

NOTICE OF CANCELLATION OF SUBDIVISION
(Texas Local Government Code §232.008)

STATE OF TEXAS §

COUNTY OF FORT BEND §

Notice is hereby given to all interested parties that the Commissioners Court of Fort Bend County, Texas will consider the cancellation of a subdivision at its regular term on Thursday, January 8, 2026. The Subdivision for which the Commissioners will consider cancelling pursuant to Tex. Loc. Gov't Code § 232.008 is described as follows:

A subdivision plat containing 4 Reserves and 9 Lots; the same being the "Pecan Hollow Subdivision" consisting of 23.934 acres of land located in the Samuel Isaacs League, Abstract No. 35, Fort Bend County, Texas, recorded under Clerk's File No.'s 2000015337 and 1176833 (Slide 1960A) of the Official Public Records of Fort Bend County, Texas.

Any person who is interested in this property and wishes to protest the proposed cancellation of the subdivision may appear for a public hearing at the regular term of the Fort Bend County Commissioners Court on Thursday, January 8, 2026 at 1:00 p.m at 401 Jackson St., 2nd Floor, Richmond, Texas 77469.

Signed this _____ day of January, 2026.

By: _____
J. Stacy Slawinski,
County Engineer

Please publish by December 17, 2025.

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

ORDER FOR CANCELLATION OF SUBDIVISION

(Tex. Loc. Gov't Code § 232.008)

On this 8th day of January, 2026, at a duly posted and called meeting of the Fort Bend County, Texas, acting by and through the Commissioners Court of Fort Bend County, on motion of Commissioner _____, seconded by Commissioners _____, duly put and carried:

WHEREAS, Shafqat Ali, (“Petitioner”), on behalf of Dee West Construction, LLC and West and Ali Developers, LLC, has made application to the Fort Bend County Commissioners Court to vacate and cancel the platted subdivision identified below in accordance with Section 232.008 of the Texas Local Government Code:

A subdivision plat containing 4 Reserves and 22 Lots; the same being the “Provincial Retreat Section 1” consisting of a 77.756 acre tract of land in the Simon Miller Survey, Abstract No. 60, Fort Bend County, Texas; said 77.756 acre tract being out a called 296.195 acre tract of land conveyed to Shafqat Ali and Spouse, Laquita Ali, as recorded in Fort Bend County Clerk’s File No. 2017099610; said tract being more particularly described by metes and bounds in “Exhibit A” attached hereto and incorporated by reference herein (the “Subdivision”); and

WHEREAS, Sections 232.008(b) and (h) of the Texas Local Government Code, authorize the Commissioners Court to cancel a subdivision plat upon determining that such cancellation will not interfere with the established rights of any property owner in the Subdivision, or upon the agreement of any purchaser of property therein, and that the cancellation will not impeded the proposed interconnection of infrastructure with pending or existing development in Fort Bend County; and

WHEREAS, the Subdivision is located within the unincorporated area of Fort Bend County, has never been developed or improved, no lots have been conveyed to third parties, and all interest in the property is held by Petitioner, a single owner who has requested the cancellation; and

WHEREAS, Fort Bend County posted and published notice of its intent to consider cancellation of the Subdivision plat in accordance with the notice requirements of Section 232.008(c) of the Texas Local Government Code; and

WHEREAS, the Commissioners Court has not received any objections to the cancellation of the Subdivision from the owners of at least ten (10) percent of the property affected pursuant to Section 232.008(e) of the Texas Local Government Code.

NOW THEREFORE, BE IT ORDERED BY THE COMMISSIONERS COURT OF FORT BEND COUNTY, TEXAS, that:

1. The Commissioners Court finds that the cancellation of the plat for Provincial Retreat Section 1 will not interfere with the established rights of any owners of property within the Subdivision; that all interest in the property is held by a single owner, the Petitioner, who has requested the cancellation; and that cancellation of the Subdivision will not prevent the proposed interconnection of infrastructure with pending or existing development in the County.
2. The subdivision plat known as the “Provincial Retreat Section 1”, recorded under Clerk’s File No.’s 2021095255 and 20210125 of the Official Public Records of Fort Bend County, Texas, and more particularly described in “Exhibit A” attached hereto, is hereby VACATED and CANCELED in its entirety pursuant to Section 232.008 of the Texas Local Government Code.
3. This cancellation shall operate to annul, void, and vacate the recorded plat in all respects. The land formerly included within the Subdivision shall hereafter be regarded as unplatted for all purposes and described by metes and bounds as provided in “Exhibit A” attached hereto.
4. The Fort Bend County Engineer is authorized to take all actions necessary to give full effect to this Order, including the processing and releasing of any bonds or financial guarantees for the Subdivision required under the “Fort Bend County Regulations of Subdivisions.”
5. The Fort Bend County Clerk shall record this Order in the Official Public Records of Fort Bend County, Texas at no cost, shall note the cancellation of the original plat documents of the Subdivision, and take all other actions necessary to give full effect to this Order.

{Execution Page Follows}

SIGNED and ENTERED this _____ day of _____, 2026.

FORT BEND COUNTY, TEXAS

KP GEORGE,
COUNTY JUDGE

ATTEST:

LAURA RICHARD,
COUNTY CLERK

Acknowledgement

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This instrument was acknowledged before me on the _____ day of _____, 2026, by KP George, County Judge of Fort Bend County, Texas, a political subdivision of the State of Texas, on behalf of said political subdivision.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Attachments: (1)
Exhibit A

EXHIBIT A

(Follows Behind)

May 11, 2021

***77.756 acres of land in the Simon Miller Survey, Abstract No. 60,
Fort Bend County, Texas***

A FIELD NOTE DESCRIPTION of a 77.756 acre tract of land in the Simon Miller Survey, Abstract No. 60, Fort Bend County, Texas; said 77.756 acre tract being out of a called 296.195 acre tract of land conveyed to Shafoat Ali and Spouse, Laquita Ali, as recorded in Fort Bend County Clerk's File No. 2017099610; said tract being more particularly described by metes-and-bounds as follows with the bearings being based on Texas State Plane Coordinate System, South Central Zone (NAD83) per GPS Observations using National Geodetic Survey Continuously Operating Reference Stations:

COMMENCING FOR REFERENCE at a concrete monument found at the intersection of the southwest right-of-way line of F.M. 1236 with the northwest right-of-way line of F.M. 442 (100 feet wide) for the east corner of a 5.0000 acre tract conveyed to Janna Kaye Banker, as recorded in Fort Bend County Clerk's File No. 9834543;

THENCE, South 42° 35' 44" West - 612.61 feet with the northwest right-of-way line of said F.M. 442 and with the southeast line of said 5.0000 acre tract to a point for the east corner and POINT OF BEGINNING of this tract;

THENCE, South 42° 35' 44" West - 1,000.74 feet with the northwest right-of-way line of said F.M. 442 to 5/8-inch iron rod with damaged cap found for the east corner of a 2.0013 acre tract of land conveyed to Brian D. Farquhar, II and wife, Tara E. Farquhar, as recorded in Fort Bend County Clerk's File No. 2005151703 and for a south corner of this tract;

THENCE, North 47° 24' 16" West - 296.10 feet with the northeast line of said 2.0013 acre tract to a 3/4-inch iron pipe found for the north corner of said 2.0013 acre tract and for an interior corner of this tract;

THENCE, South 42° 23' 51" West - 295.00 feet with the northwest line of said 2.0013 acre tract to a 1/2-inch iron pipe with cap stamped Kalkomey found for the west corner of said 2.0013 acre tract and for an interior corner of this tract;

THENCE, South 47° 24' 16" East - 295.08 feet with the southwest line of said 2.0013 acre tract to a 5/8-inch iron rod with damaged cap found in the northwest right-of-way line of said F.M. 442 for this south corner of said 2.0013 acre tract and for an east corner of this tract;

THENCE, South 42° 35' 44" West - 406.51 feet with the northwest right-of-way line of said F.M. 442 to a 1/2-inch iron rod found for the east corner of a 4.60 acre tract of land conveyed to Judy Gonzalez and Jesus Garcia, wife and husband, as recorded in Fort Bend County Clerk's File No. 2018011226 and for a south corner of this tract;

THENCE, North 47° 35' 33" West - 527.30 feet with the northeast line of said 4.60 acre tract to a 1/2-inch iron rod found for the north corner of said 4.60 acre tract and for an interior corner of this tract;

THENCE, South 42° 36' 21" West - 380.00 feet with the northwest line of said 4.60 acre tract to a 1/2-inch iron rod found for the west corner of said 4.60 acre tract and for a south corner of this tract;

THENCE, North 47° 33' 48" West - 1,242.39 feet to an angle point of this tract;

THENCE, North 18° 24' 09" West - 495.91 feet to a point for a west corner of this tract;

THENCE, North 71° 36' 05" East - 483.98 feet to an angle point of this tract;

THENCE, North 66° 53' 03" East - 108.82 feet to a point for an interior corner of this tract;

THENCE, North 18° 47' 10" West - 404.38 feet to a point for a northwest corner of this tract;

THENCE, North 28° 01' 26" East - 116.81 feet to a point for an angle point of a 25.00 acre tract of land conveyed to Reynaldo Huerta, as recorded in Fort Bend County Clerk's File No. 2007128015 and for a north corner of this tract;

THENCE, South 50° 44' 02" East - 292.68 feet with said 25.00 acre tract to an angle point of this tract;

THENCE, North 66° 44' 59" East - 70.16 feet with said 25.00 acre tract to an angle point of this tract;

THENCE, North 42° 25' 14" East - 335.61 feet with said 25.00 acre tract to a 1/2-inch iron pipe with cap stamped "Kalkomey" found for the southwest corner of a 10.000 acre tract of land conveyed to Randy Whiddon and wife, Stephanie Whiddon, as recorded in Fort Bend County Clerk's File No. 2003068062, and for a north corner of this tract;

THENCE, North 81° 29' 10" East - 22.31 feet with said 10.000 acre tract to a 1/2-inch iron pipe with cap stamped "Kalkomey" found for a north corner of this tract;

THENCE, South 65° 52' 39" East - 431.18 feet with said 10.000 acre tract and with a 15.74 acre tract of land conveyed to Christopher G. Doremus and Wife, Laura J. Doremus, as recorded in Fort Bend County Clerk's File No. 2012121363 to a 1/2-inch iron pipe with cap stamped "Kalkomey" found for an interior corner of this tract;

THENCE, North 81° 58' 44" East - 216.07 feet with said 15.74 acre tract to a 1/2-inch iron pipe with cap stamped "Kalkomey" found for an angle point of this tract;

THENCE, South 81° 22' 10" East - 119.55 feet with said 15.74 acre tract to a 1/2-inch iron pipe with cap stamped "Kalkomey" found for a north corner of this tract;

THENCE, South 50° 46' 51" East - 130.24 feet with said 15.74 acre tract to a 1/2-inch iron pipe with cap stamped "Kalkomey" found for a northeast corner of this tract;

THENCE, South 36° 16' 32" East - 339.03 feet to a 1/2-inch iron pipe with cap stamped "Kalkomey" found for an angle point of this tract;

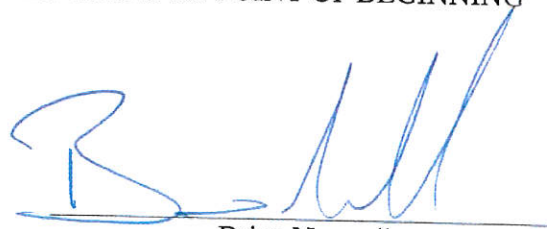
THENCE, South 64° 12' 21" East - 20.55 feet with said 15.74 acre tract to a 1/2-inch iron pipe with cap stamped "Kalkomey" found for an angle point of this tract;

THENCE, North 82° 57' 31" East - 47.15 feet with said 15.74 acre tract to a 1/2-inch iron pipe with cap stamped "Kalkomey" found in a northwest line of a 10.00 acre tract conveyed to James E. Wyatt and Kristin D. Wyatt, husband and wife, as recorded in Fort Bend County Clerk's File No. 2014047088 for a northeast corner of this tract;

THENCE, South 42° 35' 48" West - 152.27 feet to a point for the southwest corner of said 10.00 acre tract and for a northeast corner of this tract;

THENCE, South 72° 27' 11" East - 901.19 feet with the southwest line of said 10.00 acre tract and with the southwest line of said Banker Tract to the POINT OF BEGINNING and containing 77.756 acres of land.

COMPILED BY:
TEXAS ENGINEERING AND MAPPING CO.
Civil Engineers - Land Surveyors
Stafford, Texas
Firm Registration No. 10119000
Job No. 1417-3
W:\1417-3_Section1_tract.docx



Brian Nesvadba
Registered Professional Land Surveyor
State of Texas No. 5776

