

PLAT RECORDING SHEET

PLAT NAME: Lakes of Bella Terra West, Sec. 3

PLAT NO: _____

ACREAGE: 51.470

LEAGUE: Walton, Hill and Walton A Survey, & Walton, Hill and Walton B Survey

ABSTRACT NUMBER: 435, 434

NUMBER OF BLOCKS: 4

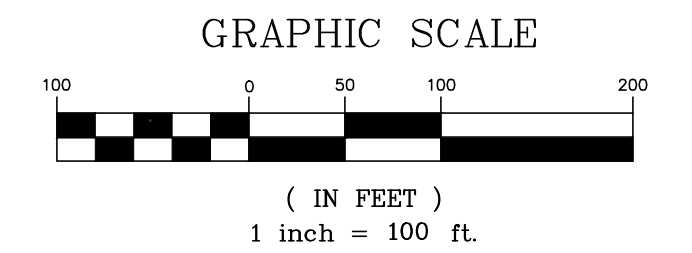
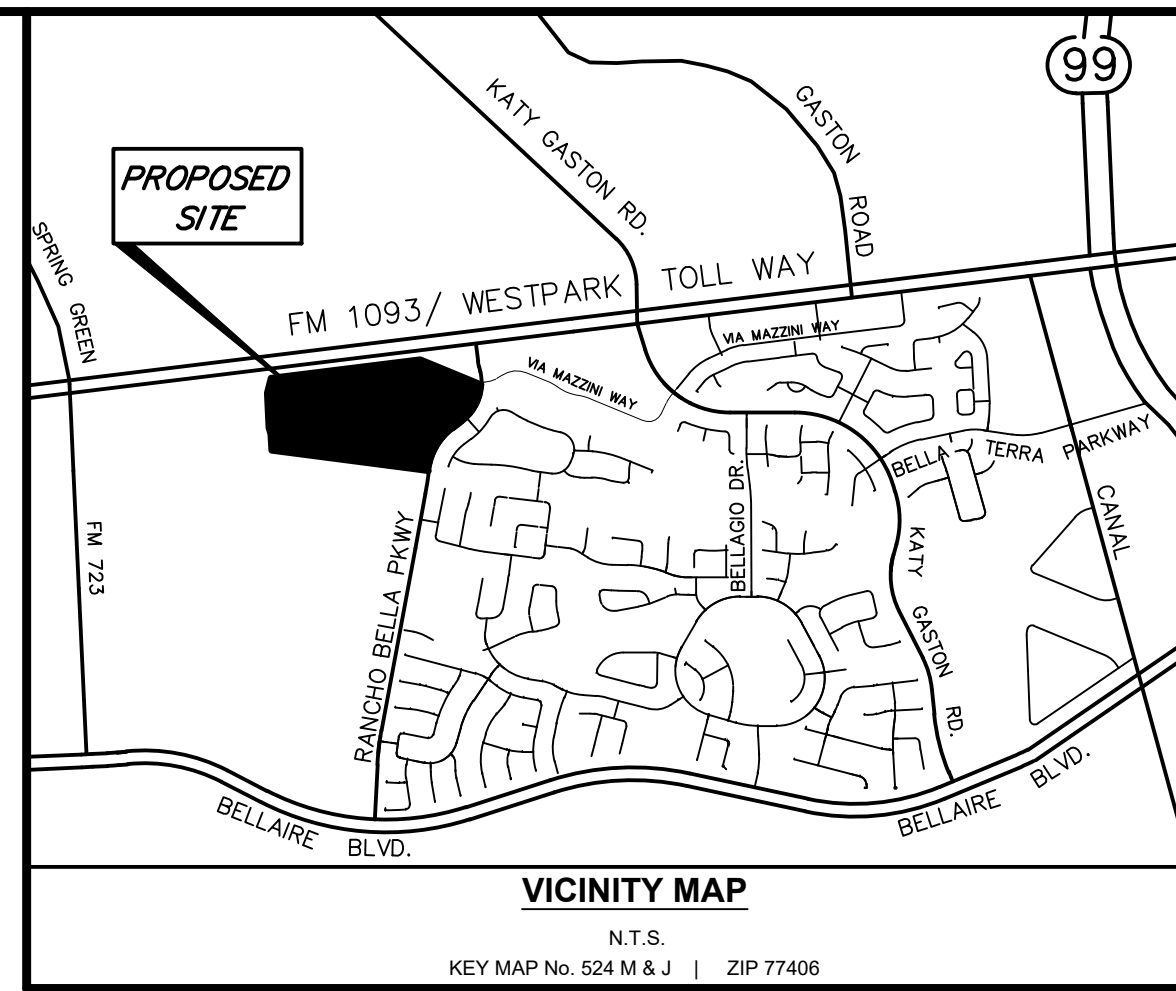
NUMBER OF LOTS: 163

NUMBER OF RESERVES: 10

OWNERS: LOB West, Inc., a Texas Corporation

(DEPUTY CLERK)

RESERVE CHART			
RESERVE	SQ. FT.	ACRES	RESTRICTED TO
A	23,233	0.533	INCIDENTAL UTILITIES, LANDSCAPE AND OPEN SPACE PURPOSES ONLY
B	2,261	0.052	INCIDENTAL UTILITIES, LANDSCAPE AND OPEN SPACE PURPOSES ONLY
C	11,860	0.272	INCIDENTAL UTILITIES, LANDSCAPE AND OPEN SPACE PURPOSES ONLY
D	14,151	0.325	INCIDENTAL UTILITIES, LANDSCAPE AND OPEN SPACE PURPOSES ONLY
E	265,709	6.100	DRAINAGE PURPOSES ONLY
F	2,001	0.046	INCIDENTAL UTILITIES, LANDSCAPE AND OPEN SPACE PURPOSES ONLY
G	3,309	0.076	INCIDENTAL UTILITIES, LANDSCAPE AND OPEN SPACE PURPOSES ONLY
H	228,169	5.238	DRAINAGE PURPOSES ONLY
I	66,217	1.520	RECREATION CENTER PURPOSES ONLY
J	7,473	0.172	LIFT STATION PURPOSES ONLY



DISTRICT NAMES	
W.C.I.D.	N/A
MUD	F.B.C.M.U.D. No. 133
LID	N/A
ESD	F.B.C.E.S.D. No. 4
SCHOOL	LAMAR CONSOLIDATED I.S.D.
FIRE	F.B.C. FIRE MARSHALL
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	SBC AND CENTERPOINT ENERGY

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
C1	1,025.00'	16.97'	00°56'54"	N50°44'38"W
C2	4,525.00'	4.76'	00°03'37"	S07°13'48"W
C3	300.00'	98.44'	18°48'00"	S04°20'55"W
C4	900.00'	250.91'	15°58'25"	S07°03'26"W
C5	1,000.00'	10.91'	00°37'30"	S51°31'50"E
C6	300.00'	256.96'	49°04'31"	N82°28'02"E
C7	395.00'	151.80'	22°01'09"	S84°00'18"E
C8	1,200.00'	121.96'	05°49'23"	S02°05'38"E
C9	650.00'	85.02'	07°29'41"	S08°45'10"E
C10	400.00'	146.33'	20°57'37"	S03°30'04"W
C11	1,350.00'	218.56'	09°16'33"	S74°31'15"E
C12	455.00'	228.83'	28°48'56"	S84°17'26"E
C13	150.00'	225.77'	86°14'13"	S45°39'11"E
C14	600.00'	121.56'	11°36'29"	S82°58'03"E
C15	1,500.00'	36.24'	01°23'04"	N04°54'00"E
C16	300.00'	37.83'	07°14'40"	N09°12'25"E
C17	600.00'	57.48'	05°29'22"	S79°54'30"E
C18	200.00'	280.94'	80°28'56"	N57°06'22"E
C19	300.00'	183.18'	34°59'05"	S65°09'38"E
C20	300.00'	77.38'	14°46'41"	N89°57'29"E
C21	25.00'	21.03'	48°11'23"	S39°43'09"E
C22	50.00'	241.19'	27°22'46"	N28°11'10"E
C23	25.00'	21.03'	48°11'23"	S39°43'09"E
C24	25.00'	38.31'	87°48'28"	S46°42'25"E
C25	25.00'	36.22'	83°00'26"	N37°54'00"W
C26	25.00'	19.18'	43°57'09"	S14°44'22"W
C27	25.00'	240.87'	27°01'04"	N78°42'22"W
C28	25.00'	23.43'	53°41'33"	N32°27'23"E
C29	25.00'	42.72'	97°53'51"	S28°43'12"W
C30	25.00'	29.49'	90°30'48"	S67°29'08"E
C31	25.00'	24.80'	56°50'03"	S38°50'26"W
C32	33.00'	168.86'	19°33'02"	N72°49'34"W
C33	25.00'	17.48'	40°03'04"	N03°53'55"E
C34	25.00'	20.28'	46°28'51"	N25°46'31"W
C35	25.00'	241.14'	27°19'47"	S89°08'57"W

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	BEARING
C37	25.00'	21.84'	50°02'50"	N22°17'26"E
C38	30.00'	46.61'	89°09'55"	N85°13'43"E
C39	30.00'	54.66'	104°23'02"	S00°53'46"W
C40	25.00'	35.74'	81°54'12"	N63°10'50"W
C41	25.00'	35.74'	81°54'12"	N18°43'22"E
C42	25.00'	36.50'	83°38'33"	S40°58'54"E
C43	25.00'	36.72'	84°08'42"	S42°54'47"W
C44	25.00'	21.03'	48°11'23"	S36°35'34"E
C45	25.00'	241.19'	27°22'46"	S72°09'10"E
C46	25.00'	21.03'	48°11'23"	S36°35'34"E
C47	25.00'	33.72'	77°17'27"	S46°20'24"W
C48	25.00'	33.72'	77°17'27"	S56°22'09"W
C49	25.00'	29.35'	67°15'46"	S24°46'18"E
C50	25.00'	41.54'	95°12'37"	S53°14'10"W
C51	25.00'	28.98'	66°25'19"	N40°11'23"W
C52	50.00'	233.40'	26°27'21"	S60°19'48"W
C53	25.00'	9.18'	21°02'24"	S03°32'28"W
C54	25.00'	33.33'	76°23'08"	S34°07'52"E
C55	60.00'	158.20'	151°04'08"	N71°28'22"W
C56	25.00'	30.75'	70°29'03"	S68°14'06"W
C57	25.00'	31.65'	72°31'40"	N83°37'03"W
C58	60.00'	189.61'	181°03'47"	S42°06'53"W
C59	25.00'	31.65'	72°31'40"	S72°09'10"E
C60	25.00'	40.40'	92°35'17"	S43°45'35"W
C61	25.00'	38.14'	87°24'43"	S46°14'25"E
C62	25.00'	39.80'	91°13'14"	N32°46'26"W
C63	25.00'	39.27'	90°00'00"	S57°50'11"W
C64	25.00'	34.28'	78°33'45"	N86°51'00"W
C65	25.00'	34.18'	78°19'25"	S08°22'02"E
C66	25.00'	21.03'	48°11'23"	S72°09'10"E
C67	50.00'	241.19'	27°22'46"	S72°09'10"E
C68	25.00'	21.03'	48°11'23"	S58°28'27"W
C69	15.00'	5.20'	19°51'11"	S43°37'51"W
C70	285.59'	6.61'	01°19'34"	N56°57'31"W
C71	3.00'	4.75'	90°39'24"	S77°03'00"W
C72	1,030.00'	28.39'	01°34'46"	S51°03'12"E
C73	970.00'	9.27'	00°32'52"	S51°34'11"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S36°46'55"W	50.00'
L2	S13°44'55"W	18.15'
L3	N17°28'36"E	27.23'
L4	S00°49'04"W	52.69'
L5	N83°01'16"E	20.00'
L6	S69°52'58"E	50.79'
L7	S20°07'02"W	27.67'
L8	S47°40'04"E	45.56'
L9	N09°54'33"W	19.95'
L10	S74°55'33"E	15.00'
L11	N32°55'17"E	66.87'
L12	S18°52'49"E	50.42'
L13	S13°03'37"W	51.09'
L14	S06°58'44"E	20.00'
L15	S46°10'13"E	14.58'
L16	S06°58'44"E	20.00'
L17	S72°12'22"E	22.95'
L18	S06°58'44"E	20.00'
L19	N72°04'00"E	57.27'
L20	N79°12'52"E	57.13'
L21	S20°13'57"E	44.67'
L22	S22°18'27"W	20.00'
L23	N63°48'50"W	20.00'
L24	N17°51'56"E	21.14'
L25	N62°04'12"W	23.03'
L26	S31°46'12"E	21.99'
L27	N64°10'24"W	4.37'
L28	N87°50'59"W	16.00'
L29	S54°49'28"W	48.31'
L30	S17°31'46"W	16.00'
L31	S04°50'19"W	16.00'
L32	S15°45'16"W	16.00'
L33	S32°39'30"W	16.00'
L34	S41°36'00"W	17.35'
L35	S46°27'51"W	47.31'

LINE TABLE		
LINE	BEARING	LENGTH
L36	S56°09'22"W	16.00'
L37	S78°52'30"W	16.00'
L38	S85°36'51"W	16.00'
L39	N85°38'48"W	16.00'
L40	N76°54'26"W	16.00'
L41	N68°10'05"W	16.00'
L42	N59°25'44"W	16.00'
L43	N45°21'44"W	16.00'
L44	N50°53'02"W	16.00'
L45	N69°15'00"W	16.00'
L46	N79°26'58"W	16.00'
L47	N89°38'56"W	16.00'
L48	S80°09'07"W	16.00'
L49	S69°57'09"W	16.00'
L50	S59°45'11"W	16.00'
L51	S62°29'03"W	16.00'
L52	S79°12'22"E	16.00'
L53	N84°04'00"W	16.00'
L54	N16°18'25"W	21.19'
L55	S71°19'20"W	27.91'
L56	N75°19'04"W	22.40'
L57	N45°07'20"W	22.40'
L58	N14°55'13"W	22.40'
L59	S06°58'44"E	44.58'
L60	S06°58'44"E	35.84'
L61	N87°27'56"E	48.16'
L62	S05°03'05"E	38.50'
L63	S78°05'20"W	29.23'
L64	S66°55'32"E	16.00'
L65	N87°41'27"W	48.41'
L66	N66°38'45"W	48.41'
L67	N71°57'37"W	48.31'
L68	N62°20'44"W	50.14'
L69	N51°50'35"W	53.16'
L70	N57°46'29"W	86.64'

- LEGEND**
- R.O.W. RIGHT OF WAY
 - B.L. BUILDING LINE
 - S.S.E. SANITARY SEWER EASEMENT
 - U.E. UTILITY EASEMENT
 - A.E. AERIAL EASEMENT
 - W.L.E. WATER LINE EASEMENT
 - STM. E. STORM SEWER EASEMENT
 - F.B.C.C.F. No. FORT BEND COUNTY CLERK'S FILE NUMBER
 - F.B.C.P.R. FORT BEND COUNTY PLAT RECORDS
 - F.B.C.D.R. FORT BEND COUNTY DEED RECORDS
 - SQ. FT. SQUARE FEET
 - 131.00- EXISTING CONTOURS
 - R. RADIUS
 - Em't. EASEMENT
 - Rest. Res. RESTRICTED RESERVE
 - Vol. VOLUME
| Pg. | PAGE |
| ① | BLOCK DESIGNATION |
| H.L. & P. Co. Em't. | HOUSTON LIGHTING AND POWER COMPANY EASEMENT |
| G.B.L. | GARAGE BUILDING LINE |
| (F) | 5/8" IRON ROD WITH PLASTIC CAP STAMPED "BENCHMARK ENGR" FOUND |

LAKES OF BELLA TERRA WEST SEC 3

A SUBDIVISION OF 51.470 ACRES OF LAND BEING SITUATED IN THE
WALTON, HILL AND WALTON "A" SURVEY, ABSTRACT No. 435 AND
THE WALTON, HILL AND WALTON "B" SURVEY, ABSTRACT No. 434
BOTH IN FORT BEND COUNTY, TEXAS

163 LOTS 4 BLOCKS 10 RESERVES
SCALE: 1"=100' DATE: SEPTEMBER, 2018

OWNER:
LOB WEST, Inc., a Texas Corporation
7500 San Felipe, Ste. #400
Houston, Texas 77063
(713) 952-0200

PREPARED BY:
BENCHMARK ENGINEERING CORPORATION
Consulting Engineers - Planners - Surveyors
2401 Fountaintown Suite 500
Houston, Texas 77057 U.S.A.
(713) 266-9930 Fax (713) 266-3804

Texas Board of Professional Engineers
Registration Number F-6788
TBPLS Firm Registration Number 10009000

WE, LOB WEST, INC., A TEXAS CORPORATION ACTING BY AND THROUGH BASSAM BARAZI, PRESIDENT, AND Orange Smith, ATTNEY, BEING OFFICERS OF LOB WEST, INC., A TEXAS CORPORATION OWNER, HERENAFTER REFERRED TO AS OWNERS OF THE 51.470 ACRE TRACT OF LAND DESCRIBED IN THE ABOVE AND FOREGOING MAP OF LAKES OF BELL TERRA WEST SEC 3, 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 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 TO 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 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 LOWEST LEVEL, 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 EASEMENTS TOTALS THIRTY FEET (30' 0") IN WIDTH.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY FEET 20' 0") 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 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, 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.