

# PLAT RECORDING SHEET

**PLAT NAME:** Bellaire at Mason Road Reserves

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

**ACREAGE:** 4.92

**LEAGUE:** John Frederick Survey

**ABSTRACT NUMBER:** 171

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 3

**OWNERS:** Mason Bellaire Investment LLC, a Texas Limited Liability Company

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

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, MASON BELAIRE INVESTMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ITS CHIEF EXECUTIVE MEMBER KARIM M. MOMIN, HEREINAFTER REFERRED TO AS THE OWNER OF THE 4.92 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF BELLAIRE AT MASON ROAD RESERVES, DO HEREBY MAKE AND ESTABLISHED SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATED 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 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 DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20'-0") FEET 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 TO THE CITY OF HOUSTON, 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 PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR OTHER NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING AND OTHER OBSTRUCTIONS TO THE OPERATION 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.

IN TESTIMONY WHEREOF, MASON BELAIRE INVESTMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY KARIM M. MOMIN, ITS CHIEF EXECUTIVE MEMBER,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

MASON BELAIRE INVESTMENT, LLC,  
A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
KARIM M. MOMIN, CHIEF EXECUTIVE MEMBER

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KARIM M. MOMIN, ITS CHIEF EXECUTIVE MEMBER OF MASON BELAIRE INVESTMENT, 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 HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

PRINT NAME

MY COMMISSION EXPIRES: \_\_\_\_\_

WE, NEWFIRST NATIONAL BANK, OWNERS AND HOLDERS OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS BELLAIRE AT MASON ROAD RESERVES, AGAINST THE PROPERTY DESCRIBED IN AN INSTRUMENT OF RECORD UNDER FORT BEND COUNTY CLERK'S FILE NUMBERS 2017116991, 2017116992, 2017116993, 2018011778, 2018011779 AND 2018011780 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT AND SAID LIENS AND WE CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

NEWFIRST NATIONAL BANK

BY: \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON WHOSE

NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGE TO ME THAT THEY EXCUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

PRINT NAME

MY COMMISSION EXPIRES: \_\_\_\_\_

I, MARK D. ARMSTRONG, AM 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.

MARK D. ARMSTRONG  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO.5363

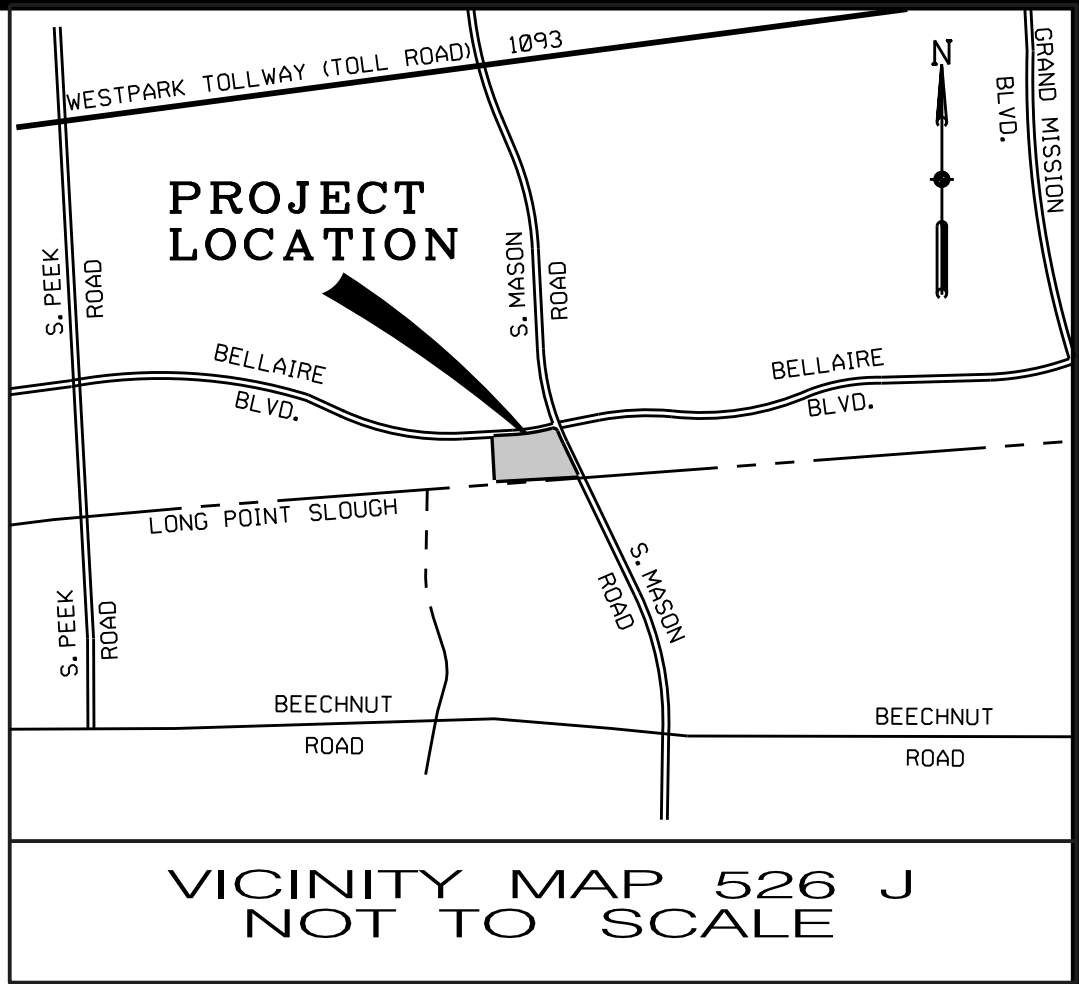
I, ASIM TUFAIL, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY.

ASIM TUFAIL  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 92890

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF BELLAIRE AT MASON ROAD RESERVES, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON, AS SHOWN HEREON, AND AUTHORIZED

THE RECORDING OF THIS PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

BY: \_\_\_\_\_ BY: \_\_\_\_\_  
MARTHA L. STEIN, CHAIR PATRICK WALSH, P.E., SECRETARY  
OR  
M. SONNY GARZA, VICE CHAIRPERSON



I, RICHARD W. STOLLEIS, THE 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 COMMISSIONER'S 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.

RICHARD W. STOLLEIS, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

VINCENT M. MORALES, JR.  
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE  
COMMISSIONER, PRECINCT 2

ROBERT E. HEBERT  
COUNTY JUDGE

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

JAMES PATTERSON  
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 FILED FOR RECORDATION IN MY OFFICE

ON \_\_\_\_\_ 2018, A.D., AT \_\_\_\_\_ O'CLOCK (A.M. OR P.M.).

IN PLAT NUMBER \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY, 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

**BELLAIRE AT  
MASON ROAD RESERVES**  
BEING 4.92 ACRES  
LOCATED IN THE  
JOHN FREDERICK SURVEY, A-171,  
FORT BEND COUNTY, TEXAS

0 LOTS 1 BLOCK 3 RESERVES

DATE: JUNE, 2018

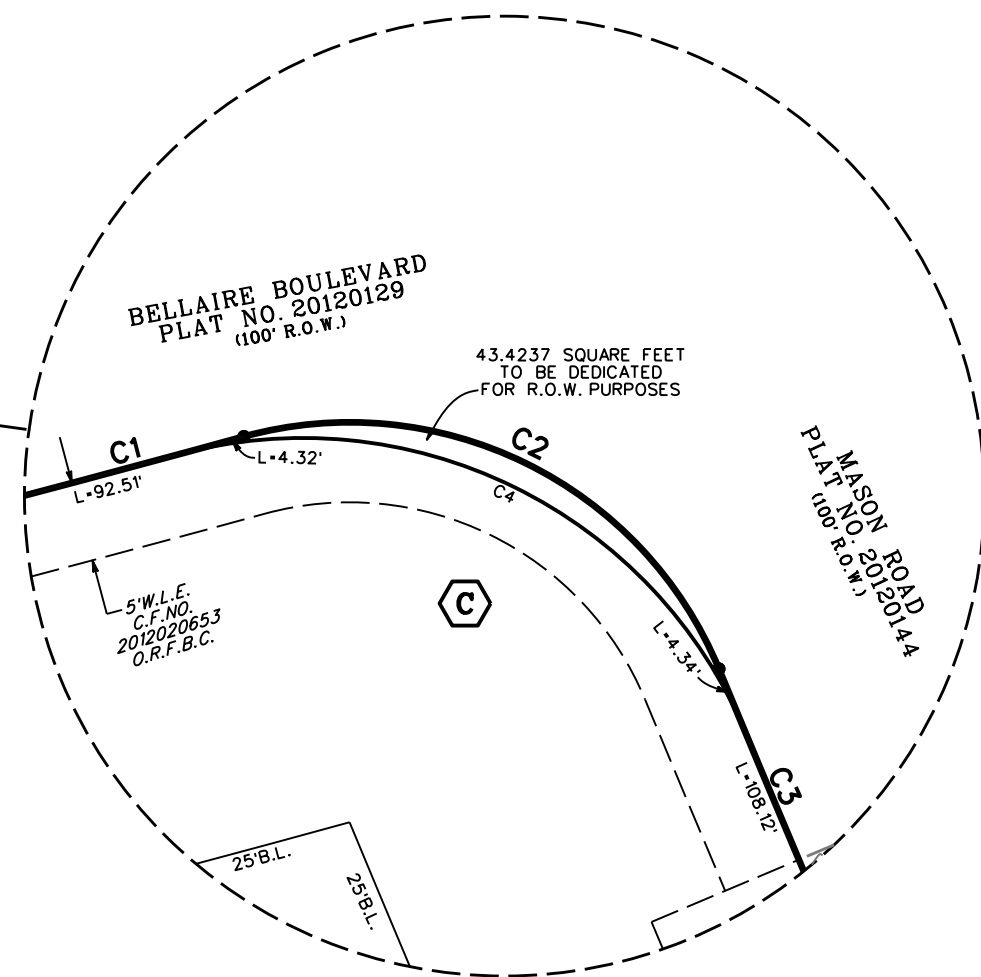
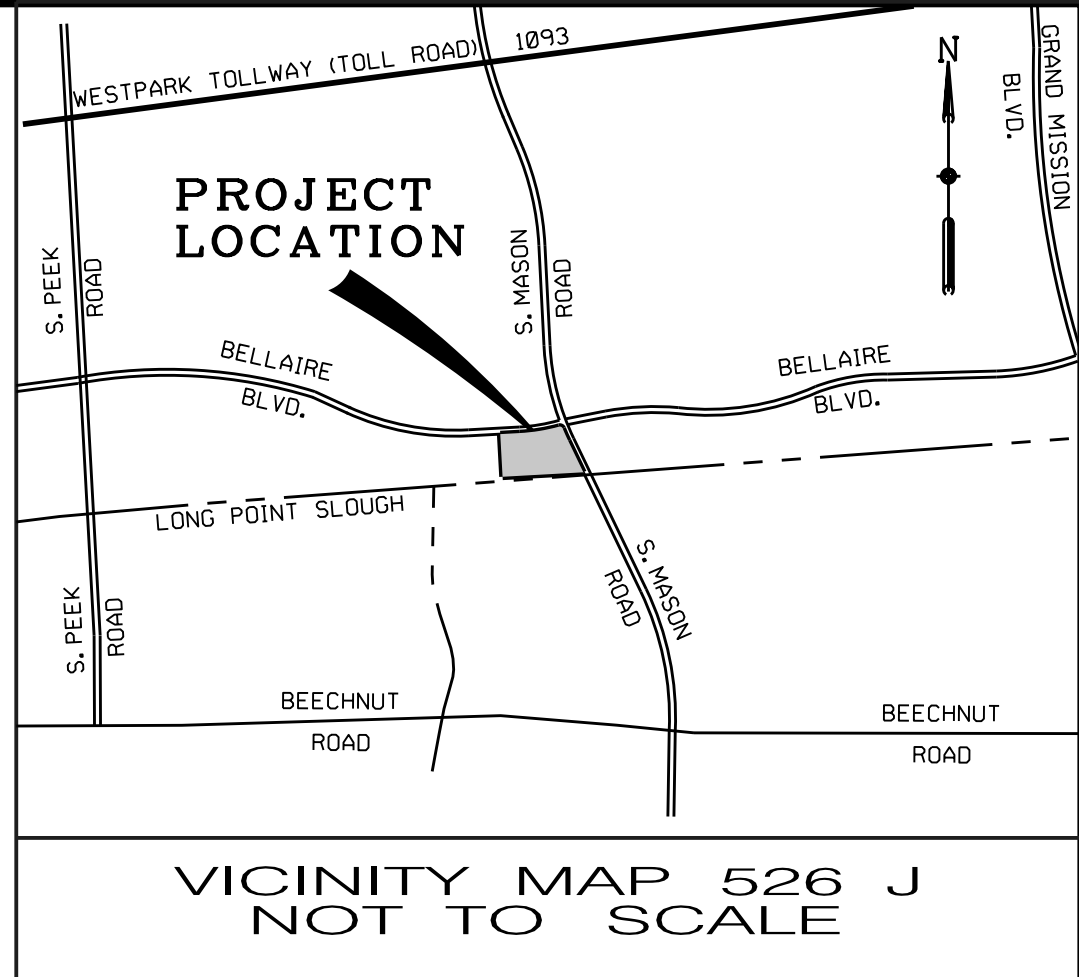
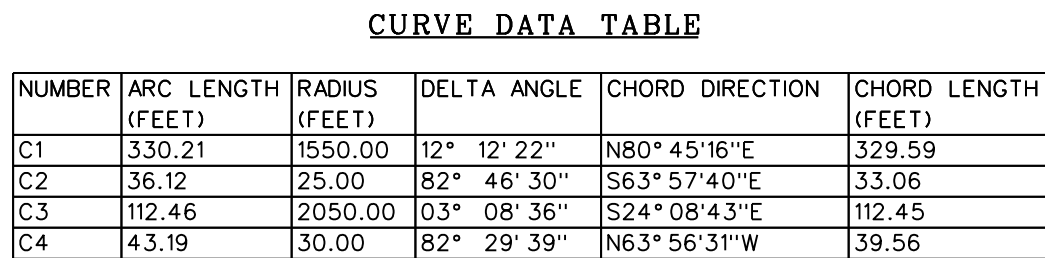
OWNER:  
MASON BELLAIRE INVESTMENT LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
KARIM M. MOMIN, CHIEF EXECUTIVE MEMBER

12750 S. KIRKWOOD, SUITE 200  
STAFFORD, TEXAS 77477  
PHONE: 281-277-0077  
FAX: 281-277-0707



ENGINEERING AND SURVEYING  
2107 CITYWEST BLVD.  
3RD. FLOOR  
HOUSTON, TEXAS 77042  
(713) 783-7788 (713) 783-3580, Fax  
TEXAS PE BOARD FIRM REG. NO. 280  
TBPLS FIRM REG. NO. 100486





**A** - INDICATES RESERVE

ACREAGE  
FORT BEND COUNTY  
M.U.D. NO. 122  
FILE NO. 2004105938  
F.B.C.O.P.R.

ACREAGE  
688 PARTNERS, LP  
FILE NO. 2003071385  
F.B.C.O.P.R.

LAKEMONT DRILL SITE  
PLAT NO. 20050118  
F.B.C.P.R.

16. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA SHOWN HEREON.
17. FBCLID NO. 12 AND FBCDD HAVE THE RIGHT TO USE THE FIVE-FOOT DRAINAGE EASEMENT FOR MAINTENANCE OF LONG POINT SLOUGH.

ACREAGE  
FORT BEND COUNTY  
M.U.D. MO. 122  
FILE NO. 2004105938  
F.B.C.O.P.R.

150' LONG POINT SLOUGH  
DRAINAGE EASEMENT  
VOL. 1967, PG. 1400, F.B.C.D.R.  
(F.B.C.C.F. NO. 8746667)

LAKEMONT SHORES  
SEC 1  
PLAT NO. 20070091  
F.B.C.P.R.

150' LONG POINT SLOUGH  
DRAINAGE EASEMENT  
VOL. 1830, PG. 1853, F.B.C.D.R.  
(F.B.C.C.F. NO. 8607535)  
VOL. 1830, PG. 1845, F.B.C.D.R.  
(F.B.C.C.F. NO. 8607534)

GRAND MISSION ESTATES  
SEC 10  
PLAT NO. 20120179  
F.B.C.P.R.

RESERVE TABLE		
RESERVE "A"	RESTRICTED TO COMMERCIAL USE ONLY	1.23 AC./ 53,515.29 SQ. FT.
RESERVE "B"	RESTRICTED TO COMMERCIAL USE ONLY	1.98 AC./ 86,146.60 SQ. FT.
RESERVE "C"	RESTRICTED TO COMMERCIAL USE ONLY	1.71 AC./ 74,469.76 SQ. FT.
TOTAL:		4.92 AC.

ACREAGE  
688 PARTNERS, LP  
FILE NO. 2003071385  
F.B.C.O.P.R.

# BELLAIRE AT MASON ROAD RESERVES

BEING 4.92 ACRES  
LOCATED IN THE  
JOHN FREDERICK SURVEY, A-171,  
FORT BEND COUNTY, TEXAS

0 LOTS    1 BLOCK    3 RESERVES

SCALE: 1"=60'    DATE: AUGUST, 2018

OWNER:

MASON BELLAIRE INVESTMENT LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
KARIM M. MOMIN, CHIEF EXECUTIVE MEMBER

12750 S. KIRKWOOD, SUITE 200  
STAFFORD, TEXAS 77477  
PHONE: 281-277-0077  
FAX: 281-277-0707



ENGINEERING AND SURVEYING  
2107 CITYWEST BLVD.  
3RD. FLOOR  
HOUSTON, TEXAS 77042  
(713) 783-7788 (713) 783-3580, Fax  
TEXAS PE BOARD FIRM REG. NO. 28  
TBPLS FIRM REG. NO. 100486