

PLAT RECORDING SHEET

PLAT NAME: Masonbell Plaza Partial Replat No 2

PLAT NO: _____

ACREAGE: 2.127

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 & Mason Partners, a Texas limited liability company, acting by and through Abe Abdouh, being an officer of 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 and establish said subdivision and development plot 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 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 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 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 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 designed 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 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 easement for drainage purposes. 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 drainage easement, ditch, gully, creek or natural drainage way is hereby 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, 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 preceding plat 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 limited liability company, has caused these presents to be signed by Abe Abdouh, its Managing Partner, thereunto authorized,

this _____ day of _____, 2025.

Bell & Mason Partners,
A Texas Limited Liability Company

By: _____
Abe Abdouh, Managing Partner

STATE OF TEXAS §
COUNTY OF FORT BEND §

Before me, the undersigned authority, on this day personally appeared Abe Abdouh, 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.

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: _____

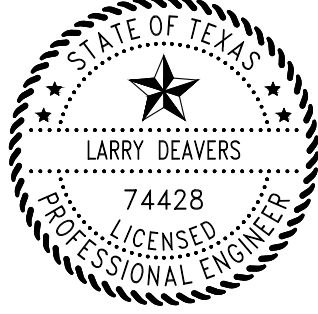
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat (or instrument) and appropriately the subdivision of MASONBELL PLAZA PARTIAL REPLAT NO 2 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and

authorized the recording of this plat (or instrument when appropriate)

this _____ day of _____, 2025.

By: Lisa M. Clark or M. Sonny Garza
Chair Vice-Chairman
By: Yvonn Tran
Secretary

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.



Larry Deavers
Registered Professional Engineer
Texas Registration No. 74428

Walter P. Sass
Registered Professional Land Surveyor
Texas Registration No. 4410



CALLLED 8.608-ACRES
ZERO MASON ROAD OWNER LLC
F.B.C.C.F.N. 2024016396

L=321.03'
R=1450.00'
D=12°41'07"
CH=N80°27'54"E
320.37'

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

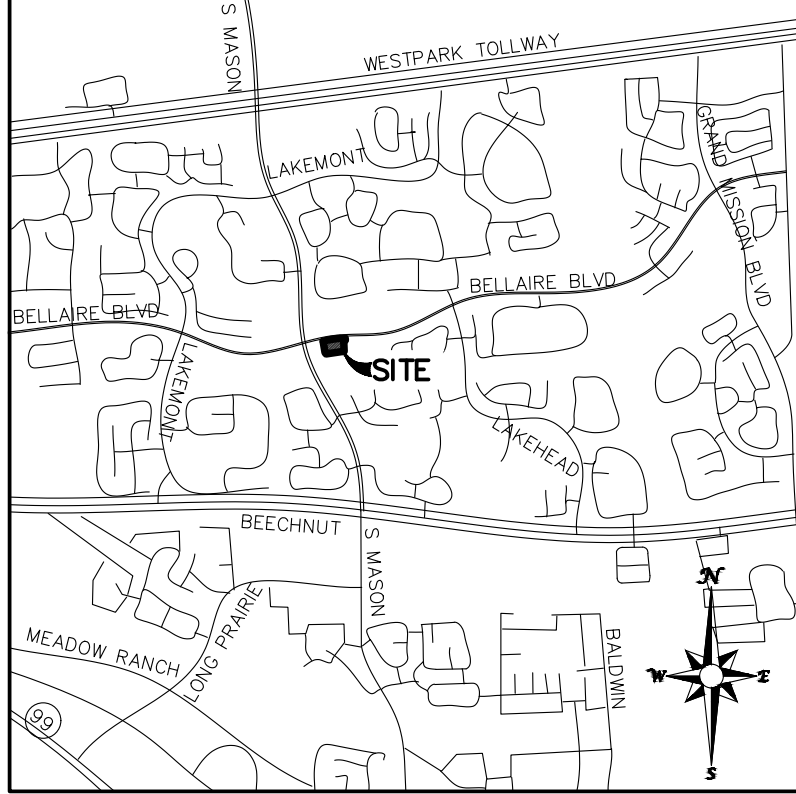
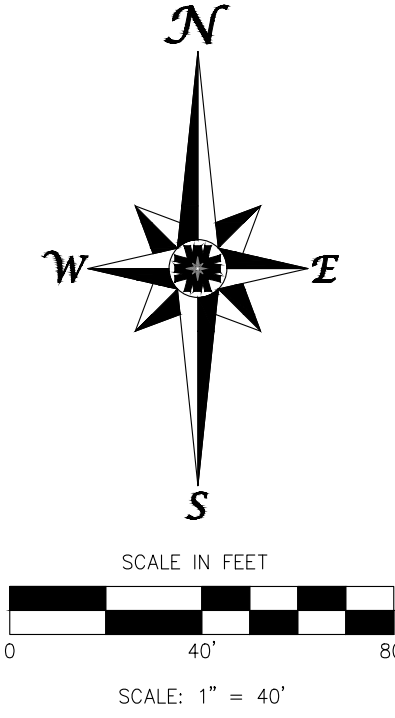
①
RESTRICTED RESERVE "A"
(RESTRICTED TO COMMERCIAL
2.127 ACRES
(92,685 SQ. FT.)

①
RESTRICTED RESERVE "C"
(RESTRICTED TO COMMERCIAL)
PLAT NO. 20200062, F.B.C.P.R.

①
RESTRICTED RESERVE "D"
(RESTRICTED TO COMMERCIAL)
PLAT NO. 20200062, F.B.C.P.R.

①
RESTRICTED RESERVE "E"
(RESTRICTED TO COMMERCIAL)
PLAT NO. 20200062, F.B.C.P.R.

RESIDUE OF
CALLED 688.36-ACRES
688 PARTNERS, LP
F.B.C.C.F.N. 2003071385



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 watershed.

J. Stacy Slawinski, P.E.
Fort Bend County Engineer

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

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

KP George
County Judge

W. A. "Andy" Meyers
Commissioner, Precinct 3

Dexter L. McCoy
Commissioner, Precinct 4

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 _____, 2025,

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.

Laura Richard
County Clerk for
Fort Bend County, Texas

By: _____
Deputy

①
RESTRICTED RESERVE "A"
GRAND MISSION ESTATES
DETENTION RESERVE
PLAT NO. 20200002, F.B.C.P.R.

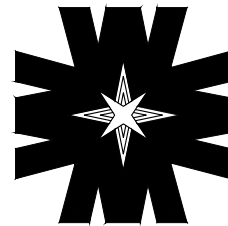
CALLLED 6.515-ACRES
DRAINAGE EASEMENT TRACT
GRAND MISSION
MUNICIPAL UTILITY DISTRICT NO 2
F.B.C.C.F.N. 2017106754

A.E. — AERIAL EASEMENT
B.L. — BUILDING LINE
D.E. — DRAINAGE EASEMENT
ESMT. — EASEMENT
F.C. NO. — FILM CODE NUMBER
F.B.C.C.F.N. — FORT BEND COUNTY CLERK FILE NUMBER
F.B.C.D.R. — FORT BEND COUNTY DEED RECORD
F.B.C.P.R. — FORT BEND COUNTY PLAT RECORDS
I.R.C. — IRON ROD WITH CAP
PG. — PAGE
O.P.R.F.B.C. — OFFICIAL PUBLIC RECORDS OF FORT BEND, TEXAS
R.O.W. — RIGHT-OF-WAY
STM. S.E. — STORM SEWER EASEMENT
SAN. S.E. — SANITARY SEWER EASEMENT
SQ.FT. — SQUARE FEET
VOL. — VOLUME
U.E. — UTILITY EASEMENT
W.L.E. — WATERLINE EASEMENT

OWNER:
BELL & MASON PARTNERS
A TEXAS LIMITED LIABILITY COMPANY
24207 MIRANDULA LN.
RICHMOND, TX 77406
713-805-4849

ENGINEER:
DEAVERS ENGINEERING, LLC
FIRM NO. 16777
2839 NORTH MAIN ST.
STAFFORD, TX 77477
713-828-8901

SURVEYOR:
WEISSER
Engineering & Surveying
19500 Park Row | Houston, Texas 77084
TBELS Reg. No. Land Surveying: 10194324 | Engineering No. F-68
www.weissereng.com | 281.579.7300



MASONBELL PLAZA PARTIAL REPLAT NO 2

A SUBDIVISION OF 2.127 ACRES (92,685 SQ. FT.)

BEING A REPLAT OF
RESTRICTED RESERVE "A", BLOCK 1
MASONBELL PLAZA
PARTIAL REPLAT NO 1
(PLAT NO. 20250034, F.B.C.P.R.)

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

JOHN FREDERICK SURVEY, ABSTRACT NO. 171
CITY OF HOUSTON, E.T.J.
FORT BEND COUNTY, TEXAS.

1 BLOCK 1 RESERVE

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

Date : JUNE 2025 Job No. : IB105