



City of Sugar Land

Planning & Zoning Commission Agenda

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

Thursday, October 30, 2025
Planning & Zoning Commission Meeting
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 October 14, 2025 meeting.

Linda Mendenhall, City Clerk

V. Subdivision Plat

A. DEL WEBB SUGAR LAND AT RYEHILL SECTION 1A PLAT

Consideration of and action on the approval of the Del Webb Sugar Land at Ryehill Section 1A Plat.

Jessica Rodriguez, Assistant Director of Planning & Development Services

B. ALSTON LAKES FINAL PLAT

Consideration of and action on the approval of the Alston Lakes Final Plat.

Jessica Rodriguez, Assistant Director of Planning & Development Services

VI. Reports

A. Planning and Zoning Commission Liaison Report

- City Council Meeting October 21, 2025

Mary Smith, Commissioner

B. City Staff Report

- Calendar of Scheduled Meetings and Events

Lisa Kocich-Meyer, Director of Planning & Development Services

VII. 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.

Posted on this 22nd day of October, 2025 at 11:00 A.M.



Planning & Zoning Commission Agenda Request October 30, 2025

Agenda Request No: IV.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Nicole Fontenette, Public Meeting Coordinator

Presented by: Linda Mendenhall, City Clerk

Responsible Department: City Clerk's Office

Agenda Caption:

MINUTES

Consideration of and action on the minutes of the October 14, 2025 meeting.

Recommended Action:

Consideration of and action on the minutes of the October 14, 2025 meeting.

Executive Summary:

Consider the minutes of the October 14, 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. 10.14.25 PZ meeting minutes (1)



City of Sugar Land

Planning & Zoning Commission Minutes

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

Tuesday, October 14, 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.

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

QUORUM PRESENT

Chuck Brown, Mary Smith, Randall Halbrook, Apurva Parikh, Fareena Dawood, Sapana Patel, and Taylor Landin were present. Matthew Caligur 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 September 25, 2025 meeting.

Linda Mendenhall, City Clerk

A motion to **Approve the minutes from September 25, 2025 meeting**, was made by Mary Smith and seconded by Chuck Brown; the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Randall Halbrook, Apurva Parikh, Fareena Dawood, Sapana Patel, Taylor Landin

Absent: Matthew Caligur

V. Subdivision Plat

A. DW SUGAR LAND ENTRY RESERVE FINAL PLAT

Consideration of and action on the approval of the DW Sugar Land Entry Reserve Final Plat.

Jessica Echols, Senior Planner

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

A motion to **Approve the DW Sugar Land Entry Reserve Final Plat**, was made by Taylor Landin and seconded by Sapana Patel; the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Randall Halbrook, Apurva Parikh, Fareena Dawood, Sapana Patel, Taylor Landin

Absent: Matthew Caligur

VI. Public Hearings

A. PUBLIC HEARING 6:30 P.M.: Receive and hear all persons desiring to be heard on the proposed changes to Chapter 2, Article II, Table 2-92.1 of the Development Code.

Consideration of and action on a recommendation on the proposed changes to Chapter 2, Article II, Table 2-92.1 of the Development Code, to the City Council.

Emily Ercius, Planner I

Emily Ercius, Planner I, gave a presentation, made comments, and answered questions from the Commission.

Taylor Landin, Vice Chair, opened the public hearing at 6:40 p.m. No members of the public addressed the Commission during the hearing. Taylor Landin, Vice Chair, closed the public hearing at 6:40 p.m.

A motion to **Approve the proposed changes to Chapter 2, Article II, Table 2-92.1 of the Development Code**, was made by Taylor Landin and seconded by Chuck Brown; the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Randall Halbrook, Apurva Parikh, Fareena Dawood, Sapana Patel, Taylor Landin

Absent: Matthew Caligur

VII. Reports

A. Planning and Zoning Commission Liaison Report

- City Council Meeting October 7, 2025

Mary Smith, Commissioner

Commissioner Mary Smith attended and reported on the October 7, 2025, City Council Meeting.

B. City Staff Report

- Calendar of Scheduled Meetings and Events

Lisa Kocich-Meyer, Director of Planning & Development Services

Jessica Rodriguez, Assistant Director of Planning & Development Services, reported on upcoming scheduled meetings and events.

VIII. Adjournment

A motion to **Adjourn at 6:43 p.m.**, was made by Chuck Brown and seconded by Mary Smith; the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Randall Halbrook, Apurva Parikh, Fareena Dawood, Sapana Patel, Taylor Landin

Absent: Matthew Caligur



Planning & Zoning Commission Agenda Request **October 30, 2025**

Agenda Request No: V.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Jessica Echols, Senior Planner

Presented by: Jessica Rodriguez, Assistant Director of Planning & Development Services

Responsible Department: Planning and Development Services

Agenda Caption:

DEL WEBB SUGAR LAND AT RYEHILL SECTION 1A PLAT

Consideration of and action on the approval of the Del Webb Sugar Land at Ryehill Section 1A Plat.

Recommended Action:

Staff recommends Conditional Approval of the Del Webb Sugar Land at Ryehill Section 1A Final Plat.

Executive Summary:

This is the Final Plat for Del Webb Sugar Land at Ryehill Section 1A. It consists of 6.097 acres and includes 19 single-family lots, 1 block, and 4 reserves. This property is part of the Ryehill Development, specifically the Del Webb portion of the development, and is located in the City's ETJ, south of FM 2759 and east of FM 762. Access will be provided via Webb Parkway, which serves as the collector roadway through the Del Webb community.

This Final Plat meets the Subdivision Regulations in Chapter 5 of the Development Code and is consistent with the General Plan (Exhibit B of the Development Agreement). It is also consistent with the Del Webb Sugar Land at Ryehill Section One Preliminary Plat, which the Commission reviewed and approved with no conditions during the April 24, 2025, Planning & Zoning Commission meeting. It should be noted that this Final Plat includes only a portion of the approved Preliminary Plat and the remaining portions will be included in future Final Plats.

Per the Subdivision Regulations in Chapter 5 of the Development Code, a developer must record subdivision covenants approved by the City prior to the sale of any lot in a subdivision that includes residential private streets. Staff reviewed a draft of the subdivision covenants as part of the Final Plat submittal to ensure compliance with Section 5-19 (Streets) and Section 5-34 (Homeowners' or Property Owners' Association) of the Development Code. At the time of writing this report, the subdivision covenants have not been recorded; however, staff has included a recommended condition of approval to address this.

Staff recommends approval of the Del Webb Sugar Land at Ryehill Section 1A Final Plat with the following condition:

- Provide a copy of the recorded subdivision covenants approved by the City (Section 5-4. C., Section 5-19 and Section 5-34 of the Sugar Land Development Code).

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. Ryehill General Plan
5. 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-
<p>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.</p>	<p>COSSL'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</p> <p>Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat. & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>LEGEND TABLE- Reference for elements that are abbreviated on the plat (ex. B.L. Building Line, S.S.E. Sanitary Sewer Easement) As applicable.</p>	<p>Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>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.</p>	<p>Design Standards (DS), Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>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</p>	<p>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</p>

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
<p>KEY IDENTIFER 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.</p>	<p>Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>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.</p>	<p>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>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.</p>	<p>Design Standards (DS), Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>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.</p>	<p>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</p>

<p>CONTOURS OR SPOT ELEVATIONS- Identifying information for property elevation</p>	<p>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>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).</p>	<p>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Design Standards (DS) & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>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.</p>	<p>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>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.</p>	<p>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>MASTER NOTES- Master notes to be included on final plats as applicable from COSL Master Note List.</p>	<p>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>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</p>	<p>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>

<p>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).</p>	
<p>SIGNAUTRE BLOCK FOR REGISTERED PROFESSIONAL LAND SURVEYOR- (RPLS) To be included as per requirements of reference block.</p>	<p>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</p>
<p>SIGNATURE BLOCKS FOR CITY & COUNTY To be included with current information of officials and titles.</p>	<p>Development App. Handbook (DAH) Sec. 4 Graphic Requirements for Final Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>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).</p>	<p>If Final Plat is non-compliant with General Land Plan, citation would be Development Code (DC) Ch. 5, Art. II, Sec. 5-11</p> <p>This would also be the citation if Final Plat is non-compliant with an approved Preliminary Plat for the property.</p>

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 DEL WEBB SUGAR LAND AT RYEHILL SECTION 1A, DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, LOTS, BUILDING LINES, AND EASEMENTS SHOWN THEREON AND DESIGNATE SAID SUBDIVISION AS DEL WEBB SUGAR LAND AT RYEHILL SECTION 1A, 6.097 ACRES, LOCATED IN THE ABNER KUYKENDALL SURVEY, A-48, FORT BEND COUNTY, TEXAS, AND HEREBY DEDICATE TO PUBLIC USE AS SUCH, ALL STREETS (EXCEPT STREETS DESIGNATED AS PRIVATE) 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 DEL WEBB SUGAR LAND AT RYEHILL SECTION 1A 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 DEL WEBB SUGAR LAND AT RYEHILL SECTION 1A, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF SUGAR LAND AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT.

THIS _____ DAY OF _____, 2025.

BY: _____
MATTHEW CALIGUR, CHAIR

BY: _____
LINDA MENDENHALL, CITY CLERK

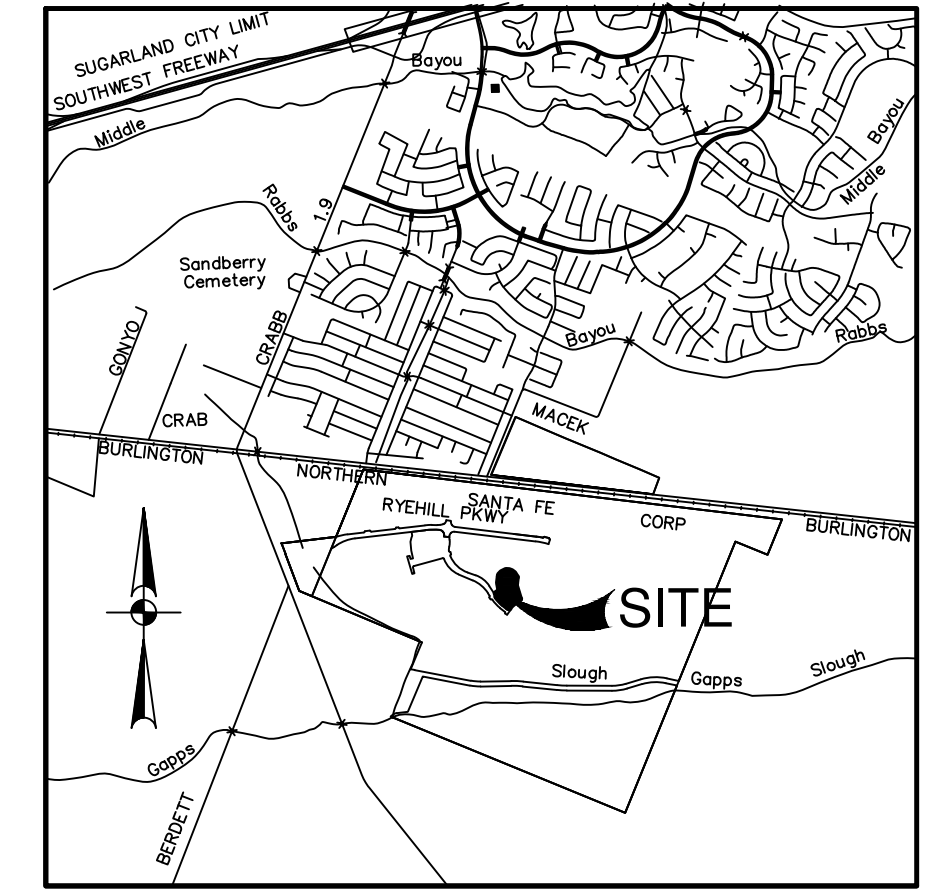
STATE OF TEXAS
COUNTY OF FORT BEND

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

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

LAURA RICHARD
CLERK OF THE COUNTY
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY



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

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

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

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS

THIS _____ DAY OF _____, 2025.

VINCENT M. MORALES, JR.
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE
COMMISSIONER, PRECINCT 2

KP GEORGE
COUNTY JUDGE

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

DEXTER L. McCOY
COMMISSIONER, PRECINCT 4

DEL WEBB SUGAR LAND AT RYEHILL SECTION 1A

A SUBDIVISION OF 6.097 ACRES SITUATED IN THE ABNER KUYKENDALL SURVEY, A-48
IN THE CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS.

19 LOTS 4 RESERVES 1 BLOCK

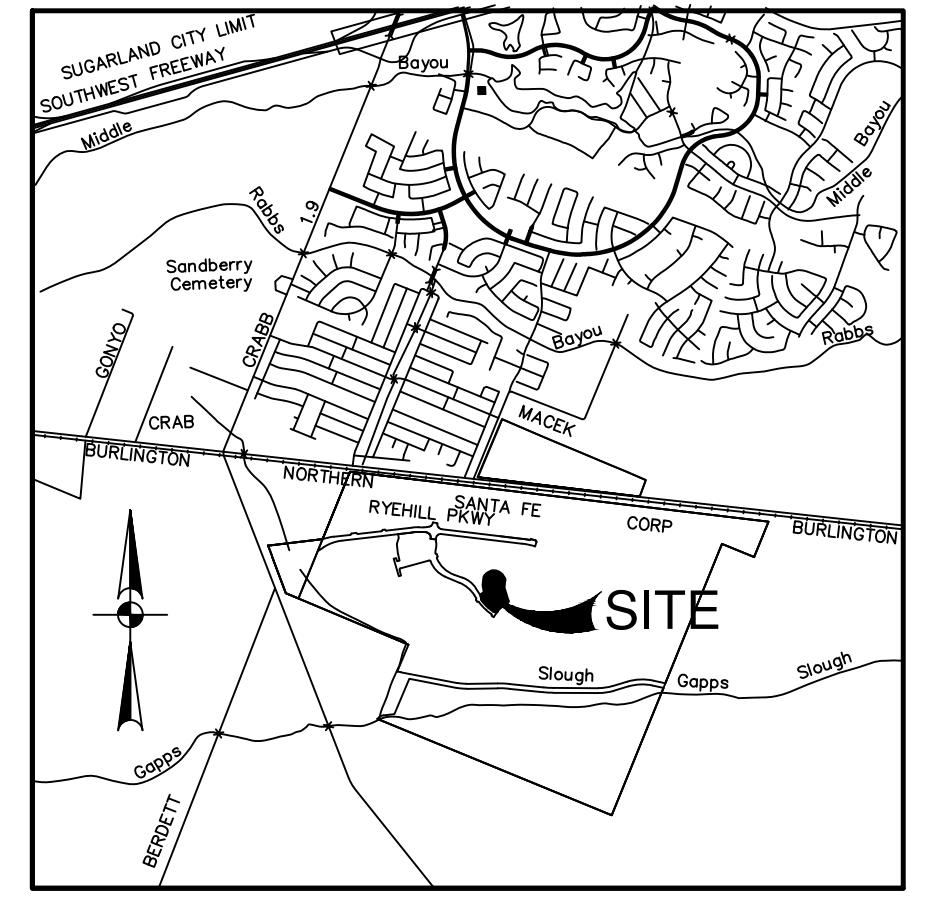
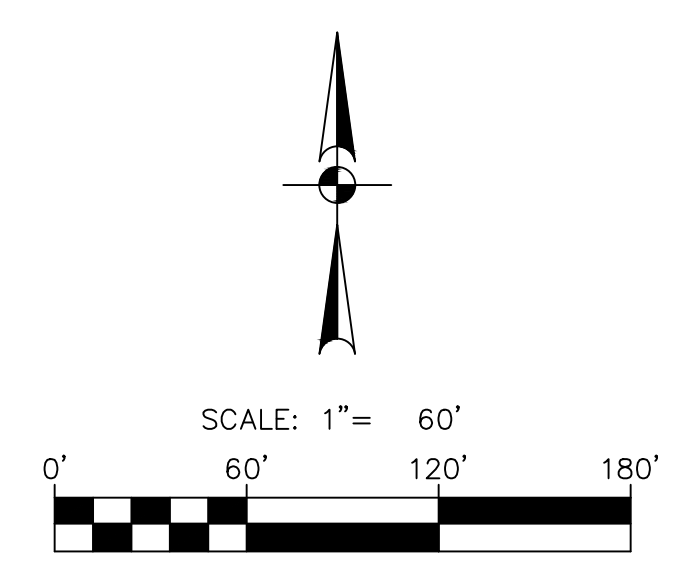
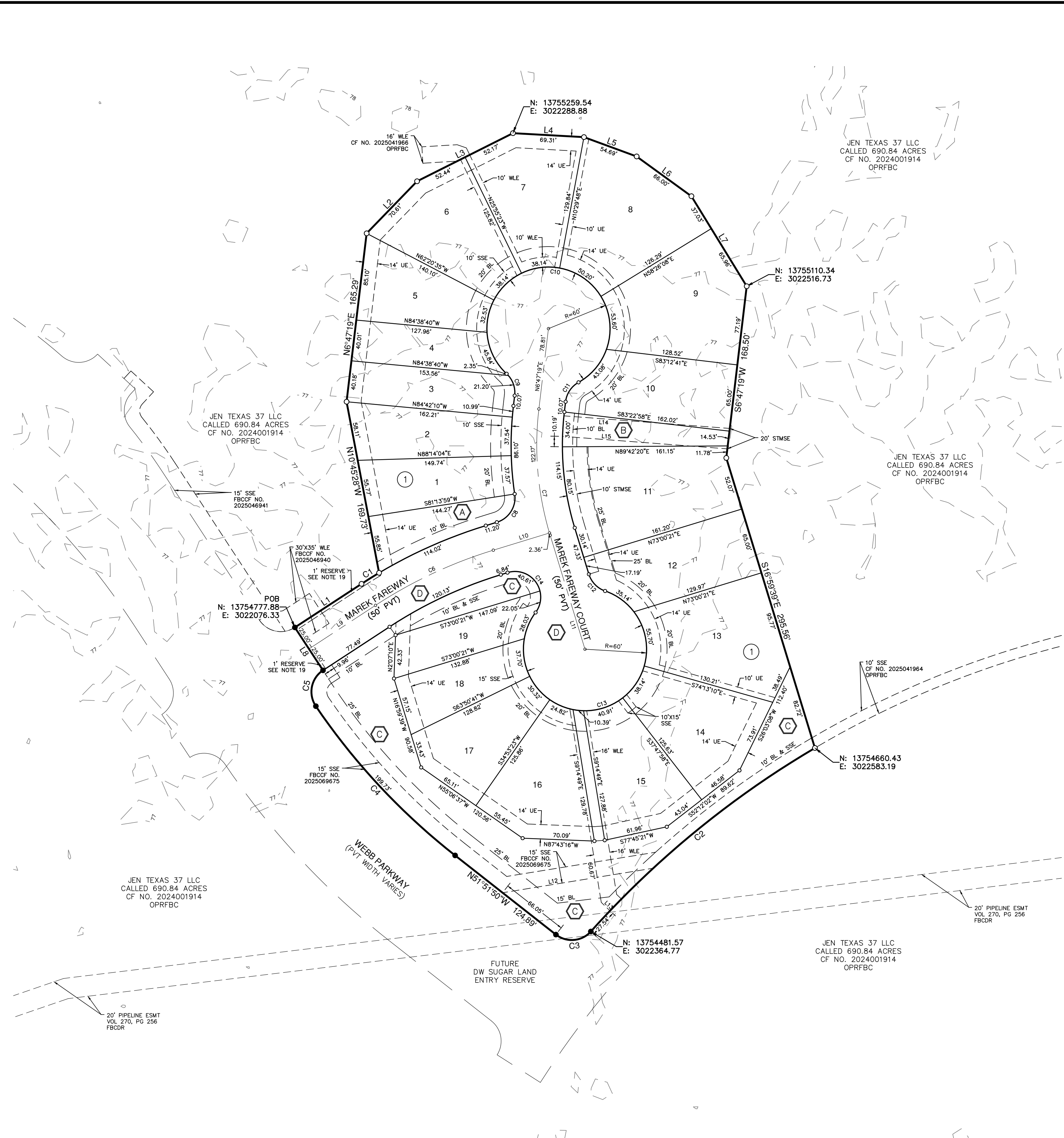
SEPTEMBER 2025

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

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

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 SUGARLAND GPS MARKER RM 001" LOCATED FROM THE INTERSECTION OF WILLIAMS TRACE BLVD. AND ELKINS RD., TRAVEL SOUTH ON ELKINS RD. APPROXIMATELY 2.15 MILES TO THE SOUTH END OF THE FIRST MEDIAN, APPROXIMATELY 246 FEET SOUTH OF THE INTERSECTION OF SABER RIVER DR. AND ELKINS RD., CITY OF SUGARLAND, TX. ELEV = 69.747 NAVD88
- ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, SCALE FACTOR OF 1.00013.
- THIS PLAT WAS PREPARED TO MEET CITY OF SUGAR LAND AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS AMERICAN TITLE COMPANY, FILE NO. 2791025-06667, EFFECTIVE DATE SEPTEMBER 11, 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 DEDICATED HEREBY. PROVIDED THAT SUCH OWNER MAY CROSS AND COVER THE EASEMENTS ADJACENT TO AND ADJOINING THE ROAD, IN A NEAR PERPENDICULAR FASHION, WITH A PAVED DRIVEWAY NOT TO EXCEED 18" IN WIDTH, 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 NOR CENTERPOINT ENERGY 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.
- DEL WEBB AT SUGAR LAND RYEHILL SECTION 1A 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 STRIP OF LAND RESERVED FOR BUFFER PURPOSES, AS A SEPARATION BETWEEN END OF PRIVATE STREETS WHERE SUCH PRIVATE STREETS ADJUT ADJACENT UNPLATTED PROPERTY. PLATTED PRIVATE STREETS ADJACENT TO UNPLATTED PROPERTY SHALL NOT PROVIDE STREET ACCESS TO THE UNPLATTED PROPERTY, WITH THE EXCEPTION OF ESSENTIAL PROPERTY MAINTENANCE. WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, STREET ACCESS SHALL BE GRANTED FROM THE PRIVATE STREET TO THE ADJACENT PLATTED PROPERTY THROUGH AN APPROVED APPROACH WITH CURB CUT.
- MASTER NOTE N/A
- MASTER NOTE N/A
- MASTER NOTE N/A
- ALL BUILDING LINE TRANSITIONS SHALL BE AT 45 DEGREE ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.
- DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO CHAPTER FIVE ARTICLE VII OF THE DEVELOPMENT CODE OF THE CITY OF SUGAR LAND.
- ALL LAKE/DETENTION TRACTS, EASEMENTS, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY FORT BEND COUNTY MUD NO. 269 UNTIL A HOMEOWNERS' ASSOCIATION IS ESTABLISHED. HOMEOWNERS' ASSOCIATIONS WILL BE ESTABLISHED IN ACCORDANCE WITH CHAPTER FIVE, ARTICLE IV, SECTION 5-34 OF THE DEVELOPMENT CODE OF CITY OF SUGAR LAND.
- STREET LIGHT DESIGN PLANS, IN ACCORDANCE WITH THE CITY OF SUGAR LAND DESIGN STANDARDS, SHALL BE SUBMITTED TO THE CITY OF SUGAR LAND FOR STAFF REVIEW AND APPROVAL PRIOR TO INSTALLATION OF STREET LIGHTS.
- ALL LOTS AND RESERVES SHALL HAVE MINIMUM SIDE AND REAR BUILDING SETBACKS AS ESTABLISHED BY THE DEVELOPERS AGREEMENT BY AND BETWEEN THE CITY OF SUGAR LAND, TEXAS, AND PULTE HOMES OF TEXAS L.P.
- WITH IN SUGAR LAND'S ETJ, ALL GARAGES SHALL BE SET BACK A MINIMUM OF TWENTY (20) FEET FROM THE STREET RIGHT-OF-WAY ON CORNER LOTS, WHEN SAID LOT IS A SIDE LOADING LOT. A SIDE LOADING LOT IS A CORNER LOT WITH A SIDE LOADING GARAGE OR CARPORT.
- MASTER NOTE N/A
- MASTER NOTE N/A
- PRIVATE STREET RESERVE "MAREK FAREWAY" AND "MAREK FAREWAY COURT" SHALL PROVIDE ACCESS TO POLICE, FIRE, EMERGENCY VEHICLES, UTILITY OPERATIONS AND MAINTENANCE, AND OTHER MUNICIPAL PERSONNEL AS NEADED.
- 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 78.58' 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.



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

CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	475.00'	228°31'	N68°01'54"E	20.24'
C2	925.00'	173°28'	S50°41'13"W	282.34'
C3	25.00'	86°34'40"	S85°01'10"W	34.17'
C4	647.50'	174°02'26"	N43°01'37"W	198.84'
C5	25.00'	91°00'03"	N11°18'37"E	35.66'
C6	450.00'	167°14'37"	S64°54'30"W	126.77'
C7	300.00'	234°58'	S5°06'10"E	123.63'
C8	25.00'	81°23'47"	N32°18'28"E	32.60'
C9	25.00'	53°58'05"	N20°11'44"W	22.69'
C10	60.00'	287°56'10"	S83°12'41"E	70.59'
C11	25.00'	53°58'05"	S33°46'21"W	22.69'
C12	25.00'	53°58'05"	S43°58'42"E	22.69'
C13	60.00'	287°54'50"	S72°49'41"W	70.89'
C14	25.00'	143°36'45"	N35°11'17"W	47.50'

LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (PD)
- ① = BLOCK NUMBER
- Ⓐ = RESERVE SYMBOL

ABBREVIATION LEGEND

ESMT	EASEMENT
VOL. PG.	VOLUME PAGE
POB	POINT OF BEGINNING
R	RADIUS
FBCCF NO	FORT BEND COUNTY CLERK FILE NUMBER
FBCCR	FORT BEND COUNTY DEED RECORDS
FBCEPR	FORT BEND COUNTY PLAT RECORDS
OPRFBC	OFFICIAL PUBLIC RECORDS FORT BEND COUNTY
PVT	PRIVATE
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
STMSSE	STORM SEWER EASEMENT

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N56°48'38"E	77.58'
L2	N44°06'14"E	70.61'
L3	N63°20'07"E	104.61'
L4	S86°48'12"E	69.31'
L5	S69°50'56"E	54.69'
L6	S54°02'17"E	66.00'
L7	S31°33'52"E	102.99'
L8	N33°17'54"W	50.00'
L9	N56°48'38"E	77.54'
L10	N73°00'21"E	57.27'
L11	S16°59'39"E	116.07'
L12	N80°45'11"E	148.80'
L13	S45°53'26"E	117.78'
L14	N85°39'55"W	162.15'
L15	N85°39'55"W	161.14'

- Ⓐ RESTRICTED RESERVE A (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.114 AC. 4,977 SQ.FT.
- Ⓑ RESTRICTED RESERVE B (RESTRICTED TO DRAINAGE, LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.090 AC. 3,921 SQ.FT.
- Ⓒ RESTRICTED RESERVE C (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.852 AC. 37,108 SQ.FT.
- Ⓓ RESTRICTED RESERVE D (RESTRICTED TO PRIVATE ACCESS, EMERGENCY ACCESS AND PUBLIC UTILITIES PURPOSES ONLY) 1.035 AC. 44,993 SQ.FT.

DEL WEBB SUGAR LAND AT RYEHILL SECTION 1A

A SUBDIVISION OF 6.097 ACRES SITUATED IN THE ABNER KUYKENDALL SURVEY, A-48 IN THE CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS.

19 LOTS 4 RESERVES 1 BLOCK

SEPTEMBER 2025

OWNER:
JEN TEXAS 37, LLC.
A TEXAS LIMITED LIABILITY COMPANY
1450 LAKE ROBBINS DRIVE, SUITE 430
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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

FINAL PLAT OF DEL WEBB SUGAR LAND AT RYEHILL SECTION 1A
Civil Job No. 42080-XX
Plan 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 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Rosenberg

Rosenberg

Thompsons ETJ

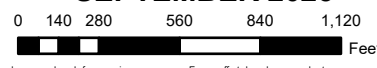


Del Webb Sugar Land at Ryehill Section 1A

-  ETJ
-  City Limits
-  Subject Site

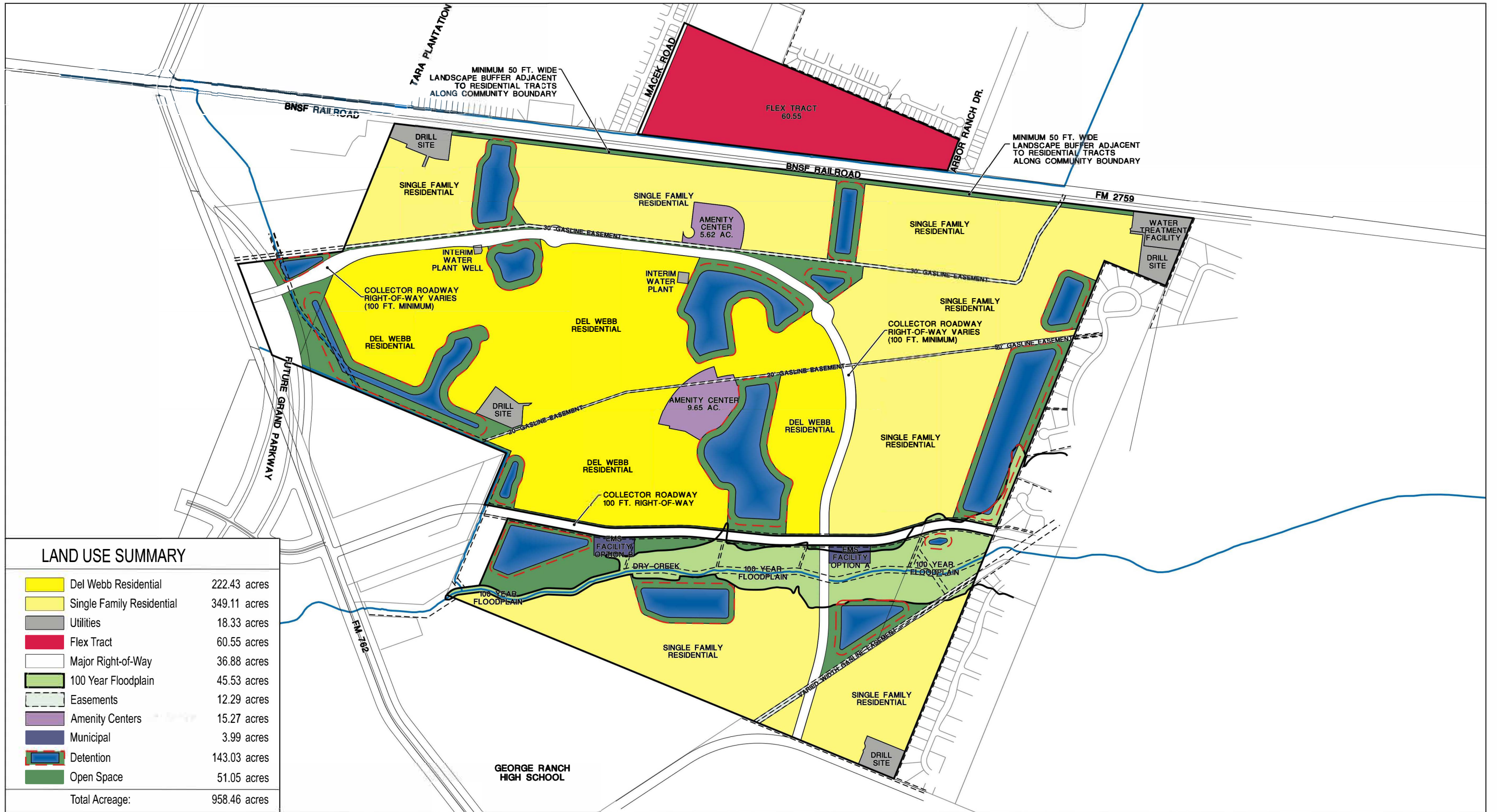


SEPTEMBER 2025



This map has been produced from various sources. Every effort has been made to ensure the accuracy of this map. However, the City of Sugar Land assumes no liability or damages due to errors, or omissions. This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. If any errors are detected, please contact the GIS Division of Information Technology at (281)275-2070.



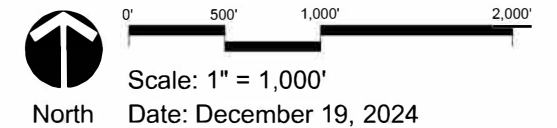


LAND USE SUMMARY

	Del Webb Residential	222.43 acres
	Single Family Residential	349.11 acres
	Utilities	18.33 acres
	Flex Tract	60.55 acres
	Major Right-of-Way	36.88 acres
	100 Year Floodplain	45.53 acres
	Easements	12.29 acres
	Amenity Centers	15.27 acres
	Municipal	3.99 acres
	Detention	143.03 acres
	Open Space	51.05 acres
Total Acreage:		958.46 acres

**CONCEPT PLAN
RYEHILL COMMUNITY**

PulteGroup, Inc.
SUGAR LAND, TEXAS





JEN TEXAS 37 LLC
CALLED 690.84 ACRES
C.F. NO. 2024001914
O.P.R.F.B.C.

N: 13754282.71
E: 3020025.48

40' DETENTION ESMT
VOL. 378, PG. 47
F.B.C.D.R.

CALLLED 47.76
TECO INDUSTRIAL GAS COMPANY
C.F. NO. 9711400
O.P.R.F.B.C.

FINAL PLAT OF
LONELY OAK
PLAT NO. 20070294
F.B.C.P.R.

20' PIPELINE ESMT
VOL. 270, PG. 256
F.B.C.D.R.

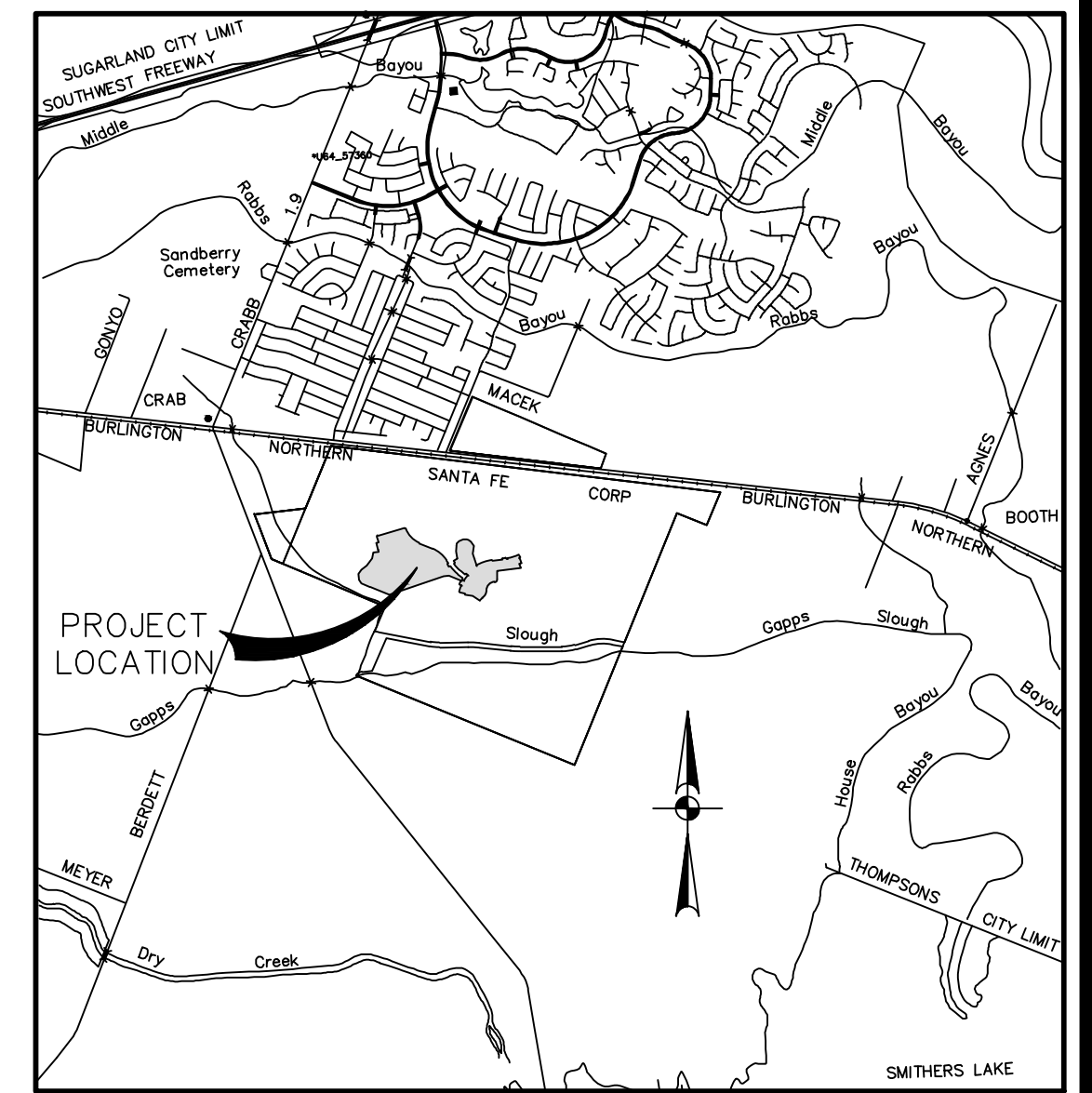
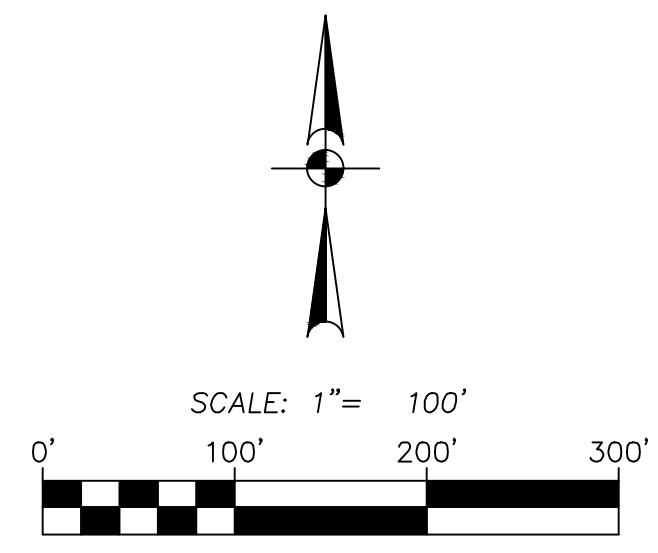
40' DETENTION ESMT
VOL. 378, PG. 47
F.B.C.D.R.

JEN TEXAS 37 LLC
CALLED 690.84 ACRES
C.F. NO. 2024001914
O.P.R.F.B.C.

- (E) RESTRICTED RESERVE E (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.933 AC. 41,515 SQ.FT.
- (F) RESTRICTED RESERVE F (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.281 AC. 11,389 SQ.FT.
- (G) RESTRICTED RESERVE G (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.791 AC. 34,446 SQ.FT.
- (H) RESTRICTED RESERVE H (RESTRICTED TO DRILL SITE PURPOSES ONLY) 3.030 AC. 131,996 SQ.FT.
- (I) RESTRICTED RESERVE I (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.306 AC. 13,341 SQ.FT.
- (J) RESTRICTED RESERVE J (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.345 AC. 15,038 SQ.FT.
- (K) RESTRICTED RESERVE K (RESTRICTED TO DRAINAGE, LANDSCAPE, OPEN SPACE AND INCIDENTAL PURPOSES ONLY) 0.085 AC. 3,712 SQ.FT.
- (L) RESTRICTED RESERVE L (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 3.446 AC. 150,014 SQ.FT.
- (M) RESTRICTED RESERVE M (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 1.767 AC. 76,987 SQ.FT.
- (N) RESTRICTED RESERVE N (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.900 AC. 39,216 SQ.FT.
- (O) RESTRICTED RESERVE O (RESTRICTED TO PRIVATE ACCESS, EMERGENCY ACCESS AND PUBLIC UTILITIES PURPOSES) 6.644 AC. ONLY 289,397 SQ.FT.

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 2



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
 - DW = DEL WEBB
 - AC = ACRE
 - BL = BUILDING LINE
 - ESMT = EASEMENT
 - R = RADIUS
 - L = LENGTH
 - PG = PAGE
 - ETJ = EXTRATERRITORIAL JURISDICTION
 - PVT = PRIVATE ROAD
 - SQ. FT. = SQUARE FEET
 - VOL. = VOLUME
 - POB = POINT OF BEGINNING
 - FBCDR = FORT BEND COUNTY DEED RECORDS
 - FBCPR = FORT BEND COUNTY PLAT RECORDS
 - OPRFB = OFFICIAL PUBLIC RECORDS
 - FORT BEND COUNTY NUMBER
 - (1) = BLOCK NUMBER
 - (A) = RESERVE SYMBOL

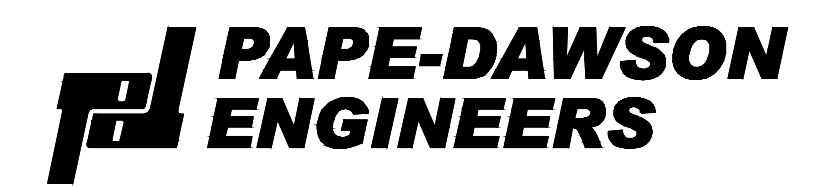
PRELIMINARY PLAT OF DEL WEBB SUGAR LAND AT RYEHILL SECTION ONE

A SUBDIVISION OF 61.74 ACRES
LOCATED IN THE ABNER KUYKENDALL SURVEY, A-48
AND THE JOSEPH KUYKENDALL SURVEY, A-49
AND THE CITY OF SUGAR LAND ETJ,
FORT BEND COUNTY, TEXAS

166 LOTS 18 RESERVES 7 BLOCKS
SCALE 1"=100' MARCH, 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

CURVE TABLE		
CURVE #	RADIUS	LENGTH
C2	350'	14'

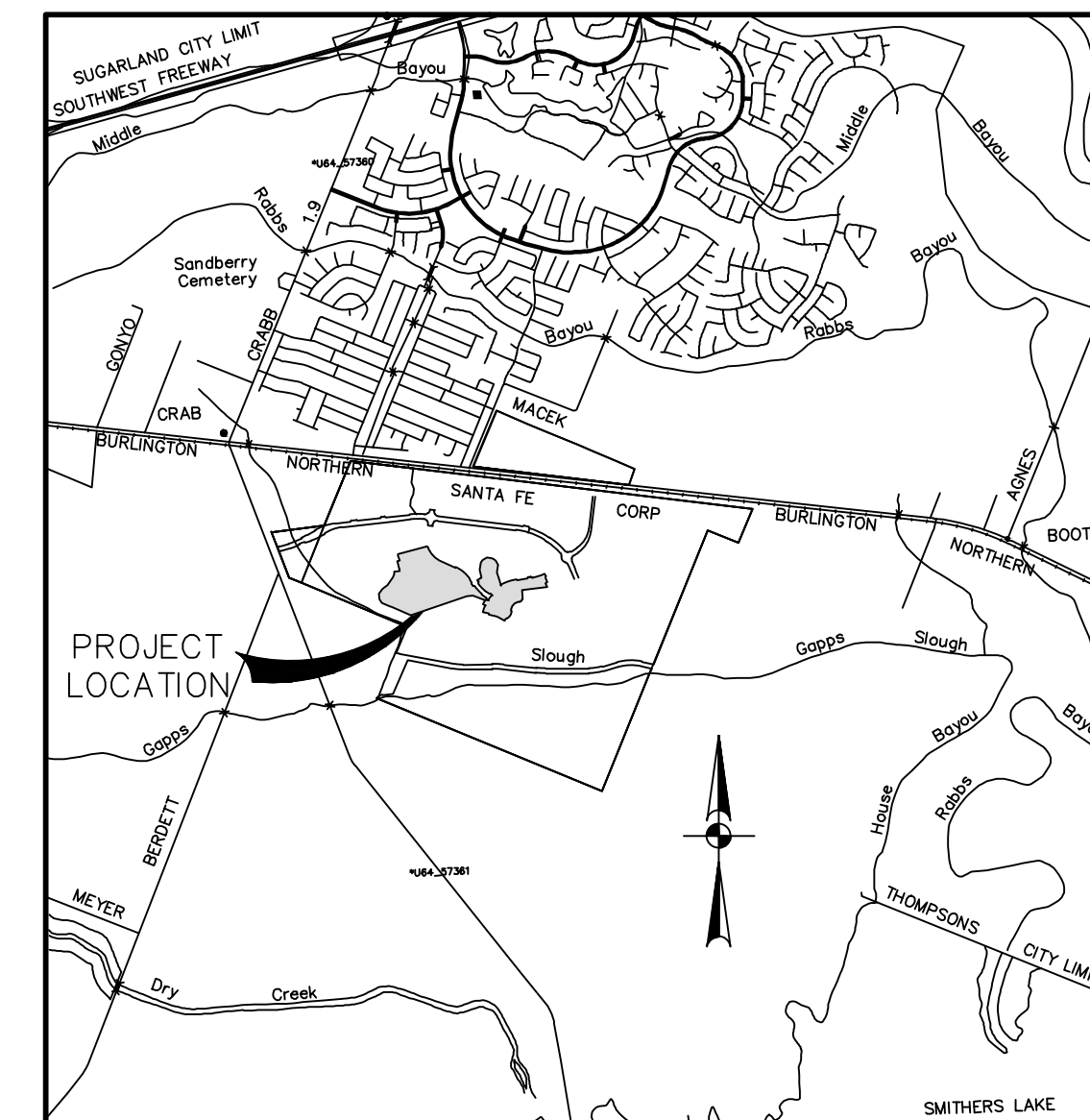
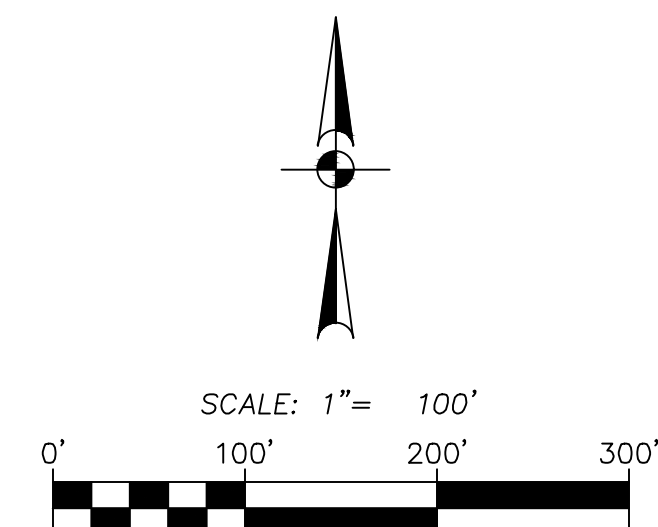
ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED UPON U.S.C. & G.S. DATUM, NAVD-88 (1991 ADJ.)
THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 1.00013.

Order: Apr 10, 2025, 9:38am User: ID: jbonas
 File: 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CURVE TABLE		
CURVE #	RADIUS	LENGTH
C1	300'	2'

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.



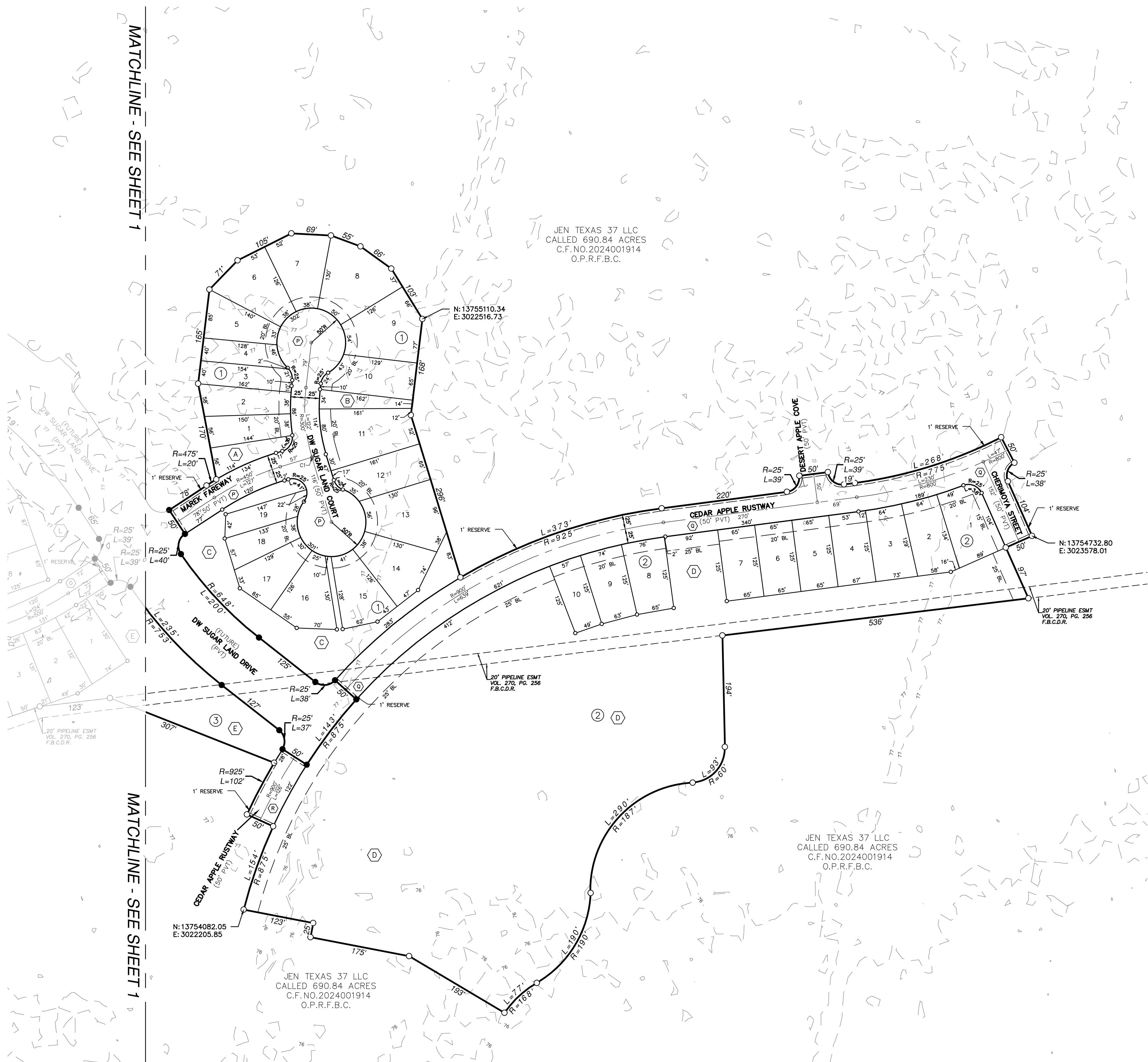
VICINITY MAP

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

- (A) RESTRICTED RESERVE A (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.116 AC. 5,045 SQ.FT.
- (B) RESTRICTED RESERVE B (RESTRICTED TO IRRIGATION, LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.090 AC. 3,921 SQ.FT.
- (C) RESTRICTED RESERVE C (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.852 AC. 37,108 SQ.FT.
- (D) RESTRICTED RESERVE D (RECREATION, DRAINAGE AND INCIDENTAL UTILITY PURPOSES ONLY) 9.619 AC. 419,001 SQ.FT.
- (E) RESTRICTED RESERVE E (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.953 AC. 41,515 SQ.FT.
- (P) RESTRICTED RESERVE P (RESTRICTED TO PRIVATE ACCESS, EMERGENCY ACCESS AND PUBLIC UTILITIES PURPOSES) 1.033 AC. ONLY 44,993 SQ.FT.
- (Q) RESTRICTED RESERVE Q (RESTRICTED TO PRIVATE ACCESS, EMERGENCY ACCESS AND PUBLIC UTILITIES PURPOSES) 1.627 AC. ONLY 70,868 SQ.FT.
- (R) RESTRICTED RESERVE R (RESTRICTED TO PRIVATE ACCESS, EMERGENCY ACCESS AND PUBLIC UTILITIES PURPOSES) 0.145 AC. ONLY 6,298 SQ.FT.

LEGEND

- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
- SET 5/8" IRON ROD (PD)
- SET 5/8" IRON ROD (PD)-ROW/LOT
- DW = DEL WEBB
- AC = ACRE
- BL = BUILDING LINE
- ESMT = EASEMENT
- R = RADIUS
- L = LENGTH
- ETJ = EXTRATERRITORIAL JURISDICTION
- PG = PAGE
- PVT = PRIVATE ROAD
- SQ. FT. = SQUARE FEET
- VOL. = VOLUME
- FBCDR = FORT BEND COUNTY DEED RECORDS
- OPRFBC = OFFICIAL PUBLIC RECORDS
- ① = BLOCK NUMBER
- (A) = RESERVE SYMBOL



MATCHLINE - SEE SHEET 1

MATCHLINE - SEE SHEET 1

JEN TEXAS 37 LLC
CALLED 690.84 ACRES
C.F.NO.2024001914
O.P.R.F.B.C.

JEN TEXAS 37 LLC
CALLED 690.84 ACRES
C.F.NO.2024001914
O.P.R.F.B.C.

PRELIMINARY PLAT OF DEL WEBB SUGAR LAND AT RYEHILL SECTION ONE

A SUBDIVISION OF 61.74 ACRES
LOCATED IN THE ABNER KUYKENDALL SURVEY, A-48
AND THE JOSEPH KUYKENDALL SURVEY, A-49
AND THE CITY OF SUGAR LAND ETJ,
FORT BEND COUNTY, TEXAS

166 LOTS 18 RESERVES 7 BLOCKS

SCALE 1"=100' MARCH, 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



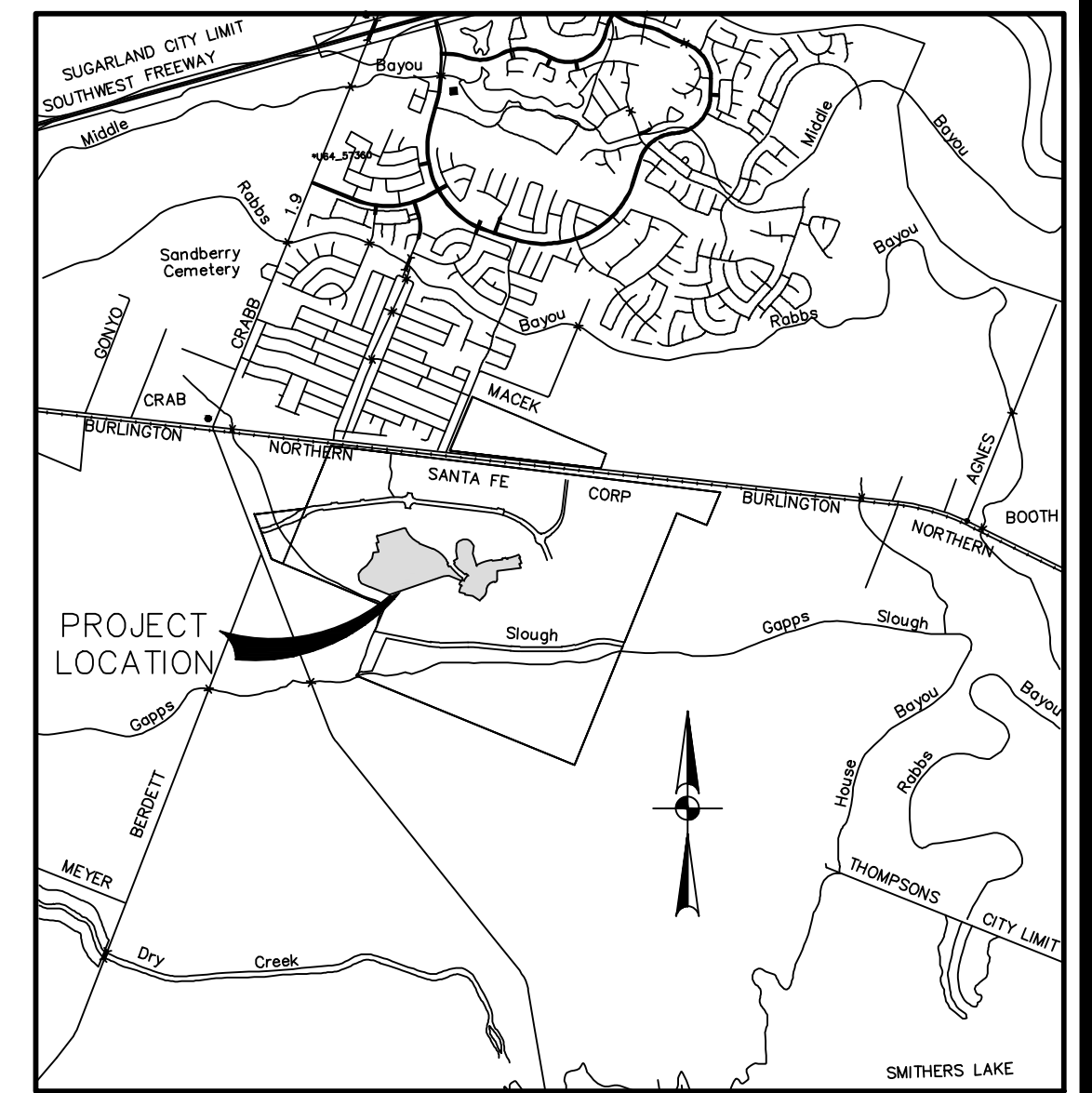
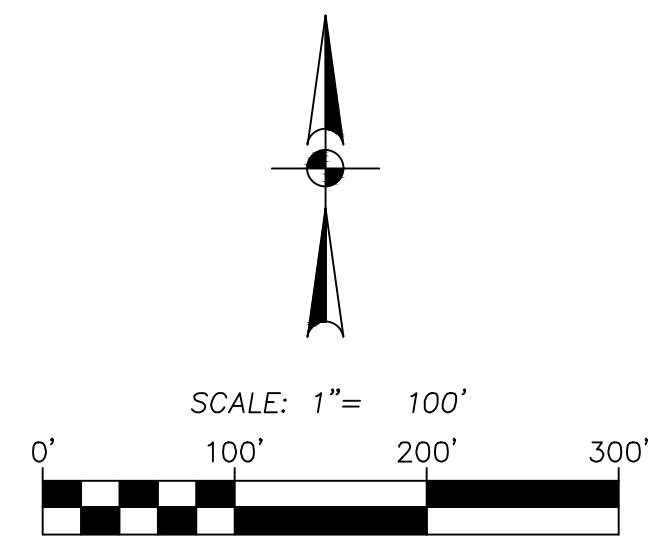
2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

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PD JOB NO. 42080-23



- Ⓔ RESTRICTED RESERVE E (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.933 AC. 41,515 SQ.FT.
- Ⓕ RESTRICTED RESERVE F (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.281 AC. 11,389 SQ.FT.
- Ⓖ RESTRICTED RESERVE G (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.791 AC. 34,446 SQ.FT.
- Ⓗ RESTRICTED RESERVE H (RESTRICTED TO DRILL SITE PURPOSES ONLY) 3.030 AC. 131,996 SQ.FT.
- Ⓘ RESTRICTED RESERVE I (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.306 AC. 13,341 SQ.FT.
- Ⓝ RESTRICTED RESERVE J (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.345 AC. 15,038 SQ.FT.
- Ⓚ RESTRICTED RESERVE K (RESTRICTED TO DRAINAGE, LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.085 AC. 3,712 SQ.FT.
- Ⓛ RESTRICTED RESERVE L (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 1.446 AC. 63,094 SQ.FT.
- Ⓜ RESTRICTED RESERVE M (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 1.767 AC. 76,987 SQ.FT.
- Ⓝ RESTRICTED RESERVE N (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.900 AC. 39,216 SQ.FT.
- Ⓞ RESTRICTED RESERVE O (RESTRICTED TO PRIVATE ACCESS, EMERGENCY ACCESS AND PUBLIC UTILITIES PURPOSES ONLY) 6.644 AC. 289,397 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)
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 - PVT = PRIVATE ROAD
 - SQ. FT = SQUARE FEET
 - VOL = VOLUME
 - POB = POINT OF BEGINNING
 - FBCCR = FORT BEND COUNTY DEED RECORDS
 - FBCCR = FORT BEND COUNTY PLAT RECORDS
 - OPRFB = OFFICIAL PUBLIC RECORDS FORT BEND COUNTY NUMBER
 - ① = BLOCK NUMBER
 - Ⓐ = RESERVE SYMBOL
 - Ⓚ, Ⓛ, Ⓝ, Ⓞ = RESERVE SYMBOLS WITH DIMENSIONS

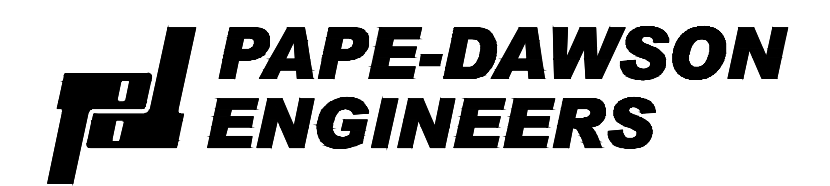
BOX EXHIBIT OF DEL WEBB SUGAR LAND AT RYEHILL SECTION ONE

A SUBDIVISION OF 61.74 ACRES
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TEXAS ENGINEERING FIRM #470 | 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.

JEN TEXAS 37 LLC
CALLED 690.84 ACRES
C.F.NO.2024001914
O.P.R.F.B.C.

JEN TEXAS 37 LLC
CALLED 690.84 ACRES
C.F.NO.2024001914
O.P.R.F.B.C.

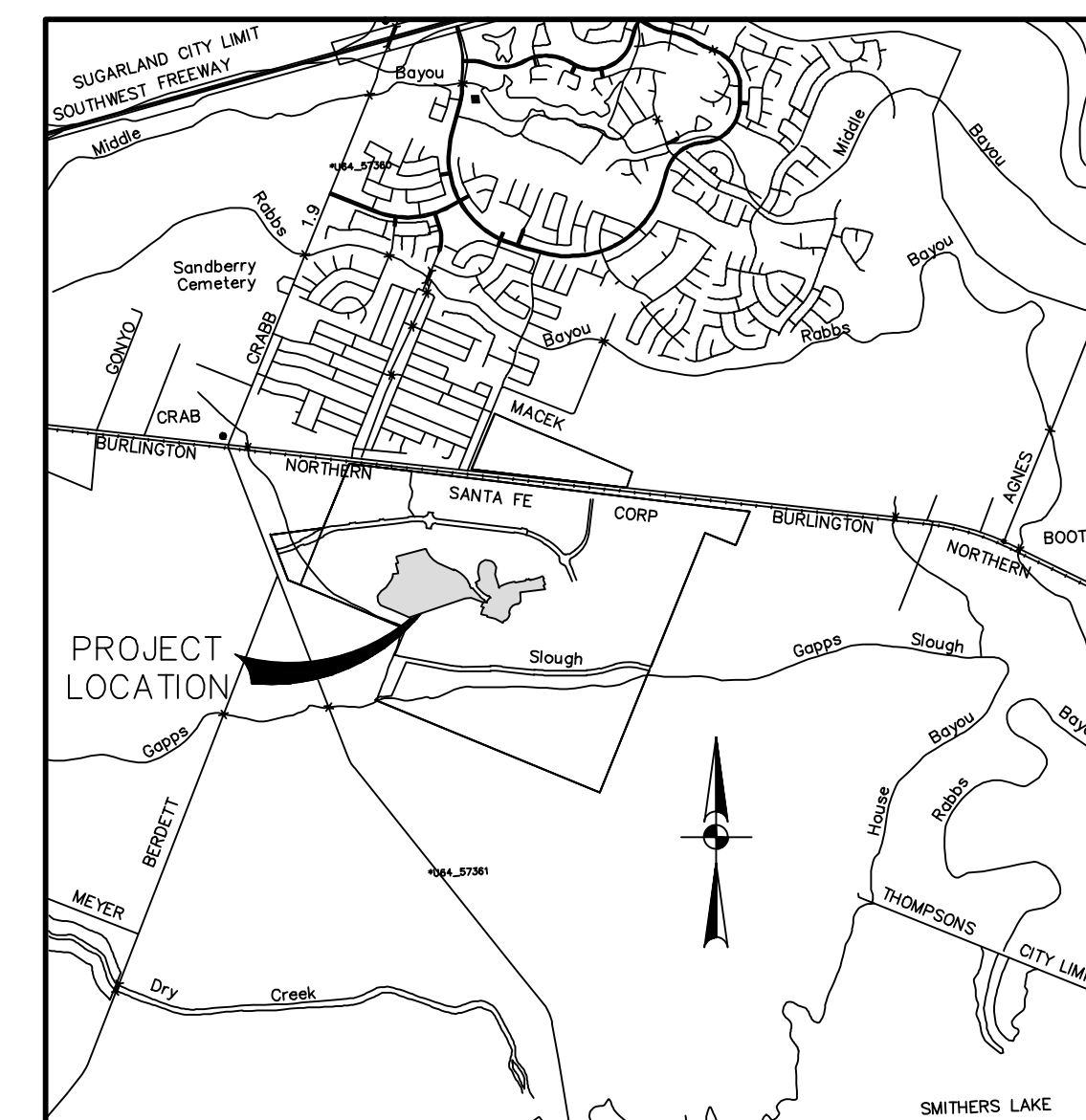
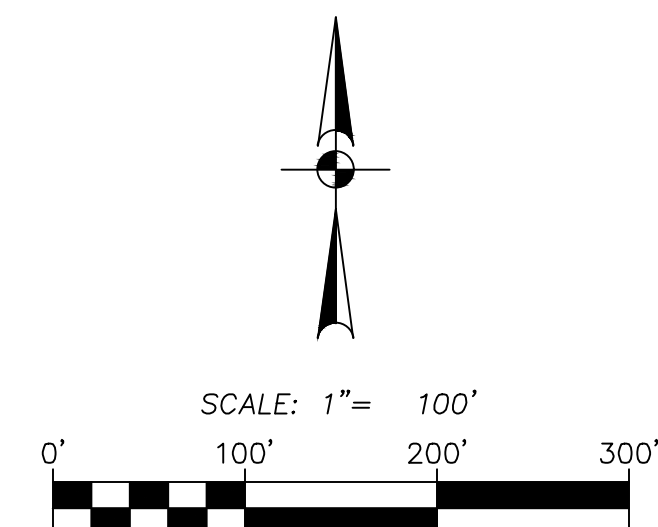
CALLLED 47.76
TECO INDUSTRIAL GAS COMPANY
C.F.NO.9711400
O.P.R.F.B.C.

FINAL PLAT OF
LONELY OAK
PLAT NO. 20070294
F.B.C.P.R.

Date: Apr 10, 2025, 2:40pm User: JD - jdw User: JD - jdw
 File: C:\Users\jdw\OneDrive\Documents\2424A\Box-Exhibit_DW-Section1.dwg

PD JOB NO. 42080-23

CURVE TABLE		
CURVE #	RADIUS	LENGTH
C1	300'	2'



VICINITY MAP

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

- (A) RESTRICTED RESERVE A (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.116 AC. 5,045 SQ.FT.
- (B) RESTRICTED RESERVE B (RESTRICTED TO DRAINAGE, LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.090 AC. 3,921 SQ.FT.
- (C) RESTRICTED RESERVE C (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.852 AC. 37,108 SQ.FT.
- (D) RESTRICTED RESERVE D (RECREATION, DRAINAGE AND INCIDENTAL UTILITY PURPOSES ONLY) 9.619 AC. 419,001 SQ.FT.
- (E) RESTRICTED RESERVE E (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 0.953 AC. 41,515 SQ.FT.
- (P) RESTRICTED RESERVE P (RESTRICTED TO PRIVATE ACCESS, EMERGENCY ACCESS AND PUBLIC UTILITIES PURPOSES) 1.033 AC. ONLY 44,993 SQ.FT.
- (Q) RESTRICTED RESERVE Q (RESTRICTED TO PRIVATE ACCESS, EMERGENCY ACCESS AND PUBLIC UTILITIES PURPOSES) 1.627 AC. ONLY 70,868 SQ.FT.
- (R) RESTRICTED RESERVE R (RESTRICTED TO PRIVATE ACCESS, EMERGENCY ACCESS AND PUBLIC UTILITIES PURPOSES) 0.145 AC. ONLY 6,298 SQ.FT.

- LEGEND**
- FOUND 5/8" IRON ROD (UNLESS NOTED OTHERWISE)
 - SET 5/8" IRON ROD (PD)
 - SET 5/8" IRON ROD (PD)--ROW/LOT
 - DW = DEL. WEBB
 - AC = ACRE
 - BL = BUILDING LINE
 - ESMT = EASEMENT
 - R = RADIUS
 - L = LENGTH
 - ETJ = EXTRATERRITORIAL JURISDICTION
 - PD = PAGE
 - PVT = PRIVATE ROAD
 - SQ FT = SQUARE FEET
 - VOL = VOLUME
 - FBCDR = FORT BEND COUNTY DEED RECORDS
 - OPRFBC = OFFICIAL PUBLIC RECORDS FORT BEND COUNTY NUMBER
 - ① = BLOCK NUMBER
 - (A) = RESERVE SYMBOL
-

MATCHLINE - SEE SHEET 1

MATCHLINE - SEE SHEET 1



JEN TEXAS 37 LLC
CALLED 690.84 ACRES
C.F.NO.2024001914
O.P.R.F.B.C.

N:13755110.34
E:3022516.73

N:13754732.80
E:3023576.01

JEN TEXAS 37 LLC
CALLED 690.84 ACRES
C.F.NO.2024001914
O.P.R.F.B.C.

JEN TEXAS 37 LLC
CALLED 690.84 ACRES
C.F.NO.2024001914
O.P.R.F.B.C.

BOX EXHIBIT OF
**DEL WEBB
SUGAR LAND AT RYEHILL
SECTION ONE**

A SUBDIVISION OF 61.74 ACRES
LOCATED IN THE ABNER KUYKENDALL SURVEY, A-48
AND THE JOSEPH KUYKENDALL SURVEY, A-49
AND THE CITY OF SUGAR LAND ETJ,
FORT BEND COUNTY, TEXAS

166 LOTS 18 RESERVES 7 BLOCKS

SCALE 1"=100' MARCH, 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

P:\04 - 10, 2025, 2-11pm User ID: jbonns
 File: C:\Users\jbonns\OneDrive\Documents\24-24A\RYEHILL_Box-Exhibit_DW-Section1.dwg

PD JOB NO. 42080-23

PARCEL TABLE	
PARCEL	AREA
BLOCK 1 LOT 1	6814
BLOCK 1 LOT 2	7333
BLOCK 1 LOT 3	6432
BLOCK 1 LOT 4	5483
BLOCK 1 LOT 5	7565
BLOCK 1 LOT 6	10503
BLOCK 1 LOT 7	10228
BLOCK 1 LOT 8	13209
BLOCK 1 LOT 9	12611
BLOCK 1 LOT 10	9629
BLOCK 1 LOT 11	13966
BLOCK 1 LOT 12	9784
BLOCK 1 LOT 13	12207
BLOCK 1 LOT 14	10096
BLOCK 1 LOT 15	9231
BLOCK 1 LOT 16	9583
BLOCK 1 LOT 17	8257
BLOCK 1 LOT 18	5996
BLOCK 1 LOT 19	5665
BLOCK 2 LOT 1	10386

PARCEL TABLE	
PARCEL	AREA
BLOCK 2 LOT 2	9113
BLOCK 2 LOT 3	8652
BLOCK 2 LOT 4	8204
BLOCK 2 LOT 5	8125
BLOCK 2 LOT 6	8125
BLOCK 2 LOT 7	8125
BLOCK 2 LOT 8	8828
BLOCK 2 LOT 9	8604
BLOCK 2 LOT 10	6609
BLOCK 3 LOT 1	8953
BLOCK 3 LOT 2	9384
BLOCK 3 LOT 3	8750
BLOCK 3 LOT 4	8450
BLOCK 3 LOT 5	8450
BLOCK 3 LOT 6	8450
BLOCK 3 LOT 7	8450
BLOCK 3 LOT 8	8799
BLOCK 3 LOT 9	9263
BLOCK 3 LOT 10	7439
BLOCK 3 LOT 11	6663

PARCEL TABLE	
PARCEL	AREA
BLOCK 4 LOT 1	6758
BLOCK 4 LOT 2	6617
BLOCK 4 LOT 3	7488
BLOCK 4 LOT 4	8633
BLOCK 4 LOT 5	5768
BLOCK 4 LOT 6	5869
BLOCK 4 LOT 7	9192
BLOCK 4 LOT 8	5601
BLOCK 4 LOT 9	5600
BLOCK 4 LOT 10	5600
BLOCK 4 LOT 11	5600
BLOCK 4 LOT 12	5600
BLOCK 4 LOT 13	5600
BLOCK 4 LOT 14	5600
BLOCK 4 LOT 15	5600
BLOCK 4 LOT 16	5600
BLOCK 4 LOT 17	5600
BLOCK 4 LOT 18	5600
BLOCK 4 LOT 19	7566
BLOCK 4 LOT 20	9386

PARCEL TABLE	
PARCEL	AREA
BLOCK 4 LOT 21	10232
BLOCK 4 LOT 22	11710
BLOCK 4 LOT 23	17582
BLOCK 4 LOT 24	14326
BLOCK 4 LOT 25	14084
BLOCK 4 LOT 26	9835
BLOCK 4 LOT 27	9937
BLOCK 4 LOT 28	8745
BLOCK 4 LOT 29	8125
BLOCK 4 LOT 30	8125
BLOCK 4 LOT 31	8429
BLOCK 4 LOT 32	9817
BLOCK 4 LOT 33	9817
BLOCK 5 LOT 1	7429
BLOCK 5 LOT 2	6250
BLOCK 5 LOT 3	6250
BLOCK 5 LOT 4	6250
BLOCK 5 LOT 5	6250
BLOCK 5 LOT 6	6250
BLOCK 5 LOT 7	7145

PARCEL TABLE	
PARCEL	AREA
BLOCK 5 LOT 8	7703
BLOCK 5 LOT 9	8020
BLOCK 5 LOT 10	7783
BLOCK 5 LOT 11	6985
BLOCK 5 LOT 12	6250
BLOCK 5 LOT 13	6250
BLOCK 5 LOT 14	6250
BLOCK 5 LOT 15	6250
BLOCK 5 LOT 16	6250
BLOCK 5 LOT 17	6250
BLOCK 5 LOT 18	6250
BLOCK 5 LOT 19	8125
BLOCK 5 LOT 20	8125
BLOCK 5 LOT 21	8125
BLOCK 5 LOT 22	8125
BLOCK 5 LOT 23	8500
BLOCK 5 LOT 24	9515
BLOCK 5 LOT 25	9752
BLOCK 5 LOT 26	9725
BLOCK 5 LOT 27	9532

PARCEL TABLE	
PARCEL	AREA
BLOCK 5 LOT 28	8125
BLOCK 6 LOT 1	11229
BLOCK 6 LOT 2	9273
BLOCK 6 LOT 3	9300
BLOCK 6 LOT 4	9379
BLOCK 6 LOT 5	10931
BLOCK 6 LOT 6	6250
BLOCK 6 LOT 7	6250
BLOCK 6 LOT 8	6250
BLOCK 6 LOT 9	7719
BLOCK 6 LOT 10	8176
BLOCK 6 LOT 11	6997
BLOCK 6 LOT 12	6304
BLOCK 6 LOT 13	6304
BLOCK 6 LOT 14	6304
BLOCK 6 LOT 15	7991
BLOCK 6 LOT 16	6250
BLOCK 6 LOT 17	6744
BLOCK 6 LOT 18	7195
BLOCK 6 LOT 19	7302

PARCEL TABLE	
PARCEL	AREA
BLOCK 6 LOT 20	7229
BLOCK 6 LOT 21	6927
BLOCK 6 LOT 22	6250
BLOCK 6 LOT 23	6250
BLOCK 6 LOT 24	6250
BLOCK 6 LOT 25	7991
BLOCK 6 LOT 26	6181
BLOCK 6 LOT 27	6321
BLOCK 6 LOT 28	6309
BLOCK 6 LOT 29	5760
BLOCK 6 LOT 30	5000
BLOCK 6 LOT 31	5000
BLOCK 6 LOT 32	6179
BLOCK 6 LOT 33	5000
BLOCK 6 LOT 34	5000
BLOCK 6 LOT 35	5000
BLOCK 6 LOT 36	7537
BLOCK 6 LOT 37	7927
BLOCK 6 LOT 38	7927
BLOCK 6 LOT 39	7927

PARCEL TABLE	
PARCEL	AREA
BLOCK 6 LOT 40	7927
BLOCK 6 LOT 41	7823
BLOCK 6 LOT 42	6031
BLOCK 6 LOT 43	6121
BLOCK 6 LOT 44	5964
BLOCK 6 LOT 45	5500
BLOCK 6 LOT 46	5000
BLOCK 6 LOT 47	5000
BLOCK 6 LOT 48	6179
BLOCK 7 LOT 1	7429
BLOCK 7 LOT 2	6250
BLOCK 7 LOT 3	6250
BLOCK 7 LOT 4	6250
BLOCK 7 LOT 5	7262
BLOCK 7 LOT 6	7663
BLOCK 7 LOT 7	6982
BLOCK 7 LOT 8	6251
BLOCK 7 LOT 9	7435
BLOCK 7 LOT 10	8393
BLOCK 7 LOT 11	9041

PARCEL TABLE	
PARCEL	AREA
BLOCK 7 LOT 12	10679
BLOCK 7 LOT 13	10106
BLOCK 7 LOT 14	9953
BLOCK 7 LOT 15	8125
BLOCK 7 LOT 16	8583
BLOCK 7 LOT 17	8792

BOX EXHIBIT OF
DEL WEBB
SUGAR LAND AT RYEHILL
SECTION ONE

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 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



Planning & Zoning Commission Agenda Request **October 30, 2025**

Agenda Request No: V.B.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Jessica Echols, Senior Planner

Presented by: Jessica Rodriguez, Assistant Director of Planning & Development Services

Responsible Department: Planning and Development Services

Agenda Caption:

ALSTON LAKES FINAL PLAT

Consideration of and action on the approval of the Alston Lakes Final Plat.

Recommended Action:

Staff Recommends Approval of the Alston Lakes Final Plat

Executive Summary:

This is the Final Plat for Alston Lakes, a residential single-family development consisting of 4.8088 acres with 16 Lots, 3 blocks, and 2 reserves. The property is located at 12430 Alston Road and is zoned Standard Single-Family Residential (R-1) District. Access to Alston Road will be provided via a public right-of-way that aligns with the existing road to the south of the property, Ashford Haven Drive.

A Final Plat for Alston Lakes was previously approved by the Planning & Zoning Commission in January 2023, and a one-year extension for the Final Plat was subsequently granted in January 2024. However, the Final Plat was not recorded within one year of the extension of approval and has since expired. Therefore, a new Final Plat application was required to be submitted for review and approval.

This Final Plat is in compliance with the Standard Single-Family Residential (R-1) zoning regulations found in the Development Code in terms of lot sizes, lot widths, lot depths, building lines, and other subdivision provisions of the Code. It is also consistent with the Preliminary Plat approved by the Commission in August 2022.

Staff recommends approval of the Final Plat for Alston Lakes.

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. Zoning Vicinity Map
3. Aerial Vicinity Map
4. Approved Preliminary Plat and Box Exhibit

**STATE OF TEXAS
COUNTY OF FORT BEND**

THE UNDERSIGNED, QH HOME, INC. A TEXAS CORPORATION (HEREIN CALLED "OWNER"), OWNER OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT OF ALSTON LAKES DOES HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, STREETS, LOTS, BUILDING LINES, AND EASEMENTS SHOWN THEREON AND DESIGNATE SAID SUBDIVISION AS FINAL PLAT OF ALSTON LAKES, 4.8088 ACRES, LOCATED IN THE BROWN & BELKNAP LEAGUE, ABSTRACT NUMBER 15, 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.

IN TESTIMONY, WHEREOF, QH HOME, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, AND ITS COMMON SEAL HEREUNTO AFFIXED

THIS _____ DAY OF _____, 2025.

BY: _____

ATTEST: _____

**STATE OF TEXAS
COUNTY OF FORT BEND**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____,

KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, OF 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

WE, METROBANK, OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS ALSTON LAKES AGAINST THE PROPERTY DESCRIBED IN INSTRUMENT OF RECORD CLERK'S FILE NO. 2005065397 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN AND WE HERBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

THIS _____ DAY OF _____, 2025.

BY: _____

NAME: _____

TITLE: _____

**STATE OF TEXAS
COUNTY OF FORT BEND**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____,

KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,
THIS _____ DAY OF _____, OF 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

I, GEORG R. LARDIZABAL, 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.

GEORG R. LARDIZABAL, R.P.L.S.
TEXAS REGISTRATION NO. 6051

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 ALSTON LAKES 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.

MATTHEW CALIGUR, CHAIR

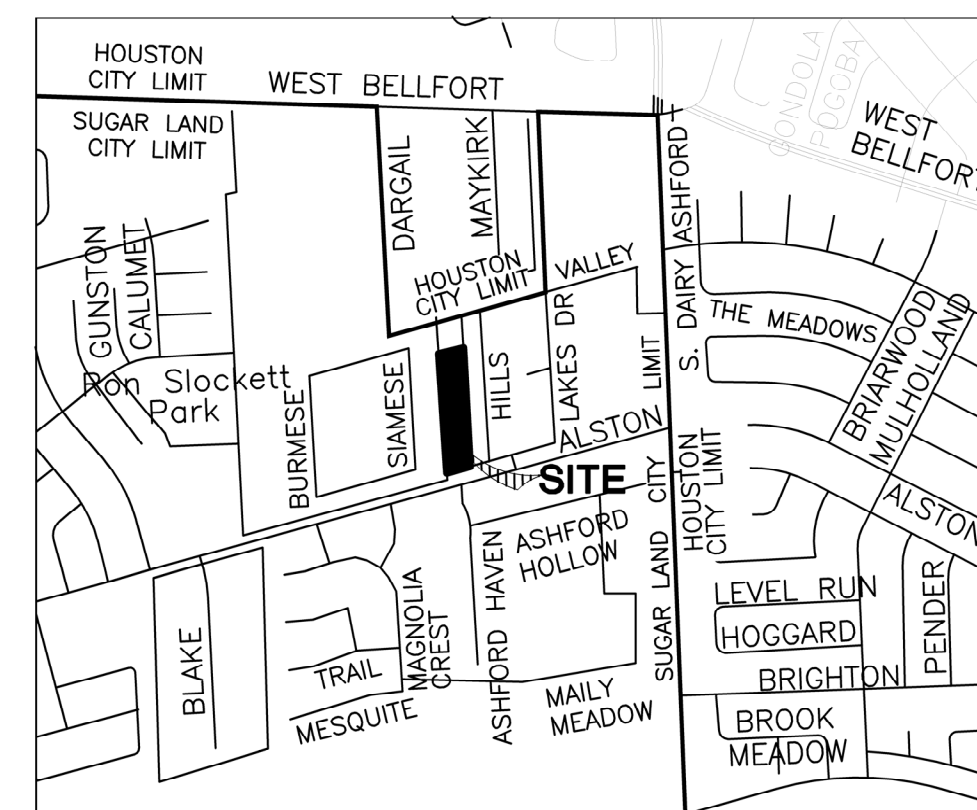
LINDA MENDENHALL, CITY CLERK

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 _____, 20____ AT _____ O'CLOCK _____ M. IN PLAT NO. _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY



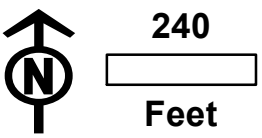
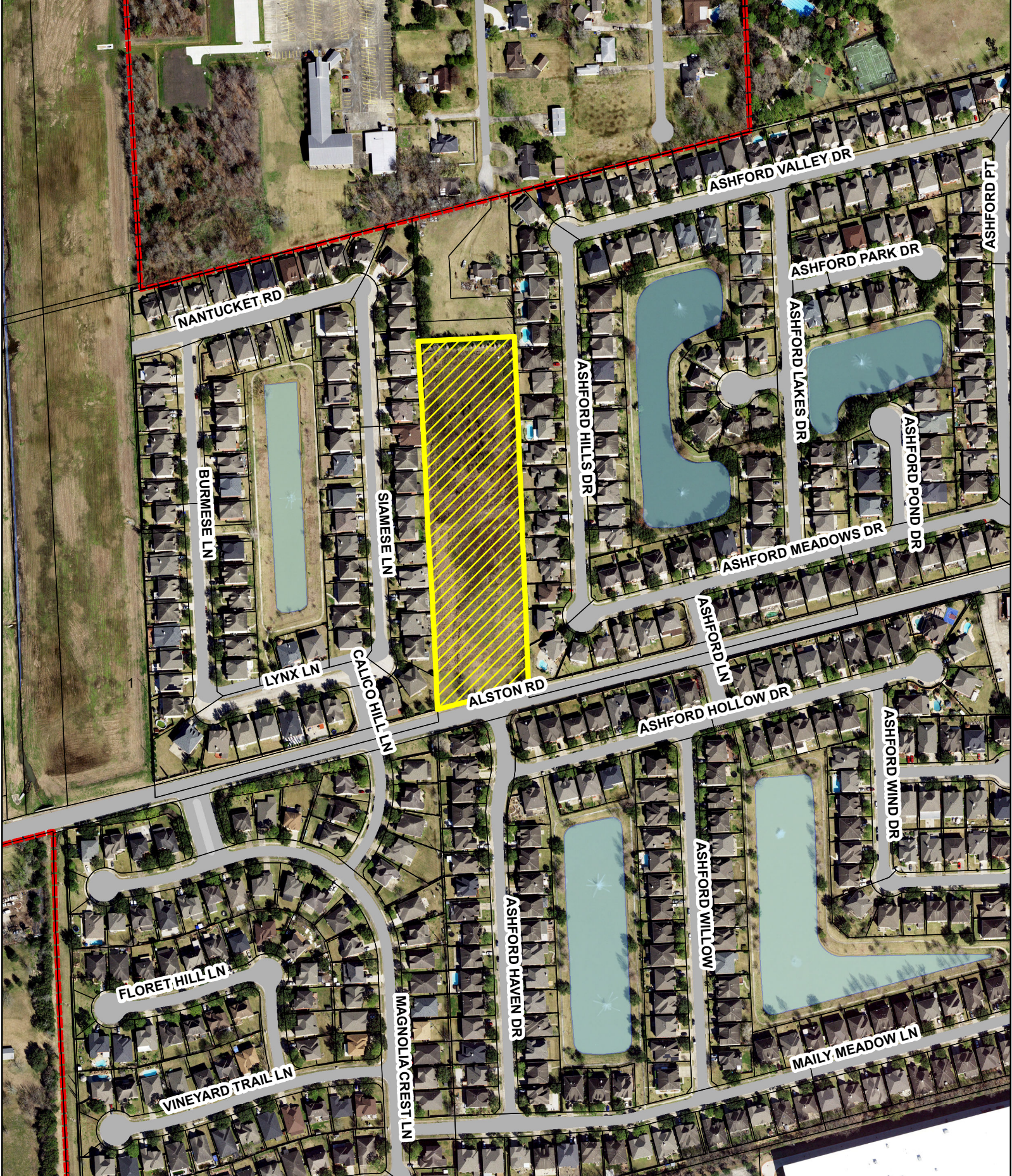
VICINITY MAP
NOT TO SCALE

PREPARED BY:
BOWDEN LAND SERVICES & CONSULTING
18810 BARRY LN
HUMBLE TX 77346
713-489-7605
info@bowdenlandservices.com

SURVEYOR OF RECORD:
GGC SURVEY, PLLC
8114 GOLDEN HARBOR
MISSOURI CITY, TX 77459
832-729-7256
Firm Number 10146000
www.ggcsurvey.com

ALSTON LAKES
A SUBDIVISION OF 4.8088 ACRES, LOCATED IN THE BROWN & BELKNAP LEAGUE, ABSTRACT NUMBER 15, CITY OF SUGAR LAND, FORT BEND COUNTY, TEXAS.
3 Blocks, 16 Lots and 2 Reserves
OWNER & DEVELOPER: QH HOME INC
ADDRESS: 13518 OAK BEND FOREST DRIVE
HOUSTON, TEXAS 77083

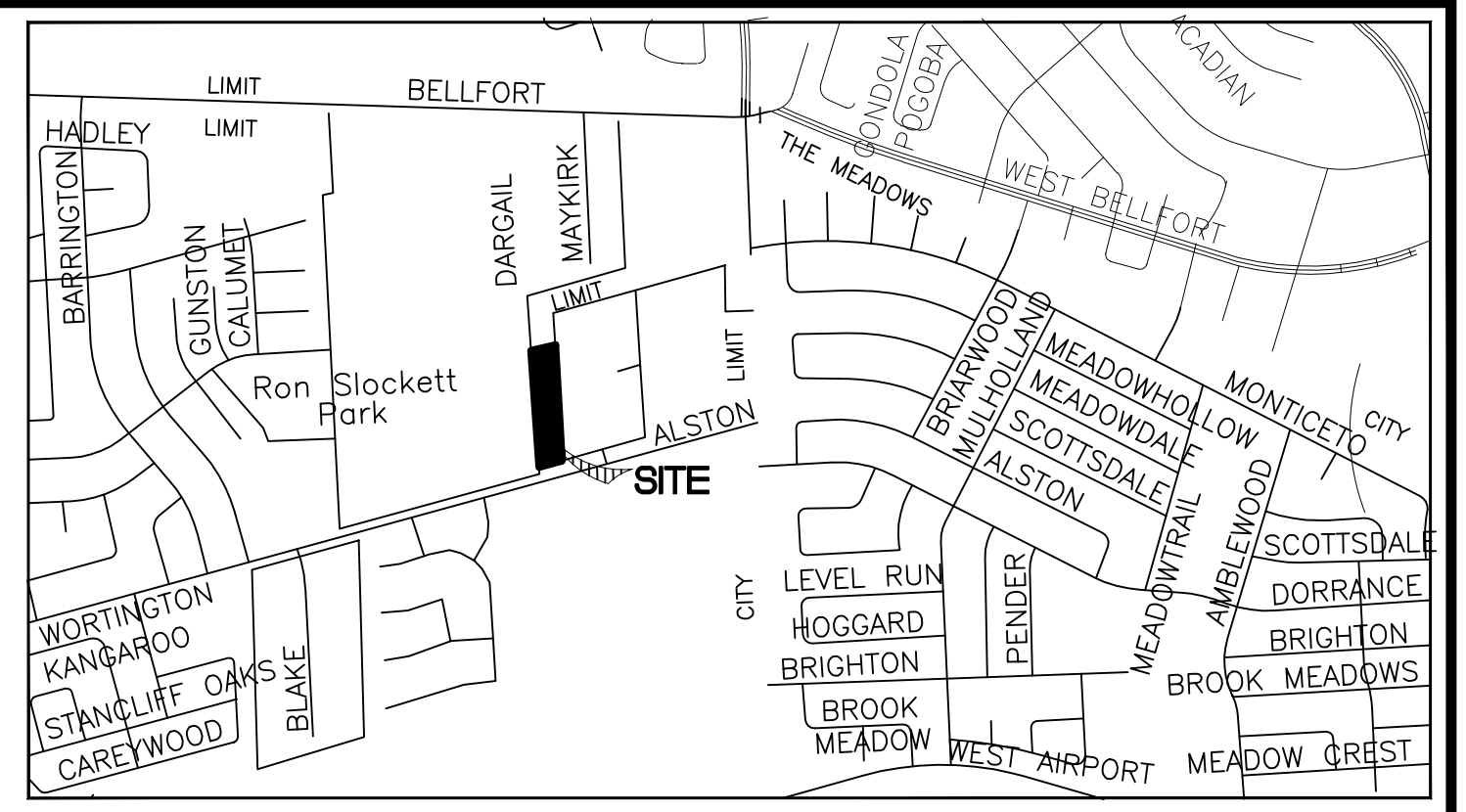
SCALE: 1" = 50' DATE: AUGUST 2025 PAGE: 1/2



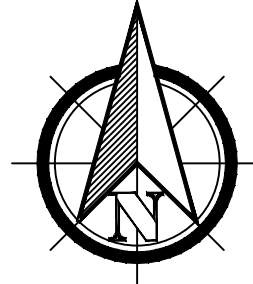
 Alston Lakes
 City Limits

LEGAL DESCRIPTION

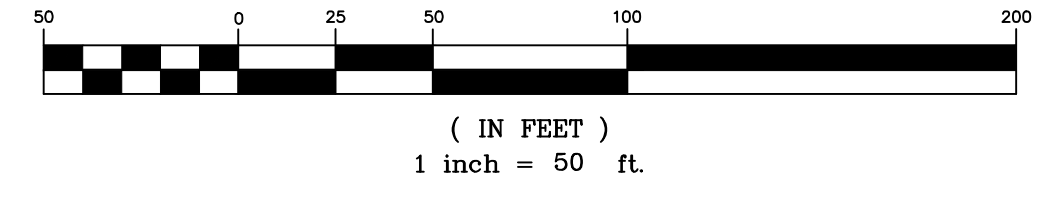
BEING A TRACT OR PARCEL CONTAINING 4.8088 ACRES (209,472.28 SQUARE FEET) OF LAND SITUATED IN THE BROWN AND BELKNAP LEAGUE, ABSTRACT NO. 15, FORT BEND COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN 4.995 ACRE TRACT OF LAND CONVEYED TO QH HOME, INC. BY GENERAL WARRANTY DEED WITH VENDOR'S LEM RECORDED IN FORT BEND COUNTY DEED RECORDS (F.B.C.D.R.) 2005065396, SAID 4.8088 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD 83) SOUTH CENTRAL ZONE NO. 4204 DERIVED FROM GPS OBSERVATION).
BEGINNING AT A SET 5/8 INCH IRON ROD WITH CAP ON THE NORTH RIGHT OF WAY LINE OF ALSTON ROAD (60' FOOT PUBLIC RIGHT-OF-WAY) AT THE SOUTHWEST CORNER OF LOT 31, BLOCK 1, OF ASHFORD LAKES, SECTION 1, RECORDED IN SLIDE NO. 1827/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS, SAME BEING THE SOUTHEAST CORNER AND **POINT OF BEGINNING** OF THE HEREIN DESCRIBED 4.8088 ACRE TRACT;
 THENCE, NORTH 02° 29' 26" EAST, WITH THE WESTERLY LINE OF SAID ASHFORD LAKES, SECTION ONE, A DISTANCE OF 800.09 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER, SAID POINT BEING SOUTH 07°04'00" WEST, A DISTANCE OF 392.03 FEET FROM A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID ASHFORD LAKE, SECTION ONE;
 THENCE, N 87° 31' 35" E, WITH THE NORTH LINE OF THIS DESCRIBED TRACT, SAME BEING THE COMMON SOUTH LINE OF A TRACT OF LAND CONVEYED TO JOSEPH AND ANJONIE RAMPERSAD RECORDED IN F.B.C.C.F. NO. 2005011984, F.B.C.D.R., A DISTANCE OF 236.64 (CALLED 237.57) FEET TO A SET 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER;
 THENCE, N 02° 29' 26" W, WITH THE WEST LINE OF THE HEREIN DESCRIBED 4.8088 ACRE TRACT OF LAND, SAME BEING THE COMMON EAST LINE OF THE SAID BLOCK 4 OF ASHFORD LAKES, SECTION 8, A DISTANCE OF 910.32 FEET TO A SET 5/8 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER;
 THENCE, SOUTH 75° 32' 33" EAST, ALONG THE NORTH ROW LINE OF ALSTON RD (60' FOOT PUBLIC RIGHT-OF-WAY) A DISTANCE OF 241.89 FEET TO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND **POINT OF BEGINNING** AND CONTAINING 4.8088 ACRES (209,472 SQUARE FEET) OF LAND.



VICINITY MAP
NOT TO SCALE



SCALE:
GRAPHIC SCALE



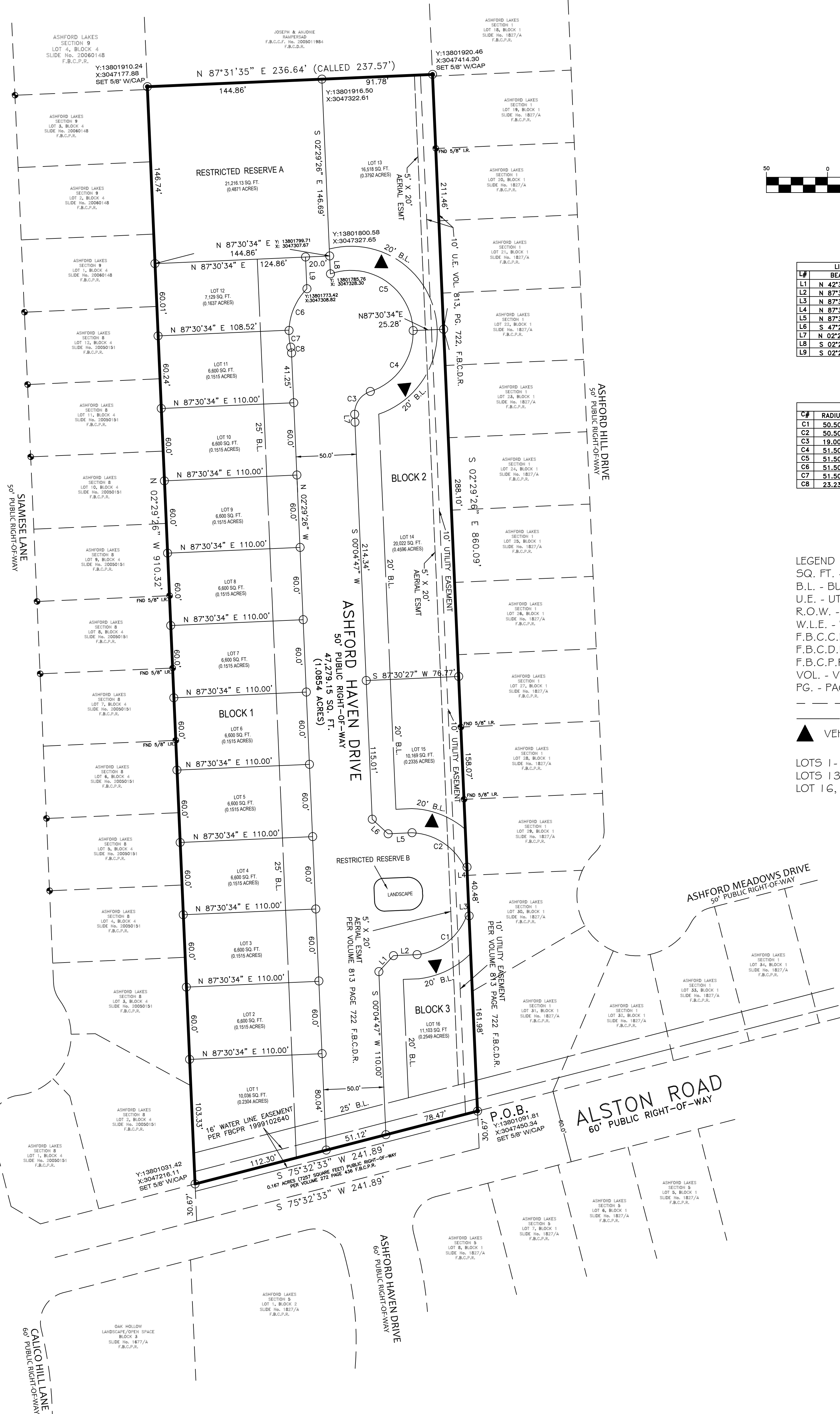
LINE TABLE	BEARING	LENGTH
L1	N 42°30'34" E	17.89'
L2	N 87°30'34" E	19.64'
L3	N 87°39'54" E	2.03'
L4	N 87°35'14" E	1.99'
L5	N 87°30'34" E	19.83'
L6	S 47°29'26" E	17.88'
L7	N 02°29'33" W	6.56'
L8	S 02°29'26" E	14.83'
L9	S 02°29'26" E	26.32'

C#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	30.30'	82°09'24"	34.78'	N 51°59'47" E	52.14'
C2	50.50'	62°06'02"	54.73'	N 56°47'58" W	52.09'
C3	19.00'	74°21'41"	24.66'	S 34°41'24" W	22.96'
C4	51.50'	73°35'28"	66.15'	N 55°04'30" E	61.69'
C5	51.50'	107°41'53"	96.80'	N 59°34'10" W	85.17'
C6	51.50'	42°38'00"	38.32'	S 23°31'12" W	37.44'
C7	51.50'	15°46'43"	14.18'	S 05°49'09" E	14.14'
C8	23.23'	12°07'36"	4.92'	N 08°35'02" W	4.91'

LEGEND

- SQ. FT. - SQUARE FEET
- B.L. - BUILDING LINE
- U.E. - UTILITY EASEMENT
- R.O.W. - RIGHT OF WAY
- W.L.E. - WATER LINE EASEMENT
- F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
- F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
- F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
- VOL. - VOLUME
- PG. - PAGE
- EASEMENT LINE
- BLDG LINE
- ▲ VEHICULAR ACCESS

LOTS 1 - 12, BLOCK 1
 LOTS 13, 14, # 15, BLOCK 2
 LOT 16, BLOCK 3



RESERVE TABLE			
RESERVE	RESTRICTED USE	ACREAGE	SQ. FT
A	RESTRICTED TO DETENTION	0.4879	21,254
B	RESTRICTED TO GREENSPACE/LANSCAPE	0.0229	999
TOTAL		0.5108	22,253

**PRELIMINARY PLAT OF
ALSTON LAKES**

A SUBDIVISION OF 4.8088 ACRES, LOCATED IN THE BROWN & BELKNAP LEAGUE, ABSTRACT NUMBER 15, FORT COUNTY, TEXAS.

3 Blocks, 16 Lots and 2 Reserves
 Scale: 1" = 50' Date 03-2021

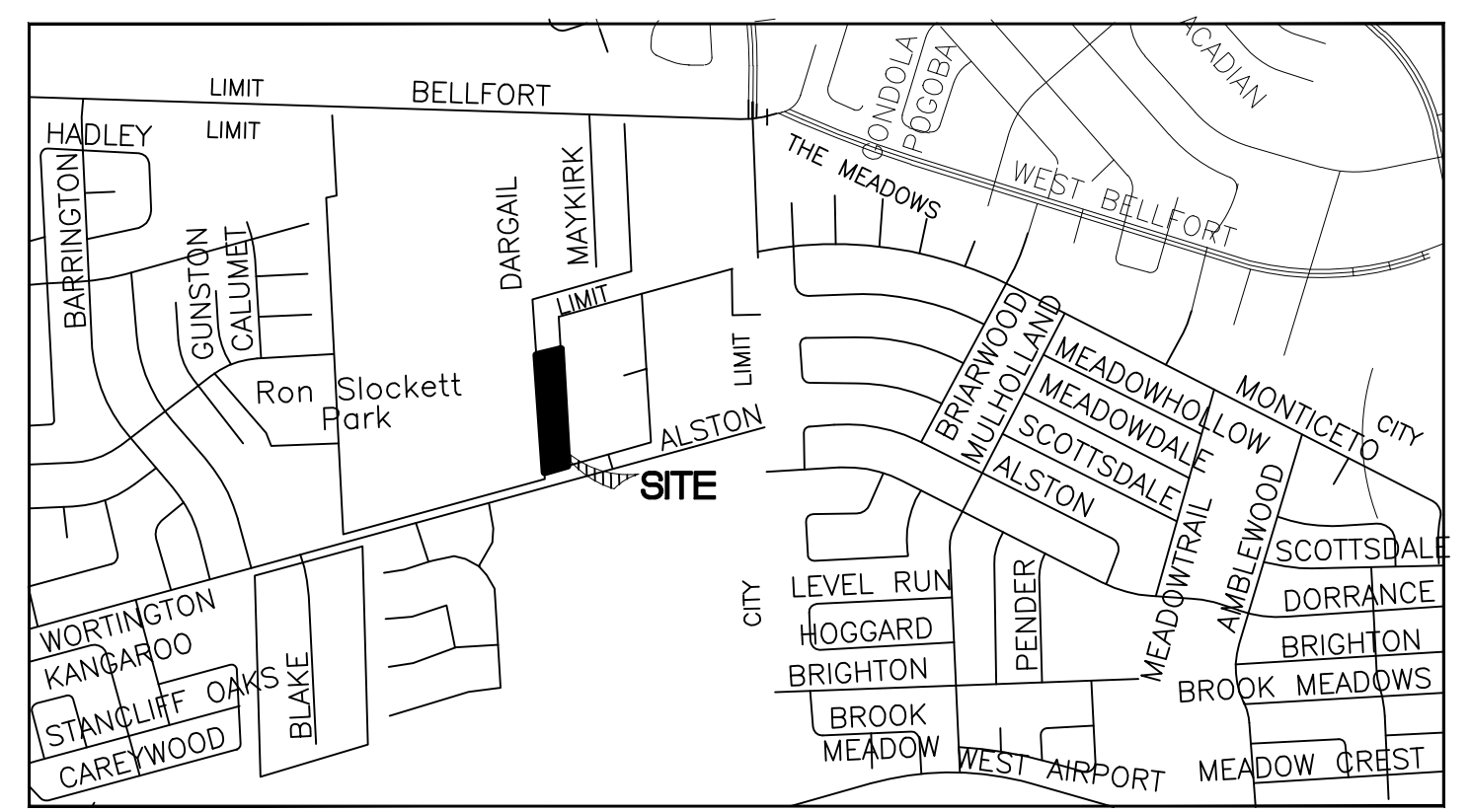
OWNER: QH HOME NC
 ADDRESS: 13518 OAK BEND FOREST DRIVE
 HOUSTON, TEXAS 77083

REASON FOR PLAT:
TO CREATE 3 BLOCKS, 16 LOTS AND 2 RESERVES

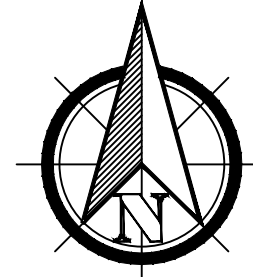
SCALE: 1" = 50' DATE: 03-14-2021

SURVEYOR OF RECORD
 GGC SURVEY, PLLC
 8114 GOLDEN HARBOR
 MISSOURI CITY, TX 77459
 832-729-7256
 Firm Number 10146000
 www.ggcsurvey.com

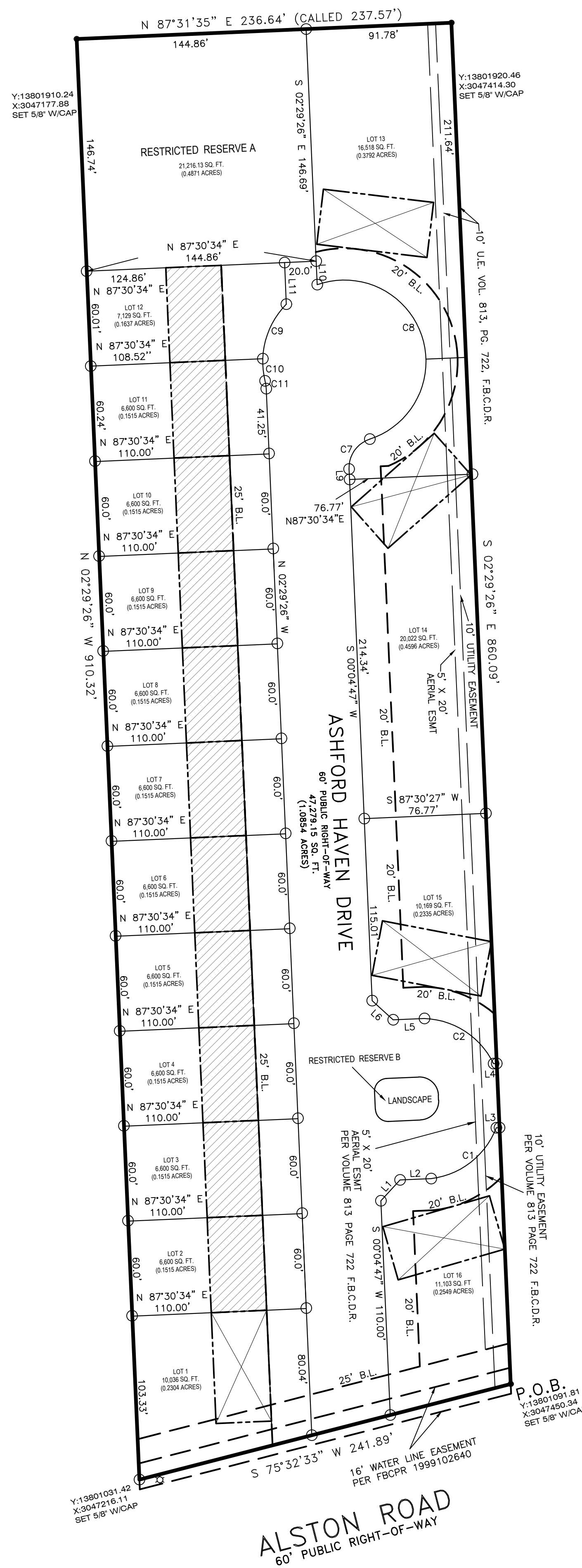
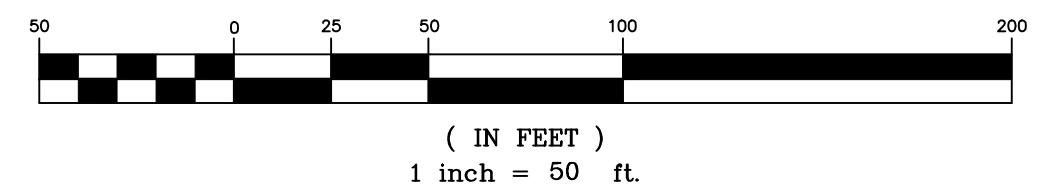
RED CONSULTANTS
 22720 MORTON RANCH RD, SUITE 160 #330
 KATY, TEXAS 77449
 (281) 948-2438
 DEE@THEREDCONSULTANTS.COM
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VICINITY MAP
NOT TO SCALE



SCALE:
GRAPHIC SCALE

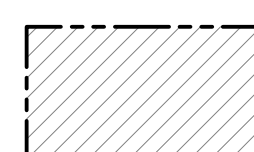


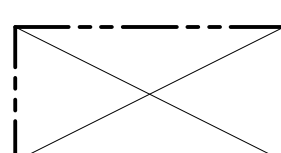
LINE #	BEARING	LENGTH
L1	N 42°30'34" E	17.89'
L2	N 87°30'34" E	19.64'
L3	N 87°39'54" E	2.03'
L4	N 87°35'14" E	1.99'
L5	N 87°30'34" E	19.83'
L6	S 47°29'26" E	17.98'
L7	S 87°35'14" W	27.37'
L8	S 02°24'46" E	14.87'
L9	N 02°29'33" W	6.56'
L10	S 02°29'26" E	14.83'
L11	S 02°28'58" E	26.32'

C#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	50.50'	62°09'24"	54.78'	N 51°59'47" E	52.14'
C2	50.50'	62°06'02"	54.73'	N 56°47'38" W	52.09'
C3	23.50'	70°46'09"	28.41'	S 34°08'37" W	26.64'
C4	51.50'	55°38'45"	50.02'	N 41°42'19" E	48.07'
C5	51.50'	72°18'13"	64.99'	S 22°26'37" W	60.76'
C6	23.23'	12°07'36"	4.92'	N 08°35'01" W	4.91'
C7	19.00'	74°21'41"	24.56'	S 34°41'24" W	22.96'
C8	51.50'	181°17'21"	162.95'	N 18°46'26" W	102.89'
C9	51.50'	42°38'00"	38.32'	S 23°23'12" W	37.44'
C10	51.50'	15°46'43"	14.18'	S 05°49'09" E	14.14'
C11	23.23'	12°07'36"	4.92'	N 08°35'02" W	4.91'

- LEGEND
 SQ. FT. - SQUARE FEET
 B.L. - BUILDING LINE
 U.E. - UTILITY EASEMENT
 R.O.W. - RIGHT OF WAY
 W.L.E. - WATER LINE EASEMENT
 F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
 F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
 F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
 VOL. - VOLUME
 PG. - PAGE

- LOTS 1 - 12, BLOCK 1
 LOTS 13; 14; # 15, BLOCK 2
 LOT 16, BLOCK 3

 BOX SIZE = 60' x 35'

 BOX SIZE = 70' x 35'

BOX EXHIBIT:
ALSTON LAKES

3 Blocks, 16 Lots
 Scale: 1" = 50' Date 05-2022



RED Consultants

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Planning & Zoning Commission Agenda Request **October 30, 2025**

Agenda Request No: VI.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Nicole Fontenette, Public Meeting Coordinator

Presented by: Mary Smith, Commissioner

Responsible Department: Admin

Agenda Caption:

Planning and Zoning Commission Liaison Report

- City Council Meeting October 21, 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 October 30, 2025

Agenda Request No: VI.B.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Nicole Fontenette, Public Meeting 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