

**PLAT RECORDING SHEET**

**PLAT NAME:** Lawson Estates

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 7.0098

**LEAGUE:** Daniel Fitzgerald League

**ABSTRACT NUMBER:** 25

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 4

**NUMBER OF RESERVES:** 0

**OWNERS:** Dan S. Joseph, Sunny and Mary Viji Thomas, Mollykutty Lukose and  
Gigymon Olickan

\_\_\_\_\_  
**(DEPUTY CLERK)**

**STATE OF TEXAS  
COUNTY OF FORT BEND**

We, Dan S. Joseph, Mollykutty Lukose, Gigymon Olickan, Sunny Thomas and Mary Viji Thomas, owners of the 7.0098 acre tract described in the above and foregoing map of Lawson Estates, do hereby make and establish said subdivision plat of said property according to all lines, dedications, restrictions and notations on said plat and 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 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 easement 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, We 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 tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, We 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 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, We 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.

FURTHER, We do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Lawson Estates where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

WITNESS our hands in the City of \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Dan S. Joseph

Mollykutty Lukose

Gigymon Olickan

Sunny Thomas

Mary Viji Thomas

**STATE OF TEXAS  
COUNTY OF**

BEFORE ME, the undersigned authority, on this day personally appeared Dan S. Joseph, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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:

**STATE OF TEXAS  
COUNTY OF**

BEFORE ME, the undersigned authority, on this day personally appeared Mollykutty Lukose, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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:

**STATE OF TEXAS  
COUNTY OF**

BEFORE ME, the undersigned authority, on this day personally appeared Gigymon Olickan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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:

**STATE OF TEXAS  
COUNTY OF**

BEFORE ME, the undersigned authority, on this day personally appeared Sunny Thomas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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:

**STATE OF TEXAS  
COUNTY OF**

BEFORE ME, the undersigned authority, on this day personally appeared Mary Viji Thomas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

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:

I, Juan Castillo, 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.

Juan Castillo, P.E.  
Licensed Professional Engineer, No. 114217

Approved by motion adopted by The City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

City of Arcola

By \_\_\_\_\_ Attest: \_\_\_\_\_  
Dr. Veeda Williams, Mayor Ingrid Flornoy, City Secretary

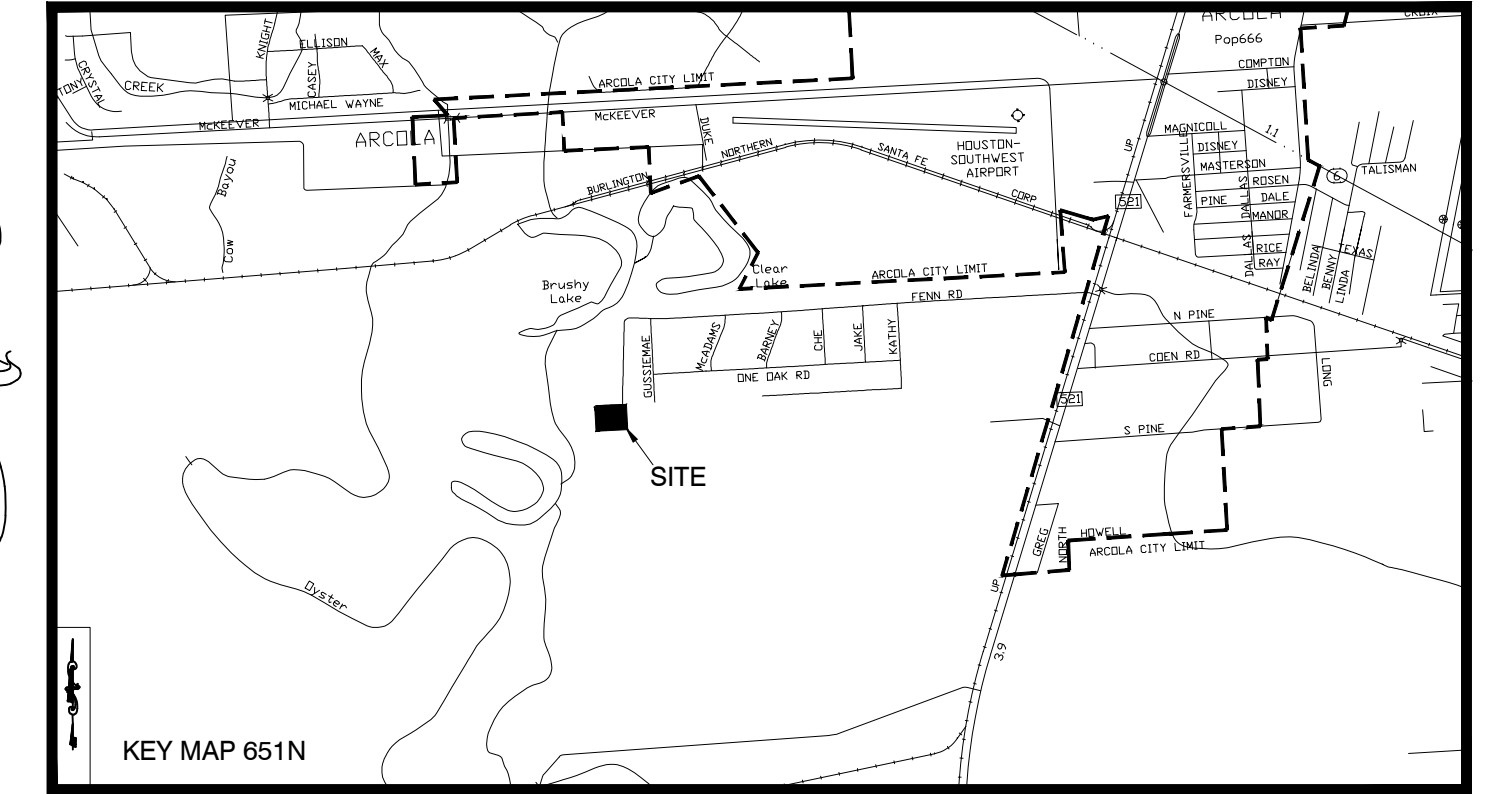
I Fred W Lawton, am authorized (or registered) under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown 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 a length of not less than three (3) feet, and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

Fred W Lawton  
Texas Registration No. 2321

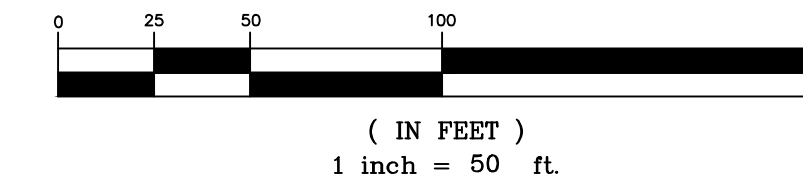


**NOTES**

- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS;
- BENCHMARK BASED ON FORT BEND COUNTY MARKER NO. 414, NAVD 88, 2001 ADJUSTED, ELEVATION OF 61.20 FEET.
- TBM INDICATES TEMPORARY BENCHMARK; SET MAG NAIL; ELEVATION = 67.00 FEET NAVD 88 ADJUSTMENT;
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NUMBER 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.99986909679076.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY TEXAS AMERICAN TITLE COMPANY, FILE NO. 2791025-03995, DATED JUNE 1, 2025.
- THE PROPERTY LIES WITHIN THE AREA DESIGNATED AS ZONE "X" UNSHADED AS PER FLOOD INSURANCE RATE MAPS (F.I.R.M.), COMMUNITY PANEL NO. 48757C 0465L, EFFECTIVE APRIL 02, 2014.
- 5/8-INCH IRON RODS WITH PLASTIC CAP MARKED "SOUTH TEXAS SURVEYING" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET ROWS HAVE NOT BEEN MONUMENTED.
- ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97(11);
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 69 FEET 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 RESTRAIN, WHICHEVER IS HIGHER.
- 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 DURING INTENSE RAINFALL EVENTS;
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- THE LIGHTING ZONE IS LZ3 OF THE FORT BEND COUNTY LIGHTING ORDINANCE.
- THIS PLAT LIES WHOLLY IN FORT BEND COUNTY, TEXAS.
- TO THE BEST OF THE ENGINEER'S KNOWLEDGE, NO EXITING PIPELINE OR PIPELINE EASEMENTS EXIST WITHIN THE SUBDIVISION.
- ALL SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- THE MINIMUM DISTANCE OF TWENTY-TWO (22) FEET SHALL BE MAINTAINED BETWEEN A FRONT FACING GARAGE AND THE EDGE OF SIDEWALK.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- A ONE-FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS IN SUBDIVISION PLATS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITIONS OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED BY A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME BESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- PROPERTY IS SUBJECT TO A HOUSTON LIGHTING & POWER CO. EASEMENT AS SET FORTH IN THE UNRECORDED CENTERPOINT FILE NO. 28-H-40, FROM JOHN H AND SAPHRONIA WILLIAMS, DATED AUGUST 22ND, 1947.
- APPROVAL OF THIS PLAT WILL EXPIRE ONE YEAR FROM CITY COUNCIL APPROVAL IF NOT RECORDED IN THE REAL PROPERTY RECORDS OF THE COUNTY OF FORT BEND.
- THERE ARE NO EXISTING PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THIS SUBDIVISION.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED STRUCTURE.
- CONSTRUCTION PLANS FOR NEW DEVELOPMENT SHALL BE SUBMITTED TO FORT BEND COUNTY DRAINAGE DISTRICT FOR STAFF REVIEW AND APPROVAL PRIOR TO ANY CONSTRUCTION ON SITE. CONSTRUCTION PLANS SHALL INCLUDE A DRAINAGE IMPACT ANALYSIS WITH DETAILS TO MITIGATE ADVERSE DRAINAGE CONDITIONS OF ADJACENT PROPERTIES. DRAINAGE EASEMENTS SHALL BE DEDICATED FOR ANY FACILITIES DESIGNED TO OFFSET ANY DRAINAGE IMPACTS.
- LAND USE WITHIN THE SUBDIVISION IS LIMITED TO AN AVERAGE IMPERVIOUSNESS OF NO MORE THAN 5 PERCENT. THE DRAINAGE AND/OR DETENTION SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT THIS AVERAGE PERCENT IMPERVIOUSNESS WILL NOT BE EXCEEDED. IF THIS PERCENTAGE IS TO BE EXCEEDED A REPLAT AND/OR REDESIGN OF THE SYSTEM MAY BE NECESSARY.
- THIS RURAL SUBDIVISION EMPLOYS A NATURAL DRAINAGE SYSTEM WHICH IS INTENDED TO PROVIDE DRAINAGE FOR THE SUBDIVISION THAT IS SIMILAR TO THAT WHICH EXISTED UNDER PRE-DEVELOPMENT CONDITIONS. THUS DURING LARGE STORM EVENTS PONDING OF WATER SHOULD BE EXPECTED TO OCCUR IN THE SUBDIVISION TO THE EXTENT IT MAY HAVE PRIOR TO DEVELOPMENT BUT SUCH PONDING SHOULD NOT REMAIN FOR AN EXTENDED PERIOD OF TIME.
- HOA WILL HAVE OWNERSHIP AND THE MAINTENANCE RESPONSIBILITY OF DRAINAGE EASEMENTS AND/OR DRAINAGE STRUCTURES.
- PROPERTY IS SUBJECT TO A HOUSTON LIGHTING & POWER CO. EASEMENT AS SET FORTH IN THE UNRECORDED CENTERPOINT FILE NO. 27-F-5, FROM JOHN H AND SAPHRONIA WILLIAMS, DATED MAY 8, 1936.
- THIS PLAT IS LOCATED IN CLOSE PROXIMITY TO A CENTERPOINT ENERGY TRANSMISSION RIGHT OF WAY. AT THIS TIME, NO DRAINAGE PLANS DETAILING WATER FLOW AND SHED, ALONG WITH WET UTILITY PLANS, HAVE BEEN SUBMITTED FOR REVIEW. UPON FUTURE DEVELOPMENT, THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, OF THIS PLAT ASSUMES ALL RESPONSIBILITY FOR ANY ADVERSE IMPACT TO CENTERPOINT ENERGY'S TRANSMISSION RIGHT OF WAY AS A RESULT OF SAID DEVELOPMENT.



**GRAPHIC SCALE**



**VICINITY MAP**  
1" = 70'

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in plat 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.

County Clerk Fort Bend County, Texas

By: \_\_\_\_\_  
Deputy

Approved by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Vincent Morales, Jr.  
Precinct 1, County Commissioner

Grady Prestage  
Precinct 2, County Commissioner

Andy Meyers  
Precinct 3, County Commissioner

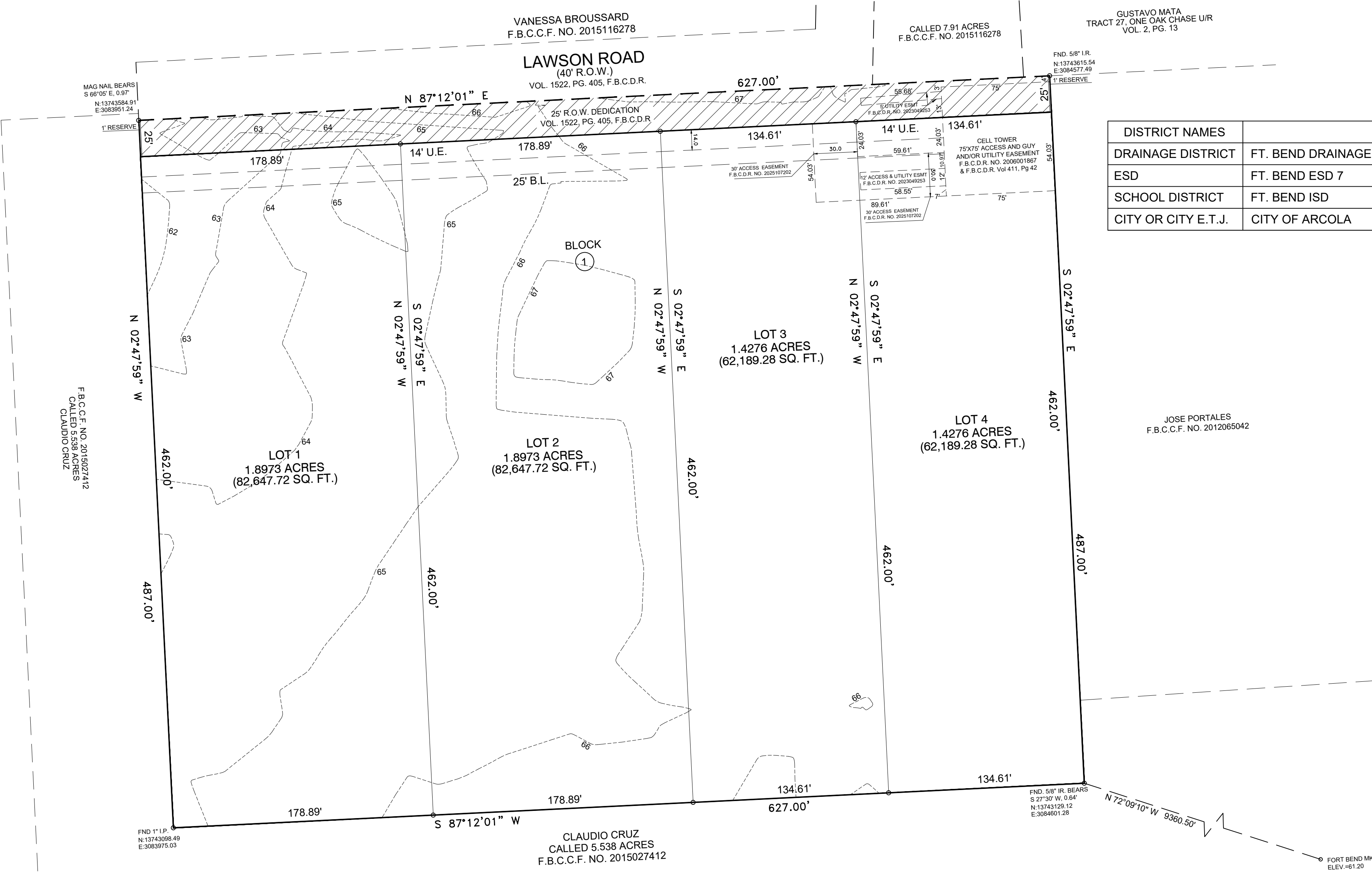
Dexter L. McCoy  
Precinct 4, County Commissioner

KP George  
County Judge

I, J. Stacy Slawinski, 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.

J. Stacy Slawinski  
Fort Bend County Engineer

|                     |                            |
|---------------------|----------------------------|
| DISTRICT NAMES      |                            |
| DRAINAGE DISTRICT   | FT. BEND DRAINAGE DISTRICT |
| ESD                 | FT. BEND ESD 7             |
| SCHOOL DISTRICT     | FT. BEND ISD               |
| CITY OR CITY E.T.J. | CITY OF ARCOLA             |



**LAWSON ESTATES**

A SUBDIVISION OF 7.0098 ACRES (305,349 SQ.FT.) OF LAND SITUATED IN THE DANIEL FITZGERALD LEAGUE, ABSTRACT 25 FORT BEND COUNTY, TEXAS

4 LOTS 1 BLOCK

OCTOBER, 2025

SCALE: 1"= 50'

OWNERS:

Dan S. Joseph  
7603 Summerdale Drive  
Rosenberg, TX 77469  
281-704-3798

Sunny and Mary Viji Thomas  
1607 Parkview Lane  
Missouri City, TX 77469  
832-566-6806

Mollykutty Lukose  
4119 Casa del Largo Drive  
Missouri City, TX 77459  
281-728-4225

Gigymon Olickan  
502 Whitney Oaks Lane  
Stafford, TX 77477  
713-277-8001

LAND PLANNER  
OWENS MANAGEMENT SYSTEMS, LLC  
12401 S. POST OAK ROAD, SUITE H  
HOUSTON, TX 77045  
713-643-6333 \* WWW.OMSBUILD.COM



**SOUTH TEXAS SURVEYING ASSOCIATES, INC.**  
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082  
281-556-6918 FAX 281-556-9331  
Firm Number: 10045400

JOB: 22-0014-001