

**PLAT RECORDING SHEET**

**PLAT NAME:** Oasis at Clodine

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 3.0001

**LEAGUE:** Jesse H. Cartwright League

**ABSTRACT NUMBER:** 16

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 32

**NUMBER OF RESERVES:** 6

**OWNERS:** Owais Developments LLC, a Texas Limited Liability Co.

\_\_\_\_\_  
**(DEPUTY CLERK)**

STATE OF TEXAS §  
COUNTY OF FORT BEND §

WE, OWAIS DEVELOPMENTS LLC, a Texas limited liability company, ACTING BY AND THROUGH MUHAMMAD OWAIS, MANAGING MEMBER AND MUKHTAR OWAIS, MANAGING MEMBER, BEING OFFICERS OF OWAIS DEVELOPMENTS LLC, a Texas limited liability company, OWNERS, HEREINAFTER REFERRED TO AS OWNERS OF THE 3.0001 ACRES OF LAND DESCRIBED IN THE ABOVE AND FOREGOING MAP OF OASIS AT CLODINE, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND 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 PURPOSE 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. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS 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 PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (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. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON (OR THE PLACEMENT OF MOBILE HOME SUBDIVISION) AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTEEN FEET (15' 0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS, SLOUGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, FORT BEND COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY, THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS BY THE OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR FIREFIGHTERS, FIRE FIGHTING EQUIPMENT, POLICE AND EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DESIGNATED AND ESTABLISHED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR 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, OWAIS DEVELOPMENTS LLC, a Texas limited liability company, LP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MUHAMMAD OWAIS, ITS MANAGING MEMBER, AND MUKHTAR OWAIS, ITS MANAGING MEMBER, THEREUNTO AUTHORIZED THIS 4<sup>th</sup> DAY OF June 2018.

OWAIS DEVELOPMENTS LLC, a Texas limited liability company

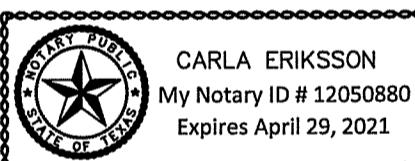
By: Muhammad Owais, MANAGING MEMBER  
By: Mukhtar Owais, MANAGING MEMBER

STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MUHAMMAD OWAIS, MANAGING MEMBER, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 4<sup>th</sup> DAY OF June 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF Texas  
MY COMMISSION EXPIRES: 4-29-2021

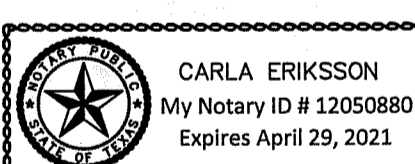


STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MUKHTAR OWAIS, MANAGING MEMBER, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 4<sup>th</sup> DAY OF June 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF Texas  
MY COMMISSION EXPIRES: 4-29-2021



I, RONALD G. HARRISON, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

RONALD G. HARRISON, R.P.L.S., TEXAS REGISTRATION NO. 5342

I, SAIB Y. SAOUR, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

SAIB Y. SAOUR, P.E., TEXAS REGISTRATION NO.: 40084

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND INSTRUMENT OF OASIS AT CLODINE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON, AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 5<sup>th</sup> DAY OF July 2018.

MARSHA L. STEIN, CHAIR OR M. SONNY GARZA, VICE-CHAIR  
PATRICK WALSH, P.E., SECRETARY

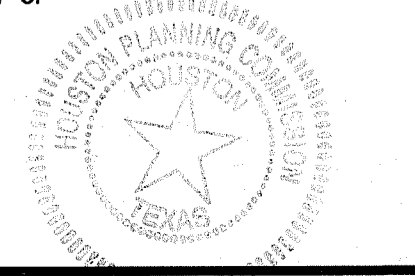
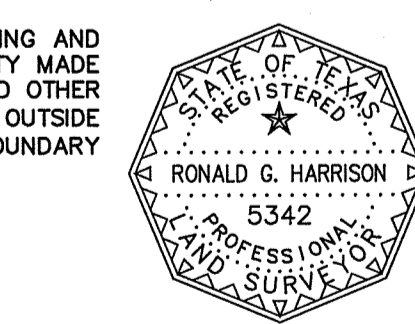
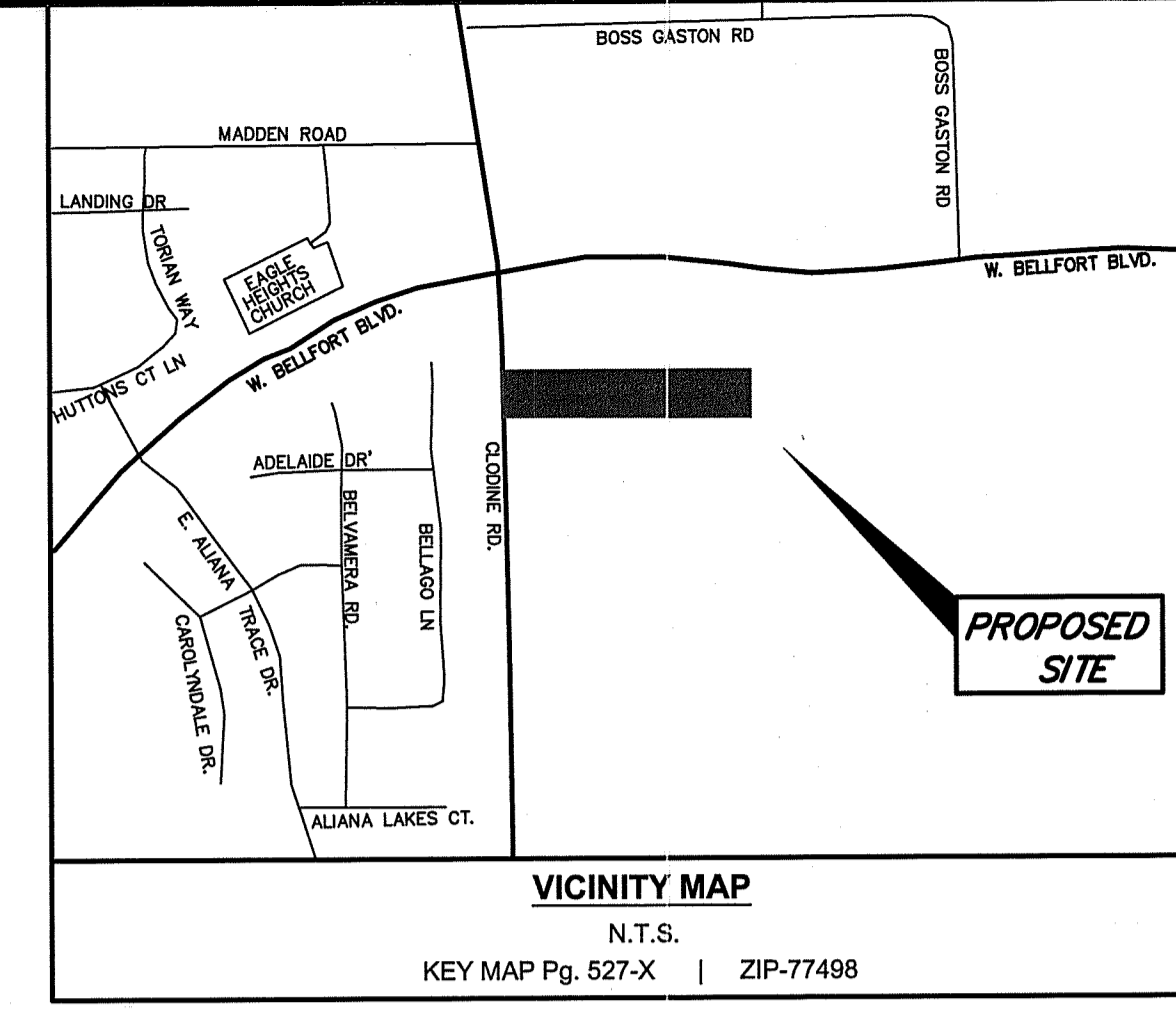


Table with 2 columns: DISTRICT NAMES, COUNTY ASSISTANCE DISTRICT. Rows include W.C.I.D., MUD (WATER), MUD (SANITARY), LID, ESD, SCHOOL, FIRE, IMPACT FEE AREA, CITY OR CITY ETJ, UTILITIES CO.

NOTES

- 1. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48157C0145L FOR FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS, REVISED DATE APRIL 2014, THE SUBJECT PROPERTIES LIE IN ZONE X (UNSHADED). AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
2. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 93.50' FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NO BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
3. BUILDING LINE NOTE: UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME. (150)
4. LIGHTING ZONE DESIGNATION: THIS PROPERTY LIES WITHIN THE "LZ3" LIGHTING ZONE DESIGNATION IN COMPLIANCE WITH THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS".
5. SIDEWALK NOTE: SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT IN ACCORDANCE WITH THE A.D.A.
6. PIPELINE NOTE: IF ANY, ALL EXISTING PIPELINES AND PIPELINE EASEMENTS WITHIN THE PLATTED BOUNDARY HAVE BEEN SHOWN.
7. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
8. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATIONS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
9. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
10. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE No. 4204 STATE PLANE SURFACE COORDINATES (NAD83) AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.9998798608783808.
11. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND paneled WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND paneled WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
12. AREAS IDENTIFIED AS COMPENSATING OPEN SPACE SHALL BE RESTRICTED FOR THE USE OF OWNERS OF PROPERTY IN AND RESIDENTS OF THE SUBDIVISION. AREAS IDENTIFIED AS COMPENSATING OPEN SPACE SHALL BE OWNED, MANAGED AND MAINTAINED UNDER A BINDING AGREEMENT AMONG THE OWNERS OF PROPERTY IN THE SUBDIVISION.
13. THE SUBDIVISION HAS A PRIVATE WATER SYSTEM. IT IS NOT A PUBLIC WATER SYSTEM, NOR HAS BEEN CONSTRUCTED WITH ANY PUBLIC FUNDS. THE WATER LINE AND FIRE HYDRANTS TO SERVE THIS SUBDIVISION ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER AND/OR OWNERS AMAGEMENT ASSOCIATION. IN ADDITION, A NOTE SHALL BE ADDED TO THE FACE OF THE PLAT INDICATING HOW THE SUBDIVISION WILL BE SERVED WITH WATER AND THE GALLONS PER MINUTE PROVIDED TO THE SUBDIVISION.
14. THIS SUBDIVISION CONTAINS ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF HOUSTON OR ANY OTHER LOCAL GOVERNMENT AGENCY AS PUBLIC RIGHTS-OF-WAY. THE CITY OF HOUSTON HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENT AGENCY HAVE ANY OBLIGATION, TO MAINTAIN OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION, WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.
15. LOTS WITHIN THIS DEVELOPMENT ARE NOT ELIGIBLE FOR CITY OF HOUSTON SOLID WASTE PICK UP. ANY HOA AGREEMENT PREPARED FOR THIS SUBDIVISION SHOULD INCLUDE NOTICE TO PROPERTY OWNERS OF THEIR INELEGIBILITY. (SWD)
16. 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 FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION
17. ALL GARAGES SHOULD BE SET AT 22' FEET FROM THE EDGE OF THE 28' PRIVATE STREET AS 22' BUILDING LINE
18. THE 14' FOOT BUILDING LINE IS APPLICABLE TO A SECOND STORY AND ABOVE STRUCTURE ONLY
19. ONSITE DRAINAGE AND DETENTION FACILITIES WITHIN RESERVE "E" WILL BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION (HOA) ONCE ESTABLISHED.
20. RESERVES "A" THRU "D" AND "F". WILL BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION (HOA) ONCE ESTABLISHED.
21. THE RETAINING WALL AROUND THE PERIMETER OF THE SITE WILL BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION (HOA) ONCE ESTABLISHED.



I, J. STACY SLAWINSKI, P.E., 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 COMMISSIONERS COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

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

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS THIS \_\_\_ DAY OF \_\_\_\_\_, 2018

VINCENT M. MORALES, JR., COMMISSIONER, PRECINCT 1  
GRADY PRESTAGE, COMMISSIONER, PRECINCT 2  
KP GEORGE, COUNTY JUDGE  
W. A. "ANDY" MEYERS, COMMISSIONER, PRECINCT 3  
KEN R. DEMERCHANT, COMMISSIONER, PRECINCT 4

THE STATE OF TEXAS §  
COUNTY OF FORT BEND §  
I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_ DAY OF \_\_\_\_\_, 2018 AT \_\_\_ O'CLOCK, \_\_\_ M., IN PLAT NO. \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.  
COUNTY CLERK, LAURA RICHARD  
FORT BEND COUNTY, TEXAS  
BY: \_\_\_\_\_ DEPUTY

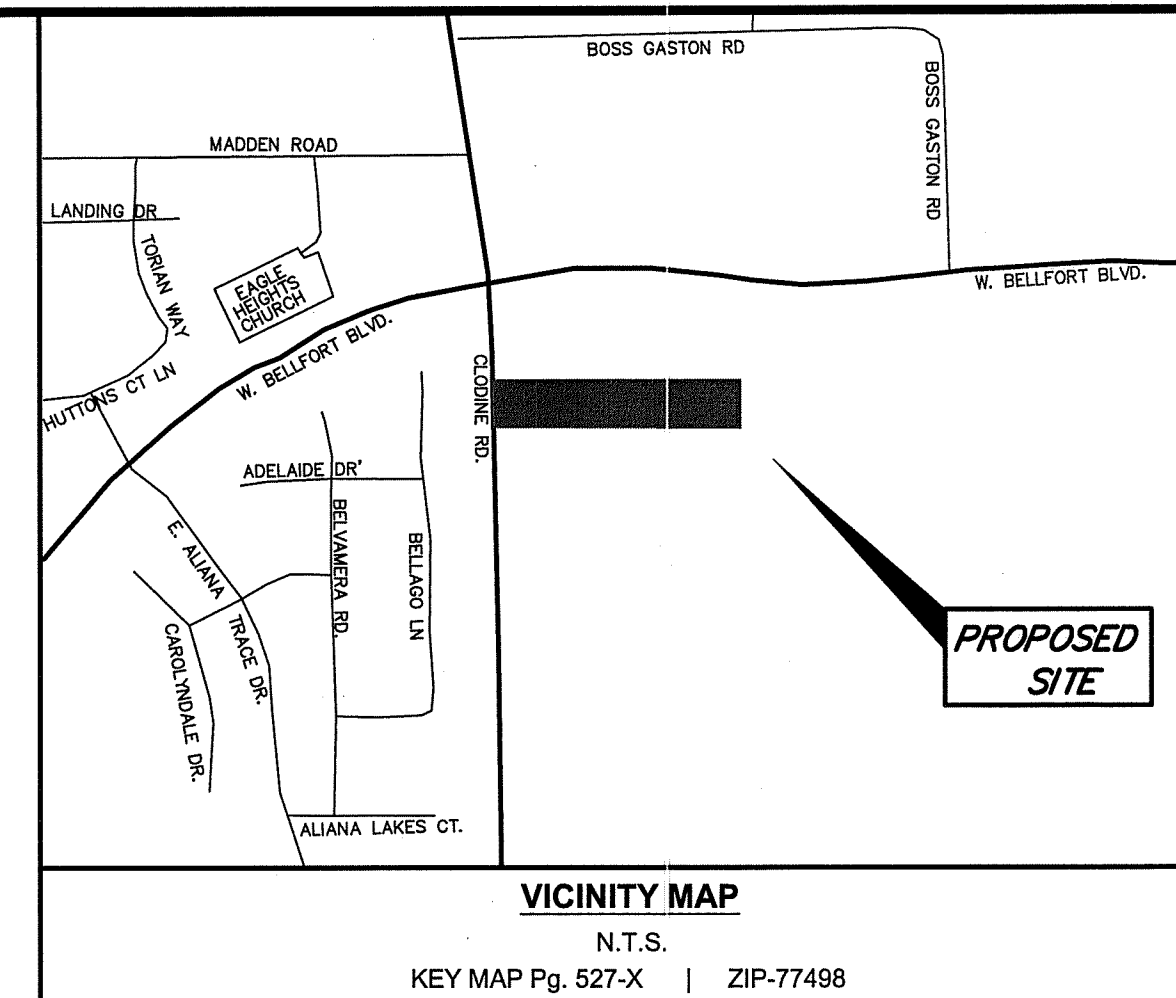
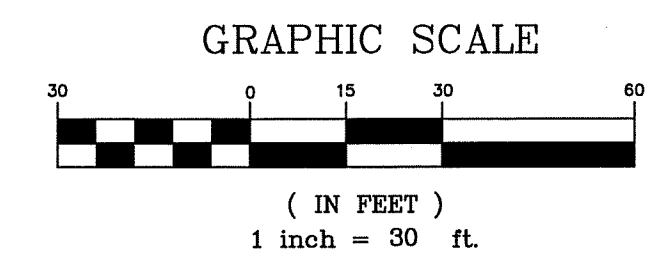
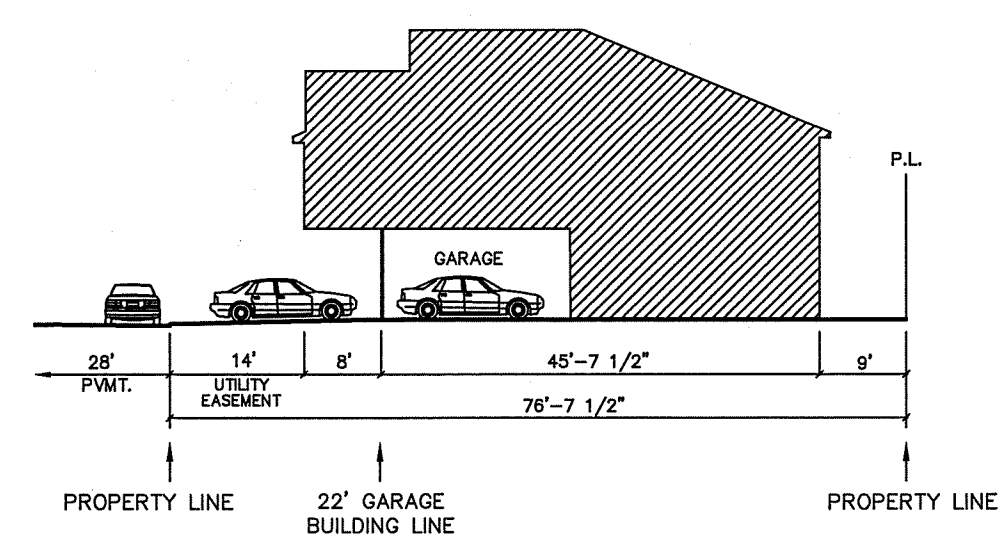
OASIS AT CLODINE  
A SUBDIVISION OF 3.0001 ACRES OF LAND SITUATED IN THE JESSE H. CARTWRIGHT LEAGUE, ABSTRACT No. 16 FORT BEND COUNTY, TEXAS.

32 LOTS 1 BLOCK 6 RESERVES  
SCALE: 1"=30' DATE: APRIL, 2018

OWNERS:  
OWAIS DEVELOPMENTS LLC,  
a Texas limited liability company  
10506 Tripp Lane  
Richmond, Tx. 77407  
PHONE # 832-489-5136  
PREPARED BY:  
BENCHMARK ENGINEERING CORPORATION  
Consulting Engineers - Planners - Surveyors  
2401 Fountainview Suite 500  
Houston, Texas 77057 U.S.A.  
(713)266-9930 Fax (713)266-3804  
Texas Board of Professional Engineers  
Registration Number F-6788  
TBPLS Firm Registration Number 10009000

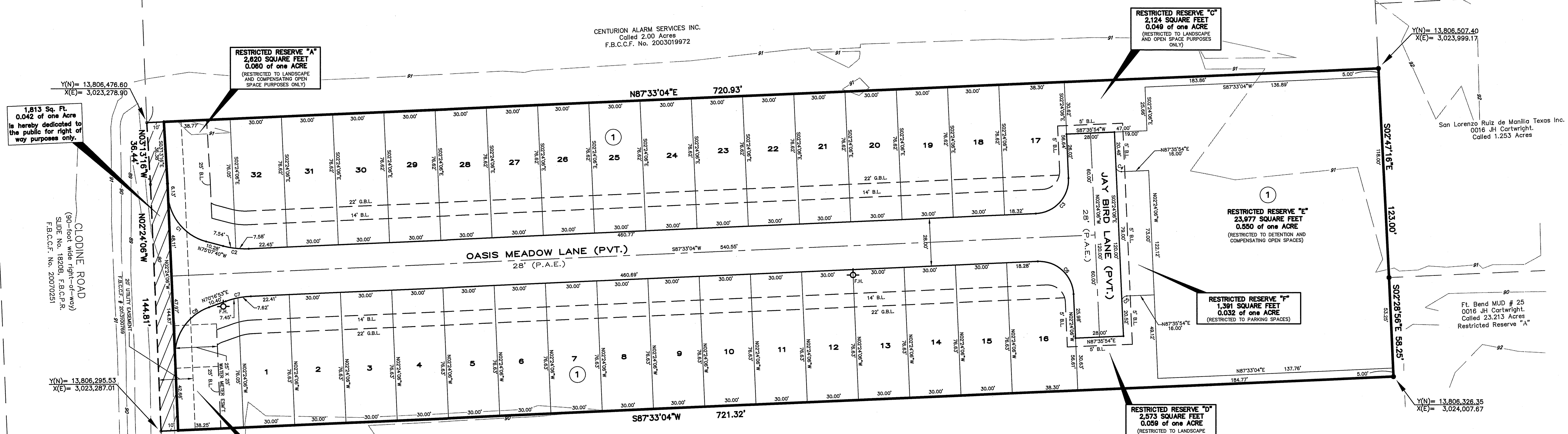
WEST BELLFORT BOULEVARD  
(100'-foot wide right-of-way)

NOTE: (A) THE 14' FOOT BUILDING LINE IS APPLICABLE TO A SECOND STORY AND HIGHER ONLY.  
(B) THE GARAGES SHOULD BE SET AT 22' FEET FROM THE EDGE OF THE 20' PRIVATE STREET



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	30.00'	38.20'	35.67'	S38°58'08"E	72°57'09"
C2	50.00'	15.12'	15.06'	S83°47'18"E	171°19'15"
C3	20.00'	31.40'	28.27'	N42°34'29"E	89°57'10"
C4	3.00'	4.71'	4.24'	S47°24'06"E	90°00'00"
C5	3.00'	4.71'	4.24'	S42°35'54"W	90°00'00"
C6	20.00'	31.43'	28.30'	N47°25'31"W	90°02'50"
C7	50.00'	15.07'	15.01'	S78°54'58"W	171°16'10"
C8	30.00'	38.08'	35.58'	S33°58'24"W	72°40'59"

UNIT CROSS SECTION  
SCALE: 1"=20'



ALMANN SEC 3  
Called 15,569 sq. ft.  
F.B.C.C.F. No. 20070251

CLODINE ROAD  
(90'-foot wide right-of-way)  
Slide No. 1820B, F.B.C.P.R.  
F.B.C.C.F. No. 20070251

RESTRICTED RESERVE "A"  
2,620 SQUARE FEET  
0.060 of one ACRE  
(RESTRICTED TO LANDSCAPE  
AND COMPENSATING OPEN  
SPACE PURPOSES ONLY)

RESTRICTED RESERVE "C"  
2,124 SQUARE FEET  
0.049 of one ACRE  
(RESTRICTED TO LANDSCAPE  
AND OPEN SPACE PURPOSES  
ONLY)

RESTRICTED RESERVE "E"  
23,977 SQUARE FEET  
0.550 of one ACRE  
(RESTRICTED TO DETENTION AND  
COMPENSATING OPEN SPACES)

RESTRICTED RESERVE "F"  
1,391 SQUARE FEET  
0.032 of one ACRE  
(RESTRICTED TO PARKING SPACES)

RESTRICTED RESERVE "D"  
2,573 SQUARE FEET  
0.059 of one ACRE  
(RESTRICTED TO LANDSCAPE  
AND OPEN SPACE PURPOSES  
ONLY)

RESTRICTED RESERVE "B"  
2,611 SQUARE FEET  
0.060 of one ACRE  
(RESTRICTED TO LANDSCAPE  
AND COMPENSATING OPEN  
SPACE PURPOSES ONLY)

LOT SIZES <5000 sq. ft. - SUBURBAN AREA (184)		
Block #	Lot No.	Lot Area (sq. ft.)
Block 1	Lot 1	2,297
	Lot 2	2,299
	Lot 3	2,299
	Lot 4	2,299
	Lot 5	2,299
	Lot 6	2,299
	Lot 7	2,299
	Lot 8	2,299
	Lot 9	2,299
	Lot 10	2,299
	Lot 11	2,299
	Lot 12	2,299
	Lot 13	2,299
	Lot 14	2,299
	Lot 15	2,299
	Lot 16	2,849
	Lot 17	2,849
	Lot 18	2,299
	Lot 19	2,299
	Lot 20	2,299
	Lot 21	2,299
	Lot 22	2,299
	Lot 23	2,299
	Lot 24	2,299
	Lot 25	2,299
	Lot 26	2,299
	Lot 27	2,299
	Lot 28	2,299
	Lot 29	2,299
	Lot 30	2,299
	Lot 31	2,299
	Lot 32	2,297

COMPENSATING OPEN SPACE TABLE - SUBURBAN AREA		
A. Total No. of lots < 5,000 sq. ft.		32
B. Total Area of Lots < 5,000 sq. ft.	74,664 sq. ft.	
C. Average Lot Size < 5,000 sq. ft. (B/A)	2,333 sq. ft.	
D. Compensating open space required per lot (Based on C):	600 sq. ft.	
E. Compensating open space required (A x D):	19,200 sq. ft.	
F. Total Area of compensating open space provided	29,208 sq. ft.	

RESERVE CHART			
RESERVE	SQ. FT.	ACRES	RESTRICTED TO
(A)	2,620	0.060	LANDSCAPE AND COMPENSATING OPEN SPACE PURPOSES ONLY
(B)	2,611	0.060	LANDSCAPE AND COMPENSATING OPEN SPACE PURPOSES ONLY
(C)	2,124	0.049	LANDSCAPE AND OPEN SPACE PURPOSES ONLY
(D)	2,573	0.059	LANDSCAPE AND OPEN SPACE PURPOSES ONLY
(E)	23,977	0.550	DETENTION AND COMPENSATING OPEN SPACE PURPOSES ONLY
(F)	1,391	0.032	PARKING SPACES PURPOSES ONLY

- LEGEND
- R.O.W. .... RIGHT OF WAY
  - B.L. .... BUILDING LINE
  - S.S.E. .... SANITARY SEWER EASEMENT
  - U.E. .... UTILITY EASEMENT
  - A.E. .... AERIAL EASEMENT
  - W.L.E. .... WATER LINE EASEMENT
  - STM. E. .... STORM SEWER EASEMENT
  - F.B.C.C.F. No. .... FORT BEND COUNTY CLERK'S FILE NUMBER
  - F.B.C.P.R. .... FORT BEND COUNTY PLAT RECORDS
  - F.B.C.D.R. .... FORT BEND COUNTY DEED RECORDS
  - SQ. FT. .... SQUARE FEET
  - 131.00- .... EXISTING CONTOURS
  - R. .... RADIUS
  - Esm't. .... EASEMENT
  - Rest. Res. .... RESTRICTED RESERVE
  - Vol. .... VOLUME
  - Pg. .... PAGE
  - (1) .... BLOCK DESIGNATION
  - H.L. & P. Co. Esm't. .... HOUSTON LIGHTING AND POWER COMPANY EASEMENT
  - P.A.E. .... PERMANENT ACCESS EASEMENT
  - P.U.E. .... PUBLIC UTILITY EASEMENT
  - P.V.T. .... PRIVATE
  - G.B.L. .... GARAGE BUILDING LINE
  - P.L. .... PROPERTY LINE
  - ..... EXISTING FIRE HYDRANT
  - ..... PROPOSED FIRE HYDRANT

TOTAL NUMBER LOTS <5000 sq. ft. = 32  
TOTAL AREA OF LOTS <5000 sq. ft. = 74,664

## OASIS AT CLODINE

A SUBDIVISION OF 3.001 ACRES OF LAND SITUATED IN THE  
JESSE H. CARTWRIGHT LEAGUE, ABSTRACT No. 16  
FORT BEND COUNTY, TEXAS.

32 LOTS      1 BLOCK      6 RESERVES  
SCALE: 1"=30'      DATE: APRIL, 2018

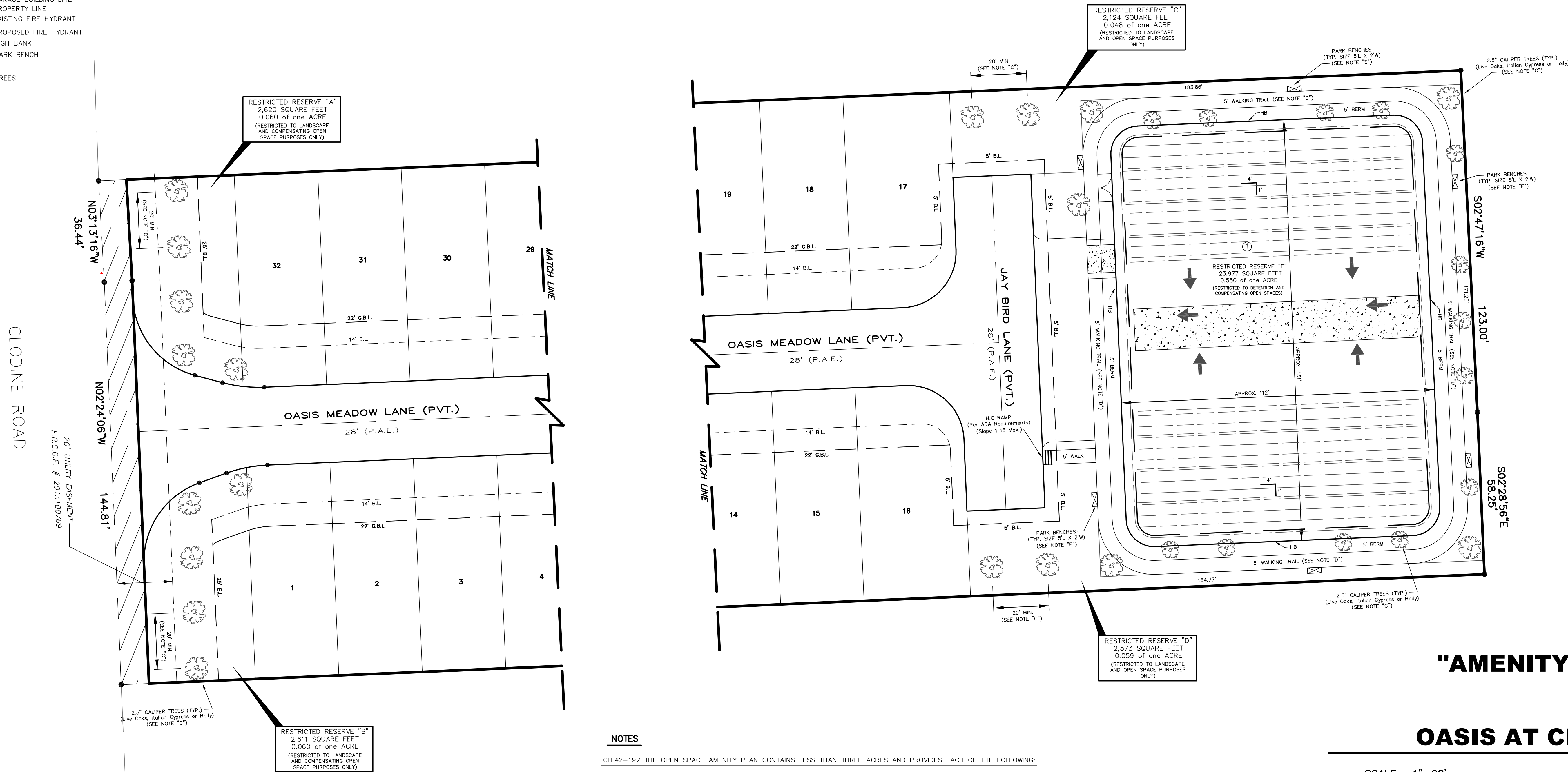
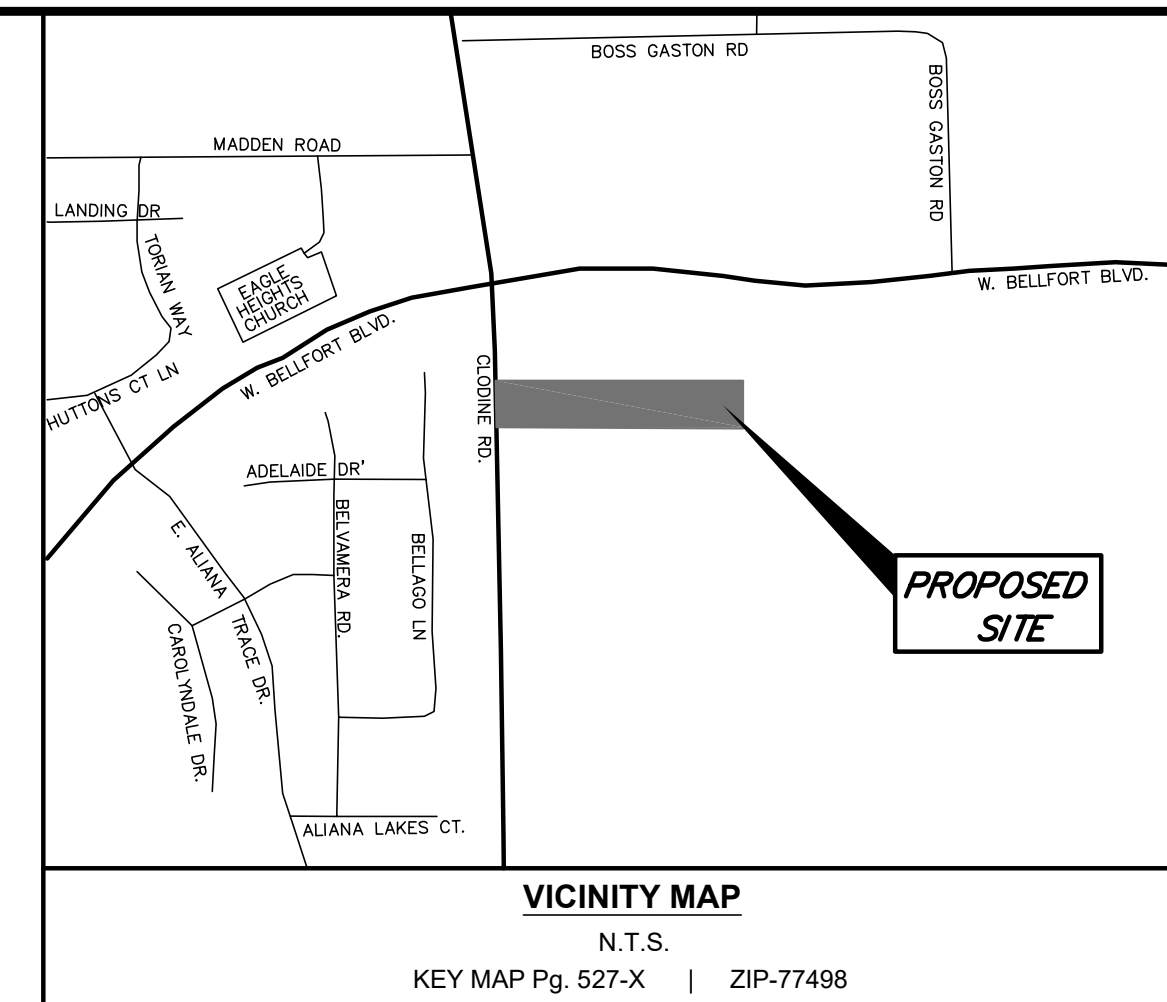
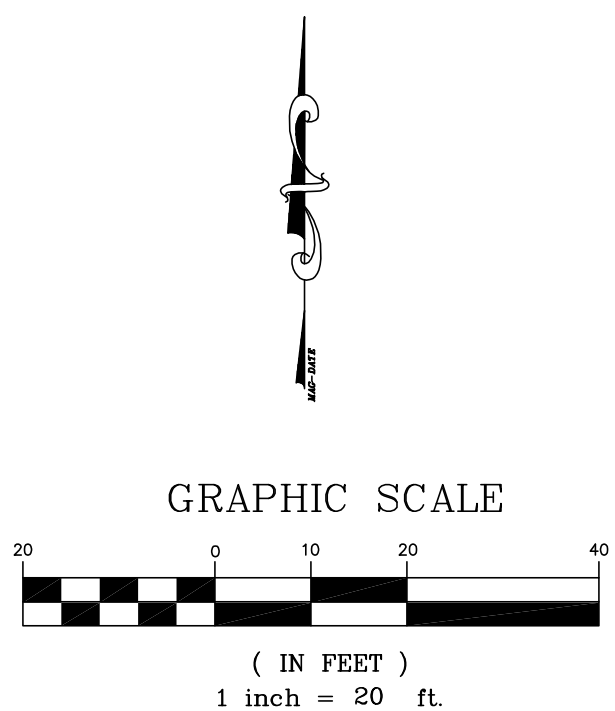
OWNERS:  
OWAIS DEVELOPMENTS LLC,  
a Texas limited liability company  
10506 Tripp Lane  
Richmond, TX 77407  
Phone # 832-489-5136

PREPARED BY:  
**BENCHMARK ENGINEERING CORPORATION**  
Consulting Engineers - Planners - Surveyors  
2401 Fountainview Suite 500  
Houston, Texas 77057 U.S.A.  
(713)266-9930 Fax (713)266-3804

Texas Board of Professional Engineers  
Registration Number F-6788  
TBPLS Firm Registration Number 10009000

**LEGEND**

- R.O.W. .... RIGHT OF WAY
- B.L. .... BUILDING LINE
- S.S.E. .... SANITARY SEWER EASEMENT
- U.E. .... UTILITY EASEMENT
- A.E. .... AERIAL EASEMENT
- W.L.E. .... WATER LINE EASEMENT
- STM. E. .... STORM SEWER EASEMENT
- F.B.C.C.F. No. .... FORT BEND COUNTY CLERK'S FILE NUMBER
- F.B.C.P.R. .... FORT BEND COUNTY PLAT RECORDS
- F.B.C.D.R. .... FORT BEND COUNTY DEED RECORDS
- SQ. FT. .... SQUARE FEET
- 131.00- .... EXISTING CONTOURS
- R. .... RADIUS
- Esm't. .... EASEMENT
- Rest. Res. .... RESTRICTED RESERVE
- Vol. .... VOLUME
- Pg. .... PAGE
- ① .... BLOCK DESIGNATION
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- P.L. .... PROPERTY LINE
- ..... EXISTING FIRE HYDRANT
- ..... PROPOSED FIRE HYDRANT
- HB ..... HIGH BANK
- ..... PARK BENCH
- ..... TREES



**"AMENITY PLAN"**

**OASIS AT CLODINE**

SCALE: 1"=20'

DATE: APRIL, 2018

**NOTES**

- CH.42-192 THE OPEN SPACE AMENITY PLAN CONTAINS LESS THAN THREE ACRES AND PROVIDES EACH OF THE FOLLOWING:
- A. THE DETENTION FACILITY WILL NOT ACT AS A PERMANENTLY WET LAKE OR POND AND WILL PROVIDE A STORMCEPTOR.
  - B. THE DETENTION FACILITY WILL HAVE A BANK SLOPE RATIO OF 4:1 OR FLATTER.
  - C. ONE 2.5-INCH CALIPER TREE FROM THE STREET TREE LIST, AS DEFINED IN ARTICLE V OF Chapter 33, FOR EACH 30 FEET OF THE BOUNDARY OF THE AREA INCLUDED IN THE OPEN SPACE AMENITY PLAN. PLANTED AT LEAST 20 FEET APART WITHOUT EXTREME VARIATION IN SPACING ALONG PATHWAYS. ALSO PLANTED IN ONE OR MORE GROUPINGS WITHIN THE AREA INCLUDED IN THE OPEN SPACE AMENITY PLAN IN A MANNER CONSISTENT WITH THE GROWTH CHARACTERISTICS OF THE TREES.
    - 810' L.F. BOUNDARY AREA (630' L.F. DETENTION/BOUNDARY AREA, 180' L.F. RES. A&B FRONTAGE) / 30' FEET = 27 TREES REQUIRED;
    - TOTAL OF 27-28 TREES WILL BE PROVIDED WITHIN C.O.S./AMENITY PLAN (Live Oaks, Italian Cypress or Holly)
  - D. ALL PATHWAYS WILL PROVIDE ACCESS TO AND THROUGH THE AREA INCLUDED IN THE OPEN SPACE AMENITY PLAN AND WILL BE A MINIMUM OF FIVE FEET WIDE AND CONSTRUCTED OF DECOMPOSED GRANITE, ASPHALT OR CONCRETE.
  - E. ONE BENCH INSTALLED FOR EACH 500 L.F. FEET OF PATHWAY, WITH A MINIMUM OF ONE BENCH.
    - APPROXIMATELY 600' L.F. OF WALKING TRAIL PROVIDED; (ONE BENCH REQUIRED PER EVERY 500' L.F.); 2-4 BENCHES WILL BE PROVIDED.
  - F. AMENITIES WILL BE ACCESSIBLE TO THE RESIDENTS WITH DISABILITIES PURSUANT TO STANDARDS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
  - G. AN IRRIGATION SYSTEM WILL BE PROVIDED THAT WILL IRRIGATE ALL OF THE AREA INCLUDED IN THE OPEN SPACE AMENITY PLAN OTHER THAN A PERMANENTLY WET LAKE OR POND.

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