

PLAT RECORDING SHEET

PLAT NAME: Masonbell Plaza Partial Replat No 1

PLAT NO: _____

ACREAGE: 1.181

LEAGUE: John Frederick Survey

ABSTRACT NUMBER: A-171

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Bell & Mason Partners,

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

WE, BELL AND MASON PARTNERS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ABE ABDUOH, BEING AN OFFICER OF MASONBELL, LLC, OWNER HEREINAFTER REFERRED TO AS THE OWNERS OF THE 1.181 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF MASONBELL PLAZA PARTIAL REPLAT NO. 1, 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 HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE 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 THE 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 PURPOSE 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) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES 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 ADJUTING 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.

FURTHER, THE OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS; WE FURTHER CERTIFY THAT NO PORTION OF THE AREA COVERED BY THE PREVIOUS PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

IN TESTIMONY WHEREOF, MASONBELL, LLC., A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, ABE ABDUOH, AND ITS COMMON SEAL HEREUNTO AUTHORIZED, THIS _____ DAY OF _____, 2024

MASONBELL, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
ABE ABDUOH, MANAGER

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ABE ABDUOH, MANAGER OF MASONBELL, LLC, 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 SET OUT, AND AS THE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

PRINTED NAME: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

I, _____, 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.

_____, P.E.

TEXAS REGISTRATION NO. _____

I, JOSE A. PEDRAZA, 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 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.

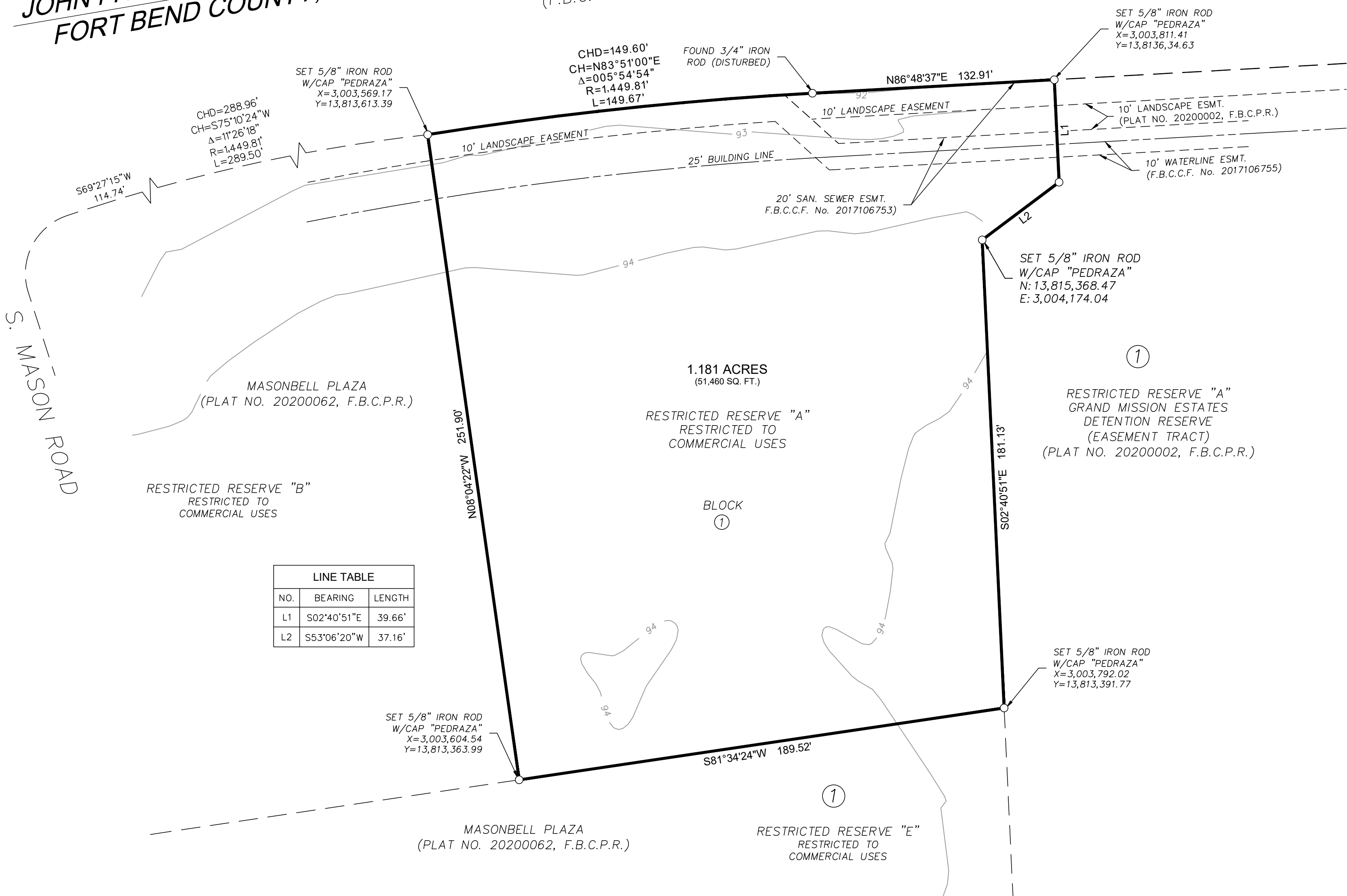
JOSE A. PEDRAZA
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6806

CALLED 8.608 ACRES
PRIYA TEXAS II, LLC.
F.B.C.C.F. No.
2021147412

JOHN FREDERICK SURVEY, A-171 FORT BEND COUNTY, TEXAS

BELLAIRE BLVD.
(100' R.O.W.)
(F.B.C.C.F.N. 2006051285)

60 30 0 60 120 180
SCALE IN FEET



NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE COMBINED SCALE FACTOR OF 1.00013.
- THIS PROPERTY LIES PARTIALLY IN SHADED ZONE "X" AND PARTIALLY IN UNSHADED ZONE "Y" AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480228 0130 L, EFFECTIVE DATE APRIL 2, 2014.
- 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 WITH 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.
- ALL PROPERTY TO DRAIN INTO DRAINAGE EASEMENTS ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- EXISTING SHEET FLOW DRAINAGE PATTERNS WITHIN THIS SUBDIVISION SHALL NOT BE IMPEDED BY BUILDERS.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 95.90 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.
- ALL FUTURE DEVELOPMENT SHOULD VERIFY THAT THE MINIMUM SLAB ELEVATION IS AT LEAST (12) INCHES ABOVE THE MAXIMUM EXTREME EVENT PONDING ELEVATION WITHIN THE SITE.
- LOCAL BENCHMARK: BOX CUT ON A CURB INLET ON THE EAST R.O.W. OF THE NORTHBOUND LANES OF S. MASON ROAD APPROXIMATELY 150 FEET SOUTH OF BELLAIRE BLVD. ELEV.=93.56' (NAVD88, 2001 ADJUSTMENT)
- UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
- THERE ARE NO PIPELINES NOR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE PROPOSED SUBDIVISION.
- DRAINAGE EASEMENT PER F.B.C.C.F. No. 2017106754 (BLANKET EASEMENT) O.P.R.F.B.C.T.
- RECIPROCAL EASEMENT AGREEMENT PER F.B.C.C.F. No. 2022008021, O.P.R.F.B.C.T. (BLANKET EASEMENT)
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- THIS PROPERTY IS IN THE FORT BEND COUNTY LIGHTING ORDINANCE ZONE "L23".
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE 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 THE A.D.A.
- 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 OWNERS. 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 LOTS LINES ARE PERMITTED THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND paneled WOODEN FENCED BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- THIS PLAT WAS PREPARED TO MEET CITY OF HOUSTON AND FORT BEND COUNTY REQUIREMENTS.
- ALL PROPERTY LOCATED ON THE ABOVE AND FOREGOING PLAT IS ENTIRELY WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF HOUSTON, FORT BEND COUNTY, FORT BEND DRAINAGE DISTRICT, GRAND MISSION MUD NO. 2, HARRIS-FORT BEND COUNTY EMERGENCY SERVICE DISTRICT NO. 100, FORT BEND INDEPENDENT SCHOOL DISTRICT, FORT BEND LID NO. 12 AND COUNTY ASSISTANCE DISTRICT NO. 9.
- B.L. INDICATES BUILDING LINE, U.E. INDICATES UTILITY EASEMENT, S.S.E. INDICATES SANITARY SEWER EASEMENT, W.L.E. INDICATES WATER LINE EASEMENT, STM.S.E. INDICATES STORM SEWER EASEMENT, A.E. INDICATES AERIAL EASEMENT, D.E. INDICATES DRAINAGE EASEMENT, L.E. INDICATES LANDSCAPE EASEMENT, ESMT INDICATES EASEMENT.
- FUTURE SITE DEVELOPMENT WILL REQUIRE DEDICATION OF STORM SEWER EASEMENTS WITHIN THE INDIVIDUAL RESERVES TO PROVIDE EACH RESERVE WITH A CONNECTION TO THE GRAND MISSION ESTATES DETENTION RESERVE. NO STORM SEWER CONNECTION TO MASON ROAD OR BELLAIRE BOULEVARD WILL BE PERMITTED.

LEGEND

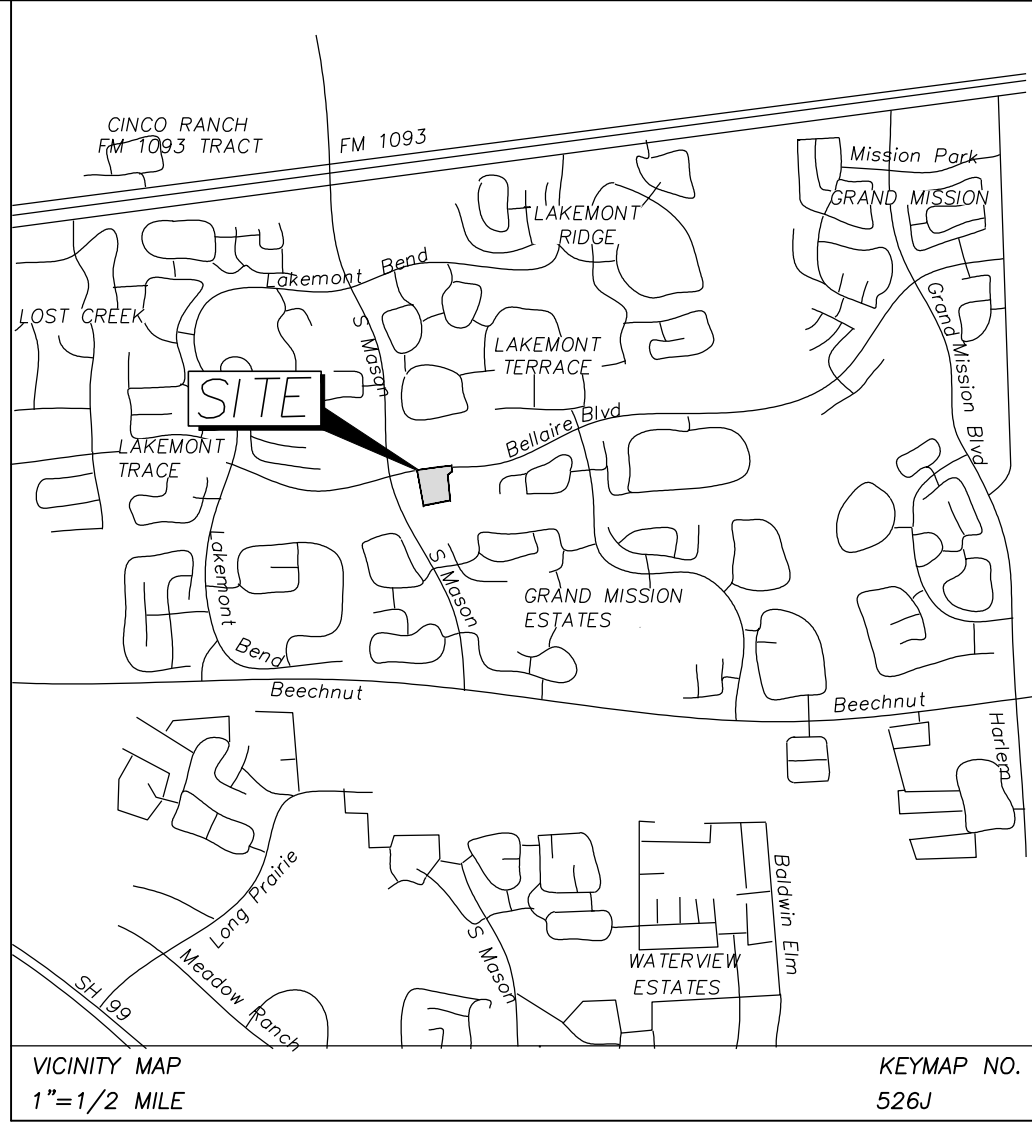
B.L. BUILDING LINE
U.E. UTILITY EASEMENT
S.S.E. SANITARY SEWER EASEMENT
STM. S.E. STORM SEWER EASEMENT
W.L.E. WATER LINE EASEMENT
A.E. AERIAL EASEMENT
D.E. DRAINAGE EASEMENT
L.E. LANDSCAPE EASEMENT
ESMT. EASEMENT
I.R.C. CAPPED IRON ROD
R.O.W. RIGHT-OF-WAY
VOL. VOLUME
PG. PAGE
NO. NUMBER
F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
F.B.C.C.F. FORT BEND COUNTY CLERK'S FILE
F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS
O.P.R.O.R.P. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF MASONBELL PLAZA PARTIAL REPLAT NO. 1 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 _____, 20____.

BY: _____ OR BY: _____
MARTHA L. STEIN, CHAIR M. SONNY GARZA, VICE CHAIRMAN

BY: _____
JENNIFER OSTLUND, AICP



I, J. 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 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.

J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONER'S COURT OF FORT BEND COUNTY, TEXAS,
THIS _____ DAY OF _____, 202____.

BY: _____ BY: _____
VINCENT M. MORALES, JR. GRADY PRESTAGE
COMMISSIONER, PRECINCT 1 COMMISSIONER, PRECINCT 2

BY: _____
K.P. GEORGE
COUNTY JUDGE

BY: _____ BY: _____
W.A. "ANDY" MEYERS DEXTER L. MCCOY
COMMISSIONER, PRECINCT 3 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 _____, 202____, AT _____ O'CLOCK _____ M., IN PLAT NO. _____ OF THE PLAT RECORDS OF SAID COUNTY. 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

BY: _____
DEPUTY

MASONBELL PLAZA PARTIAL REPLAT No 1

A REPLAT OF 1.181 ACRES BEING ALL OF
RESTRICTED RESERVE "A", BLOCK 1
MASONBELL PLAZA
(PLAT No. 20200062, F.B.C.P.R.)

&
PART OF RESTRICTED RESERVE "A", BLOCK 1, OF
GRAND MISSION ESTATES
(PLAT No. 20200002, F.B.C.P.R.)

SITUATED IN THE
JOHN FREDERICK SURVEY, A-171
FORT BEND COUNTY, TEXAS

REASON FOR REPLAT:
TO MODIFY EAST BOUNDARY LINE

1 BLOCK 1 RESERVE
JANUARY 2025

OWNER:

ENGINEER:

SURVEYOR:

BELL & MASON PARTNERS,
A TEXAS LIMITED LIABILITY COMPANY,
ABE ABDUOH, MANAGER
24207 MIRANDOLA LN.
RICHMOND, TX 77406
(713) 805-4849

DEAVERS ENGINEERING, LLC
FIRM NO. 16777
LARRY DEAVERS, P.E.
2839 NORTH MAIN ST.
STAFFORD, TEXAS 77477
(713) 828-8901

TEJAS SURVEYING, INC.
FIRM NO. 10194739
JOSE A. PEDRAZA, RPLS
1810 FIRST OAKS STREET, SUITE 220
RICHMOND, TX 77406
(281) 240-9099