

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

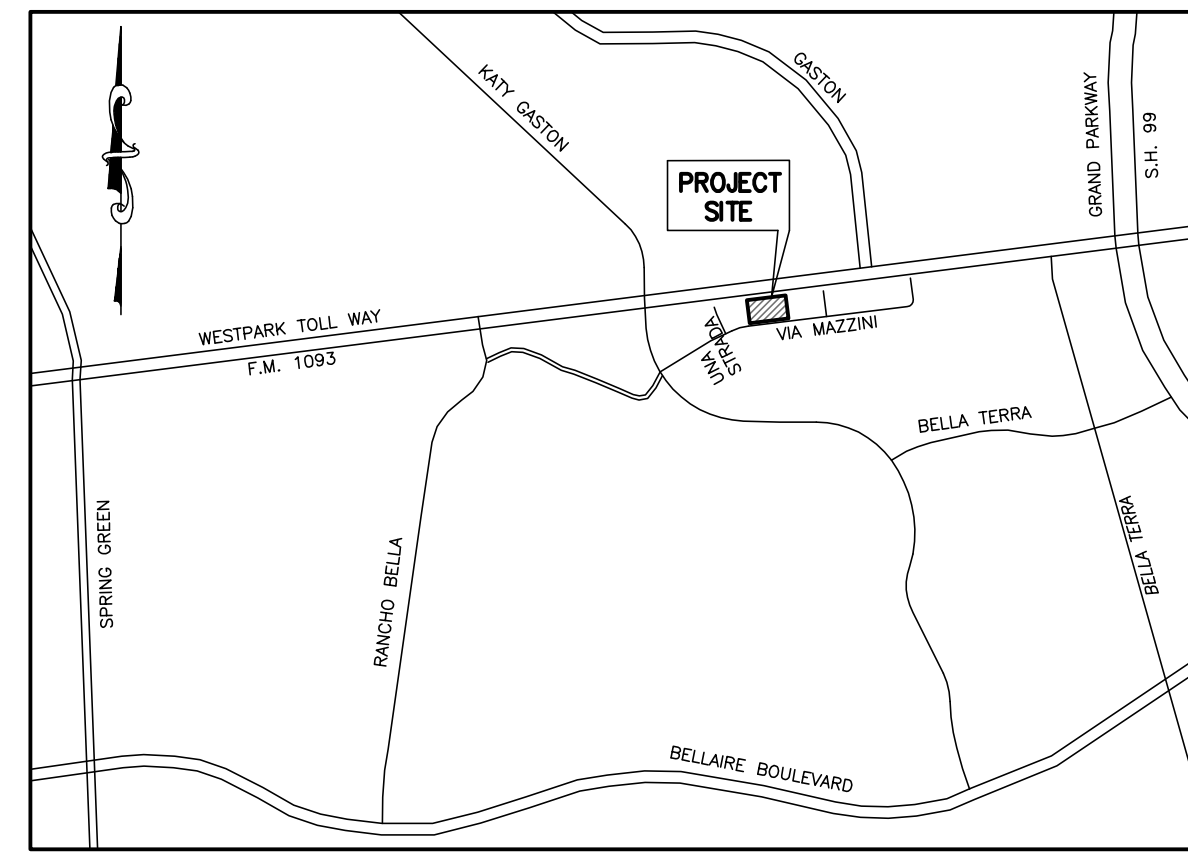
NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: Sandhills Shopping Center, LLC

(DEPUTY CLERK)



VICINITY MAP
NOT TO SCALE
KEY MAP: 525 E

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 Marie R. McLucas CPA, CMA, Secretary, being officers of Sandhills Shopping Center, LLC, owners hereinafter referred to as Owners of the 2.5326 acre tract described in the above and foregoing map of LAKES OF BELLA TERRA RESERVE SEC 9, 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 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 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 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 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 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 bayous, creeks, gullies, ravines, draws, sloughs or other natural drainage courses located in said subdivision, as easements for drainage purposes, giving the City of Houston, Fort Bend County, or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

Further, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

Further, we do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas" and do 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, thereunto authorized, attested by its Secretary, Marie R. McLucas CPA, CMA, this ____ day of _____, 20__.

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

By: _____ Attest: _____
Philip C. Lanning Marie R. McLucas 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 considerations 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: _____

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

BEFORE ME, the undersigned authority, on this day personally appeared Marie R. McLucas 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 considerations 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 all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central zone.

Kyle B. Duckett
Registered Professional Land Surveyor
Texas Registration No. 6340

I, Warren P. Hilla, 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. Hilla
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: _____
Martha L. Stein, Chair
or Mr. Sonny Garza, Vice Chairman

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

I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners' Court. However, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area or subdivision within the watershed.

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

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

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

KP George
County Judge

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

Ken R. Demerchant
Commissioner, Precinct 4

THE STATE OF TEXAS

COUNTY OF FORT BEND

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on ____ day of _____, 20__, at ____ o'clock __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-307, IN FORT BEND COUNTY, TEXAS.

1 RESERVE 1 BLOCK

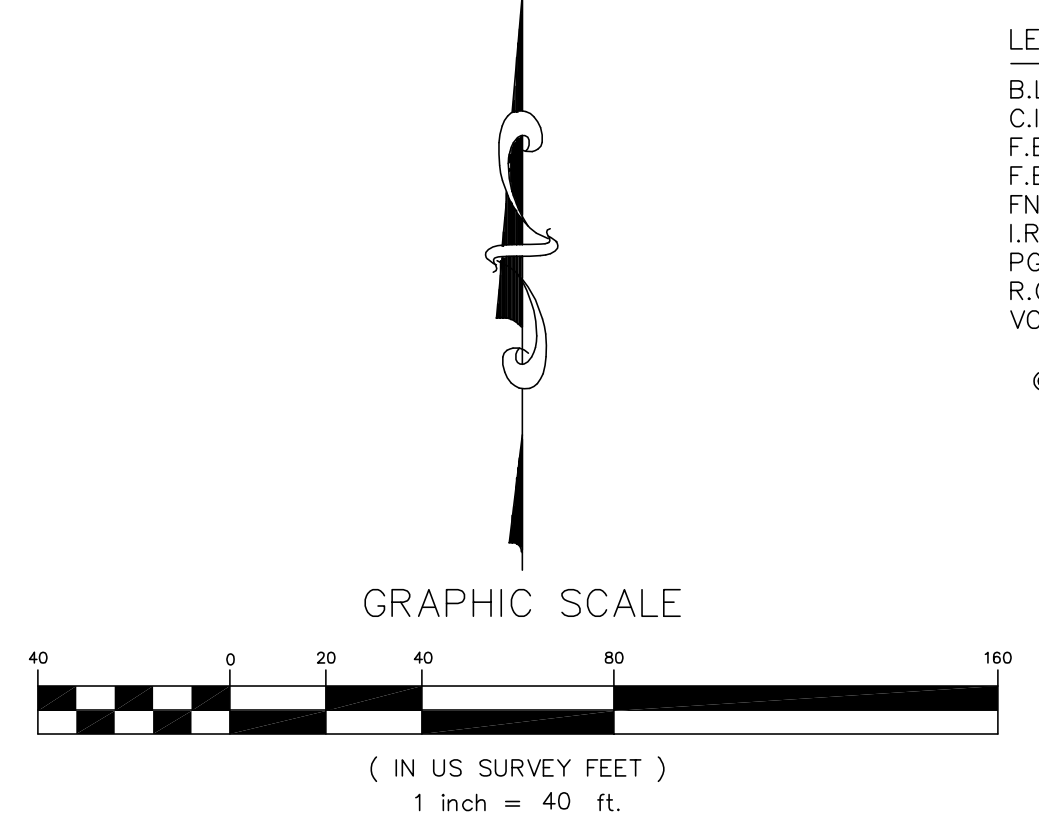
OWNER:
SANDHILLS SHOPPING CENTER,
LLC, A NORTH CAROLINA
LIMITED LIABILITY COMPANY
1100 E. MOREHEAD STREET
CHARLOTTE, NC 28204

SURVEYOR:
GBI PARTNERS
4724 VISTA RD.
PASADENA, TEXAS 77505
KYLE B. DUCKETT, R.P.L.S.
281-499-4539

ENGINEER:
DYNAMIC ENGINEERING
CONSULTANTS, PC
6925 FORTWEST DRIVE,
SUITE 100
HOUSTON, TEXAS 77024

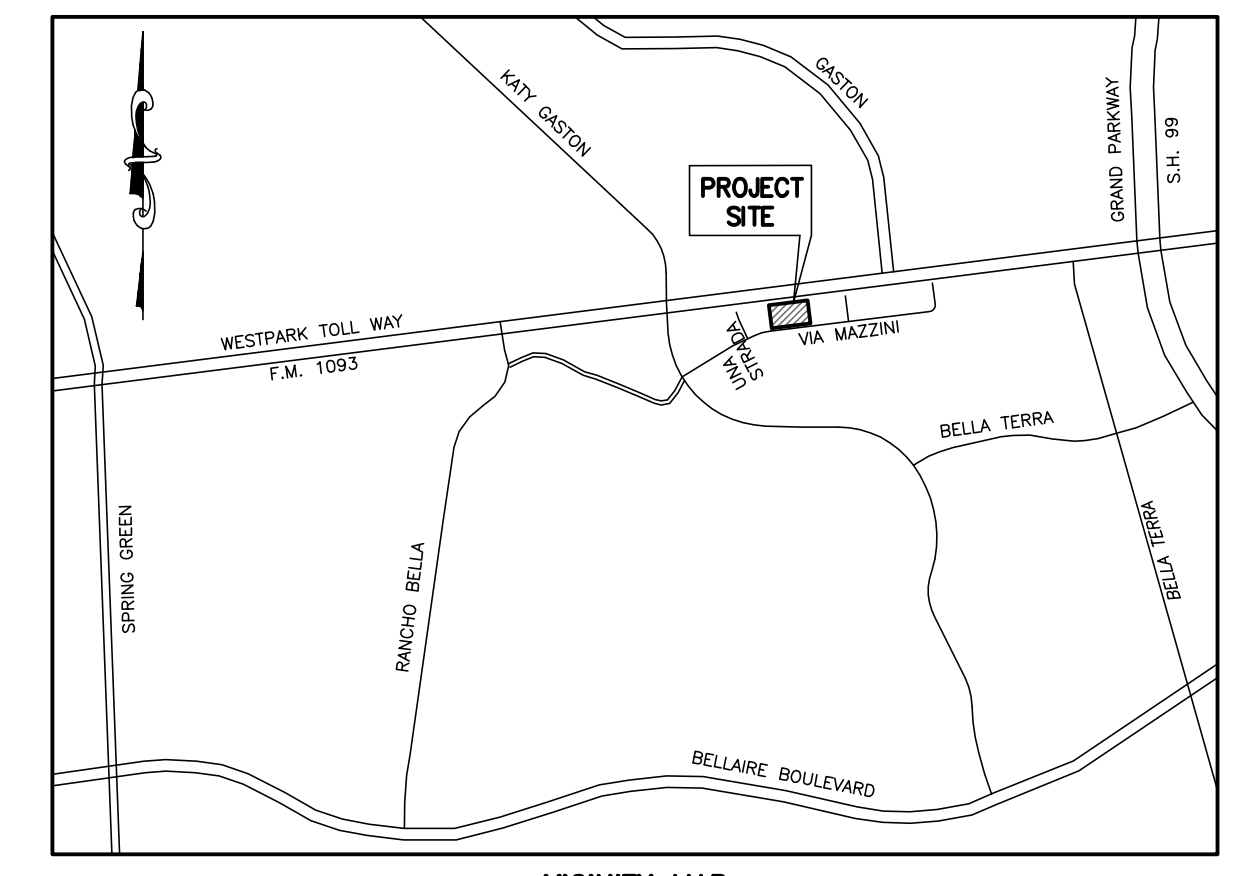
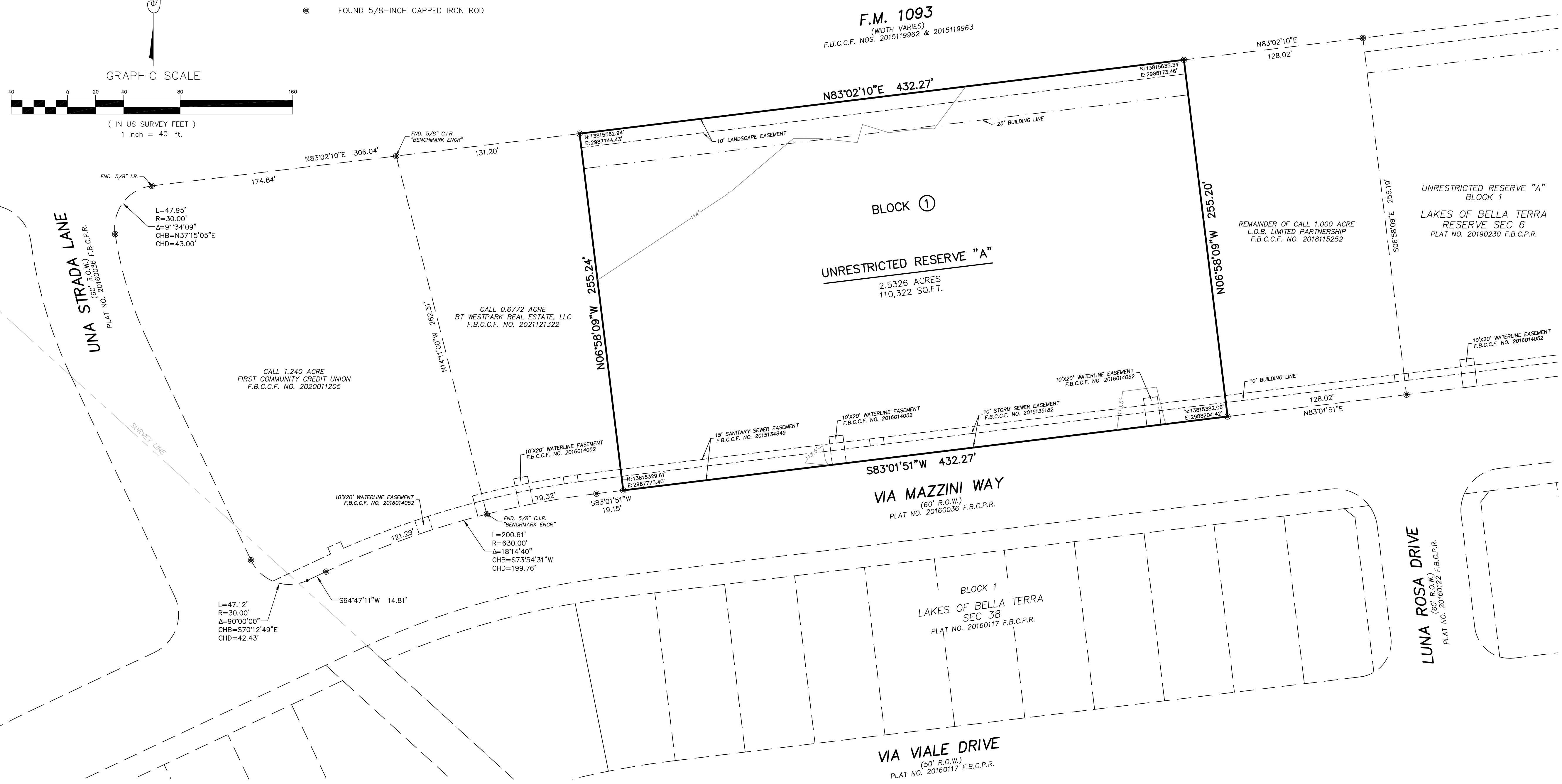


GBI PARTNERS
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD • PASADENA, TX 77505
PHONE: 281-499-4539 • GBISurvey@GBISurvey.com
TBEALS FIRM #10130300 • www.GBISurvey.com



LEGEND

B.L.	BUILDING LINE
C.I.R.	CAPPED IRON ROD
F.B.C.C.F.	FORT BEND COUNTY CLERKS FILE
F.B.C.P.R.	FORT BEND COUNTY PLAT RECORDS
FND.	FOUND
I.R.	IRON ROD
P.C.	PAGE
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
●	FOUND 5/8-INCH CAPPED IRON ROD



VICINITY MAP
NOT TO SCALE
KEY MAP: 525 E

- 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, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.
 - BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, BASED ON GPS OBSERVATIONS.
 - ALL DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES AND MAY BE CONVERTED TO GRID BY APPLYING A COMBINED SCALE FACTOR OF 0.99988214977.
 - 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: 0.99988214977.
 - 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 LOT 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.
 - SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL, DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
 - THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 113.44 FEET NAVD88. 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, MAP NO. 48157010L, DATED APRIL 2, 2014.
 - 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".
 - SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN FIVE (5) 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.
 - IF ANY, ALL KNOWN EXISTING PIPELINES AND PIPELINE EASEMENTS WITHIN THE PLATTED BOUNDARY HAVE BEEN SHOWN.
 - 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.
 - ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATIONS AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY.
 - ALL PROPERTY TO DRAINAGE INTO THE DRAINAGE EASEMENT ONLY THROUGH AN 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 485' EAST OF UNA STRADA LANE. ELEVATION=113.64' NAVD29 (1973 ADJUSTMENT) ELEVATION=112.89' NAVD88

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

LAKES OF BELLA TERRA RESERVE SEC 9

BEING A SUBDIVISION OF 2.5326 ACRES OF LAND LOCATED IN THE L.A. PATILLO SURVEY, A-307, IN FORT BEND COUNTY, TEXAS.

1 RESERVE 1 BLOCK

OWNER: SANDHILLS SHOPPING CENTER, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY 1100 E. MOREHEAD STREET CHARLOTTE, NC 28204	SURVEYOR: GBI PARTNERS 4724 VISTA RD. PASADENA, TEXAS 77505 KYLE B. DUCKETT, R.P.L.S. 281-499-4539	ENGINEER: DYNAMIC ENGINEERING CONSULTANTS, PC 6925 FORTWEST DRIVE, SUITE 100 HOUSTON, TEXAS 77024
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