

**PLAT RECORDING SHEET**

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

\_\_\_\_\_

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

**ACREAGE:** 2.2567

\_\_\_\_\_

**LEAGUE:** L.A. Patillo Survey

\_\_\_\_\_

**ABSTRACT NUMBER:** 307

\_\_\_\_\_

**NUMBER OF BLOCKS:** 1

\_\_\_\_\_

**NUMBER OF LOTS:** 0

\_\_\_\_\_

**NUMBER OF RESERVES:** 1

\_\_\_\_\_

**OWNERS:** FM 1093 LLC

\_\_\_\_\_

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

STATE OF TEXAS  
COUNTY OF FORT BEND

We, FM 1093 LLC, acting by and through Amitkumar Patel, its managing member, attested by Ravi Thakkar, member, being officers of FM 1093 LLC, owners hereinafter referred to as Owners (whether one or more) of the 2.2567 acre tract described in the above and foregoing map of BELLA TERRA RESERVE SEC 6 AND EXTENSION, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said map 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, paths, 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 unobstructed ariel easements. The ariel easements shall extend horizontally on additional eleven feet, six inches (11' 6") for ten feet (10') 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 the ground level upward, located adjacent to and adjoining said public utility easements that are designated with ariel easements (U.E. and A.E.) as indicated and depicted hereon, whereby the ariel 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 ariel easements. The ariel easements shall extend horizontally on 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 ariel easements (U.E. and A.E.) as indicated and depicted hereon, whereby the ariel 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 bays, creeks, gulches, 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, plantings, 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 "Order for Regulation of Outdoor Lighting in the unincorporated areas of Fort Bend County, Texas" and do hereby covenant and agree and shall comply with the 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, FM 1093 LLC has caused these presents to be signed by Amitkumar Patel, its managing member, attested by Ravi Thakkar, member, this day of JUNE, 2023.

FM 1093 LLC

By: Amitkumar Patel  
Print name: Amitkumar Patel  
managing member

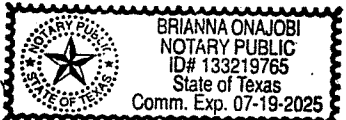
Attest: Ravi Thakkar  
Print name: Ravi Thakkar  
member

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared AMITKUMAR PATEL, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15 day of JUNE, 2023.

Brianna Onajobi  
Notary Public in and for the State of Texas  
Print Name: Brianna Onajobi



My Commission expires: 07/19/2025

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Ravi Thakkar, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15 day of June, 2023.

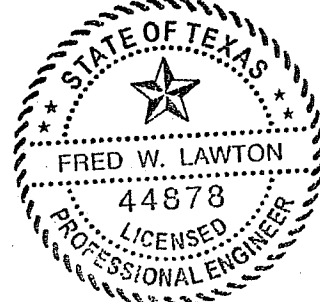
Brianna Onajobi  
Notary Public in and for the State of Texas  
Print Name: Brianna Onajobi



My Commission expires: 07/19/2025

I, Fred W Lawton, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets the requirements of Fort Bend County, Texas.

Fred W Lawton  
Texas Registration No. 44878



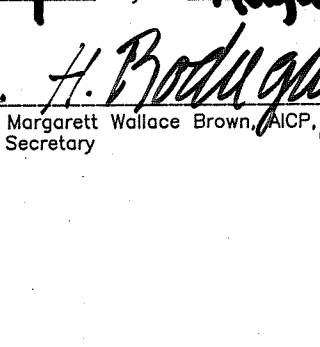
I, Fred W Lawton, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary 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 eighths (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.

Fred W Lawton  
Texas Registration No. 2321



This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat (or instrument when appropriate) and subdivision of BELLA TERRA RESERVE SEC 6 AND EXTENSION 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 9 day of August, 2023.

By: Martina L. Stein (or) M. Sunny Garza  
Title Chair or Vice Chairman Secretary



NOTES

1. B.L. INDICATES BUILDING LINE. U.E. INDICATES UTILITY EASEMENT; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS;

2. BENCHMARK: FORT BEND COUNTY MARK NUMBER 93, ELEVATION 112.52 NAVD-88

3. TBM INDICATES TEMPORARY BENCHMARK; SET BOX CUT; ELEVATION = 112.74 FEET NAVD 88 ADJUSTMENT;

4. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83), COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.99988219042412.

5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY INTEGRITY TITLE, FILE NO. 23411844, DATED APRIL 30, 2023. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY;

6. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL NO. 48157C 0110L, MAP REVISED APRIL 02, 2014, PROPERTY LIES WITHIN ZONE "X", AREAS OF 500-YEAR FLOOD;

7. 5/8-INCH IRON RODS WITH PLASTIC CAP MARKED "SOUTH TEXAS SURVEYING" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET ROWS HAVE NOT BEEN MONUMENTED;

8. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97(11);

9. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 114.80' FEET ABOVE MEAN SEA LEVEL (NAVD 88 DATUM). IN ADDITION, NO TOP OF SLAB ELEVATION SHALL BE LESS THAN 24 INCHES ABOVE THE LOWEST TOP OF CURB ADJACENT TO THE LOT IN WHICH IT LIES. IN THE ABSENCE OF A CURB, THE TOP OF SLAB ELEVATION SHALL BE NO LESS THAN 24 INCHES ABOVE THE HIGHEST NATURAL GROUND ALONG THE PERIMETER OF THE BUILDING FOUNDATION AND 12 INCHES ABOVE ANY DOWN GRADIENT ROADWAY OR DRAINAGE RESTRAIN, WHICHEVER IS HIGHER

10. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS;

11. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.

12. UNLESS OTHERWISE INDICATED, THE BUILDING LINES (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.

13. BELLA TERRA RESERVE SEC 6 AND EXTENSION SUBDIVISION RESIDES WITHIN LIGHTING ZONE 3.

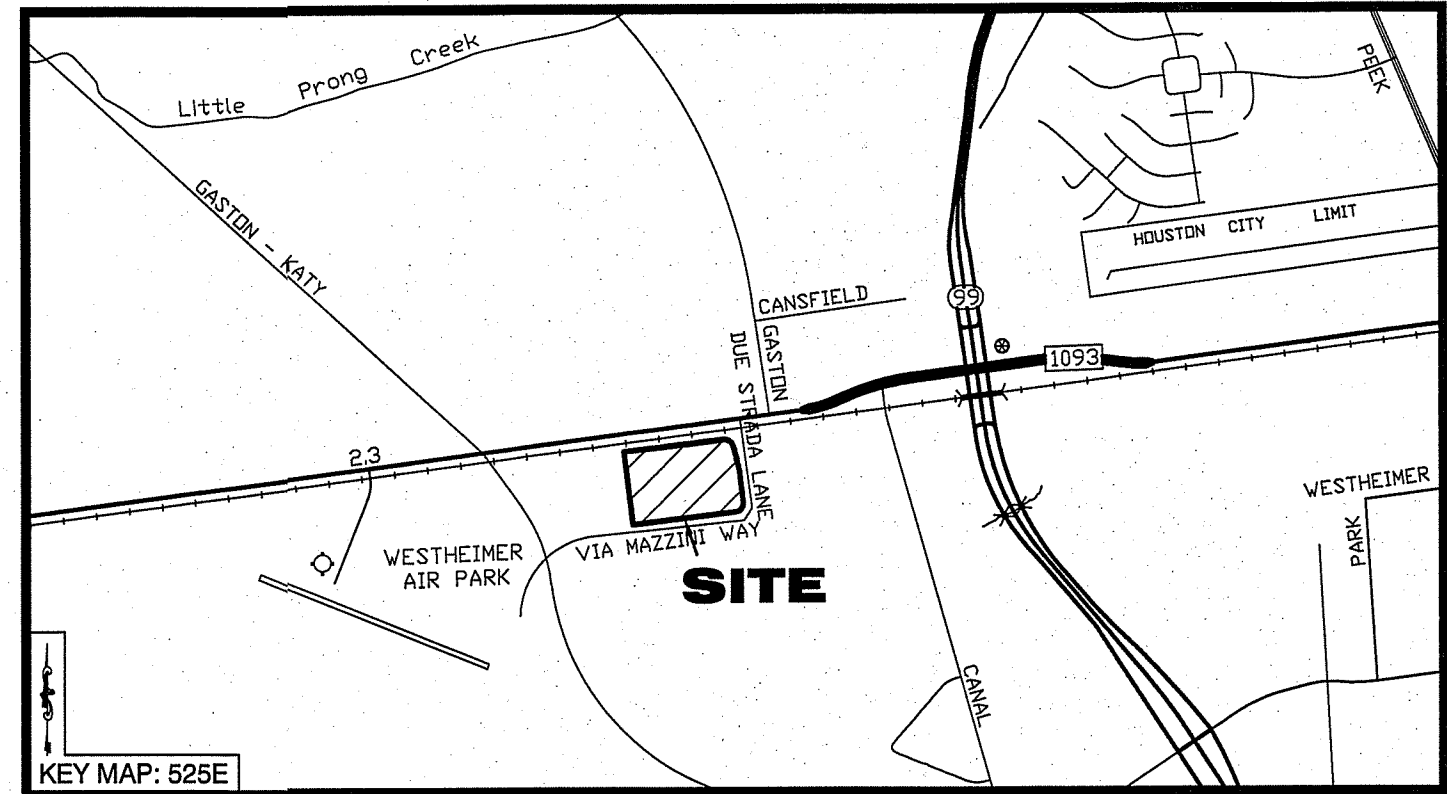
14. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE FEET (5') IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHT-OF-WAY WITHIN SAID PLAT AND ON THE CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT IN ACCORDANCE WITH THE A.D.A.

15. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.

16. 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.

17. ALL EXISTING PIPELINE OR PIPELINE EASEMENTS THROUGH THIS PROPOSED SUBDIVISION HAVE BEEN SHOWN.

18. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL TO OBTAIN A DEVELOPMENT PERMIT. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.



VICINITY MAP

NOT TO SCALE

GRAPHIC SCALE



LEGEND:  
SQ. FT. - SQUARE FEET  
B.L. - BUILDING LINE  
U.E. - UTILITY EASEMENT  
R.O.W. - RIGHT OF WAY  
F.B.C.C.F. - FORT BEND COUNTY CLERKS FILE  
F.B.C.M.R. - FORT BEND COUNTY MAP RECORDS  
VOL. - VOLUME  
PG. - PAGE  
FND - FOUND  
IP - IRON PIPE  
IR - IRON ROD  
CIR - CAPPED IRON ROD  
"SIS" - STAMPED SOUTH TEXAS SURVEYING  
W.L.E. - WATER LINE EASEMENT  
L.E. - LIGHTING EASEMENT  
S.T.M. - STORM SEWER MANHOLE  
S.E. - SANITARY EASEMENT

I, J. Stacy Slowinski, 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 Slowinski, P.E.  
Fort Bend County Engineer  
Approved by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Vincent M. Morales, Jr.  
Precinct 2, County Commissioner  
Grady Prestage  
Precinct 2, County Commissioner

W.A. (Andy) Meyers  
Precinct 3, County Commissioner  
Dexter L. McCoy  
Precinct 4, County Commissioner

K.P. George  
County Mayor

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 \_\_\_\_\_ 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M. in plot 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 RESERVE  
SEC 6 AND EXTENSION

1 BLOCK, 1 UNRESTRICTED RESERVE

A SUBDIVISION OF 2.2567 ACRES (98,302 SQ.FT.) TRACT OF LAND BEING A REPLAT OF UNRESTRICTED RESERVE "A", BLOCK 1, BELLA TERRA RESERVE SEC. 6, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO. 20190230 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND A 0.7500 ACRE TRACT OF LAND, SITUATED IN THE L.A. PATILLO SURVEY, ABSTRACT NO. 307, FORT BEND COUNTY, TEXAS.

REASON FOR PLAT:  
TO CREATE 1 UNRESTRICTED RESERVE  
SCALE: 1" = 30' DATE: 6/2023

OWNER: FM 1093 LLC  
ADDRESS: FM 1464 ROAD  
RICHMOND, TEXAS 77407  
PHONE NUMBER: 866-438-9512



SOUTH TEXAS SURVEYING ASSOCIATES, INC.  
11281 Richmond Ave. Bldg J, Suite 101, Houston, Texas 77082  
281-556-6918 FAX 281-556-9331  
Form Number: 10045400

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JOB: 23-0029-001

F.M. 1093  
(WESTPARK TOLLWAY)

