THE STATE OF TEXAS §
§
COUNTY OF FORT BEND §

ORDER OF EXCLUSION AND DISANNEXATION

RECITALS

WHEREAS, certain portions of land that were originally proposed for commercial development and included within the boundaries of Fort Bend County Assistance District No. 1 ("CAD No. 1") were subsequently developed or currently platted for residential development; and

WHEREAS, the inclusion of residential areas and collection of sales and use taxes within residential areas was not intended during the initial creation of the boundaries of CAD No. 1; and

WHEREAS, the Board of Directors of CAD No. 1 desires to exclude such residential areas, being real property situated in Fort Bend County, Texas ("Property"), depicted in the attached Exhibit A, by disannexation so as to be situated outside of the boundaries of CAD No. 1; and

WHEREAS, Section 387.003(j) of the Texas Local Government Code permits a commissioners court by order, to exclude an area from the district if the district has no outstanding bonds payable wholly or partly from sales and use taxes and the exclusion of the Property does not impair any outstanding district debt or contractual obligation; and

WHEREAS, the Board of Directors of CAD No. 1 finds that there are no outstanding bonds payable wholly or partly from sales and use taxes and the exclusion of the Property does not impair any outstanding CAD No. 1 debt or contractual obligation; and

BE IT ORDERED BY THE COMMISSIONERS COURT SITTING AS THE BOARD OF DIRECTORS OF CAD NO. 1 THAT:

Section 1: The matters and facts set out in the preamble of this order are hereby found and declared to be true and complete and are incorporated herein.

Section 2: The Property is hereby excluded from the boundaries of CAD No. 1 by disannexation.

Section 3: This Order is effective immediately upon passage.

ADOPTED this 25th day of April, 2017.

FORT BEND COUNTY ASSISTANCE DISTRICT NO. 1

By: _____
Robert E. Hebert, County Judge

Date: 4-25-17

ATTEST:

By: _____
Laura Richard, County Clerk

THE STATE OF TEXAS §
§
COUNTY OF FORT BEND §

This instrument was acknowledged before me on April 25, 2017 by Robert E. Hebert, County Judge of Fort Bend County, Texas.

_____
Notary Public, State of Texas

(NOTARY SEAL)

LUISA MARIA BOWERS
Notary Public, State of Texas
Comm. Expires 09-07-2020
Notary ID 129117105

EXHIBIT A

STATE OF TEXAS §

COUNTY OF FORT BEND §

We, L.O.B. LIMITED PARTNERSHIP, a Texas Limited Partnership, acting by and through BASSAM BARAZI, PRESIDENT, being an officer of L.O.B. LIMITED PARTNERSHIP, a Texas Limited Partnership, owner, hereinafter referred to as owners of the 5.707 acre tract described in the above and foregoing map of LAKES OF BELLA TERRA SEC 19, 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 ourself, 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.) on 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 purposes 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. & 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 (20) feet 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 is hereby 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 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, L.O.B. LIMITED PARTNERSHIP, has caused these presents to be signed by BASSAM BARAZI, it's PRESIDENT, thereunto authorized this 18th day of February, 2013.

L.O.B. LIMITED PARTNERSHIP, a Texas Limited Partnership,

BASSAM BARAZI, PRESIDENT

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 18th day of February, 2013.

Notary Public in and for the State of Texas

My Commission Expires: 9/09/15

BETTY L. ROBERTS
Notary Public State of Texas
My Commission Expires
September 09, 2015

I, SAB Y. SAOUR, an authorized (or 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 correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods have an outside diameter of not less than three quarter (3/4") inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner and the state plane coordinates (NAD83).

STATE OF TEXAS
SAB Y. SAOUR
5640
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Sab Y. Saour, R.P.L.S.
Texas Registration No. 5640

This is to certify that the Planning Commission of the City of Houston, Texas, approved this plat and subdivision of LAKES OF BELLA TERRA SEC 19, 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 21st day of March, 2013.

Mark A. Kilkenny, Chairman
M. Sonny Garza, Vice Chair

Marlene L. Gafrick, Secretary

I, Richard W. Stolleis, 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 of or any other area or subdivision within the watershed.

Richard W. Stolleis, P.E.
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas this 2nd day of April, 2013

Richard Morrison, Commissioner Precinct 1

Robert E. Hebert, County Judge

Grady Prestage, Commissioner Precinct 2

W. A. "Andy" Meyers, Commissioner Precinct 3

Jim Patterson, Commissioner Precinct 4

I, Sab Y. Saour, A Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County.

Sab Y. Saour, P.E.
Texas Registration No.: 40094

STATE OF TEXAS
SAB YACOOB SAOUR
40094
REGISTERED
PROFESSIONAL
ENGINEER

THE STATE OF TEXAS §

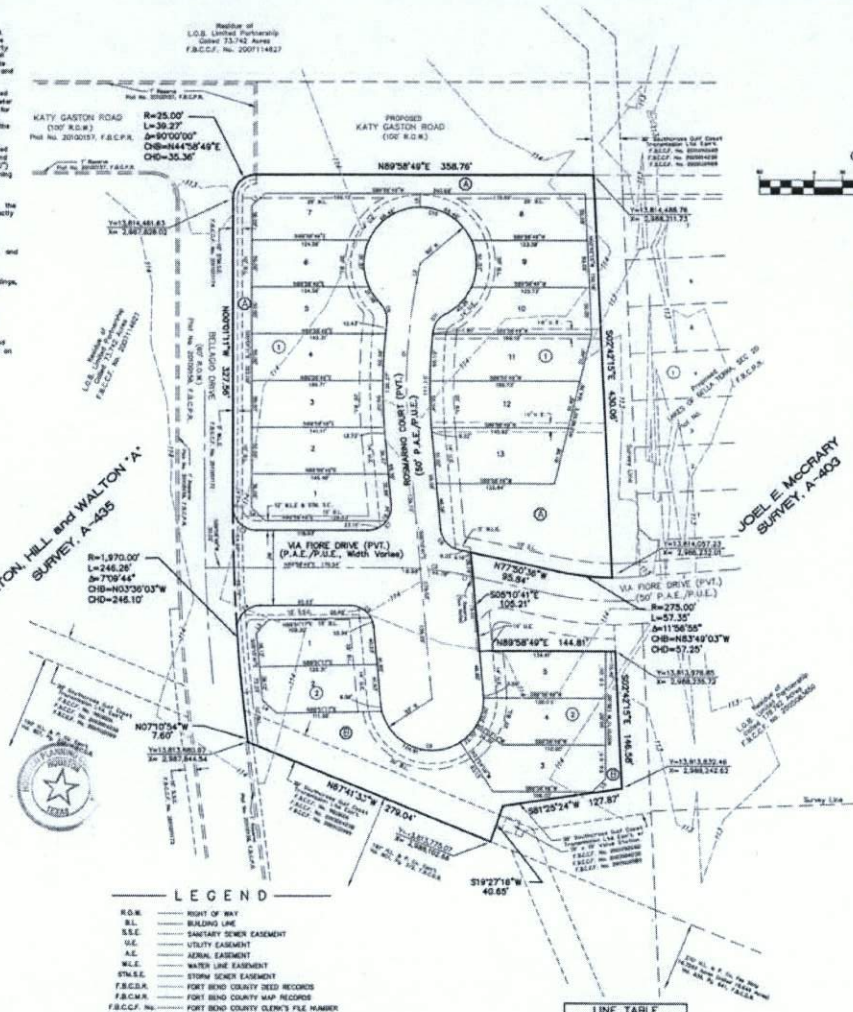
COUNTY OF FORT BEND §

I, Dianne Wilson, 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 the 2nd day of April, 2013 at 1:52 o'clock, P.M., in Plat No. 20130052 of the plat records of said county.

WITNESS MY HAND AND SEAL OF OFFICE at Richmond, Texas, the day and date last above written.

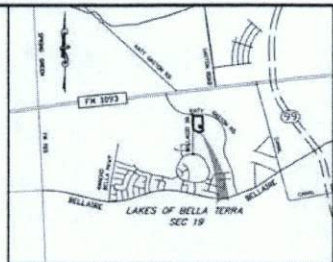
Dianne Wilson
County Clerk
Fort Bend County, Texas

By Deputy



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.



VICINITY MAP KEY MAP Pg. 525J N.T.S.

LAKES OF BELLA TERRA SEC 19

PERMANENT ACCESS EASEMENT NOTE

1) ALL STREETS IN THIS SUBDIVISION CONTAIN ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO OR ACCEPTED BY THE CITY OF HOUSTON OR ANY OTHER LOCAL GOVERNMENTAL AGENCY AS PUBLIC RIGHT-OF-WAYS. THE CITY OF HOUSTON HAS NO OBLIGATION NOR DOES ANY OTHER LOCAL GOVERNMENTAL AGENCY HAVE ANY OBLIGATION TO MAINTAIN, OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION. WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.

2) ACCESS TO ADJOINING ACREAGE ABUTTING THE P.A.E. IS HEREBY DENIED UNTIL SUCH TIME THAT SAID ACREAGE IS DULY PLATTED AND RECORDED.

DISTRICT NAMES	
M.U.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	FORT BEND COUNTY 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

NOTES

1. The top of all floor slabs shall be a minimum of 115.00' 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. Waterside Dr. (Approx. 3' east of the end of pavement) West Park Lakes Section 1, Elevation = 119.08 (SEC 123) NGVD Datum of 1973 Adjustment.
3. According To The Federal Emergency Management Agency Flood Insurance Rate Map No. 48157C0100 J for Fort Bend County, Texas, and Incorporated areas, Revised Date January 3, 1997, 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 "LZ3" 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 upon 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 grid coordinates (NAD83) and may be brought to surface by applying the following combined State Factor: 1.00019014.
15. 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 subdivision 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.

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.S.E.	STORM SEWER EASEMENT
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
F.B.C.M.R.	FORT BEND COUNTY MAP RECORDS
F.B.C.C.F. No.	FORT BEND COUNTY CLERK'S FILE NUMBER
F.B.C.P.R.	FORT BEND COUNTY PUBLIC RECORDS
F.C.	FILM CODE
—131.00—	EXISTING CONTOURS
(B)	RESERVE CERTIFICATION LETTER
R	RADIUS
Eem'L	EASEMENT
Restr. Res.	RESTRICTED RESERVE
Vol.	VOLUME
Pg.	PAGE
(1)	BLOCK DESIGNATION
PVT.	PRIVATE
P.A.E.	PERMANENT ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	S77°50'36"E	10.00'
L2	S10°44'13"E	20.83'
L3	S41°50'18"W	18.08'
L4	S48°09'42"E	20.19'
L5	N44°08'49"E	18.80'
L6	S00°01'11"E	13.00'
L7	S44°08'49"W	18.80'
L8	S45°01'11"E	18.80'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	600.00'	166.60'	166.12'	S02°46'49"W	15°54'53"
C2	300.00'	53.78'	53.64'	S81°55'24"E	10°12'30"
C3	25.00'	39.24'	35.33'	S45°03'21"E	89°95'42"
C4	25.00'	40.97'	36.54'	N43°31'41"E	93°54'16"
C5	55.00'	57.00'	54.53'	S41°35'05"E	59°00'32"
C6	55.00'	172.79'	110.00'	N84°49'18"E	180°00'00"
C7	25.00'	41.52'	36.81'	S42°24'04"E	95°09'22"
C8	25.00'	72.34'	50.13'	N42°14'06"E	74°08'49"
C9	25.00'	20.33'	21.02'	N03°11'11"W	93°15'01"
C10	80.00'	301.41'	70.68'	S80°51'30"E	207°44'23"
C11	25.00'	24.34'	23.37'	S34°08'31"W	57°30'20"

RESERVE CHART			
RESERVE	SQ. FT.	ACRES	RESTRICTED TO
A	38,441	0.882	UTILITIES, LANDSCAPE, AND OPEN SPACE PURPOSES ONLY
B	24,905	0.572	PIPELINES, UTILITIES, LANDSCAPE, AND OPEN SPACE PURPOSES ONLY

19 PGS 20130052S
PLAT ATTACH

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson, County Clerk
Fort Bend County, Texas
April 02, 2013 02:52:42 PM

FEE: $1.150.00 DH
PLAT 20130052

LAKES OF BELLA TERRA SEC 19

A SUBDIVISION OF 5.707 ACRES OF LAND BEING SITUATED IN THE WALTON, HILL AND WALTON "A" SURVEY, ABSTRACT No. 435
FORT BEND COUNTY, TEXAS

18 LOTS 2 BLOCKS 2 RESERVES

SCALE: 1"=60'

DATE: FEBRUARY, 2013

OWNER:
L.O.B. Limited Partnership
2500 San Felipe St., Ste. #400
Houston, Texas 77057
(713) 952-0200

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

B.E.C. JOB #04044

STATE OF TEXAS §

COUNTY OF FORT BEND §

We, L.G.B. LIMITED PARTNERSHIP, a Texas Limited Partnership, acting by and through BASSAM BARAZI, PRESIDENT, being an officer of L.G.B. LIMITED PARTNERSHIP, a Texas Limited Partnership, owner, hereinafter designed to as owners of the 3.409 acre tract described in the above and foregoing map of LAKES OF BELLA TERRA SEC 20, 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 ourself, 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 the 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 purposes 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. & 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 (20) feet 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 is hereby 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 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, L.G.B. LIMITED PARTNERSHIP, has caused these presents to be signed by BASSAM BARAZI, It's PRESIDENT, thereunto authorized this 14th day of February, 2013.

L.G.B. LIMITED PARTNERSHIP, a Texas Limited Partnership,

BASSAM BARAZI, PRESIDENT

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 14th day of February, 2013.

Notary Public in and for the State of Texas

My Commission Expires: 9/22/15

BETH L. ROBERTS
Notary Public, State of Texas
My Commission Expires
September 22, 2015

I, Seth Y. Sawyer, 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 correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three quarter (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner and the state plane coordinates (NAD83).

Seth Y. Sawyer, R.P.L.S.
Texas Registration No. 3540

STATE OF TEXAS
SETH Y. SAWYER
3540
REGISTERED
PROFESSIONAL
LAND SURVEYOR

This is to certify that the Planning Commission of the City of Houston, Texas, approved this plat and subdivision of LAKES OF BELLA TERRA SEC 20, 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 21st day of March, 2013.

Dave R. Fleming, Chair
M. Sonny Garza, Vice-Chair

Marlene L. Gafrick, Secretary

I, Richard W. Stolleis, 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.

Richard W. Stolleis
Fort Bend County Engineer

Louis B. Hood

APPROVED by the Commissioners' Court of Fort Bend County, Texas this 23rd day of April, 2013

Richard Ahrens, Commissioner, Precinct 1

Robert E. Hebert, County Judge

Grady Prestage, Commissioner, Precinct 2

W. A. "Andy" Meyers, Commissioner, Precinct 3

James Patteson, Commissioner Precinct 4

I, Seth Y. Sawyer, A Professional Engineer registered in the State of Texas do hereby certify that this plat meets all requirements of Fort Bend County.

Seth Y. Sawyer, P.E.
Texas Registration No.: 40094

STATE OF TEXAS
SAID WOODROW SAWYER
40094

THE STATE OF TEXAS §

COUNTY OF FORT BEND §

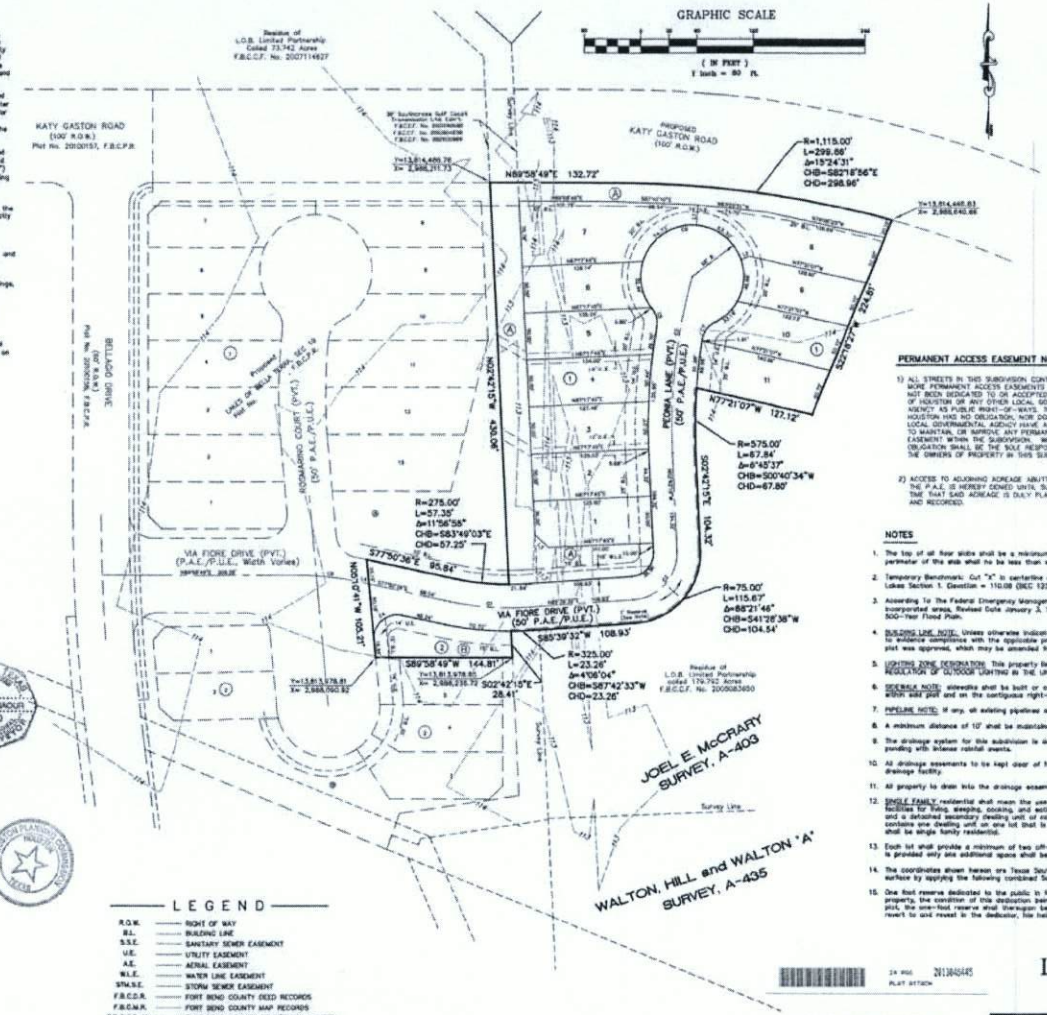
I, Dianne Wilson, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on the 23rd day of April 2013 at 9:00 o'clock, P.M., in Plat No. 2013.0083 of the plat records of said county.

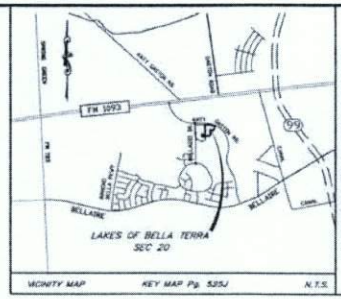
WITNESS MY HAND AND SEAL OF OFFICE at Richmond, Texas, the day and date last above written.

Dianne Wilson
County Clerk
Fort Bend County, Texas

By: Deputy
TERRY DRAKE

COUNTY CLERK
FORT BEND COUNTY, TEXAS





VICINITY MAP KEY MAP Pg. 525J N.T.S.

LAKES OF BELLA TERRA SEC 20

PERMANENT ACCESS EASEMENT NOTE

1) ALL STREETS IN THIS SUBDIVISION CONTAIN ONE OR MORE PERMANENT ACCESS EASEMENTS THAT HAVE NOT BEEN DEDICATED TO OR ACCEPTED BY THE CITY OF HOUSTON OR ANY OTHER LOCAL GOVERNMENTAL AGENCY AS PUBLIC RIGHT-OF-WAYS. THE CITY OF HOUSTON HAS NO OBLIGATION, NOR DOES ANY OTHER LOCAL GOVERNMENTAL AGENCY HAVE ANY OBLIGATION TO MAINTAIN, OR IMPROVE ANY PERMANENT ACCESS EASEMENT WITHIN THE SUBDIVISION. WHICH OBLIGATION SHALL BE THE SOLE RESPONSIBILITY OF THE OWNERS OF PROPERTY IN THIS SUBDIVISION.

2) ACCESS TO ADJOINING ACREAGE ABUTTING THE P.A.E. IS HEREBY DENIED UNTIL SUCH TIME THAT SAID ACREAGE IS DULY PLATTED AND RECORDED.

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	FORT BEND COUNTY 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

NOTES

1. The top of all floor slabs shall be a minimum of 116.00' 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 (SEC 125) NGVD Datum of 1973 Adjustment.
3. According To The Federal Emergency Management Agency Flood Insurance Rate Map No. 48157C0150 J for Fort Bend County, Texas, and Incorporated areas, Revised Date January 3, 1997, 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. (1950)
5. 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".
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 upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 800 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 grid coordinates (NAD83) and may be brought to surface by applying the following combined Scale Factor: 1.00011604.
15. 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.

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
S/W.S.E.	STORM SEWER EASEMENT
F.B.C.D.R.	FORT BEND COUNTY DEED RECORDS
F.B.C.M.R.	FORT BEND COUNTY MAP RECORDS
F.B.C.C.F. No.	FORT BEND COUNTY CLERK'S FILE NUMBER
F.B.C.P.R.	FORT BEND COUNTY PUBLIC RECORDS
F.C.	FILM CODE
131.00	EXISTING CONTOURS
(B)	RESERVE IDENTIFICATION LETTER
R	RADIUS
Ease't.	EASEMENT
Restr. Res.	RESTRICTED RESERVE
Vol.	VOLUME
Pg.	PAGE
(1)	BLOCK DESIGNATION
Pvt.	PRIVATE
P.A.E.	PERMANENT ACCESS EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT

RESERVE CHART			
RESERVE	SQ. FT.	ACRES	RESTRICTED TO
A	25,580	0.587	PIPELINES, UTILITIES, LANDSCAPE, AND OPEN SPACE PURPOSES ONLY
B	5,240	0.120	UTILITIES, LANDSCAPE, AND OPEN SPACE PURPOSES ONLY

LINE TABLE		
LINE	BEARING	LENGTH
L1	S54°38'52"W	20.25'
L2	S39°33'22"W	9.84'
L3	S03°15'24"W	15.80'
L4	S77°50'36"E	11.96'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	200.00'	86.38'	85.68'	S86°02'32"E	24°29'33"
C2	50.00'	77.11'	69.69'	N11°28'38"E	88°31'45"
C3	500.00'	169.54'	169.71'	N08°33'36"E	19°11'43"
C4	25.00'	46.83'	40.38'	N48°22'11"E	107°30'00"
C5	25.00'	21.17'	20.54'	N14°29'45"W	48°30'33"
C6	25.00'	271.19'	69.84'	S77°29'42"E	622°30'00"
C7	25.00'	23.78'	22.89'	S36°50'35"W	54°30'00"
C8	300.00'	63.78'	63.64'	S83°55'54"E	12°10'35"

24 PGS 2013045445
PLAT SECTION

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dianne Wilson, County Clerk
Fort Bend County, Texas
April 23, 2013 03:45:31 PM
FEE: $206.00 FOR 10 PLAT
2013.0083

LAKES OF BELLA TERRA SEC 20

A SUBDIVISION OF 3.409 ACRES OF LAND BEING SITUATED IN THE WALTON, HILL AND WALTON "A" SURVEY, ABSTRACT No. 435 AND THE JOEL E. McCRARY SURVEY, ABSTRACT No. 403 FORT BEND COUNTY, TEXAS

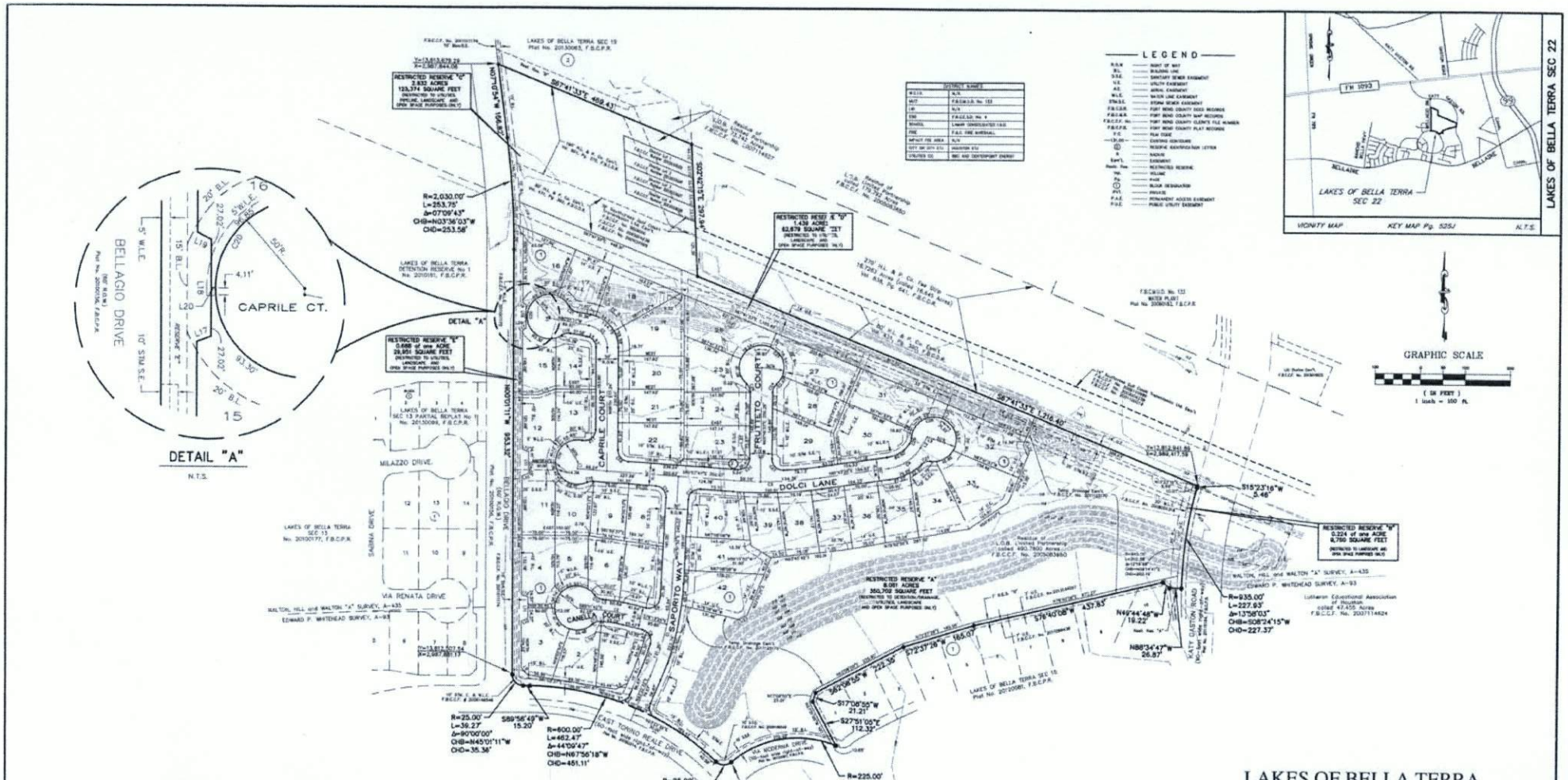
11 LOTS 2 BLOCKS 2 RESERVES

SCALE: 1"=60' DATE: FEBRUARY, 2013

OWNER:
L.G.B. Limited Partnership
7500 San Felipe St., Ste. #400
Houston, Texas 77057
(713) 952-0200

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

B.E.C. JOB #04044



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	800.00	314.79'	312.85'	N125°12'E	22°32'43"
C2	300.00	46.27'	46.83'	S87°02'33"E	08°06'17"
C3	900.00'	193.44'	193.01'	N87°52'46"E	12°18'53"
C4	193.00'	87.94'	86.13'	N56°31'40"E	32°21'11"
C5	50.00'	89.84'	84.20'	N40°00'26"W	90°01'14"
C6	25.00'	12.87'	23.91'	N85°04'33"E	89°24'41"
C7	25.00'	37.27'	33.91'	S31°16'46"E	85°24'47"
C8	25.00'	40.80'	36.28'	N26°31'54"W	93°31'02"
C9	25.00'	42.46'	37.34'	N55°04'35"E	97°33'20"
C10	25.00'	21.03'	20.41'	S81°06'30"E	48°11'23"
C11	50.00'	241.19'	69.41'	S04°46'18"W	275°22'46"
C12	25.00'	21.53'	20.41'	S70°42'27"W	49°31'31"
C13	25.00'	39.79'	37.33'	S46°27'09"W	91°10'21"
C14	25.00'	39.79'	35.85'	N41°32'38"W	89°49'39"
C15	25.00'	12.88'	12.74'	S73°55'44"W	29°30'06"
C16	50.00'	189.38'	94.83'	S05°58'18"E	217°00'06"
C17	25.00'	44.30'	38.73'	N50°46'07"E	101°32'17"
C18	25.00'	37.97'	34.09'	S42°58'34"E	85°17'47"
C19	25.00'	78.41'	51.97'	S77°42'43"W	44°32'01"
C20	50.00'	341.01'	65.80'	S13°33'08"W	376°12'24"
C21	25.00'	22.53'	21.79'	S84°11'46"E	51°36'47"
C22	25.00'	53.74'	45.38'	N46°37'41"E	123°12'22"
C23	25.00'	40.74'	36.38'	S46°24'23"E	93°33'30"
C24	25.00'	21.53'	20.41'	S24°22'14"W	49°31'31"
C25	50.00'	241.19'	68.87'	N87°43'27"W	276°22'46"
C26	25.00'	21.03'	20.41'	S23°48'09"W	48°11'23"
C27	25.00'	22.86'	22.07'	S71°17'48"W	52°23'00"
C28	50.00'	240.25'	67.26'	N40°09'18"W	275°18'16"
C29	25.00'	14.54'	14.34'	S18°32'44"E	33°19'20"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°53'13"W	15.27'
L2	N31°20'09"E	29.52'
L3	S71°51'42"E	15.74'
L4	S00°01'11"E	3.31'
L5	S85°11'42"E	8.65'
L6	N85°27'31"E	29.02'
L7	N31°27'31"E	36.58'
L8	N13°45'35"E	33.91'
L9	S42°21'45"E	21.48'
L10	N59°27'36"E	16.02'
L11	NORTH	69.73'
L12	S69°27'41"E	16.02'
L13	S45°30'09"E	20.00'
L14	N45°30'09"W	20.00'
L15	N69°36'45"E	20.82'
L16	N70°42'43"E	41.48'
L17	N59°27'24"E	8.04'
L18	NORTH	34.04'
L19	S82°41'43"E	8.70'
L20	N69°36'45"E	2.45'
L21	S53°12'06"W	23.50'
L22	N22°41'32"W	26.87'
L23	N63°02'35"E	21.14'
L24	N21°42'27"E	68.41'
L25	S22°18'27"W	33.06'
L26	S22°18'27"W	34.00'

RESERVE CHART			
RESERVE	NO. OF	ACRES	RESTRICTED TO
A	1	8.091	UTILITIES, LANDSCAPE, AND OPEN SPACE PURPOSES ONLY

LAKES OF BELLA TERRA SEC 22

A SUBDIVISION OF 28.395 ACRES OF LAND BEING SITUATED IN THE EDWARD P. WHITEHEAD SURVEY, ABSTRACT No. 93 AND IN THE WALTON, HILL AND WALTON "A" SURVEY, ABSTRACT No. 435 BOTH IN FORT BEND COUNTY, TEXAS

42 LOTS | 1 BLOCKS | 6 RESERVES

SCALE: 1"=100'

DATE: NOVEMBER, 2013

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dianne Wilson, County Clerk
Fort Bend County, Texas
March 11, 2014 02:01:51 PM
FEE: $2.00
2014022247
PLAT

OWNER:
L.D.B. Limited Partnership
a Texas Limited Partnership
7500 San Felipe St., Ste. #800
Houston, Texas 77057
(713) 452-0200

PREPARED BY:
BENCHMARK ENGINEERING CORPORATION
Consulting Engineers – Planners – Surveyors
2401 Fountainview Suite 500
Houston, Texas 77057 U.S.A.
(713)266-9990 Fax (713)266-5804

Texas Board of Professional Engineers
Registration Number F-6756
TBPLS FIRM NUMBER 10009000

B.E.C. JOB #0444
PAGE: 1 of 2

STATE OF TEXAS §
COUNTY OF FORT BEND §

WE, L.O.B. LIMITED PARTNERSHIP, ACTING BY AND THROUGH BASSAM BARAZI, PRESIDENT, BEING AN OFFICER OF L.O.B. LIMITED PARTNERSHIP, OWNER, HEREINAFTER REFERRED TO AS OWNERS OF THE 28.395 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF LAKES OF BELLA TERRA SEC 22, 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 OURSELF, 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 PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL SIX 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. & 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 (20) FEET 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 IS HEREBY 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 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, L.O.B. LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BASSAM BARAZI, ITS PRESIDENT, THEREUNTO AUTHORIZED THIS 3rd DAY OF February, 2014.

L.O.B. LIMITED PARTNERSHIP

BASSAM BARAZI, PRESIDENT

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 3rd DAY OF February, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 9/28/15

BETTY L. ROBERTS
Notary Public, State of Texas
My Commission Expires
September 28, 2015

I, SAIB Y. SAOUR, AN 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 TIES TO THE TEXAS COORDINATE SYSTEM OF 1983, (CENTRAL OR SOUTH CENTRAL) ZONE.

SAIB Y. SAOUR, R.P.L.S.
TEXAS REGISTRATION NO. 2540

STATE OF TEXAS
SAIB Y. SAOUR
2540
REGISTERED
LAND SURVEYOR

I, SAIB Y. SAOUR, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY.

SAIB Y. SAOUR, P.E.
TEXAS REGISTRATION NO.: 40094

STATE OF TEXAS
SAIB YACOOB SAOUR
40094
REGISTERED
PROFESSIONAL ENGINEER

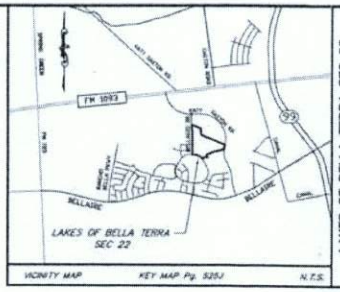
THIS IS TO CERTIFY THAT THE HOUSTON PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, APPROVED THIS PLAT AND SUBDIVISION OF LAKES OF BELLA TERRA SEC 22, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF HOUSTON AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 6th DAY OF FEBRUARY, 2014.

MARK A. KUBINSKY, CHAIR OF
M. SONNY GARZA, VICE-CHAIR

PATRICK WALSH P.E., SECRETARY

NOTES:

1. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 116.5' 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.
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 = 110.06 (NEC 123) NGVD DATUM OF 1973 ADJUSTMENT.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48157C0100 J FOR FORT BEND COUNTY, TEXAS, AND INCORPORATED AREAS, REVISED DATE JANUARY 3, 1997, 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. (550)
5. 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".
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 UPON 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 GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 1.00019014. THE PLAT DRAWING AS SHOWN MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING ROTATED SCALE FACTOR: 0.999981.
15. LOTS 9-13 AND 30-39 BLOCK 1 ARE ALL ADDRESSED OFF OF COLD LANE
16. THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT FOR CENTAIN UTILITIES GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, L.L.C. ET AL, AS SET FORTH AND DESCRIBED UNDER CLERK'S FILE NO. 2004052826, OF THE COUNTY CLERK OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
17. THE DETENTION BASIN SHALL BE OWNED AND MAINTAINED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT #133



VICINITY MAP KEY MAP Pg. 525J N.T.S.

LAKES OF BELLA TERRA SEC 22

I, RICHARD W. STOLLETZ, 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.

RICHARD W. STOLLETZ, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS THIS 11th DAY OF March 2014.

RICHARD ROBINSON
COMMISSIONER, PRECINCT 1

GRACE PRESTAGE
COMMISSIONER, PRECINCT 2

ROBERT E. HEBERT
COUNTY JUDGE

W. A. "ANDY" MEYERS
COMMISSIONER, PRECINCT 3

JAMES PATTERSON
COMMISSIONER, PRECINCT 4

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

I, DIANNE WILSON, 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 THE 11th DAY OF March, 2014 AT 2:51 O'CLOCK P.M., IN PLAT NO. 20140043 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 DIANNE WILSON
FORT BEND COUNTY, TEXAS

BY: DEPUTY VICKIE KIRK

2014022247
PLAT ATTACH

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dianne Wilson, County Clerk
Fort Bend County, Texas
March 11, 2014 02:51:51 PM
FEE: $0.00 AS VOX
PLAT
2014043

LAKES OF BELLA TERRA SEC 22

A SUBDIVISION OF 28.395 ACRES OF LAND BEING SITUATED IN THE EDWARD P. WHITEHEAD SURVEY, ABSTRACT No. 93 AND IN THE WALTON, HILL AND WALTON "A" SURVEY, ABSTRACT No. 435 BOTH IN FORT BEND COUNTY, TEXAS

42 LOTS | 1 BLOCKS | 6 RESERVES

SCALE: 1"=100' | DATE: NOVEMBER, 2013

OWNER:
L.O.B. Limited Partnership
A Texas Limited Partnership
7500 San Felipe St., Ste. #900
Houston, Texas 77057
(713) 952-2000

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-8786
TBPLS FIRM NUMBER 10009600

N.E.C. JOB #04044
PAGE 2 of 2

STATE OF TEXAS §
COUNTY OF FORT BEND §

WE, L.O.B. LIMITED PARTNERSHIP, ACTING BY AND THROUGH BASSAM BARAZI, PRESIDENT, BEING OFFICERS OF L.O.B. LIMITED PARTNERSHIP, OWNER, HEREINAFTER REFERRED TO AS OWNERS OF THE 10.133 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF LAKES OF BELLA TERRA SEC 30, 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 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 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 FIFTEEN FEET (15' - 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 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 ANUTISO PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT THOSE STREETS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SPECIFICALLY NOTED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS, SHALL BE HEREBY ESTABLISHED AND MAINTAINED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS BY THE OWNERS, HEIRS, SUCCESSORS, AND ASSIGNS TO PROPERTY LOCATED WITHIN THE BOUNDARIES OF THE PLAT AND ALWAYS AVAILABLE FOR THE GENERAL USE OF SAID OWNERS AND TO THE PUBLIC FOR THROUGHFARE, FIRE FIGHTING EQUIPMENT, POLICE AND EMERGENCY VEHICLES OF WHATEVER NATURE AT ALL TIMES AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DESIGNATED AND ESTABLISHED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS.

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, THE L.O.B. LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BASSAM BARAZI, IT'S PRESIDENT, THEREUNTO AUTHORIZED THIS 10th DAY OF September, 2014.

L.O.B. LIMITED PARTNERSHIP,

BASSAM BARAZI, PRESIDENT

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 10th DAY OF September, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 9-24-15

BETTY L. ROBERTS
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES
SEPTEMBER 24, 2015

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
RONALD G. HARRISON
5342
REGISTERED
PROFESSIONAL
LAND
SURVEYOR

I, WILLIAM H. SADLIR, 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. SADLIR
TEXAS REGISTRATION NO.: 116018

STATE OF TEXAS
WILLIAM H. SADLIR
116018
REGISTERED
PROFESSIONAL
ENGINEER

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 SEC 30, 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 16th DAY OF OCT, 2014.

MARK A. KLEINNY, CHAIR
M. SONNY GARZA, VICE-CHAIR

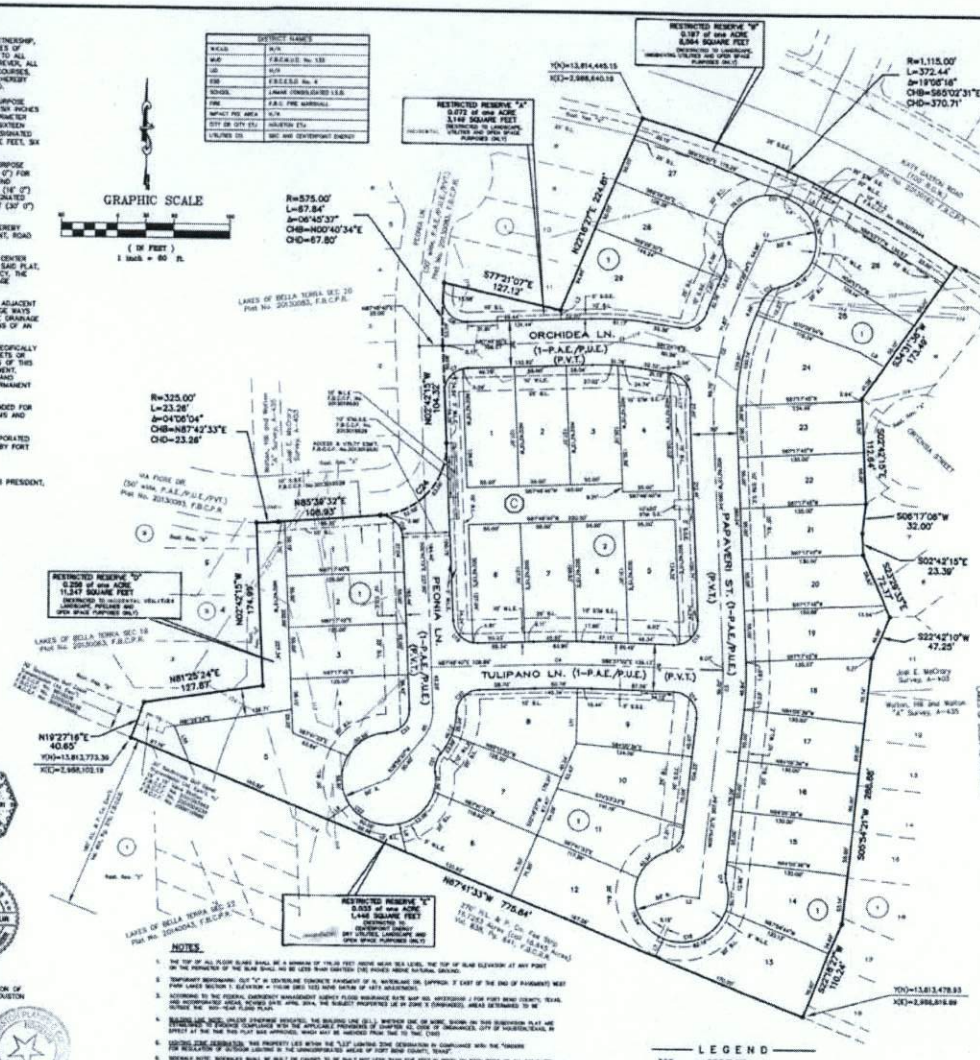
JOSLD for Patrick Walsh

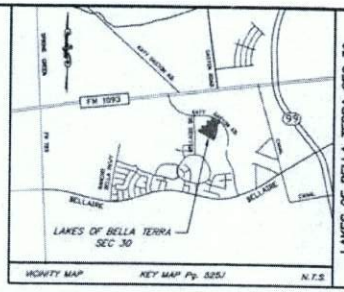
PATRICK WALSH, P.E., SECRETARY

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	300.00'	58.42'	58.34'	S86°57'00"E	11°15'22"
C2	300.00'	141.82'	140.50'	N72°34'12"E	27°05'46"
C3	300.00'	43.08'	43.04'	N61°35'40"E	8°13'16"
C4	1,000.00'	53.17'	53.16'	N89°28'45"E	3°02'53"
C5	30.00'	38.36'	35.79'	S18°28'25"E	73°15'30"
C6	30.00'	36.17'	34.17'	S43°54'44"E	69°05'16"
C7	25.00'	39.15'	35.31'	N42°33'12"E	89°42'54"
C8	25.00'	39.15'	35.31'	S46°36'17"E	89°42'54"
C9	25.00'	24.53'	23.12'	N08°24'44"E	56°12'30"
C10	25.00'	19.87'	19.35'	N32°55'33"E	45°32'32"
C11	25.00'	23.12'	22.31'	N66°24'03"E	52°57'46"
C12	25.00'	21.00'	20.39'	N14°31'21"E	48°08'11"
C13	25.00'	41.43'	36.72'	S41°21'20"E	94°91'40"
C14	25.00'	39.53'	35.58'	S48°37'43"E	90°58'18"
C15	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C16	50.00'	234.53'	71.56'	S42°14'20"E	268°38'00"
C17	25.00'	39.53'	35.58'	S48°37'43"E	90°58'18"
C18	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C19	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C20	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C21	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C22	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C23	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C24	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C25	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C26	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C27	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C28	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C29	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C30	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C31	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C32	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C33	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C34	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C35	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C36	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C37	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C38	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C39	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C40	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C41	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C42	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C43	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C44	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C45	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C46	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C47	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C48	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C49	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C50	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C51	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C52	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C53	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C54	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C55	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C56	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C57	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C58	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C59	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C60	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C61	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C62	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C63	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C64	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C65	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C66	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C67	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C68	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C69	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C70	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C71	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C72	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C73	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C74	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C75	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C76	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C77	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C78	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C79	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C80	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C81	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C82	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C83	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C84	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C85	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C86	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C87	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C88	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C89	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C90	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C91	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C92	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C93	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C94	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C95	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C96	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C97	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C98	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"
C99	25.00'	39.53'	35.58'	N48°37'43"W	90°58'18"
C100	25.00'	39.53'	35.58'	S41°21'35"W	90°58'18"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N63°36'28"E	3.00'
L2	S89°46'26"E	19.04'
L3	N00°13'34"E	3.00'
L4	S21°16'12"W	3.00'
L5	N68°43'48"W	3.00'
L6	S89°31'17"E	29.82'
L7	N42°16'42"E	21.00'
L8	N12°31'32"W	21.06'
L9	N00°00'00"E	28.28'
L10	N22°33'26"E	41.40'
L11	N00°00'00"E	28.28'

RESERVE CHART			
RESERVE	SQ. FT.	ACRES	RESTRICTED TO
"D"	19,743	0.449	DETENTION/DRAINAGE, UTILITIES, LANDSCAPE AND OPEN SPACE PURPOSES ONLY





I, RICHARD W. STOLLESS, 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.

RICHARD W. STOLLESS, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS THIS 28th DAY OF October, 2014.

RICHARD MORRISON
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE
COMMISSIONER, PRECINCT 2

ROBERT E. HERIG
COUNTY JUDGE

W. A. "ANDY" MEYERS
COMMISSIONER, PRECINCT 3

JAMES PATTERSON
COMMISSIONER, PRECINCT 4

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

I, DIANNE WILSON, 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 THE 30th DAY OF October, 2014 AT 3:15 O'CLOCK P.M., IN PLAT NO. 2014-0256 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, DIANNE WILSON
FORT BEND COUNTY, TEXAS

BY: TERRY DRAKE
DEPUTY

37 PGS
2014-0015
PLAT ATTACH

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson, County Clerk
Fort Bend County, Texas
October 30, 2014 02:54:20 pm
FEE: $7.246.00 PD
PLAT 2014-0256

LAKES OF BELLA TERRA SEC 30

A SUBDIVISION OF 10.133 ACRES OF LAND BEING SITUATED IN THE JOEL E. McCRARY SURVEY, ABSTRACT No. 403 AND IN THE WALTON, HILL AND WALTON "A" SURVEY, ABSTRACT No. 435 BOTH IN FORT BEND COUNTY, TEXAS

37 LOTS | 2 BLOCKS | 5 RESERVES

SCALE: 1"=60'

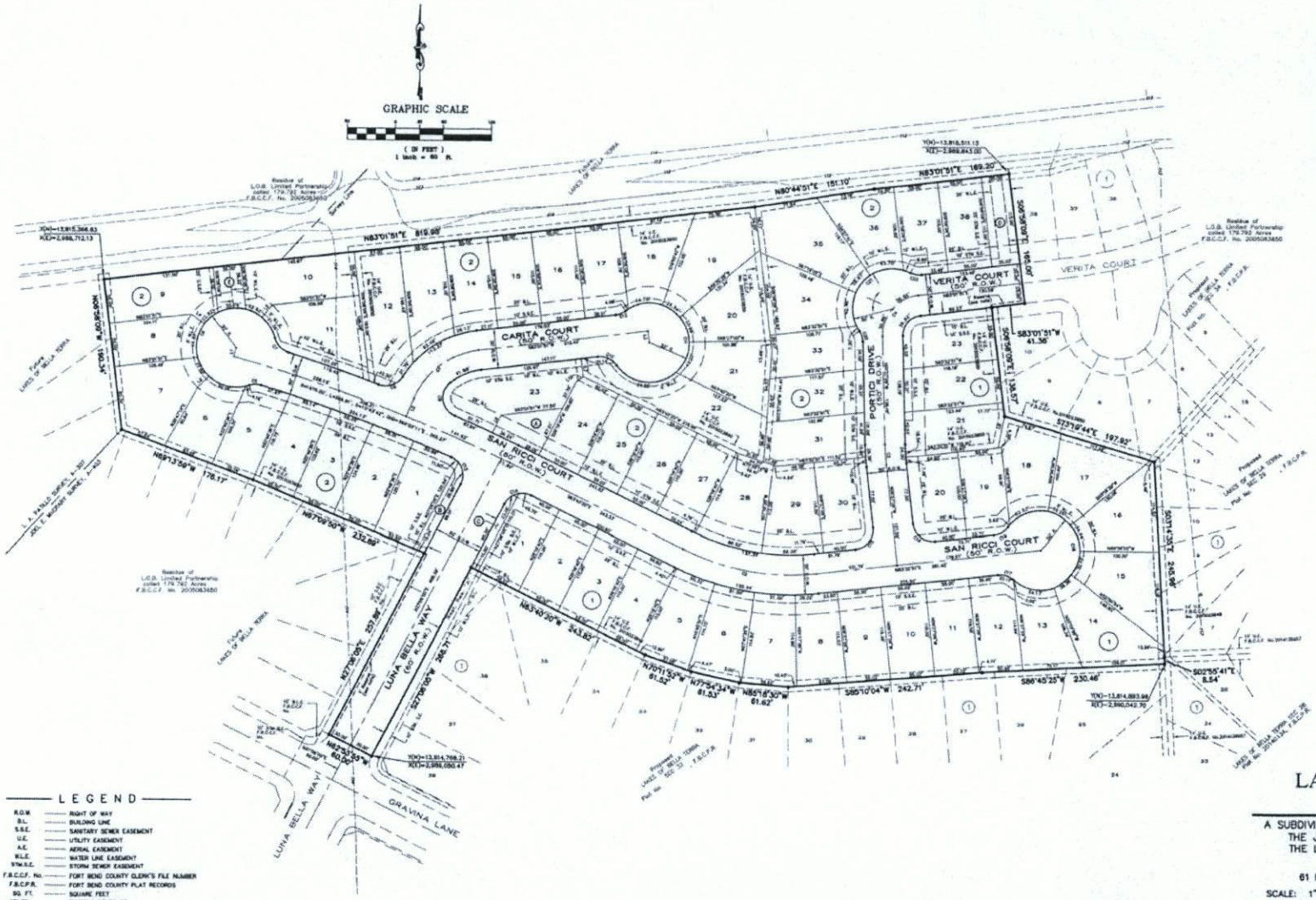
DATE: SEPTEMBER, 2014

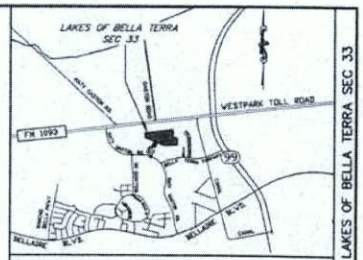
OWNER:
L.O.B. Limited Partnership
A Texas Limited Partnership
7900 San Felipe St., Ste. #402
Houston, Texas 77057
(713) 952-0200

PREPARED BY:
BENCHMARK ENGINEERING CORPORATION
Consulting Engineers – Planners – Surveyors
8401 Fountainview Suite 500
Houston, Texas 77057 U.S.A.
(713)266-9030 Fax (713)266-5804

Texas Board of Professional Engineers
Registration Number F-2758
TBPLS FIRM REGISTRATION NUMBER 10008000

B.E.C. JOB #04044-530





LAKES OF BELLA TERRA SEC 33

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	100.00'	106.14'	101.32'	S53°31'30"W	60°48'43"
C2	300.00'	171.84'	169.51'	S80°03'44"E	32°48'49"
C3	300.00'	28.18'	28.17'	N03°37'00"W	05°20'00"
C4	50.00'	73.72'	67.23'	N65°12'21"E	84°29'00"
C5	25.00'	15.31'	15.07'	S89°06'49"W	35°05'15"
C6	50.00'	239.40'	67.89'	N28°38'01"E	274°19'30"
C7	25.00'	25.38'	24.32'	S43°27'00"E	58°11'44"
C8	25.00'	34.62'	31.83'	N75°11'38"E	79°20'15"
C9	25.00'	21.12'	20.51'	S07°31'01"E	51°58'57"
C10	25.00'	27.13'	25.84'	S68°32'41"E	62°12'20"
C11	50.00'	237.46'	69.40'	N09°08'31"E	272°05'30"
C12	25.00'	13.08'	12.97'	S69°04'54"W	29°57'35"
C13	25.00'	42.48'	38.20'	S18°13'14"E	97°36'48"
C14	25.00'	38.93'	35.12'	N71°42'57"E	89°13'00"
C15	25.00'	39.27'	35.36'	N08°32'31"E	90°00'00"
C16	25.00'	38.27'	35.36'	N01°27'29"W	87°00'00"
C17	25.00'	21.03'	20.41'	S73°21'28"E	48°11'31"
C18	50.00'	243.18'	56.82'	N02°27'29"W	278°22'46"
C19	25.00'	21.03'	20.41'	S54°27'00"W	48°11'31"
C20	25.00'	14.35'	14.15'	N17°54'27"W	32°53'00"
C21	50.00'	134.12'	94.85'	N42°26'26"E	153°14'51"
C22	25.00'	14.35'	14.15'	S82°31'31"E	32°53'00"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S53°20'58"E	11.50'
L2	N22°13'09"E	25.18'
L3	N06°56'08"W	15.00'
L4	S53°20'30"E	20.00'
L5	S39°50'10"W	20.00'
L6	S53°17'42"E	25.00'
L7	N06°56'08"W	22.79'
L8	S11°18'30"E	41.19'
L9	N42°26'26"E	20.00'
L10	S52°42'29"W	11.17'

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
S/W.S.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
SQ. FT.	SQUARE FEET
—131.00—	EXISTING CONTOURS
(B)	RESERVE IDENTIFICATION LETTER
R.	RADIUS
Eem't.	EASEMENT
Rest. Res.	RESTRICTED RESERVE
Vol.	VOLUME
Pg.	PAGE
(1)	BLOCK DESIGNATION

RESERVE CHART			
RESERVE	SQ. FT.	ACRES	RESTRICTED TO
(A)	2,874	0.066	INCIDENTAL UTILITIES, LANDSCAPE AND OPEN SPACE PURPOSES ONLY
(B)	1,734	0.040	INCIDENTAL UTILITIES, LANDSCAPE AND OPEN SPACE PURPOSES ONLY
(C)	1,043	0.024	INCIDENTAL UTILITIES, LANDSCAPE AND OPEN SPACE PURPOSES ONLY
(D)	4,025	0.092	INCIDENTAL UTILITIES, LANDSCAPE AND OPEN SPACE PURPOSES ONLY
(E)	1,884	0.043	INCIDENTAL UTILITIES, LANDSCAPE AND OPEN SPACE PURPOSES ONLY

24 PGS 2015083115
PLAT ATTACH

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Laura Richard
Laura Richard, County Clerk
Fort Bend County, Texas
April 07, 2015 02:47:38 PM
FEE: $2.00.00 VOX 2015083115
PLAT

LAKES OF BELLA TERRA SEC 33

A SUBDIVISION OF 13.467 ACRES OF LAND BEING SITUATED IN THE JOEL E. McCRARY SURVEY, ABSTRACT No. 403 AND THE L.A. PATILLO SURVEY, ABSTRACT No. 307 BOTH IN FORT BEND COUNTY, TEXAS

61 LOTS 2 BLOCKS 5 RESERVES

SCALE: 1"=60' DATE: FEBRUARY, 2015

OWNER:
L.G.B. Limited Partnership
7500 San Felipe St., Ste. 1400
Houston, Texas 77063
(713) 952-0200

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-8788
TBPLS Firm Registration Number 10009000

STATE OF TEXAS §
COUNTY OF FORT BEND §

WE, L.O.B. LIMITED PARTNERSHIP, ACTING BY AND THROUGH BASSAM BARAZI, PRESIDENT, BEING OFFICER OF L.O.B. LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, OWNER, HEREINAFTER REFERRED TO AS OWNERS OF THE 13.467 ACRES TRACT OF LAND DESCRIBED IN THE ABOVE AND FOREGOING MAP OF LAKES OF BELLA TERRA SEC 33, 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 FIFTEEN FEET (15' 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 ABUTTING 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, THE L.O.B. LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BASSAM BARAZI, IT'S PRESIDENT, THEREUNTO AUTHORIZED THIS 11TH DAY OF MARCH 2015.

L.O.B. LIMITED PARTNERSHIP

BASSAM BARAZI PRESIDENT

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 11th DAY OF March 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

BETTY L. ROBERTS
NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES
SEPTEMBER 28, 2015

MY COMMISSION EXPIRES: 9/28/15

I, RONALD G. HARRISON, AN 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
RONALD G. HARRISON
5342
REGISTERED
PROFESSIONAL
LAND SURVEYOR

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, P.E.
TEXAS REGISTRATION NO.: 116018

STATE OF TEXAS
WILLIAM H. SAOUR
116018
LICENSED
ENGINEER

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS INSTRUMENT AND VACATION OF LAKES OF BELLA TERRA SEC 33 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND ITS ORDINANCES OF THE CITY OF HOUSTON, AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 26TH DAY OF MAR 2015.

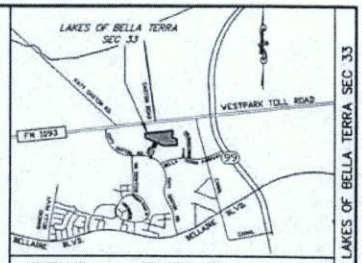
MARK A. KLUENNY, CHAIR
M. SONNY GARZA, VICE-CHAIR

PATRICK WALSH, P.E. SECRETARY

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

NOTES

1. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 115.50' 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 CONTERLINE CONCRETE PAVEMENT OF N. WATERLANE DR. (APPROX. 3' EAST OF THE END OF PAVEMENT) WEST PARK LAKES SECTION 1. ELEVATION = 119.08 (SEC 123) NGVD DATUM OF 1973 ADJUSTMENT.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48157C0100 J 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 "LZ3" 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-WAYWITHIN 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 UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 800 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 GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 1.00013001 & THE PLAT DRAWING AS SHOWN MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING COMPRED SCALE FACTOR: 0.999881.
15. 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.
16. THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT FOR CERTAIN UTILITIES GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, L.L.C. ET AL, AS SET FORTH AND DESCRIBED UNDER CLERK'S FILE NO. 2004052820, OF THE COUNTY CLERK OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
17. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL CENTERPOINT ENERGY AND CITY OF HOUSTON UTILITY EASEMENTS MUST BE KEPT UNOBSTRUCTED BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY THE UTILITY AT THE PROPERTY OWNER'S EXPENSE.
18. THIS PROPERTY IS SUBJECT TO A BLANKET EASEMENT FOR CERTAIN UTILITIES GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, CENTERPOINT ENERGY RESOURCES CORP., d/b/a CENTERPOINT ENERGY TEXAS GAS OPERATIONS, AND SOUTHWESTERN BELL TELEPHONE, d/b/a AT&T TEXAS, AND COMCAST OF HOUSTON LLC, AS SET FORTH AND DESCRIBED IN INSTRUMENT RECORDED UNDER CLERK'S FILE No. 2014086327 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
19. THE SUBJECT PROPERTY LIES WITHIN THE BOUNDARIES OF THE PROPOSED FORT BEND MUNICIPAL UTILITY DISTRICT No. 133 AS REFLECTED BY INSTRUMENT RECORDED UNDER CLERK's FILE No. 2004011749 OF THE COUNTY CLERK OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.



VICINITY MAP KEY MAP Pg. 525J N.T.S.

LAKES OF BELLA TERRA SEC 33

L RICHARD W. STOLLER, 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.

RICHARD W. STOLLER, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS THIS 7TH DAY OF April 2015.

RICHARD MORRISON
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE
COMMISSIONER, PRECINCT 2

ROBERT E. HEBERT
COUNTY JUDGE

W. A. "ANDY" MEYERS
COMMISSIONER, PRECINCT 3

JAMES PATTERSON
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 THE 7TH DAY OF APRIL 2015 AT 2:45 O'CLOCK, P.M., IN PLAT NO. 2150033 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: Vickie Kirk DEPUTY
VICKIE KIRK

LAKES OF BELLA TERRA SEC 33

A SUBDIVISION OF 13.467 ACRES OF LAND BEING SITUATED IN THE JOEL E. McCRARY SURVEY, ABSTRACT No. 403 AND THE L.A. PATILLO SURVEY, ABSTRACT No. 307 BOTH IN FORT BEND COUNTY, TEXAS

61 LOTS 2 BLOCKS 5 RESERVES

SCALE: 1"=60' DATE: FEBRUARY, 2015

OWNER:
L.O.B. Limited Partnership
7500 San Felipe St., Ste. 2400
Houston, Texas 77057
(713) 952-0300

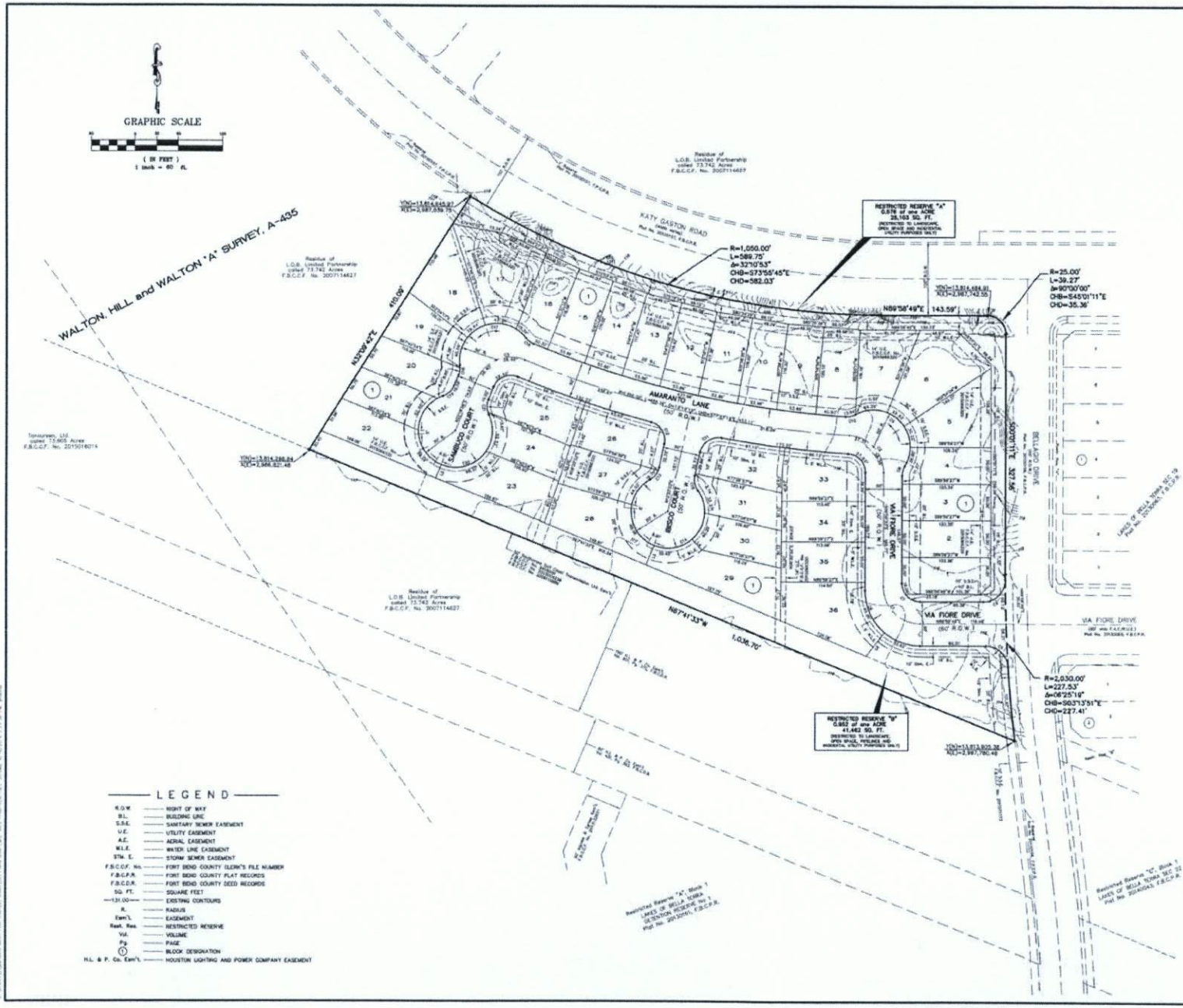
PREPARED BY:
BENCHMARK ENGINEERING CORPORATION
Consulting Engineers — Planners — Surveyors
2401 Fountainview Suite 500
Houston, Texas 77057 U.S.A.
(713)266-9950 Fax (713)266-3804

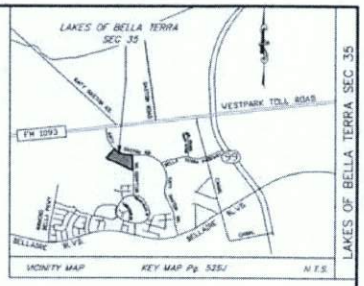
Texas Board of Professional Engineers
Registration Number F-6780
TBPLS Firm Registration Number 10009000

SHEET 1 OF 2
B.E.C. JOB #04044-133

25 PGS 2015036115
PLAT ATTACH

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Laura Richard
Laura Richard, County Clerk
Fort Bend County, Texas
April 07, 2015 02:47:56 PM
FEE: $0.00 VOX
PLAT 2015036115





LAKES OF BELLA TERRA SEC 35

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	50.00'	78.50'	70.71'	S45°00'00"E	90°00'00"
C2	50.00'	75.87'	68.65'	S43°21'48"E	86°57'26"
C3	50.00'	78.79'	70.84'	N67°27'43"E	90°17'14"
C4	30.00'	47.23'	42.50'	N44°52'38"E	90°14'23"
C5	30.00'	45.27'	41.09'	S46°11'35"E	86°21'14"
C6	75.00'	117.84'	106.08'	S45°00'00"E	90°00'00"
C7	25.00'	39.27'	35.36'	S45°00'00"E	90°00'00"
C8	25.00'	13.71'	13.54'	S13°34'05"E	31°25'15"
C9	50.00'	131.39'	98.72'	N43°52'00"W	150°33'23"
C10	25.00'	14.27'	14.08'	S77°52'26"W	32°42'20"
C11	25.00'	38.58'	34.72'	N56°31'30"E	87°37'05"
C12	25.00'	38.28'	34.77'	N32°25'17"W	87°12'25"
C13	25.00'	21.05'	20.41'	S36°38'45"W	48°11'23"
C14	50.00'	241.19'	66.67'	S77°26'57"E	275°24'45"
C15	25.00'	21.05'	20.41'	N01°32'38"W	48°11'23"
C16	25.00'	13.22'	13.12'	N52°77'01"W	30°28'59"
C17	50.00'	131.72'	95.80'	S67°37'37"W	150°58'33"
C18	25.00'	13.23'	13.08'	S27°08'08"W	30°18'36"
C19	25.00'	21.05'	20.41'	S46°24'48"W	48°11'23"
C20	50.00'	241.19'	66.67'	S67°42'54"E	275°24'45"
C21	25.00'	21.05'	20.41'	N36°38'15"W	48°11'23"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S44°59'08"W	19.79'
L2	N42°18'23"E	20.00'
L3	N42°18'23"E	28.69'
L4	N45°17'44"W	21.02'
L5	N06°52'20"E	32.14'
L6	N37°03'05"E	40.22'

2015125424
PLAT 47160

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Laura Richard
Laura Richard, County Clerk
Fort Bend County, Texas
November 02, 2015 02:20:40 PM
FEE $3.500.00 JC
PLAT 20150257

LAKES OF BELLA TERRA SEC 35

A SUBDIVISION OF 8.881 ACRES OF LAND BEING SITUATED IN THE WALTON, HILL AND WALTON "A" SURVEY, ABSTRACT No. 435
FORT BEND COUNTY, TEXAS

36 LOTS 1 BLOCK 2 RESERVES

SCALE: 1"=60' DATE: APRIL, 2015

OWNER:
L.O.B. Limited Partnership
7500 San Felipe St., Ste. #400
Houston, Texas 77057
(713) 952-0005

PREPARED BY:
BENCHMARK ENGINEERING CORPORATION
Consulting Engineers – Planners – Surveyors
2401 Fountainview Suite 500
Houston, Texas 77057 U.S.A.
(713)266-9930 Fax (713)266-5804

Texas Board of Professional Engineers
Registration Number F-8700
TBPLS Firm Registration Number 10009000

B.E.C. JOB #04044-535

STATE OF TEXAS §
COUNTY OF FORT BEND §

WE, L.O.B. LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH BASSAM BARAZI, PRESIDENT, BEING OFFICER OF L.O.B. LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, OWNER, HEREINAFTER REFERRED TO AS OWNERS OF THE 8.881 ACRES TRACT OF LAND DESCRIBED IN THE ABOVE AND FOREGOING MAP OF LAKES OF BELLA TERRA SEC 35, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OF PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS (EXCEPT THOSE STREETS DESIGNATED AS PRIVATE STREETS, ON 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 FIFTEEN FEET (20' 0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS, 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 OPERATION 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 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, L.O.B. LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BASSAM BARAZI, ITS PRESIDENT, THEREUNTO AUTHORIZED THIS 19th DAY OF August 2015.

L.O.B. LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP

BASSAM BARAZI, PRESIDENT

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 19th DAY OF August 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES 9/24/15

BETTY L. ROBERTS
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES SEPTEMBER 24, 2015

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

RONALD G. HARRISON
5342
STATE OF TEXAS
SURVEYOR

I, SAIB Y. 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.

SAIB Y. SAOUR, P.E.
TEXAS REGISTRATION NO.: 40094

STATE OF TEXAS
SAIB YACOOB SAOUR
40094
LICENSED
PROFESSIONAL ENGINEER

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 SEC 35 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 4th DAY OF September 2015.

MARK A. KLUENNY, CHAIR OR
M. SONNY GARZA, VICE-CHAIR

PATRICK WALSH, P.E., SECRETARY

HOUSTON PLANNING COMMISSION

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 MARSHAL
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	SEC AND CENTERPOINT ENERGY

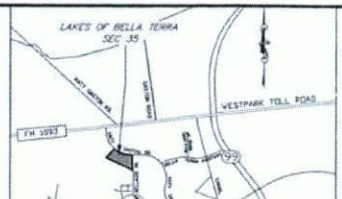
NOTES

1. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 117.50' 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 = 115.08 (SEC 123) NGVD DATUM OF 1973 ADJUSTMENT.
3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48157C0150 J , 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. (1BG)
5. 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".
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-WAYWITHIN 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 UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 800 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 GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 1.00019014.THE PLAT DRAWING AS SHOWN MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING COMPARED SCALE FACTOR: 0.999981.
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. THIS PROPERTY IS SUBJECT TO: SHORT FORM BLANKET EASEMENT GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, CENTERPOINT ENERGY RESOURCES CORP. dba CENTERPOINT ENERGY TEXAS GAS OPERATIONS, SOUTHWESTERN BELL TELEPHONE COMPANY dba AT&T TEXAS AND COMCAST OF HOUSTON LLC, AS REFLECTED BY INSTRUMENT RECORDED UNDER CLERK'S FILE NUMBER 2014086327 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS

23 PGS 2015125424
PLAT ATTACH

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard, County Clerk
Fort Bend County, Texas
November 03, 2015 03:20:42 PM
FEE: $2.200.00 JE
PLAT 20150297



LAKES OF BELLA TERRA SEC 35

I, RICHARD W. STOLLEIS 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 PROVISION WITHIN THE WATERSHED.

RICHARD W. STOLLEIS, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS COURT OF FORT BEND COUNTY, TEXAS THIS 3rd DAY OF November 2015.

GRAMM MORRISON
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE
COMMISSIONER, PRECINCT 2

ROBERT E. HEBERT
COUNTY JUDGE

W. A. "ANDY" MEYERS
COMMISSIONER, PRECINCT 3

JAMES PATTERSON
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 3rd DAY OF November 2015 AT 3:28 O'CLOCK, P.M., IN PLAT NO. 20150297 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: JOSHUA ESPARZA

LAKES OF BELLA TERRA
SEC 35

A SUBDIVISION OF 8.881 ACRES OF LAND BEING SITUATED IN THE WALTON, HILL AND WALTON "A" SURVEY, ABSTRACT No. 435
FORT BEND COUNTY, TEXAS

36 LOTS 1 BLOCK 2 RESERVES

SCALE: 1"=60' DATE: APRIL, 2015

OWNER:
L.O.B. Limited Partnership
7500 San Felipe St., Ste. #400
Houston, Texas 77057
(713) 952-0200

PREPARED BY:
BENCHMARK ENGINEERING CORPORATION
Consulting Engineers - Planners - Surveyors
2401 Fountainview Suite 500
Houston, Texas 77057 U.S.A.
(713)266-9930 Fax (713)266-3604

Texas Board of Professional Engineers
Registration Number F-6756
TBPLS Firm Registration Number 10009900

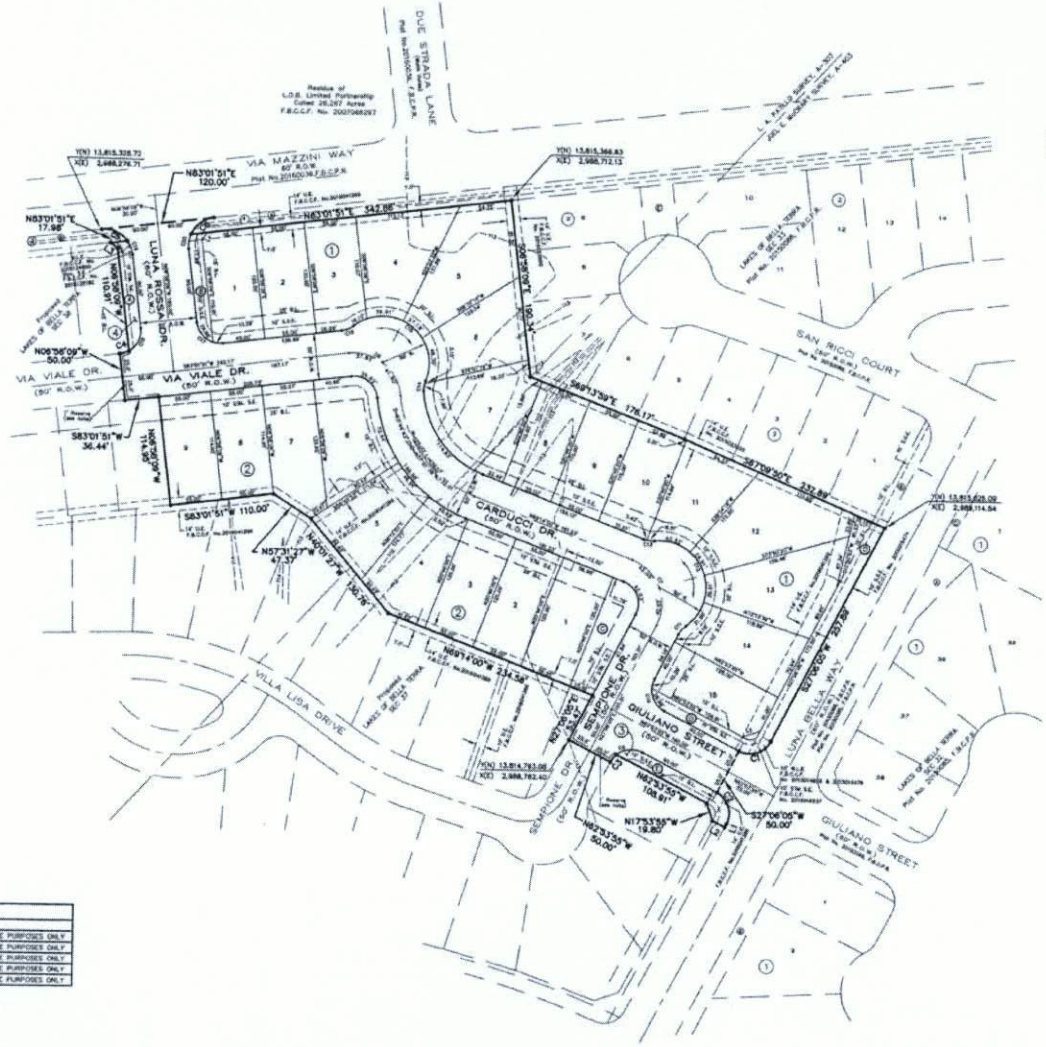
SHEET 2 OF 2
B.E.C. JOB #04044-535

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	25.00'	39.27'	35.36'	S37°06'05"W	90°00'00"
C2	25.00'	39.27'	35.36'	S52°53'55"E	90°00'00"
C3	25.00'	19.23'	18.77'	S38°57'20"E	44°04'41"
C4	25.00'	10.23'	10.16'	N73°14'20"E	23°34'41"
C5	20.00'	31.42'	28.28'	N52°53'55"W	90°00'00"
C6	20.00'	31.42'	28.28'	S37°06'05"W	90°00'00"
C7	50.00'	84.07'	74.31'	N21°53'57"W	96°22'04"
C8	20.00'	29.53'	27.02'	N51°13'42"W	84°35'15"
C9	25.00'	28.88'	27.34'	S63°53'26"E	66°15'11"
C10	25.00'	39.27'	35.36'	N17°53'55"W	90°00'00"
C11	25.00'	11.91'	11.80'	N62°34'55"E	27°17'45"
C12	50.00'	131.70'	95.80'	N41°43'17"W	150°91'55"
C13	25.00'	11.91'	11.80'	S62°34'55"W	27°17'45"
C14	25.00'	11.00'	10.94'	N69°13'21"E	25°18'48"
C15	50.00'	131.51'	96.75'	N53°27'44"W	150°41'06"
C16	25.00'	13.86'	13.72'	S67°06'36"W	31°50'39"
C17	25.00'	39.27'	35.36'	N51°06'20"W	90°00'00"
C18	25.00'	28.98'	27.39'	N26°14'21"E	66°43'19"
C19	20.00'	19.21'	18.53'	S61°06'05"E	57°06'00"
C20	20.00'	15.71'	15.33'	S08°06'05"W	45°00'00"

DISTRICT NAMES	
M.C.U.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.	SSC AND CENTERPOINT ENERGY

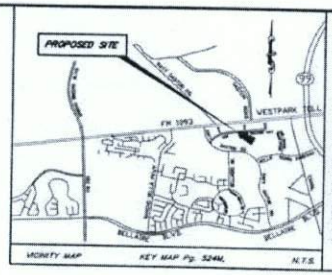
LINE TABLE		
LINE	BEARING	LENGTH
L1	S27°06'05"W	4.00'
L2	N62°53'55"W	15.00'
L3	N27°06'05"E	8.90'
L4	S38°57'21"E	8.90'
L5	S27°06'05"W	19.80'

RESERVE CHART			
RESERVE	SQ. FT.	ACRES	RESTRICTED TO
(A)	1,678	0.039	INCIDENTAL UTILITIES, LANDSCAPE AND OPEN SPACE PURPOSES ONLY
(B)	1,678	0.039	INCIDENTAL UTILITIES, LANDSCAPE AND OPEN SPACE PURPOSES ONLY
(C)	3,921	0.090	INCIDENTAL UTILITIES, LANDSCAPE AND OPEN SPACE PURPOSES ONLY
(D)	6,749	0.155	INCIDENTAL UTILITIES, LANDSCAPE AND OPEN SPACE PURPOSES ONLY
(E)	2,147	0.049	INCIDENTAL UTILITIES, LANDSCAPE AND OPEN SPACE PURPOSES ONLY



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.



LAKES OF BELLA TERRA SEC 36

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
S.W.S.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
SQ. FT.	SQUARE FEET
131.00	EXISTING CONTOURS
(E)	RESERVE IDENTIFICATION LETTER
R.	RADIUS
Eas't.	EASEMENT
Rest. Res.	RESTRICTED RESERVE
Vol.	VOLUME
Pg.	PAGE
(1)	BLOCK DESIGNATION

20 POS 2016053024
PLAT ATTACH

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk
Fort Bend County, Texas
May 24, 2016 02:42:25 PM
FEE: $1,744.00 PMP
PLAT 20160122

LAKES OF BELLA TERRA SEC 36

A SUBDIVISION OF 5.953 ACRES OF LAND SITUATED IN THE JOEL E. McCRARY SURVEY, ABSTRACT No. 403 AND THE L. A. PATILLO SURVEY, ABSTRACT No. 307 FORT BEND COUNTY, TEXAS

24 LOTS 4 BLOCKS 5 RESERVES

SCALE: 1"=60'

DATE: JANUARY, 2016

OWNER:
L.G.B. Limited Partnership
7500 San Felipe St., Ste. #400
Houston, Texas 77063
(713) 952-0200

PREPARED BY:
BENCHMARK ENGINEERING CORPORATION
Consulting Engineers – Planners – Surveyors
2401 Fountainview Suite 500
Houston, Texas 77057 U.S.A.
(713)266-9050 Fax (713)266-3804

Texas Board of Professional Engineers
Registration Number F-6786
TBPLS Firm Registration Number 10009000

Sheet 1 OF 2
B.E.C. JOB #0404-536

STATE OF TEXAS §
COUNTY OF FORT BEND §

WE, L.O.B. LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH BASSAM BARAZI, PRESIDENT, BEING OFFICER OF L.O.B. LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, OWNER, HEREINAFTER REFERRED TO AS OWNERS OF THE 5.953 ACRE TRACT OF LAND DESCRIBED IN THE ABOVE AND FOREGOING MAP OF LAKES OF BELLA TERRA SEC 36, 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 FIFTEEN FEET (15' 0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS, 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 ABUTTING 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, THE L.O.B. LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BASSAM BARAZI, ITS

PRESIDENT, THEREUNTO AUTHORIZED THIS 24th DAY OF April, 2016.

L.O.B. LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP

BASSAM BARAZI, PRESIDENT

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 24th DAY OF April, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 9/28/19

BETTY L. ROBERTS
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
SEPTEMBER 28, 2019

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
RONALD G. HARRISON
5342
REGISTERED
PROFESSIONAL
LAND SURVEYOR

I, WILLIAM H. SADLIR, 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. SADLIR, P.E.
TEXAS REGISTRATION NO.: 116018

STATE OF TEXAS
WILLIAM H. SADLIR
116018
LICENSED
PROFESSIONAL
ENGINEER

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS PRELIMINARY-AND-FINAL PLAT OF LAKES OF BELLA TERRA SEC 36 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 9th DAY OF May, 2016.

MARK A. KLEENBY, CHAIR OR
M. SARKY GARZA, VICE-CHAIR

PATRICK WALSH, P.E., SECRETARY

HOUSTON PLANNING COMMISSION
TEXAS

NOTES

1. THE TOP OF ALL FLOOR SLABS WITHIN BLOCK 1, LOTS 1-6, BLOCK 2, LOTS 6-8, SHALL BE A MINIMUM OF 115.00 AND BLOCK 1, LOTS 7-15, BLOCK 2, LOTS 1-5, SHALL MINIMUM OF 114.50 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 (SEC 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. (1150)

5. 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".

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-WAYWITHIN 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 UPON 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.

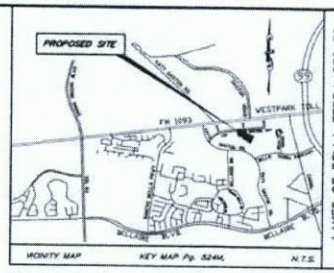
13. EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.

14. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 1.00019014. THE PLAT DRAWING AS SHOWN MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 0.999981.

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. THIS PROPERTY IS SUBJECT TO SHORT FORM BLANKET EASEMENT GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, CENTERPOINT ENERGY RESOURCES CORP. dba CENTERPOINT ENERGY TEXAS GAS OPERATIONS, SOUTHWESTERN BELL TELEPHONE COMPANY dba AT&T TEXAS AND COMCAST OF HOUSTON LLC, AS REFLECTED BY INSTRUMENT RECORDED UNDER CLERK'S FILE NUMBER 2014066327 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.

17. 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 REQUIRED 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.



VICINITY MAP KEY MAP Pg. 524M, N.T.S.

LAKES OF BELLA TERRA SEC 36

I, RICHARD W. STOLLEIS 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.

per RICHARD W. STOLLEIS, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS THIS 24th DAY OF May, 2016.

RICHARD MORRISON
COMMISSIONER, PRECINCT 1

GRACE PESTAGE
COMMISSIONER, PRECINCT 2

ROBERT E. HEBERT
COUNTY JUDGE

W. A. "ANDY" MEYER
COMMISSIONER, PRECINCT 3

JAMES PATTERSON
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 24th DAY OF May, 2016 AT 3:40 O'CLOCK P.M., IN PLAT NO. 2016-0123 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
HERIE MICHULKA

2016053024
26 PGS
PLAT 6110CH

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard, County Clerk
Fort Bend County, Texas
May 24, 2016 03:40:25 PM
FEE: $1,744.00 RMM
PLAT 2016012?

LAKES OF BELLA TERRA SEC 36

A SUBDIVISION OF 5.953 ACRES OF LAND SITUATED IN
THE JOEL E. McCRARY SURVEY, ABSTRACT No. 403 AND
THE L. A. PATILLO SURVEY, ABSTRACT No. 307
FORT BEND COUNTY, TEXAS

24 LOTS 4 BLOCKS 5 RESERVES

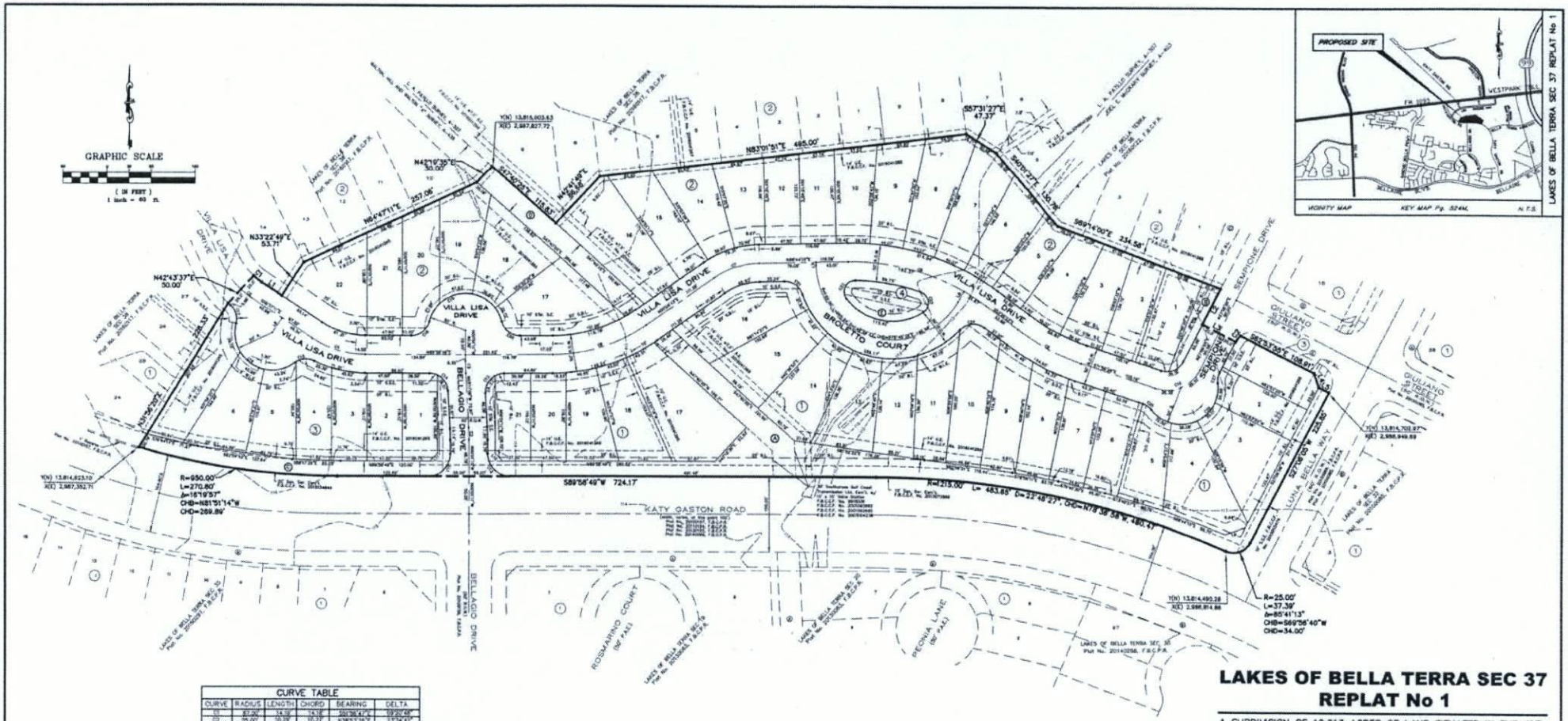
SCALE: 1"=60' DATE: JANUARY, 2016

OWNER:
L.O.B. Limited Partnership
7500 San Felipe St., Ste. 600
Houston, Texas 77057
(713) 952-0200

PREPARED BY:
BENCHMARK ENGINEERING CORPORATION
Consulting Engineers – Planners – Surveyors
2401 Fountainview Suite 500
Houston, Texas 77057 U.S.A.
(713)266-9030 Fax (713)266-3034

Texas Board of Professional Engineers
Registration Number F-5784
TBPLS Firm Registration Number 10009000

Sheet 2 OF 2
B.E.C. JOB #04044-534



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	87.00'	14.19'	14.18'	S80°38'41"E	09°20'48"
C2	25.00'	10.39'	10.31'	S36°53'28"E	23°34'43"
C3	300.00'	18.97'	18.97'	N01°36'06"W	03°39'35"
C4	150.00'	78.79'	74.71'	S73°51'11"E	37°24'09"
C5	112.00'	18.97'	18.93'	S81°36'47"E	09°42'49"
C6	225.00'	124.01'	122.50'	N75°31'44"E	31°34'08"
C7	112.00'	64.81'	63.70'	N77°54'29"E	33°39'31"
C8	300.00'	198.01'	194.49'	S72°21'24"E	37°49'22"
C9	300.00'	98.87'	98.45'	S62°41'29"E	18°30'08"
C10	30.00'	19.49'	19.15'	N67°24'43"E	83°27'27"
C11	30.00'	47.12'	42.43'	N44°38'45"E	90°00'00"
C12	30.00'	47.12'	42.43'	N45°21'15"W	90°00'00"
C13	25.00'	40.63'	36.30'	N47°33'51"E	93°08'35"
C14	25.00'	22.89'	24.37'	N66°38'02"W	58°50'09"
C15	25.00'	27.69'	26.30'	S84°20'00"W	63°27'35"
C16	50.00'	123.23'	94.30'	N56°32'23"W	141°14'48"
C17	25.00'	27.49'	26.10'	S73°20'06"W	62°56'14"
C18	25.00'	33.51'	30.81'	N01°58'29"E	76°48'48"
C19	50.00'	132.84'	97.68'	N82°58'49"E	152°13'17"
C20	25.00'	33.51'	30.81'	S01°57'43"E	76°48'48"
C21	25.00'	31.59'	29.51'	S65°50'35"E	72°30'00"
C22	15.00'	33.63'	26.83'	S06°46'24"E	127°34'21"
C23	15.00'	33.63'	26.83'	S06°47'34"E	127°34'21"
C24	25.00'	35.99'	32.84'	S65°31'12"E	82°24'40"
C25	25.00'	14.98'	14.74'	S06°41'53"E	34°17'00"
C26	50.00'	130.48'	96.48'	N67°24'43"E	149°30'42"
C27	25.00'	14.98'	14.74'	N09°51'50"E	34°17'00"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S66°27'11"E	32.18'
L2	S37°06'00"W	53.47'
L3	S62°53'00"E	50.00'
L4	S11°53'00"E	19.00'
L5	S62°53'00"E	15.00'
L6	N33°22'48"E	23.10'
L7	S60°15'00"W	3.88'
L8	N06°44'00"E	15.00'
L9	N70°00'48"E	27.91'
L10	S45°01'11"E	14.14'
L11	N44°58'49"E	15.00'

RESERVE CHART			
RESERVE	SQ. FT.	ACRES	RESTRICTED TO
(A)	37,416	0.859	INCIDENTAL UTILITIES, LANDSCAPE AND OPEN SPACE PURPOSES ONLY
(B)	2,531	0.058	INCIDENTAL UTILITIES, LANDSCAPE AND OPEN SPACE PURPOSES ONLY
(C)	10,390	0.238	INCIDENTAL UTILITIES, LANDSCAPE AND OPEN SPACE PURPOSES ONLY
(D)	8,199	0.188	INCIDENTAL UTILITIES, LANDSCAPE AND OPEN SPACE PURPOSES ONLY
(E)	4,532	0.104	INCIDENTAL UTILITIES, LANDSCAPE AND OPEN SPACE PURPOSES ONLY

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.S.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
SQ. FT.	SQUARE FEET
131.00	EXISTING CONTOURS
(D)	RESERVE IDENTIFICATION LETTER
R.	RADIUS
Eas'l.	EASEMENT
Rest. Res.	RESTRICTED RESERVE
Vol.	VOLUME
Pg.	PAGE
(1)	BLOCK DESIGNATION
A.E.	AERIAL EASEMENT
G.B.L.	GARAGE BUILDING LINE

ST NO. 2016119444
PLAT ATTACH.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard

Laura Richard, County Clerk
Fort Bend County, Texas
October 26, 2016 09:02:22 am

FEE: $944.00 SKI
PLAT 20160246

LAKES OF BELLA TERRA SEC 37 REPLAT No 1

A SUBDIVISION OF 12.613 ACRES OF LAND SITUATED IN THE JOEL E. McCRARY SURVEY, ABSTRACT No. 403, THE WALTON, HILL AND WALTON "A" SURVEY, ABSTRACT No. 435 AND THE L.A. PATILLO SURVEY, ABSTRACT No. 307, BEING A REPLAT OF LAKES OF BELLA TERRA SEC 37, RECORDED IN PLAT No. 20160118 OF THE FORT BEND COUNTY PLAT RECORDS IN FORT BEND COUNTY, TEXAS

50 LOTS 4 BLOCKS 5 RESERVES

SCALE: 1"=60' DATE: JULY, 2016

REASON FOR REPLAT

To reduce the lot frontage and lot areas thereby increasing the number of lots and to relocate the 10' utility easements between Lots 1 and 2, Block 2 and between Lots 4 and 3, Block 1.

OWNER:

L.G.B. Limited Partnership, a Texas Limited Partnership
7500 San Felipe St., Ste. #400
Houston, Texas 77063
(713) 652-0200

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-2766
TBPLS Firm Registration Number 10009000

Sheet 1 of 2
B.E.C. JOB #04044-537

STATE OF TEXAS §

COUNTY OF FORT BEND §

WE, L.O.B. LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH, BASSAM BARAZI, PRESIDENT, BEING OFFICER OF L.O.B. LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, OWNER, HEREINAFTER REFERRED TO AS OWNERS OF THE 12.613 ACRE TRACT OF LAND DESCRIBED IN THE ABOVE AND FOREGOING MAP OF LAKES OF BELLA TERRA SEC 37 REPLAT No. 1, 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 THEREON 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 THIRTY FEET (30' 0") WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAINS, 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 ABUTTING 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.

FURTHER, OWNERS HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS

IN TESTIMONY WHEREOF, L.O.B. LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BASSAM BARAZI, ITS PRESIDENT, THEREUNTO AUTHORIZED THIS 28 DAY OF September 2016.

L.O.B. LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP,

BASSAM BARAZI, PRESIDENT

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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 28 DAY OF September 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 1-29-2019

KAREN M. ELLIS
Notary Public, State of Texas
Comm. Expires 01-29-2019
Notary ID 126476233

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

RONALD G. HARRISON
5342
SURVEYOR

I, WILLIAM H. SADLIR, 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. SADLIR, P.E.
TEXAS REGISTRATION NO. 116018

STATE OF TEXAS
WILLIAM H. SADLIR
116018
ENGINEER

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 SEC 37 REPLAT No 1 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 10 DAY OF October 2016.

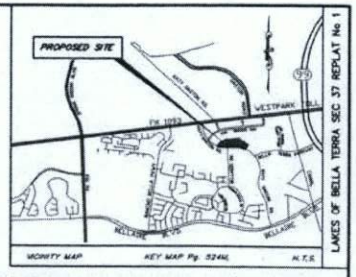
MARITA L. STEIN, CHAIR OR
M. SONNY GARZA, VICE-CHAIR

PATRICK WALSH, P.E.
SECRETARY

DISTRICT NAMES	
M.U.D.	N/A
MUD	F.B.C.M.U.D. No. 133
UID	N/A
EDD	F.B.C.E.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

NOTES

1. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 114.50 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. 2' EAST OF THE END OF PAVEMENT) WEST PARK LAKES SECTION 1. ELEVATION = 110.08 (SEC 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. (100)
5. 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".
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 UPON 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 GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 1.00011604. THE PLAT (BEARING) AS SHOWN 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. THIS PROPERTY IS SUBJECT TO: SHORT FORM BLANKET EASEMENT GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC, (CENTERPOINT ENERGY RESOURCES CORP. dba CENTERPOINT ENERGY TEXAS GAS OPERATIONS), SOUTHWESTERN BELL TELEPHONE COMPANY dba AT&T TEXAS AND COMCAST OF HOUSTON LLC, AS REFLECTED BY INSTRUMENT RECORDED UNDER CLERK'S FILE NUMBER 2014086327 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
17. ALL LOTS SHALL HAVE ADEQUATE WASTEWATER COLLECTION SERVICE.



LAKES OF BELLA TERRA SEC 37 REPLAT No 1

I, RICHARD W. STOLLER, 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.

RICHARD W. STOLLER, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS COURT OF FORT BEND COUNTY, TEXAS THIS 25th DAY OF October 2016.

ALIEF O. LAMISON
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE
COMMISSIONER, PRECINCT 2

ROBERT E. HEBERT
COUNTY JUDGE

W. A. "ANDY" MEDICI
COMMISSIONER, PRECINCT 3

JAMES PATTERSON
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 26th DAY OF October 2016 AT 9:50 O'CLOCK, A.M., IN PLAT NO. 20160246 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

ET PGS 2016119444
PLAT ATTACH

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard, County Clerk
Fort Bend County, Texas
October 26, 2016 09:52:23 AM
FEE: $266.00 GRS
PLAT 20160246

LAKES OF BELLA TERRA SEC 37 REPLAT No 1

A SUBDIVISION OF 12.613 ACRES OF LAND SITUATED IN THE JOEL E. McCRARY SURVEY, ABSTRACT No. 403, THE WALTON, HILL AND WALTON "A" SURVEY, ABSTRACT No. 435 AND THE L.A. PATILLO SURVEY, ABSTRACT No. 307, BEING A REPLAT OF LAKES OF BELLA TERRA SEC 37, RECORDED IN PLAT No. 20160118 OF THE FORT BEND COUNTY PLAT RECORDS IN FORT BEND COUNTY, TEXAS

50 LOTS 4 BLOCKS 5 RESERVES

SCALE: 1"=60' DATE: JULY, 2016

REASON FOR REPLAT

To reduce the lot frontage and lot area thereby increasing the number of lots and to relocate the 10' utility easements between Lots 1 and 2, Block 2 and between Lots 4 and 5, Block 1.

OWNER:

L.O.B. Limited Partnership, a Texas Limited Partnership
7500 San Felipe St., Ste. #100
Houston, Texas 77063
(713) 882-0200

PREPARED BY:

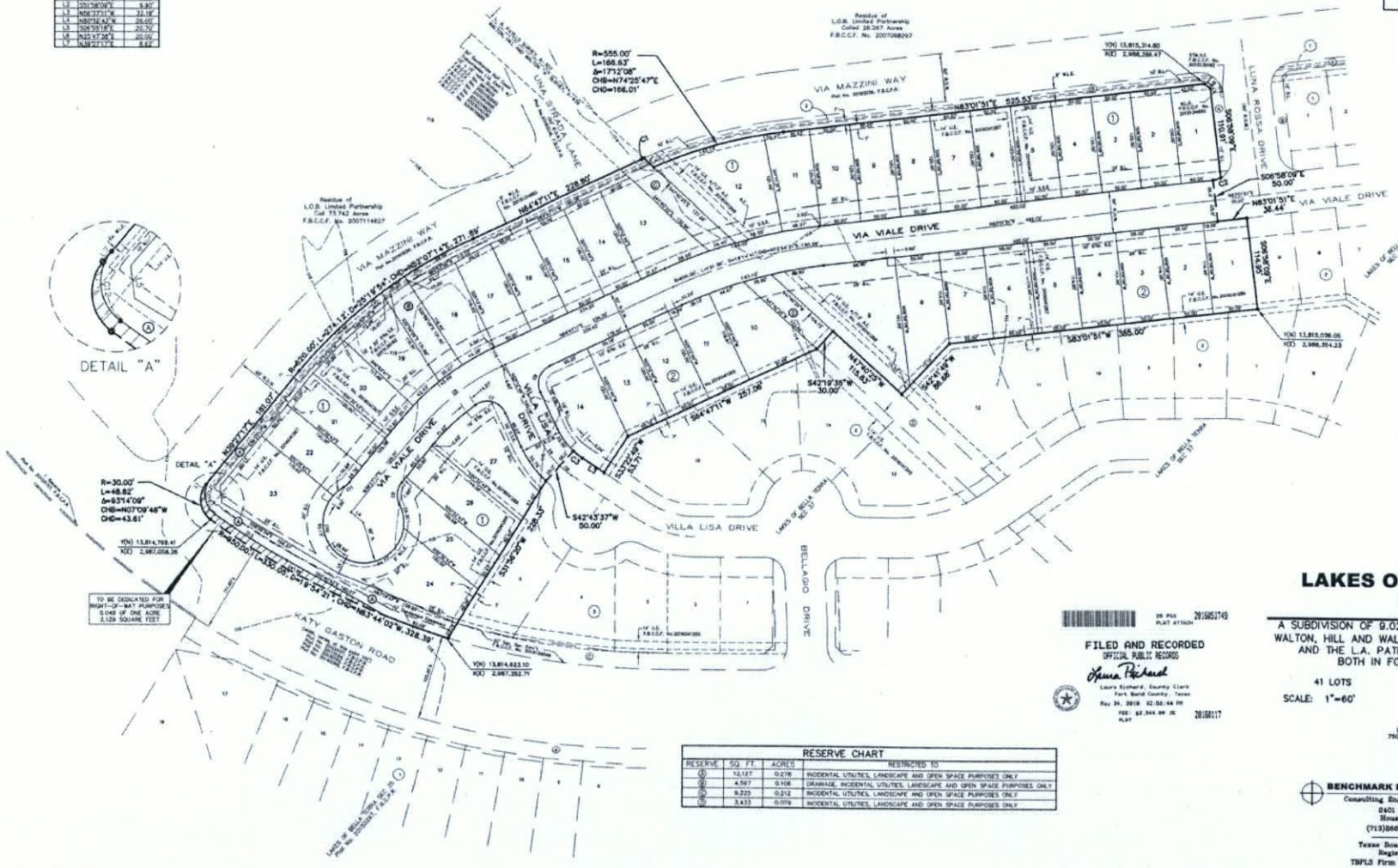
BENCHMARK ENGINEERING CORPORATION
Consulting Engineers - Planners - Surveyors
2401 Fountainview Suite 500
Houston, Texas 77057 U.S.A.
(713)266-6900 Fax (713)266-3504

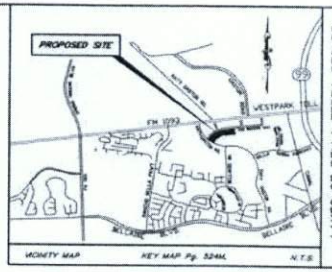
Texas Board of Professional Engineers
Registration Number F-8786
TBPLS Firm Registration Number 10009000

Sheet 2 OF 2
B.E.C. JOB #04044-537

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	570.00'	3.86'	3.86'	N84°56'30"E	00°23'17"
C2	15.00'	10.27'	10.07'	S71°14'31"W	39°24'41"
C3	57.00'	15.18'	15.18'	N81°56'47"W	09°20'48"
C4	112.00'	43.12'	42.86'	N36°14'36"W	22°03'34"
C5	300.00'	132.64'	131.58'	N26°02'15"E	25°19'54"
C6	112.00'	18.27'	18.25'	S81°56'47"E	09°20'48"
C7	25.00'	43.81'	38.42'	N73°03'05"W	100°24'33"
C8	25.00'	39.27'	35.36'	N16°43'11"E	90°00'00"
C9	25.00'	26.46'	25.30'	S06°14'36"E	60°37'19"
C10	50.00'	233.40'	72.26'	N23°14'11"E	267°27'41"
C11	25.00'	3.19'	3.17'	N48°38'28"E	7°32'22"
C12	30.00'	43.04'	43.74'	S07°22'40"E	82°38'54"
C13	836.00'	108.66'	108.61'	S67°36'46"E	06°40'06"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S47°50'23"E	16.32'
L2	S51°36'09"E	9.80'
L3	N56°37'11"E	32.18'
L4	N60°36'42"W	28.00'
L5	S04°50'18"E	20.70'
L6	N23°17'36"E	20.00'
L7	N38°27'11"E	5.67'





LAKES OF BELLA TERRA SEC 38

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
S.T.M.S.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
SQ. FT.	SQUARE FEET
131.00	EXISTING CONTOURS
Ⓐ	RESERVE IDENTIFICATION LETTER
R.	RADIUS
Eem't.	EASEMENT
Rest. Res.	RESTRICTED RESERVE
Vol.	VOLUME
Pg.	PAGE
①	BLOCK DESIGNATION
A.E.	AERIAL EASEMENT

RESERVE CHART			
RESERVE	SQ. FT.	ACRES	RESTRICTED TO
Ⓐ	12,127	0.278	INCIDENTAL UTILITIES, LANDSCAPE AND OPEN SPACE PURPOSES ONLY
Ⓑ	4,597	0.106	DRAINAGE, INCIDENTAL UTILITIES, LANDSCAPE AND OPEN SPACE PURPOSES ONLY
Ⓒ	9,220	0.212	INCIDENTAL UTILITIES, LANDSCAPE AND OPEN SPACE PURPOSES ONLY
Ⓓ	3,433	0.079	INCIDENTAL UTILITIES, LANDSCAPE AND OPEN SPACE PURPOSES ONLY

29 PGS PLAT ATTACH 2016051749

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Laura Richard
Laura Richard, County Clerk
Fort Bend County, Texas
May 24, 2016 02:52:44 PM
FEE: $2.344.00 JC
PLAT 2016051117

LAKES OF BELLA TERRA SEC 38

A SUBDIVISION OF 9.023 ACRES OF LAND SITUATED IN THE WALTON, HILL AND WALTON "A" SURVEY, ABSTRACT No. 435 AND THE L.A. PATILLO SURVEY, ABSTRACT No. 307 BOTH IN FORT BEND COUNTY, TEXAS

41 LOTS 2 BLOCK 4 RESERVES

SCALE: 1"=60' DATE: JANUARY, 2016

OWNER:
L.O.B. Limited Partnership
7500 San Felipe St., Ste. #400
Houston, Texas 77057
(713) 952-0200

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-8758
TBPLS Firm Registration Number 10009000

Sheet 1 OF 2
B.E.C. JOB #04044-538

STATE OF TEXAS §

COUNTY OF FORT BEND §

ME, L.O.B. LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH BASSAM BARAZI, PRESIDENT, BEING OFFICER OF L.O.B. LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, OWNER, HEREINAFTER REFERRED TO AS OWNERS OF THE 9.023 ACRE TRACT OF LAND DESCRIBED IN THE ABOVE AND FOREGOING MAP OF LAKES OF BELLA TERRA SEC 38, 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 FIFTEEN FEET (15' 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 ABUTTING 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, L.O.B. LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BASSAM BARAZI, ITS PRESIDENT, THEREUNTO AUTHORIZED THIS 27th DAY OF April, 2016.

L.O.B. LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP,

BASSAM BARAZI, PRESIDENT

STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BASSAM BARAZI, KNOWN TO ME, OR 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 27th DAY OF April, 2016.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 9/29/19

BETTY L. ROBERTS
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
SEPTEMBER 29, 2019

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
RONALD G. HARRISON
5342
REGISTERED
PROFESSIONAL
LAND SURVEYOR

I, WILLIAM H. SADLIR, 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. SADLIR, P.E.
TEXAS REGISTRATION NO.: 116018

STATE OF TEXAS
WILLIAM H. SADLIR
116018
REGISTERED
PROFESSIONAL
ENGINEER

THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS, HAS APPROVED THIS ~~PLAT AND SUBDIVISION~~ PLAT AND SUBDIVISION OF LAKES OF BELLA TERRA SEC 38 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 9 DAY OF May, 2016.

MARK A. KLEINMAN, CHAIR OR
M. SONNY BARZAY, VICE-CHAIR

PATRICK WALSH, P.E., SECRETARY

HOUSTON PLANNING COMMISSION
TEXAS

NOTES

1. THE TOP OF ALL FLOOR SLABS WITHIN BLOCK 1, LOTS 13-27, BLOCK 2, LOTS 10-14, SHALL BE A MINIMUM OF 116.50 FEET AND BLOCK 1, LOTS 1-12,BLOCK 2, LOTS 1-9, SHALL MINIMUM OF 115.50 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 (REC 123) NGVD DATUM OF 1973 ADJUSTMENT.

3. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48157C0310 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. (130)

5. 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".

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 UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 1000 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 DEEMED 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.

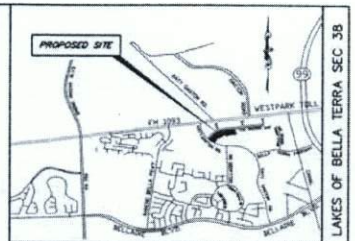
14. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 1.00011901 4. THE PLAT DRAWING AS SHOWN MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING COMPINED SCALE FACTOR: 0.999881.

15. THIS PROPERTY IS SUBJECT TO A SHORT FORM BLANKET EASEMENT FOR CERTAIN UTILITIES GRANTED TO CENTERPOINT ENERGY HOUSTON ELECTRIC, L.L.C. CENTERPOINT ENERGY RESOURCES CORP. d/b/a CENTERPOINT ENERGY TEXAS GAS OPERATIONS, AND SOUTHWESTERN BELL TELEPHONE, d/b/a AT&T TEXAS, AND COMAST OF HOUSTON LLC, AS SET FORTH AND DESCRIBED IN INSTRUMENT RECORDED UNDER CLERK'S FILE NO. 2014086327 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.

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. RESERVE "B" WILL BE OWNED AND MAINTAINED BY FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT # 133

DISTRICT NAMES	
M.E.C.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



VICINITY MAP KEY MAP Pg. 524M N.T.S.

LAKES OF BELLA TERRA SEC 38

I, RICHARD W. STOLLEIS, 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.

for RICHARD W. STOLLEIS, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS THIS 24th DAY OF May, 2016.

RICHARD WOMSON
COMMISSIONER, PRECINCT 1

GRADY PRESTAGE
COMMISSIONER, PRECINCT 2

ROBERT E. HEBERT
COUNTY JUDGE

K. THAP MEYERS
COMMISSIONER, PRECINCT 3

JAMES PATTERSON
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 24th DAY OF May, 2016 AT 2:58 O'CLOCK, p.M., IN PLAT NO. 20160117 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
JOSHUA ESPARZA

FORT BEND COUNTY, TEXAS

20 PGS 2016057749
PLAT ATTACH

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Laura Richard
Laura Richard, County Clerk
Fort Bend County, Texas
May 24, 2016 02:58:44 PM
FEE: $2.544.00 JE 20160117
PLAT

LAKES OF BELLA TERRA SEC 38

A SUBDIVISION OF 9.023 ACRES OF LAND SITUATED IN THE WALTON, HILL AND WALTON "A" SURVEY, ABSTRACT No. 435 AND THE L.A. PATILLO SURVEY, ABSTRACT No. 307 BOTH IN FORT BEND COUNTY, TEXAS

41 LOTS 2 BLOCK 4 RESERVES

SCALE: 1"=60' DATE: JANUARY, 2016

OWNER:
L.O.B. Limited Partnership
7000 San Felipe St., Ste. #600
Houston, Texas 77057
(713) 952-0200

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-6760
TBPLS Firm Registration Number 10009000