



City of Sugar Land

Planning & Zoning Commission Agenda

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

Tuesday, December 9, 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 November 11, 2025 meeting.
Linda Mendenhall, City Clerk

V. Subdivision Plat

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

Consideration of and action on the approval of the Del Webb Sugar Land at Ryehill Section 1B Final Plat.
Jessica Echols, Senior Planner

VI. Orientation

A. BOARD ORIENTATION

Review of and discussion on the purpose, roles, responsibilities, and functions of the Planning and Zoning Commission.
Jessica Rodriguez, Assistant Director of Planning & Development Services,
Angelie Thomas, Senior Assistant City Attorney

VII. Reports

A. Planning and Zoning Commission Liaison Report

- City Council Meeting December 2, 2025

Matthew Caligur, Chair

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.

Posted on this 3rd day of December 2025 at 10:00 A.M.



**Planning & Zoning Commission Agenda Request
December 9, 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: Admin

Agenda Caption:

MINUTES

Consideration of and action on the minutes of the November 11, 2025 meeting.

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

1. 11.11.25 PZ Meeting Minutes



City of Sugar Land

Planning & Zoning Commission Minutes

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

Tuesday, November 11, 2025
Planning & Zoning Commission Meeting Minutes
City Council Chamber
6:30 PM

I. Attention

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II. Call to Order

Sammon Dixon, Administrative Manager, called the meeting to order at 6:30 p.m. The Commission nominated Fareena Dawood as Chair Pro Tem in the absence of Matthew Caligur, Chair, and Timothy Hart, Vice Chair.

A motion to **Approve the nomination of Chair Pro Tem**, was made by Apurva Parikh and seconded by Chuck Brown; the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Randall Halbrook, Apurva Parikh, Fareena Dawood, Sapana Patel, Bradley Tilton

Absent: Matthew Caligur, Timothy Hart

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 October 30, 2025 meeting.

Linda Mendenhall, City Clerk

A motion to **Approve October 30, 2025 minutes.**, was made by Fareena Dawood and seconded by Chuck Brown, the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Randall Halbrook, Apurva Parikh, Fareena Dawood, Sapana Patel, Bradley Tilton

Absent: Matthew Caligur, Timothy Hart

V. **Subdivision Plat**

A. **NEW TERRITORY DETENTION EXPANSION NO. 1 FINAL PLAT**

Consideration of and action on the New Territory Detention Expansion No. 1 Final Plat.

Emily Ercius, Planner I

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

A motion to **Approve the New Territory Detention Expansion No. 1 Final Plat**, was made by Mary Smith and seconded by Sapana Patel; the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Randall Halbrook, Apurva Parikh, Fareena Dawood, Sapana Patel, Bradley Tilton

Absent: Matthew Caligur, Timothy Hart

B. **JOHN SHARP DRIVE STREET DEDICATION AND LIFT STATION PRELIMINARY PLAT EXTENSION**

Consideration of and action on the approval of the Preliminary Plat Extension for John Sharp Drive Street Dedication and Lift Station.

Jessica Rodriguez, Assistant Director of Planning & Development Services

Jessica Rodriguez, Assistant Director of Planning and Development Services, gave a presentation, made comments, and answered questions from the Commission.

A motion to **Approval of John Sharp Drive Street Dedication and Lift Station Preliminary Plat Extension**, was made by Fareena Dawood and seconded by Bradley Tilton, the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Randall Halbrook, Apurva Parikh, Fareena Dawood, Sapana Patel, Bradley Tilton

Absent: Matthew Caligur, Timothy Hart

VI. **Reports**

A. Planning and Zoning Commission Liaison Report

- City Council Meeting November 4, 2025

Randall Halbrook, Commissioner

Commissioner, Fareena Dawood, reported on the November 4, 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 the calendar of scheduled meetings and upcoming events.

VII. Adjournment

A motion to **Adjourn at 6:48 p.m.**, was made by Fareena Dawood and seconded by Chuck Brown; the motion **Passed**.

Ayes: Chuck Brown, Mary Smith, Randall Halbrook, Apurva Parikh, Fareena Dawood, Sapana Patel, Bradley Tilton

Absent: Matthew Caligur, Timothy Hart

Linda Mendenhall, City Clerk





Planning & Zoning Commission Agenda Request December 9, 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:

DEL WEBB SUGAR LAND AT RYEHILL SECTION 1B FINAL PLAT

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

Recommended Action:

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

Executive Summary:

This is the Final Plat for Del Webb Sugar Land at Ryehill Section 1B. It consists of 13.337 acres and includes 10 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. Del Webb Sugar Land at Ryehill Section 1A was conditionally approved by the Commission on October 31, 2025.

Staff recommends approval of the Del Webb Sugar Land at Ryehill Section 1B 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. 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>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>

<p>included and accurate. Note- Final plats require course and bearing info, not Prelim. Plats</p>	
<p>CONTOURS OR SPOT ELEVATIONS- Identifying information for property elevation</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>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.</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>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>Dev. App. Handbook (DAH) Sec. 4 Graphic Requirements for Prelim. Plat & Development Code (DC) Ch. 5, Art. II, Sec. 5-17</p>
<p>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.</p>	<p>Development App. Handbook (DAH) Sec. 4 (Separate Exhibit) Prelim. Plats Only & 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 Preliminary Plat is non-compliant with General Land Plan, citation would be Development Code (DC) Ch. 5, Art. II , Sec. 5-10</p>

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 1B, 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 1B, 13.337 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 1B 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 1B, 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 _____, 20____

BY: _____
MATTHEW CALIGUR, CHAIR

BY: _____
LINDA MENDENHALL, CITY CLERK

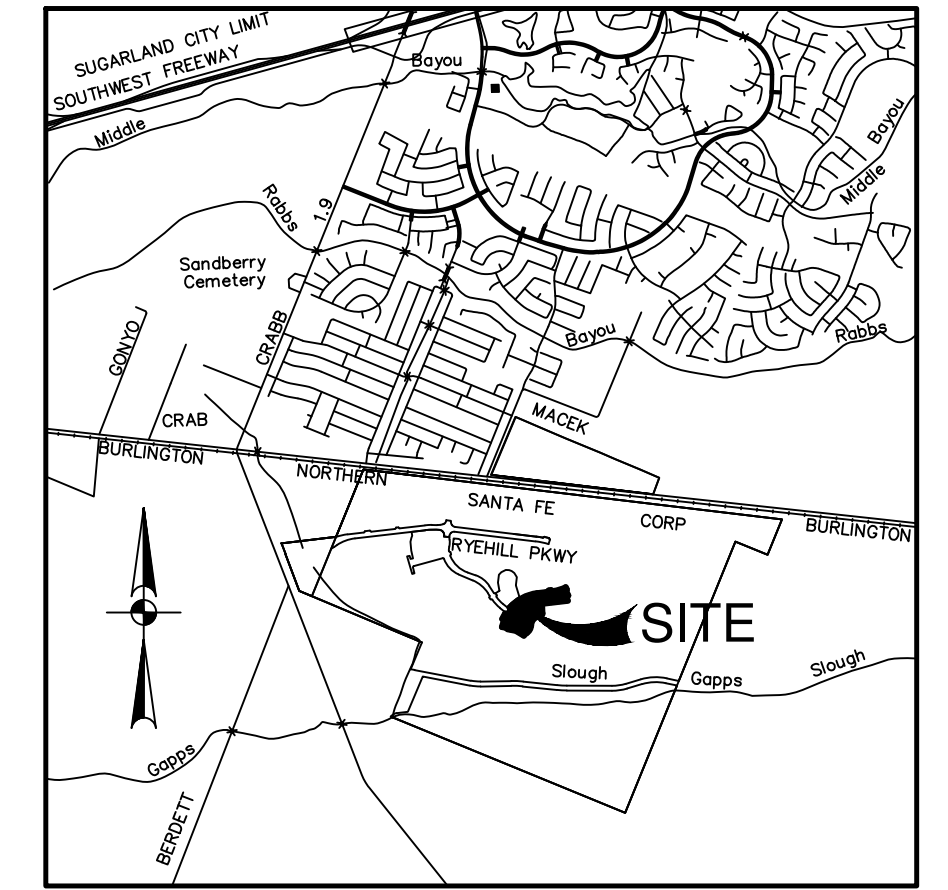
STATE OF TEXAS
COUNTY OF FORT BEND

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 _____ 20____ 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 _____, 20____

VNCENT 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 1B

A SUBDIVISION OF 13.337 ACRES SITUATED IN THE ABNER KUYKENDALL SURVEY, A-48
IN THE CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS.

10 LOTS 4 RESERVES 1 BLOCK

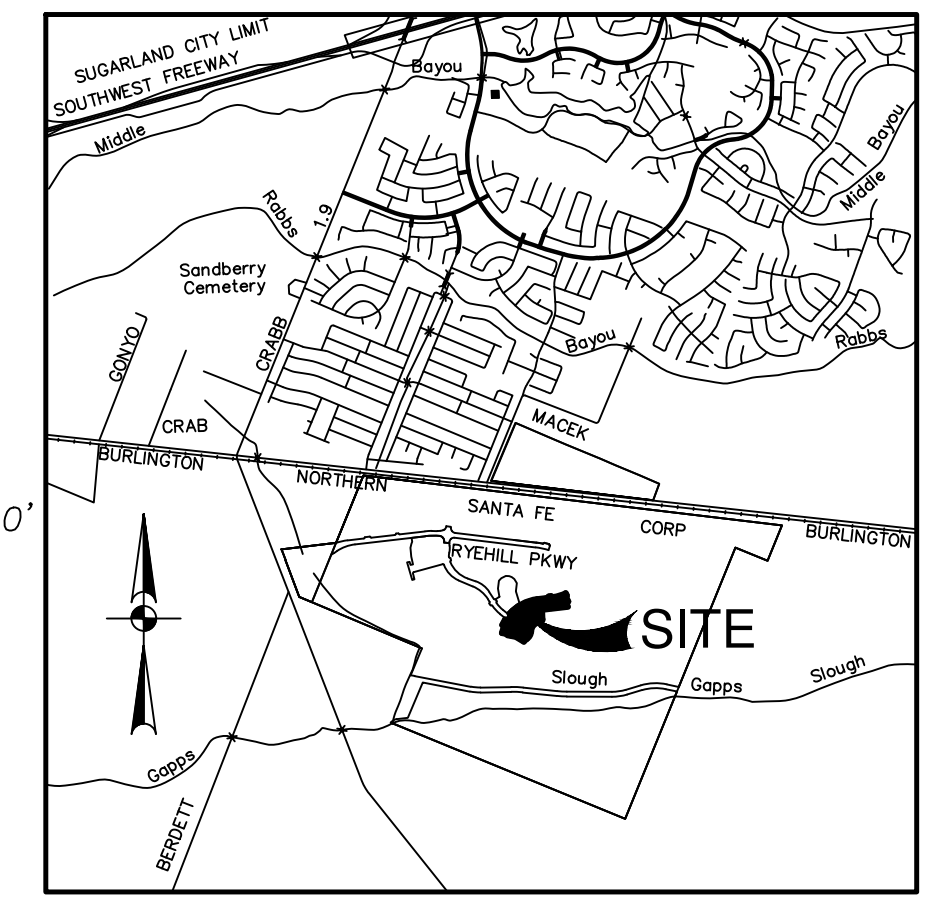
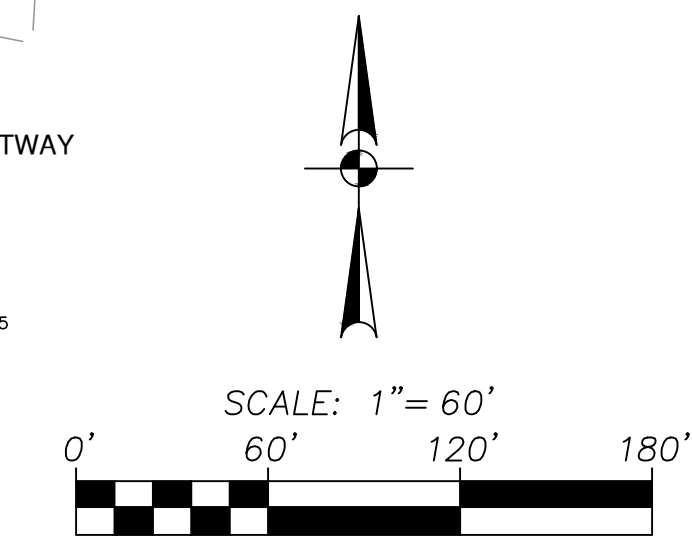
NOVEMBER 2025

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 #10028000

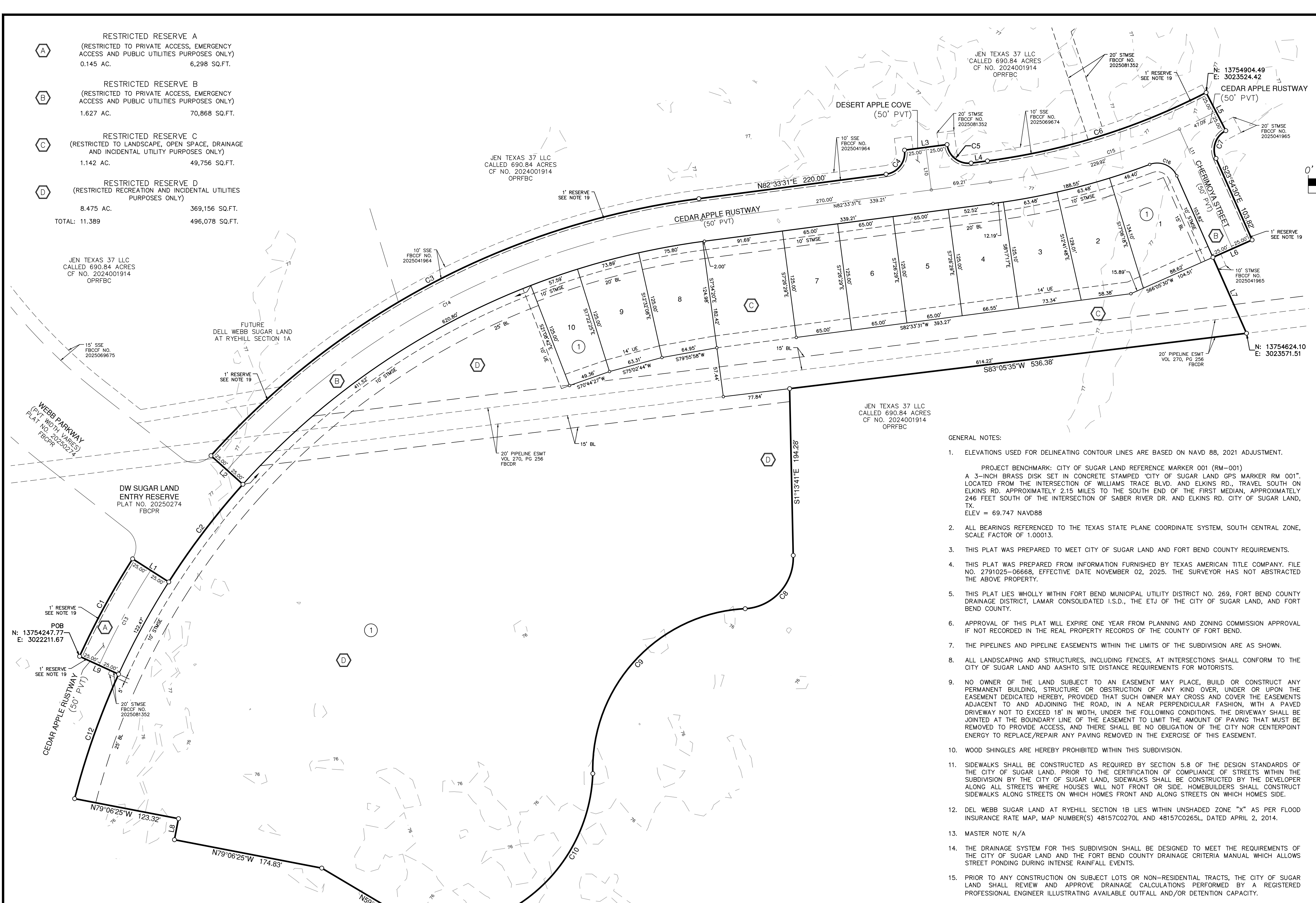
- A** RESTRICTED RESERVE A
(RESTRICTED TO PRIVATE ACCESS, EMERGENCY ACCESS AND PUBLIC UTILITIES PURPOSES ONLY)
0.145 AC. 6,298 SQ.FT.
 - B** RESTRICTED RESERVE B
(RESTRICTED TO PRIVATE ACCESS, EMERGENCY ACCESS AND PUBLIC UTILITIES PURPOSES ONLY)
1.627 AC. 70,868 SQ.FT.
 - C** RESTRICTED RESERVE C
(RESTRICTED TO LANDSCAPE, OPEN SPACE, DRAINAGE AND INCIDENTAL UTILITY PURPOSES ONLY)
1.142 AC. 49,756 SQ.FT.
 - D** RESTRICTED RESERVE D
(RESTRICTED RECREATION AND INCIDENTAL UTILITIES PURPOSES ONLY)
8.475 AC. 369,156 SQ.FT.
- TOTAL: 11.389 496,078 SQ.FT.



LEGEND

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

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



GENERAL NOTES:

1. ELEVATIONS USED FOR DELINEATING CONTOUR LINES ARE BASED ON NAVD 88, 2021 ADJUSTMENT.
2. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, SCALE FACTOR OF 1.00013.
3. THIS PLAT WAS PREPARED TO MEET CITY OF SUGAR LAND AND FORT BEND COUNTY REQUIREMENTS.
4. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS AMERICAN TITLE COMPANY, FILE NO. 2791025-06668, EFFECTIVE DATE NOVEMBER 02, 2025. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
5. THIS PLAT LIES WHOLLY WITHIN FORT BEND MUNICIPAL UTILITY DISTRICT NO. 269, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED I.S.D., THE ETJ OF THE CITY OF SUGAR LAND, AND FORT BEND COUNTY.
6. APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM PLANNING AND ZONING COMMISSION APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
7. THE PIPELINES AND PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION ARE AS SHOWN.
8. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES, AT INTERSECTIONS SHALL CONFORM TO THE CITY OF SUGAR LAND AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
9. NO OWNER OF THE LAND SUBJECT TO AN EASEMENT MAY PLACE, BUILD OR CONSTRUCT ANY PERMANENT BUILDING, STRUCTURE OR OBSTRUCTION OF ANY KIND OVER, UNDER OR UPON THE EASEMENT 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 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 NOR CENTERPOINT ENERGY TO REPLACE/REPAIR ANY PAVING REMOVED IN THE EXERCISE OF THIS EASEMENT.
10. WOOD SHINGLES ARE HEREBY PROHIBITED WITHIN THIS SUBDIVISION.
11. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 5.8 OF THE DESIGN STANDARDS OF THE CITY OF SUGAR LAND. PRIOR TO THE CERTIFICATION OF COMPLIANCE OF STREETS WITHIN THE SUBDIVISION BY THE CITY OF SUGAR LAND, SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER ALONG ALL STREETS WHERE HOUSES WILL NOT FRONT OR SIDE. HOMEBUILDERS SHALL CONSTRUCT SIDEWALKS ALONG STREETS ON WHICH HOMES FRONT AND ALONG STREETS ON WHICH HOMES SIDE.
12. DEL WEBB SUGAR LAND AT RYEHILL SECTION 1B LIES WITHIN UNSHADOWED ZONE "X" AS PER FLOOD INSURANCE RATE MAP, MAP NUMBER(S) 48157C0270L AND 48157C0265L, DATED APRIL 2, 2014.
13. MASTER NOTE N/A
14. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF SUGAR LAND AND THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET FLOODING DURING INTENSE RAINFALL EVENTS.
15. PRIOR TO ANY CONSTRUCTION ON SUBJECT LOTS OR NON-RESIDENTIAL TRACTS, THE CITY OF SUGAR LAND SHALL REVIEW AND APPROVE DRAINAGE CALCULATIONS PERFORMED BY A REGISTERED PROFESSIONAL ENGINEER ILLUSTRATING AVAILABLE OUTFALL AND/OR DETENTION CAPACITY.
16. MASTER NOTE N/A
17. MASTER NOTE N/A
18. MASTER NOTE N/A
19. 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.
20. MASTER NOTE N/A
21. MASTER NOTE N/A
22. MASTER NOTE N/A
23. ALL BUILDING LINE TRANSITIONS SHALL BE AT 45 DEGREE ANGLES TO THE STRAIGHT SIDE LOT LINE WHERE THE TRANSITION OCCURS.
24. DRIVEWAY REQUIREMENTS FOR THE LOCATIONS, WIDTHS AND OFFSET FROM AN INTERSECTION AND ANY EXISTING DRIVEWAYS OR PROPOSED DRIVEWAYS, SHALL CONFORM TO CHAPTER FIVE ARTICLE VII OF THE DEVELOPMENT CODE OF THE CITY OF SUGAR LAND.
25. ALL LAKE/DETENTION TRACTS, EASEMENTS, OPEN SPACE, OR OTHER COMMON AREAS WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY FORT BEND COUNTY MUD NO. 269 UNTIL A HOMEOWNERS' ASSOCIATION IS ESTABLISHED. HOMEOWNERS' ASSOCIATIONS WILL BE ESTABLISHED IN ACCORDANCE WITH CHAPTER FIVE, ARTICLE IV, SECTION 5-34 OF THE DEVELOPMENT CODE OF CITY OF SUGAR LAND.

26. 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.
27. ALL LOTS AND RESERVES SHALL HAVE MINIMUM SIDE AND REAR BUILDING SETBACKS AS ESTABLISHED BY THE DEVELOPERS AGREEMENT BY AND BETWEEN THE CITY OF SUGAR LAND, TEXAS, AND PULTE HOMES OF TEXAS L.P.
28. WITHIN SUGAR LAND'S ETJ, ALL GARAGES SHALL BE SET BACK A MINIMUM OF TWENTY (20) FEET FROM THE STREET RIGHT-OF-WAY ON CORNER LOTS, WHEN SAID LOT IS A SIDE LOADING LOT. A SIDE LOADING LOT IS A CORNER LOT WITH A SIDE LOADING GARAGE OR CARPORT.
29. MASTER NOTE N/A
30. MASTER NOTE N/A
31. PRIVATE STREET RESERVE "CEDAR APPLE RUSTWAY", "DESERT APPLE COVE", AND "CHERMOYA STREET" SHALL PROVIDE ACCESS TO POLICE, FIRE, EMERGENCY VEHICLES, UTILITY OPERATIONS AND MAINTENANCE, AND OTHER MUNICIPAL PERSONNEL AS NEEDED.
32. MASTER NOTE N/A
33. MASTER NOTE N/A
34. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
35. ALL NUMBERS OMITTED ABOVE ARE CITY OF SUGAR LAND MASTER NOTES THAT DO NOT APPLY TO THIS PROPERTY AND WERE INTENTIONALLY OMITTED.
36. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 78.35' FEET (NAVD 1988) ABOVE MEAN SEA LEVEL. IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
37. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
38. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM THE FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
39. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH A.D.A.
40. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
41. THIS PLAT LIES WITHIN LIGHT ZONE 2 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.

ABBREVIATION LEGEND

ESMT	EASEMENT
VOL. PG.	VOLUME PAGE
POB	POINT OF BEGINNING
R	RADIUS
FBCCF NO	FORT BEND COUNTY CLERK FILE NUMBER
FBCDR	FORT BEND COUNTY DEED RECORDS
FBCPR	FORT BEND COUNTY PLAT RECORDS
OPRFB	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

JEN TEXAS 37 LLC
CALLED 690.84 ACRES
CF NO. 2024001914
OPRFB

N: 13753902.64
E: 3022660.00

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	925.00'	8°01'09"	N28°32'19"E	129.36'	129.46'
C2	875.00'	9°21'35"	N37°15'42"E	142.78'	142.94'
C3	925.00'	4°03'02"	N62°14'00"E	642.59'	656.27'
C4	25.00'	90°00'00"	N37°33'31"E	35.36'	39.27'
C5	25.00'	90°00'00"	S92°26'29"E	35.36'	39.27'
C6	775.00'	1°50'21"	N72°38'20"E	267.01'	268.35'
C7	25.00'	86°37'40"	S19°24'20"W	34.30'	37.80'
C8	59.57'	89°08'56"	S42°00'59"W	83.62'	92.69'
C9	187.30'	88°34'35"	S42°46'08"W	281.58'	289.56'
C10	189.65'	57°31'31"	S30°50'46"W	182.51'	190.41'
C11	167.60'	26°23'05"	S47°12'18"W	76.50'	77.16'
C12	875.00'	10°05'01"	N19°29'14"E	153.80'	153.99'
C13	900.00'	8°01'09"	S28°32'19"W	125.88'	125.97'
C14	900.00'	4°03'02"	N62°14'00"W	625.23'	638.54'
C15	800.00'	1°50'21"	N72°38'20"E	275.63'	277.01'
C16	25.00'	86°37'40"	N67°13'20"W	34.30'	37.80'

LINE #	BEARING	LENGTH
L1	S57°27'06"E	50.00'
L2	N48°05'31"W	50.00'
L3	N82°33'31"E	50.00'
L4	N82°33'31"E	19.21'
L5	S27°16'50"E	50.00'
L6	S86°05'30"W	50.00'
L7	S23°54'30"E	96.79'
L8	N10°53'35"E	25.00'
L9	N65°28'15"W	50.00'
L10	N72°29'29"W	50.00'
L11	S23°54'30"E	152.35'

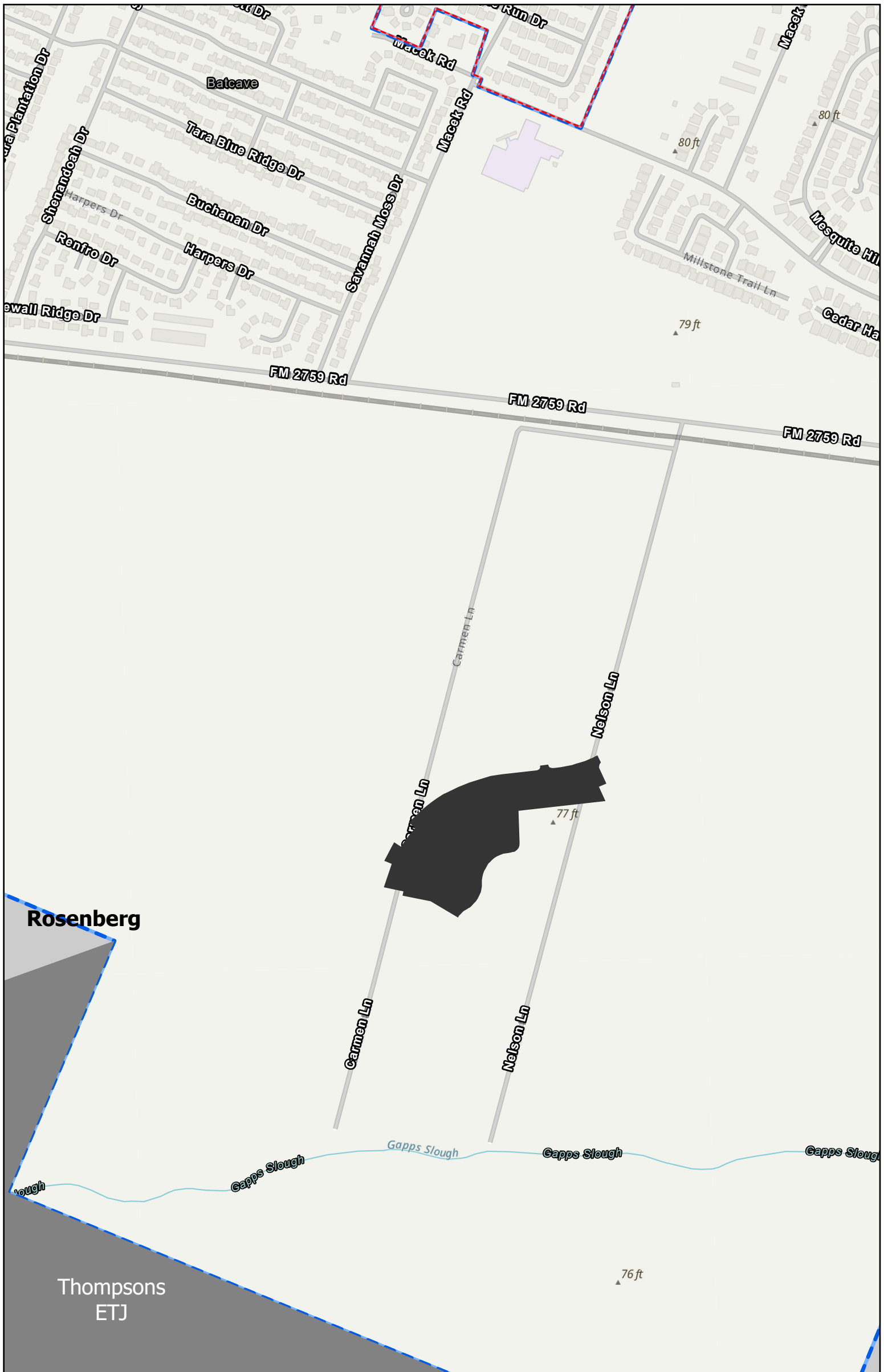
DEL WEBB SUGAR LAND AT RYEHILL SECTION 1B

A SUBDIVISION OF 13.337 ACRES SITUATED IN THE ABNER KUYKENDALL SURVEY, A-48 IN THE CITY OF SUGAR LAND ETJ, FORT BEND COUNTY, TEXAS.




10 LOTS 4 RESERVES 1 BLOCK
NOVEMBER 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

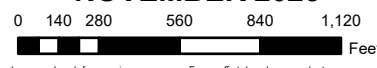


**Del Webb Sugar Land
at Ryehill Section 1B**

-  ETJ
-  City Limits
-  Subject Site

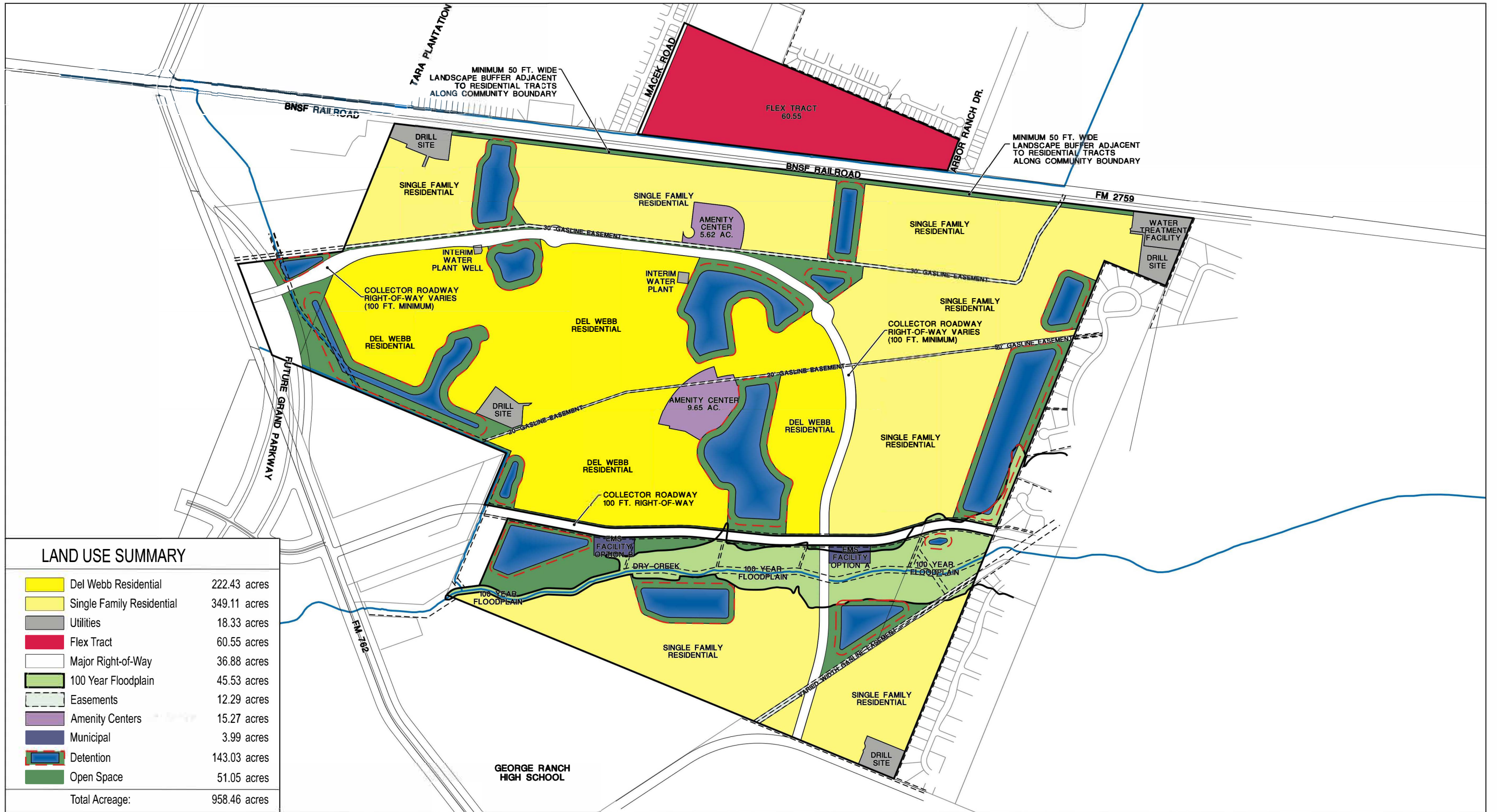


NOVEMBER 2025



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)275-2378.



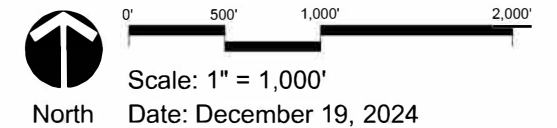


LAND USE SUMMARY

	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

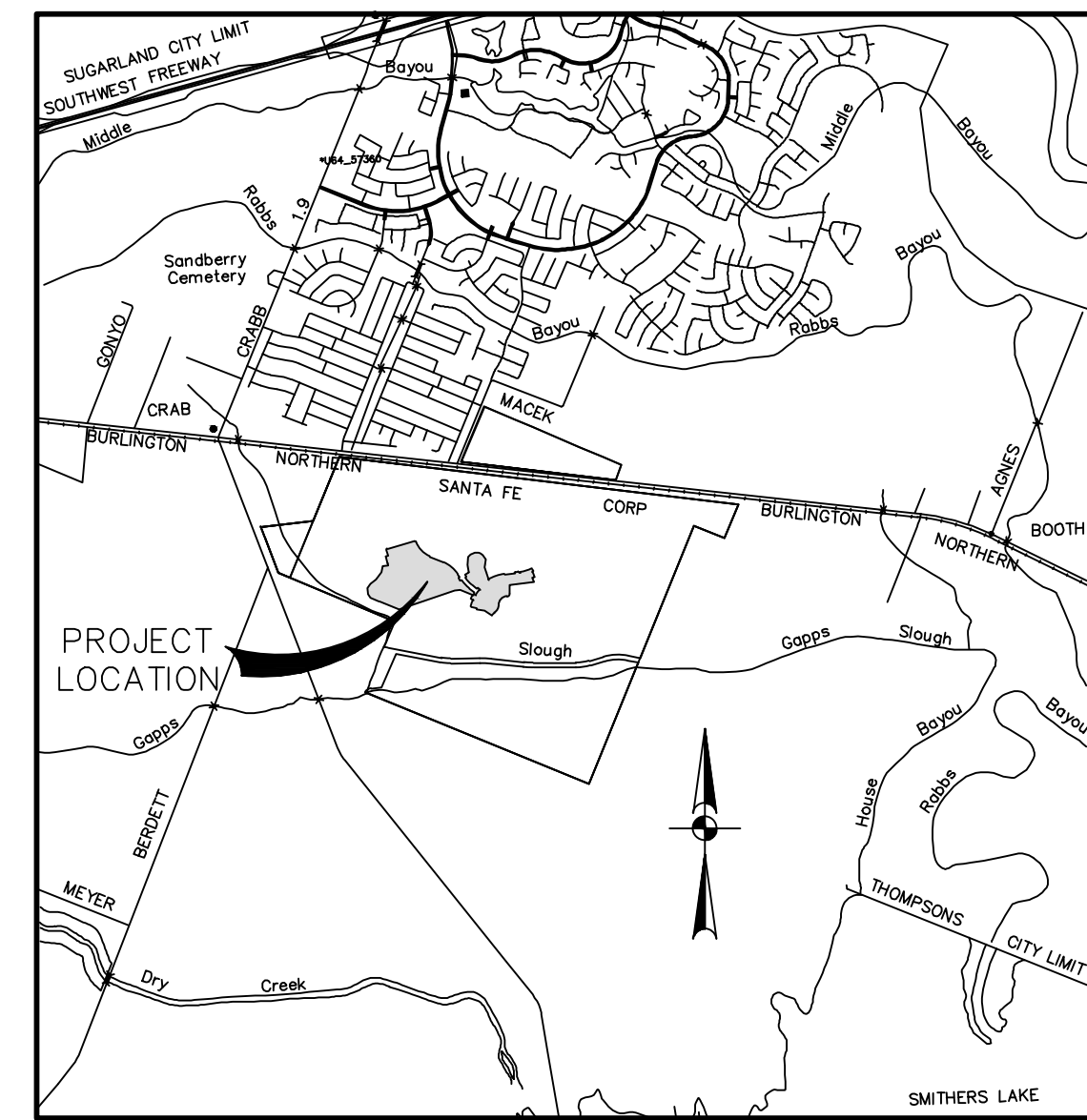
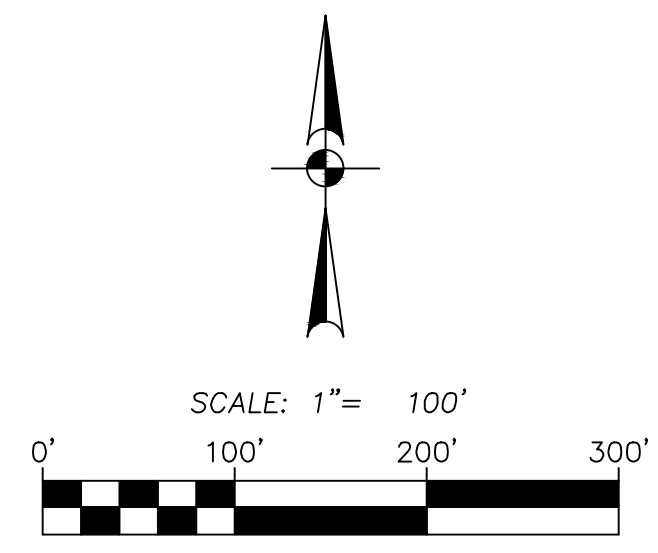
**CONCEPT PLAN
RYEHILL COMMUNITY**

PulteGroup, Inc.
SUGAR LAND, TEXAS





- Ⓔ 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 PURPOSES ONLY) 0.085 AC. 3,712 SQ.FT.
- Ⓛ RESTRICTED RESERVE L (RESTRICTED TO LANDSCAPE, OPEN SPACE AND INCIDENTAL UTILITY PURPOSES ONLY) 3.446 AC. 150,014 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) 6.644 AC. ONLY 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)
 - 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
 - OPRBC = OFFICIAL PUBLIC RECORDS
 - FORT BEND COUNTY NUMBER
 - ① = BLOCK NUMBER
 - Ⓐ = RESERVE SYMBOL

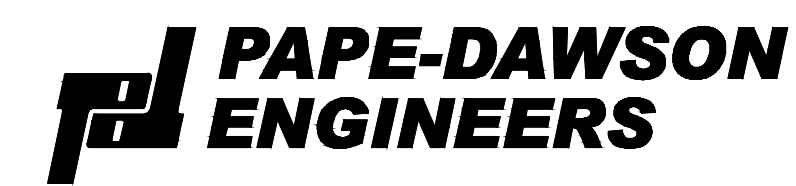
PRELIMINARY PLAT OF DEL WEBB SUGAR LAND AT RYEHILL SECTION ONE

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.

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.

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.

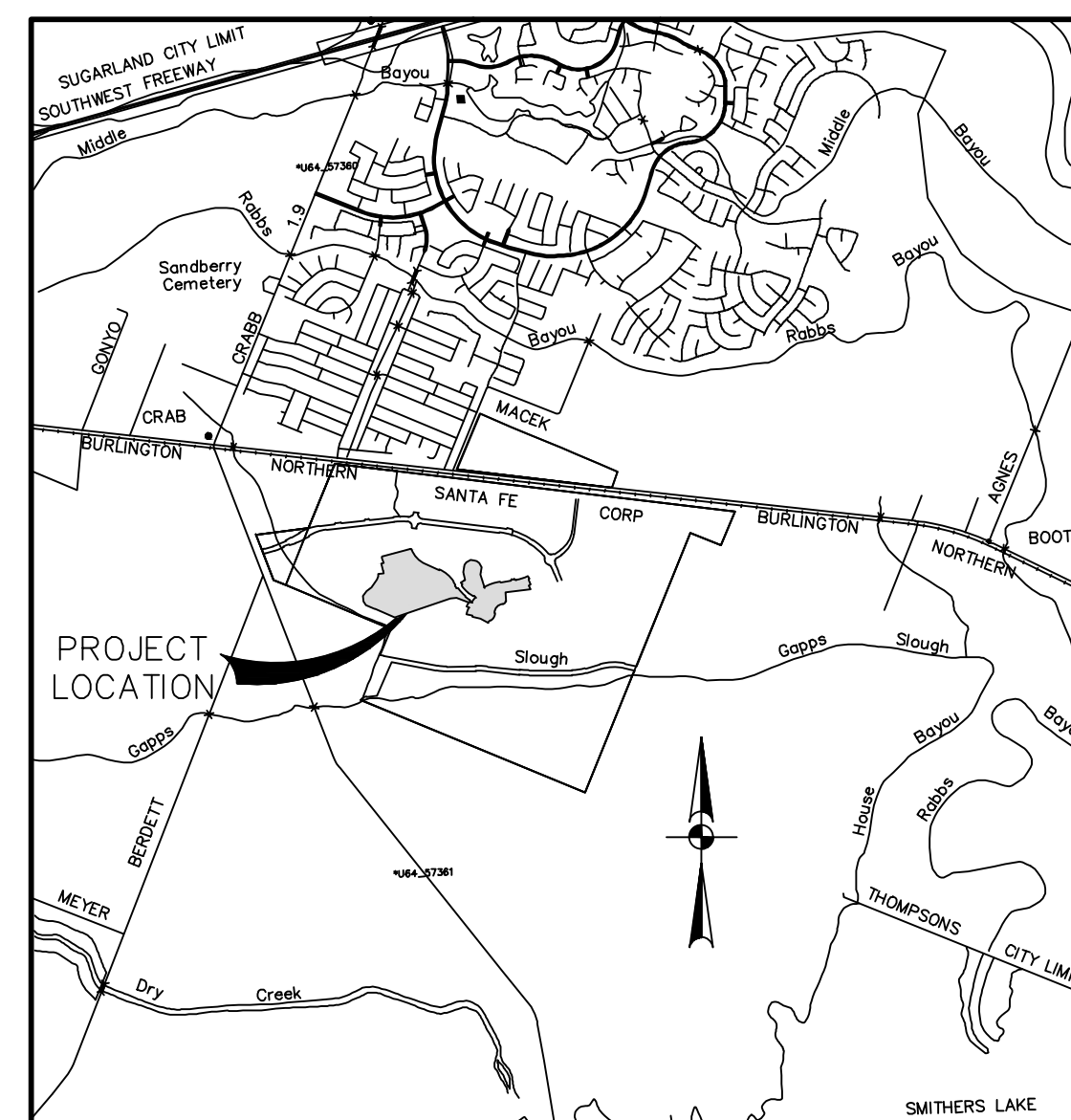
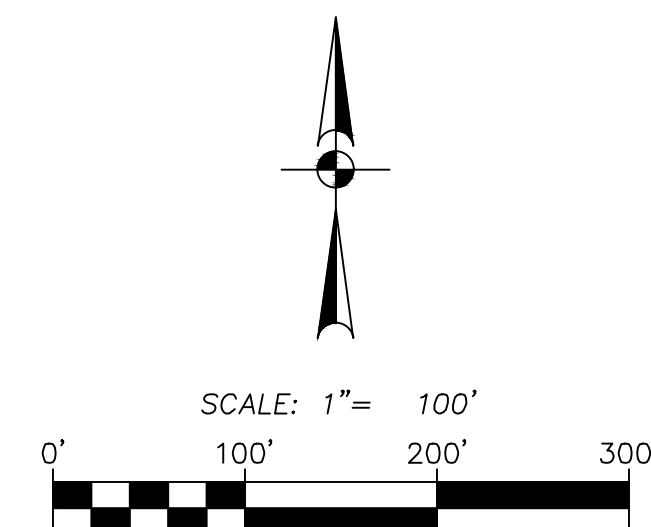
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PD JOB NO. 42080-23

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.



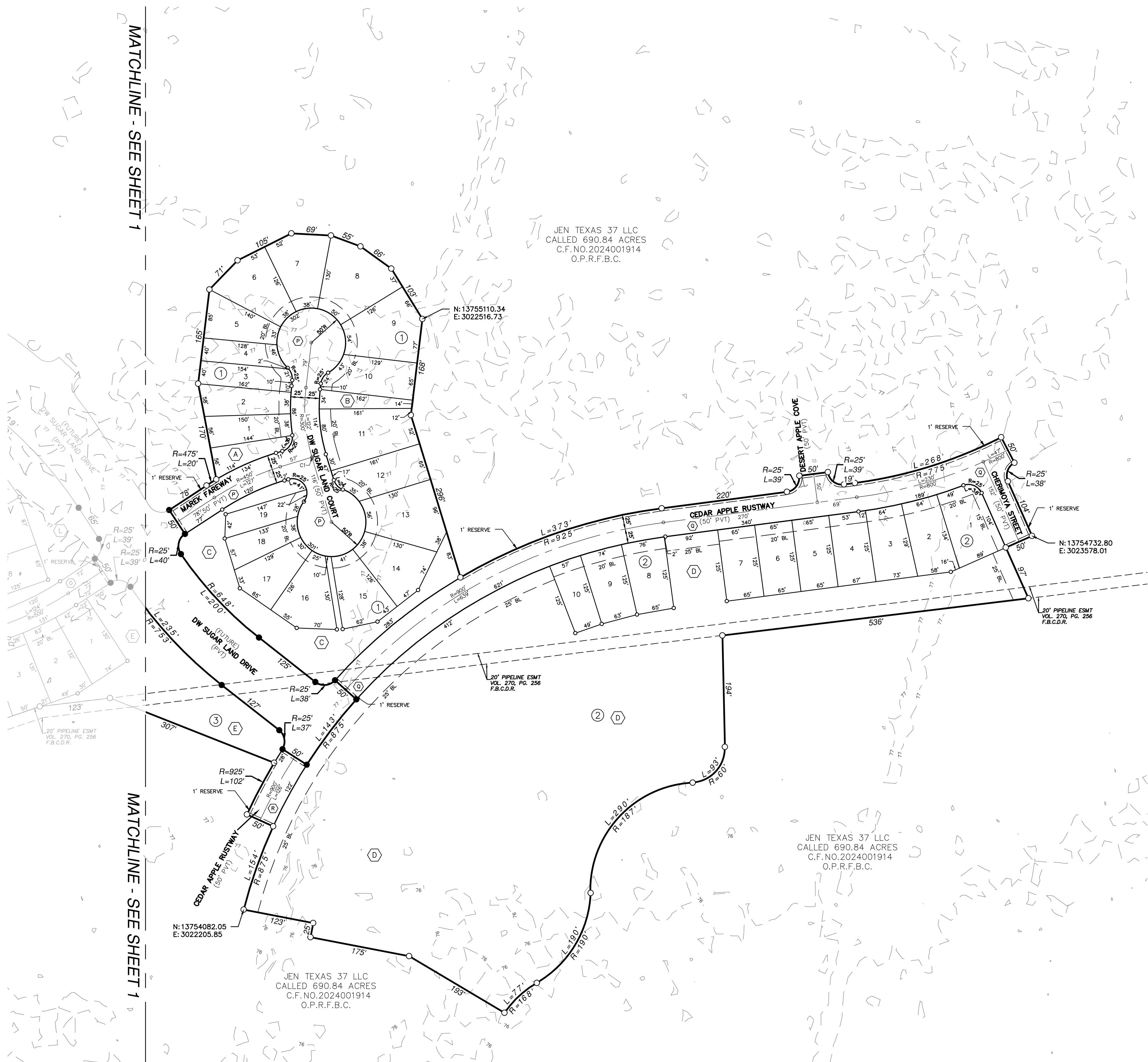
VICINITY MAP

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.
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- (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



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

N:13754732.80
E:3023576.01

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

N:13754082.05
E:3022205.85

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



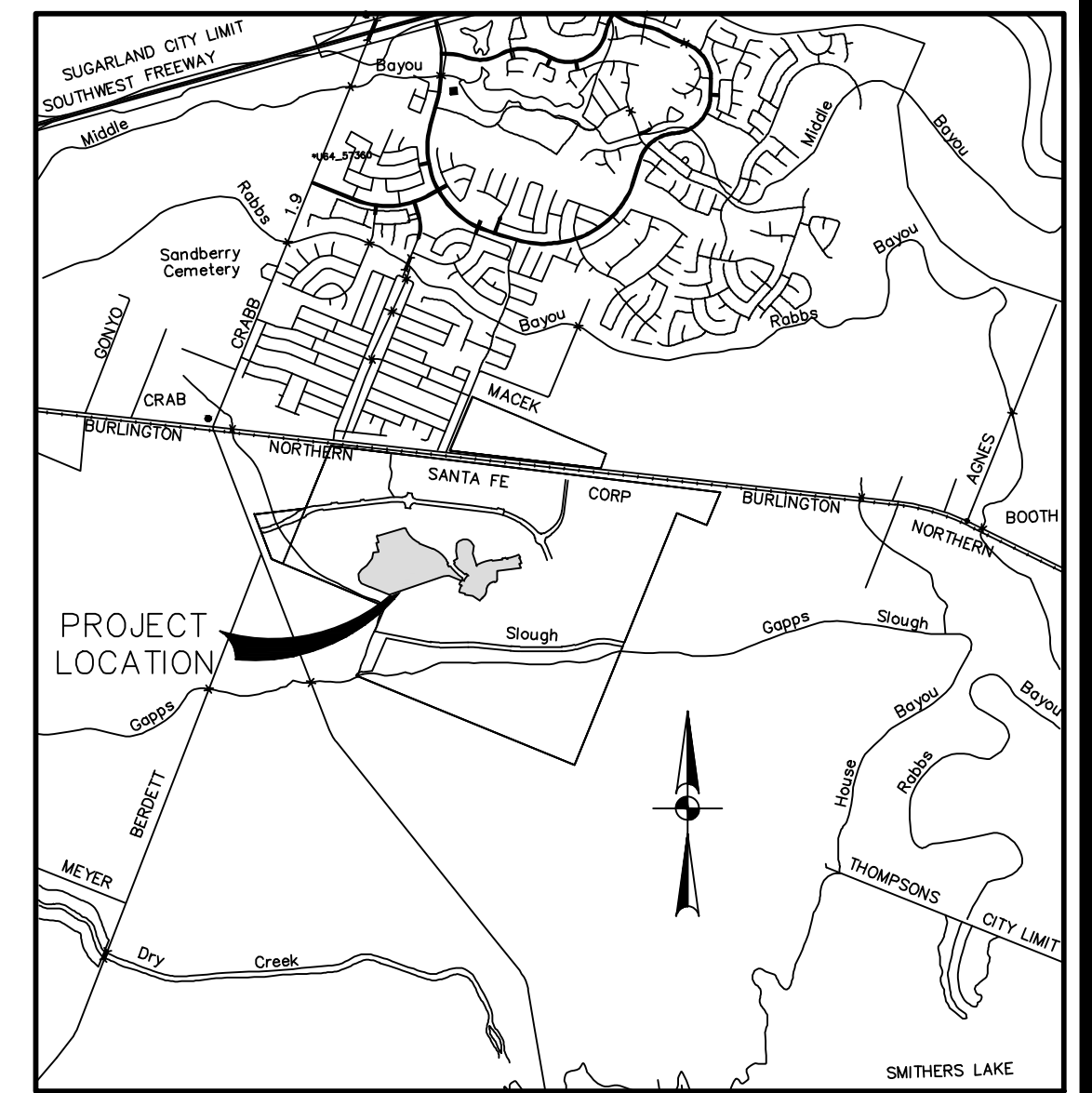
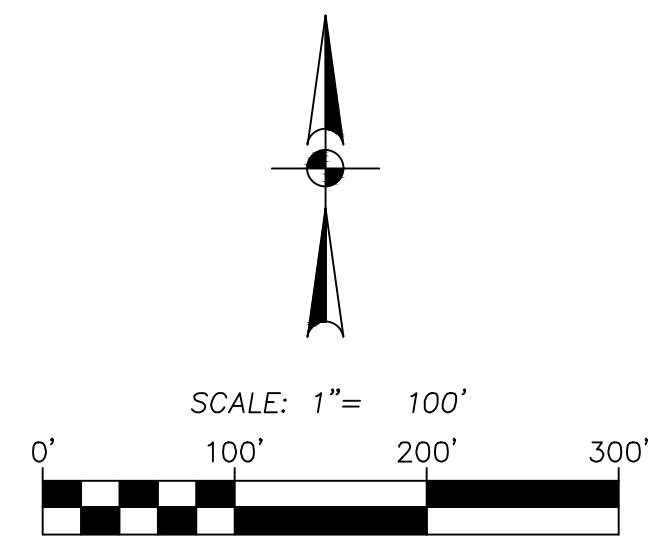
2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

Date: Apr 10, 2025, 9:36am User: ID: bmoore
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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. 150,014 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. ONLY 289,397 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)-ROW/LOT
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 - AC = ACRE
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 - ESMT = EASEMENT
 - R = RADIUS
 - L = LENGTH
 - PG = PAGE
 - ETJ = EXTRATERRITORIAL JURISDICTION
 - PVT = PRIVATE ROAD
 - SQ. FT = SQUARE FEET
 - VOL = VOLUME
 - POB = POINT OF BEGINNING
 - FBCCR = FORT BEND COUNTY DEED RECORDS
 - FBPCR = FORT BEND COUNTY PLAT RECORDS
 - OPRBC = OFFICIAL PUBLIC RECORDS FORT BEND COUNTY NUMBER
 - ① = BLOCK NUMBER
 - Ⓐ = RESERVE SYMBOL
 - 40' 50' 60' 35'
 - 65' 75' 35'

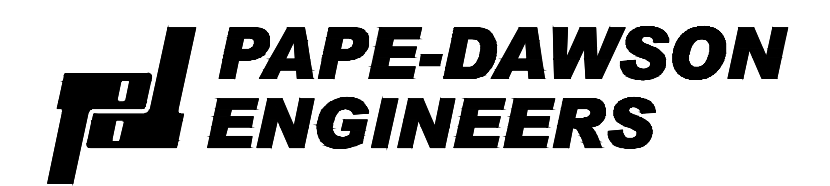
BOX EXHIBIT OF DEL WEBB SUGAR LAND AT RYEHILL SECTION ONE

A SUBDIVISION OF 61.74 ACRES
LOCATED IN THE ABNER KUYKENDALL SURVEY, A-48
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SCALE 1"=100' MARCH, 2025

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A TEXAS LIMITED LIABILITY COMPANY

ADDRESS:
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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

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

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C.F.NO.2024001914
O.P.R.F.B.C.

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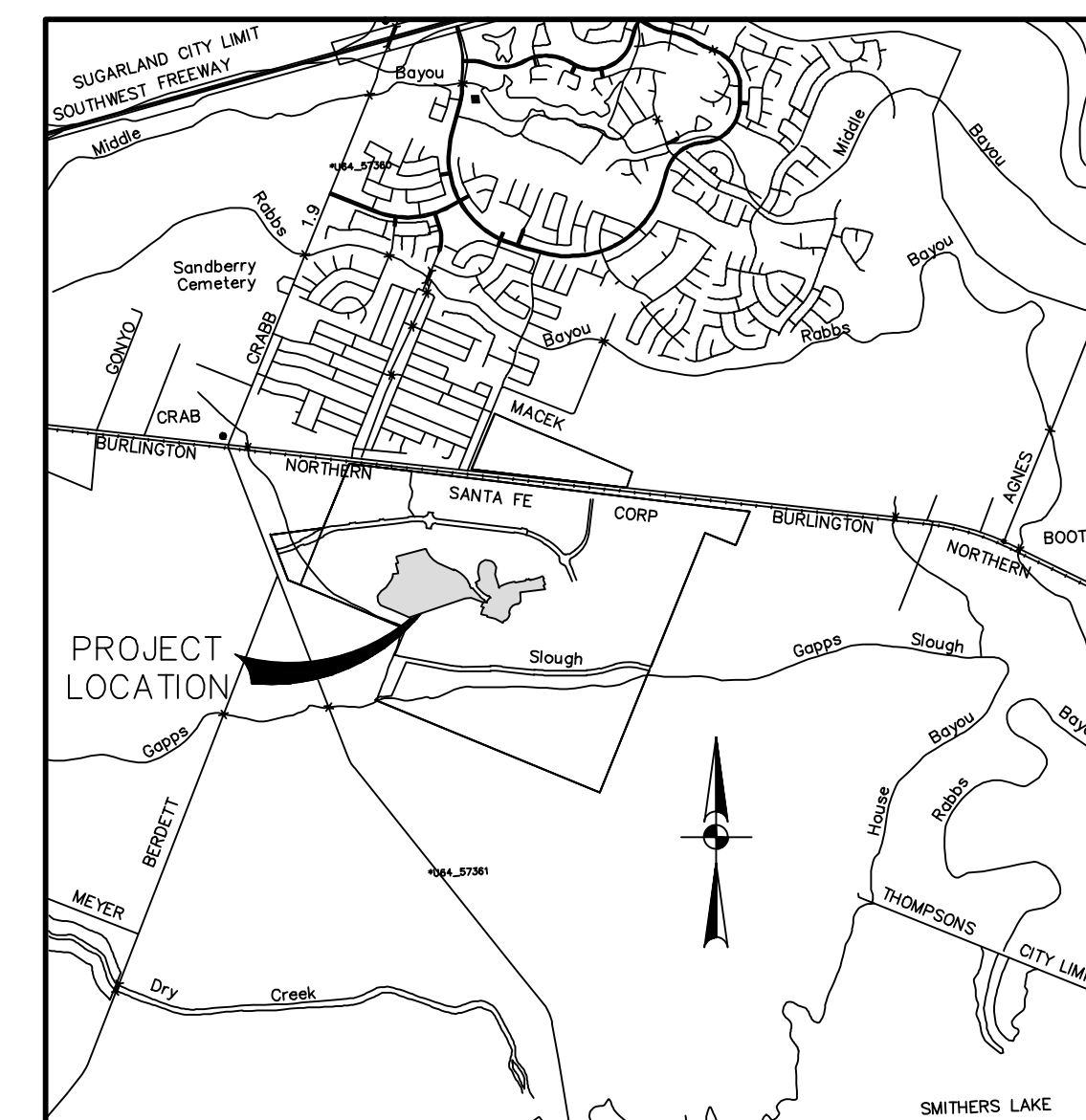
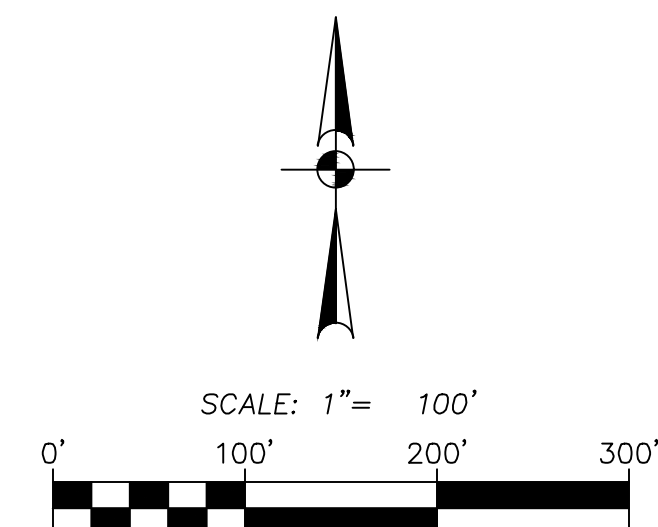
CALLLED 47.76
TECO INDUSTRIAL GAS COMPANY
C.F.NO.9711400
O.P.R.F.B.C.

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

Date: Apr 10, 2025, 2:46pm User: JD - jdw User ID: jdw
 File: C:\Users\jdw\OneDrive\Documents\2424A\Box-Exhibit_DW-Section1.dwg
 Plot: 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

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 - SET 5/8" IRON ROD (PD)--ROW/LOT
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-

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
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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

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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

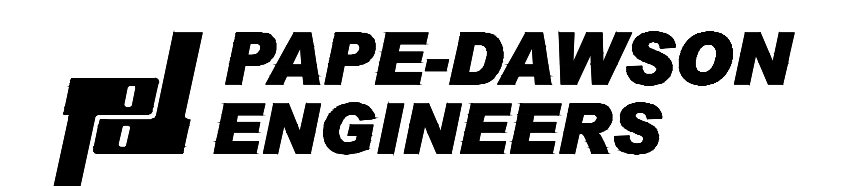
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 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



Planning & Zoning Commission Agenda Request **December 9, 2025**

Agenda Request No: VI.A.

Agenda of: Planning & Zoning Commission Meeting

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

Presented by: Jessica Rodriguez, Assistant Director of Planning & Development Services,
Angelie Thomas, Senior Assistant City Attorney

Responsible Department: Planning and Development Services

Agenda Caption:

BOARD ORIENTATION

Review of and discussion on the purpose, roles, responsibilities, and functions of the Planning and Zoning Commission.

Recommended Action:

Receive Planning and Zoning Commission Annual Orientation.

Executive Summary:

This Workshop serves as the annual orientation, in accordance with City Council Policy 3000-09, and is designed to provide an overview of the Planning and Zoning Commission roles and responsibilities and receive training on legal considerations.

A copy of the Planning and Zoning Commission Rules of Procedure is attached for review and reference.

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. P&Z Commission Rules of Procedure

**CITY OF SUGAR LAND
PLANNING AND ZONING COMMISSION
RULES OF PROCEDURE
(Policies & Procedures)**

Originally Created and Adopted: June 14, 1994
Revised and Adopted: July 14, 2020

**SECTION ONE:
CREATION, DUTIES, AND POWERS**

(Reference: City Charter, Article V, Sec. 5.01 Planning and Zoning Commission)

The City Council has established a Planning and Zoning Commission (the Commission). Members serve two-year terms, which shall be staggered. The Council shall provide by City ordinance for the number of members, which shall not be less than seven, the manner of their appointment, and any other matters relating to the Commission as the Council deems necessary. The Commission shall perform the following duties and responsibilities:

- Approve or disapprove subdivision plats as provided by State law and City ordinance;
- Recommend to the Council approval or disapproval of proposed changes in the zoning regulations and zoning map as provided by State law and City Ordinance;
- Make recommendations to the Council on the City's master plans;
- Make recommendations to the City Manager and the Council on the City's five-year capital improvement plan; and
- Perform any other duties as directed by the Council or by City ordinance.

Liaison Role-

Serve as a liaison between the Planning and Zoning Commission and City Council. A different Commissioner will be designated each month to attend every City Council meeting in that given month. The role of the liaison is to answer questions asked by City Council and ensure that information regarding discussions and actions by the Planning and Zoning Commission is conveyed.

**SECTION TWO:
MEMBERSHIP, TERM, AND QUALIFICATIONS**

- (a) The Commission terms begin on October 1 in the year appointed and end on September 30. A member continues to serve beyond his or her term until a successor is appointed; except:
- Where a member submits his or her resignation, a vacancy occurs on the effective date shown on the resignation

- Where the City Council removes a member as provided in the Code of Ordinances
- Where a member is deemed to have automatically resigned from his or her position as provided in the Code of Ordinances

(b) Members shall be residents of the City, but not employees of the City.

The mayor may appoint one or more members of the City Council to serve as an ex-officio member of the Commission and to serve as a liaison for the Commission. Ex-officio members may participate in discussions of the Commission, but may not vote. Ex-officio members serve one-year terms.

**SECTION THREE:
OFFICERS; DUTIES; AND RECORDS**

Per Chapter Two, Article III of the Code of Ordinances, the City Council will appoint the Chair and Vice-Chair of the Planning and Zoning Commission.

(a) The Chair shall:

1. Preside over all meetings and call special meetings of the Commission as necessary.
2. Execute all documents, including plats, on behalf of the Commission.
3. See that all business of the Commission is properly conducted and that all necessary action is taken.

(b) The Vice-Chair shall:

1. Preside over all meetings and perform the duties of the Chair, in the absence, disability, or disqualification of the Chair.
2. Succeed the Chair if that office is vacated and serve until a new Chair is appointed by the City Council

The City Secretary shall serve as the Recording Secretary to the Commission and shall keep minutes of all proceedings, including the vote of each attending member upon every question. The minutes shall be a summary of all proceedings before the Commission, and shall be approved at the next regular Commission meeting by a vote of a majority of the members of the Commission voting to approve the minutes. The City Secretary shall maintain all records of the Commission. The City Secretary shall prepare all notices of meetings as required by law and shall prepare an agenda for the meetings.

**SECTION FOUR:
ATTENDANCE AND VACANCIES**

(a) Members are expected to be available to attend most Commission meetings, and membership on the Commission shall be accompanied by active participation in the activities of the

Commission. If a member becomes unable to attend most Commission meetings, the member should submit his or her resignation so that a replacement may be named. The City Council may dismiss any member for poor attendance. A member who misses three successive meetings of a Board of Commission is deemed to have automatically resigned from his or her position.

- (b) Any member who will not be able to attend a regular or special meeting shall notify the Planning Department at City Hall at the earliest possible opportunity and in any event prior to 5:00 p.m. on the day of meeting. The Planning Department shall notify the Chair if absences will prevent a quorum.

SECTION FIVE: GENERAL ASPECTS

- (a) The Commission shall meet regularly on the second Tuesday and fourth Thursday of each month. During the months of November and December, the Commission will typically not meet for the 2nd Meeting of the month due to holidays, unless determined by the Chair. Notice of all meetings shall be given as required by law. All meetings shall be open to the public. The meetings shall be held at City Hall unless prior notice of the change of meeting place is given by publication in a newspaper of general circulation in the City. Should prior notice not be attainable due to unforeseen circumstances, then the Commission will provide public notice on their agenda as applicable with all current open meetings statutes provided by the State of Texas's Open Meetings Act and/or the Governor. The Commission shall hold such special meetings as may be called by the Chair, Vice-Chair acting on behalf of the Chair, or a majority of the members.
- (b) A majority of the members of the Commission shall constitute a quorum for the transaction of business. An affirmative vote of a majority of those present shall be necessary to pass upon pending questions. The Chair is entitled to vote upon any question.
- (c) Each member in attendance shall vote on every matter that comes before the Commission. Abstaining- A member shall, after stating the reason, abstain from discussing and voting on a matter before the Commission when:
 - 1. The member has insufficient information because of a prior absence;
 - 2. The member has a conflict of interest under State law or the City Charter; or
 - 3. The member, because of personal circumstances, believes that he or she cannot render a fair and impartial decision in the matter.
- (d) Roberts Rules of Order shall be followed in all proceedings of the Commission, except where those Rules conflict with State law, the City Charter, a City ordinance, or these policies and procedures.
- (e) Other Public Office- Per Section 2-51 of Chapter Two of the Code of Ordinances, a member of the Planning and Zoning Commission may not hold another public office that has the

authority to exercise its powers within the City's corporate limits or the City's extraterritorial jurisdiction. If the Commission is appointed to also serve as an Airport Zoning Commission under Chapter 241 of the Local Government Code, as amended, the prohibition of this paragraph also applies to a member who holds another public office that has the authority to exercise its powers within the geographical area governed by the City's airport zoning regulations.

- (f) Compensation- Per Section 2-42 of Chapter Two of the Code of Ordinances, Members serve without compensation, but will be reimbursed for all reasonable expenses incurred in the performance of their duties in accordance with the rules of reimbursement applicable to city officers and employees.

SECTION SIX: PUBLIC HEARINGS

- (a) Notice. Notice of Public Hearings shall be given as required and in the manner specified by State law, the City Charter, and City ordinance.
- (b) Right to Appear. Any person may appear at a Public Hearing and submit information. The person shall identify themselves, their address, and state the name and mailing address of any organization they represent. To facilitate the proceedings, the Commission may require that persons who wish to be heard complete a registration card, which will be presented to the Chair prior to the meeting. Speakers shall address the Commission from the podium.
- (c) Order of Presentation. Prior to the opening of the Public Hearing, staff shall present the facts of the item to the Commission. The applicant may make a presentation at the beginning of the Public Hearing. The applicant shall have a maximum of ten minutes to present information in favor of the application, unless additional time is granted by the Chair.
- (d) Proposed speakers who have registered to speak shall then be called upon to give comments. Speakers shall limit their comments to three minutes. If time permits, the Chair may allow speakers who have not registered to speak for three minutes. The Chair may, upon the request of any speaker, grant additional time to speak. Any person who wishes to ask relevant questions of the staff or other person appearing to give evidence shall direct the question to the Chair, who may, as he or she deems appropriate, direct the question to the speaker.

SECTION SEVEN: CONDITIONAL USE PERMIT AND REZONE REQUESTS

- (a) The Public Hearing portion of a Conditional Use Permit or rezone request process will be the same as stated in Section Six of the Policies and Procedures. A review and discussion item will follow the Public Hearing allowing the Commission to conduct a fact finding process. The purpose of the Public Hearing is to provide a forum to receive information and to offer comments on the applicant's proposal. The discussion portion of the meeting is for the Commission, staff and the applicant to identify any potential issues that need to be addressed and resolved before the Commission makes a recommendation to Council. When necessary, a

letter from staff will be sent to the applicant identifying the concerns of the public and the Planning and Zoning Commission.

- (b) The request will be presented by staff with a recommendation at a subsequent Commission meeting. Neither the applicant, nor other persons involved in the case may make a presentation at this time. The Planning and Zoning Commission may ask questions of the staff, the applicant or any other person the Chair deems appropriate during its deliberations. Should the applicant change the project significantly to address the concerns of the public and the Commission, an additional Public Hearing will be held. The Commission may consider acting on the request at that meeting or a subsequent meeting.
- (c) Once all questions have been addressed to the satisfaction of the Commission, the Commission will make a recommendation to City Council. If the Commission determines there are issues remaining that need to be addressed by staff, the Commission may table its consideration and action until those issues have been resolved.

SECTION EIGHT: WORKSHOPS

Staff presents the facts of the request/issue to the Commission based on the information that has been submitted. Staff provides review comments. Staff may include other documents as necessary to provide adequate details. However, workshops are not a Public Hearing. The types of issues presented shall include, but not be limited to, code amendments; rezones; controversial issues or issues of significant impact.

Workshops may be scheduled either prior to the regular meeting or after, based on Commission direction. The Commission may comment, give direction to Staff, or request additional information on the request/issue, but the Commission does not take action on workshop items. If there is an applicant, other than a staff-initiated item, the applicant and the public may answer questions from the Commission.

SECTION NINE: DECISIONS, REPORTS, AND RECOMMENDATIONS

The Commission shall render decisions, written reports, and recommendations to the City Council as required by State law, the City Charter, and City ordinance. In the case of plats, the City Charter authorizes that Commission is the decision-making body for approval or denial per *Ordinance No. 1084*. Under State Law, if the plat meets all technical requirements, the plat shall be approved. In the case of rezonings, Conditional Use Permits, Development Code Amendments, General Land Plans, and all City Master Plans, and related studies, the Commission serves a recommending body to the City Council.

SECTION TEN: PUBLIC COMMENT PERIOD

Per City Council policy, at the beginning of each Planning and Zoning Commission meeting agenda, there will be a Public Comment period. Citizens who desire to address the Planning and Zoning Commission with regard to matters on the agenda, other than matters pertaining to public hearings, will be received at that time. The speaker shall identify themselves, their address, state the name and mailing address of any organization they represent, and the agenda topic they desire to address. To facilitate the proceedings, the Commission may require that persons who wish to be heard complete a registration card, which will be presented to the Chair prior to the meeting. Speakers shall address the Commission from the podium. Each speaker is limited to three minutes. Speakers requiring a translator will have six minutes. Comments or discussion by Commissioners will only be made at the time the subject is scheduled for consideration on the Commission agenda.

SECTION ELEVEN: PUBLIC FORUMS

- (a) Citizens wishing to speak to the Commission about issues pertaining to planning and zoning (not on the meeting agenda) may make a written request to staff. Staff and the Planning and Zoning Commission Chair will determine if the proposed issue(s) are relevant to the Commission. If the issue(s) are determined to be appropriate, the citizen wishing to speak will be placed on the next available Planning and Zoning Commission agenda. If the item involves a Homeowners Association or citizens group, the Chair has the authority to limit the speakers to one representative of a citizen group or Homeowners Association.
- (b) Once placed on the agenda, staff will also contact all interested parties and offer the opportunity for one representative from each party to present its position.
- (c) After the presentation of issues/positions to the Commission, there will be no discussion regarding the topic at that meeting with the interested parties or among the Planning and Zoning Commission and staff, except at the discretion of the Planning and Zoning Commission Chair.

REFERENCE

CODE OF ETHICAL CONDUCT – Adopted May 23, 2017 via Ord. No. 2095

CODE OF ORDINANCES, CHAPTER TWO, ARTICLE IV



Planning & Zoning Commission Agenda Request December 9, 2025

Agenda Request No: VII.A.

Agenda of: Planning & Zoning Commission Meeting

Initiated by: Nicole Fontenette, Public Meeting Coordinator

Presented by: Matthew Caligur, Chair

Responsible Department: Admin

Agenda Caption:

Planning and Zoning Commission Liaison Report

- City Council Meeting December 2, 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
December 9, 2025

Agenda Request No: VII.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