PLAT RECORDING SHEET

PLAT NAME: **Lakes of Bella Terra Reserve Sec 6**

PLAT NO:

ACREAGE: **1.507**

LEAGUE: **L.A. Patillo**

ABSTRACT NUMBER: **307**

NUMBER OF BLOCKS: **1**

NUMBER OF LOTS: **0**

NUMBER OF RESERVES: **1**

OWNERS: **LaZex, LLC, A Texas Limited Liability Company**

(DEPUTY CLERK)

STATE OF TEXAS §
COUNTY OF FORT BEND §

WE, LAZEX, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH LEI CHENG, A MANAGER PARTNER, BEING AN OFFICER OF LAZEX, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER HEREINAFTER REFERRED TO AS OWNERS OF THE 1.507 ACRE TRACT OF LAND DESCRIBED IN THE ABOVE AND FOREGOING MAP OF LAKES OF BELLA TERRA RESERVE SEC 6, DO HEREBY MAKE AND ESTABLISH SAID STREET DEDICATION 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 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 DESIGNATED WITH AERIAL EASEMENTS (U.E. & 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 SUBDIVISION, 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 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 HERBY 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, LAZEX, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY LEI CHENG, IT'S MANAGER PARTNER, THEREUNTO AUTHORIZED THIS 8TH DAY OF AUGUST, 2019.

LAZEX, LLC, A TEXAS LIMITED LIABILITY COMPANY

LEI CHENG, MANAGER PARTNER

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LEI CHENG, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 8TH DAY OF AUGUST, 2019.

SHIRLEY CHIU
Notary ID # 11283942
My Commission Expires:
07/13/2022

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 7/13/22

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,
R.P.L.S., TEXAS REGISTRATION NO. 5342

STATE OF TEXAS REGISTERED RONALD G. HARRISON 5342 PROFESSIONAL LAND SURVEYOR

I, YIFENG ZHUANG, 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.

YIFENG ZHUANG, P.E.
TEXAS REGISTRATION NO.: 87950

STATE OF TEXAS YIFENG ZHUANG 87950 LICENSED PROFESSIONAL ENGINEER

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, APPROVED THIS PLAT OF LAKES OF BELLA TERRA RESERVE SEC 6, 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 ____________, 2019.

BY: ______________________
MARTHA L. STEIN, CHAIR OR
M. SONNY GARZA, VICE-CHAIR

BY: ______________________
MARGARET WALLACE BROWN, SECRETARY

NOTES

1. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 115.60' FEET ABOVE MEAN SEA LEVEL. 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. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE SURFACE COORDINATES (NAD83) AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.999881.
4. 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.
5. 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)
6. LIGHTING ZONE DESIGNATION: THIS PROPERTY LIES WITHIN THE "LZ3" LIGHTING ZONE DESIGNATION IN COMPLIANCE WITH THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS".
7. 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.
8. PIPELINE NOTE: IF ANY, ALL EXISTING PIPELINES AND PIPELINE EASEMENTS WITHIN THE PLATTED BOUNDARY HAVE BEEN SHOWN.
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. 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.
13. 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
14. THIS PROPERTY IS SUBJECT TO AN EXISTING CROSS ACCESS EASEMENT, FOR THE PURPOSE OF PROVIDING INGRESS TO AND EGRESS THROUGH THE PROPERTY ALONG THE ACCESS ROAD, AS RESERVED AND DEFINED IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2016012583 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.
15. THIS PROPERTY IS SUBJECT TO A ONE FOOT RESERVE FOR BUFFER SEPARATION ALONG THE SOUTH AND EAST PROPERTY LINE DEDICATED FOR BUFFER PURPOSES TO THE PUBLIC IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR ENDS OF STREETS WHERE SUCH STREETS ABUT ADJACENT PROPERTY. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED OR RE-SUBDIVIDED IN A RECORDED PLAT THE ONE FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERE TO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS. OR SUCCESSORS, AS SHOWN ON PLAT OF VIA MAZZINI WAY RESERVE SEC 1 RECORDED UNDER PLAT No. 20160036 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
16. THIS PROPERTY IS SUBJECT TO A SHORT FORM BLANKET EASEMENT FOR CERTAIN UTILITIES, RECORDED UNDER FORT BEND COUNTY CLERK'S FILE No. 2014086327 AND PARTIAL RELEASED UNDER FORT BEND COUNTY CLERK'S FILE No. 2018080009.
17. THIS PROPERTY IS SUBJECT TO A PARTIAL RELEASE OF BLANKET EASEMENT, RECORDED UNDER FORT BEND COUNTY CLERK'S FILE No. 2017140530 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY TEXAS.

L:\04044\(5)DEVELOPMENT PLATTING\(2) DWGS\(3) FINAL\LOB\LOB RES SEC 6\LOB Res Sec 6.dwg, lvalencia

LINE TABLE

LINE	BEARING	LENGTH
L1	S06°57'25"E	3.18'

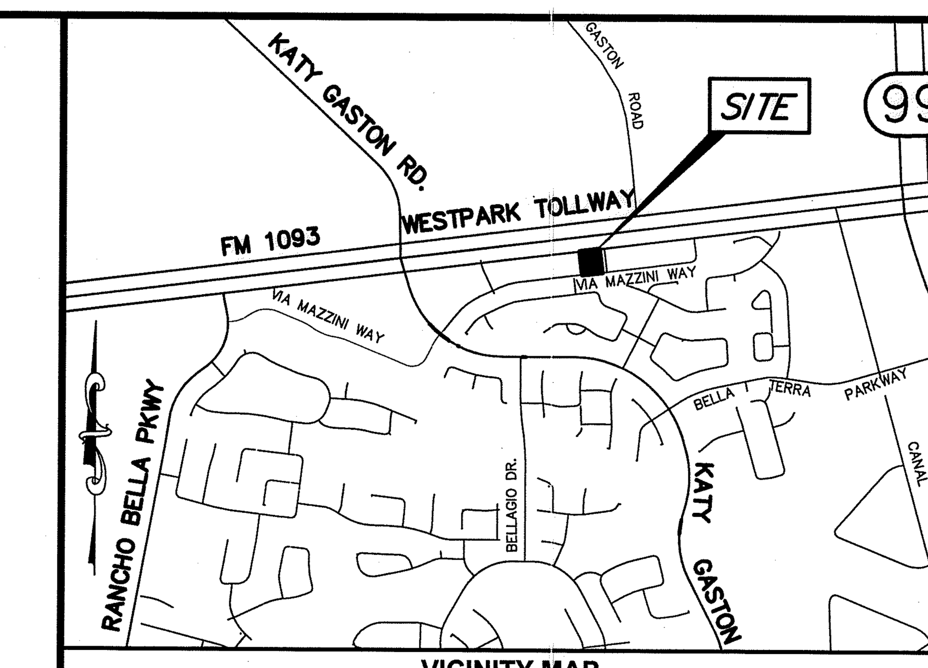
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	30.00'	47.13'	42.43'	S51°57'38"E	90°00'25"
C2	150.00'	38.84'	38.73'	S14°22'28"E	14°50'07"
C3	150.00'	38.84'	38.73'	S14°22'28"E	14°50'07"
C4	30.00'	47.12'	42.42'	S38°02'12"W	89°59'20"

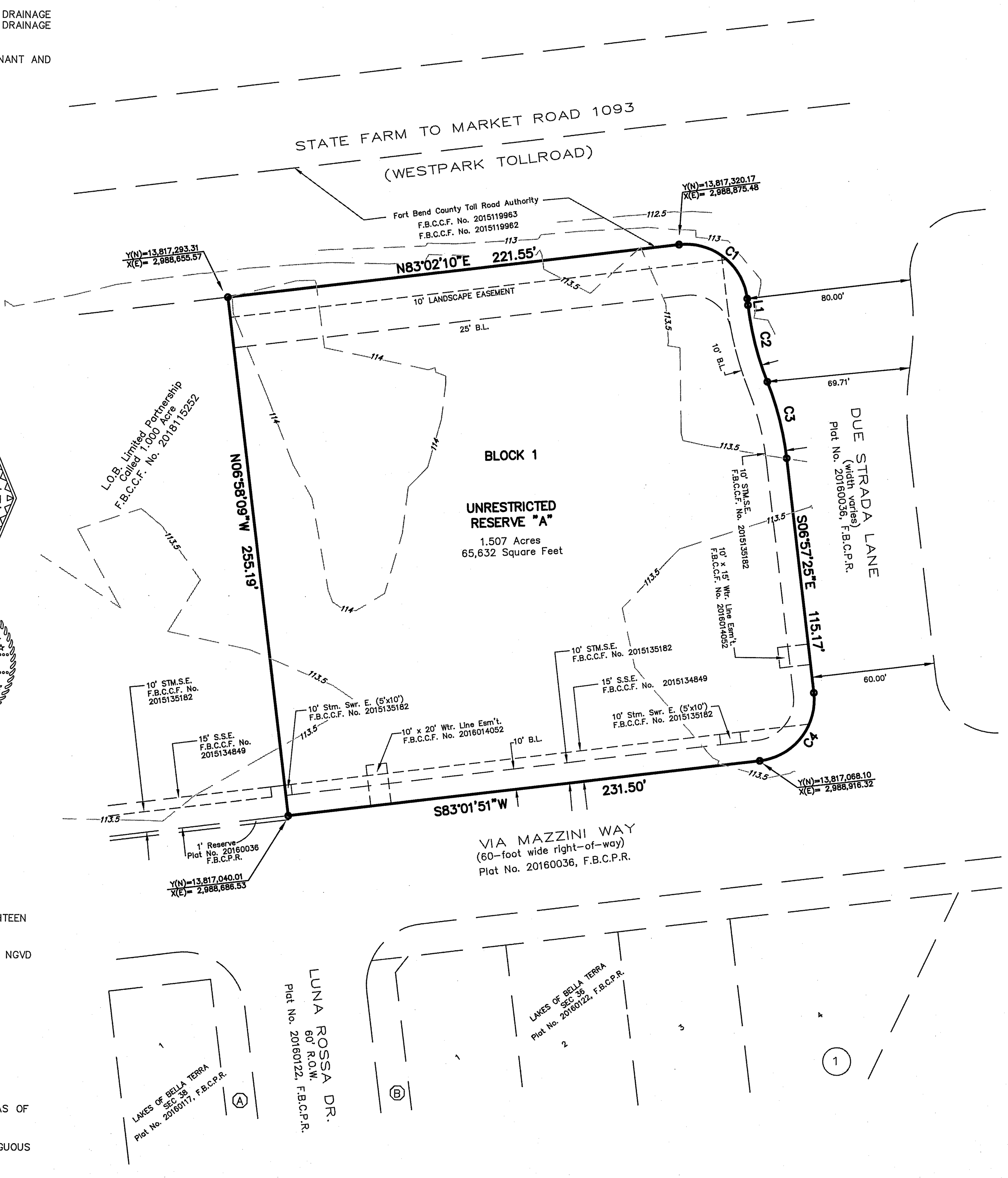
DISTRICT NAMES

COUNTY ASSISTANCE DISTRICT	CAD # 1
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

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.



VICINITY MAP
N.T.S.
KEY MAP No. 524 M & J | ZIP 77406



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. Swr. 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

I, J. STACY SLAWINSKI 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 SLAWINSKI, 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
COMMISIONER, 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.

COUNTY CLERK, LAURA RICHARD
FORT BEND COUNTY, TEXAS

BY: ______________________
DEPUTY

LAKES OF BELLA TERRA RESERVE SEC 6

A SUBDIVISION OF 1.507 ACRES OF LAND BEING SITUATED IN THE L.A. PATILLO SURVEY, ABSTRACT NUMBER 307 IN FORT BEND COUNTY, TEXAS.

1 BLOCK 1 RESERVE

SCALE: 1"=40'

DATE: JANUARY, 2019

ENGINEER:
YIFENG ZHUANG
MISSION ENGINEERING INC.
10370 Richmond Avenue, Suite 560
Houston, Texas 77042 U.S.A.
(713) 981-0018

OWNER:
LaZeX, LLC,
a Texas limited liability company
13418 Orchard Shadows Drive
Richmond, Texas 77407
Phone: (713) 471-7911

SURVEYOR:
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

B.E.C. JOB #04044-LZX