

**PLAT RECORDING SHEET**

**PLAT NAME:** Lakes of Bella Terra West, Section 4

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

**ACREAGE:** 21.087

**LEAGUE:** Walton, Hill & Walton "A" Survey, Walton, Hill & Walton "B" Survey

**ABSTRACT NUMBER:** 435, 434

**NUMBER OF BLOCKS:** 4

**NUMBER OF LOTS:** 101

**NUMBER OF RESERVES:** 3

**OWNERS:** LOB West, Inc. a Texas Corporation, CenterPoint Energy Houston  
Electric LLC.

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

STATE OF TEXAS §  
COUNTY OF FORT BEND §

WE, LOB WEST, INC., A TEXAS CORPORATION ACTING BY AND THROUGH BASSAM BARAZI, PRESIDENT, AND Bronwyn Dragisic ATTORNEY-IN-FACT, BEING OFFICERS OF LOB WEST, INC., A TEXAS CORPORATION OWNER, HERINAFTER REFERRED TO AS OWNERS OF THE 21.087 ACRE TRACT OF LAND DESCRIBED IN THE ABOVE AND FOREGOING MAP OF LAKES OF BELLA TERRA WEST SEC 4, 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 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 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 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 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, 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 WAY 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 ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

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.

IN TESTIMONY WHEREOF, LOB WEST INC., A TEXAS CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY BASSAM BARAZI, IT'S PRESIDENT, THEREUNTO AUTHORIZED, ATTESTED BY Bronwyn L. Dragisic THIS 19th DAY OF July, 2019.

LOB WEST, INC., A TEXAS CORPORATION

ATTEST: Bronwyn L. Dragisic

Bassam Barazi  
BASSAM BARAZI, PRESIDENT

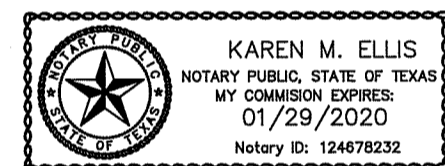
Bronwyn L. Dragisic  
PRINT NAME

STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BASSAM BARAZI, 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 STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 19 DAY OF July, 2019.

Karen M. Ellis  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 01/29/2020

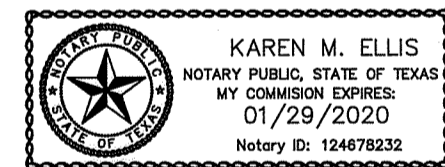


STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bronwyn Dragisic 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 STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 19 DAY OF July, 2019.

Karen M. Ellis  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES: 01/29/2020



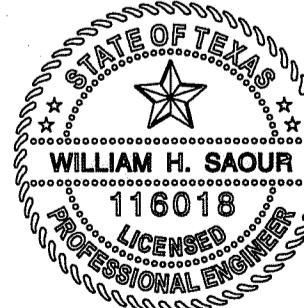
I, RONALD G. HARRISON, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY 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 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  
RONALD G. HARRISON, R.P.L.S.,  
TEXAS REGISTRATION NO. 5342



I, WILLIAM H. SAOUR, 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.

William H. Saour  
WILLIAM H. SAOUR, P.E.  
TEXAS REGISTRATION NO.: 116018



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 WEST SEC 4 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 7th DAY OF August, 2019.

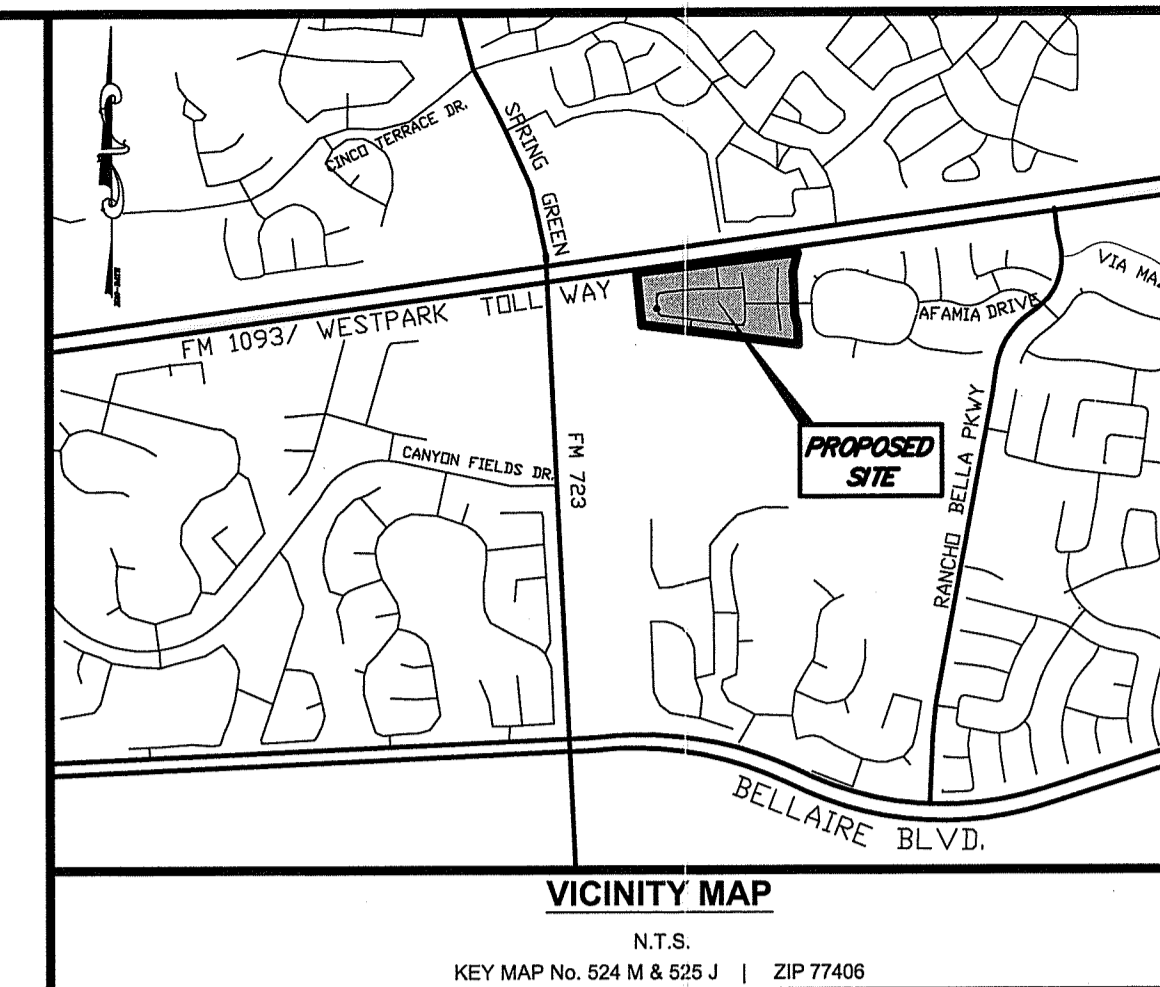
Margaret Wallace Brown  
MARGARET WALLACE BROWN, SECRETARY



Margaret Wallace Brown  
MARGARET WALLACE BROWN, SECRETARY

NOTES

- 1. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 123.65 FEET ABOVE MEAN SEA LEVEL FOR BLOCK 1 | LOTS 1-28, BLOCK 2 | LOTS 1-26, BLOCK 3 | LOTS 1-9, AND BLOCK 4 | LOTS 1-15. THE MINIMUM SLAB ELEVATION SHALL BE 121.50 ABOVE MEAN SEA LEVEL FOR BLOCK 3 | LOTS 10-21 AND BLOCK 4 | LOTS 16-26. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NO BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
- 2. TEMPORARY BENCHMARK: CUT "X" IN CENTERLINE CONCRETE PAVEMENT OF N. WATERLAKE DR. (APPROX. 3' EAST OF THE END OF PAVEMENT) WEST PARK LAKES SECTION 1. ELEVATION = 110.08 (BEC 123) NGVD DATUM OF 1973 ADJUSTMENT.
- 3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48157C0110 L FOR FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS, REVISED DATE APRIL 2014, THE SUBJECT PROPERTIES LIE IN ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
- 4. BUILDING LINE NOTE: 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. (150)
- 5. LIGHTING ZONE DESIGNATION: THIS PROPERTY LIES WITHIN THE "L23" LIGHTING ZONE DESIGNATION IN COMPLIANCE WITH THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS".
- 6. SIDEWALK NOTE: SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-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.
- 7. PIPELINE NOTE: IF ANY, ALL EXISTING PIPELINES AND PIPELINE EASEMENTS WITHIN THE PLATTED BOUNDARY HAVE BEEN SHOWN.
- 8. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- 9. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING WITH INTENSE RAINFALL EVENTS.
- 10. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATIONS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
- 11. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- 12. SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN. A LOT WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.
- 13. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.
- 14. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE SURFACED COORDINATES (NAD83) AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.999881.
- 15. 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 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 UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- 16. ONE FOOT RESERVE DEDICATED TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY, THE CONDITION OF THIS DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED SUBDIVISION PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS, OR SUCCESSORS.
- 17. 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.
- 18. AREAS IDENTIFIED AS COMPENSATING OPEN SPACE SHALL BE RESTRICTED FOR THE USE OF OWNERS OF PROPERTY IN AND RESIDENTS OF THE SUBDIVISION. AREAS IDENTIFIED AS COMPENSATING OPEN SPACE SHALL BE OWNED, MANAGED AND MAINTAINED UNDER A BINDING AGREEMENT AMONG THE OWNERS OF PROPERTY IN THE SUBDIVISION.



I, J. STACY SLAWNSKI, 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 COMMISSIONERS 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 Slawnski  
J. STACY SLAWNSKI, P.E.  
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

Vincent M. Morales Jr. COMMISSIONER, PRECINCT 1  
Grady Prestage COMMISSIONER, PRECINCT 2  
KP George COUNTY JUDGE  
W. A. "Andy" Meyers COMMISSIONER, PRECINCT 3  
Ken R. Demerchant COMMISSIONER, PRECINCT 4

THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 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: \_\_\_\_\_  
COUNTY CLERK, LAURA RICHARD  
FORT BEND COUNTY, TEXAS DEPUTY

LAKES OF BELLA TERRA WEST  
SEC 4

A SUBDIVISION OF 21.087 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

101 LOTS 4 BLOCKS 3 RESERVES  
SCALE: 1"=60' DATE: MAY, 2019

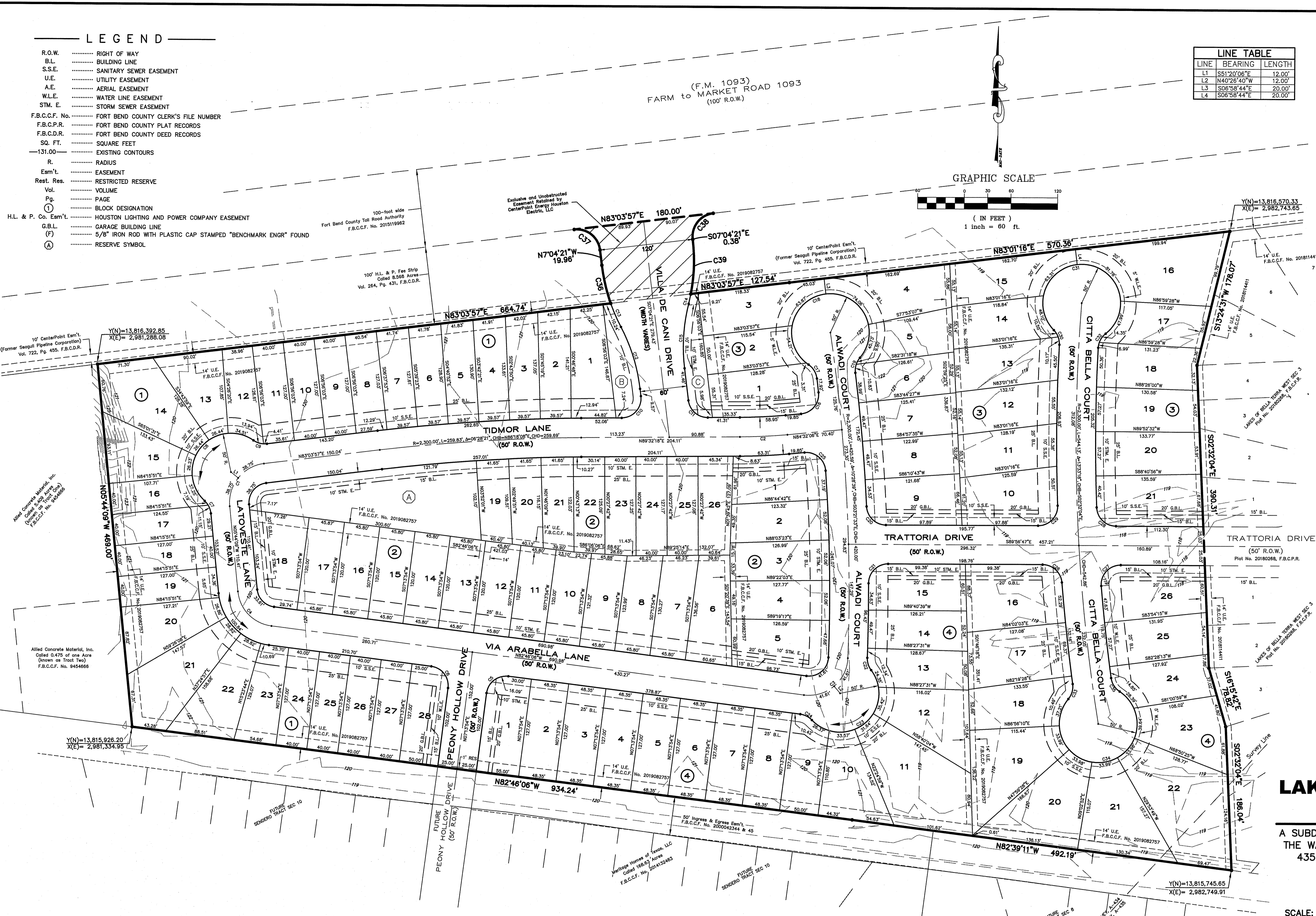
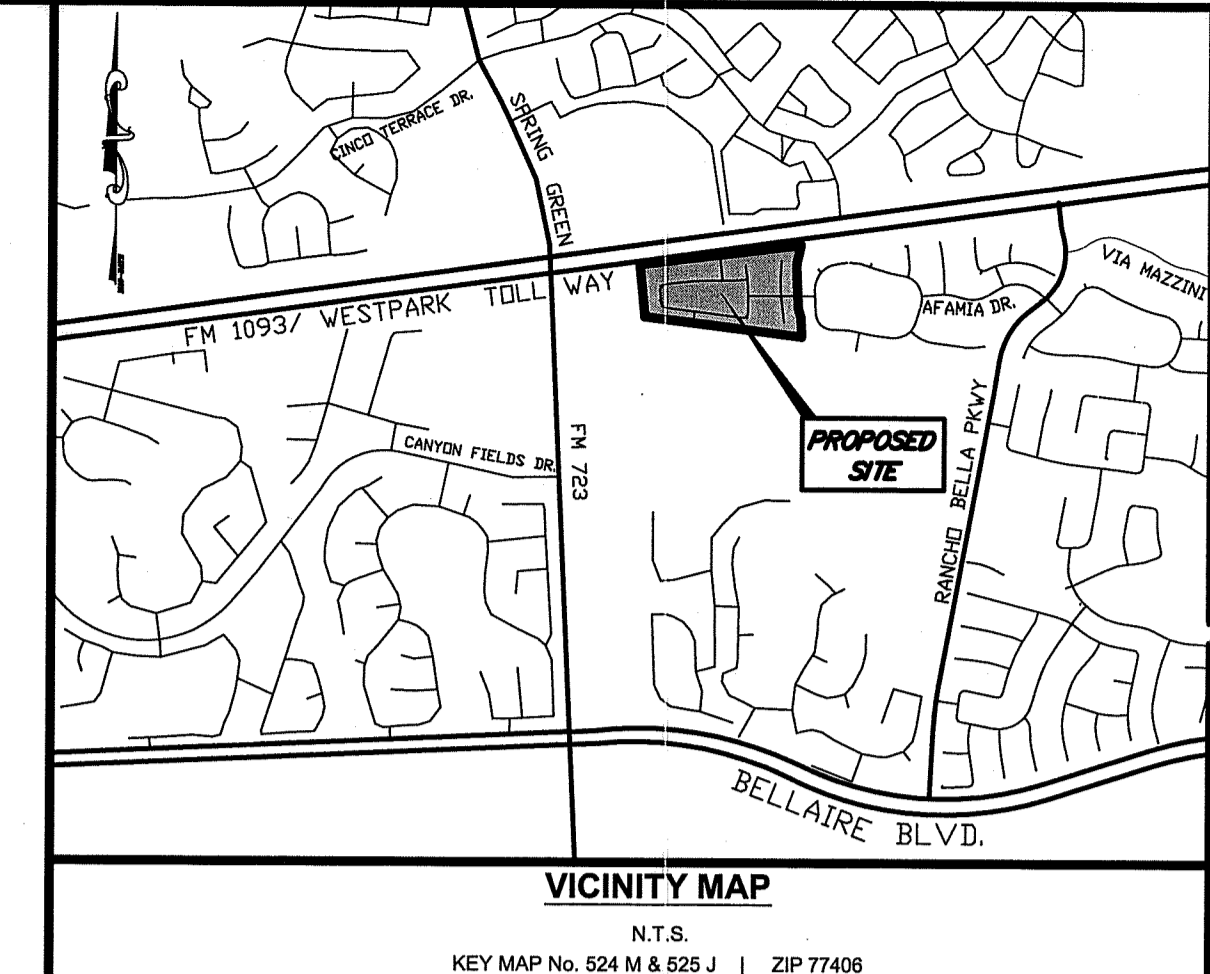
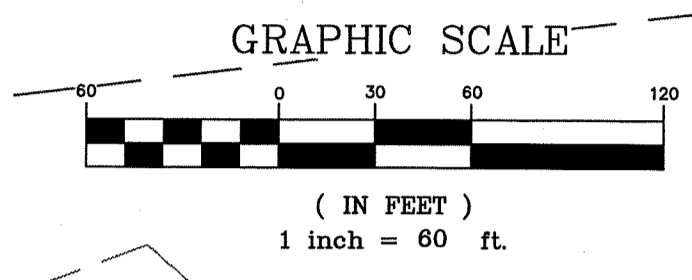
OWNERS:  
LOB WEST, Inc., a Texas Corporation 7500 San Felipe, Ste. #400 Houston, Texas 77063 (713) 952-0200  
CenterPoint Energy Houston Electric LLC 1111 Louisiana, Ste. #702-B Houston, Texas 77002 (713) 207-6426

PREPARED BY:  
BENCHMARK ENGINEERING CORPORATION  
Consulting Engineers - Planners - Surveyors  
2401 Fountainview 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

**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
- Esm't. .... EASEMENT
- Rest. Res. .... RESTRICTED RESERVE
- Vol. .... VOLUME
- Pg. .... PAGE
- ① .... BLOCK DESIGNATION
- H.L. & P. Co. Esm'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
- Ⓐ .... RESERVE SYMBOL

LINE	BEARING	LENGTH
L1	S51°20'06"E	12.00'
L2	N40°26'40"W	12.00'
L3	S06°58'44"E	20.00'
L4	S06°58'44"E	20.00'



CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	50.00'	77.49'	69.97'	N38°39'54"E	88°48'06"
C2	700.00'	61.13'	61.11'	N87°02'12"E	05°00'12"
C3	50.00'	83.21'	73.93'	N49°33'20"E	95°21'07"
C4	50.00'	67.22'	62.27'	N44°15'07"W	77°01'57"
C5	25.00'	39.27'	35.36'	N52°13'54"E	90°00'00"
C6	25.00'	39.27'	35.36'	N37°46'06"W	90°00'00"
C7	25.00'	18.34'	17.93'	N26°45'16"W	42°02'14"
C8	50.00'	150.86'	99.81'	N38°39'54"E	172°52'34"
C9	25.00'	18.34'	17.93'	S75°54'56"E	42°02'14"
C10	25.00'	42.15'	37.34'	N41°13'59"E	96°36'39"
C11	25.00'	36.39'	33.26'	S48°45'01"E	83°23'21"
C12	230.00'	83.52'	83.07'	N17°28'34"W	20°48'25"
C13	230.00'	32.99'	32.96'	N23°46'13"W	08°13'07"
C14	230.00'	12.90'	12.90'	S12°07'40"W	03°12'49"
C15	230.00'	83.52'	83.07'	S03°19'51"W	20°48'25"
C16	25.00'	39.83'	35.75'	N38°33'54"E	91°16'24"
C17	25.00'	21.34'	20.69'	N31°38'19"W	48°53'51"
C18	50.00'	241.18'	66.67'	N82°05'58"E	276°22'18"
C19	25.00'	20.73'	20.14'	S16°31'56"W	47°30'16"
C20	25.00'	37.95'	34.41'	S46°27'30"E	86°58'34"
C21	25.00'	39.52'	35.54'	N44°45'41"E	90°35'05"
C22	25.00'	17.02'	16.69'	S17°39'25"E	39°00'18"
C23	50.00'	151.35'	99.84'	S49°33'20"W	173°25'47"
C24	25.00'	17.03'	16.71'	N63°14'56"W	39°02'19"
C25	25.00'	39.83'	35.75'	N48°49'42"W	91°16'24"
C26	25.00'	37.21'	33.87'	S47°18'42"E	85°16'09"
C27	25.00'	41.43'	36.85'	N42°34'58"E	94°56'30"
C28	25.00'	38.23'	34.61'	N46°08'28"W	87°36'37"
C29	25.00'	40.27'	36.05'	N43°54'35"E	92°17'16"
C30	25.00'	20.73'	20.14'	N02°05'31"W	47°30'16"
C31	50.00'	241.18'	66.67'	S82°27'12"E	276°22'18"
C32	25.00'	21.34'	20.69'	S27°17'02"W	48°53'51"
C33	25.00'	20.73'	20.14'	S15°49'05"W	47°30'16"
C34	50.00'	241.18'	66.67'	N81°23'04"E	276°22'18"
C35	25.00'	21.34'	20.69'	N32°21'09"W	48°53'51"
C36	230.00'	50.53'	50.44'	N13°22'00"W	12°35'18"
C37	230.00'	47.05'	42.38'	N02°05'31"W	89°51'42"
C38	30.00'	47.20'	42.48'	S37°59'48"W	90°08'18"
C39	230.00'	70.62'	70.35'	S01°43'27"W	17°35'56"

**LAKES OF BELLA TERRA WEST SEC 4**

A SUBDIVISION OF 21.087 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

101 LOTS                      4 BLOCKS                      3 RESERVES  
 SCALE: 1"=60'                      DATE: MAY, 2019

RESERVE	SQ. FT.	ACRES	RESTRICTED TO
(A)	19,969	0.458	INCIDENTAL UTILITIES, LANDSCAPE, PARK AND OPEN SPACE PURPOSES
(B)	3,981	0.091	COMPENSATING OPEN SPACE PURPOSES
(C)	3,786	0.086	INCIDENTAL UTILITIES, LANDSCAPE AND OPEN SPACE PURPOSES

Lot No.	Block No.	Lot Area
12	1	4,290 SF
16	1	4,533 SF
19	2	4,207 SF
20	2	4,565 SF
21	2	4,833 SF
22	2	4,859 SF
Total number of lots < 5,000 SF		
28,007 SF		
Total Area of lots < 5,000 SF		
28,007 SF		

DISTRICT NAMES	CAD #
COUNTY ASSISTANCE DISTRICT	CAD # 11
MUD	F.B.C.M.U.D. No. 133
LID	N/A
DID	
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

**OWNERS:**  
 LOB WEST, Inc., a Texas Corporation                      CenterPoint Energy Houston Electric LLC.  
 7500 San Felipe, Ste. #400                      1111 Louisiana, Ste. #702-B  
 Houston, Texas 77063                      Houston, Texas 77002  
 (713) 952-0200                      (713) 207-6426

**PREPARED BY:**  
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Texas Board of Professional Engineers  
 Registration Number F-6788  
 TBPLS Firm Registration Number 10009000