

PLAT RECORDING SHEET

PLAT NAME: Mason Crossing

PLAT NO: _____

ACREAGE: 4.9167

LEAGUE: Randall Jones League

ABSTRACT NUMBER: 42

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 4

OWNERS: FM 359 Realty, LLC

(DEPUTY CLERK)

STATE OF TEXAS

COUNTY OF FORT BEND

WE, FM 359 REALTY, LLC, a Texas limited liability company, acting by and through Arif Dilawar, its Manager, owners, hereinafter referred to as Owners of the 4.9167 Acre tract described in the above and foregoing map of MASON CROSSING, do hereby make and establish said subdivision and development plan 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, or permanent access easements), 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, successors and assigns to warrant and forever defend the title on the land so dedicated.

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 dedicate to the public a strip of land twenty feet (20' 0") wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Richmond, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

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 obstructing property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owner does hereby acknowledge the receipt for the "Order 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, Owner has 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 ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") for ten feet (10' 0") perimeter ground easements or five feet (5' 0") 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, Owner has 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 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 and adjoining all 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.

WITNESS our hand in the City of Richmond, Texas, this _____ day of _____, 2026.

FM 359 REALTY, LLC, a Texas limited liability company

By: Arif Dilawar, Manager

STATE OF _____

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared Arif Dilawar, Manager of FM 359 REALTY, LLC, a Texas limited liability company, 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 the _____ day of _____, 2026.

Notary Public in and for The State of _____ Printed Name of Notary / Expires _____

SURVEYOR'S CERTIFICATION STATE OF TEXAS

I, Kevin Drew McRae, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angles, points of curvature and other points of reference have been marked with iron (or other suitable permanent ferrous metal) pipes and a length of not less than three (3) feet.

Kevin Drew McRae Registered Professional Land Surveyor State of Texas No. 5485 Date _____

ENGINEER'S CERTIFICATION STATE OF TEXAS

I, Seth Lane Samuelson, P.E., 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.

Seth Lane Samuelson, P.E. Registered Professional Engineer State of Texas No. 133489 Date _____

GENERAL NOTES:

- 1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE, NO. 4204 GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR OF 0.99987785862.
2. THIS PLAT LIES WITHIN THE LAMAR INDEPENDENT SCHOOL DISTRICT, FORT BEND DRAINAGE, FORT BEND COUNTY AND CITY OF RICHMOND ETJ.
3. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 48157C0140L, DATED APRIL 2, 2014, THE SUBJECT TRACT LIES IN ZONES "X" SHADED, "AE", AND "AE FLOODWAY".
4. 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.
5. THIS PROPERTY LIES WITHIN FORT BEND COUNTY LIGHTING ZONE L2-3 ACCORDING TO THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING".
6. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
7. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
8. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 88.90 FEET ABOVE MEAN SEA LEVEL (NAVD88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 12" 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 12" ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12" ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAINT, WHICHEVER IS HIGHER.
9. LAND USE WITHIN THIS SUBDIVISION IS NOT LIMITED TO AN AVERAGE IMPERVIOUSNESS. THE DRAINAGE SYSTEM HAS BEEN DESIGNED WITH THE ASSUMPTION THAT AN AVERAGE PERCENT IMPERVIOUSNESS WILL BE EXCEEDED WITH AN EXEMPTION.
10. THERE ARE PIPELINE AND PIPELINE EASEMENTS WITHIN THE PLATED AREA SHOWN HEREON.
11. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE OR CHANNEL (SITE PLANS INDICATE RUN-OFF TO OYSTER CREEK).
12. ALL LOTS IN THE 100 YEAR FLOODPLAIN ALONG DESIGNATED RIVERS AND OTHER WATERWAYS ARE REQUIRED TO MEET FORT BEND COUNTY AND ANY OTHER GOVERNMENTAL ENTITY REGULATIONS REGARDING DEVELOPMENT IN THE 100 YEAR FLOODPLAIN.
13. MINOR RESIDENTIAL STREETS (BRANDT RD), SIDEWALKS SHALL BE A MINIMUM OF FIVE FEET ALONG BOTH SIDES OF THE STREET.
14. ALL FUTURE DEVELOPMENT SHOULD VERIFY THAT THE MINIMUM SLAB ELEVATION IS AT LEAST 12" ABOVE THE MAXIMUM EXTREME EVENT PONDING ELEVATION WITHIN THE SITE AND TWO FEET ABOVE THE 100 YEAR ELEVATION OF THE DETENTION POND.
15. THIS PROPERTY IS SUBJECT TO DEED RESTRICTIONS AS DESIGNATED IN CLERK'S FILE NOS. 2024019210, 2025014891, 2025030445 AND 2025035893, OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
16. AT SUCH TIME AS STORM SEWER INFRASTRUCTURE IS INSTALLED ALONG BRANDT ROAD ADJACENT TO THE SUBJECT PROPERTY, COVERING THE EXISTING ROADSIDE DITCHES, THE OWNER OR THE OWNER'S SUCCESSORS, HEIRS, OR ASSIGNS (HEREIN REFERRED TO AS "OWNER") SHALL INSTALL A CITY-COMPLIANT SIDEWALK ADJACENT TO HIS PROPERTY WITHIN THE BRANDT ROAD RIGHT-OF-WAY AT THE OWNER'S EXPENSE. OR THE OWNER SHALL REIMBURSE THE COUNTY FOR THE COST OF INSTALLING SIDEWALKS, AT A COST MUTUALLY AGREED UPON BY THE COUNTY AND THE OWNER, IN THE EVENT THAT THE COUNTY INSTALLS A SIDEWALK AS PART OF THE REFERENCED STORM SEWER INFRASTRUCTURE IMPROVEMENTS OR ANY OTHER CAPITAL PROJECT.
17. ALL ON-SITE STORM WATER DRAINAGE AND DETENTION FACILITIES SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AS FURTHER DETAILED IN THE DECLARATION OF MAINTENANCE COVENANT AND EASEMENT FOR STORM WATER CONTROL FACILITIES RECORDED WITHIN FORT BEND COUNTY OFFICIAL PUBLIC RECORDS NO. 2025060405.

RESERVE TABLE

Table with 4 columns: RESTRICTED RESERVE, AREA, MONUMENT SIGN, PARKING AND LANDSCAPING, STORM WATER MANAGEMENT AND DRAINAGE RESERVE, UNRESTRICTED.

LEGEND

ABBREVIATIONS, UNLESS OTHERWISE STATED, ARE AS FOLLOWS:

- AC. - ACRE
BRS. - BEARS
B.L. - BUILDING LINE
CM - CONTROL MONUMENT
D.E. - DRAINAGE EASEMENT
ETJ - EXTRATERRITORIAL JURISDICTION
FND - FOUND
F.B.C.C.F. - FORT BEND COUNTY CLERK'S FILE
F.B.C.D.R. - FORT BEND COUNTY DEED RECORDS
F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS
IR - IRON ROD
L.S.E. - LANDSCAPE EASEMENT
O.P.R. - OFFICIAL PUBLIC RECORDS
PG - PAGE
P.O.B. - POINT OF BEGINNING
R.O.W. - RIGHT-OF-WAY
SQ. FT. - SQUARE FEET
U.E. - UTILITY EASEMENT
VOL. - VOLUME

STATE OF TEXAS COUNTY OF FORT BEND

This plat of MASON CROSSING Subdivision approved by the City Manager of the City of Richmond,

Texas, this the _____ day of _____, 2026.

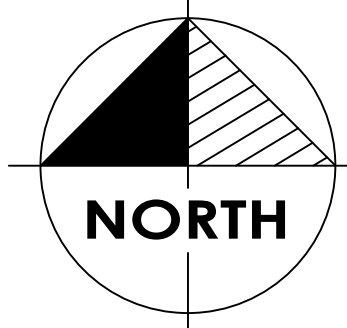
By: Terri Vela, City Manager

This plat of MASON CROSSING Subdivision approved on _____ by the City of Richmond City Commission,

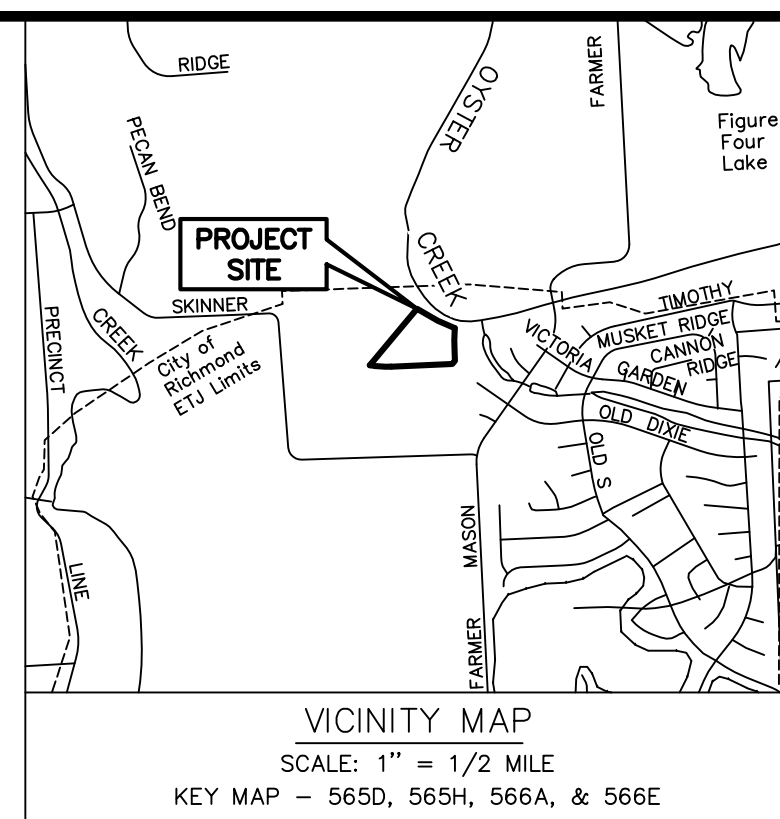
and signed this _____ day of _____, 2026, provided, however, this approval shall be invalid, and null, and void, unless this plat is filed with the County Clerk of Fort Bend County, Texas, within one (1) year hereafter.

By: Rebecca K. Haas, Mayor

By: Lasha Gillespie, City Secretary



GRAPHIC SCALE: 1" = 40'



I, Stacy Slawinski, P.E., 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.

Approved by the Commissioner's Court of Fort Bend County, Texas, this _____ day of _____, 2026.

- Vincent M. Morales, Jr. Precinct 1, County Commissioner
Grady Prestage Precinct 2, County Commissioner
KP George County Judge
W.A. "Andy" Myers Precinct 3, County Commissioner
Dexter L. McCoy Precinct 4, County Commissioner

I, Laura Richard, County Clerk in and for Fort County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 2026, 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.

By: Laura Richard, County Clerk, Fort Bend County, Texas
Deputy

Final Plat of MASON CROSSING

A SUBDIVISION OF 4.9167 AC. / 214,172 SQ. FT. BEING A PORTION OF THE RESIDUE OF A CALLED 79.027 ACRES AS RECORDED UNDER F.B.C.C.F. No. 9722234 SITUATED IN THE RANDALL JONES LEAGUE, ABSTRACT NO. 42, FORT BEND COUNTY, TEXAS.

1 BLOCK 4 RESERVES 0 LOTS

MARCH 2026

Owners FM 359 REALTY, LLC, a Texas Limited Liability Company

PO BOX 522 Richmond, TX 77406 (786) 548-8342

Surveyor KM SURVEYING, LLC

3902 Reese Road, Suite C-100, Rosenberg, TX 77471 (713) 234-6627 TBPELS FIRM # 10178700 JOB # 0511-2402

Prepared By BEACON LAND SERVICES 1304 Langham Creek Dr., Suite 410 Houston, TX 77084 (713) 936-0280

LINE TABLE table with columns: LINE, BEARING, DISTANCE. Rows C1, C2, C3, C4, C5.

CURVE TABLE table with columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Rows C1, C2, C3, C4, C5.

RESIDUE OF A CALLED 79.027 AC OLD SOUTH PLANTATION, INC F.B.C.C.F. NO. 9722234 O.P.R.