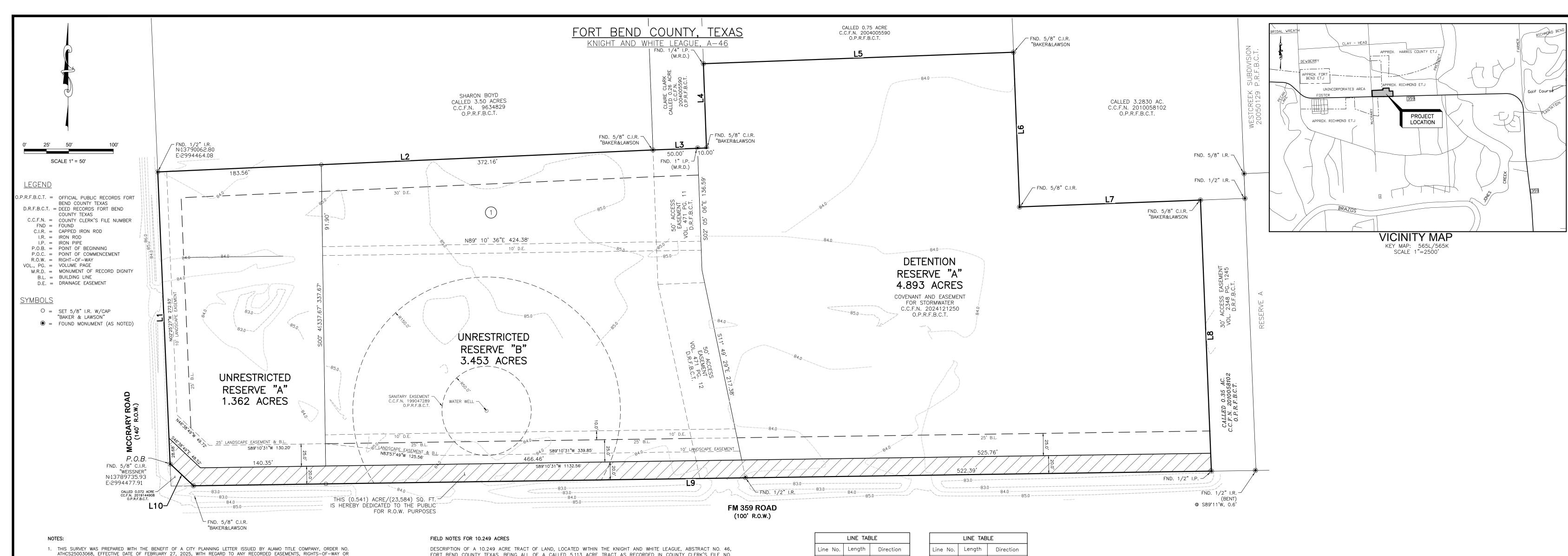
PLAT RECORDING SHEET

PLAT NAME:	McCrary Road Commercial Park		
PLAT NO:			
ACREAGE:	10.249		
LEAGUE:	Knight & White League		
ABSTRACT NU	UMBER: 46		
NUMBER OF E	DI OCKS. 1		
NUMBER OF I	LOTS: 0		
NUMBER OF F	RESERVES: 3		
OWNERS: FM 359 Real Estate LLC			
(DEPUTY CLERK)			



- . THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CITY PLANNING LETTER ISSUED BY ALAMO TITLE COMPANY, ORDER NO. ATHCS25003068, EFFECTIVE DATE OF FEBRUARY 27, 2025, WITH REGARD TO ANY RECORDED EASEMENTS, RIGHTS-OF-WAY OR SETBACKS AFFECTING THE SURVEYED PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR.
- REVISED DATE OF APRIL 2, 2014, THE SURVEYED PROPERTY LIES WITHIN ZONE "AE" SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, BASE FLOOD ELEVATIONS DETERMINED. 3. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL

2. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP No. 48157C0120L,

- TO OBTAIN A DEVELOPMENTAL PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- 4. ALL BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS. 5. ALL ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 UTILIZING NATIONAL GEODETIC SURVEY MONUMENT SHGCSD 66 WITH AN ELEVATION OF 136.56 FEET AND F1280 WITH AN ELEVATION OF 127.37 FEET.
- THE EAST LINE OF MCCRARY ROAD. ELEVATION = 87.28 FEET 6. THIS PLAT LIES WHOLLY WITHIN LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT THE CITY OF RICHMOND ETJ, FORT BEND COUNTY DRAINAGE DISTRICT AND FORT BEND COUNTY.

TBM: "PK" NAIL SET IN ASPHALT LOCATED 90' WEST OF THE NORTHWEST CORNER OF THE SUBJECT TRACT ALONG

7. THIS PLAT WAS PREPARED TO MEET CITY OF RICHMOND AND FORT BEND COUNTY REQUIREMENTS.

- 8. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- 9. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION, AND OTHER OBSTRUCTIONS FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY BY THE APPROPRIATE ENTITY. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 10. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (BL), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CITY ORDINANCES. IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH A.D.A.
- 11. 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 LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD IHEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCE.
- 12. INDIVIDUAL OSSF SYSTEM SELECTION WILL BE MADE IN CONJUNCTION WITH THE SITE EVALUATION WITH RESPECT TO THE INDIVIDUAL SITE PERMITTING PROCESS, IN ACCORDANCE WITH THE 30 TAC CHAPTER 285 OSSF RULES. 13. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 90.10 FET 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 RESTRAINT, WHICHEVER IS HIGHER.
- 14. ALL ON-SITE DRAINAGE, RETAINING WALLS AND STORM WATER DETENTION STORAGE FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- 15. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
- 16. THE PLAT LIES WITHIN LIGHT ZONE LZ3 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
- 17. THE MINIMUM SLAB ELEVATIONS ANALYSIS STATES THAT THE MINIMUM ELEVATIONS OF ALL SLABS SHALL BE 90.1 FEET (NAVD88). 18. LIENHOLDER'S ACKNOWLEDGEMENT: THE SUBJECT TRACT IS SUBJECT TO LIEN AGREEMENTS FILED FOR RECORD UNDER C.C.F.N. 2023114481, 20231314482, 2023038844 & 2023038845 ALL OF THE O.P.R.F.B.C.T. APPROVAL AND ACCEPTANCE OF ALL LIEN
- 19. RESTRICTIVE COVENANTS WILL BE FILED FOR THIS PLAT WITH FORT BEND COUNTY.
- 20. WAIVER OF CLAIM AGAINST THE CITY OF RICHMOND: A WAIVER OF CLAIM AGAINST THE CITY FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM TO GRADES ESTABLISHED IN THE SUBDIVISION.
- 21. CITY OF RICHMOND LANDSCAPING REQUIREMENTS APPLIES TO THE SUBJECT TRACT (UDC SEC 4.4.101) 22. CROSS ACCESS FOR TRAFFIC IS PERMITTED THROUGHOUT RESERVES.

CERTIFICATE OF ENGINEER

RANDALL J. LISKA, 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.

RANDALL J. LISKA 89374 RANDALL J. LISKA, P.E. PO PECISTERE LOS PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 89374

FORT BEND COUNTY TEXAS, BEING ALL OF A CALLED 5.113 ACRE TRACT AS RECORDED IN COUNTY CLERK'S FILE NO. (C.C.F.N.) 2023038844 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY TEXAS (O.P.R.F.B.C.T.) AND A CALLED 5.133 ACRE TRACT AS RECORDED IN C.C.F.N. 2023114481 OF THE O.P.R.F.B.C.T., SAID 10.249 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, (NAD83) SOUTH CENTRAL ZONE, PER GPS OBSERVATIONS):

BEGINNING AT A 5/8-INCH CAPPED IRON ROD, STAMPED "WEISSNER", FOUND FOR THE MOST NORTHERLY SOUTHWEST CORNER OF SAID 5.113 ACRE TRACT, SAME BEING THE NORTHWEST END OF THE CUTBACK CORNER AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF F.M. 359 WITH THE EAST R.O.W. LINE OF MCCRARY ROAD;

THENCE NORTH 02°25'27" WEST, ALONG THE WEST LINE OF SAID 5.113 ACRE TRACT, SAME BEING THE EAST R.O.W. LINE OF SAID MCCRARY ROAD, A DISTANCE OF 327.16 FEET TO A 1/2-INCH IRON ROD, FOUND FOR THE NORTHWEST CORNER OF SAID 5.113 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 3.50 ACRE TRACT AS RECORDED IN C.C.F.N. 9634829 OF THE O.P.R.F.B.C.T.:

THENCE NORTH 87°27'33" EAST. ALONG THE NORTH LINE OF THE ABOVE REFERENCED TRACT OF LAND. SAME BEING THE SOUTH LINE OF SAID 3.50 ACRE TRACT, A DISTANCE OF 555.72 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", SET FOR CORNER, SAME BEING THE SOUTHWEST CORNER OF A CALLED 0.26 ACRE TRACT OF LAND (60' ACCESS EASEMENT) AS RECORDED IN C.C.F.N. 2004005590 OF THE O.P.R.F.B.C.T., THE NORTHWEST CORNER OF A CALLED 50' ACCESS EASEMENT AS RECORDED IN VOLUME 471, PAGE 11 OF THE DEED RECORDS OF FORT BEND COUNTY TEXAS (D.R.F.B.C.T.) AND THE SOUTHEAST CORNER OF SAID 3.50 ACRE TRACT:

THENCE NORTH 87'53'21" EAST, CONTINUING ALONG THE NORTH LINE OF SAID 5.113 ACRE TRACT AND THE NORTH LINE OF SAID 5.133 ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 0.26 ACRE TRACT AND THE NORTH LINE OF SAID 50' ACCESS EASEMENT, PASSING AT A DISTANCE OF 50.00 FEET A 1-INCH IRON PIPE FOUND FOR EH THE NORTHEAST CORNER OF SAID 5.113 ACRE TRACT, CONTINUING A TOTAL DISTANCE OF 60.00 FEET TO A 5/8-INCH CAPPED IRON ROD. STAMPED "BAKER & LAWSON", FOUND FOR AN INTERIOR CORNER OF SAID 5.133 ACRE TRACT, SAME BEING THE SOUTHEAST CORNER OF SAID 0.26 ACRE TRACT;

THENCE NORTH 02'04'59" WEST, ALONG THE WEST LINE OF SAID 5.133 ACRE TRACT, SAME BEING THE EAST LINE OF SAID 0.26 ACRE TRACT, A DISTANCE OF 94.47 FEET TO A 1/4-INCH IRON PIPE (MONUMENT OF RECORD DIGNITY) FOUND FOR THE NORTHWEST CORNER OF THE SAID 5.133 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF A CALLED 0.75 ACRE TRACT AS RECORDED IN C.C.F.N. 2004005590 OF THE O.P.R.F.B.C.T.;

THENCE NORTH 87'53'21" EAST, ALONG THE NORTH LINE OF SAID 5.133 ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 0.75 ACRE TRACT, A DISTANCE OF 347.89 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", FOUND FOR THE NORTHEAST CORNER OF SAID 5.133 ACRE TRACT, SAME BEING IN THE WEST LINE OF A CALLED 3.2830 ACRE TRACT OF LAND AS RECORDED IN C.C.F.N. 2010058102 OF THE O.P.R.F.B.C.T FOR THE SOUTHEAST CORNER OF SAID 0.75 ACRE TRACT;

3.2830 ACRE TRACT, A DISTANCE OF 173.38 FEET TO A 5/8-INCH CAPPED IRON ROD, FOUND FOR AN INTERIOR "ELL" CORNER OF SAID 5.133 ACRE TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 3.2830 ACRE TRACT; THENCE NORTH 87'50'31" EAST, ALONG A NORTHEAST LINE OF SAID 5.133 ACRE TRACT, SAME BEING THE SOUTH LINE OF SAID 3.2830 ACRE TRACT, A DISTANCE OF 202.85 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED 'BAKER & LAWSON', FOUND FOR A NORTHEAST CORNER OF SAID 5.133 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF A

THENCE SOUTH 02"5'38" EAST, ALONG THE EAST LINE OF SAID 5.133 ACRE TRACT, SAME BEING THE WEST LINE OF SAID

CALLED 0.35 ACRE TRACT AS RECORDED IN C.C.F.N. 2010058102 OF THE O.P.R.F.B.C.T.; THENCE SOUTH 0218'45" EAST, ALONG THE SOUTHEAST LINE OF SAID 5.133 ACRE TRACT, SAME BEING THE WEST LINE OF SAID 0.35 ACRE TRACT, A DISTANCE OF 303.92 FEET TO A 1/2-INCH IRON PIPE FOUND FOR THE SOUTHEAST CORNER OF SAID 5.133 ACRE TRACT, SAME BEING THE BEING IN THE NORTH R.O.W. LINE OF F.M. 359 FOR THE

THENCE SOUTH 8910'31" WEST, ALONG THE SOUTH LINE OF SAID 5.133 ACRE TRACT AND THE SOUTH LINE OF SAID 5.113 ACRE TRACT, SAME BEING THE NORTH R.O.W. LINE OF SAID F.M. 359, PASSING AT A DISTANCE OF 522.39 FEET A 1/2-INCH IRON ROD FOUND FOR THE COMMON SOUTHWEST CORNER OF SAID 5.133 ACRE TRACT AND THE SOUTHEAST CORNER OF SAID 5.113 ACRE TRACT, CONTINUING A TOTAL DISTANCE OF 1,141.20 FEET TO A 5/8-INCH CAPPED IRON ROD, STAMPED "BAKER & LAWSON", FOUND FOR THE SOUTHEAST END OF THE AFOREMENTIONED CUTBACK CORNER AT

THENCE NORTH 46°38'49" WEST, ALONG THE SOUTHWEST LINE OF SAID 5.113 ACRE TRACT, SAME BEING THE CUTBACK LINE TO THE NORTHWEST OF SAID F.M. 359 AND MCCRARY ROAD, A DISTANCE OF 36.08 FEET TO THE POINT OF BEGINNING OF THE ABOVE REFERENCED TRACT OF LAND, CONTAINING 10.249 ACRES OF LAND, MORE OR LESS.

I, DARREL HEIDRICH, AM AUTHORIZED (OR 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 EIGHTHS (5/8) INCH AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.



SOUTHWEST CORNER OF SAID 0.35 ACRE TRACT;

THE INTERSECTION OF F.M. 359 AND MCCRARY ROAD;

DARREL HEIDRICH

LINE TABLE				
Line No.	Length	Direction		
L1	327.16	N02°25'27"W		
L2	555.72	N87°27'33"E		
L3	60.00'	N87°53'21"E		
L4	94.47'	N02°04'59"W		
L5	347.89	N87°53'21"E		

LINE TABLE				
Line No.	Length	Direction		
L6	173.38'	S02°15'38"E		
L7	202.85	N87°50'31"E		
L8	303.92	S02°18'45"E		
L9	1141.20'	S89°10'31"W		
L10	36.08'	N46°38'49"W		

	RESERVE TABLE	
RESERVE "A"	UNRESTRICTED COMMERCIAL	1.362 ACRES
RESERVE "B"	UNRESTRICTED COMMERCIAL	3.453 ACRES
DETENTION RESERVE "A"	DETENTION RESERVE	4.893 ACRES

DISTRICT NAMES				
FBC ASSISTANCE DISTRICT	N/A			
WCID	N/A			
MMD/MUD	N/A			
LID	N/A			
DID	FORT BEND COUNTY DRAINAGE DISTRICT			
SCHOOL	LAMAR ISD			
FIRE	RICHMOND			
IMPACT FEE AREA	N/A			
CITY OR CITY ETJ	RICHMOND ETJ			
UTILITY COMPANIES	AT&T, CENTERPOINT ENERGY			

CITY PLANNING LETTER FM 359 REAL ESTATE LLC TITLE COMPANY: ALAMO TITLE COMPANY

FEBRUARY 27, 2025 NOTES:

SANITARY CONTROL EASEMENT, C.C.F.N. 1999047289 O.P.R.F.B.C.T. PLOTTED AND SHOWN.

STORMWATER EASEMENT, C.C.F.N. 2024121250 O.P.R.F.B.C.T. PLOTTED AND SHOWN.

NOT SHOWN. (RELEASED PER C.C.F.N. 2023077693 O.P.R.F.B.C.T.) ON-SITE WASTEWATER AGREEMENT, C.C.F.N. 2001009407 O.P.R.F.B.C.T. BLANKET IN NATURE, NOT PLOTTABLE.

10' HOUSTON LIGHTING AND POWER EASEMENT, VOL. 735, PG.12 D.R.F.B.C.T.

3818 FM 359 RICHMOND, TX 77406 FM 359 REAL ESTATE LLC 5322 LOCKWOOD BEND LANE SUGARLAND, TX 77479 (281) 818-1397

SHEET 1 OF 2

MCCRARY ROAD **COMMERCIAL PARK** FINAL PLAT

A 10.249 ACRE TRACT OF LAND BLOCK 3 RESERVES

BEING ALL OF A CALLED 5.113 ACRE TRACT AS RECORDED IN C.C.F.N. 2023038844 & ALL OF A CALLED 5.133 ACRE TRACT AS RECORDED IN C.C.F.N. 2023114481 O.P.R.F.B.C.T.

LOCATED IN THE KNIGHT & WHITE LEAGUE ABSTRACT NO. 46



Baker & Lawson Inc. 4005 Technology Dr., Suite 1530 Angleton, TX 77515 Phone # 979-849-6681 www.bakerlawson.com

JOB NO.: 15545 **SCALE:** 1" = 50' **DRAWING NO.:** 15545 PLAT 10.249 AC

DRAWN BY: AD | CKED BY: A

DATE: 6/2/2025 | REV. NO. 5

Licensed Surveying Firm No. 10052500

STATE OF TEXAS COUNTY OF FORT BEND

WE FM 359 REAL ESTATE LLC, BEING THE OWNER OF THE 10.249 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MCCRARY ROAD COMMERCIAL PARK, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT 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), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND MYSELF (OR OURSELVES), MY (OR OUR) HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE

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 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 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 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 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 COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION 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, EXCESSIVE VEGETATION 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.

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.

IN TESTIMONY WHEREOF, FM 359 REAL ESTATE LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS REPRESENTATIVE.

FURTHER, OWNERS DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING

THIS ______, 2025.
BY: ______

PRINT NAME: ________FM 359 REAL ESTATE LLC REPRESENTATIVE

STATE OF TEXAS COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _______, KNOWN 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 CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF ______, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME: MY COMMISSION EXPIRES:

CERTIFICATE OF COUNTY ENGINEER

I, J. STACY SLAWINSKI, P.E., FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY'S COMMISSIONER'S COURT. HOWEVER NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF THE DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT SYSTEM OR ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

APPROVED BY THE FORT BEND COUNTY COMMISSIONERS COURT

THIS ______, 2025.

KP GEORGE COUNTY JUDGE

VINCENT M MORALES, JR.
COMMISSIONER, PRECINCT 1

COMMISSIONER, PRECINCT 3

W.A. "ANDY" MEYERS DEXTER L MCCOY

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILE FOR RECORDATION IN MY

GRADY PRESTAGE

COMMISSIONER, PRECINCT 2

COMMISSIONER, PRECINCT 4

ON ON ________O'CLOCK (A.M. OR P.M.)
IN SLIDE NUMBER ______OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

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

LAURA RICHARD
CLERK OF THE COUNTY

FORT BEND COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF FORT BEND

THIS PLAT OF MCCRARY ROAD COMMERCIAL PARK, WAS APPROVED BY THE CITY MANAGER OF THE CITY

THIS THE _____, DAY OF ______, 2025.

TERRI VELA
CITY MANAGER

STATE OF TEXAS
COUNTY OF FORT BEND

THIS PLAT OF MCCRARY ROAD COMMERCIAL PARK APPROVED ON ______ (DATE) BY THE CITY OF RICHMOND CITY COMMISSION, AND SIGNED THIS THE

THIS THE _____, 2025.

PROVIDED, HOWEVER, THIS APPROVAL SHALL NE INVALID, AND NULL, AND VOID, UNLESS THIS PLAT IS FILED WITHT HE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN ONE (1) YEAR HEREAFTER.

SIGNED:_____ REBECCA K. HAAS MAYOR

SIGNED: LASHA GILLESPIE CITY SECRETARY

STATE OF TEXAS COUNTY OF FORT BEND

WE, LESLIE ONSTAD JOHNSON, STEVEN KENDALL ONSTAD AND CHRISTINE ONSTAD MAXA, OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THIS PLAT AS MCCRARY ROAD COMMERCIAL PARK, BEING THE PROPERTY DESCRIBED IN INSTRUMENT OF RECORD IN FORT BEND COUNTY CLERK'S FILE NO. 2023114481 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF

I ESLIE ONSTAD JOHNSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LESLIE ONSTAD JOHNSON, KNOWN 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 CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF ______

PRINT NAME:_____

STEVEN KENDALL ONSTAD

MY COMMISSION EXPIRES:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVEN KENDALL ONSTAD, KNOWN 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 CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025

NOTARY PUBLIC IN AND FOR THE STATE OF ______

PRINT NAME:_____

MY COMMISSION EXPIRES:

CHRISTINE ONSTAD MAXA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRISTINE ONSTAD MAXA, KNOWN 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 CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025

NOTARY PUBLIC IN AND FOR THE STATE OF _____

PRINT NAME:______MY COMMISSION EXPIRES:

STATE OF TEXAS COUNTY OF FORT BEND

WE, PIONEER FINANCE, INC A TEXAS CORPORATION, KARIM ALI, PRESIDENT, OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THIS PLAT AS MCCRARY ROAD COMMERCIAL PARK, BEING THE PROPERTY DESCRIBED IN INSTRUMENT OF RECORD IN FORT BEND COUNTY CLERK'S FILE NO. 2023038844 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF

KARIM ALI
PRESIDENT PIONEER FINANCE INC. A TEXAS CORPORATION

PRESIDENT, PIONEER FINANCE, INC, A TEXAS CORPORATION

STATE OF TEXAS COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KARIM ALI, KNOWN 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 CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINT NAME:_____ MY COMMISSION EXPIRES:

MMISSION EXPIRES:

SHEET 2 OF 2

MCCRARY ROAD COMMERCIAL PARK FINAL PLAT

A 10.249 ACRE TRACT OF LAND 1 BLOCK 3 RESERVES

BEING ALL OF A CALLED 5.113 ACRE TRACT
AS RECORDED IN C.C.F.N. 2023038844 &
ALL OF A CALLED 5.133 ACRE TRACT
AS RECORDED IN
C.C.F.N. 2023114481 O.P.R.F.B.C.T.

LOCATED IN THE KNIGHT & WHITE LEAGUE ABSTRACT NO. 46
FORT BEND COUNTY, TEXAS



<u>ADDRESS:</u> 3818 FM 359 RICHMOND, TX 77406

<u>OWNER:</u> FM 359 REAL ESTATE LLC

5322 LOCKWOOD BEND LANE

SUGARLAND, TX 77479 (281) 818-1397 Baker & Lawson Inc.
4005 Technology Dr., Suite 1530
Angleton, TX 77515
Phone # 979-849-6681
www.bakerlawson.com
Licensed Surveying Firm No. 10052500

JOB NO.: 15545 | SCALE: 1" = 50'

DRAWING NO.: 15545 PLAT 10.249 AC

 DRAWN BY: AD
 CKED BY: A

 DATE: 6/2/2025
 REV. NO. 6