

Dee West Construction LLC
17302 FM 442
Needville, TX 77461

October 29, 2025

Attention Fort Bend Commissioner's Court

I, Shafqat Ali, on behalf of Dee West Construction LLC, respectfully request that Fort Bend Commissioner's Court consider the vacation of Provincial Retreat Section 1 as recorded in Plat No. 20210125 of Plat Records of Fort Bend County. The construction that was said to start, never started. Please consider vacating the 77.756 acres, Provincial Retreat Section 1.

Sincerely,

Shafqat Ali [REDACTED]

A handwritten signature in cursive script that reads "Shafqat Ali".

STATE OF TEXAS :
COUNTY OF FORT BEND:

We, Shafqat Ali and spouse, Laquita Ali, Individuals; hereinafter referred to as Owners of the 77.756 acre tract described in the above and foregoing map of PROVINCIAL RETREAT SECTION 1, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map or plat do hereby dedicate to the use of the public forever, all streets, 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 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 designed 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 purposes 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 and adjoining said public utility easements that are designed 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 intended for the construction of single family residential dwelling units thereon 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 shall be restricted to prevent the drainage of any septic tank into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land twenty (20' 0") feet wide on each side of the center line of any and all bays, creeks, gulches, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving Fort Bend County, or any other governmental agency, the right to enter upon said easement at any 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 is hereby 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 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.

WITNESS OUR HANDS in Fort Bend County, Texas this 27th day of April, 2021.

By: Shafqat Ali By: Laquita Ali
Shafqat Ali Laquita Ali

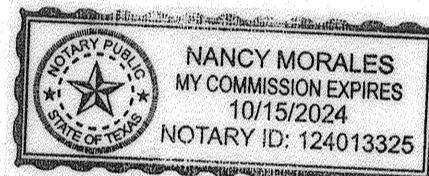
STATE OF TEXAS:
COUNTY OF FORT BEND:

BEFORE ME, the undersigned authority, on this day personally appeared Shafqat Ali and spouse, Laquita Ali, Individuals, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 27th day of April, 2021.

Notary Public in and for the State of Texas

My Commission Expires 10/15/2024 [Signature]
Notary Public



I, Chad A. Nesvadba, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets the requirements of Fort Bend County to the best of my knowledge.

[Signature]
Chad A. Nesvadba, P.E.
Texas Registration No. 91092



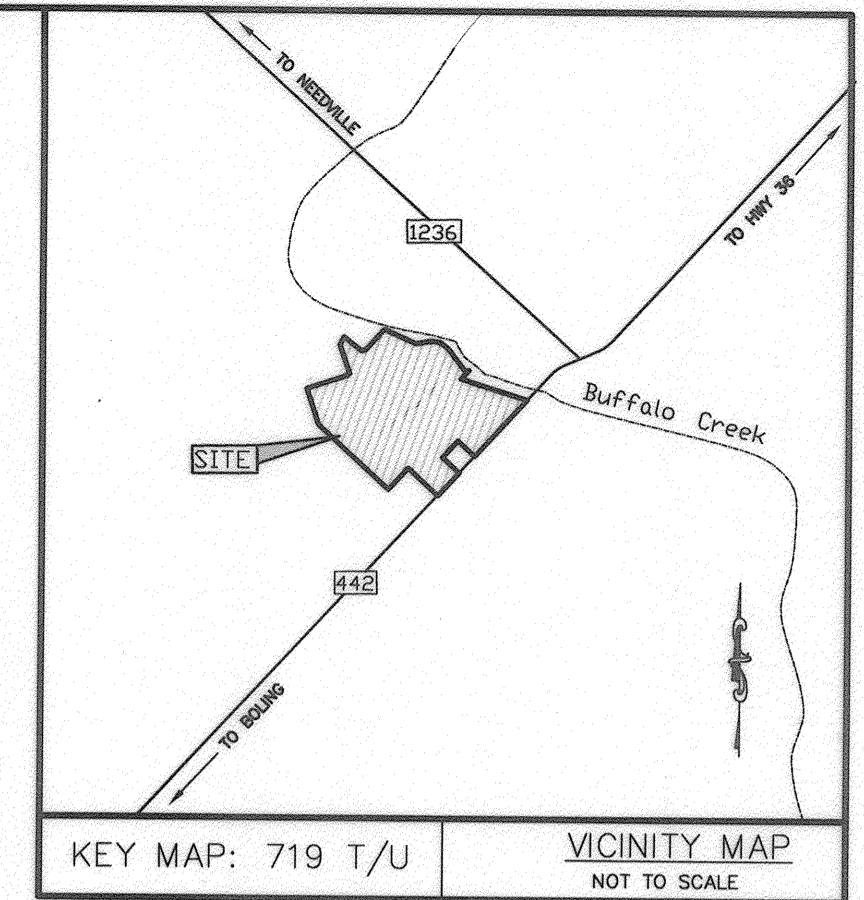
I, Brian Nesvadba, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron rods having an outside diameter of five-eighths (5/8) inch and a length of three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

[Signature]
Brian Nesvadba, R.P.L.S.
Texas Registration No. 5776



NOTES:

- 1.) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE, NO. 4204, STATE PLANE SURFACE COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.99986402784.
- 2.) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FORT BEND COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY PANEL NO. 49157-C-0525 M, EFFECTIVELY DATED DECEMBER 21, 2017, THIS PROPERTY LIES PARTIALLY IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND PARTIALLY IN ZONE "A", SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD EVENT WITHOUT BASE FLOOD ELEVATIONS DETERMINED.
- 3.) THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- 4.) ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 5.) THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 76.75 FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION OR LESS THAN 12" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT.
- 6.) ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 7.) ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WHOLLY WITHIN THE NEEDVILLE I.S.D. AND FORT BEND COUNTY, TEXAS.
- 8.) THIS PROPERTY IS IN DESIGNATED LIGHTING ZONE L22.
- 9.) SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- 10.) 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.
- 11.) 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.
- 12.) MAINTENANCE OF THE DRAINAGE/DETENTION FACILITIES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER ASSOCIATION, INC; HOWEVER, FORT BEND COUNTY RESERVES THE RIGHT TO MAINTAIN THE RESTRICTED RESERVES, IF NECESSARY.
- 13.) A MINIMUM DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 14.) ALL KNOWN PIPELINE AND/OR PIPELINE EASEMENTS ARE SHOWN HEREON.
- 15.) THE ALL AVENUE RIGHT-OF-WAY INCLUDES DRAINAGE DITCHES OF ADEQUATE SIZE TO CONVEY STORM WATER RUNOFF TO THE DETENTION RESERVOIRS LOCATED IN RESTRICTED RESERVES "A" AND "B".
- 16.) THE TEMPORARY CUL-DE-SAC EASEMENT SHOWN AT THE WESTERLY END OF ALI AVENUE WILL BE TERMINATED WHEN THE AREA THAT IT OCCUPIES IS INCLUDED WITHIN A RECORDED SUBDIVISION PLAT.
- 17.) ONE FOOT RESERVE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT, THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.



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.

[Signature]
J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS THIS 27th DAY OF June, 2021.

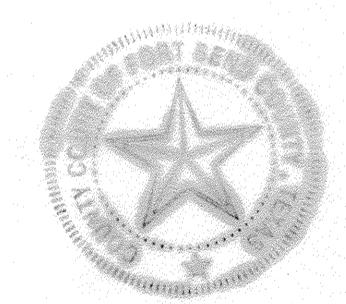
[Signatures]
VINCENT M. MORALES, JR., COMMISSIONER PRECINCT 1
GRADY PRESTAGE, COMMISSIONER PRECINCT 2
K.P. GEORGE, COUNTY JUDGE
W. A. "ANDY" MEYERS, COMMISSIONER PRECINCT 3
KEN R. DEMERCHANT, COMMISSIONER PRECINCT 4

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 June 8th, 2021, AT 3:20 O'CLOCK P. M. IN PLAT NUMBER(S) 20210125 OF THE PLAT RECORDS OF SAID COUNTY.

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

BY: [Signature]
LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: [Signature]
DEPUTY Arielle Bruncher



17 PGS 2021095255
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
[Signature]
Laura Richard, County Clerk
Fort Bend County Texas
June 08, 2021 03:20:50 PM
FEE: \$2809.00 AMS 20210125

PROVINCIAL RETREAT SECTION 1

A SUBDIVISION OF A 77.756 ACRE TRACT
IN THE SIMON MILLER SURVEY,
ABSTRACT NO. 60,
FORT BEND COUNTY, TEXAS
2 BLOCKS - 22 LOTS - 4 RESERVES

~ OWNERS ~
SHAFQAT ALI AND SPOUSE, LAQUITA ALI
21622 Parsley Mist Lane
Richmond, Texas 77469
PHONE: 409.454.1566

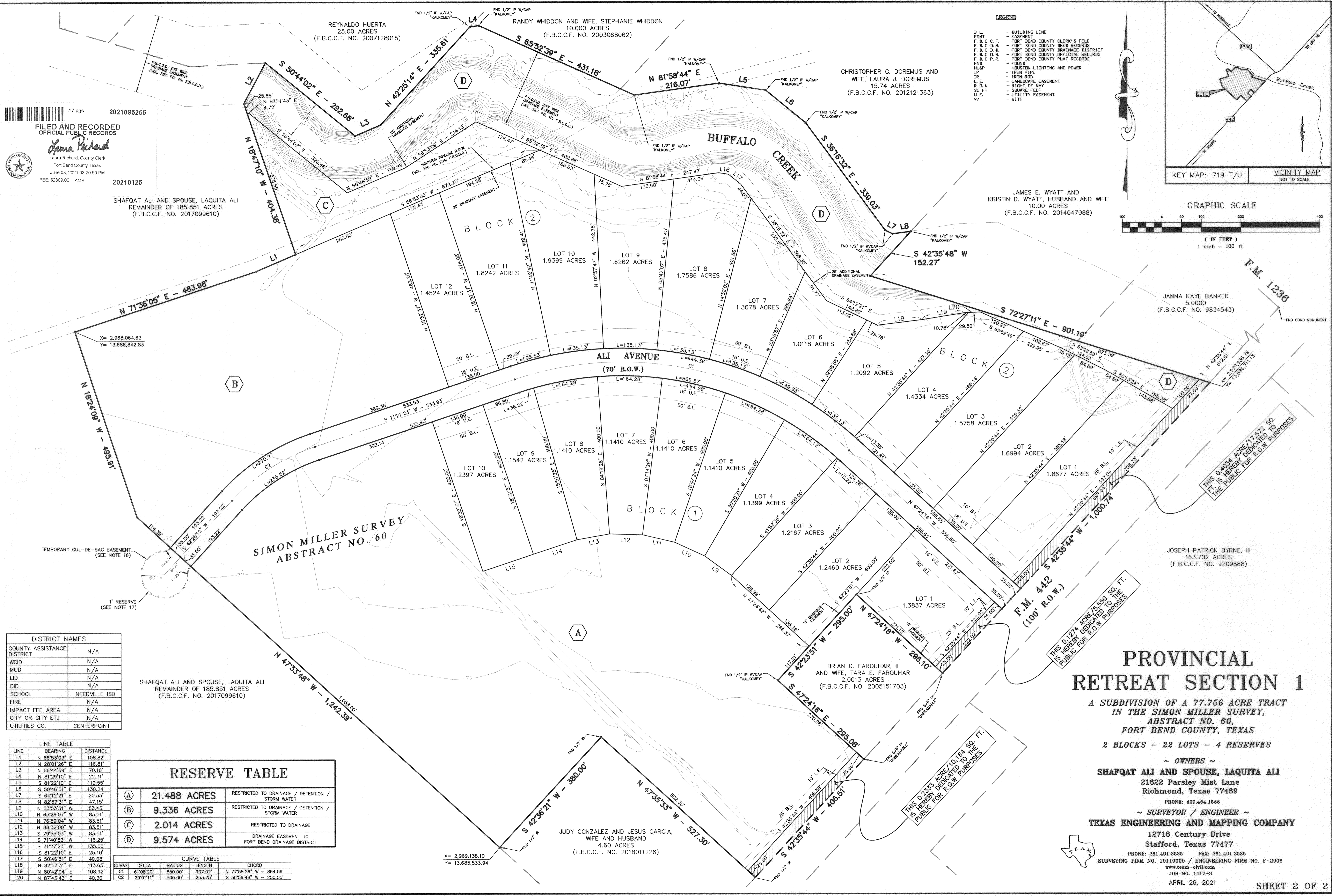
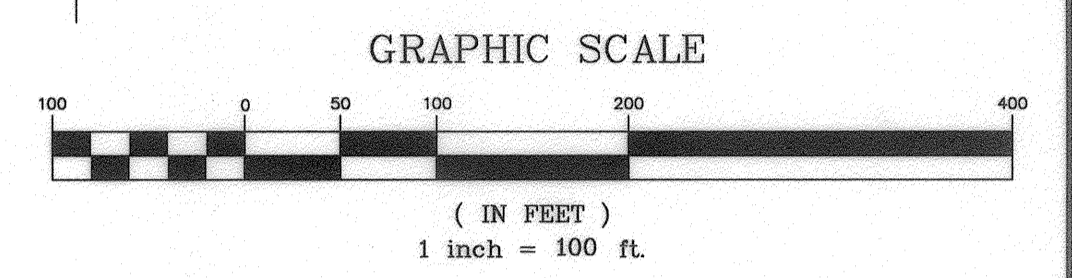
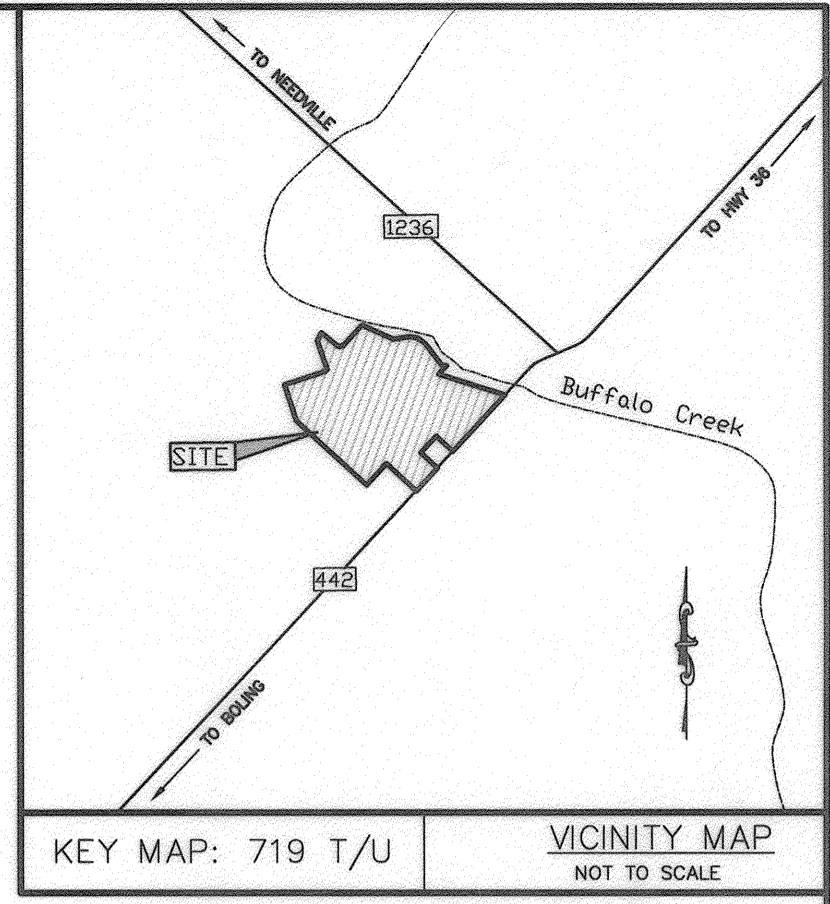
~ SURVEYOR / ENGINEER ~
TEXAS ENGINEERING AND MAPPING COMPANY
12718 Century Drive
Stafford, Texas 77477
PHONE: 281.491.2525 FAX: 281.491.2535
SURVEYING FIRM NO. 10119000 / ENGINEERING FIRM NO. F-2906
www.team-civil.com
JOB NO. 1417-3
APRIL 26, 2021



17 PGS 2021095255
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Janna Richard
 Janna Richard, County Clerk
 Fort Bend County Texas
 June 08, 2021 03:20:50 PM
 FEE: \$2009.00 AMS

20210125
 SHAFQAT ALI AND SPOUSE, LAQUITA ALI
 REMAINDER OF 185.851 ACRES
 (F.B.C.C.F. NO. 2017099610)

- LEGEND**
- B.L. - BUILDING LINE
 - ESMT - EASEMENT
 - F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
 - F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
 - F.B.C.D.D. - FORT BEND COUNTY DRAINAGE DISTRICT
 - F.B.C.D.R. - FORT BEND COUNTY OFFICIAL RECORDS
 - F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
 - FND - FOUND
 - HLAP - HOUSTON LIGHTING AND POWER
 - IP - IRON PIPE
 - IR - IRON ROD
 - L.E. - LANDSCAPE EASEMENT
 - R.O.W. - RIGHT OF WAY
 - SQ.FT. - SQUARE FEET
 - U.E. - UTILITY EASEMENT
 - W/ - WITH



DISTRICT NAMES

COUNTY ASSISTANCE DISTRICT	N/A
WCID	N/A
MUD	N/A
LID	N/A
DID	N/A
SCHOOL	NEEDVILLE ISD
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	N/A
UTILITIES CO.	CENTERPOINT

SHAFQAT ALI AND SPOUSE, LAQUITA ALI
 REMAINDER OF 185.851 ACRES
 (F.B.C.C.F. NO. 2017099610)

RESERVE TABLE

(A)	21.488 ACRES	RESTRICTED TO DRAINAGE / DETENTION / STORM WATER
(B)	9.336 ACRES	RESTRICTED TO DRAINAGE / DETENTION / STORM WATER
(C)	2.014 ACRES	RESTRICTED TO DRAINAGE
(D)	9.574 ACRES	DRAINAGE EASEMENT TO FORT BEND DRAINAGE DISTRICT

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 66°53'03" E	108.82'
L2	N 28°01'26" E	116.81'
L3	N 66°44'59" E	70.16'
L4	N 81°29'10" E	22.31'
L5	S 81°22'10" E	119.55'
L6	S 50°46'51" E	130.24'
L7	S 64°12'21" E	20.55'
L8	N 82°57'31" E	47.15'
L9	N 53°53'31" W	83.43'
L10	N 65°26'07" W	83.51'
L11	N 78°59'04" W	83.51'
L12	N 88°32'00" W	83.51'
L13	S 79°55'03" W	83.51'
L14	S 71°40'53" W	116.25'
L15	S 71°27'23" W	135.00'
L16	S 81°22'10" E	25.10'
L17	S 50°46'51" E	40.08'
L18	N 82°57'31" E	113.65'
L19	N 80°42'04" E	108.92'
L20	N 87°43'43" E	40.30'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	61°08'20"	850.00'	907.02'	N 77°58'26" W - 864.59'
C2	29°01'11"	500.00'	253.25'	S 56°56'48" W - 250.55'

X= 2,969,138.10
 Y= 13,685,533.94

THIS 0.4034 ACRE (17,977 SQ. FT.) IS HEREBY DEDICATED TO THE PUBLIC FOR R.O.W. PURPOSES

THIS 0.1774 ACRE (5,550 SQ. FT.) IS HEREBY DEDICATED TO THE PUBLIC FOR R.O.W. PURPOSES

THIS 0.2133 ACRE (10,164 SQ. FT.) IS HEREBY DEDICATED TO THE PUBLIC FOR R.O.W. PURPOSES

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