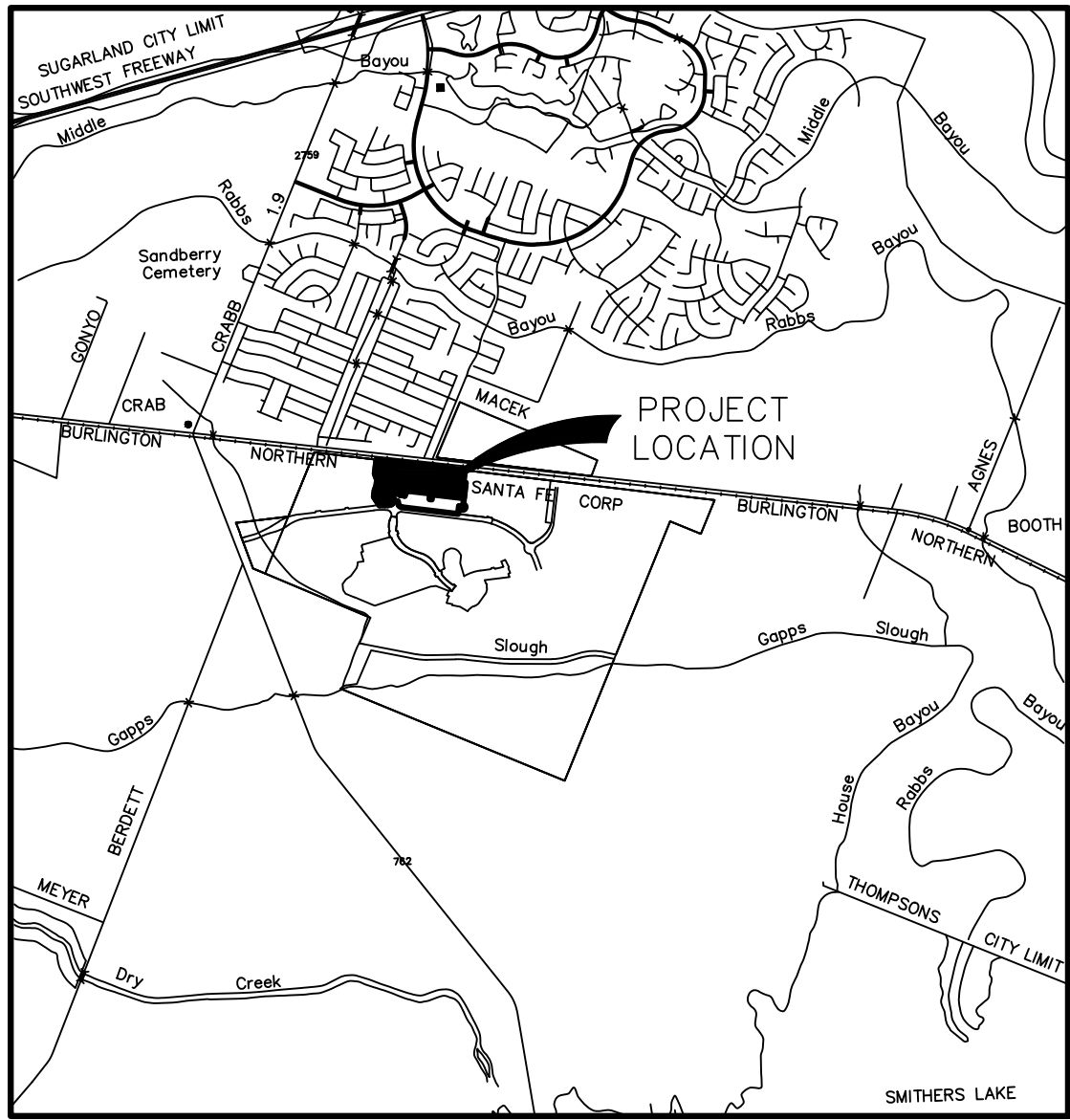
PARCEL TABLE	
PARCEL	AREA
BLOCK 1 LOT 21	9088.76 SQ.FT.
BLOCK 1 LOT 22	10493.45 SQ.FT.
BLOCK 1 LOT 23	8679.01 SQ.FT.
BLOCK 1 LOT 24	7500.00 SQ.FT.
BLOCK 1 LOT 25	7500.00 SQ.FT.
BLOCK 1 LOT 26	12870.13 SQ.FT.
BLOCK 1 LOT 27	9061.33 SQ.FT.
BLOCK 1 LOT 28	7780.75 SQ.FT.
BLOCK 1 LOT 29	7342.74 SQ.FT.
BLOCK 1 LOT 30	6524.53 SQ.FT.
BLOCK 1 LOT 31	6250.00 SQ.FT.
BLOCK 1 LOT 32	6274.82 SQ.FT.
BLOCK 1 LOT 33	6915.34 SQ.FT.
BLOCK 1 LOT 34	6565.60 SQ.FT.
BLOCK 1 LOT 35	8663.65 SQ.FT.
BLOCK 1 LOT 36	9808.26 SQ.FT.
BLOCK 1 LOT 37	10089.55 SQ.FT.
BLOCK 1 LOT 38	7085.97 SQ.FT.
BLOCK 1 LOT 39	6901.02 SQ.FT.
BLOCK 1 LOT 40	6692.71 SQ.FT.

PARCEL TABLE	
PARCEL	AREA
BLOCK 1 LOT 41	6375.00 SQ.FT.
BLOCK 1 LOT 42	8115.87 SQ.FT.
BLOCK 1 LOT 43	10307.30 SQ.FT.
BLOCK 1 LOT 44	8071.79 SQ.FT.
BLOCK 1 LOT 45	6340.44 SQ.FT.
BLOCK 1 LOT 46	6988.86 SQ.FT.
BLOCK 1 LOT 47	6253.85 SQ.FT.
BLOCK 1 LOT 48	6250.00 SQ.FT.
BLOCK 1 LOT 49	6250.00 SQ.FT.
BLOCK 1 LOT 50	6250.00 SQ.FT.
BLOCK 1 LOT 51	7429.01 SQ.FT.
BLOCK 1 LOT 52	6804.01 SQ.FT.
BLOCK 1 LOT 53	5625.00 SQ.FT.
BLOCK 1 LOT 54	5625.00 SQ.FT.
BLOCK 1 LOT 55	5625.00 SQ.FT.
BLOCK 1 LOT 56	5625.00 SQ.FT.
BLOCK 1 LOT 57	5712.57 SQ.FT.
BLOCK 1 LOT 58	6462.62 SQ.FT.
BLOCK 1 LOT 59	6562.11 SQ.FT.
BLOCK 1 LOT 60	5745.16 SQ.FT.

PARCEL TABLE	
PARCEL	AREA
BLOCK 1 LOT 61	6356.09 SQ.FT.
BLOCK 1 LOT 62	8670.64 SQ.FT.
BLOCK 1 LOT 63	5625.00 SQ.FT.
BLOCK 1 LOT 64	5625.00 SQ.FT.
BLOCK 1 LOT 65	6804.01 SQ.FT.
BLOCK 1 LOT 66	6804.01 SQ.FT.
BLOCK 1 LOT 67	5625.00 SQ.FT.
BLOCK 1 LOT 68	5625.00 SQ.FT.
BLOCK 1 LOT 69	8645.52 SQ.FT.
BLOCK 1 LOT 70	6330.97 SQ.FT.
BLOCK 1 LOT 71	5720.04 SQ.FT.
BLOCK 1 LOT 72	6462.62 SQ.FT.
BLOCK 1 LOT 73	7138.49 SQ.FT.
BLOCK 1 LOT 74	6528.03 SQ.FT.
BLOCK 1 LOT 75	6444.78 SQ.FT.
BLOCK 1 LOT 76	6444.78 SQ.FT.
BLOCK 1 LOT 77	7361.63 SQ.FT.
BLOCK 1 LOT 78	5625.00 SQ.FT.
BLOCK 1 LOT 79	5625.00 SQ.FT.
BLOCK 1 LOT 80	5687.33 SQ.FT.

PARCEL TABLE	
PARCEL	AREA
BLOCK 2 LOT 1	14015.84 SQ.FT.
BLOCK 2 LOT 2	8587.08 SQ.FT.
BLOCK 2 LOT 3	8508.27 SQ.FT.
BLOCK 2 LOT 4	7030.19 SQ.FT.
BLOCK 2 LOT 5	6296.27 SQ.FT.
BLOCK 2 LOT 6	6296.27 SQ.FT.
BLOCK 2 LOT 7	6296.27 SQ.FT.
BLOCK 2 LOT 8	6296.27 SQ.FT.
BLOCK 2 LOT 9	6296.27 SQ.FT.
BLOCK 2 LOT 10	6296.27 SQ.FT.
BLOCK 2 LOT 11	6296.27 SQ.FT.
BLOCK 2 LOT 12	7485.01 SQ.FT.
BLOCK 3 LOT 1	7722.37 SQ.FT.
BLOCK 3 LOT 2	6370.29 SQ.FT.
BLOCK 3 LOT 3	6370.29 SQ.FT.
BLOCK 3 LOT 4	6370.29 SQ.FT.
BLOCK 3 LOT 5	6370.29 SQ.FT.
BLOCK 3 LOT 6	6370.29 SQ.FT.
BLOCK 3 LOT 7	6370.29 SQ.FT.
BLOCK 3 LOT 8	6370.29 SQ.FT.

PARCEL TABLE	
PARCEL	AREA
BLOCK 3 LOT 9	6370.29 SQ.FT.
BLOCK 3 LOT 10	6370.29 SQ.FT.
BLOCK 3 LOT 11	6370.29 SQ.FT.
BLOCK 3 LOT 12	6370.29 SQ.FT.
BLOCK 3 LOT 13	6370.29 SQ.FT.
BLOCK 3 LOT 14	6370.29 SQ.FT.
BLOCK 3 LOT 15	6370.29 SQ.FT.



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

BOX EXHIBIT OF
RYEHILL
SECTION 2B
A SUBDIVISION OF 30.034 ACRES
LOCATED IN THE A. KUYKENDALL SURVEY, A-48
AND IN THE J. KUYKENDALL SURVEY, A-49
FORT BEND COUNTY, TEXAS
107 LOTS 6 RESERVES 3 BLOCKS

JANUARY, 2025

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

ADDRESS:
1450 LAKE ROBBINS DRIVE, SUITE 430
THE WOODLANDS, TEXAS 77380
TEL. 281.362.8998



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



Planning & Zoning Commission Agenda Request

July 24, 2025

Agenda Request No: V.B.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Jessica Echols, Senior Planner

Presented by: Jessica Echols, Senior Planner

Responsible Department: Planning and Development Services

Agenda Caption:

Consideration of and action on the Final Plat for Ryehill Section Three.

Recommended Action:

Staff Recommends Approval of the Final Plat for Ryehill Section Three.

Executive Summary:

This is the Final Plat for Ryehill Section Three. It consists of 46.54 acres and includes 115 single-family lots, 4 blocks, and 8 reserves. This property is part of the Ryehill Development and is located in the City's ETJ, south of FM 2759 and east of FM 762. Access will be provided via Ryehill Parkway.

This Final Plat complies with the Pulte (Ryehill) Development Agreement in terms of lot sizes, lot widths, lot depths, building lines, and other development standards outlined in the agreement. It is also consistent with the General Plan (Exhibit B of the Development Agreement – amended 01/15/25) and meets the Subdivision Regulations in Chapter 5 of the Development Code.

The Commission reviewed the Preliminary Plat and approved with conditions during the February 27, 2025, Planning & Zoning Commission meeting. The conditions included:

- Restricted Reserve G is revised to Restricted Reserve H in the reserve table on Sheet 3 of 3 as required by Development Application Handbook Section 4 Graphic Requirements for Preliminary Plats, Development Chapter 5, Article II, Section 5-17, and Development Code Chapter 5, Article III, Section 5-21.
- The following dimensions on the Preliminary Plat shall be corrected as required by Development Application Handbook Section 4 Graphic Requirements for Preliminary Plats, Development Code Chapter 5, Article II, Section 5-17, and Development Code Chapter 5, Article III, Section 5-21:
 - Street dimension adjacent to Block 3, Lots 1 and 2, change from 131.49' to 131.50'

- Street dimension adjacent to Block 2, Lot 12, change from 224.37' to 224.38'
- Street dimension adjacent to Block 2, Lots 25 and 26, change from 58.21' to 58.20'
- Street dimension adjacent to Block 3, Lot 9, change from 390.96' to 390.95'
- Dimension at the rear of Block 2, Lot 52, change from 125.33' to 125.34'
- Dimension at the rear of Block 2, Lot 61, change from 122.18' to 122.19'
- The following dimensions in the Line Table on the Preliminary Plat shall be corrected as required by Development Application Handbook Section 4 Graphic Requirements for Preliminary Plats, Development Code Chapter 5, Article II, Section 5-17, and Development Code Chapter 5, Article III, Section 5-21:
 - The length for Line 19 change from 559.95' to 559.94'
 - The lengths for Lines 18, 20, and 21, change from 371.01' to 371.02'

This Final Plat, as presented, addresses the conditions from the Preliminary Plat. While some specific dimensions referenced in the conditions remain unchanged, other dimensions along the same line or curve have been updated to correctly total the specified measurement, thereby satisfying the condition. For example, the street dimension adjacent to Block 3, Lots 1 and 2 remains 131.49' because the dimension adjacent to Reserve F has been revised from 19.18' to 19.17'.

Staff recommends approval of the Ryehill Section Three Final Plat.

Budget

Expenditure Required: n/a

Current Budget: n/a

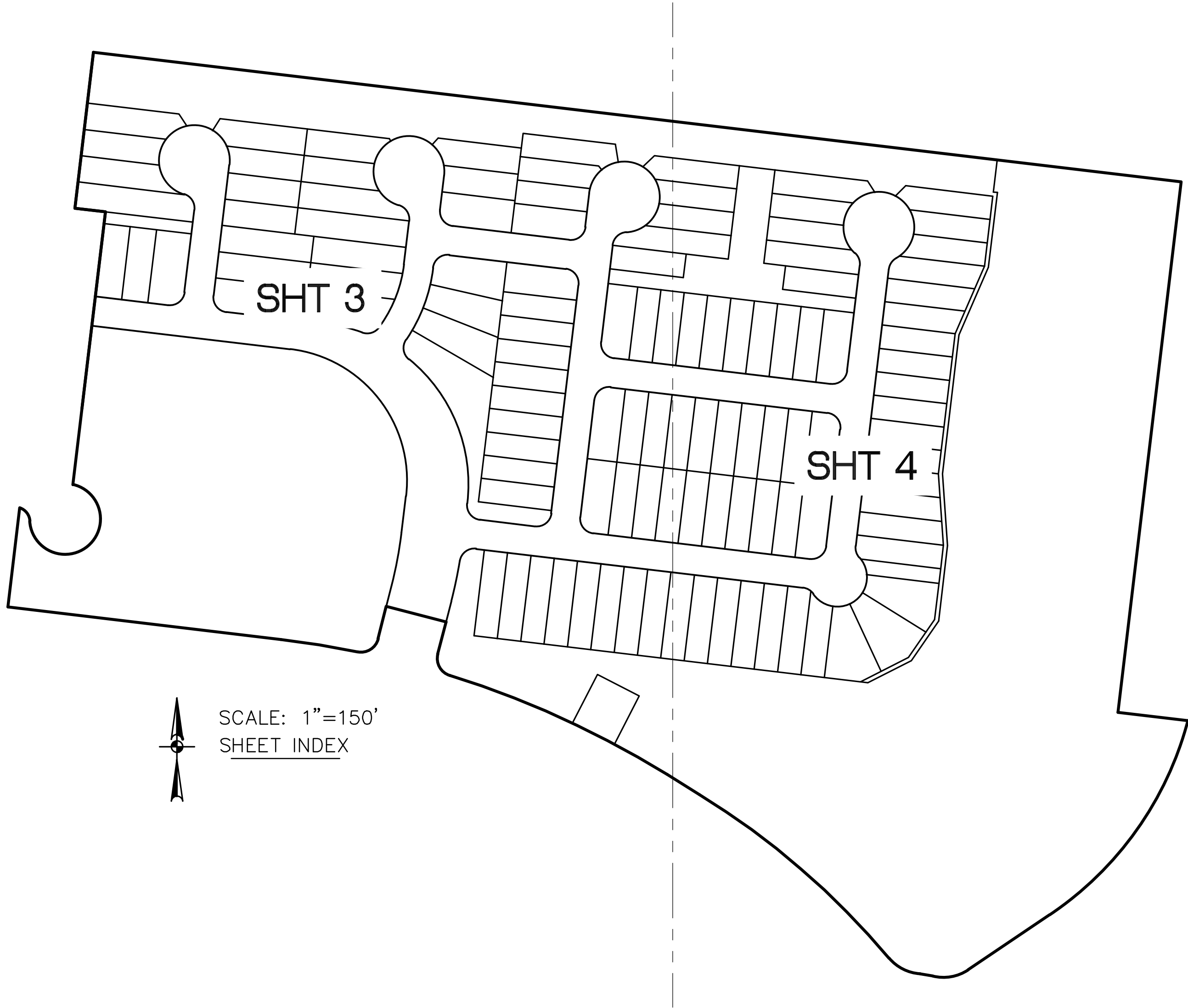
Additional Funding: n/a

Funding Source: n/a

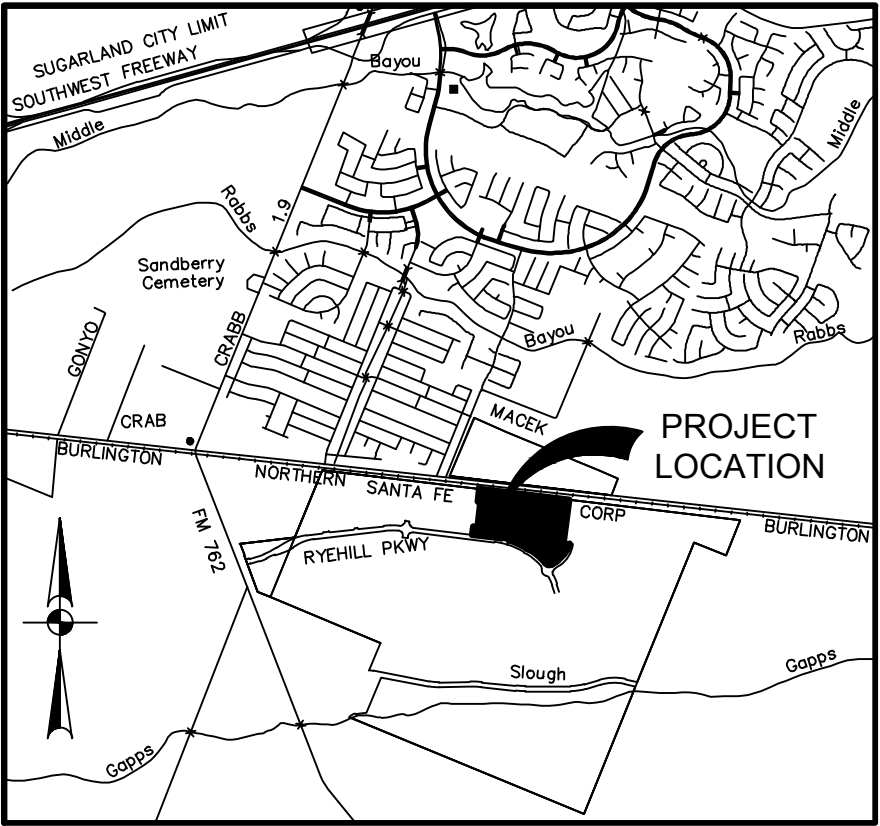
Account Number (ORG-OBJ-Project): n/a

Attachments

1. Final Plat
2. Vicinity Map
3. Ryehill General Plan
4. Preliminary Plat and Box Exhibit
5. Commission Guide for Platting Compliance



SCALE: 1"=150'
SHEET INDEX



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

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

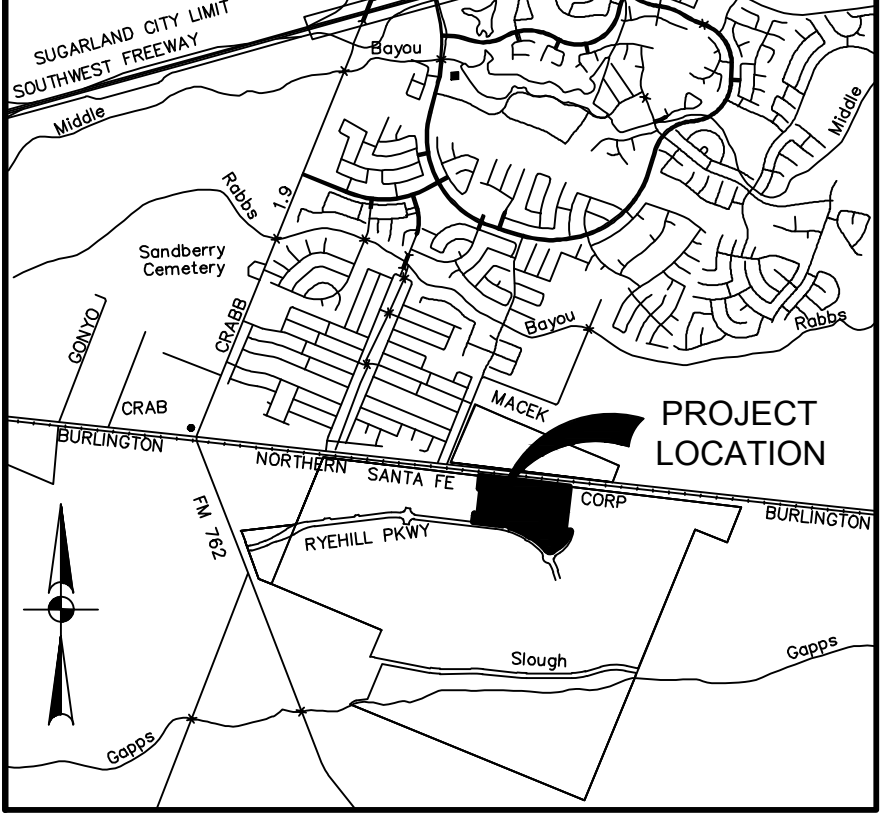


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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C6	1610.00'	14°30'09"	N65°30'02"W	406.43'
C7	30.00'	87°06'57"	S29°11'38"E	41.35'
C8	30.00'	87°06'59"	N57°55'23"E	41.35'
C9	1610.00'	4°41'33"	N80°51'54"W	131.82'
C10	25.00'	68°7'56"	S37°31'30"E	28.07'
C11	60.00'	25°3'36"20"	N49°49'18"E	96.08'
C12	750.00'	7°34'34"	N10°34'36"E	99.10'
C13	250.00'	62°21'53"	S24°23'38"E	258.88'
C14	250.00'	27°38'07"	S69°23'38"E	119.42'
C15	250.00'	27°38'07"	N20°36'22"E	119.42'
C17	697.50'	7°34'34"	N10°34'36"E	92.16'
C18	225.00'	90°00'00"	N38°12'41"W	318.20'
C19	25.00'	90°00'00"	N51°47'19"E	35.36'
C20	25.00'	79°50'09"	N33°07'46"W	32.08'
C21	60.00'	259°50'09"	N56°52'14"E	92.04'
C22	25.00'	90°00'00"	S38°12'41"E	35.36'
C23	275.00'	13°7'00"	N76°34'11"W	63.61'
C24	25.00'	75°38'53"	N72°14'52"E	30.66'
C25	25.00'	79°48'47"	N33°08'26"W	32.08'
C26	60.00'	259°50'09"	N56°52'14"E	92.04'
C27	25.00'	90°00'00"	S38°12'41"E	35.36'
C28	25.00'	90°00'00"	N51°47'19"E	35.36'
C29	60.00'	259°50'09"	S43°17'37"E	92.04'
C30	25.00'	79°50'09"	S46°42'33"W	32.08'
C31	25.00'	90°00'00"	S38°12'41"E	35.36'
C39	25.00'	87°24'22"	S53°05'08"W	34.55'
C40	802.50'	4°58'56"	N11°52'25"E	69.76'
C41	25.00'	90°00'00"	S51°47'19"W	35.36'
C42	25.00'	87°43'51"	N37°01'48"W	34.65'
C43	25.00'	90°00'00"	N51°47'19"E	35.36'
C44	25.00'	90°00'00"	S38°12'41"E	35.36'
C45	275.00'	57°27'47"	S21°56'34"E	264.39'
C46	25.00'	84°51'33"	S81°44'1"E	33.73'
C47	25.00'	90°00'00"	S51°47'19"W	35.36'
C50	25.00'	90°00'00"	S38°12'41"E	35.36'
C51	76.00'	5°44'23"	N81°14'48"W	7.61'

LINE TABLE		
LINE #	BEARING	LENGTH
L2	N14°21'53"E	56.84'
L3	N75°38'07"W	105.00'
L4	S14°21'53"E	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	35.00'
L10	N34°25'26"E	60.41'
L11	N6°47'19"E	50.00'
L12	N83°12'41"W	35.00'
L13	S83°12'41"E	35.00'
L15	S14°21'53"E	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'
L32	N33°00'39"W	24.41'
L33	N31°37'42"E	23.89'
L36	S33°00'39"E	33.37'
L37	N31°37'42"E	29.08'
L38	S30°46'45"E	26.49'
L41	S80°72'29"W	11.28'
L42	S271°41'2"W	57.07'
L43	N62°45'48"W	16.00'
L44	N6°07'29"E	15.06'
L45	N51°07'29"E	13.06'



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
- STREET NAME CHANGE
- BLOCK NUMBER
- RESERVE SYMBOL

ABBREVIATION LEGEND

AE	AERIAL EASEMENT
ESMT	EASEMENT
VOL.	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

- RESTRICTED RESERVE A (RESTRICTED TO AMENITY CENTER AND LANDSCAPE OR OPEN SPACE AND INCIDENTAL UTILITIES 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 UTILITIES 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 UTILITIES 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

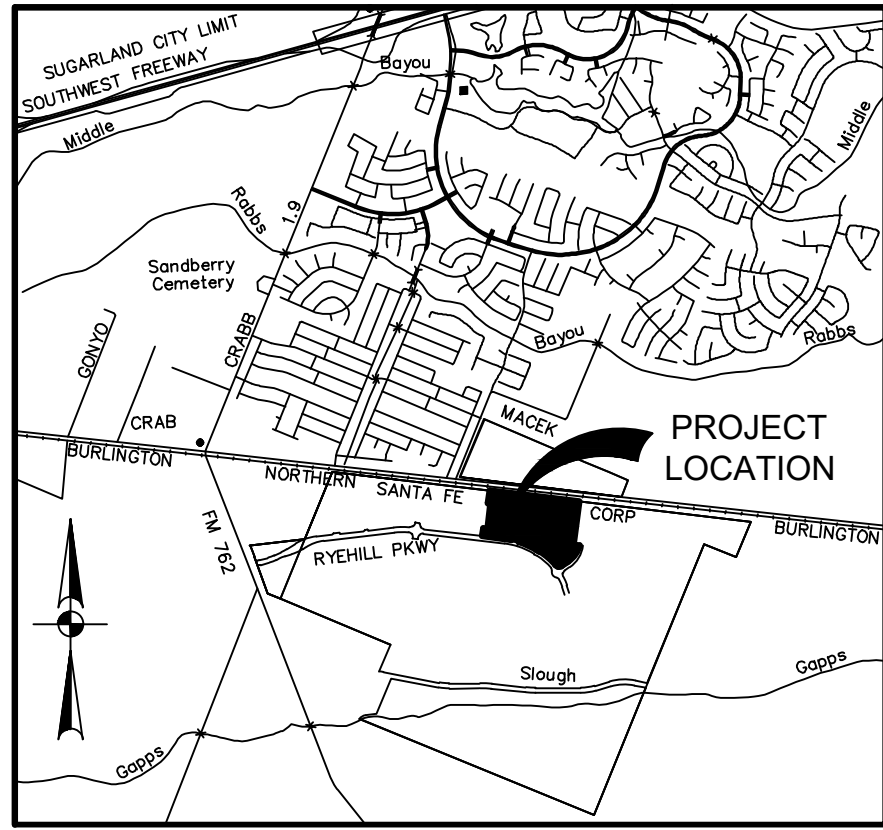
115 LOTS 8 RESERVES 4 BLOCKS
JUNE 2025

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

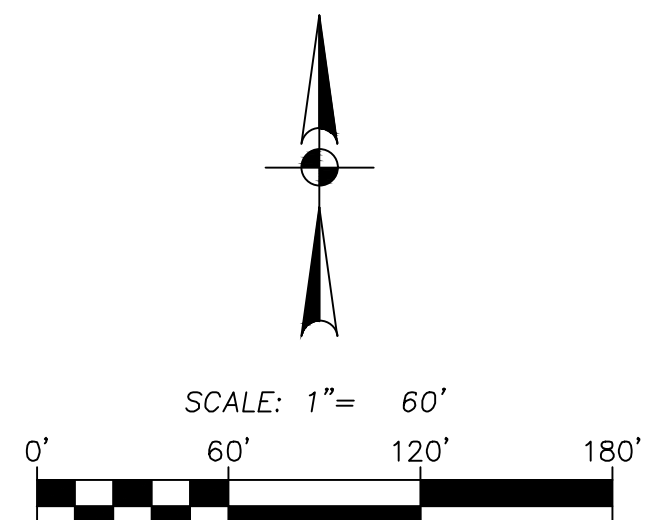
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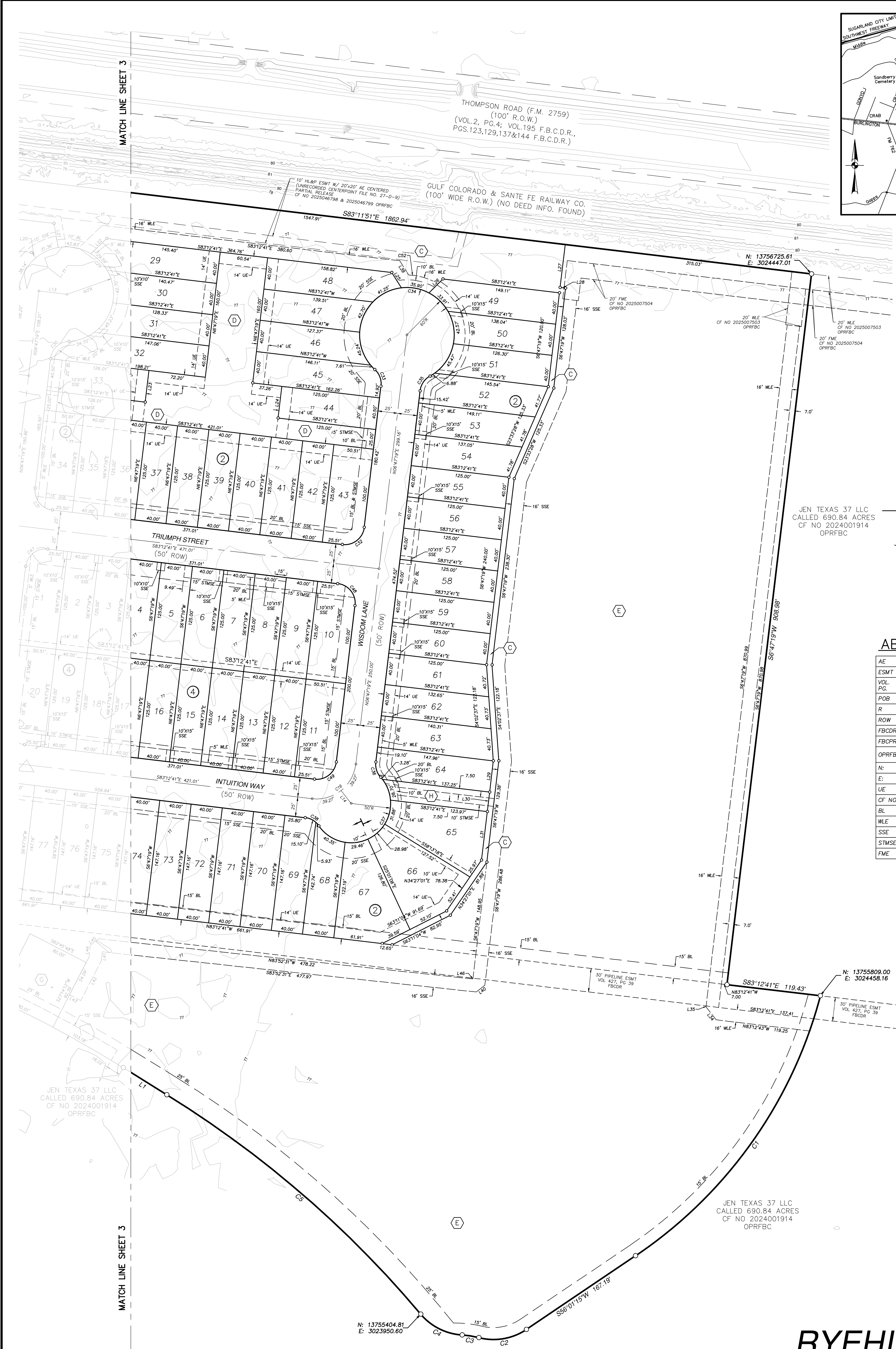
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LEGEND	
●	FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
○	SET 5/8" IRON ROD (PD)
—	STREET NAME CHANGE
①	BLOCK NUMBER
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ABBREVIATION LEGEND

AE	AERIAL EASEMENT
ESMT	EASEMENT
VOL.	VOLUME PAGE
POB	POINT OF BEGINNING
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ROW	RIGHT OF WAY
FBCCR	FORT BEND COUNTY DEED RECORDS
FBCCR	FORT BEND COUNTY PLAT RECORDS
OPRFBC	OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
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E	EASTING COORDINATES
UE	UTILITY EASEMENT
CF NO	CLERK'S FILE NUMBER
BL	BUILDING LINE
WLE	WATER LINE EASEMENT
SSE	SANITARY SEWER EASEMENT
STWSE	STORM SEWER EASEMENT
FME	FORCE MAIN EASEMENT



- RESTRICTED RESERVE C
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- RESTRICTED RESERVE H
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OR OPEN SPACE PURPOSES ONLY)
0.074 AC. 3,227 SQ.FT.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N58°14'58"W	65.14'
L14	S38°12'41"E	20.71'
L23	N6°47'19"E	40.50'
L24	N6°47'19"E	40.50'
L25	N32°17'52"W	23.13'
L26	N45°01'28"E	25.21'
L27	S6°47'19"W	54.90'
L28	S83°12'41"E	7.00'
L29	S6°47'19"W	40.00'
L30	S6°47'19"W	25.00'
L31	S6°47'19"W	62.00'
L34	S38°12'43"E	20.95'
L35	N6°47'19"E	1.19'
L39	S32°17'52"E	21.42'
L40	S51°47'19"W	13.79'
L46	N51°47'19"E	0.64'

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	575.00'	41°15'05"	S35°23'42"W	405.10'
C2	75.00'	48°15'24"	S80°08'57"W	61.32'
C3	116.50'	10°37'59"	N81°02'21"W	21.59'
C4	75.00'	46°15'59"	N63°13'21"W	58.93'
C5	1350.00'	18°09'36"	N49°10'10"W	426.10'
C16	50.00'	90°00'00"	N51°47'19"E	70.71'
C32	25.00'	90°00'00"	N51°47'19"E	35.36'
C33	25.00'	53°58'05"	N20°11'44"W	22.69'
C34	60.00'	28°56'10"	S83°12'41"E	70.59'
C35	25.00'	53°58'05"	S33°46'21"W	22.69'
C36	25.00'	48°11'23"	S17°18'23"E	20.41'
C37	50.00'	186°22'46"	S51°47'19"W	99.85'
C38	25.00'	48°11'23"	N59°07'00"W	20.41'
C48	25.00'	90°00'00"	N38°12'41"W	35.36'
C49	25.00'	90°00'00"	N51°47'19"E	35.36'
C52	76.00'	29°39'40"	N73°22'49"W	38.91'

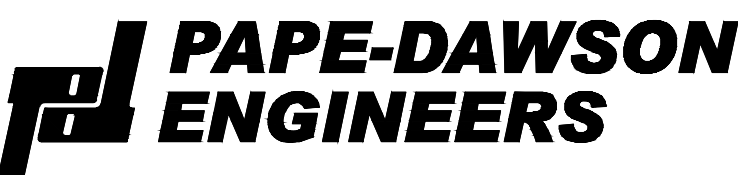
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GENERAL NOTES:

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

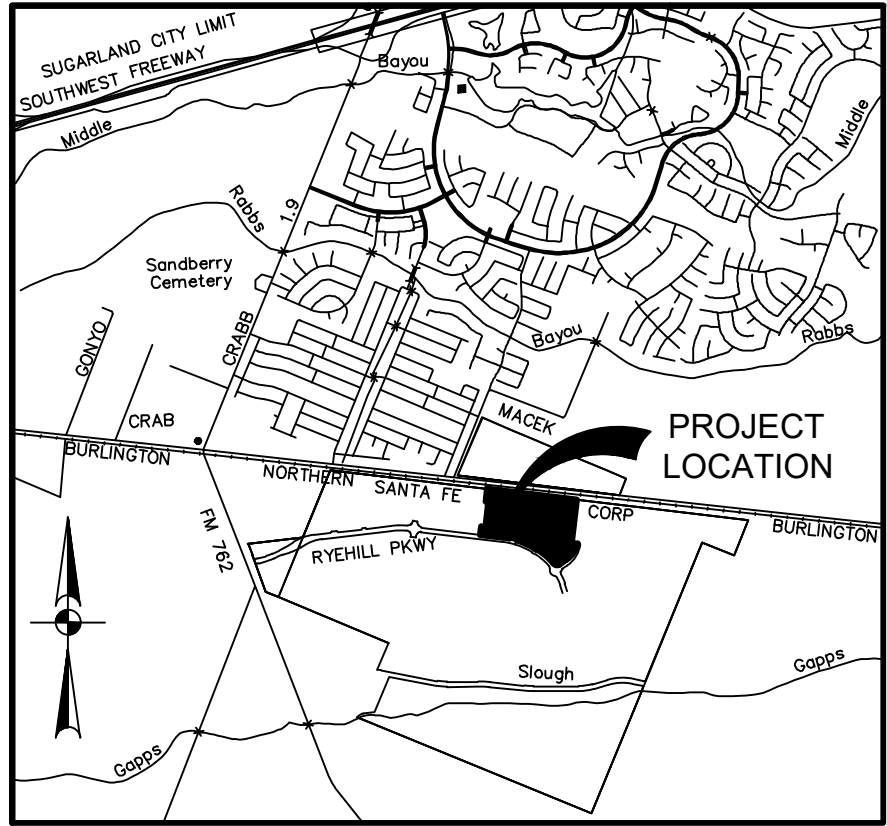
PROJECT BENCHMARK: CITY OF SUGARLAND REFERENCE MARKER 001 (RM-001)
A 3-INCH BRASS DISK SET IN CONCRETE STAMPED "CITY OF SUGAR LAND GPS MARKER RM 001". LOCATED FROM THE INTERSECTION OF WILLIAMS TRACE BLVD. AND ELKINS RD., TRAVEL SOUTH ON ELKINS RD. APPROXIMATELY 2.15 MILES TO THE SOUTH END OF THE FIRST 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. HAVING A 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. 2791025-01744, EFFECTIVE DATE JUNE 30, 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.O., 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 THREE LIES WITHIN UNSHADED ZONE "X" AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER(S) 48157C0270L, 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
- 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 SHALL 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 LP.
- 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 PORT.
- 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 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.
- 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 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	35.00'
L10	N34°25'26"E	60.41'
L11	N6°47'19"E	50.00'
L12	N83°12'41"W	35.00'
L13	S83°12'41"E	35.00'
L14	S38°12'41"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	N8°47'19"E	40.50'
L25	N32°17'52"W	23.13'

LINE TABLE		
LINE #	BEARING	LENGTH
L26	N45°01'28"E	25.21'
L27	S6°47'19"W	54.90'
L28	S83°12'41"E	7.00'
L29	S6°47'19"W	40.00'
L30	S6°47'19"W	25.00'
L31	S6°47'19"W	62.00'
L32	N33°00'39"W	24.41'
L33	N31°37'42"E	23.89'
L34	S38°12'43"E	20.95'
L35	N6°47'19"E	1.19'
L36	S33°00'39"E	33.37'
L37	N31°37'42"E	29.08'
L38	S30°46'45"E	26.49'
L39	S32°17'52"E	21.42'
L40	S51°47'19"W	13.79'
L41	S6°07'29"W	11.28'
L42	S27°47'12"W	57.07'
L43	N62°45'48"W	16.00'
L44	N6°07'29"E	15.06'
L45	N51°07'29"E	13.06'
L46	N51°47'19"E	0.64'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	575.00'	41°15'05"	S35°23'42"W	405.10'	413.98'
C2	75.00'	48°15'24"	S80°08'57"W	61.32'	63.17'
C3	116.50'	10°37'59"	N81°02'21"W	21.59'	21.62'
C4	75.00'	46°15'59"	N63°13'21"W	58.93'	60.56'
C5	1350.00'	18°09'36"	N49°10'10"W	426.10'	427.89'
C6	1610.00'	14°30'09"	N65°30'02"W	406.43'	407.52'
C7	30.00'	87°06'57"	S29°11'38"E	41.35'	45.61'
C8	30.00'	87°06'59"	N57°55'23"E	41.35'	45.61'
C9	1610.00'	4°41'33"	N80°51'54"W	131.82'	131.86'
C10	25.00'	68°17'56"	S37°31'30"E	28.07'	29.80'
C11	60.00'	25°33'62"	N49°49'18"E	96.08'	265.58'
C12	750.00'	7°34'34"	N10°34'36"E	99.10'	99.17'
C13	250.00'	62°21'53"	S24°23'38"E	258.88'	272.12'
C14	250.00'	27°38'07"	S69°23'38"E	119.42'	120.58'
C15	250.00'	27°38'07"	N20°36'22"E	119.42'	120.58'
C16	50.00'	90°00'00"	N51°47'19"E	70.71'	78.54'
C17	697.50'	7°34'34"	N10°34'36"E	92.16'	92.23'
C18	225.00'	90°00'00"	N38°12'41"W	318.20'	353.43'
C19	25.00'	90°00'00"	N51°47'19"E	35.36'	39.27'
C20	25.00'	79°50'09"	N33°08'26"W	32.08'	34.83'
C21	60.00'	259°50'09"	N56°52'14"E	92.04'	272.10'
C22	25.00'	90°00'00"	S38°12'41"E	35.36'	39.27'
C23	275.00'	13°17'00"	N76°34'11"W	63.61'	63.76'
C24	25.00'	75°38'53"	N72°44'52"E	30.66'	33.01'
C25	25.00'	79°48'47"	N33°08'26"W	32.08'	34.83'
C26	60.00'	259°50'09"	N56°52'14"E	92.04'	272.10'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C27	25.00'	90°00'00"	S38°12'41"E	35.36'	39.27'
C28	25.00'	90°00'00"	N51°47'19"E	35.36'	39.27'
C29	60.00'	259°50'09"	S43°17'37"E	92.04'	272.10'
C30	25.00'	79°50'09"	S46°42'23"W	32.08'	34.83'
C31	25.00'	90°00'00"	S38°12'41"E	35.36'	39.27'
C32	25.00'	90°00'00"	N51°47'19"E	35.36'	39.27'
C33	25.00'	53°58'05"	N20°11'44"W	22.69'	23.55'
C34	60.00'	287°56'10"	S83°12'41"E	70.59'	301.63'
C35	25.00'	53°58'05"	S33°46'21"W	22.69'	23.55'
C36	25.00'	48°11'23"	S17°18'23"E	20.41'	21.03'
C37	50.00'	186°22'46"	S51°47'19"W	99.85'	162.65'
C38	25.00'	48°11'23"	N59°07'00"W	20.41'	21.03'
C39	25.00'	87°24'22"	S53°05'08"W	34.55'	38.14'
C40	802.50'	4°58'56"	N11°52'25"E	69.76'	69.78'
C41	25.00'	90°00'00"	S51°47'19"W	35.36'	39.27'
C42	25.00'	87°43'51"	N37°01'48"W	34.65'	38.28'
C43	25.00'	90°00'00"	N51°47'19"E	35.36'	39.27'
C44	25.00'	90°00'00"	S38°12'41"E	35.36'	39.27'
C45	275.00'	57°27'47"	S21°56'34"E	264.39'	275.80'
C46	25.00'	84°51'33"	S81°44'1"E	33.73'	37.03'
C47	25.00'	90°00'00"	S51°47'19"W	35.36'	39.27'
C48	25.00'	90°00'00"	N38°12'41"W	35.36'	39.27'
C49	25.00'	90°00'00"	N51°47'19"E	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'
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

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

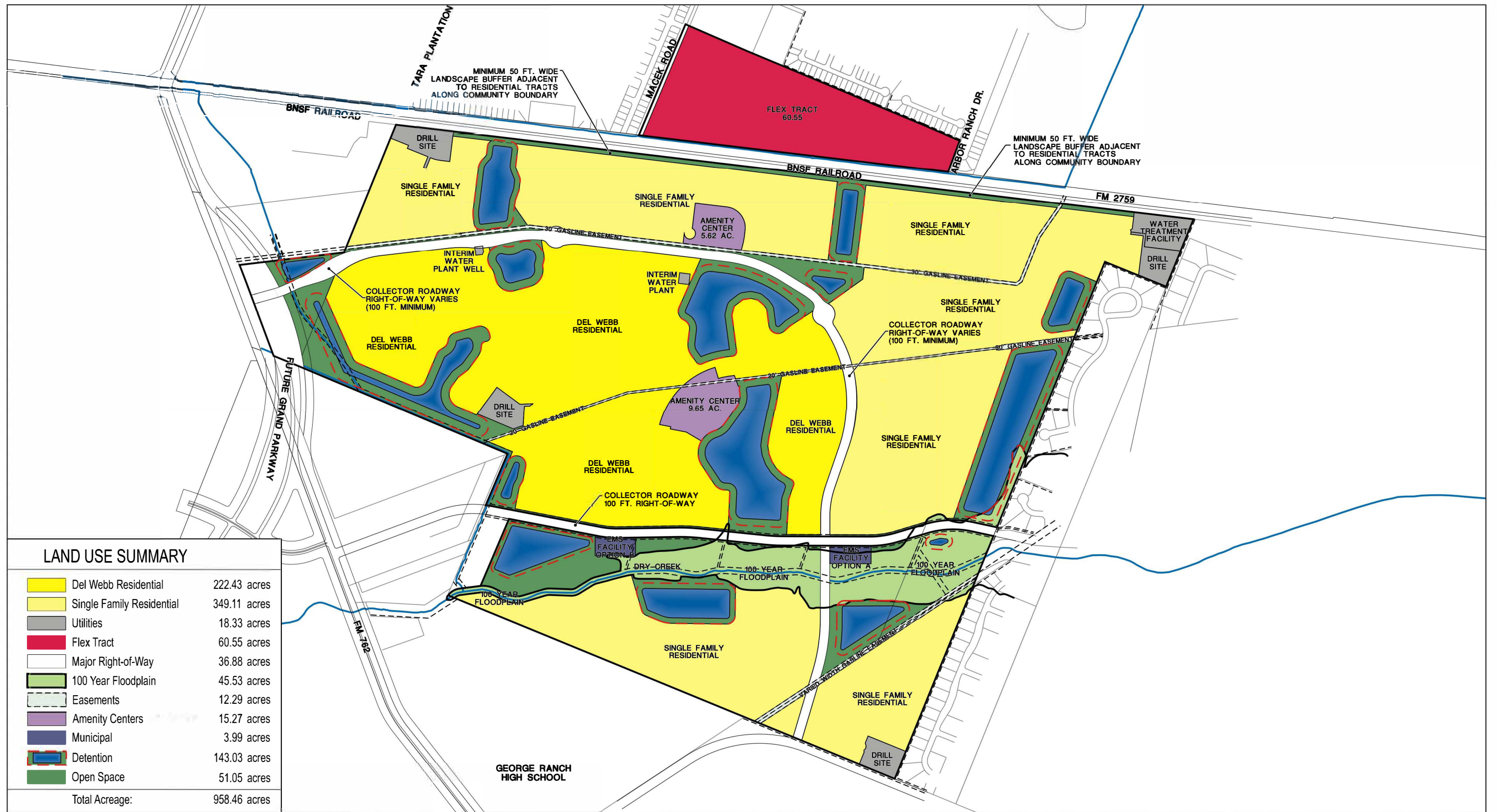
115 LOTS 8 RESERVES 4 BLOCKS
JUNE 2025

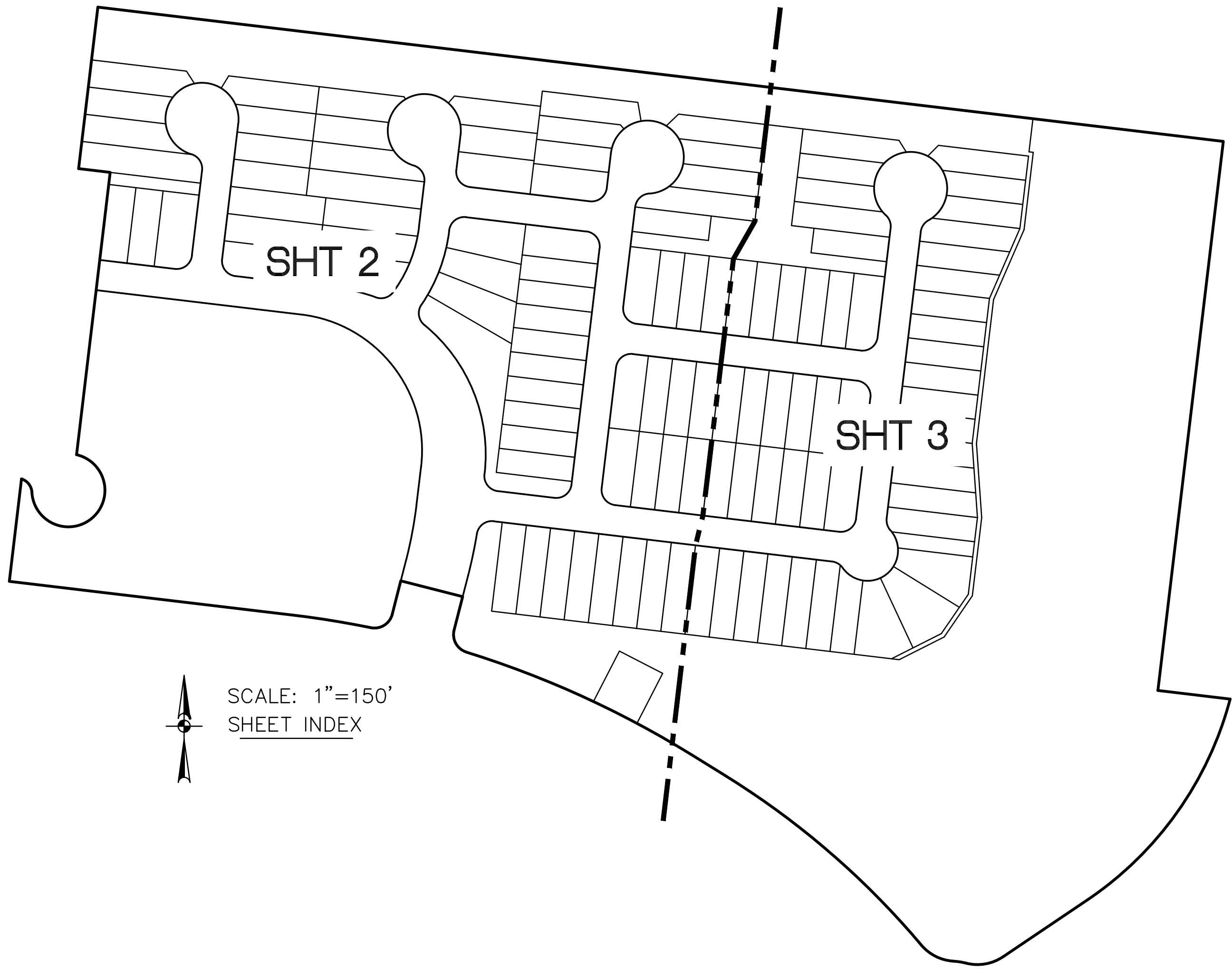
OWNER:
JEN TEXAS 37, LLC,
A TEXAS LIMITED LIABILITY COMPANY

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

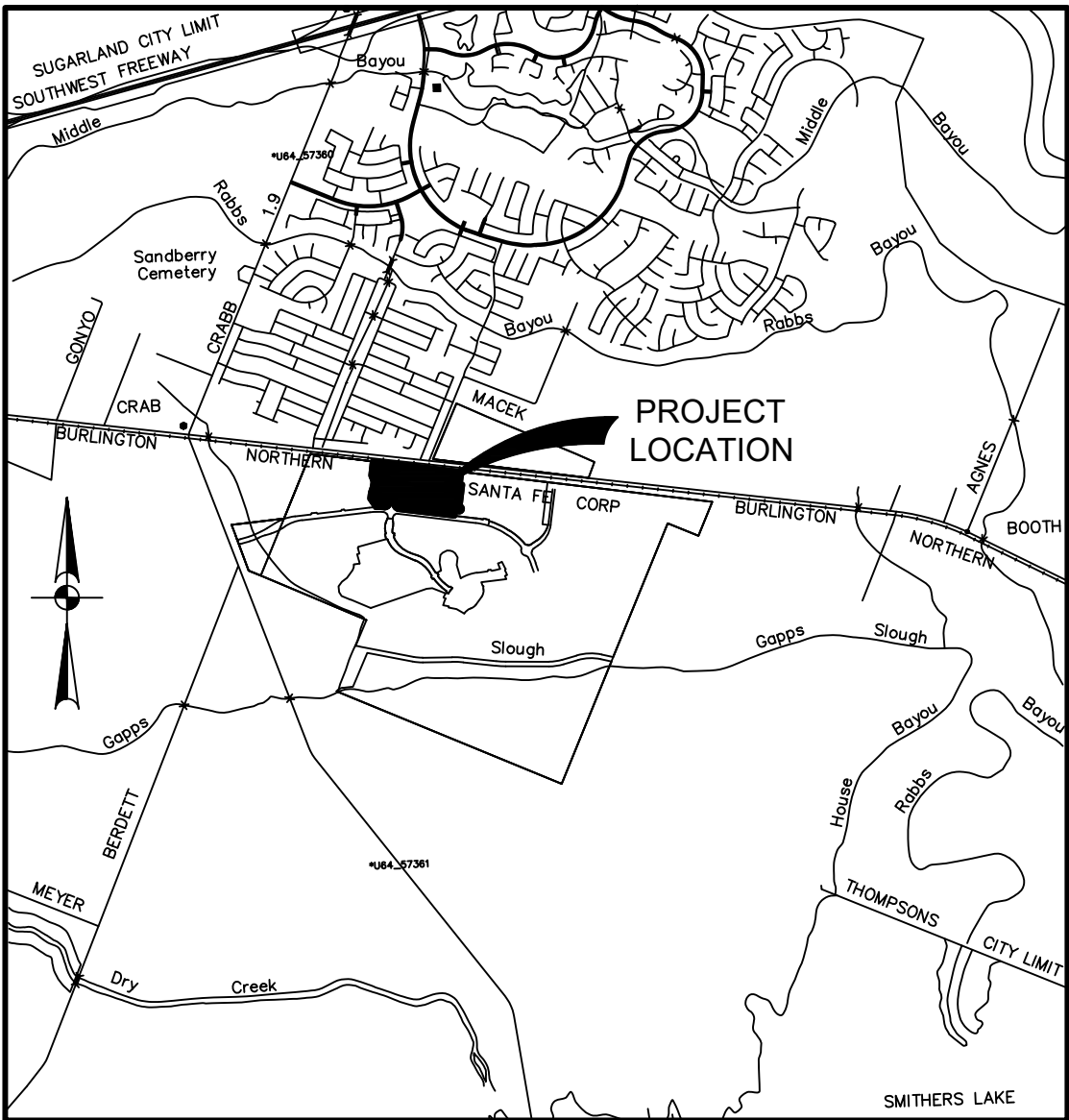


2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800





SCALE: 1"=150'
SHEET INDEX



VICINITY MAP

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

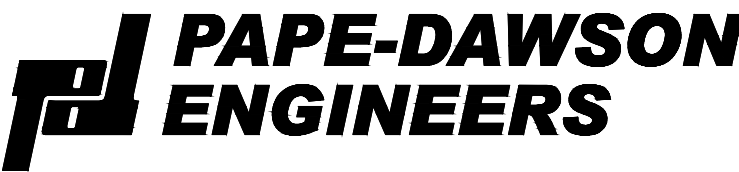
PRELIMINARY PLAT OF
RYEHILL
SECTION THREE

A SUBDIVISION OF 46.543 ACRES
LOCATED IN THE A. KUYKENDALL SURVEY, A-48
CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS
115 LOTS 8 RESERVES 4 BLOCKS

FEBRUARY, 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 #1002800

Dates: Feb. 03, 2025, 4:59pm User: ID: Jbonas
File: K:\Projects\120180\121_Sec 3\2-3_Prelim.dwg
Title: Preliminary PL42080-21-216-Prelim.dwg

ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S.
DATUM, NAVD-88 (1991 ADJ.)

THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE
PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING
THE FOLLOWING COMBINED SCALE 1.00013.

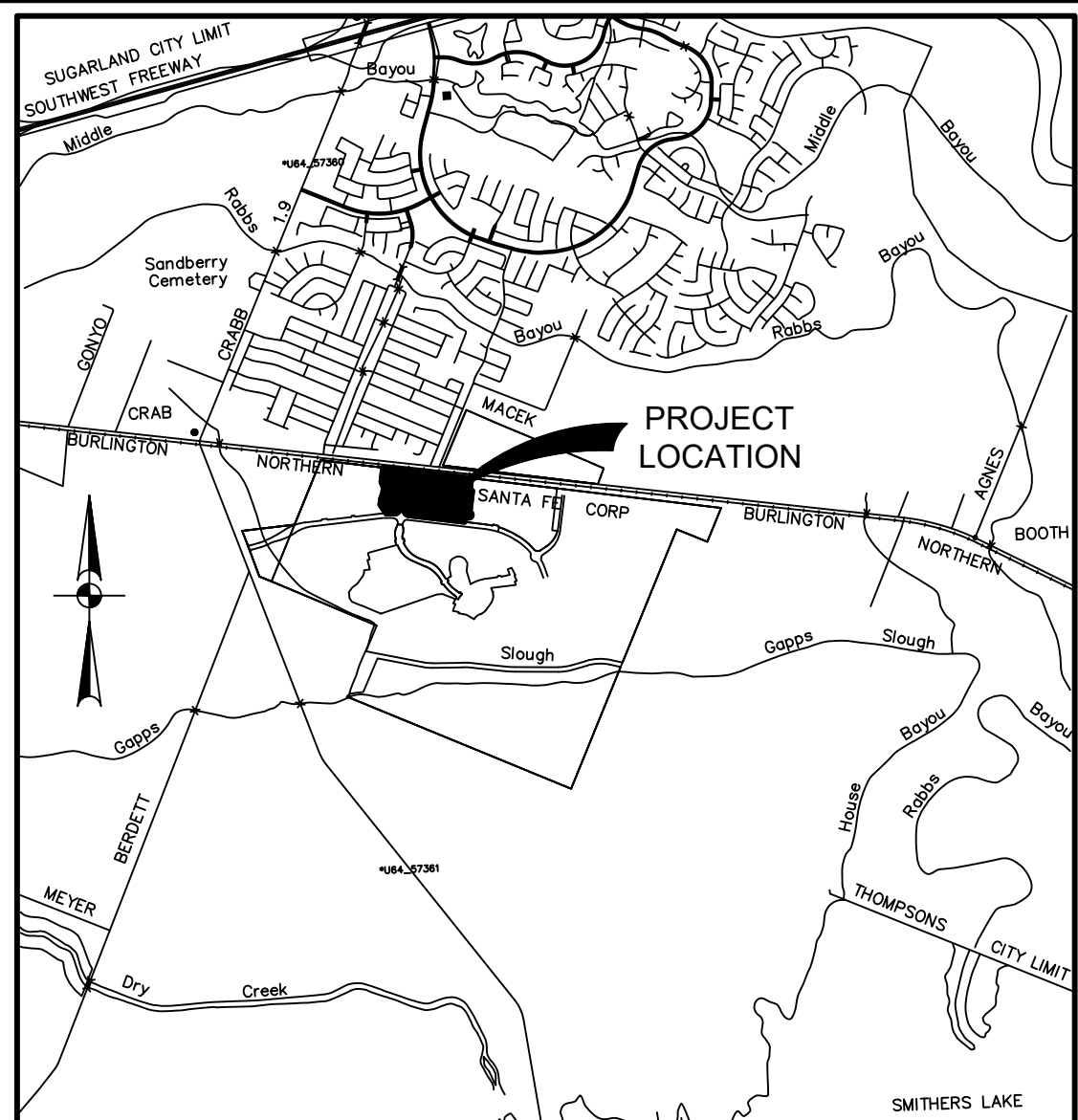


CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C6	1610.00'	143°09'	N85°30'02"W	406.43'	407.52'
C7	30.00'	87°06'59"	S29°11'37"E	41.35'	45.61'
C8	30.00'	87°06'59"	N57°54'56"E	41.34'	45.61'
C9	1610.00'	4°41'34"	N80°51'54"W	131.83'	131.87'
C10	25.00'	68°17'56"	S37°31'30"E	28.07'	29.80'
C11	60.00'	253°36'20"	N49°49'18"E	96.08'	265.58'
C12	750.00'	7°34'34"	N10°34'36"E	99.10'	99.17'
C13	250.00'	62°21'53"	S24°23'38"E	258.88'	272.12'
C14	250.00'	27°38'07"	S69°23'38"E	119.42'	120.58'
C15	250.00'	27°38'07"	N20°36'22"E	119.42'	120.58'
C17	697.50'	7°34'34"	N10°34'36"E	92.16'	92.23'
C19	25.00'	90°00'00"	N51°47'19"E	35.36'	39.27'
C20	25.00'	79°50'09"	N33°08'26"W	32.08'	34.83'
C21	60.00'	259°50'09"	N56°52'14"E	92.04'	272.10'
C22	25.00'	90°00'00"	S38°12'41"E	35.36'	39.27'
C23	275.00'	1°31'00"	N76°34'11"W	63.61'	63.76'
C24	25.00'	75°38'53"	N72°14'52"E	30.66'	33.01'
C25	25.00'	79°48'47"	N33°08'26"W	32.08'	34.83'
C26	60.00'	259°50'09"	N56°52'14"E	92.04'	272.10'
C27	25.00'	90°00'00"	S38°12'41"E	35.36'	39.27'
C28	25.00'	90°00'00"	N51°47'19"E	35.36'	39.27'
C29	60.00'	259°50'08"	S43°7'37"E	92.04'	272.10'
C30	25.00'	79°50'09"	S46°42'23"W	32.08'	34.83'
C31	25.00'	90°00'00"	S38°12'41"E	35.36'	39.27'
C39	25.00'	67°24'22"	S53°05'08"W	34.55'	38.14'
C40	802.50'	4°58'56"	N11°52'25"E	69.76'	69.78'
C41	25.00'	90°00'00"	S51°47'19"W	35.36'	39.27'
C42	25.00'	87°43'51"	N37°01'48"W	34.65'	38.28'
C43	25.00'	90°00'00"	N51°47'19"E	35.36'	39.27'
C44	25.00'	90°00'00"	S38°12'41"E	35.36'	39.27'
C45	275.00'	57°27'47"	S21°56'34"E	264.39'	275.80'
C46	25.00'	84°51'33"	S08°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'

LINE TABLE		
LINE	BEARING	LENGTH
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	S06°47'19"W	12.55'
L8	S06°47'19"W	50.00'
L9	N83°12'41"W	35.00'
L10	N34°25'26"E	60.41'
L11	N06°47'19"E	50.00'
L12	N83°12'41"W	35.00'
L13	S83°12'41"E	35.00'
L15	S14°21'53"W	36.07'
L16	N06°47'19"E	62.55'

LINE TABLE		
LINE	BEARING	LENGTH
L17	N34°25'26"E	7.01'
L18	N83°12'41"W	371.01'
L19	N83°12'41"W	559.95'
L20	S83°12'41"E	371.01'
L21	N83°12'41"W	371.01'
L22	N33°00'39"W	24.41'
L23	N31°37'42"E	23.89'
L24	N30°46'45"W	4.83'
L25	N41°05'17"E	15.41'
L26	S39°35'02"E	8.88'
L27	N09°38'30"W	31.25'
L28	N46°22'08"E	28.19'
L31	N06°47'19"E	40.50'

- (A) RESTRICTED RESERVE A
(RESTRICTED TO AMENITY CENTER AND
LANDSCAPE OR OPEN SPACE AND INCIDENTAL
UTILITIES PURPOSES ONLY)
6.224 AC. 271,115 SQ.FT.
- (B) RESTRICTED RESERVE B
(RESTRICTED TO DRAINAGE AND DETENTION AND
LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.069 AC. 2,990 SQ.FT.
- (C) RESTRICTED RESERVE C
(RESTRICTED TO LANDSCAPE OR OPEN SPACE
AND INCIDENTAL UTILITIES PURPOSES ONLY)
2.820 AC. 122,825 SQ.FT.
- (D) RESTRICTED RESERVE D
(RESTRICTED TO LANDSCAPE OR OPEN
SPACE PURPOSES ONLY)
0.622 AC. 27,096 SQ.FT.
- (E) RESTRICTED RESERVE E
(RESTRICTED TO DRAINAGE AND DETENTION AND
LANDSCAPE OR OPEN SPACE AND INCIDENTAL
UTILITIES PURPOSES ONLY)
14.082 AC. 613,432 SQ.FT.
- (F) RESTRICTED RESERVE F
(RESTRICTED TO LANDSCAPE OR OPEN
SPACE PURPOSES ONLY)
0.461 AC. 20,085 SQ.FT.
- (G) RESTRICTED RESERVE G
(RESTRICTED TO LIFT STATION PURPOSES
ONLY)
0.170 AC. 7,397 SQ.FT.

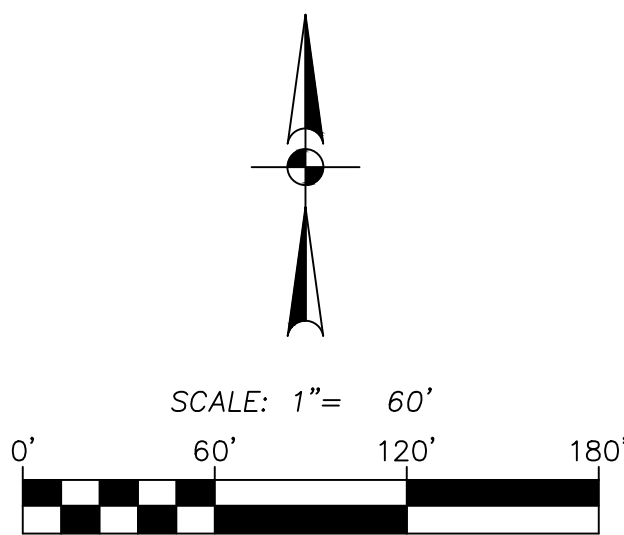


VICINITY MAP

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
- AC ACRE
- BL BUILDING LINE
| ROW | RIGHT-OF-WAY |
| R | RADIUS |
| OPRFBC | OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY |
| FBCPR | FORT BEND COUNTY PLAT RECORDS |
| FBCDR | FORT BEND COUNTY DEED RECORDS |
| NTS | NOT TO SCALE |
| POB | POINT OF BEGINNING |
| + | STREET NAME CHANGE |
| ① | BLOCK NUMBER |
| A | RESERVE SYMBOL |



PRELIMINARY PLAT OF RYEHILL SECTION THREE

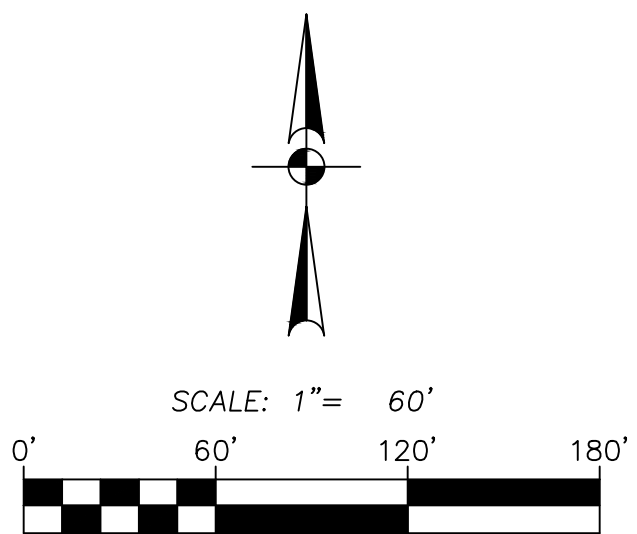
A SUBDIVISION OF 46.543 ACRES
LOCATED IN THE A. KUYKENDALL SURVEY, A-48
CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS
115 LOTS 8 RESERVES 4 BLOCKS
FEBRUARY, 2025

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**

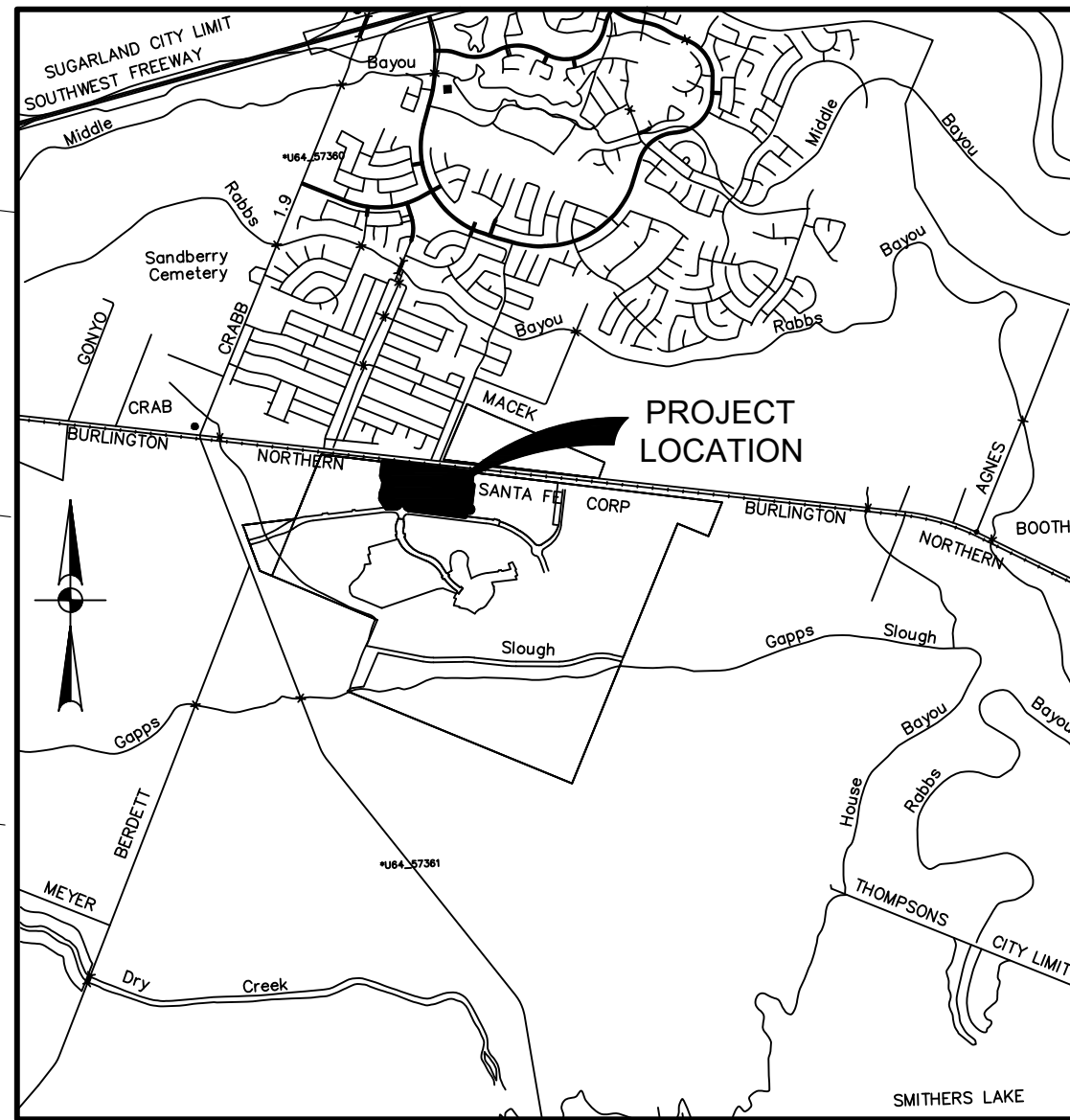
2107 CITYWEST BLVD, 3RD FLR 1 HOUSTON, TX 77042 1 713.428.2400
TEXAS ENGINEERING FIRM #470 1 TEXAS SURVEYING FIRM #10028000



SCALE: 1"= 60'
0' 60' 120' 180'

THOMPSON ROAD (F.M. 2759)
(100' R.O.W.)
(VOL.2, PG.4; VOL.195 F.B.C.D.R.,
PGS.123,129,137&144 F.B.C.D.R.)

GULF COLORADO & SANTE FE RAILWAY CO.
(100' WIDE R.O.W.) (NO DEED INFO. FOUND)



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
- AC ACRE
- BL BUILDING LINE
- ROW RIGHT-OF-WAY
- R RADIUS
- OPRFBC OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY
- FBOPR FORT BEND COUNTY PLAT RECORDS
- FBODR FORT BEND COUNTY DEED RECORDS
- NTS NOT TO SCALE
- POB POINT OF BEGINNING
- STREET NAME CHANGE
- ① BLOCK NUMBER
- ⬡ RESERVE SYMBOL

JEN TEXAS 37 LLC
CALLED 690.84 ACRES
CF NO 2024001914
OPRFBC

- Ⓒ RESTRICTED RESERVE C (RESTRICTED TO LANDSCAPE OR OPEN SPACE AND INCIDENTAL UTILITIES PURPOSES ONLY)
2.820 AC. 122,825 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 UTILITIES PURPOSES ONLY)
14.701 AC. 640,378 SQ.FT.
- Ⓕ RESTRICTED RESERVE G (RESTRICTED TO DRAINAGE AND LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.074 AC. 3,227 SQ.FT.



Notes: Eas. 03, 0025, 4, 1997, User ID: jenns, For L102 LAND PLANNING CLIENTS\Projects\PROJECT # - Shouse Tract\04 Land Planning\011_P-Plats\Rehill Section 3\Box Exhibit\Rehill Box-Exhibit-Section3.dwg

ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NAVD-88 (1991 ADJ.)

THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00013.



CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C6	1610.00'	14°30'09"	N65°30'02"W	406.43'
C7	30.00'	87°06'59"	S29°11'37"E	41.35'
C8	30.00'	87°06'59"	N57°4'56"E	41.34'
C9	1610.00'	4°41'34"	N80°51'54"W	131.83'
C10	25.00'	68°17'56"	S37°31'30"E	28.07'
C11	60.00'	25°33'20"	N49°49'18"E	96.08'
C12	750.00'	7°34'34"	N10°34'36"E	99.10'
C13	250.00'	62°21'53"	S24°23'38"E	258.88'
C14	250.00'	27°38'07"	S69°23'38"E	119.42'
C15	250.00'	27°38'07"	N20°36'22"E	119.42'
C17	697.50'	7°34'34"	N10°34'36"E	92.16'
C19	25.00'	90°00'00"	N51°47'19"E	35.36'
C20	25.00'	79°50'09"	N33°07'46"W	39.83'
C21	60.00'	259°50'09"	N56°52'14"E	92.04'
C22	25.00'	90°00'00"	S38°12'41"E	35.36'
C23	275.00'	13°17'00"	N76°34'11"W	63.61'
C24	25.00'	75°38'53"	N72°14'52"E	30.66'
C25	25.00'	79°48'47"	N33°08'28"W	32.08'
C26	60.00'	259°50'09"	N56°52'14"E	92.04'
C27	25.00'	90°00'00"	S38°12'41"E	35.36'
C28	25.00'	90°00'00"	N51°47'19"E	35.36'
C29	60.00'	259°50'08"	S43°17'37"E	92.04'
C30	25.00'	79°50'09"	S46°42'23"W	32.08'
C31	25.00'	90°00'00"	S38°12'41"E	35.36'
C39	25.00'	87°24'22"	S53°05'08"W	34.55'
C40	802.50'	4°58'56"	N11°52'25"E	69.76'
C41	25.00'	90°00'00"	S51°47'19"W	35.36'
C42	25.00'	87°43'51"	N37°01'48"W	34.65'
C43	25.00'	90°00'00"	N51°47'19"E	35.36'
C44	25.00'	90°00'00"	S38°12'41"E	35.36'
C45	275.00'	57°27'47"	S21°56'34"E	264.39'
C46	25.00'	84°51'33"	S08°14'41"E	33.73'
C47	25.00'	90°00'00"	S51°47'19"W	35.36'
C50	25.00'	90°00'00"	S38°12'41"E	35.36'

LINE TABLE		
LINE	BEARING	LENGTH
L17	N34°25'26"E	7.01'
L18	N83°12'41"W	371.01'
L19	N83°12'41"W	559.95'
L20	S83°12'41"E	371.01'
L21	N83°12'41"W	371.01'
L22	N33°00'39"W	24.41'
L23	N31°37'42"E	23.89'
L24	N30°46'45"W	4.83'
L25	N41°05'17"E	15.41'
L26	S39°35'02"E	8.88'
L27	N09°38'30"W	31.25'
L28	N46°22'08"E	28.19'
L31	N06°47'19"E	40.50'

- A

RESTRICTED RESERVE A
(RESTRICTED TO AMENITY CENTER AND
LANDSCAPE OR OPEN SPACE AND INCIDENTAL
UTILITIES PURPOSES ONLY)
6.224 AC. 271,115 SQ.FT.
- B

RESTRICTED RESERVE B
(RESTRICTED TO DRAINAGE AND DETENTION AND
LANDSCAPE OR OPEN SPACE PURPOSES ONLY)
0.069 AC. 2,990 SQ.FT.
- C

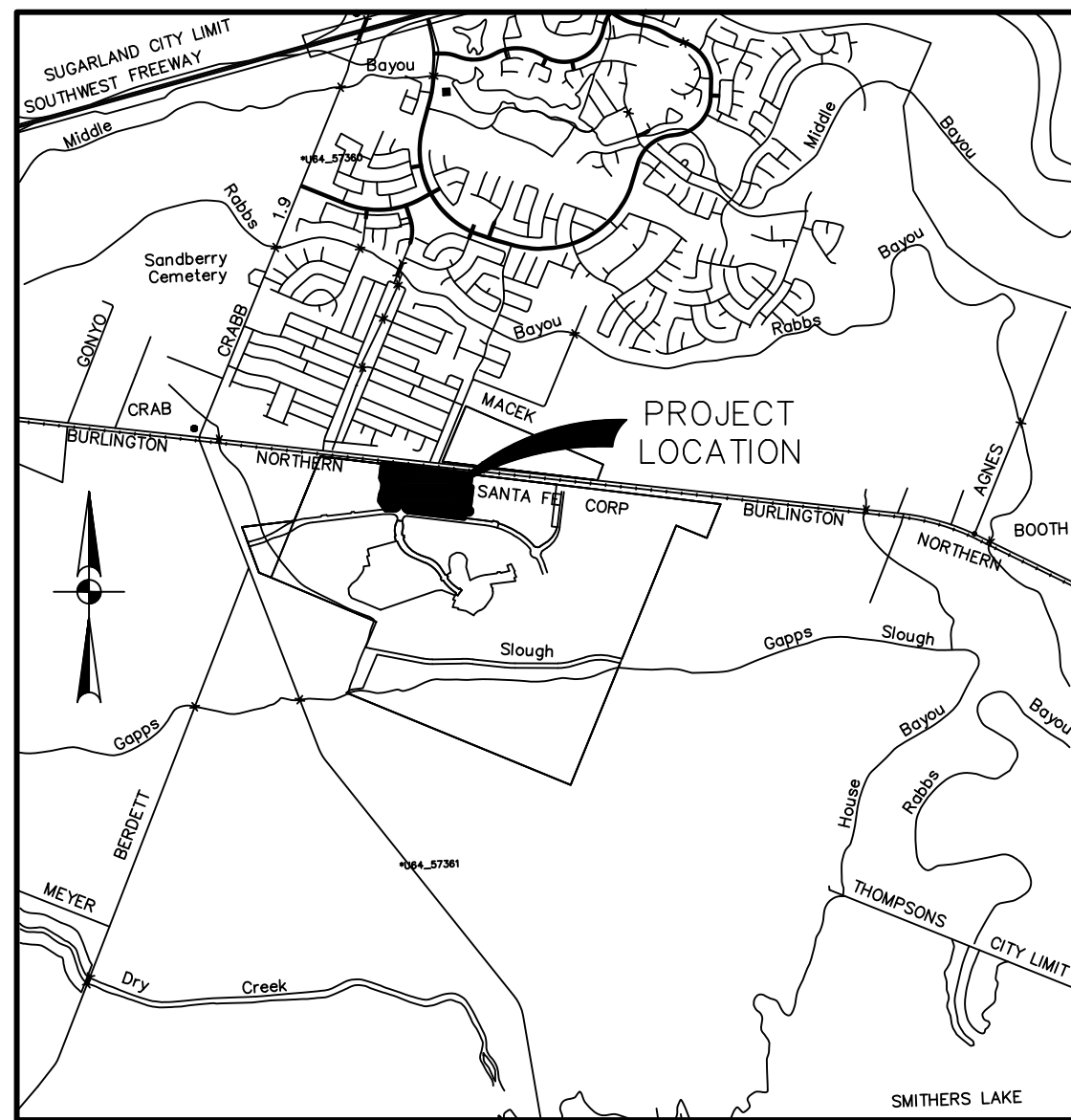
RESTRICTED RESERVE C
(RESTRICTED TO LANDSCAPE OR OPEN SPACE
AND INCIDENTAL UTILITIES PURPOSES ONLY)
2.820 AC. 122,825 SQ.FT.
- D

RESTRICTED RESERVE D
(RESTRICTED TO LANDSCAPE OR OPEN
SPACE PURPOSES ONLY)
0.622 AC. 27,096 SQ.FT.
- E

RESTRICTED RESERVE E
(RESTRICTED TO DRAINAGE AND DETENTION AND
LANDSCAPE OR OPEN SPACE AND INCIDENTAL
UTILITIES PURPOSES ONLY)
14.082 AC. 613,432 SQ.FT.
- F

RESTRICTED RESERVE F
(RESTRICTED TO LANDSCAPE OR OPEN
SPACE PURPOSES ONLY)
0.461 AC. 20,085 SQ.FT.
- G

RESTRICTED RESERVE G
(RESTRICTED TO LIFT STATION PURPOSES
ONLY)
0.170 AC. 7,397 SQ.FT.

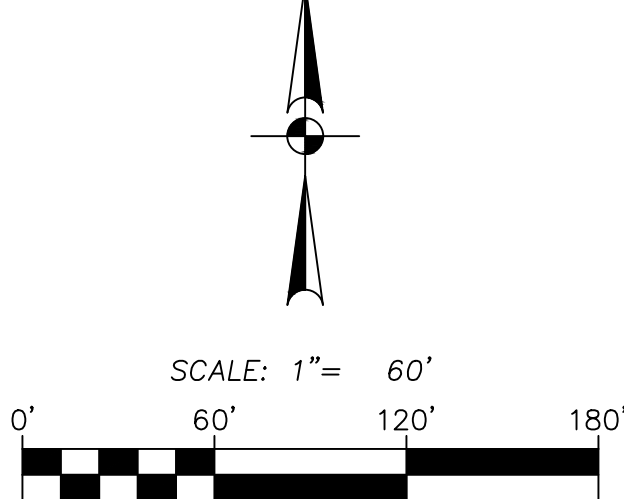
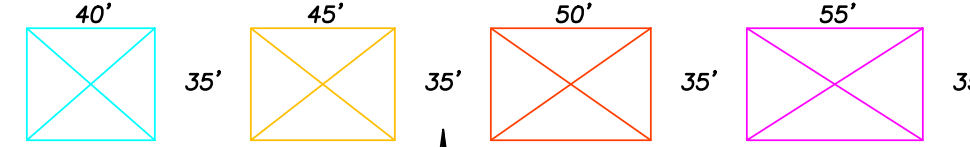


VICINITY MAP

NOT-TO-SCALE
MAP REF: KEY MAP 607W & 607X
ZIP CODE: 77489

LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (PD)
- AC SET 5/8" IRON ROD (PD)-ROW/LOT
- BL ACRE
- BL BUILDING LINE
| ROW | RIGHT-OF-WAY |
| R | RADIUS |
| OPRFBC | OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY |
| FBCPR | FORT BEND COUNTY PLAT RECORDS |
| FBCDR | FORT BEND COUNTY DEED RECORDS |
| NTS | NOT TO SCALE |
| POB | POINT OF BEGINNING |
| — | STREET NAME CHANGE |
| ① | BLOCK NUMBER |
| A | RESERVE SYMBOL |



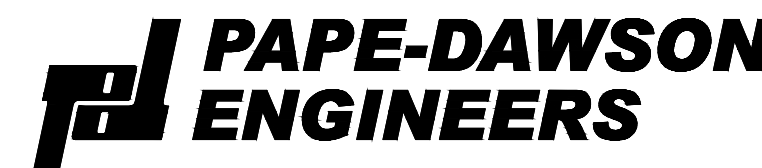
BOX EXHIBIT OF
RYEHILL
SECTION THREE

A SUBDIVISION OF 46.543 ACRES
LOCATED IN THE A. KUYKENDALL SURVEY, A-48
CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS
115 LOTS 8 RESERVES 4 BLOCKS

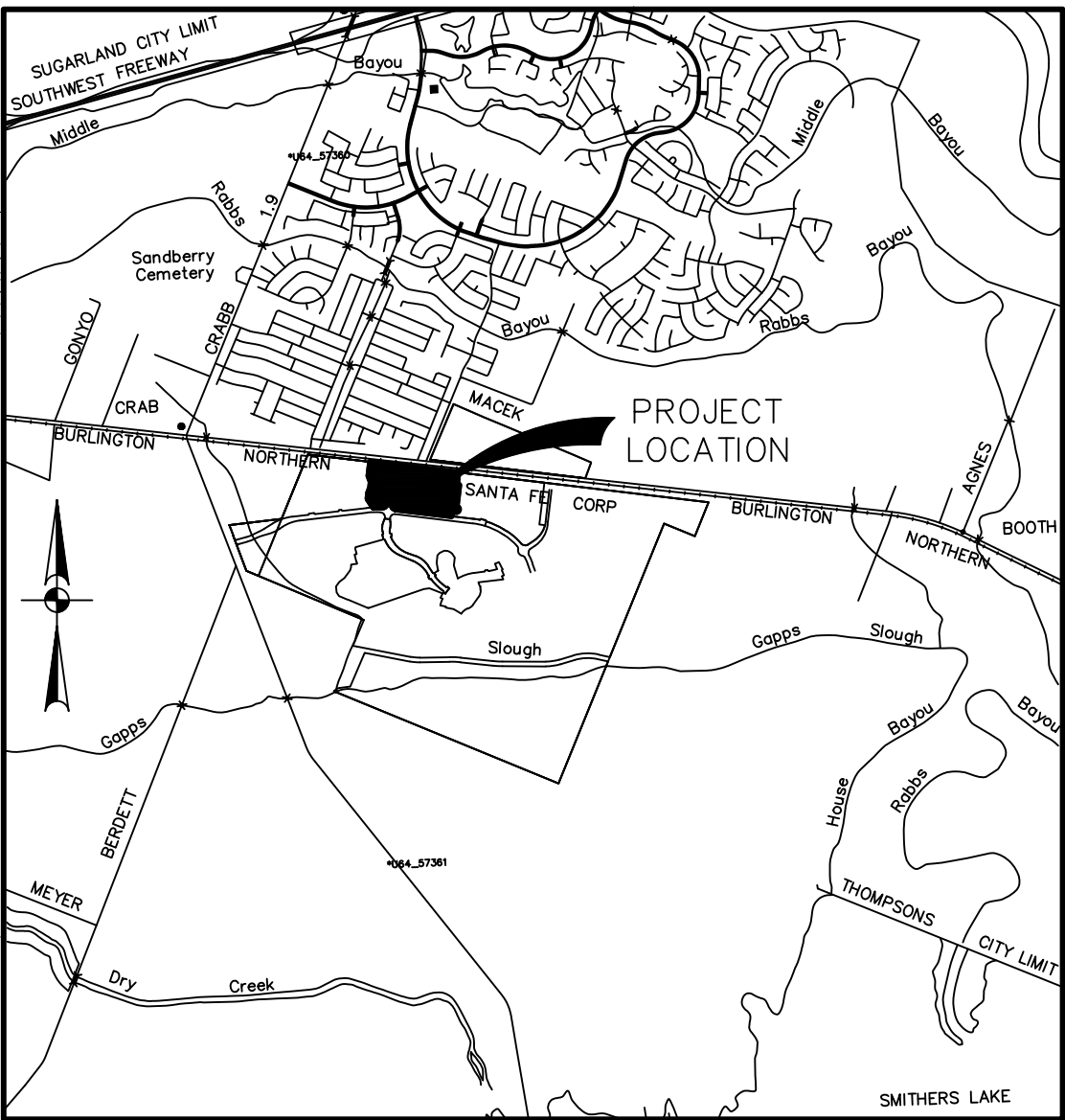
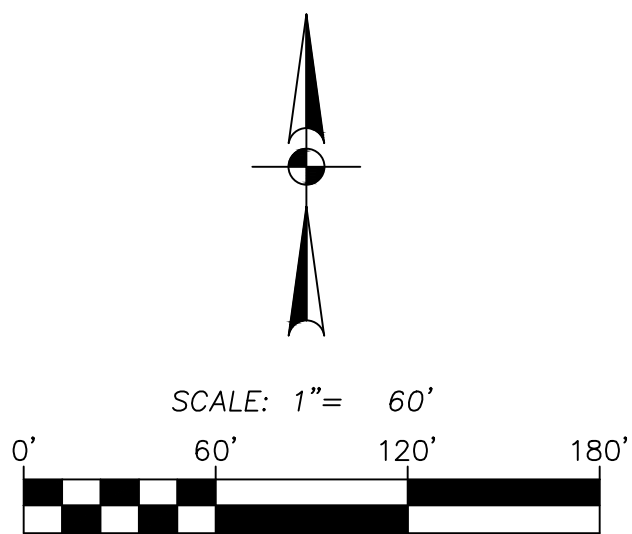
FEBRUARY, 2025

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



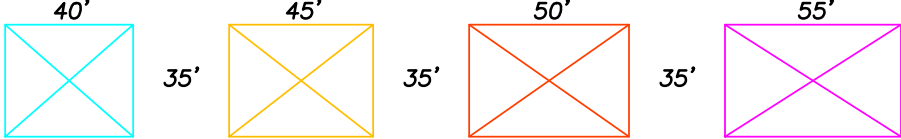
2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470.1 | TEXAS SURVEYING FIRM #10028000



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
- AC ACRE
- BL BUILDING LINE
- ROW RIGHT-OF-WAY
- R RADIUS
- OPRFBC OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY
- FBODR FORT BEND COUNTY DEED RECORDS
- NTS NOT TO SCALE
- POB POINT OF BEGINNING
- STREET NAME CHANGE
- BLOCK NUMBER
- RESERVE SYMBOL



LINE TABLE		
LINE	BEARING	LENGTH
L1	N58°14'58"W	65.14'
L14	S38°12'41"E	20.71'
L18	N83°12'41"W	371.01'
L19	N83°12'41"W	559.95'
L20	S83°12'41"E	371.01'
L21	N83°12'41"W	371.01'
L29	N32°17'52"W	23.13'
L30	N45°01'28"E	25.21'
L32	N06°47'19"E	40.50'
L33	S06°47'19"W	54.90'
L34	S83°12'41"E	7.00'
L35	S06°47'19"W	40.00'
L36	S06°47'19"W	25.00'
L37	S06°47'19"W	62.00'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	575.00'	41°15'05"	S35°23'42"W	405.10'	413.98'
C2	75.00'	48°15'24"	S80°08'57"W	61.32'	63.17'
C3	116.50'	10°37'59"	N81°02'21"W	21.59'	21.62'
C4	75.00'	46°15'59"	N63°13'21"W	58.93'	60.56'
C5	1350.00'	18°09'36"	N49°10'10"W	426.10'	427.89'
C6	1610.00'	14°30'09"	N65°30'02"W	406.43'	407.52'
C16	50.00'	90°00'00"	N51°47'19"E	70.71'	78.54'
C32	25.00'	90°00'00"	N51°47'19"E	35.36'	39.27'
C33	25.00'	53°58'05"	N20°11'44"W	22.69'	23.55'
C34	60.00'	28°56'10"	S83°12'41"E	70.59'	301.53'
C35	25.00'	53°58'05"	S33°46'21"W	22.69'	23.55'
C36	25.00'	48°11'23"	S17°18'23"E	20.41'	21.03'
C37	50.00'	186°22'46"	S51°47'19"W	98.85'	162.65'
C38	25.00'	48°11'23"	N59°07'00"W	20.41'	21.03'
C48	25.00'	90°00'00"	N38°12'41"W	35.36'	39.27'
C49	25.00'	90°00'00"	N51°47'19"E	35.36'	39.27'

ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NAVD-88 (1991 ADJ.)

THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00013.

BOX EXHIBIT OF
RYEHILL
SECTION THREE

A SUBDIVISION OF 46.543 ACRES
LOCATED IN THE A. KUYKENDALL SURVEY, A-48
CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS
115 LOTS 8 RESERVES 4 BLOCKS

FEBRUARY, 2025

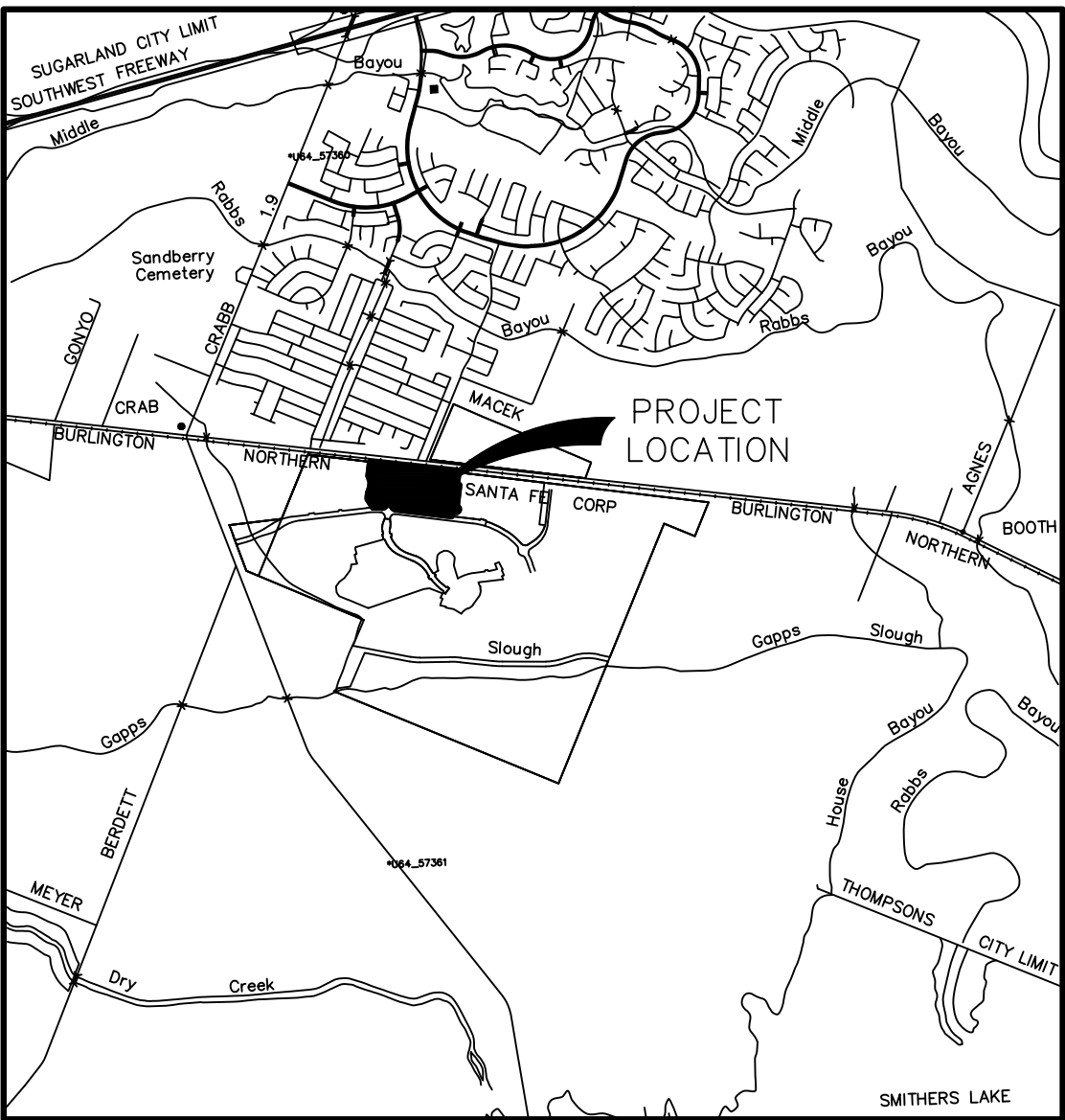
OWNER:
JEN TEXAS 37, LLC,
A TEXAS LIMITED LIABILITY COMPANY

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

**PAPE-DAWSON
ENGINEERS**

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

Date: Feb 01, 2025, 4:15pm User: D:\jbonas
File: L:\02_LAND PLANNING\CLIENTS\Yuhle\PROJECT # - Shouse Tract\04_Land Planning\011_P-Plans\RYEHILL Section 3\Box Exhibit\RYEHILL_Box-Exhibit-Section3.dwg



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

PARCEL TABLE	
PARCEL	AREA
BLK 2 LOT 1	5625.00 SQ.FT.
BLK 2 LOT 2	5625.00 SQ.FT.
BLK 2 LOT 3	7303.55 SQ.FT.
BLK 2 LOT 4	8959.47 SQ.FT.
BLK 2 LOT 5	6658.92 SQ.FT.
BLK 2 LOT 6	6020.27 SQ.FT.
BLK 2 LOT 7	7090.70 SQ.FT.
BLK 2 LOT 8	6716.75 SQ.FT.
BLK 2 LOT 9	5712.57 SQ.FT.
BLK 2 LOT 10	5625.00 SQ.FT.
BLK 2 LOT 11	5625.00 SQ.FT.
BLK 2 LOT 12	7087.50 SQ.FT.
BLK 2 LOT 13	7087.50 SQ.FT.
BLK 2 LOT 14	8607.93 SQ.FT.
BLK 2 LOT 15	8002.42 SQ.FT.
BLK 2 LOT 16	6924.78 SQ.FT.
BLK 2 LOT 17	7084.77 SQ.FT.
BLK 2 LOT 18	8549.99 SQ.FT.
BLK 2 LOT 19	7546.77 SQ.FT.
BLK 2 LOT 20	5573.03 SQ.FT.

PARCEL TABLE	
PARCEL	AREA
BLK 2 LOT 21	5818.47 SQ.FT.
BLK 2 LOT 22	6274.75 SQ.FT.
BLK 2 LOT 23	5639.57 SQ.FT.
BLK 2 LOT 24	6804.01 SQ.FT.
BLK 2 LOT 25	6156.27 SQ.FT.
BLK 2 LOT 26	4960.78 SQ.FT.
BLK 2 LOT 27	5254.58 SQ.FT.
BLK 2 LOT 28	6474.24 SQ.FT.
BLK 2 LOT 29	6094.51 SQ.FT.
BLK 2 LOT 30	5270.44 SQ.FT.
BLK 2 LOT 31	5382.85 SQ.FT.
BLK 2 LOT 32	7193.90 SQ.FT.
BLK 2 LOT 33	5102.80 SQ.FT.
BLK 2 LOT 34	6179.01 SQ.FT.
BLK 2 LOT 35	5000.00 SQ.FT.
BLK 2 LOT 36	5000.00 SQ.FT.
BLK 2 LOT 37	5000.00 SQ.FT.
BLK 2 LOT 38	5000.00 SQ.FT.
BLK 2 LOT 39	5000.00 SQ.FT.
BLK 2 LOT 40	5000.00 SQ.FT.

PARCEL TABLE	
PARCEL	AREA
BLK 2 LOT 41	5000.00 SQ.FT.
BLK 2 LOT 42	5000.00 SQ.FT.
BLK 2 LOT 43	6179.01 SQ.FT.
BLK 2 LOT 44	5061.90 SQ.FT.
BLK 2 LOT 45	6363.00 SQ.FT.
BLK 2 LOT 46	5344.53 SQ.FT.
BLK 2 LOT 47	5232.12 SQ.FT.
BLK 2 LOT 48	6336.55 SQ.FT.
BLK 2 LOT 49	6111.44 SQ.FT.
BLK 2 LOT 50	5182.37 SQ.FT.
BLK 2 LOT 51	5310.09 SQ.FT.
BLK 2 LOT 52	6085.96 SQ.FT.
BLK 2 LOT 53	5723.20 SQ.FT.
BLK 2 LOT 54	5241.07 SQ.FT.
BLK 2 LOT 55	5000.00 SQ.FT.
BLK 2 LOT 56	5000.00 SQ.FT.
BLK 2 LOT 57	5000.00 SQ.FT.
BLK 2 LOT 58	5000.00 SQ.FT.
BLK 2 LOT 59	5000.00 SQ.FT.
BLK 2 LOT 60	5000.00 SQ.FT.

PARCEL TABLE	
PARCEL	AREA
BLK 2 LOT 61	5153.07 SQ.FT.
BLK 2 LOT 62	5459.22 SQ.FT.
BLK 2 LOT 63	5765.37 SQ.FT.
BLK 2 LOT 64	5849.07 SQ.FT.
BLK 2 LOT 65	7486.97 SQ.FT.
BLK 2 LOT 66	8525.60 SQ.FT.
BLK 2 LOT 67	8195.36 SQ.FT.
BLK 2 LOT 68	5160.66 SQ.FT.
BLK 2 LOT 69	5866.30 SQ.FT.
BLK 2 LOT 70	5886.42 SQ.FT.
BLK 2 LOT 71	5886.42 SQ.FT.
BLK 2 LOT 72	5886.42 SQ.FT.
BLK 2 LOT 73	5886.42 SQ.FT.
BLK 2 LOT 74	5886.42 SQ.FT.
BLK 2 LOT 75	5886.42 SQ.FT.
BLK 2 LOT 76	5886.42 SQ.FT.
BLK 2 LOT 77	5886.42 SQ.FT.
BLK 2 LOT 78	5886.42 SQ.FT.
BLK 2 LOT 79	5886.42 SQ.FT.
BLK 2 LOT 80	5886.42 SQ.FT.

PARCEL TABLE	
PARCEL	AREA
BLK 2 LOT 81	5886.42 SQ.FT.
BLK 2 LOT 82	5886.42 SQ.FT.
BLK 3 LOT 1	7861.29 SQ.FT.
BLK 3 LOT 2	6806.52 SQ.FT.
BLK 3 LOT 3	7300.22 SQ.FT.
BLK 3 LOT 4	6208.02 SQ.FT.
BLK 3 LOT 5	5000.00 SQ.FT.
BLK 3 LOT 6	5000.00 SQ.FT.
BLK 3 LOT 7	5000.00 SQ.FT.
BLK 3 LOT 8	5000.00 SQ.FT.
BLK 3 LOT 9	5000.00 SQ.FT.
BLK 3 LOT 10	5000.00 SQ.FT.
BLK 3 LOT 11	5000.00 SQ.FT.
BLK 3 LOT 12	5000.00 SQ.FT.
BLK 3 LOT 13	5000.00 SQ.FT.
BLK 4 LOT 1	6179.01 SQ.FT.
BLK 4 LOT 2	5000.00 SQ.FT.
BLK 4 LOT 3	5000.00 SQ.FT.
BLK 4 LOT 4	5000.00 SQ.FT.
BLK 4 LOT 5	5000.00 SQ.FT.

PARCEL TABLE	
PARCEL	AREA
BLK 4 LOT 6	5000.00 SQ.FT.
BLK 4 LOT 7	5000.00 SQ.FT.
BLK 4 LOT 8	5000.00 SQ.FT.
BLK 4 LOT 9	5000.00 SQ.FT.
BLK 4 LOT 10	6179.01 SQ.FT.
BLK 4 LOT 11	6179.01 SQ.FT.
BLK 4 LOT 12	5000.00 SQ.FT.
BLK 4 LOT 13	5000.00 SQ.FT.
BLK 4 LOT 14	5000.00 SQ.FT.
BLK 4 LOT 15	5000.00 SQ.FT.
BLK 4 LOT 16	5000.00 SQ.FT.
BLK 4 LOT 17	5000.00 SQ.FT.
BLK 4 LOT 18	5000.00 SQ.FT.
BLK 4 LOT 19	5000.00 SQ.FT.
BLK 4 LOT 20	6179.01 SQ.FT.

BOX EXHIBIT OF
RYEHILL
SECTION THREE

A SUBDIVISION OF 46.543 ACRES
LOCATED IN THE A. KUYKENDALL SURVEY, A-48
CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS
115 LOTS 8 RESERVES 4 BLOCKS

FEBRUARY, 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

Planning & Zoning Commission- Quick Reference Guide for Platting Compliance – 2024

In accordance with requirements from TX HB 3167 adopted 2019 and updated Chapter 5 (Subdivision Regulations) of Development Code from Ordinance No. 2187 (2020)

STATE LAW ESSENTIALS FOR PLATTING

- **State Law does not prescribe specifics for preliminary plats, but must be processed within timeframes and the shot clock of Final Plats as of September of 2019**
- **Elements required for Final Plats / Replats in State Law**
 - **Plat must accurately describe a piece of property with measurements / dimensions**
 - **Plats must be tied to a point of beginning and within a survey section of land**
 - **Final Plats must be prepared by a Registered Professional Land Surveyor (RPLS)**
 - **Final Plats must be prepared in a manner for recordation which includes notarized signatures of owners**
- **Municipal and County Governments then prescribe specifics for content of plats including text and graphic requirements through authority granted under State Law. The City of Sugar Land's primary documents for specifics on platting are Chapter 5 (Subdivision Regulations) of the Development Code, and the code-authorized Development Application Handbook.**

EXPLANATION/HOW TO USE PRELIMINARY PLAT AND FINAL PLAT GUIDE TABLES-

The following tables for Preliminary Plat and Final Plat review have been prepared for plat decision-making by the Commission. The tables are to assist Commissioners with specific references to City documents for plat approval with conditions or denial with reasons, as per State Law TX HB 3167. These tables are not intended to replace the Development Code or the Development Application Handbook, but are to provide a general guide for a Commissioner reviewing plat documents and making motions.

Example-

For a motion to approve a preliminary plat where the Commission noted an element missing such as the Point of Beginning (POB), a condition for approval could then be cited as follows- "Missing Point of Beginning- as required by the Development Application Handbook". For an error of needing a call-out for a dimension on a plat, this could be stated as "Missing Call-out for Lot- as required by Development Code Chapter 5".

It is important to note that the Sugar Land Planning & Zoning Commission typically states what items (if any) need to be corrected as conditions for approval of a plat, or in rare cases when a plat is denied, the statement of the issue / issues. When stating those items of conditions or reasons on the record, the new state law changes will simply require a document reference. The primary purpose of State Law on identifying requirements (conditions) for plat approval and reasons for plat denials is to ensure that there are no arbitrary or preferential requirements being placed on platting by the approval authorities. Over time, this guide may be expanded as appropriate, to assist with a variety of platting situations. While the goal of City staff is to reference all plat issues with the applicant and have them make corrections to the documents or point out the issues, there will be times where unexpected issues arise that may warrant conditions, or in a rare case, may require denial with specific reasons. City Staff will also be available to assist prior to plat motions as to specific references.

PRELIMINARY PLATS

(Primary purpose for Preliminary Platting is to provide a general understanding of property location, including general street and lot layout, and receive approval, prior to submittal of Final Platting and the Infrastructure Construction Plans to the City)

TYPE OF REQUIREMENT / CONDITION	CODE & STANDARDS REFERENCES FOR CITING- COSL's Development Code (DC) /Design Standards (DS) /Dev. App. Handbook (DAH) NOTE- any DAH conditions are based on authority granted in Chapter 5 (Subdivision Regulations) of the Development Code
KEY IDENTIFIER INFO- Vicinity map, acreage amount, Abstract & League, North Arrow, Graphic Scale, Point of Beginning (POB) and plat boundary in bold and general dimension call-outs. Jurisdictions also must be included such as location (i.e. City or ETJ), listing MUD's, LID's when located within the plat boundary. Information about property adjacent and within 200' of the plat boundary such as recordation information (plats, deeds if unplatted, property descriptions, lot lines). Note- In some cases, certain identifier information may not be available at time of prelim. platting or may not be finalized.	Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat. & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
LEGEND TABLE- Reference for elements that are abbreviated on the plat (ex. B.L. Building Line, S.S.E. Sanitary Sewer Easement) As applicable.	Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
STREETS- General dimension call-outs, radius dimensions, including at cul-de-sacs, noted on street. Also include any proposed access easement information as applicable. Placeholder street names at a min. for any new streets. Note- streets must be confirmed by Fire Dept. prior to Final Plat approval to avoid duplicate names or similarities for emergency response purposes.	Design Standards (DS), Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
LOTS & RESERVES- General dimension call-outs, min. width, depth, and area for res. lots, reserve table with acreage and type of reserve if reserves included. For residential lots in-city, zoning district prevails in Ch. 2 and in ETJ min. single-family regulations prevail in Ch. 5 (Ex. 50' x 100' for R-1Z is Ch. 2) Illustrating min. front yard and street side yards on prelim. plats. Lot, block, reserve numbering / lettering information to be	Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17 & Development Code (DC) Ch. 2, Art. II for City Limits Or Development Code (DC) Ch. 5, Art. III, Sec. 5-21 for ETJ

included and accurate. Note- Final plats require course and bearing info, not Prelim. Plats	
CONTOURS OR SPOT ELEVATIONS- Identifying information for property elevation	Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
EASEMENTS- Proposed easements not required, with exception of access easements to serve as main access (for commercial sites only) - Existing Recorded Easements Required to be referenced by recordation file, type of easement, and width.	Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
LEGIBILITY- Ability to clearly identify graphics, text, and call-outs, including darkened overall plat boundary. If plat utilizes match lines, i.e. for larger acreage or unusual geographic shaped property, those must accurately match up.	Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
SPECIAL LOT WIDTH TOOL FOR NON-PERPENDICULAR RESIDENTIAL LOTS (BOX EXHIBIT)- Utilized for non-perpendicular residential lots to illustrate minimum width and a total square footage of lots. Not a house pad, but a lot width tool as set forth in the Development Application Handbook. Reviewed as a separate exhibit from the Plat.	Development App. Handbook (DAH) Sec. 4 (Separate Exhibit) Prelim. Plats Only & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
NOTE- For plats that are located within an approved General Land Plan jurisdiction, staff will provide a recommendation of compliance per assessment under the GLP and Dev. Code (DC).	If Preliminary Plat is non-compliant with General Land Plan, citation would be Development Code (DC) Ch. 5, Art. II , Sec. 5-10

FINAL PLATS & REPLATS

(Primary purpose for Final Platting is to provide a plat document suitable for future recordation, detailing all lots, reserves, and streets with specific measurements and dimensions and prepared by a registered professional land surveyor. Final Plats must include the Infrastructure Construction Plans as part of the submittal to the City at time of application, and approval of the plans by the City prior to plat recordation).

TYPE OF REQUIREMENT / CONDITION	CODE & STANDARDS REFERENCES FOR CITING- COSL's Development Code (DC) /Design Standards (DS) /Dev. App. Handbook (DAH) NOTE- any DAH conditions are based on authority granted in Chapter 5 (Subdivision Regulations) of the Development Code
KEY IDENTIFIER INFO- Vicinity map, acreage amount, Abstract & League, North Arrow, Graphic Scale, Point of Beginning (POB) and plat boundary in bold and general dimension call-outs. Jurisdictions also must be included such as location (i.e. City or ETJ), listing MUD's, LID's when located within the plat boundary. Information about property adjacent and within 200' of the plat boundary such as recordation information (plats, deeds if unplatted, property descriptions, lot lines, streets). Course and bearing of overall boundary.	Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
LEGEND TABLE- Reference for elements that are abbreviated on the plat (ex. B.L. Building Line, S.S.E. Sanitary Sewer Easement) Information to be provided as applicable.	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
STREETS- Specific dimension call-outs, finalized street names at min., radius dimensions at cul-de-sac noted on street. Curve, line, and bearing information to be shown on street or referenced in table as appropriate. Also include any access easement information as applicable. Finalized street names for any new streets are required.	Design Standards (DS), Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
LOTS & RESERVES- Specific dimension call-outs, min. width and depth for res. lots, reserve table with acreage and type of reserve if reserves included in plat. Curve, line, and bearing information to be shown on the lots and reserves or referenced in table/tables as appropriate. Lot, block, reserve numbering / lettering information to be included and accurate.	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat Development Code (DC) & Development Code (DC) Ch. 5, Art. II, Sec. 5-17 & Development Code (DC) Ch. 2, Art. II for City Limits Or Development Code (DC) Ch. 5, Art. II, Sec. 5-21 for ETJ

CONTOURS OR SPOT ELEVATIONS- Identifying information for property elevation	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
EASEMENTS- Proposed easements identified by type and dimensions when created by plat, existing recorded easements referenced by type and recorded file info. Note- any proposed separate instrument easements must be recorded and noted by file number for plat to be authorized by Commission. There may also be cases of easements required to serve the plat outside the boundary but adjacent, which will need call-outs and recorded file number on the document. (Not to be a condition for recordation of separate instruments after Commission approval. Those instruments need to be recorded and noted on the final plat prior to Commission approval).	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Design Standards (DS) & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
LEGIBILITY- Ability to clearly identify graphics, text, and call-outs, including darkened overall plat boundary. If plat utilizes match lines, i.e. for larger acreage or unusual geographic shaped property, those must accurately match up.	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
USE OF PLAT INSETS FOR FINAL PLATS- While insets are not required under the Codes, if plat includes insets to show an enlarged specific area of the plat, i.e. when multiple easements are included or intersect, then all information on plat face within that area must be shown within the inset for accuracy, including easement widths/dimensions.	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
MASTER NOTES- Master notes to be included on final plats as applicable from COSL Master Note List.	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
OWNER'S DEDICATION BLOCK & SIGNATURE AREAS, INCLUDING LIENHOLDERS INFORMATION WHEN APPLICABLE- Owner's Dedication block and signature areas to be included with information at minimum from COSL Dedication Block reference. Entities and names should match on owners dedication, and owner	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17

information under notaries, as well as within title block. Lienholder information should be present (if lienholders exist for the property, based on title report / city planning letter).	
SIGNAUTRE BLOCK FOR REGISTERED PROFESSIONAL LAND SURVEYOR- (RPLS) To be included as per requirements of reference block.	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-11 & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
SIGNATURE BLOCKS FOR CITY & COUNTY To be included with current information of officials and titles.	Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17
NOTE- For plats that are located within an approved General Land Plan jurisdiction, staff will provide a recommendation of compliance per assessment under the GLP and Dev. Code (DC).	If Final Plat is non-compliant with General Land Plan, citation would be Development Code (DC) Ch. 5, Art. II, Sec. 5-11 This would also be the citation if Final Plat is non-compliant with an approved Preliminary Plat for the property.



Planning & Zoning Commission Agenda Request

July 24, 2025

Agenda Request No: VI.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Jessica Echols, Senior Planner

Presented by: Jessica Echols, Senior Planner

Responsible Department: Planning and Development Services

Agenda Caption:

PUBLIC HEARING 6:30 P.M.: Receive and hear all persons desiring to be heard on the proposed Conditional Use Permit for the expansion of an existing Private School (Elementary, Middle, and High) at 1201 Lakeview Drive and 1250 Seventh Street, further described as a subdivision of 21.52 acres located in the Brown and Belknap League, A-15, City of Sugar Land, Fort Bend County, Texas.

Review of and discussion on the proposed Conditional Use Permit for the expansion of an existing Private School (Elementary, Middle, and High) at 1201 Lakeview Drive and 1250 Seventh Street, further described as a subdivision of 21.52 acres located in the Brown and Belknap League, A-15, City of Sugar Land, Fort Bend County, Texas.

Recommended Action:

Hold a Public Hearing followed by Commission Discussion and Direction.

Executive Summary:

This request is for a Conditional Use Permit (CUP) for the expansion of Fort Bend Christian Academy. The subject site is approximately 21.52 acres of land situated south of Seventh Street, north of Lakeview Drive, east of Eldridge Road, and west of Gillingham Lane in the Business Office District (B-O). The expansion or development of a Private School (Elementary, Middle, High) in the Business Office District (B-O) requires a CUP.

Fort Bend Christian Academy is proposing to construct a one-story, 10,997 square foot addition to the existing Lower/Middle School at 1201 Lakeview Drive. The purpose of the proposed expansion is to alleviate the Lower/Middle School's current shortage of classrooms. The current Lower/Middle School enrollment is 508 students, with a projected maximum enrollment of 570 students after the expansion.

The Commission will provide Discussion and Direction at the July 24, 2025, meeting after the Public Hearing closes, but will hold Consideration and Action on this item at a subsequent

meeting. However, staff believes it is appropriate for the Commission to initially discuss potential conditions that may be appropriate for the CUP proposal for certainty and mitigation. For example:

- Site to be developed in accordance with the attached Overall Site Plan.
- Traffic flow and vehicular stacking must comply with the attached Traffic Circulation Plan. The drop-off and pick-up times detailed on the Traffic Circulation Plan must be maintained and the school shall continue to contract with police officers to enforce the turn restrictions.
- The Lower/Middle School has a maximum enrollment of 570 students.

Budget

Expenditure Required: n/a

Current Budget: n/a

Additional Funding: n/a

Funding Source: n/a

Account Number (ORG-OBJ-Project): n/a

Attachments

1. Staff Report
2. Overall Site Plan
3. Traffic Circulation Plan
4. Addition Rendering
5. Request for CUP Letter

FORT BEND CHRISTIAN ACADEMY CUP

Request

This request is for a Conditional Use Permit (CUP) for the expansion of Fort Bend Christian Academy. The subject site is approximately 21.52 acres of land situated south of Seventh Street, north of Lakeview Drive, east of Eldridge Road, and west of Gillingham Lane in the Business Office District (B-O). The expansion or development of a Private School (Elementary, Middle, High) in the Business Office District (B-O) requires a CUP.

Background

In 2001, Fort Bend Baptist Academy was granted a CUP to construct an elementary school on its campus at 1250 Seventh Street. At the time, the high school was already established on the campus. Conditions of approval included a maximum enrollment of 675 elementary students, compliance with the approved traffic flow plan, and development and operation of the site in accordance with the approved site plan.

Case Analysis

Fort Bend Christian Academy is proposing to construct a one-story, 10,997 square foot addition to the existing Lower/Middle School at 1201 Lakeview Drive. The purpose of the proposed expansion is to alleviate the Lower/Middle School's current shortage of classrooms. The current Lower/Middle School enrollment is 508 students, with a projected maximum enrollment of 570 students after the expansion.

Fort Bend Christian Academy's campus consists of a North Campus, which houses the Upper School (9th–12th Grade), and a South Campus, which houses the Lower School (Pre-K–4th Grade) and Middle School (5th–8th Grade). The proposed scope of work, which also includes relocating a fire lane, expanding detention facilities, and reconfiguring a loading zone, is limited to the South Campus. The Upper School student population will not increase under the proposed CUP, and enrollment will remain at 370 students. The CUP is required due to the proposed building addition and the increased student capacity of the Lower/Middle School.

Fort Bend Christian Academy Conditional Use Permit

The surrounding area is also zoned B-O, with land uses including churches, assisted living facilities, a Fort Bend County library, and a City of Sugar Land water plant. Located across Gillingham Lane is the Schlumberger (SLB) campus, which is zoned Restricted Industrial District (M-1).

Parking requirements for Private Schools (Elementary, Middle, High) are based on the number of students. The required parking ratio for elementary and middle schools is one parking space per 20 students. Based on 570 students, 29 parking spaces are required. There are currently 129 spaces serving the Lower/Middle School, which exceeds the required number of parking spaces for both current and projected student enrollment.

The Lower/Middle School is accessed from Lakeview Drive. Upon entering the parking lot, parents are directed into two lanes: one for single-riders and one for multi-riders. During morning drop-off and afternoon pick-up, offsite queuing is limited to westbound Lakeview Drive and southbound Gillingham Lane. The school currently contracts with SLPD officers to enforce turn lane restrictions. The school's drop-off and pick-up schedule, internal circulation, offsite queuing, and turn restrictions are illustrated on the Traffic Circulation Plan.

Staff has reviewed and concurred with the Traffic Impact Analysis (TIA) that includes the proposed circulation plan. The TIA examined site generated traffic impacts of the proposed addition on the surrounding roadway network. The study analyzed traffic impacts based on projected morning and afternoon peak period traffic conditions once the proposed addition is constructed and at capacity (570 students). While the additional traffic generated by the expansion is not expected to significantly impact traffic operations, Fort Bend Christian Academy has proactively proposed the following modifications to the attached Overall Site Plan and Traffic Circulation Plan to help alleviate existing and proposed traffic conditions:

- Removing the row of parking adjacent to Lakeview Drive (approximately 39 parking spaces) to accommodate an additional queuing lane on site.
- Relocating the multi-rider loading zone to the same location as the Pre K & K loading zone to increase queuing length on site.
- Adjusting dismissal times to increase staggering between grade levels.

- Designating parking spaces for parents of multiple children who have different dismissal times, allowing them to wait on site instead of re-queuing.

The proposed CUP is consistent with the Land Use Plan. This property is identified as “Neighborhood Commercial & Services” on the Future Land Use Map. This category consists of conventional car-oriented retail and services, such as small offices, religious institutions, and other low impact commercial uses that serve local neighborhoods. Buildings are identified to be low to mid-rise and located on Collectors or Arterials.

RECOMMENDATION

Staff recommends holding the Public Hearing followed by Commission discussion and direction at the July 24th meeting. The CUP process provides an opportunity to review detailed plans for a proposed development to determine whether the use is appropriate for the site; however, it should be noted that the proposed CUP is for the expansion of an existing school. Recommended conditions of approval may be added to the Commission’s recommendation to the City Council, which can help to mitigate possible negative impacts. Staff recommends the following conditions:

- Site to be developed in accordance with the attached Overall Site Plan
- Traffic flow and vehicular stacking must comply with the attached Traffic Circulation Plan. The drop-off and pick-up times detailed on the Traffic Circulation Plan must be maintained and the school shall continue to contract with police officers to enforce the turn restrictions.
- The Lower/Middle School has a maximum enrollment of 570 students

PUBLIC HEARING NOTICE

The Notice of Public Hearing was published in a newspaper of general circulation and posted on the City of Sugar Land’s Public Hearings webpage. All property owners within 200’ of the subject property were notified via mailers and a courtesy public hearing sign was placed at the property. A map of properties that received mailers is included at the end of this report. The public hearing notice included a link to an online form that can be submitted to provide comments in advance of the meeting. At the time of writing this report, staff has received no inquiries.



NOTICE OF PUBLIC HEARING

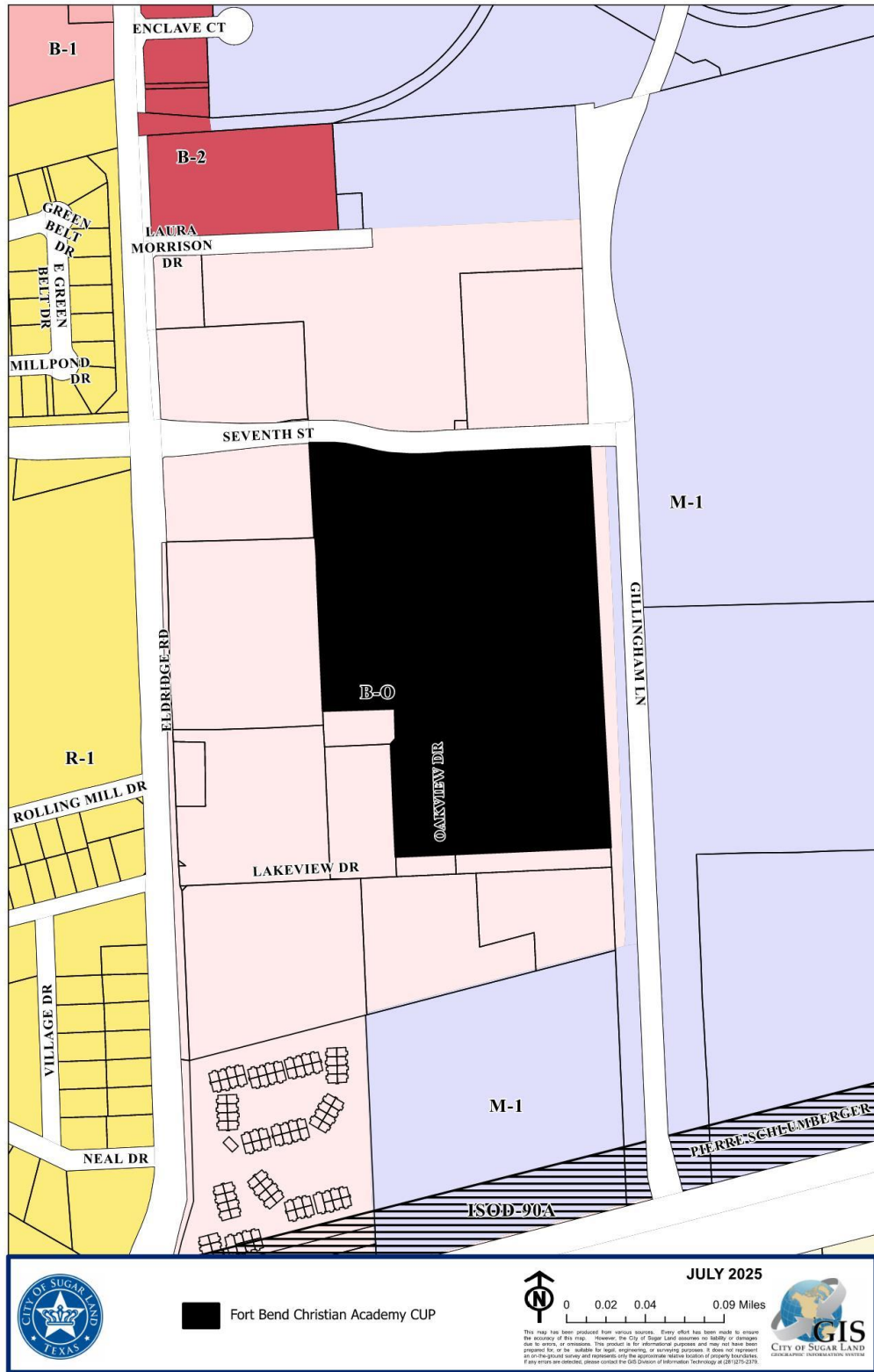
PROPOSED CONDITIONAL USE PERMIT FOR THE EXPANSION OF AN EXISTING PRIVATE SCHOOL (ELEMENTARY, MIDDLE, AND HIGH) LOCATED AT 1201 LAKEVIEW DRIVE AND 1250 SEVENTH STREET

Planning and Zoning Commission Public Hearing 6:30 p.m., July 24, 2025, City of Sugar Land City Council Chamber, 2700 Town Center Boulevard North, hosted via live stream at <http://www.sugarlandtx.gov/1238/SLTV-16-Live-Video> or <https://www.youtube.com/sugarlandtxgov/live>, and Sugar Land Comcast Subscribers can also tune-in on Channel 16, to hear all persons interested in the proposed Conditional Use Permit for the expansion of an existing Private School (Elementary, Middle, and High) at 1201 Lakeview Drive and 1250 Seventh Street, further described as a subdivision of 21.52 acres located in the Brown and Belknap League, A-15, City of Sugar Land, Fort Bend County, Texas.

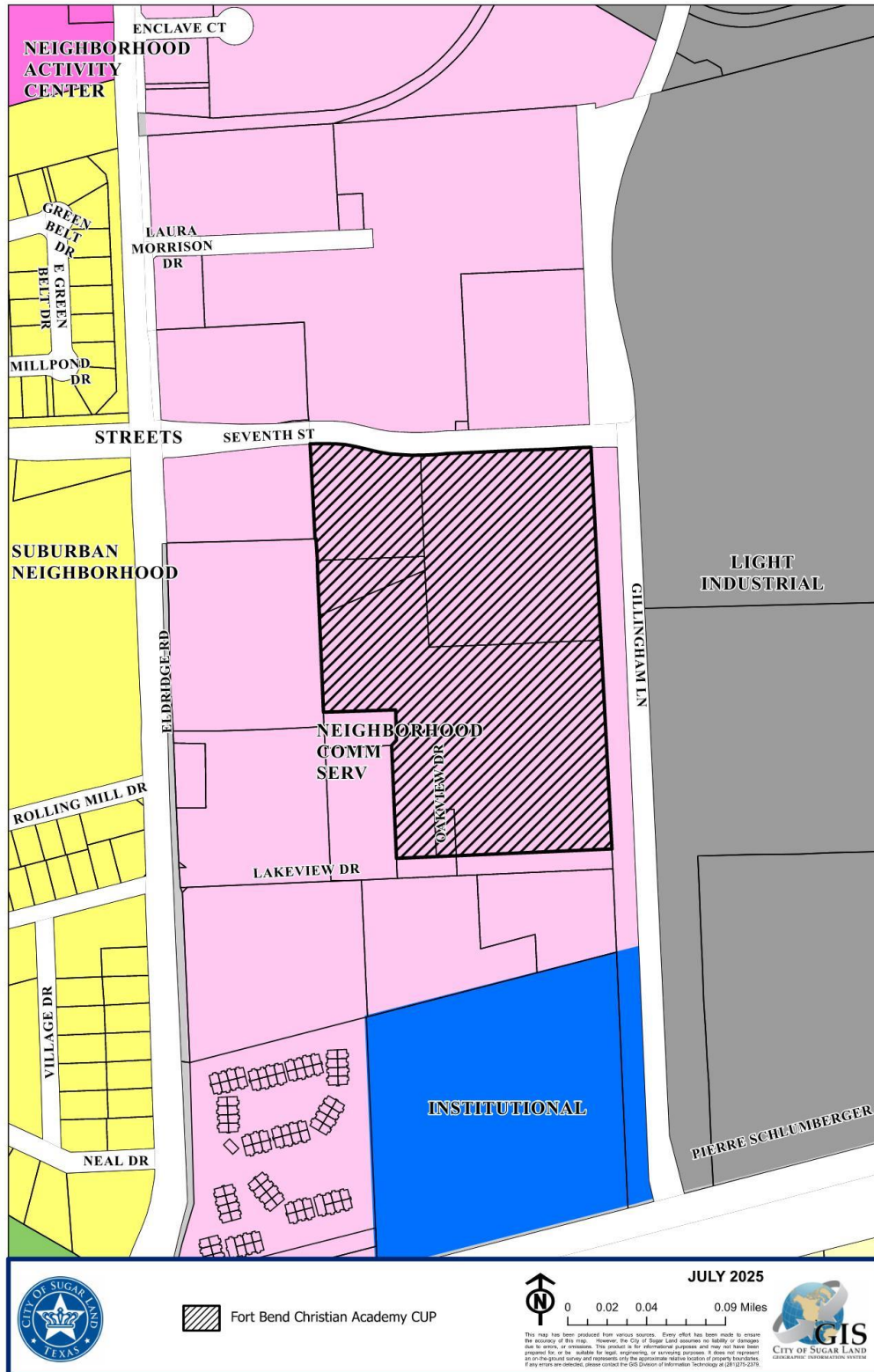
The proposed Conditional Use Permit would allow for the construction of a one-story, 10,997 square foot middle school addition to the existing lower school.

The agenda item for this meeting will be placed on the City of Sugar Land website at www.sugarlandtx.gov under "Meeting Agendas" Planning and Zoning Commission no later than Friday, July 18, 2025. Request details or provide feedback on the proposed Conditional Use Permit online at www.sugarlandtx.gov/PublicHearingComment or contact City of Sugar Land Planning & Development Services Department at (281) 275-2218.

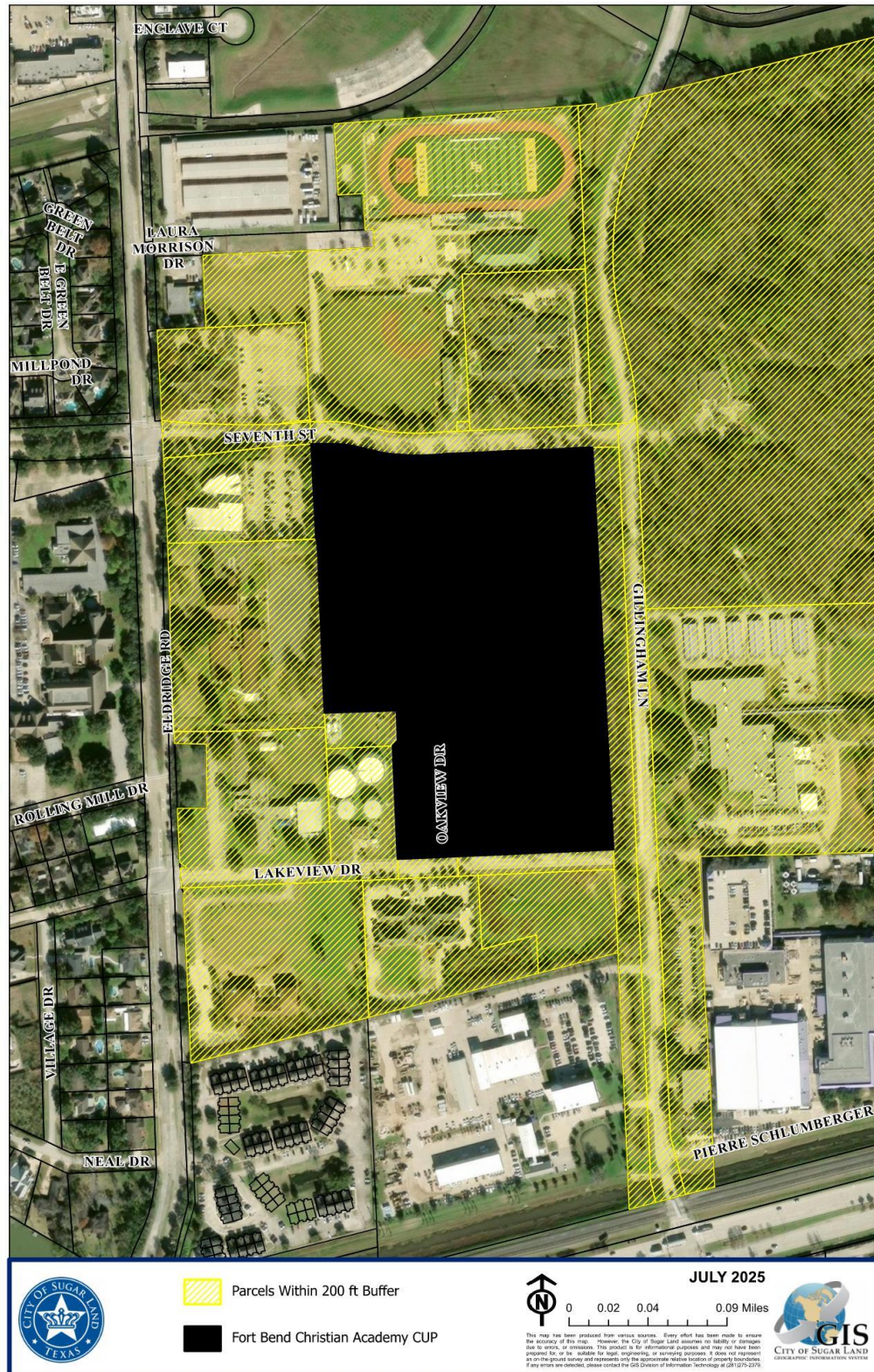
VICINITY MAP



FUTURE LAND USE MAP EXCERPT

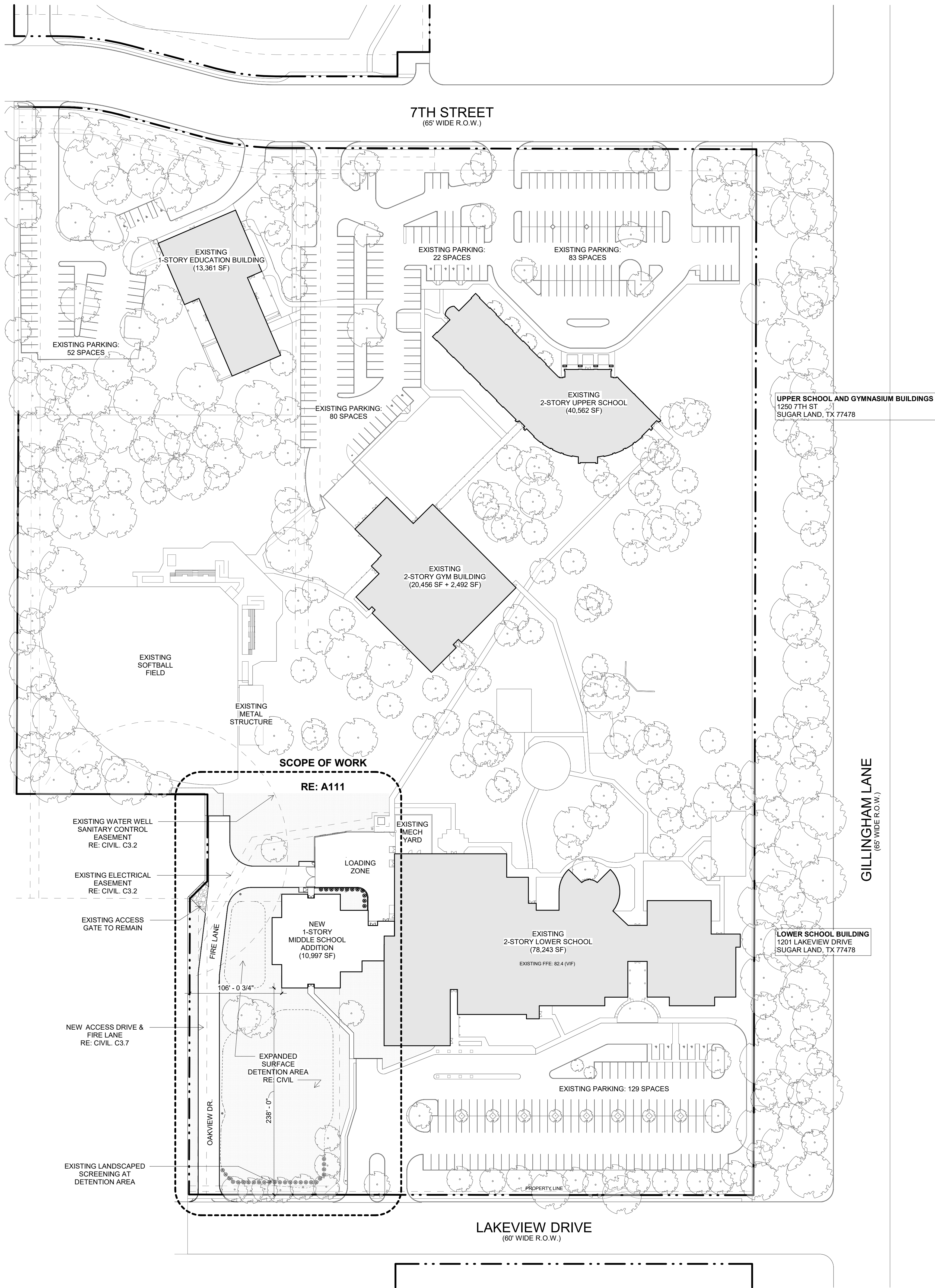


PUBLIC HEARING NOTIFICATION MAP



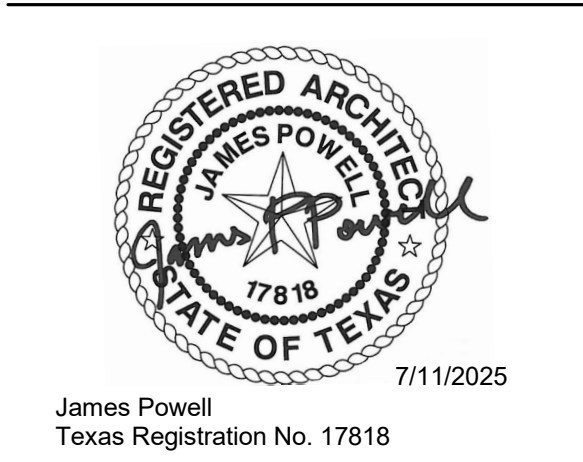
7/10/2025 12:29:43 PM
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LOWER SCHOOL PARKING
PROPOSED CAPACITY: 570 STUDENTS
PARKING AT 1:20 STUDENTS = 29 SPACES
PARKING PROVIDED: 129 SPACES



1 OVERALL SITE PLAN
1" = 60'-0"

REVISIONS		
No.	DATE	DESCRIPTION
1	01-10-2025	CITY REVISION 1



Fort Bend Christian Academy
MIDDLE SCHOOL ADDITION
1201 LAKEVIEW DR. SUGAR LAND, TX 77478
MERRIMAN HOLT POWELL ARCHITECTS
3900 Essex Lane, Suite 200
Houston, Texas 77027-5133
Tel. 713 522-2885 Fax 713 524-4151

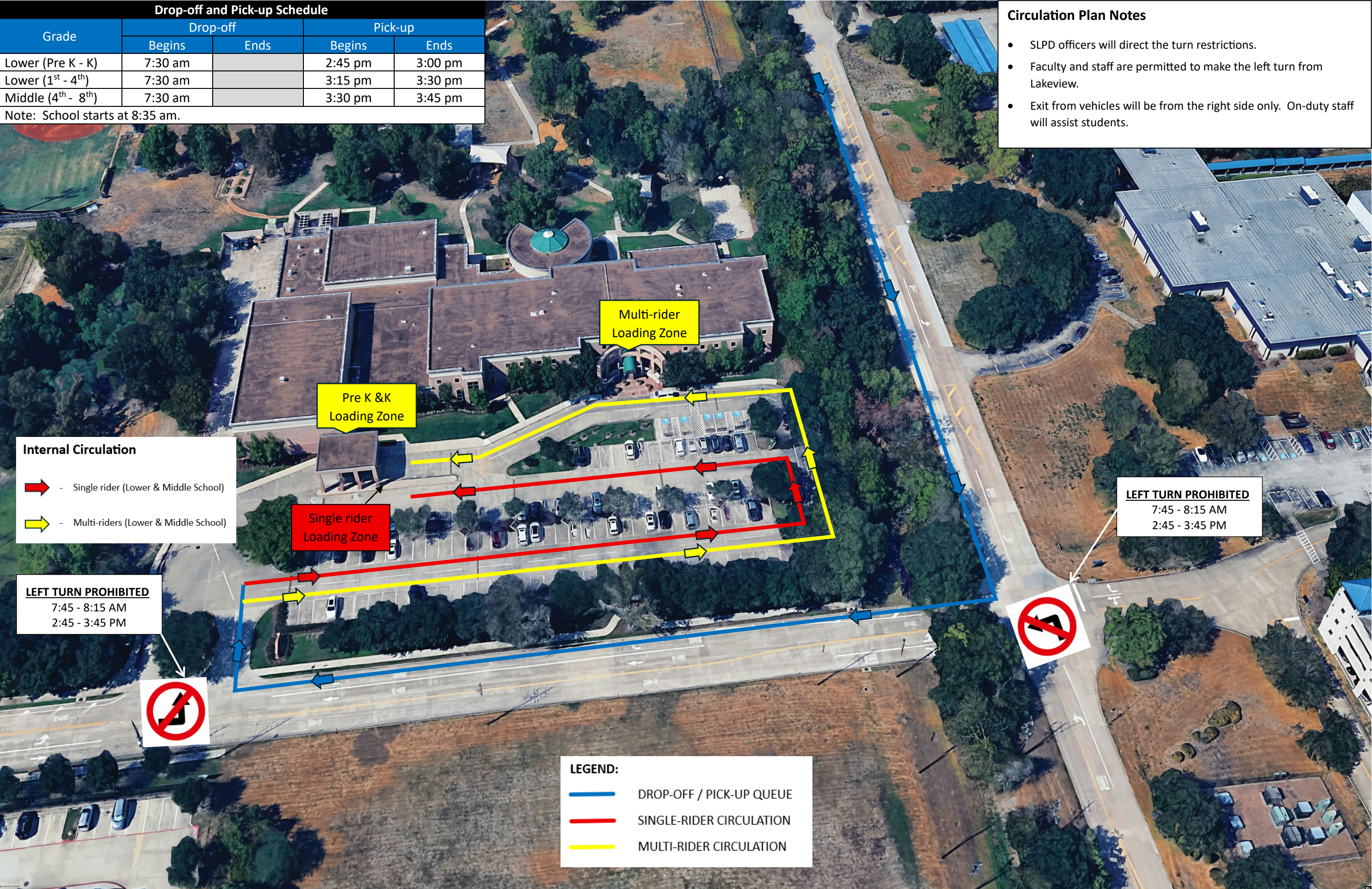
CONSTRUCTION DOCUMENTS
September 30, 2024
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Merriman Holt Powell Architects

OVERALL SITE PLAN

FBCA Traffic Circulation Plan

Drop-off and Pick-up Schedule				
Grade	Drop-off		Pick-up	
	Begins	Ends	Begins	Ends
Lower (Pre K - K)	7:30 am		2:45 pm	3:00 pm
Lower (1 st - 4 th)	7:30 am		3:15 pm	3:30 pm
Middle (4 th - 8 th)	7:30 am		3:30 pm	3:45 pm
Note: School starts at 8:35 am.				

- Circulation Plan Notes**
- SLPD officers will direct the turn restrictions.
 - Faculty and staff are permitted to make the left turn from Lakeview.
 - Exit from vehicles will be from the right side only. On-duty staff will assist students.





April 9, 2025

Jessica Echols, Planner II
Department of Planning & Development
City of Sugar Land City Hall
2700 N Town Center Blvd
Sugar Land, TX

RE: Update of Fort Bend Christian Academy CUP

Jessica, Fort Bend Christian Academy is seeking to update the CUP which was approved in July of 2001. The school would like the revised CUP to include an expansion of the school onto a parcel to the west of the existing building that was not included in the approved CUP.

The new addition will alleviate the current shortage of classrooms. Currently teachers have no off period in their classrooms and some classes have been forced to meet in the cafeteria. Grades 6 and 7 will be moving to the new building, allowing some of their classrooms to be used for enrichment activities such as dance and theater. The addition will provide larger and enhanced Science Labs and provide a new Commons Area. The current enrollment is 508. The new addition will raise the capacity to 570 students.

We appreciate your help in this process!

Sincerely,



William H. Merriman



Planning & Zoning Commission Agenda Request

July 24, 2025

Agenda Request No: VII.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Justin Perez, Agenda Coordinator

Presented by: Chuck Brown, Commissioner

Responsible Department: Admin

Agenda Caption:

Planning and Zoning Commission Liaison Report

- City Council Meeting July 15, 2025

Recommended Action:

Executive Summary:

Budget

Expenditure Required: N/A

Current Budget: N/A

Additional Funding: N/A

Funding Source: N/A

Account Number (ORG-OBJ-Project): N/A

Attachments

None



Planning & Zoning Commission Agenda Request

July 24, 2025

Agenda Request No: VII.B.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Justin Perez, Agenda Coordinator

Presented by: Lisa Kocich-Meyer, Director of Planning & Development Services

Responsible Department: Admin

Agenda Caption:

City Staff Report

- Calendar of Scheduled Meetings and Events

Recommended Action:

Executive Summary:

Budget

Expenditure Required: N/A

Current Budget: N/A

Additional Funding: N/A

Funding Source: N/A

Account Number (ORG-OBJ-Project): N/A

Attachments

None