

PLAT RECORDING SHEET

PLAT NAME: Oasis at Clodine Partial Replat No. 1 and Extension

PLAT NO: _____

ACREAGE: 2.3179

LEAGUE: Jesse H. Cartwright League

ABSTRACT NUMBER: 16

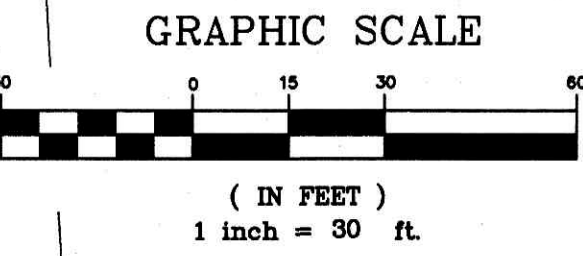
NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 23

NUMBER OF RESERVES: 8

OWNERS: Owais Developments LLC

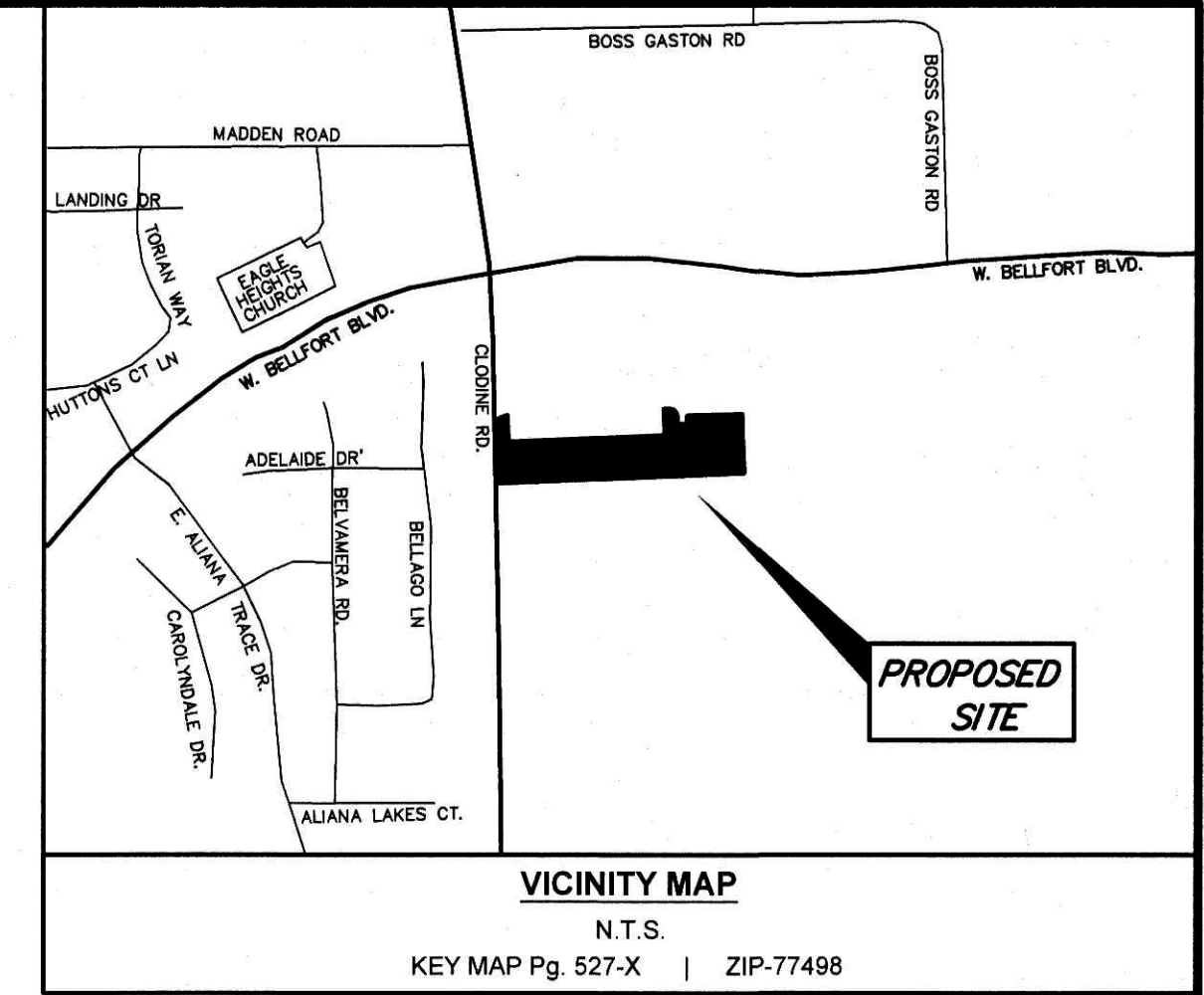
(DEPUTY CLERK)



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

CALLED 2.00 ACRES
THE FELLOWSHIP OF LOVE CHURCH, INC.
SPECIAL WARRANTY DEED WITH VENDOR'S LIEN
DATED OCTOBER 19, 2012
F.B.C.C.F. NO. 2012121542

CURVE TABLE					LINE TABLE			
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	LINE	BEARING	DISTANCE
C1	30.00'	38.08'	72°40'59"	N 33°56'24" E	35.56'	L1	N 87°33'05" E	10.00'
C2	50.00'	7.45'	8°32'05"	N 74°39'55" E	7.44'	L2	N 70°16'53" E	10.40'
C3	20.00'	31.43'	90°02'50"	S 47°25'31" E	28.30'	L3	N 87°33'04" E	18.29'
C4	3.00'	4.71'	90°00'00"	N 42°38'54" E	4.24'	L4	S 02°24'06" E	25.98'
C5	30.00'	38.08'	72°40'59"	S 33°56'24" W	35.56'	L5	N 87°35'54" E	28.00'
C6	50.00'	15.08'	17°18'48"	S 78°55'18" W	15.02'	L6	N 02°24'06" W	20.52'
C7	30.00'	38.20'	72°57'09"	S 38°30'08" E	35.67'	L7	N 02°24'06" W	19.73'
C8	50.00'	15.12'	17°19'15"	S 83°47'18" E	15.06'	L8	S 70°16'53" W	10.40'
C9	20.00'	31.36'	89°49'39"	S 42°30'44" W	28.24'	L9	S 75°07'40" E	10.28'
C10	20.00'	31.48'	90°10'21"	S 47°29'16" E	28.33'	L10	S 02°24'06" E	19.53'

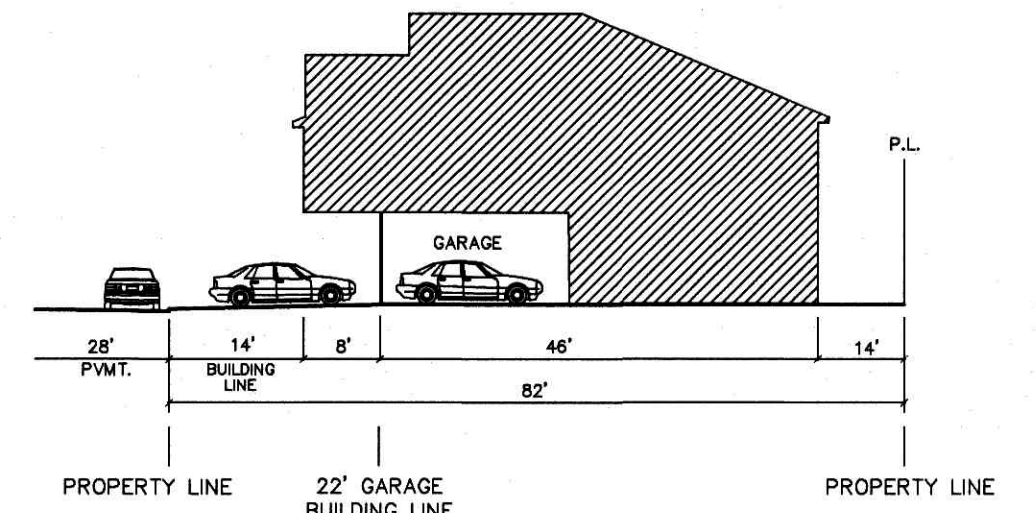


San Lorenzo Ruiz de Manila Texas Inc.
0016 JH Cartwright
Called 1.253 Acres

Y(N) = 13,806,380.31
X(E) = 3,024,005.34

Ft. Bend MUD # 25
0016 JH Cartwright
Called 23.213 Acres
Restricted Reserve "A"

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 28' PRIVATE STREET

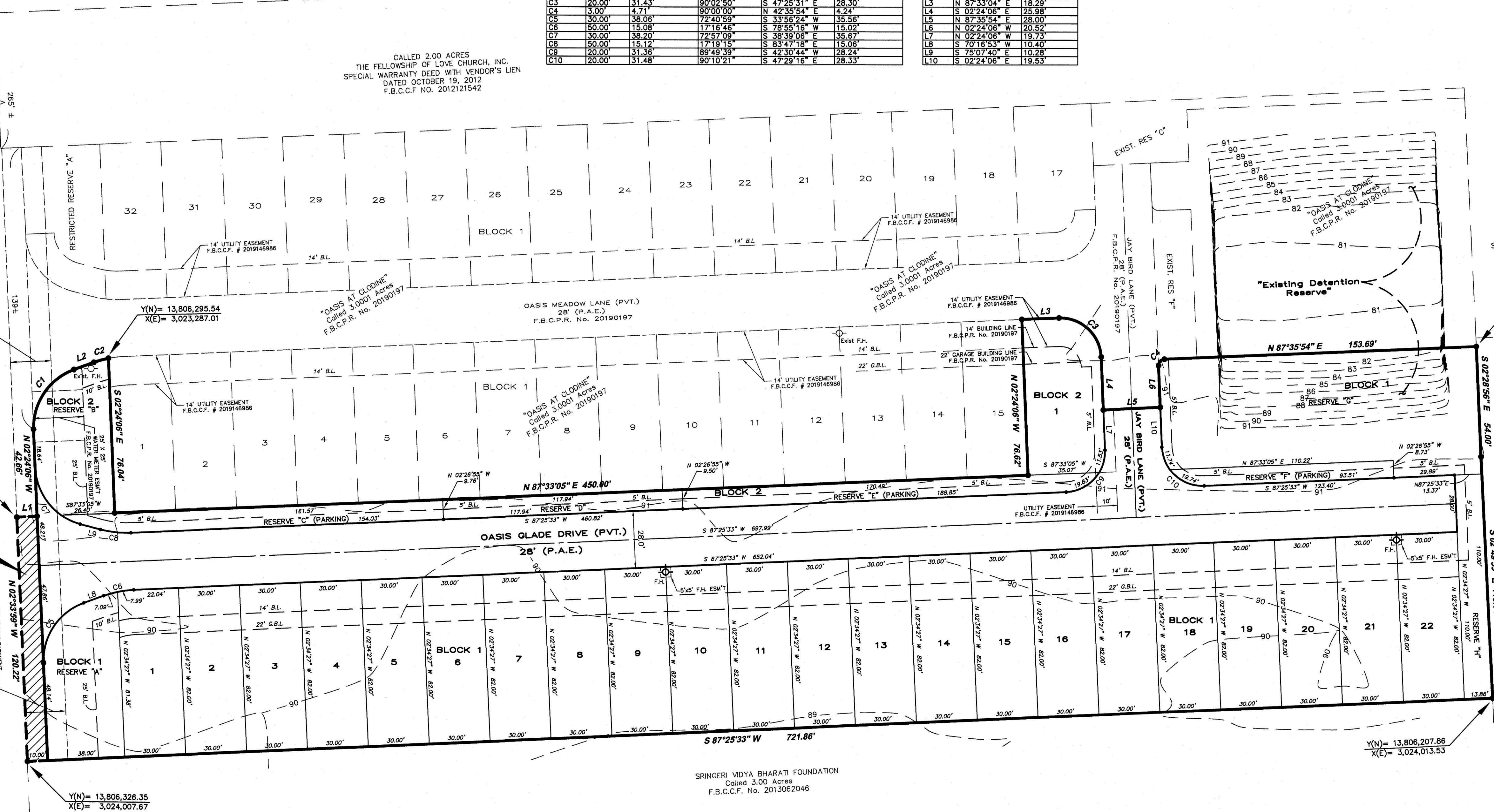


UNIT CROSS SECTION
SCALE: N.T.S.

ALVIN, SEC 3
CALLED 19.965 ACRES
F.B.C.C.F. NO. 20070251

0.0276 ACRES
(1202 SQ. FEET)
IS HEREBY DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY PURPOSES ONLY.

Y(N) = 13,806,295.54
X(E) = 3,023,287.01



SRINGERI VIDYA BHARATI FOUNDATION
Called 3.00 Acres
F.B.C.C.F. No. 2013062046

LOT SIZES <5000 sq. ft. - SUBURBAN AREA (184)		
Block #	Lot No.	Lot Area (sq. ft.)
Block 1	Lot 1	2,458
	Lot 2	2,460
	Lot 3	2,460
	Lot 4	2,460
	Lot 5	2,460
	Lot 6	2,460
	Lot 7	2,460
	Lot 8	2,460
	Lot 9	2,460
	Lot 10	2,460
Block 2	Lot 11	2,460
	Lot 12	2,460
	Lot 13	2,460
	Lot 14	2,460
	Lot 15	2,460
	Lot 16	2,460
	Lot 17	2,460
	Lot 18	2,460
	Lot 19	2,460
	Lot 20	2,460
	Lot 21	2,460
	Lot 22	2,460
	Lot 23	2,838
TOTAL NUMBER LOTS <5000 sq. ft. = 23		
TOTAL AREA OF LOTS <5000 sq. ft. = 56,956		

RESERVE CHART			
RESERVE	SQ. FT.	ACRES	RESTRICTED TO
(A)	2,796	0.0642	LANDSCAPE AND COMPENSATING OPEN SPACE PURPOSES ONLY
(B)	2,525	0.0580	LANDSCAPE AND COMPENSATING OPEN SPACE PURPOSES ONLY
(C)	1,755	0.0403	PARKING SPACES PURPOSES ONLY
(D)	1,136	0.0261	LANDSCAPE AND OPEN SPACE PURPOSES ONLY
(E)	1,862	0.0427	PARKING SPACES PURPOSES ONLY
(F)	932	0.0214	PARKING SPACES PURPOSES ONLY
(G)	8,835	0.2028	DRAINAGE/DETENTION, LANDSCAPE AND COMPENSATING OPEN SPACE PURPOSES ONLY
(H)	1,498	0.0344	LANDSCAPE AND OPEN SPACE PURPOSES ONLY
	21,339	0.4899	TOTAL AREA

COMPENSATING OPEN SPACE SUBURBAN AREA		
A. TOTAL NUMBER OF LOTS < 5,000 SQ. FT.	23 LOTS	
B. TOTAL AREA OF LOTS < 5,000 SQ. FT.	56,956 SQ. FT.	
C. AVERAGE LOT SIZE < 5,000 SQ. FT. (B/A)	2,476 SQ. FT.	
D. COMPENSATING OPEN SPACE REQUIRED PER LOT (BASED ON C)	600 SQ. FT.	
E. COMPENSATING OPEN SPACE REQUIRED (A x D)	13,800 SQ. FT.	
F. COMPENSATING OPEN SPACE PROVIDED:	14,156 SQ. FT.	

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
(F.H.)	EXISTING FIRE HYDRANT
(F.H.)	PROPOSED FIRE HYDRANT
F.H.	FIRE HYDRANT

OASIS AT CLODINE PARTIAL REPLAT No 1 AND EXTENSION

A SUBDIVISION OF 2.3179 ACRES BEING A PARTIAL REPLAT OF ALL OF LOT 16, RESERVE "B", "D" AND A PORTION OF "E" OF OASIS AT CLODINE, AS RECORDED UNDER PLAT NO. 20190197 UNDER FORT BEND COUNTY CLERK'S FILE NO. 20170431786 AND ALL OF A CALLED 2.00 ACRE TRACT BOTH SITUATED IN THE JESSE H. CARTWRIGHT LEAGUE, ABSTRACT No. 16 FORT BEND COUNTY, TEXAS.

23 LOTS 2 BLOCKS 8 RESERVES
SCALE: 1"=30' DATE: MARCH, 2022

REASON FOR REPLAT:
TO CREATE 23 NEW SINGLE FAMILY RESIDENTIAL LOTS;
TO REVISE THE EXISTING COMPENSATING OPEN SPACE and TO REVISE BUILDING LINES

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

