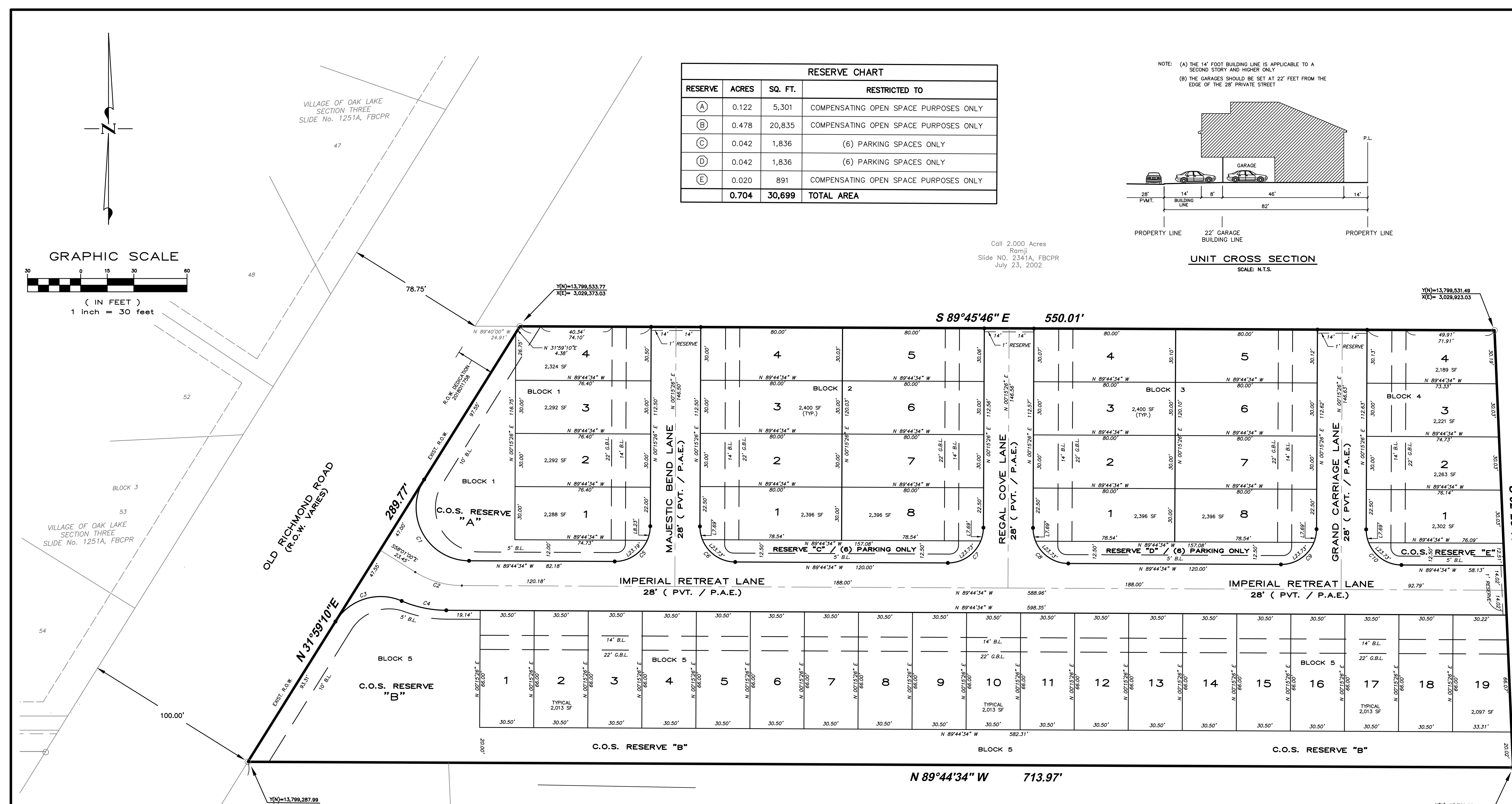
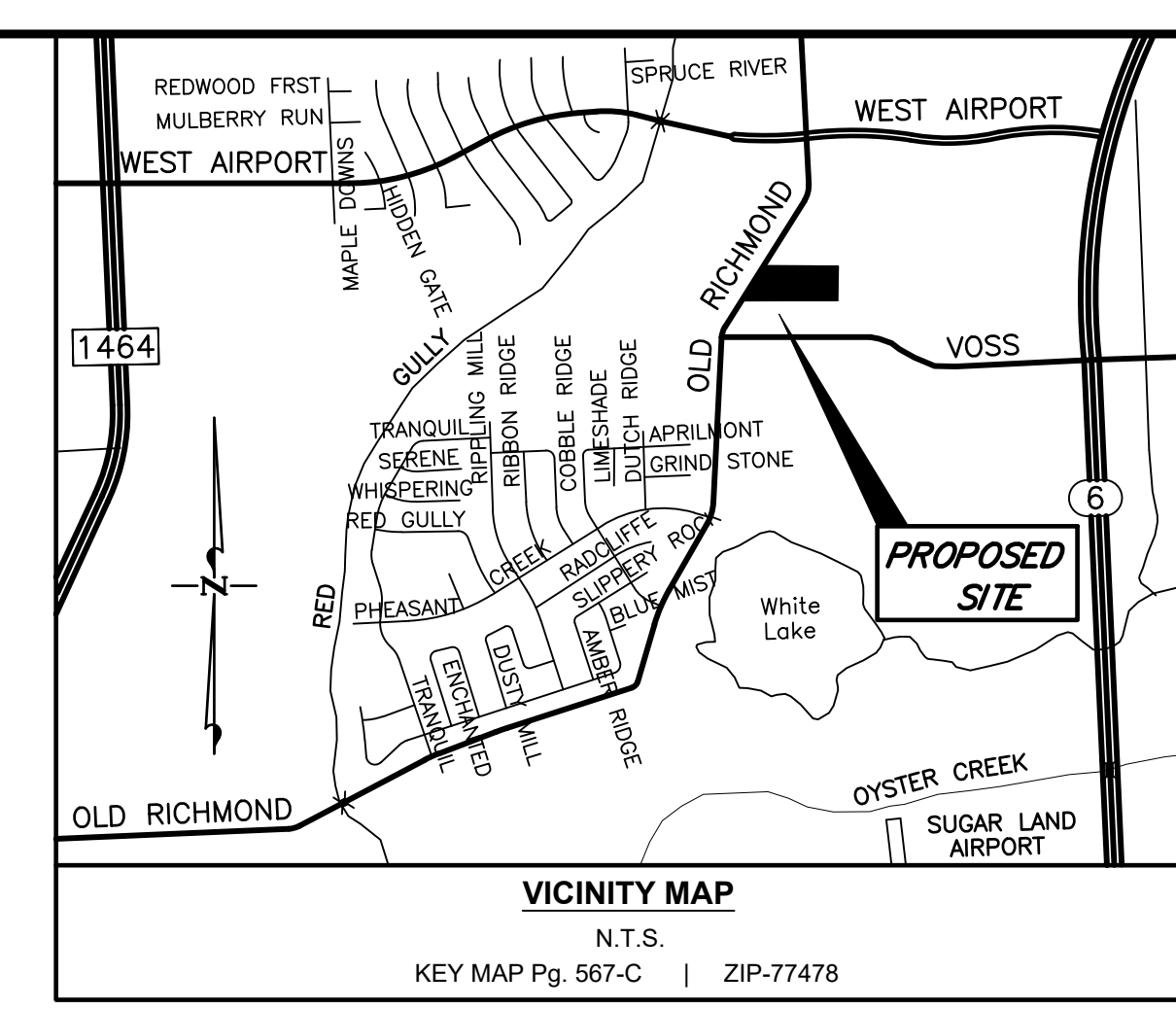
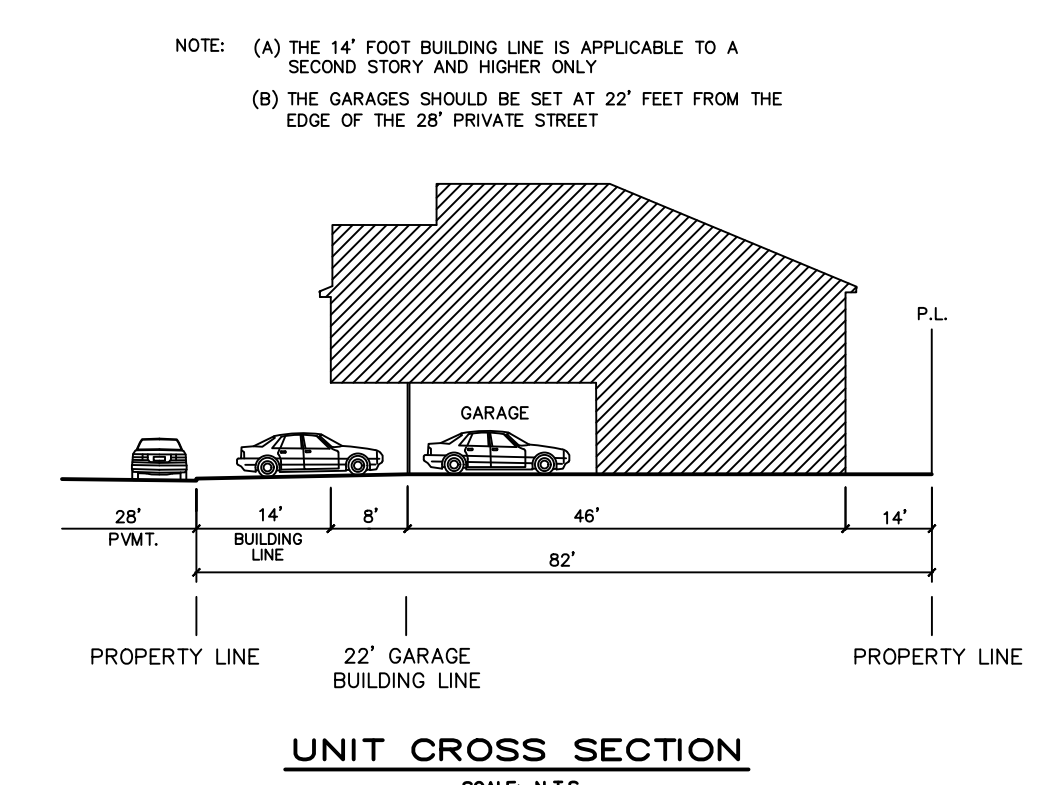


RESERVE	ACRES	SQ. FT.	RESTRICTED TO
(A)	0.122	5,301	COMPENSATING OPEN SPACE PURPOSES ONLY
(B)	0.478	20,835	COMPENSATING OPEN SPACE PURPOSES ONLY
(C)	0.042	1,836	(6) PARKING SPACES ONLY
(D)	0.042	1,836	(6) PARKING SPACES ONLY
(E)	0.020	891	COMPENSATING OPEN SPACE PURPOSES ONLY
	0.704	30,699	TOTAL AREA



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	2,400
	Lot 5	2,401
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	2,396
	Lot 8	2,396
Block 4	Lot 1	2,302
	Lot 2	2,263
	Lot 3	2,221
	Lot 4	2,189
	Lot 5	2,013
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. = 94,903

Call 1.616 Acres (remainder)
 Jeffrey Alan Bell
 Warranty Deed with Vendor's Lien
 Vol. 2262, Pg. 191, FBCCR
 November 28, 1990
 (less 0.3218 Acres to
 Fort Bend County
 CF No. 2006074385)

Call 4.0907 Acres
 Sugar Land Church of Christ
 Corrected Board of Trustees Affidavit
 FBCCF No. 2018102881
 July 16, 2018

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
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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	63.74'	52.41'	S 28°52'42" E	121°43'44"
C2	30.00'	27.69'	27.33'	S 73°52'47" E	31°43'34"
C3	30.00'	42.65'	39.15'	S 72°42'37" W	81°26'54"
C4	64.00'	25.89'	25.71'	N 78°09'15" W	23°10'38"
C5	20.00'	31.42'	28.28'	N 45°15'26" E	90°00'00"
C6	20.00'	31.42'	28.28'	S 44°44'34" E	90°00'00"
C7	20.00'	31.42'	28.28'	N 45°15'26" E	90°00'00"
C8	20.00'	31.42'	28.28'	N 44°44'34" W	90°00'00"
C9	20.00'	31.42'	28.28'	N 45°15'26" E	90°00'00"
C10	20.00'	31.42'	28.28'	N 44°44'34" W	90°00'00"

COMPENSATING OPEN SPACE SUBURBAN AREA	
A. TOTAL NUMBER OF LOTS < 5,000 SQ. FT.	43 LOTS
B. TOTAL AREA OF LOTS < 5,000 SQ. FT.	94,903 SQ. FT.
C. AVERAGE LOT SIZE < 5,000 SQ. FT. (B/A)	2,207 SQ. FT.
D. COMPENSATING OPEN SPACE REQUIRED PER LOT (BASED ON C)	600 SQ. FT.
E. COMPENSATING OPEN SPACE REQUIRED (A x D):	25,800 SQ. FT.
F. COMPENSATING OPEN SPACE PROVIDED:	27,027 SQ. FT.

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: JUNE, 2023

OWNERS:
 OWAS 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