

## PLAT RECORDING SHEET

**PLAT NAME:** Lakes of Bella Terra Due Strada Lane Reserve

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

**ACREAGE:** 1.500

**LEAGUE:** L. a. Patillo Survey

**ABSTRACT NUMBER:** 307

**NUMBER OF BLOCKS:** 1

**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 1

**OWNERS:** Gaston Real Estate Holdings LLC., a Texas Limited Liability Co.

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

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STATE OF TEXAS  
COUNTY OF FORT BEND

WE, GASTON REAL ESTATE HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH ITS  
BEING AN OFFICER OF  
OWNERS HEREAFTER REFERRED TO AS OWNERS OF THE 1.500 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF LAKES OF BELLA TERRA DUE STRADA LANE RESERVE 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, DRAINAGE 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 UNOBTSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERMETER 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 UNOBTSTRUCTED 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 THE 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 PROVIDE 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, DRAINS, SLOUHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GRANTING 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 NATURAL DRAINAGE COURSE SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, PLANTING 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, 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.

IN TESTIMONY WHEREOF, THE GASTON REAL ESTATE HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY \_\_\_\_\_ ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017, ITS \_\_\_\_\_

GASTON REAL ESTATE HOLDINGS LLC,  
A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
PRINT NAME AND TITLE: \_\_\_\_\_

BY: \_\_\_\_\_  
PRINT NAME AND TITLE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
PRINT NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

I, RONALD G. HARRISON, 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 DURABLE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTS (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.

RONALD G. HARRISON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5342

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF LAKES OF BELLA TERRA DUE STRADA LANE RESERVE 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 \_\_\_\_\_, 2017.

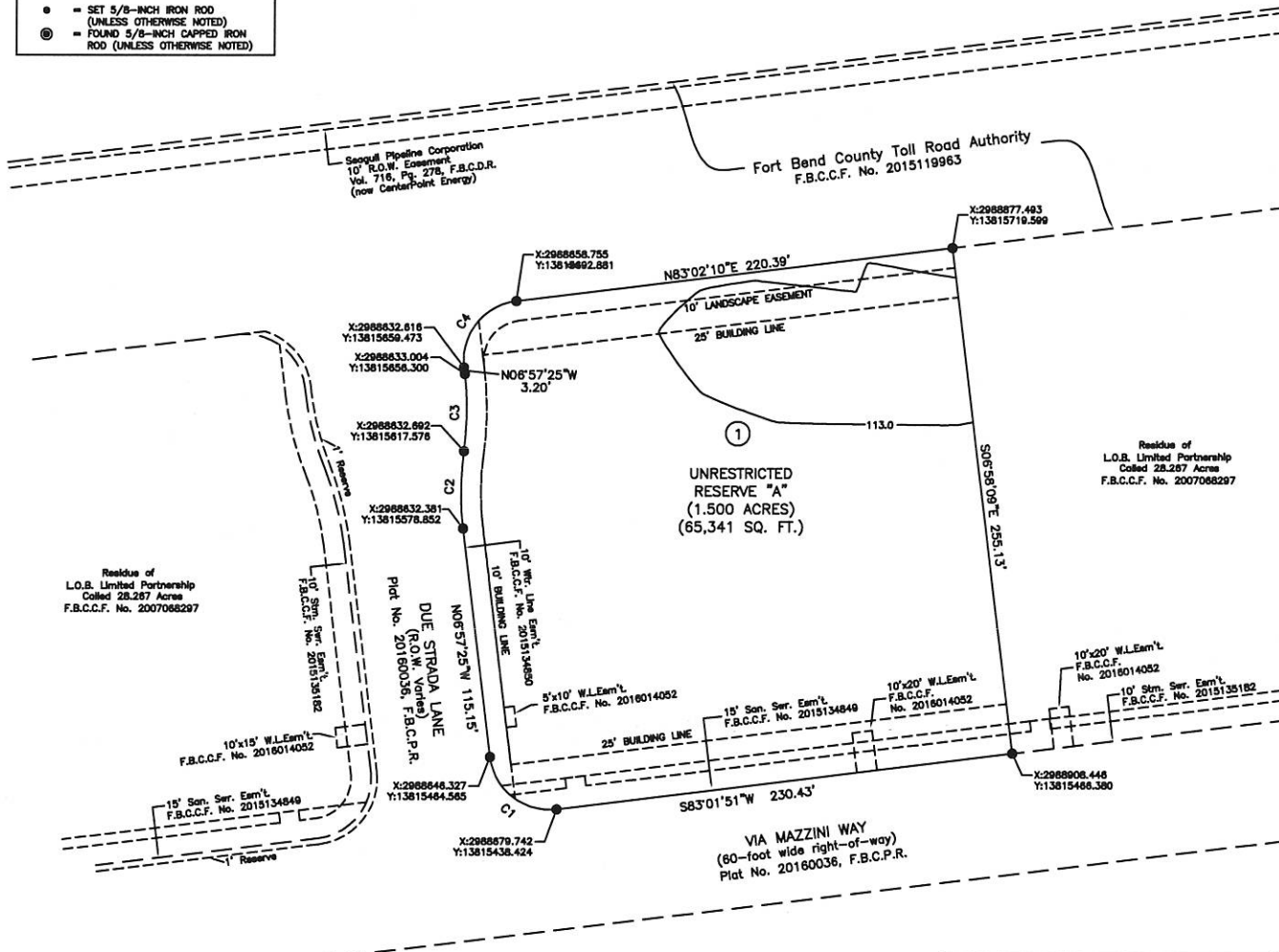
BY: MARTHA L. STEIN, CHAIR  
M. SONNY GARCIA, VICE CHAIRMAN

BY: PATRICK WALSH, P.E. SECRETARY



| LEGEND     |   |
|------------|---|
| AC.        | = ACRE  |
| A.E.       | = AERIAL EASEMENT   |
| B.L.       | = BUILDING LINE   |
| 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                           |
| LTD.       | = LIMITED   |
| NO.        | = NUMBER  |
| PG.        | = PAGE  |
| R.         | = RADIUS  |
| R.O.W.     | = RIGHT-OF-WAY  |
| S.S.E.     | = SANITARY SEWER EASEMENT                                 |
| STW.S.E.   | = STORM SEWER EASEMENT                                    |
| U.E.       | = UTILITY EASEMENT  |
| VOL.       | = VOLUME  |
| W.L.E.     | = WATER LINE EASEMENT                                     |
| X          | = EASTING COORDINATE                                      |
| Y          | = NORTHING COORDINATE                                     |
| ①          | = BLOCK NUMBER  |
| ●          | = SET 5/8-INCH IRON ROD (UNLESS OTHERWISE NOTED)          |
| ⊙          | = FOUND 5/8-INCH CAPPED IRON ROD (UNLESS OTHERWISE NOTED) |

| BOUNDARY-CURVE TABLE |         |           |            |               |              |
|----------------------|---------|-----------|------------|---------------|--------------|
| CURVE                | RADIUS  | DELTA     | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| C1                   | 30.00'  | 90°00'43" | 47.13'     | N51°57'47"W   | 42.43'       |
| C2                   | 150.00' | 14°50'08" | 38.84'     | N00°27'38"E   | 38.73'       |
| C3                   | 150.00' | 14°50'08" | 38.84'     | N00°27'38"E   | 38.73'       |
| C4                   | 30.00'  | 89°59'35" | 47.12'     | N38°02'22"E   | 42.42'       |

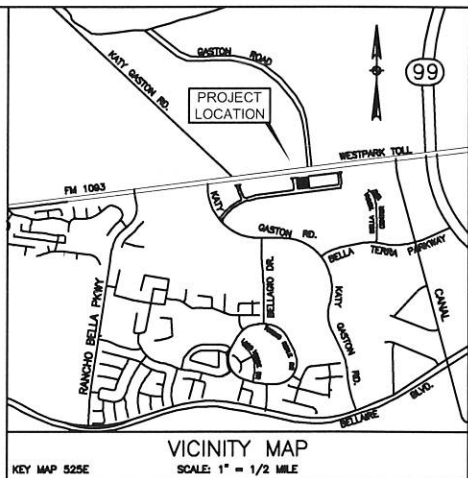


| PUBLIC FACILITIES | DISTRICT NAMES                                 |
|-------------------|--|
| MUD               | FORT BEND Co. MUD No. 133                      |
| LID               | N/A  |
| DID               | FORT BEND Co. DRAINAGE DISTRICT                |
| SCHOOL            | LAMAR CONSOLIDATED                             |
| FIRE              | FBI EMERGENCY DIST. #4                         |
| IMPACT FEE        | UNKNOWN  |
| CITY OR CITY ETJ  | HOUSTON ETJ                                    |
| UTILITY COMPANIES | CENTERPOINT ENERGY CONSOLIDATED COMMUNICATIONS |

#### GENERAL NOTES

- ALL KNOWN PIPELINES OR PIPELINE EASEMENTS WITHIN THE PLATTED AREA ARE SHOWN HEREON.
- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (BL) 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.
- 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 FOLLOWING CORRECTION SCALE: 1.000116014.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION WITHIN FORT BEND COUNTY IS DESIGNED IN ACCORDANCE WITH THE FORT BEND DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- THIS PROPERTY LIES WITHIN THE BOUNDARIES OF ZONE "X" (UNSHADED) AREAS OUTSIDE THE 500 YEAR FLOODPLAIN, AS PER THE FLOOD INSURANCE RATE MAPS, MAP NUMBER 48157C0110L, EFFECTIVE APRIL 1, 2014.
- ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTION TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5 FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH THE A.D.A.
- THIS PLAT LIES IN LIGHTING ZONE X (L23) FORT BEND COUNTY ONLY.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 11.430 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

- THE SUBDIVISION HAS A PRIVATE WATER SYSTEM. IT IS NOT A PUBLIC WATER SYSTEM, NOR HAS IT BEEN CONSTRUCTED WITH ANY PUBLIC FUNDS. THE WATER LINES AND FIRE HYDRANTS TO SERVE THIS SUBDIVISION ARE PRIVATE AND WILL BE MAINTAINED BY THE OWNER AND/OR OWNERS MANAGEMENT ASSOCIATION.
- ALL ELEVATIONS PLOTTED HEREON ARE BASED ON MNN 1928 (1973 ADJUSTMENT).
- PROJECT BENCHMARK MARK: DESIGNATION L 808 RESET 1983, PID 484880 STATION DESCRIPTION: 0.25 MILE WEST ALONG THE ATCHISON, TOPEKA AND SANTA FE RAILWAY FROM THE STATION AT ROSENBERG, THENCE 4.50 MILES NORTH ALONG FARM ROAD 753, THENCE 0.45 MILE NORTHWEST ALONG FARM ROAD 306, AT THE CROSSING OF A STEEL TOWER TRANSMISSION LINE, 80 FEET SOUTHWEST OF THE CENTER LINE OF THE ROAD, 2.5 FEET NORTH-NORTHEAST OF THE EAST LEG OF THE FIRST STEEL TOWER SOUTHWEST OF THE ROAD, 40-1/2 FEET SOUTHWEST OF THE SOUTHWEST END OF A METAL GATE, 2-1/2 FEET NORTHWEST OF A T JUNCTION FENCE POST, 2-1/2 FEET SOUTHWEST OF A POWER POLE, 0.4 FEET SOUTHWEST OF THE FENCE, 1.0 FEET SOUTHWEST OF A WITNESS POST, ABOUT LEVEL WITH ROAD, AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.3 FOOT ABOVE THE GROUND.
- ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBTSTRUCTED 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 ALLOW THE PERMETER AND BACK TO BACK EASEMENTS AND ADJOINING REAR LOTS LINES ARE PERMITTED, PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT WILL NOT REPLACE WITH NEW FENCING.
- ELEVATION: 94.84 FEET MNN 1928 (1973 ADJUSTMENT)
- 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.



I, RICHARD W. STOLLER, P.E., FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLES WITH ALL THE 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. STOLLER, P.E.  
FORT BEND COUNTY ENGINEER

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

VINCENT H. MORALEZ, JR.  
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE  
PRECINCT 2, COUNTY COMMISSIONER

ROBERT E. HENRIK PH. D.  
COUNTY JUDGE

W.A. (AMY) MEYERS  
PRECINCT 3, COUNTY COMMISSIONER

JAMES PETERSON  
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON \_\_\_\_\_ OF \_\_\_\_\_, 2018, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN SLIDE 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  
FORT BEND COUNTY, TEXAS

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

## LAKES OF BELLA TERRA DUE STRADA LANE RESERVE

A SUBDIVISION OF 1.500 ACRES LOCATED IN THE  
L. A. PATILLO SURVEY, A-307  
FORT BEND COUNTY, TEXAS

OWNER:  
GASTON REAL ESTATE HOLDINGS LLC,  
A TEXAS LIMITED LIABILITY COMPANY  
6810 RAYNOR WAY  
SUGARLAND, TX 77479  
281-750-6329

1 BLOCK 1 RESERVE 0 LOTS

SCALE: 1" = 40'

SCALE IN FEET  
1" = 40'

DECEMBER 2017

ENGINEER  
**r.g.miller**  
engineers  
18340 Park Ten Place - Suite 350  
Houston, Texas 77084(713) 461-9600  
JACK P. MILLER, P.E.  
TEXAS FIRM REGISTRATION NO. F-487

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