

# PLAT RECORDING SHEET

**PLAT NAME:** Imperial Retreat Townhomes

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

**ACREAGE:** 3.5771

**LEAGUE:** Miles M. Battle Survey

**ABSTRACT NUMBER:** 9

**NUMBER OF BLOCKS:** 5

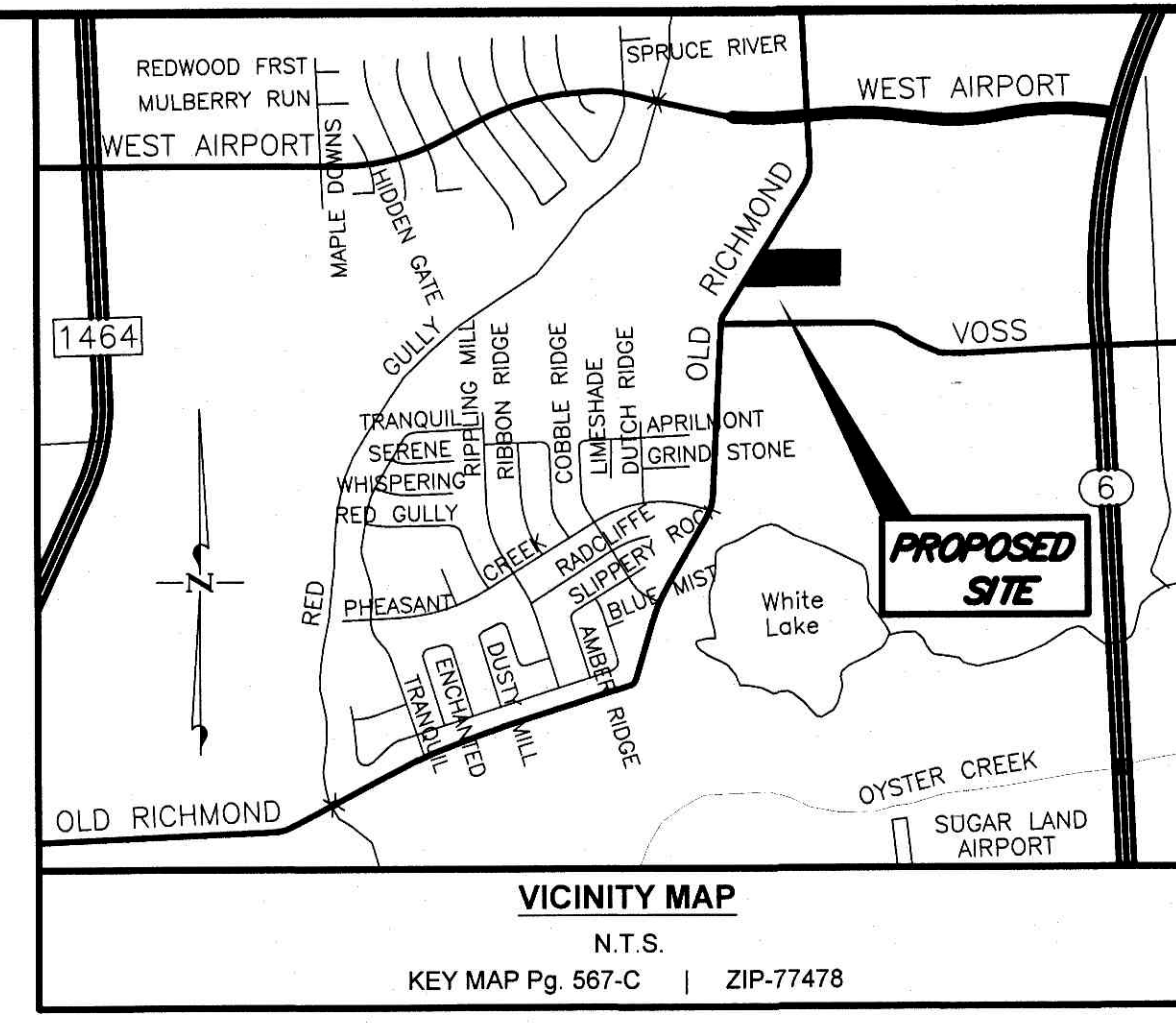
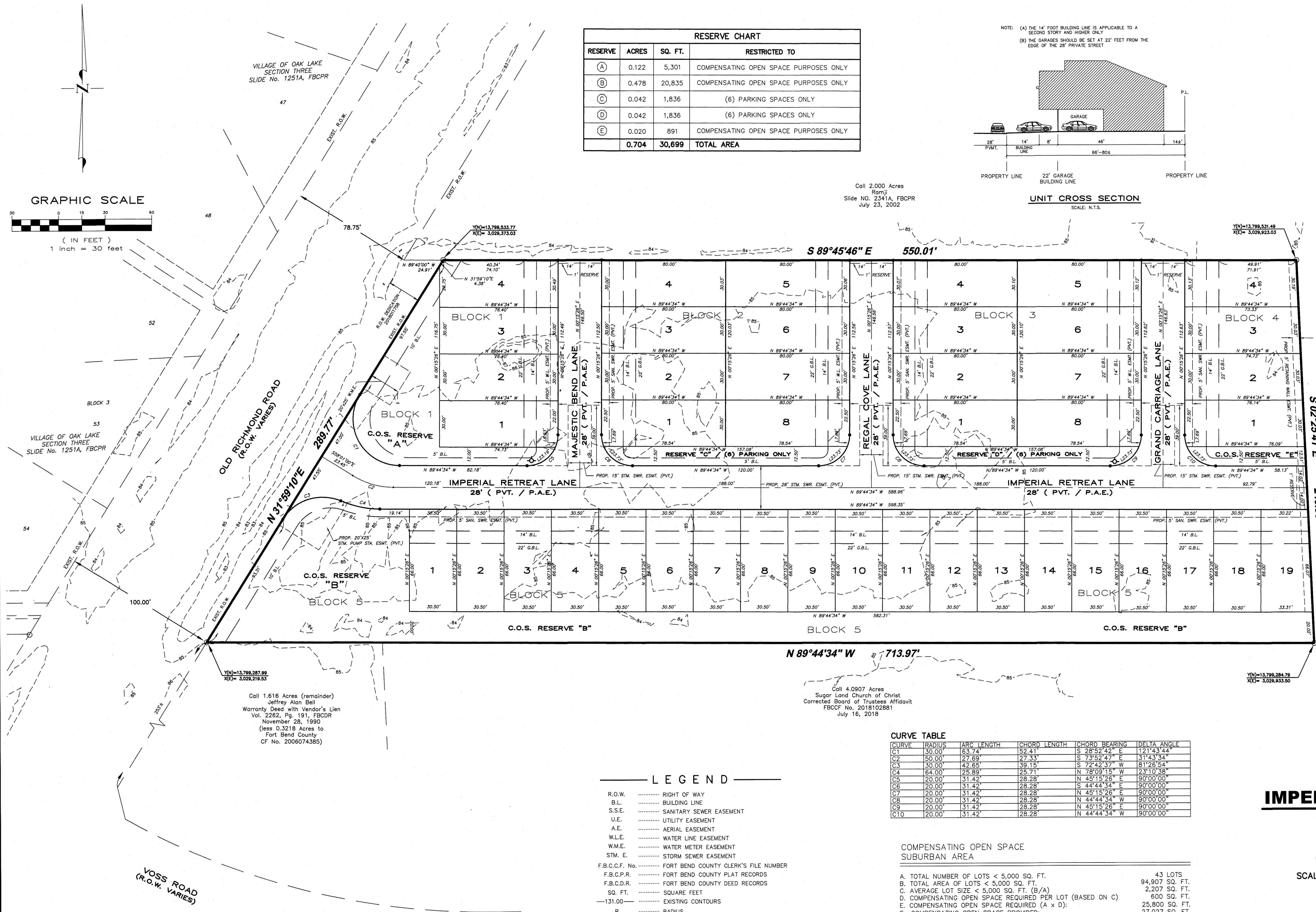
**NUMBER OF LOTS:** 43

**NUMBER OF RESERVES:** 5

**OWNERS:** Owais Development LLC,

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





LOT SIZES <5000 sq.ft. -- SUBURBAN AREA (184)		
Block #	Lot No.	Lot Area (sq.ft.)
Block 1	Lot 1	2,288
	Lot 2	2,292
	Lot 3	2,292
	Lot 4	2,324
Block 2	Lot 1	2,396
	Lot 2	2,400
	Lot 3	2,400
	Lot 4	2,401
	Lot 5	2,404
	Lot 6	2,400
	Lot 7	2,400
	Lot 8	2,396
Block 3	Lot 1	2,396
	Lot 2	2,400
	Lot 3	2,400
	Lot 4	2,407
	Lot 5	2,409
	Lot 6	2,400
	Lot 7	2,400
	Lot 8	2,396
Block 4	Lot 1	2,302
	Lot 2	2,263
	Lot 3	2,221
	Lot 4	2,189
Block 5	Lot 1	2,013
	Lot 2	2,013
	Lot 3	2,013
	Lot 4	2,013
	Lot 5	2,013
	Lot 6	2,013
	Lot 7	2,013
	Lot 8	2,013
	Lot 9	2,013
	Lot 10	2,013
	Lot 11	2,013
	Lot 12	2,013
	Lot 13	2,013
	Lot 14	2,013
	Lot 15	2,013
	Lot 16	2,013
Lot 17	2,013	
Lot 18	2,013	
Lot 19	2,097	
TOTAL NUMBER LOTS <5000 sq.ft. = 43		
TOTAL AREA OF LOTS <5000 sq.ft. = 94,907 sq.ft.		



STATE OF TEXAS §  
COUNTY OF FORT BEND §

WE, OWAIS DEVELOPMENT LLC, a Texas limited liability company, ACTING BY AND THROUGH MUKHTAR OWAIS, PRESIDENT, BEING OFFICER OF OWAIS DEVELOPMENT LLC, a Texas limited liability company, OWNER, HEREINAFTER REFERRED TO AS OWNER OF THE 3.5771 ACRES OF LAND DESCRIBED IN THE ABOVE AND FOREGOING MAP OF IMPERIAL RETREAT TOWNHOMES, 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 TWENTY FEET (20' 0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, 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 ABUTTING 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.

FURTHER, OWNER HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.

IN TESTIMONY WHEREOF, OWAIS DEVELOPMENT LLC, a Texas limited liability company, LP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MUKHTAR OWAIS, PRESIDENT, THEREUNTO AUTHORIZED THIS 9th DAY OF APRIL, 2025.

OWAIS DEVELOPMENT LLC, a Texas limited liability company

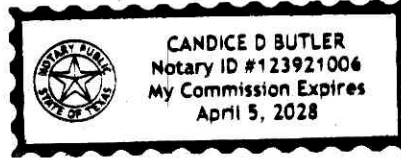
By: MUKHTAR OWAIS, PRESIDENT

STATE OF TEXAS §  
COUNTY OF FORT BEND §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MUKHTAR OWAIS, PRESIDENT, 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 9th DAY OF APRIL, 2025.

Candice D. Butler  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: APRIL 9, 2028



I, SAIB Y. SAOUR, 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 EIGHTS (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.

SAIB Y. SAOUR, R.P.L.S.,  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 3540



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.: 40094



THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT OF IMPERIAL RETREAT TOWNHOMES, 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

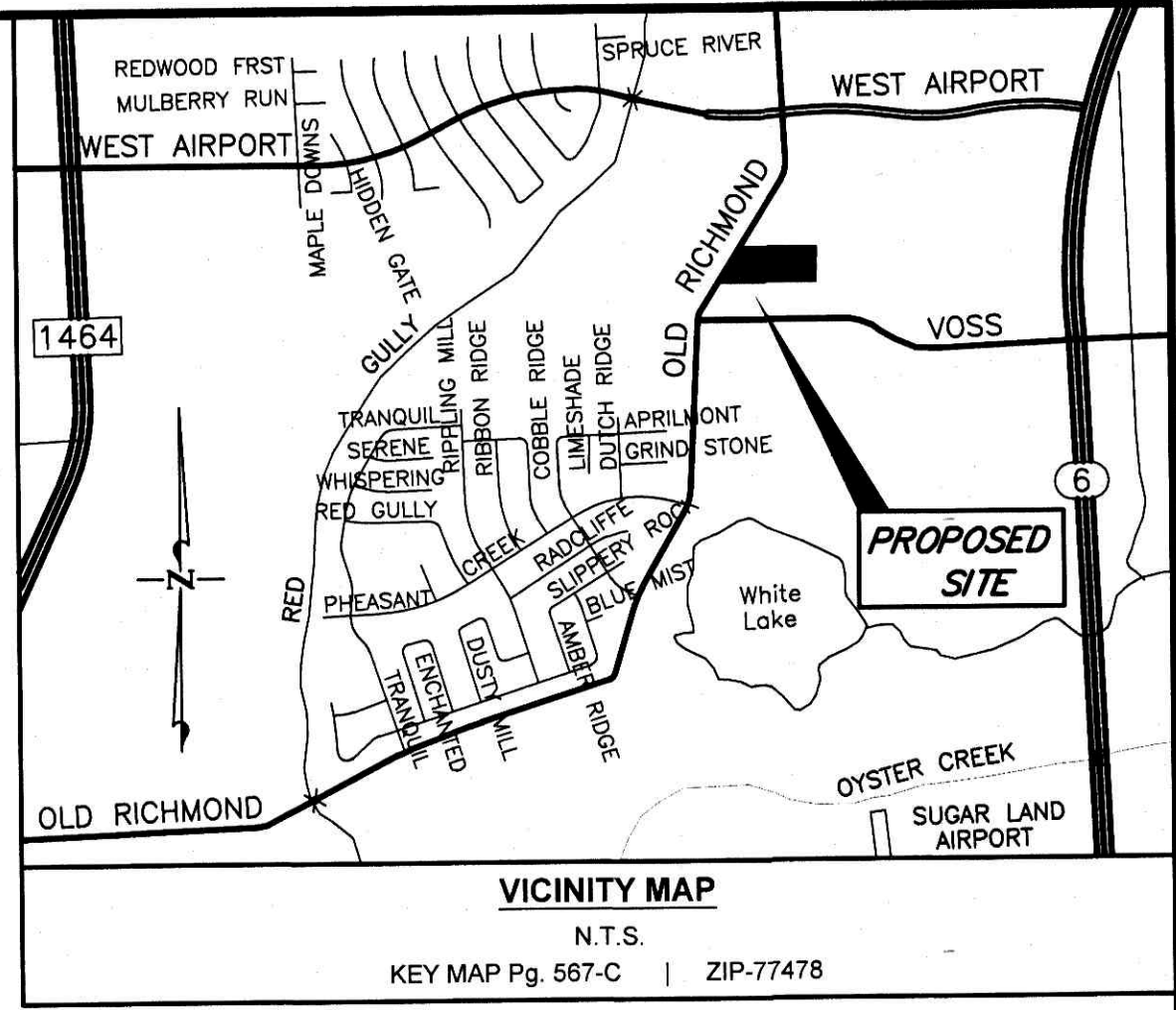
BY: LISA M. CLARK, CHAIR OR  
M. SONNY GARZA, VICE-CHAIRMAN

BY: VONN TRAN, SECRETARY

DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	N/A
MUD (WATER)	N/A
MUD (SANITARY)	N/A
LID	N/A
ESD	FORT BEND ESD 5
SCHOOL	FORT BEND I.S.D.
FIRE	FORT BEND
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY

#### NOTES

- 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.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 87.15' FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). 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 RESTRAIN, WHICHEVER IS HIGHER.
- 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)
- 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".
- 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.
- PIPELINE NOTE:** IF ANY, ALL EXISTING PIPELINES AND PIPELINE EASEMENTS WITHIN THE PLATTED BOUNDARY HAVE BEEN SHOWN.
- 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.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATIONS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 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: 0.9998781448748311
- 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.
- 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.
- 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 MANAGEMENT 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.
- 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.
- 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 INELIGIBILITY. (SWD)
- 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
- ALL GARAGES SHOULD BE SET AT 22' FEET FROM THE EDGE OF THE 28' PRIVATE STREET AS THERE IS A 22' GARAGE BUILDING LINE.
- THE 14' FOOT BUILDING LINE IS APPLICABLE TO A SECOND STORY AND ABOVE STRUCTURE ONLY
- ALL RESERVES WILL BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION (HOA)
- SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
- ALL LOTS SHALL HAVE ADEQUATE WASTEWATER SERVICE.
- ACCESS DENIED TO OLD RICHMOND ROAD FOR LOT 4 BLOCK 1.



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 \_\_\_\_\_, 2025.

VINCENT M. MORALES JR.  
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE  
COMMISSIONER, PRECINCT 2

KP GEORGE  
COUNTY JUDGE

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

DEXTER L. MCCOY  
COMMISSIONER, PRECINCT 4

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 \_\_\_\_\_, 2025 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

## IMPERIAL RETREAT TOWNHOMES

A SUBDIVISION OF 3.5771 ACRES SITUATED IN THE  
MILES M. BATTLE SURVEY, ABSTRACT No. 9  
FORT BEND COUNTY, TEXAS.

43 LOTS 5 BLOCKS 5 RESERVES

SCALE: 1"=30'

DATE: MARCH, 2025

OWNERS:  
OWAIS DEVELOPMENT 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