PLAT RECORDING SHEET

PLAT NAME:	Masonbell Plaza Partial Replat No 2
PLAT NO:	
ACREAGE:	2.127
LEAGUE:	John Frederick Survey
LEAGUE.	John Frederick Survey
ABSTRACT NI	UMBER: A-171
	11 1/1
NUMBER OF I	BLOCKS: 1
NUMBER OF I	LOTS: 0
NUMBER OF I	RESERVES: 1
OWNERS: Bell & Mason Partners	
OWNERS. DO	n & Mason I al theis
(DEPUTY CLERK)	

STATE OF TEXAS § COUNTY OF FORT BEND § We, Bell & Mason Partners, a Texas limited liability ompany, acting by and through Abe Abdouh, being an officer f Bell & Mason Partners, hereinafter referred to as Owners of the 2.127—acre tract described in the above and foregoing map of MASONBELL PLAZA PARTIAL REPLAT NO 2 do hereby make ınd establish said subdivision and development plat of said property according to all lines, dedications, restrictions and otations on said maps or plat and hereby dedicate to the use f the public forever, all streets (except those streets designated as private streets or permanent access easement), 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 on the land so FURTHER, Owners have dedicated and by these presents do ledicate to the use of the public for public utility purposes orever—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 eet (16'0") perimeter ground easements, from a plane sixteen eet (16'0") above ground level upward, located adjacent to and adjoining said public utility easements that are designed 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 prever—unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10'0") for ten eet (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 designed with aerial easements (U.E. and A.E.) as indicated and lepicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width. FURTHER, we do hereby covenant and agree that all of the roperty within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or rivate street, road or alley or any drainage ditch, either directly or indirectly. FURTHER, we do hereby dedicate to the public a strip of and twenty (20) feet wide on each side of the center line of iny and all bayous, creeks, gullies, ravines, draws, and drainage litches located in said subdivision, as easement for drainage urposes. 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, we do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any rainage easement, ditch, gully, creek or natural drainage way is nereby 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 acility and that such abutting property shall not be permitted o 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 ereby covenant and agree and shall comply with this order as idopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments. FURTHER, Owners hereby certify that this replat does not ittempt to alter, amend, or remove any covenants or estrictions; we further certify that no portion of the preceding olat was limited by deed restriction to residential use for not more than two (2) residential units per lot. IN TESTIMONY WHEREOF, Bell & Mason Partners, a Texas nited liability company, has caused these presents to be ned by Abe Abdouh, its Managing Partner, thereunto ____ day of ______,2025. Bell & Mason Partners, A Texas Limited Liability Company Abe Abdouh, Managing Partner STATE OF TEXAS § COUNTY OF FORT BEND § Before me, the undersigned authority, on this day personally appeared Abe Abdouh, known o 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 Given under my hand and seal of office, this ______day of______, 2025. Notary Public in and for the State of Texas My commission expires: _____ This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat (or instrument when appropriate) and subdivision of MASONBELL PLAZA PARTIAL REPLAT NO 2 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 (or instrument when appropriate) this _____, day of ____, 2025.

Lisa M. Clark or M. Sonny Garza

Vice-Chairman

serving the development as determined during future site designs.

Flood Insurance Rate Map No. 480228C0130L, revised April 2, 2014.

operations and maintenance of the drainage facility.

6. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the

8. This property lies partially in Shaded Zone "X" and partially in Unshaded Zone "X" as shown on the

7. All property to drain into the drainage easement only through an approved drainage structure.

9. There are no pipelines or pipeline easements within the plat boundaries are shown hereon.

I, Walter P. Sass, am authorized (or registered) under the laws of the State of Texas to practice the profession of I, Larry Deavers, a Professional Engineer registered in the State of Texas do hereby certify that this plat meets all of the requirements of the Fort Bend County to the best of my knowledge. 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, × LARRY DEAVERS WALTER P. SASS Walter P. Sass Registered Professional Land Surveyor RESIDUE OF 4410 > 74428 CALLED 688.36-ACRES Registered Professional Engineer Texas Registration No. 4410 688 PARTNERS, LP SCALE IN FEET Texas Registration No. 74428 F.B.C.C.F.N. 2003071385 SCALE: 1" = 40CALLED 8.608-ACRES ZERO MASON ROAD OWNER LLC F.B.C.C.F.N. 2024016396 I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all 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 the drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area or subdivision within the L=321.03'BELLAIRE BLVD $R = 1450.00^{\circ}$ LINE TABLE (100' R.O.W.) (F.B.C.C.F.N. 2006051285) $D=12^{\circ}41'07'$ IN 86°48′27″ 193.65 CH=N80°27'54"E 39.67 J. Stacy Slawinski, P.E 320.37 Fort Bend County Engineer S 53°06'20" W 37.16 N 36°00'36" W 33.06 Approved by the Commissioners' Court of Fort Bend County, Texas, this ______, 2025. 10' LANDSCAPE ESMT. -PLAT NO. 20200002, F.B.C.P.R. 25' B.L. PLAT NO. 20200002, F.B.C.P.R. 20' SAN. SEWER ESMT. F.B.C.C.F.N. 2017106753 20' SAN. SEWER ESMT. -F.B.C.C.F.N. 2017106753 10' WATERLINE ESMT. Vincent M. Morales, Jr. Commissioner, Precinct 1 10' WATERLINE ESMT. 10' SAN. SEWER ESMT. -F.B.C.C.F.N. 2025030935 W. A. "Andy" Meyers Commissioner, Precinct 3 RESTRICTED RESERVE "A" 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 (RESTRICTED TO COMMERCIAL recordation in my office on ______, 2025, 2.127 ACRES at ______o'clock ___.m. in plat number ______ of the Plat Records of Fort Bend County, Texas. (92,685 SQ. FT.) Witness my hand and seal of office, at Richmond, Texas. The day and date last above written. RESTRICTED RESERVE "C" (RESTRICTED TO COMMERCIAL) PLAT NO. 20200062, F.B.C.P.R. RESTRICTED RESERVE "A" GRAND MISSION ESTATES DETENTION RESERVE PLAT NO. 20200002, F.B.C.P.R. CALLED 6.515-ACRES 10' STM. SEWER ESMT. F.B.C.C.F.N. 2022008021 DRAINAGE EASEMENT TRACT GRAND MISSION N: 13813368.84 E: 3003437.53 MUNICIPAL UTILITY DISTRICT NO 2 F.B.C.C.F.N. 2017106754 - 5 81°34'24" W 338.76' RESTRICTED RESERVE "D" RESTRICTED RESERVE "E" (RESTRICTED TO COMMERCIAL) (RESTRICTED TO COMMERCIAL) PLAT NO. 20200062, F.B.C.P.Ŕ PLAT NO. 20200062, F.B.C.P.Ŕ. MASONBELL PLAZA PARTIAL REPLAT NO 2 A SUBDIVISION OF 2.127 ACRES (92,685 SQ. FT.) RESTRICTED RESERVE "A", BLOCK 1 NOTES: 1. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane GRID Coordinates 10. This plat lies within Light Zone No. 3 of the Fort Bend County Lighting Ordinance. (NAD83) and may be brought to SURFACE Coordinates by applying the following combined . This property lies wholly within Fort Bend County, Fort Bend County Drainage District, Grand Mission MUD No 2, Harris—Fort Bend Count ESD 100, Fort Bend ISD, ETJ of City of Houston and County OWNER: A.E. - AERIAL EASEMENT 2. All elevations shown hereon are based on Harris County Floodplain Reference Marker No. 190055. Assistance District No. 9. Elev.=136.32' (NAVD'88, 2001 ADJ.) **BELL & MASON PARTNERS** B.L. - BUILDING LINE 12. Sidewalks shall be built or caused to be built not less than 5 feet in width on both sides of all D.E. - DRAINAGE EASEMENT 3. With respect to instruments of record within this plat, surveyor relied on City Planning Letter issued dedicated rights—of—way within said plat and on the contiguous right—of—way of all perimeter roads A TEXAS LIMITED LIABILITY COMPANY by Charter Title Company effective date September 19, 2024 Oder No. 2024-0539. surrounding said plat, in accordance with the A.D.A. ESMT. - EASEMENT 24207 MIRANDOLA LN. RICHMOND, TX 77406 F.C. NO.- FILM CODE NUMBER 4. Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review 13. The drainage system for this subdivision is designed in accordance with the Fort Bend County 713-805-4849 and approval. Development Permits and all other applicable permits shall be obtained from Fort Drainage Criteria Manual which allows street ponding with intense rainfall events. F.B.C.C.F.N.- FORT BEND COUNTY CLERK FILE NUMBER Bend County prior to beginning construction. **ENGINEER:** F.B.C.D.R. - FORT BEND COUNTY DEED RECORD 14. Unless otherwise indicated, the building lines (B.L.), whether one or more, shown on this subdivision 5. The top of all floor slabs shall be minimum of 95.90' above mean sea level (NAVD 88 datum). In plat are established to evidence compliance with the applicable provisions of Chapter 42, Code of F.B.C.P.R. - FORT BEND COUNTY PLAT RECORDS DEAVERS ENGINEERING, LLC addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be I.R.C. - IRON ROD WITH CAP to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than amended from time to time. FIRM NO. 16777 24 inches above the highest natural ground along the perimeter of the building foundation and 12 PG. – PAGE inches above any down gradient roadway or drainage restraint, max ponding, or sheet flow elevation; 15. Absent written authorization by the affected utilities, all utility and aerial easements must be kept 2839 NORTH MAIN ST. O.P.R.F.B.C. - OFFICIAL PUBLIC RECORDS OF and no less than 24 inches above the 100-year WSEL of any future detention and mitigation pond STAFFORD, TX 77477 unobstructed from any non-utility improvements or obstructions by the property owner. 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

wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.

17. This property is subject to a reciprocal easement agreement as described in F.B.C.C.F.N. 2022008021

18. Contours shown hereon are per the subdivision plat of Masonbell Plaza as recorded in Plat No.

20200062, of the Fort Bend County Plat Records, existing elevations are not shown hereon.

16. This property is subject to a drainage easement as described in F.B.C.C.F.N. 2017106754.

and as amended in F.B.C.C.F.N. 2025030936.

utilities at the property owner's expense should they be an obstruction. Public Utilities may put said

FORT BEND, TEXAS

R.O.W. - RIGHT-OF-WAY

SQ.FT. — SQUARE FEET

U.E. - UTILITY EASEMENT

W.L.E. - WATERLINE EASEMENT

VOL. - VOLUME

STM. S.E.- STORM SEWER EASEMENT

SAN. S.E. - SANITARY SEWER EASEMENT

RESTRICTED RESERVE "B", BLOCK 1 MASONBELL PLAZA (PLAT NO. 20200062, F.B.C.P.R.)

SITUATED IN THE JOHN FREDERICK SURVEY, ABSTRACT NO. 171

713-828-8901

SURVEYOR:

19500 Park Row | Houston, Texas 77084

www.weissereng.com | 281.579.7300

Engineering & Surveying

TBPELS Reg. No. Land Surveying: 10194324 | Engineering No. F-68

WEISSER

CITY OF HOUSTON, E.T.J. FORT BEND COUNTY, TEXAS.

BEING A REPLAT OF

MASONBELL PLAZA

PARTIAL REPLAT NO 1

(PLAT NO. 20250034, F.B.C.P.R.)

REASON FOR PARTIAL REPLAT: CREATE (1) ONE RESTRICTED RESERVE

Date: JUNE 2025 Job No.: IB105

1 RESERVE

VICINITY MAP

Key Map No. 526J

Grady Prestage

Dexter L. McCoy

Commissioner, Precinct 4

KP George

County Judge

Laura Richard

County Clerk for

Fort Bend County, Texas

Commissioner, Precinct 2