

PLAT RECORDING SHEET

PLAT NAME: Lakes of Bella Terra Reserve Sec 9

PLAT NO: _____

ACREAGE: 2.5326

LEAGUE: L.A. Patillo Survey

ABSTRACT NUMBER: A-307

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Sandhills Shopping Center, LLC

(DEPUTY CLERK)

STATE OF TEXAS
COUNTY OF FORT BEND

We, Sandhills Shopping Center, LLC, a North Carolina limited liability company, acting by and through Philip C. Lanning, President, and Morrie R. Melucos CPA, CMA, Secretary, being officers of Sandhills Shopping Center, LLC, owners hereinafter referred to as Owners of the RESERVE SEC 9, do hereby dedicate and establish easements and dedications in and to said property according to all lines, dedications, restrictions, and notations on said maps or plats 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 uses herein set forth, and on this day of _____, 20____, we, the Owners, do hereby assign to Warren P. Hill, 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 on additional eleven feet, six inches (11'6") for ten (10') perimeter ground easements or the feet six inches (5'6") for sixteen feet (16'0") perimeter ground easements. From a plone sixteen feet (16'00") above the 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 on additional ten feet (10'0") for ten feet (10'0") back-to-back ground easements or eight feet (8'0") for fourteen feet (14'0") back-to-back ground easements or seven feet (7'0") for sixteen feet (16'0") back-to-back ground easements. From a plone sixteen feet (16'00") above the ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30'0") in width.

Further, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

Further, Owners do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all boyars, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said subdivision, as easements for drainage purposes. The easements shall extend horizontally on additional ten feet (10'0") on each side of the center line of any and all boyars, creeks, gullies, ravines, draws, sloughs or other natural drainage courses, and all lines 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 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 dubiting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

Further, we do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas" and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners' Court of March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, the Sandhills Shopping Center, LLC, a North Carolina limited liability company, has caused these presents to be signed by Philip C. Lanning, its President, therunto authorized, attested by its Secretary, Morrie R. Melucos CPA, CMA, this ____ day of _____, 20____.

Sandhills Shopping Center, LLC,
a North Carolina limited liability company

By: _____ Attest: _____
Philip C. Lanning Morrie R. Melucos CPA, CMA
President Secretary

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

BEFORE ME, the undersigned authority, on this day personally appeared Philip C. Lanning, President of Sandhills Shopping Center, LLC, a North Carolina limited liability company, 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 intentions expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20____.

Notary Public in and for
the State of Texas

My commission expires: _____

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

BEFORE ME, the undersigned authority, on this day personally appeared Morrie R. Melucos CPA, CMA, Secretary of Sandhills Shopping Center, LLC, a North Carolina limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and intentions therein expressed and in the capacity therein and herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20____.

Notary Public in and for
the State of Texas

My commission expires: _____

I, Kyle B. Duckett, am 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 accurate, was prepared from an actual survey of the property made under my supervision on the ground, that, except as shown on 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 1/2 inch and that the boundaries shown hereon are true and correct. The boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

Kyle B. Duckett
Registered Professional Land Surveyor
Texas Registration No. 5340

I, Warren P. Hill, 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.

Warren P. Hill
Professional Engineer
Texas Registration No. _____

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 RESERVE SEC 9 in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized the recording of this Plat this ____ day of _____, 20____.

By: _____
Mortino L. Stein, Chair
or Mr. Sonny Garza, Vice Chairman

By: _____
Margaret Wallace Brown, AICP, OIU-A
Secretary

I, J. Stacy Stanek, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision is in conformity with all the laws and ordinances 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 intersecting drainage artery or parent stream or on any other area or subdivision within the watershed.

J. Stacy Stanek, P.E.
Fort Bend County Engineer

Approved by the Commissioners' Court of Fort Bend County, Texas this ____ day of _____, 20____.

Vicent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

KP George
County Judge

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

Ken R. Demerholt
Commissioner, Precinct 4

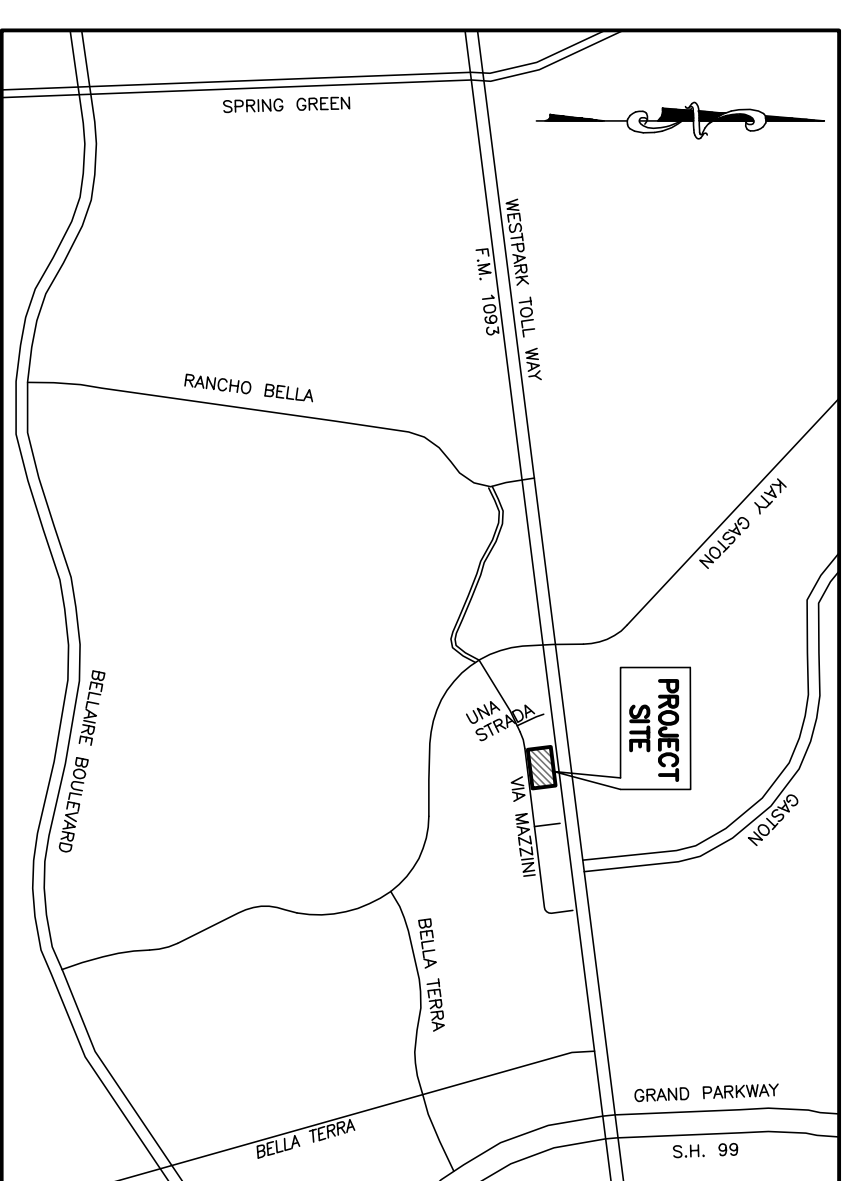
THE STATE OF TEXAS
COUNTY OF FORT BEND

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the within and contained plat is a true and correct copy of the original as shown in my office on ____ day of _____, 20____ at _____ M., in Plat Number _____ of the Plat Records of said County.

Witness my hand and seal of office at Richmond, Texas, the day and date last above written.

County Clerk, Laura Richard
Fort Bend County, Texas

By: _____
Deputy



LAKES OF BELLA TERRA RESERVE SEC 9

BEING A SUBDIVISION OF 2.5326 ACRES OF LAND LOCATED IN THE
L.A. PATILLO SURVEY, A-507, IN FORT BEND COUNTY, TEXAS.

1 RESERVE 1 BLOCK

OWNER: SANDHILLS SHOPPING CENTER, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY, 1100 E. WOLFELD STREET, CHARLOTTE, NC 28204

SURVEYOR: GBI PARTNERS, 4724 VISTA RD., PASADENA, TEXAS 77505

ENGINEER: DYNAMIC ENGINEERING CONSULTANTS, PC, 6022 FORTWEST DRIVE, HOUSTON, TEXAS 77024

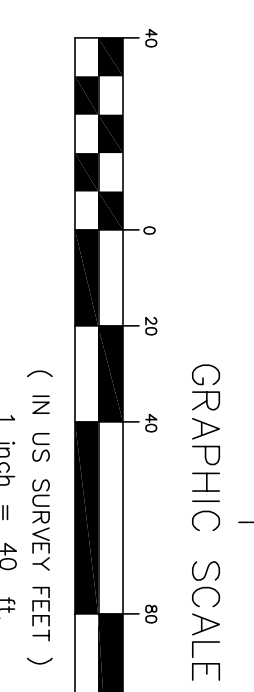


LAND SURVEYING CONSULTANTS
GBI PARTNERS
1100 E. WOLFELD STREET
PASADENA, TEXAS 77505
PHONE: 281-469-4539 • cbsurvey@gbipartners.com
FTEPSS FIRM #10130300 • www.GBISurvey.com

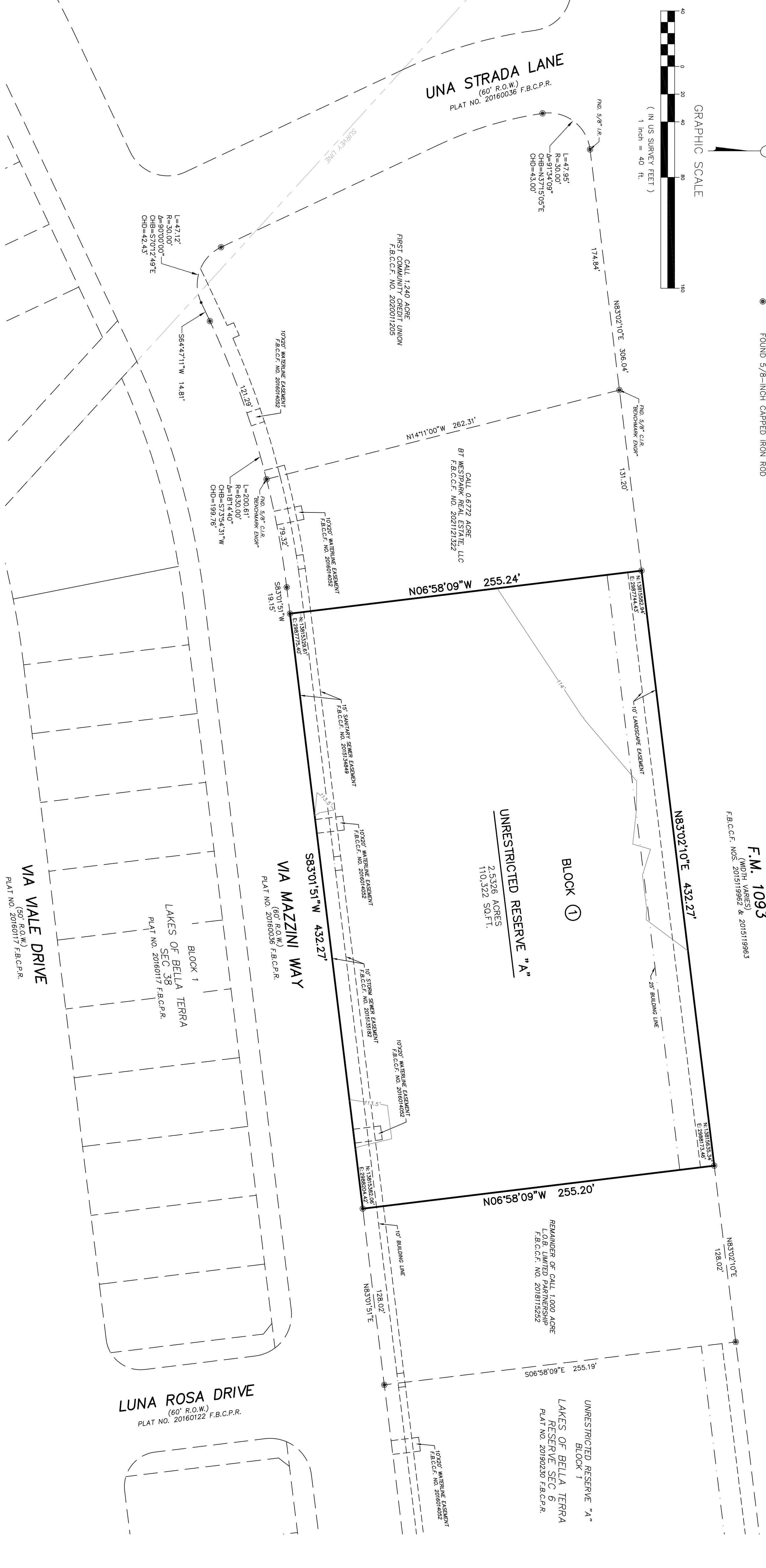
LEGEND

B.L. BUILDING LINE
 C.I.R. CAPPED IRON ROD
 F.B.C.C.F. FORT BEND COUNTY CLERK'S FILE
 F.B.C.C.F.R. FORT BEND COUNTY PLAT RECORDS
 F.O.D. FOUND
 I.R. IRON ROD
 P.G. PAGE
 R.O.W. RIGHT-OF-WAY
 VOL. VOLUME

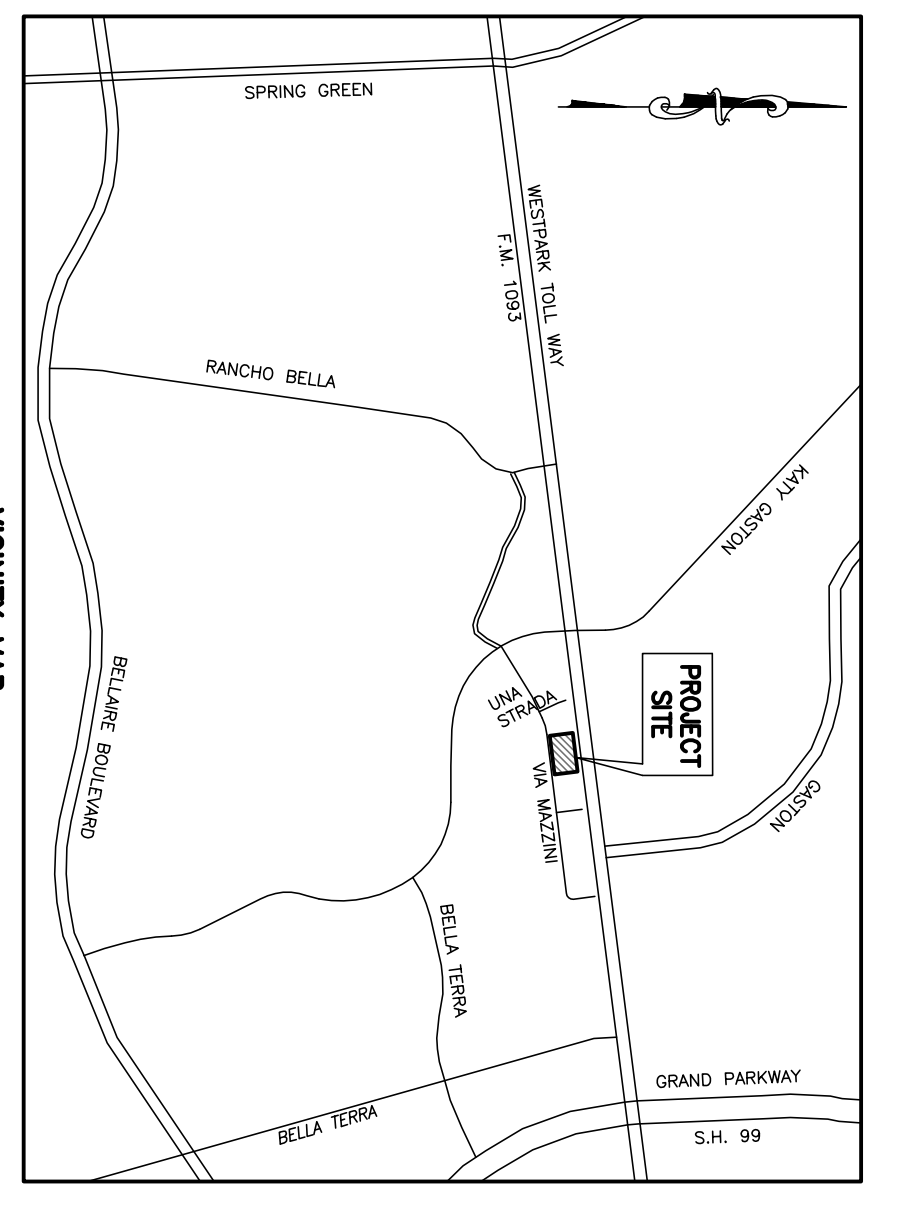
● FOUND 5/8-INCH CAPPED IRON ROD



DISTRICT NAMES	
ASSISTANCE DISTRICT	CDAC #11
LD	N/A (PLAT NO. 133)
DD	FORT BEND COUNTY PRANAGE DISTRICT
SCHOOL	FORT BEND COUNTY PRANAGE DISTRICT
IMPACT FEE AREA	N/A (FEE BASED)
CITY OR CITY E.U.	HOUSTON E.U.
UTILITIES CO.	SRC AND CENTERPOINT ENERGY



F.M. 1093
 (MDH VAREZ)
 F.B.C.C.F. NOS. 2015119862 & 2015119863



NOTES:

- UNLESS OTHERWISE INDICATED, THE BUILDING LINES (B.L.) WHETHER ONE OR MORE SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, AND THE CITY OF HOUSTON, TEXAS, PLAT RECORDS, WHICH MAY BE AMENDED FROM TIME TO TIME. FOR THE TIME THIS PLAN WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME, BASED ON GPS OBSERVATIONS, BEARING ARE SURFACE VALUES AND MAY BE CONSIDERED TO BE THE TRUE VALUES.
- BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS.
- CONVERTED TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 0.99982824977.
- THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE FOLLOWING COMBINED SCALE FACTOR: 0.99982824977.
- ESSENTIAL WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASMENTS MUST BE KEPT UNOBTAINED FROM ANY NON-UTILITY 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 EASMENTS AND ADJACENT NEAR COULD BE PERMITTED, THEREAFTER, THEY BE AN OBSTRUCTION, PUBLIC UTILITIES MAY PUT SAND WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
- JURISDICTION FOR REVIEW AND APPROVAL DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- FLOOR SLABS SHALL BE A MINIMUM OF 11.44 FEET THICK. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL BE NO LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
- THIS PROPERTY LIES WITHIN ZONE X (UNSHADED) AS PER FLOOD INSURANCE RATE MAPS.
- THIS PROPERTY LIES WITHIN THE "L23" LIGHTING ZONE DESIGNATION IN COMPLIANCE WITH THE ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS, OR CAUSED TO BE PAINT NOT LESS THAN FIVE (5) FEET IN WIDTH ON BOTH SIDES OF ALL DESIGNATED 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. PERMITS AND PIPELINE EASMENTS WITHIN THE PLATTED BOUNDARY HAVE BEEN SHOWN.
- THE PRANAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE INTENSE RAINFALL EVENTS CRITERIA MANUAL WHICH ALLOWS STREET FLOWING WITH ALL OTHER OBSTRUCTIONS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATIONS AND 15. APPROVED DRAINAGE STRUCTURE.
- APPROVED DRAINAGE STRUCTURE.
- TEMPORARY BENCHMARK (T.B.M.): CHISELED BOX ON CENTERLINE OF TYPE "BB" INLET AT BACK OF CURB LOCATED ALONG THE NORTH SIDE OF VIA MAZZINI WAY APPROXIMATELY ELEVATION=113.64' NGVD29 (1973 ADJUSTMENT) ELEVATION=112.89' NAVD88

LAKE OF BELLA TERRA RESERVE SEC 9

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 L.A. PATILLO SURVEY, A-507, IN FORT BEND COUNTY, TEXAS.

1 RESERVE 1 BLOCK



GPI PARTNERS
 LAND SURVEYING CONSULTANTS
 1100 E. WOODFIELD STREET
 HOUSTON, TEXAS 77055
 PHONE: 281-469-4539 • CDBLUTVY@GPIPartners.com
 THERESA TRIM #10130300 • WWW.GPIPartners.com

OWNER: SANDHILLS SHOPPING CENTER, LLC, A NORTH CAROLINA COMPANY, 1100 E. WOODFIELD STREET, CHARLOTTE, NC 28204

SURVEYOR: GBI PARTNERS, 4724 VISTA RD., PASADENA, TEXAS 77055
 KYLE B. DUCKETT, P.L.L.S., 281-499-4539

ENGINEER: DYNAMIC ENGINEERING CONSULTANTS, PC, 6022 PARKWEST DRIVE, HOUSTON, TEXAS 77024