

PLAT RECORDING SHEET

PLAT NAME: McCrary Road Commercial Park

PLAT NO: _____

ACREAGE: 10.249

LEAGUE: Knight & White League

ABSTRACT NUMBER: 46

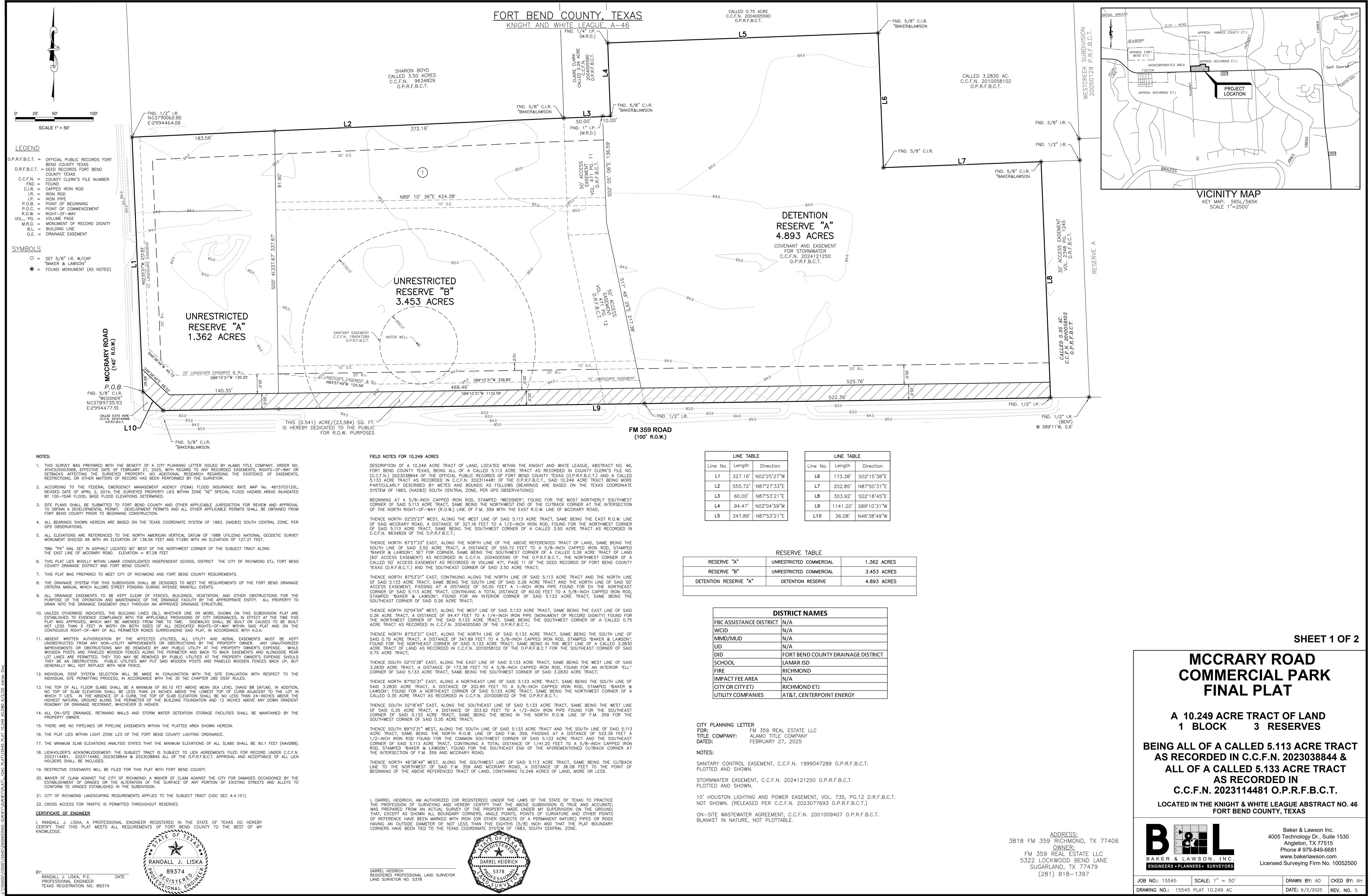
NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 3

OWNERS: FM 359 Real Estate LLC

(DEPUTY CLERK)



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 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 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.

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.

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

THIS _____ DAY OF _____, 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.

BY: _____ DATE _____
J. STACY SLAWINSKI, P.E. FORT BEND COUNTY ENGINEER

APPROVED BY THE FORT BEND COUNTY COMMISSIONERS COURT

THIS _____ DAY OF _____, 2025.

KP GEORGE
COUNTY JUDGE

VINCENT M MORALES, JR.
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE
COMMISSIONER, PRECINCT 2

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

DEXTER L MCCOY
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 FILE FOR RECORDATION IN MY OFFICE

ON _____ ON _____, 2025, A.D., AT _____ 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

BY: _____
DEPUTY

STATE OF TEXAS
COUNTY OF FORT BEND

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

THIS THE _____ DAY OF _____, 2025.

SIGNED: _____
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 _____ DAY OF _____, 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

LESLIE 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 CORPORATION.

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: _____

STEVEN KENDALL ONSTAD

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 CORPORATION.

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 CORPORATION.

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

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 _____, 2025.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

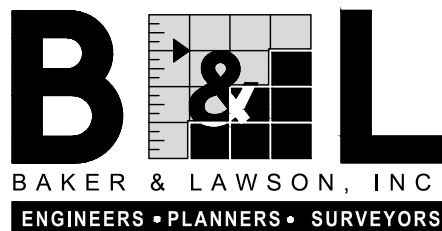
PRINT NAME: _____
MY COMMISSION EXPIRES: _____

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



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

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

JOB NO.: 15545	SCALE: 1" = 50'	DRAWN BY: AD	CKED BY: AH
DRAWING NO.: 15545 PLAT 10.249 AC	DATE: 6/2/2025	REV. NO. 6	