

BELTERRA PHASE 1 PLAT 3

REPLATTING TRACT Z, BELTERRA PHASE 1 PLAT 2, AS RECORDED IN PLAT BOOK 107, PAGES 7 THROUGH 13, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

INSTR # 5295867
P BK 122 Pages 1-5
RECORDED 02/02/2024 04:09:48 PM
SAINT LUCIE COUNTY
DEPUTY CLERK INGRAM

PLAT BOOK 122
PAGE 1

SHEET 1 OF 5

LEGAL DESCRIPTION:

TRACT Z, ACCORDING TO BELTERRA PHASE 1 PLAT 2, AS RECORDED IN PLAT BOOK 107, PAGES 7 THROUGH 13, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CERTIFICATION OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

KNOW ALL MEN BY THESE PRESENTS, THAT GRBK QHO BELTERRA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS BELTERRA PHASE 1 PLAT 3, BEING IN ST. LUCIE COUNTY, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- THE PRIVATE ROAD RIGHT OF WAY AS SHOWN HEREON (TRACT A), IS HEREBY DEDICATED TO THE BELTERRA HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS FOR INGRESS, EGRESS AND UNDERGROUND UTILITIES PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. AN EASEMENT OVER AND UNDER SAID PRIVATE ROAD RIGHTS OF WAY, AS SHOWN HEREON, IS ALSO RESERVED IN FAVOR OF THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS FOR CITY OF PORT ST. LUCIE SERVICE AND EMERGENCY VEHICLES AND FOR ACCESS TO AND INSTALLATION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES, INCLUDING, BUT NOT LIMITED TO WATER AND WASTEWATER LINES AND APPURTENANT FACILITIES. THE CITY OF PORT ST. LUCIE SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID PRIVATE ROAD RIGHTS OF WAY EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY OF PORT ST. LUCIE, THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN SUCH EMERGENCY ACCESS EASEMENTS OVER TRACT A IN THE EVENT THAT THE AFORESAID ASSOCIATION DOES NOT DO SO. ALSO, AN EASEMENT OVER SAID PRIVATE ROAD RIGHT OF WAY, AS SHOWN HEREON, IS RESERVED IN FAVOR OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS FOR EMERGENCY VEHICLES AND FOR ACCESS TO THE DRAINAGE SYSTEM.
- THE DRAINAGE EASEMENTS (D.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BELTERRA HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES AND ARE THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. SAID DRAINAGE EASEMENTS MAY ALSO BE USED BY THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE, MAINTENANCE ACTIVITIES AND STORMWATER MANAGEMENT PURPOSES. SAID DRAINAGE EASEMENTS MAY ALSO BE USED BY THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE, MAINTENANCE ACTIVITIES AND STORMWATER MANAGEMENT PURPOSES.
- THE LANDSCAPE EASEMENTS (L.E.), AS SHOWN HEREON IS HEREBY DEDICATED TO THE BELTERRA HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE, MAINTENANCE ACTIVITIES.
- THE STORMWATER MANAGEMENT TRACT SW-7, AND TRACT SW-8, AS SHOWN HEREON ARE DEDICATED TO THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1, FOR THE PURPOSE OF SURFACE WATER MANAGEMENT AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID DISTRICT. THE FLOWAGE EASEMENT IS GRANTED TO THE CITY OF PORT ST. LUCIE, ITS SUCCESSORS AND ASSIGNS, OVER THE SAID STORMWATER MANAGEMENT TRACT FOR DRAINAGE. THE CITY OF PORT ST. LUCIE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THESE TRACTS AND EASEMENTS WHICH IS ASSOCIATED WITH DRAINAGE FROM CITY RIGHTS-OF-WAY.
- THE UTILITY EASEMENTS (U.E.) AS SHOWN HEREON RUNNING ADJACENT AND PARALLEL TO THE TRACT FOR PRIVATE ROAD PURPOSES ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE UTILITY SYSTEMS DEPARTMENT FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO WATER AND WASTEWATER LINES, ELECTRICAL LINES, GAS LINES, AND TELECOMMUNICATION LINES, AND ALL RELATED FACILITIES AND APPURTENANCES. PURSUANT TO SECTION 177.091(28), FLORIDA STATUTES, THE UTILITY EASEMENTS SHALL ALSO BE USED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THE FOREGOING SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE PUBLIC UTILITY EASEMENTS (P.U.E.) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF PORT ST. LUCIE (CITY), ITS SUCCESSORS, AGENTS, EMPLOYEES, CONTRACTORS, DESIGNEES AND ASSIGNS, A GENERAL INGRESS/EGRESS EASEMENT OVER AND ACROSS ITS DRIVEWAYS, PARKING, COMMON OR OPEN AREAS FOR ACCESS TO OPERATION, MODIFICATIONS, INSTALLATION OF OR MAINTENANCE OF PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, WATER AND WASTEWATER LINES, APPURTENANT FACILITIES, AND EQUIPMENT. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITY FACILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREA WITHOUT THE CITY'S WRITTEN PERMISSION. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES OF THE EASEMENT AREA WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO THE CITY'S FACILITIES. THE BELTERRA HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS OR ASSIGNS, SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE UTILITY EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE CONSTRUCTION, OPERATION, MAINTENANCE OF, OR ACCESS TO, THE CITY'S FACILITIES. THE CITY, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE, IF VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THE CITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS WILL REMOVE SAID IMPROVEMENTS WITHOUT LIABILITY OR RESPONSIBILITY; THEREFORE, THE CITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SUCH (STREETS, RIGHTS-OF-WAY, ETC.) EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY THE CITY.
- TRACT B-6, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BELTERRA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR SURFACE MAINTENANCE ONLY AND IS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS FOR SURFACE MAINTENANCE ACTIVITIES.
- TRACT OS-6, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BELTERRA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- LOTS 49 - 51, AND 80 - 107, WILL HAVE A 5' DRAINAGE EASEMENT ON EACH SIDE OF THE COMMON LOT LINE, UNLESS OTHERWISE SPECIFIED, WHICH EASEMENTS ARE HEREBY DEDICATED TO THE BELTERRA HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES AND ARE MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
- TRACT B-2, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BELTERRA HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES IS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE MAINTENANCE ACTIVITIES.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED MANAGER THIS 31st DAY OF October, 2023

GRBK QHO BELTERRA, LLC
BY: [Signature]
PRINTED NAME: WILLIAM HANDLER
TITLE: MANAGER

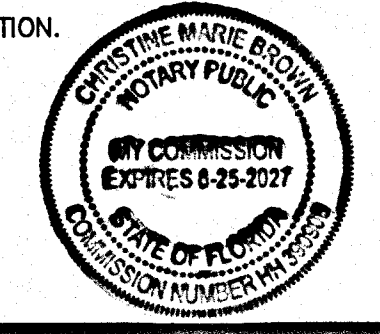
WITNESS: [Signature]
PRINTED NAME: Jeffrey Germano
WITNESS: [Signature]
PRINTED NAME: Monica Arbez

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS 31 DAY OF October, 2023, BY WILLIAM HANDLER, AS MANAGER OF GRBK QHO BELTERRA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME: Christine Brown
COMMISSION NO.: HH 390908
MY COMMISSION EXPIRES: 8-25-2027



ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES ("DISTRICT NO. 1"), ACTING FOR ITSELF AND ON BEHALF OF EACH OF THE OTHER "DISTRICTS" AS DEFINED IN THE SECOND AMENDED AND RESTATED DISTRICT INTERLOCAL AGREEMENT DATED AS OF JULY 9, 2013, AND RECORDED AT OFFICIAL RECORDS BOOK 3539, PAGES 672-713, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, HEREBY ACCEPTS THE DEDICATION OF THE STORMWATER MANAGEMENT TRACT SW-7, AND TRACT SW-8, SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO DISTRICT NO. 1, PROVIDED, HOWEVER, THAT ACCEPTANCE OF SUCH DEDICATIONS AND OF THE OBLIGATION TO OPERATE AND MAINTAIN SUCH FACILITY IS EXPRESSLY CONDITIONED UPON (I) COMPLETION OF CONSTRUCTION OF ALL WATER MANAGEMENT SYSTEM IMPROVEMENTS FOR THE PHASE OF SUCH SYSTEM IN WHICH THE DEDICATED TRACT IS LOCATED IN STRICT COMPLIANCE WITH BOTH THE APPROVED PLANS FOR, AND THE REQUIREMENTS OF ALL REGULATORY AUTHORITIES EXERCISING JURISDICTION OVER SUCH IMPROVEMENTS, AND (II) COMPLIANCE WITH ALL SURFACE WATER MANAGEMENT SYSTEM TURNOVER REQUIREMENTS RELATING TO SUCH FACILITIES, AS SET FORTH IN THE POLICIES AND PROCEDURES MANUAL FOR THE DISTRICTS. DISTRICT NO. 1 DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

DATED THIS 1st DAY OF November, 2023.

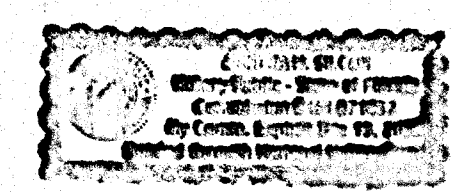
BY: [Signature]
PRINTED NAME: FRANK COVELLI
CHAIRMAN
SECRETARY: [Signature]
PRINTED NAME: B. Frank Sokano, Jr.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS 1st DAY OF November, 2023 BY FRANK COVELLI, CHAIRMAN OF SOUTHERN GROVE COMMUNITY DEVELOPMENT DISTRICT NO. 1, A COMMUNITY DEVELOPMENT DISTRICT ESTABLISHED IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES, WHO EXECUTED THE SAME ON BEHALF OF AND WITH THE AUTHORITY OF SAID ENTITY AND WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME: MARLENE SILVER
COMMISSION NO.: HH 021432
MY COMMISSION EXPIRES: 12/17/2024



ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY OF ST. LUCIE

BELTERRA HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATION OF AND MAINTENANCE RESPONSIBILITY FOR, PRIVATE ROAD RIGHT OF WAY (TRACT A), TRACT OS-6, TRACT B-2, TRACT B-6, LANDSCAPE EASEMENT AND DRAINAGE EASEMENT AS SET FORTH UPON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO BELTERRA HOMEOWNERS ASSOCIATION, INC.

DATED THIS 31st DAY OF October, 2023.

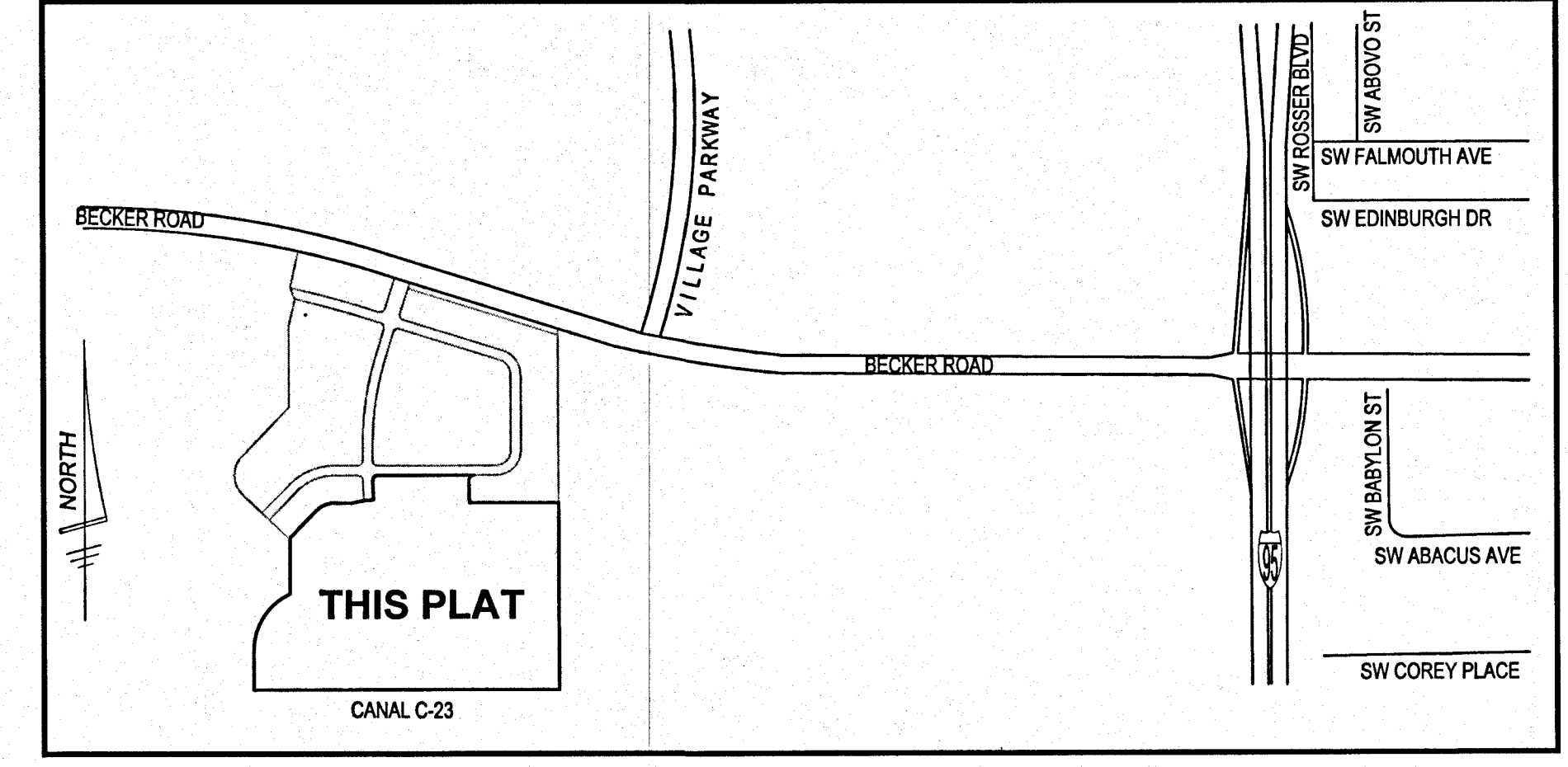
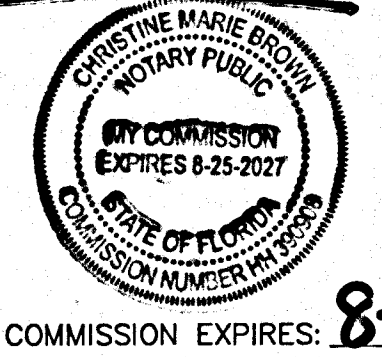
BY: [Signature]
PRINTED NAME: WILLIAM HANDLER
TITLE: PRESIDENT
WITNESS: [Signature]
PRINTED NAME: Jeffrey Germano
WITNESS: [Signature]
PRINTED NAME: Monica Arbez

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

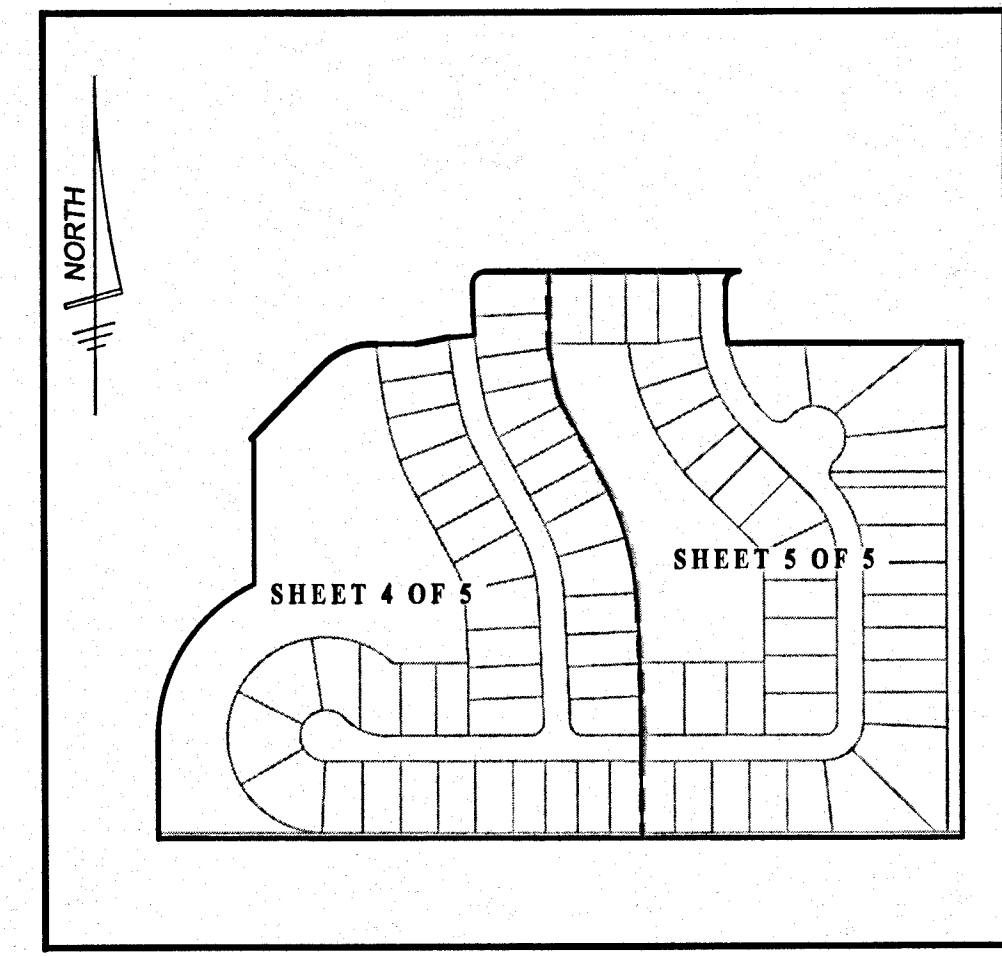
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS 31 DAY OF October, 2023, BY WILLIAM HANDLER, AS PRESIDENT OF BELTERRA HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME: Christine Brown
COMMISSION NO.: HH 390908
MY COMMISSION EXPIRES: 8-25-2027



LOCATION MAP:
(NOT TO SCALE)

PREPARED BY:
THOMAS J. BARRY
OF
CPC
CARNAHAN PROCTOR & CROSS
604 COURTLAND STREET SUITE 101
ORLANDO, FLORIDA, 32804
PHONE: (407) 960-5980
CERTIFICATE OF AUTHORIZATION # 2936
OCTOBER 2023



INDEX MAP:
(NOT TO SCALE)

CLERK'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED FOR RECORDS IN PLAT BOOK 122, PAGES 1-5 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS 2nd DAY OF February, 2024.

BY: [Signature] Deputy Clerk
MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT
ST. LUCIE COUNTY, FLORIDA



APPROVAL OF CITY COUNCIL

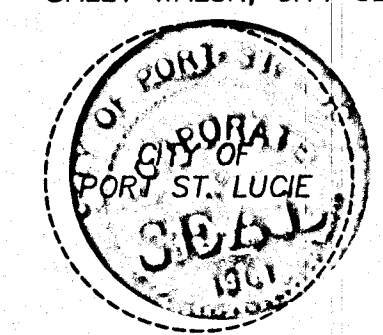
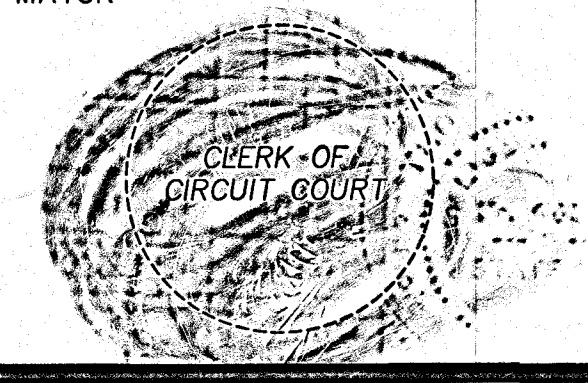
STATE OF FLORIDA
COUNTY OF ST. LUCIE

IT IS HEREBY CERTIFIED THAT THIS PLAT OF BELTERRA PHASE 1 PLAT 3, HAS BEEN OFFICIALLY APPROVED INCLUDING THE RELEASE OF ALL PRIOR DEDICATIONS APPLICABLE TO THE LANDS BEING PLATTED HEREIN AND ALL DEDICATIONS TO THE CITY OF PORT ST. LUCIE HEREIN ARE ACCEPTED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF PORT ST. LUCIE, FLORIDA, THIS 22nd DAY OF January, 2024.

CITY OF PORT ST. LUCIE ATTEST:

[Signature]
SHANNON MARTIN, MAYOR

[Signature]
SALLY WALSH, CITY CLERK



P23-147

BELTERRA PHASE 1 PLAT 3

REPLATTING TRACT Z, BELTERRA PHASE 1 PLAT 2, AS RECORDED IN PLAT BOOK 107, PAGES 7 THROUGH 13,
OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK 122

PAGE 2

SHEET 2 OF 5

PREPARED BY:
THOMAS J. BARRY
OF

CPC
CARNAHAN PROCTOR & CROSS
604 COURTLAND STREET SUITE 101
ORLANDO, FLORIDA, 32804
PHONE: (407) 960-5980
CERTIFICATE OF AUTHORIZATION # 2936

MORTGAGE HOLDERS CONSENT

STATE OF TEXAS
COUNTY OF COLLIN

I, RICHARD A. COSTELLO, AS PRESIDENT OF JBGL BUILDER FINANCE LLC, A TEXAS LIMITED LIABILITY COMPANY, HEREBY CERTIFY THAT THE COMPANY IS THE HOLDER OF A CERTAIN MORTGAGE AS RECORDED IN OFFICIAL RECORDS BOOK 4125, PAGE 1854 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, ON THE LAND DESCRIBED HEREON AND WHICH DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES HEREBY SUBORDINATE ITS MORTGAGE TO THIS PLAT.

JBGL BUILDER FINANCE LLC.

DATED THIS 7 DAY OF November, 2023.

BY: Richard Costello

WITNESS: Jenny Kitchens

PRINTED NAME: RICHARD A. COSTELLO

PRINTED NAME: Jenny Kitchens

TITLE: PRESIDENT

WITNESS: Ryan Simpson

PRINTED NAME: Ryan Simpson

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF COLLIN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS 7 DAY OF November, 2023, BY RICHARD A. COSTELLO, AS PRESIDENT OF JBGL BUILDER FINANCE LLC., A TEXAS LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

Kristy Lyn Chandler

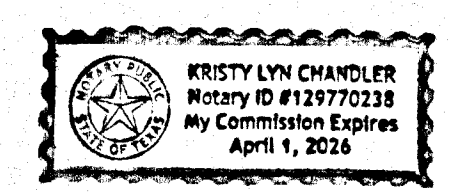
NOTARY PUBLIC, STATE OF TEXAS

PRINT NAME: Kristy Lyn Chandler

COMMISSION NO.: 129770238

MY COMMISSION EXPIRES: April 1, 2026

SEAL



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED, CHARLES W. EDGAR, III, ATTORNEY AS DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT AS OF THE 5th DAY OF December, 2023:

- (1) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN ON THIS PLAT OF BELTERRA PHASE 1 PLAT 3, IS VESTED IN GRBK GH0 BELTERRA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE ENTITY EXECUTING THE DEDICATION.
- (2) THERE IS A MORTGAGE OF RECORD ENCUMBERING THE LAND DESCRIBED ON THE PLAT, IN FAVOR OF JBGL BUILDER FINANCE, LLC A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 4125, PAGE 1854 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
- (3) PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2023
- (4) ALL ASSESSMENTS AND OTHER ITEMS HELD AGAINST SAID LAND HAVE BEEN SATISFIED.
- (5) THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS 5th DAY OF November, 2023.

SIGNED: Charles W. Edgar, III

PRINTED NAME: CHARLES W. EDGAR, III

FIRM: CHERRY EDGAR & SMITH, P.A.

FLORIDA BAR NO. 291862

SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE TRACT B, HAVING AN ASSUMED BEARING OF NORTH 89°54'26" WEST, AS RECORDED IN SOUTHERN GROVE REPLAT NO. 30, PLAT BOOK 87, PAGES 17 THROUGH 19, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ALL OTHER BEARINGS SHOWN ARE RELATIVE THERETO.
- 2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN THE AUTHORITY BY ANY OTHER GRAPHIC OF DIGITAL FORM OF THE PLAT.
- 3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 4. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- 5. THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO CHAPTER 177, PART 1, FLORIDA STATUTES BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED OR UNDER CONTRACT WITH THE CITY OF PORT ST. LUCIE.
- 6. ALL LINES SHOWN HEREON THAT INTERSECT CIRCULAR CURVES ARE RADIAL TO THE INTERSECTION CURVE UNLESS OTHERWISE NOTED.

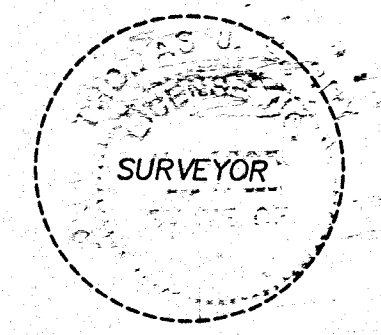
CERTIFICATE OF SURVEYOR:

THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS (PCP.'S) AND LOT CORNERS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF PORT ST. LUCIE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF PORT ST. LUCIE, FLORIDA.

THIS 1st DAY OF November, 2023.

FOR THE FIRM:

Thomas J. Barry
THOMAS J. BARRY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. PSM 4695
CPC, INC. LB # 2936
604 COURTLAND STREET SUITE 101
ORLANDO, FL 32804



BELTERRA PHASE 1 PLAT 3

REPLATTING TRACT Z, BELTERRA PHASE 1 PLAT 2, AS RECORDED IN PLAT BOOK 107, PAGES 7 THROUGH 13,
OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK 122
PAGE 3

SHEET 3 OF 5

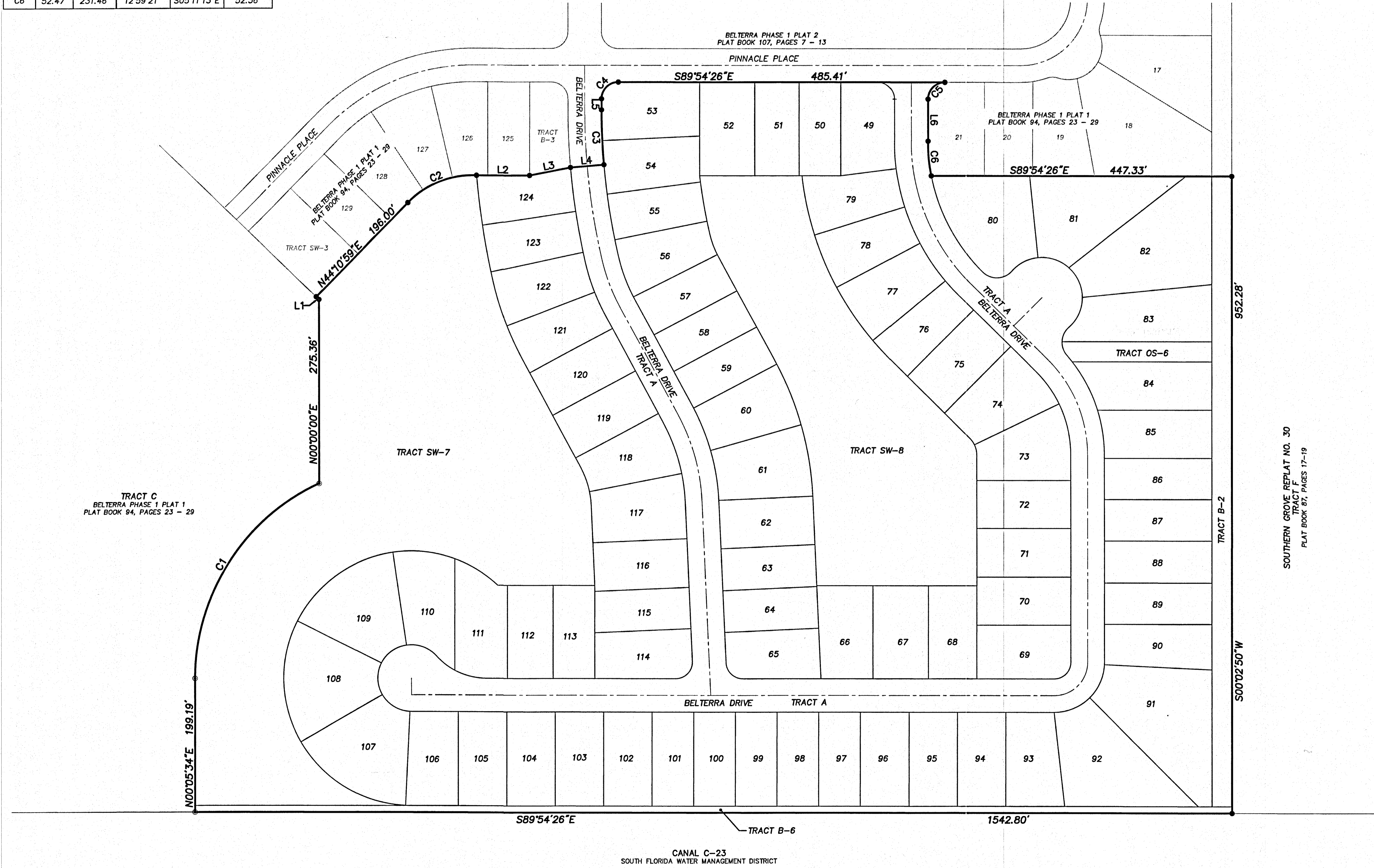
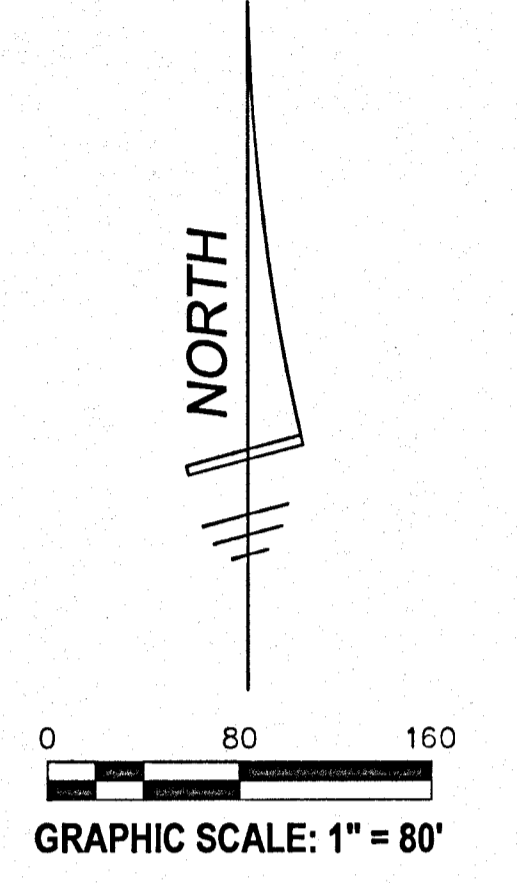
PREPARED BY:
THOMAS J. BARRY
OF



604 COURTLAND STREET SUITE 101
ORLANDO, FLORIDA, 32804
PHONE : (407) 960-5980
CERTIFICATE OF AUTHORIZATION # 2936
OCTOBER 2023

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	364.49'	322.00'	64°51'23"	N32°25'41"E	345.34'
C2	113.27'	135.00'	48°04'20"	N68°13'09"E	109.97'
C3	82.33'	975.00'	4°50'17"	N02°25'09"W	82.31'
C4	39.31'	25.00'	90°05'34"	N45°02'47"E	35.38'
C5	39.17'	25.00'	89°45'48"	S44°58'28"W	35.28'
C6	52.47'	231.46'	12°59'21"	S05°11'13"E	52.36'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°49'01"W	5.65'
L2	N89°53'20"E	78.74'
L3	N78°58'57"E	61.98'
L4	N85°09'42"E	50.00'
L5	N00°00'00"E	16.49'
L6	S00°05'34"W	62.88'



- ABBREVIATIONS:**
- DE = DRAINAGE EASEMENT
 - LE = LANDSCAPE EASEMENT
 - PI = POINT OF INTERSECTION
 - PT = POINT OF TANGENCY
 - PC = POINT ON CURVATURE
 - PCC = POINT OF COMPOUND CURVATURE
 - PCP = PERMANENT CONTROL POINT
 - RP = RADIUS POINT
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - R.W. = RIGHT-OF-WAY
 - U.E. = UTILITY EASEMENT
 - SQ. FT. = SQUARE FEET
 - (NR) = NOT RADIAL

- LEGEND**
- SET PCP LB#2936
 - ⊙ FOUND 5/8" IRON ROD WITH CAP *PRM LB 2936*
 - SET 5/8" IRON ROD WITH CAP *PRM LB 2936*

P23-147

PSLUSD #5336

BELTERRA PHASE 1 PLAT 3

REPLATTING TRACT Z, BELTERRA PHASE 1 PLAT 2, AS RECORDED IN PLAT BOOK 107, PAGES 7 THROUGH 13, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

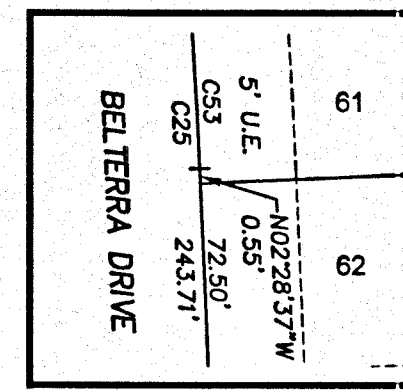
PLAT BOOK 122
PAGE 4

SHEET 4 OF 5

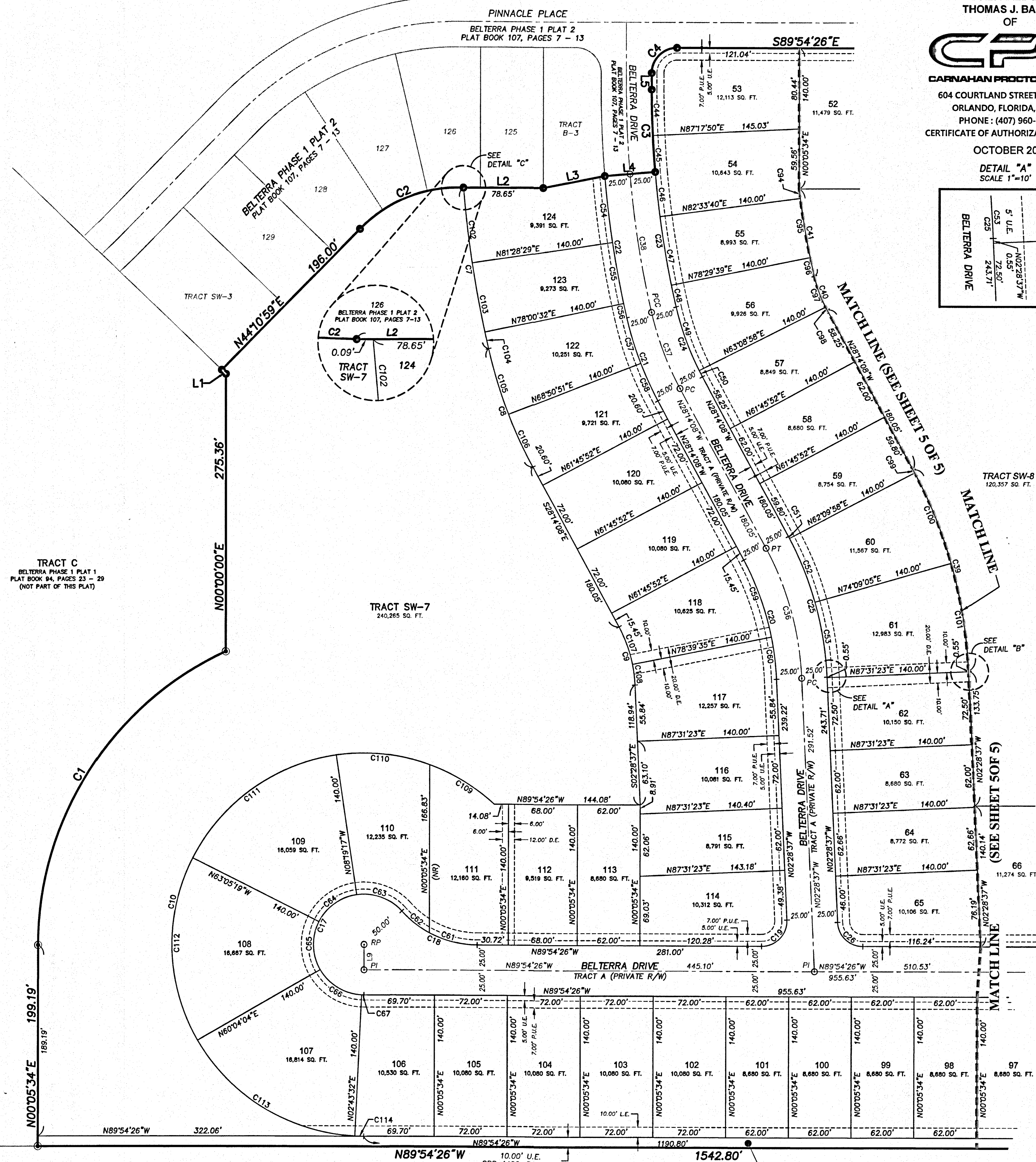
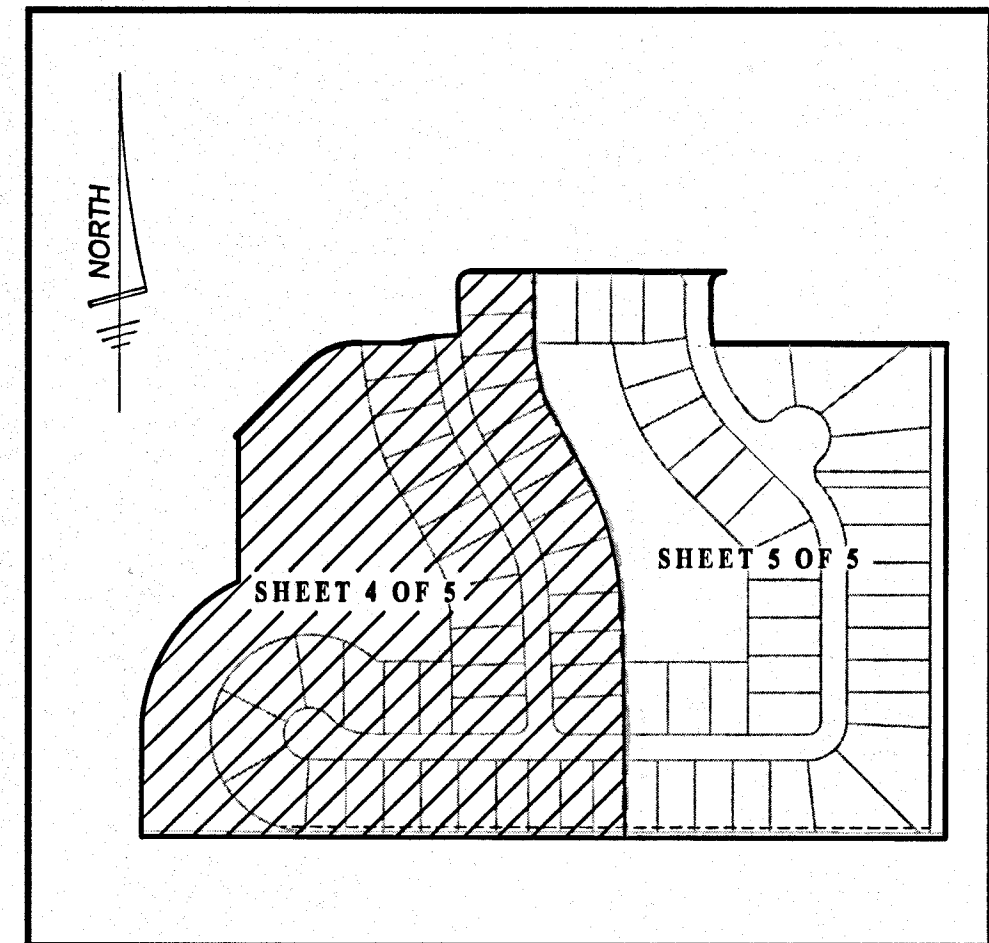
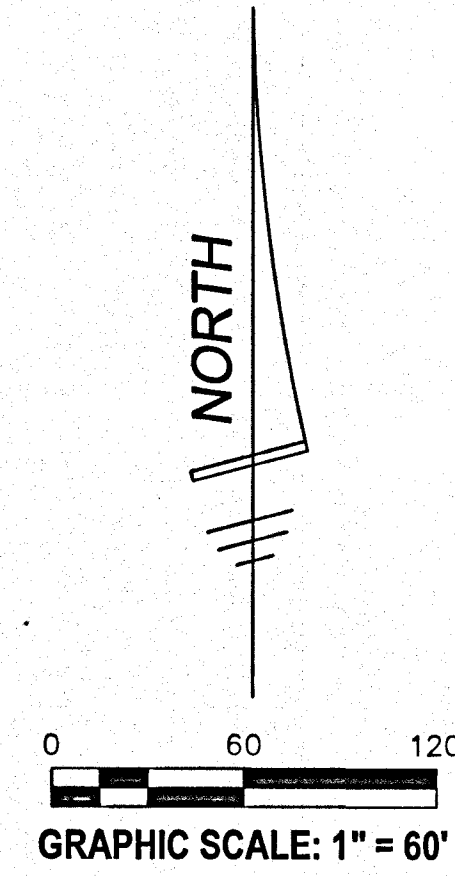
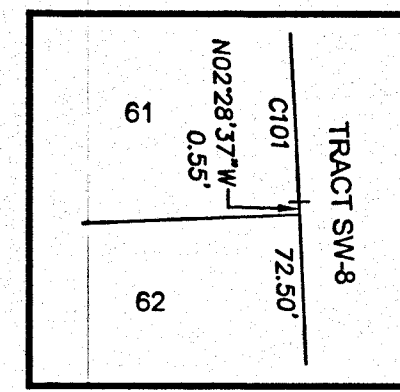
PREPARED BY:
THOMAS J. BARRY
OF
CPC
CARNAHAN PROCTOR & CROSS
604 COURTLAND STREET SUITE 101
ORLANDO, FLORIDA, 32804
PHONE: (407) 960-5980
CERTIFICATE OF AUTHORIZATION # 2936

OCTOBER 2023

DETAIL "A"
SCALE 1"=10'



DETAIL "B"
SCALE 1"=10'



CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	364.49'	322.00'	64°51'23"	N32°25'41"E	345.34'
C2	113.27'	135.00'	48°04'20"	N68°13'09"E	109.97'
C3	82.33'	975.00'	4°50'17"	N02°25'09"W	82.31'
C4	39.31'	25.00'	90°05'34"	N45°02'47"E	35.38'
C7	162.00'	1165.00'	7°58'03"	S08°49'53"E	161.87'
C8	125.15'	465.00'	15°25'14"	S20°31'31"E	124.77'
C9	60.69'	135.00'	25°45'31"	S15°21'23"E	60.18'
C10	737.96'	190.00'	222°32'13"	S21°21'40"W	354.12'
C17	199.13'	50.00'	228°11'27"	S24°11'13"W	91.29'
C18	84.11'	100.00'	48°11'23"	S65°48'45"E	81.65'
C19	40.39'	25.00'	92°34'11"	N43°48'29"E	36.14'
C20	123.63'	275.00'	25°45'31"	N15°21'23"W	122.59'
C21	87.47'	325.00'	15°25'14"	S20°31'31"E	87.21'
C22	142.70'	1025.00'	7°58'37"	S08°49'36"E	142.59'
C23	135.74'	975.00'	7°58'37"	S08°49'36"E	135.63'
C24	74.01'	275.00'	15°25'14"	S20°31'31"E	73.79'
C25	146.11'	325.00'	25°45'31"	N15°21'23"W	144.88'
C26	38.15'	25.00'	87°25'49"	S46°11'31"E	34.55'
C36	134.87'	300.00'	25°45'31"	N15°21'23"W	133.74'
C37	80.74'	300.00'	15°25'14"	S20°31'31"E	80.50'
C38	139.22'	1000.00'	7°58'37"	S08°49'36"E	139.11'
C39	209.05'	465.00'	25°45'31"	N15°21'23"W	207.30'
C40	36.33'	135.00'	15°25'14"	N20°31'31"W	36.22'
C41	87.83'	835.00'	6°01'35"	N09°48'07"W	87.78'
C44	46.00'	975.00'	2°42'10"	S01°21'05"E	45.99'
C45	36.34'	975.00'	2°08'07"	S03°46'14"E	36.33'
C46	44.26'	975.00'	2°36'02"	S06°08'19"E	44.25'
C47	69.21'	975.00'	4°04'01"	S09°28'20"E	69.19'
C48	22.28'	975.00'	1°18'33"	S12°09'37"E	22.28'
C49	67.37'	275.00'	14°02'08"	S19°49'58"E	67.20'
C50	6.65'	275.00'	1°23'06"	S27°32'35"E	6.65'
C52	67.98'	325.00'	11°59'07"	N21°50'28"W	67.86'
C53	75.85'	325.00'	13°22'18"	N09°09'46"W	75.68'
C54	65.96'	1025.00'	3°41'14"	S06°40'54"E	65.95'
C55	62.00'	1025.00'	3°27'57"	S10°15'30"E	61.99'
C56	14.74'	1025.00'	0°49'26"	S12°24'11"E	14.74'
C57	47.29'	325.00'	8°20'15"	S16°59'02"E	47.25'
C58	40.18'	325.00'	7°04'59"	S24°41'39"E	40.15'
C59	81.09'	275.00'	16°53'43"	N19°47'17"W	80.80'
C60	42.54'	275.00'	8°51'48"	N06°54'31"W	42.50'

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C61	49.23'	100.00'	28°12'31"	S75°48'10"E	48.74'
C62	34.87'	100.00'	19°58'52"	S51°42'29"E	34.70'
C63	49.40'	50.00'	56°36'14"	N70°01'10"W	47.41'
C64	47.79'	50.00'	54°46'02"	S54°17'42"W	45.99'
C65	49.61'	50.00'	56°50'37"	S01°30'38"E	47.60'
C66	50.04'	50.00'	57°20'32"	S58°36'12"E	47.98'
C67	2.30'	50.00'	2°38'03"	S88°35'29"E	2.30'
C94	9.48'	835.00'	0°39'01"	S07°06'49"E	9.48'
C95	59.27'	835.00'	4°04'01"	S09°28'20"E	59.26'
C96	19.08'	835.00'	1°18'33"	S12°09'37"E	19.08'
C97	33.07'	135.00'	14°02'08"	S19°49'58"E	32.99'
C98	3.26'	135.00'	1°23'06"	S27°32'35"E	3.26'
C99	3.26'	465.00'	0°24'06"	N28°02'05"W	3.26'
C100	97.27'	465.00'	11°59'07"	N21°50'28"W	97.09'
C101	108.52'	465.00'	13°22'18"	N09°09'46"W	108.28'
C102	74.78'	1165.00'	3°40'40"	S06°41'11"E	74.77'
C103	70.47'	1165.00'	3°27'57"	S10°15'30"E	70.46'
C104	16.75'	1165.00'	0°49'26"	S12°24'11"E	16.75'
C105	67.67'	465.00'	8°20'15"	S16°59'02"E	67.61'
C106	57.48'	465.00'	7°04'59"	S24°41'39"E	57.45'
C107	39.81'	135.00'	16°53'43"	N19°47'17"W	39.66'
C108	20.88'	135.00'	8°51'48"	N06°54'31"W	20.86'
C109	75.21'	190.00'	22°40'51"	N58°42'39"W	74.82'
C110	93.75'	190.00'	28°16'13"	N84°11'11"W	92.80'
C111	181.62'	190.00'	54°46'02"	S54°17'42"W	174.78'
C112	188.50'	190.00'	56°50'37"	S01°30'38"E	180.86'
C113	190.15'	190.00'	57°20'32"	S58°36'12"E	182.32'
C114	8.73'	190.00'	2°37'58"	S88°35'27"E	8.73'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°49'01"W	5.65'
L2	N89°53'20"E	78.74'
L3	N78°58'57"E	61.98'
L4	N85°09'42"E	50.00'
L5	N00°00'00"E	18.49'

- ABBREVIATIONS:**
- DE. = DRAINAGE EASEMENT
 - LE. = LANDSCAPE EASEMENT
 - PI. = POINT OF INTERSECTION
 - PT. = POINT OF TANGENCY
 - PC. = POINT ON CURVATURE
 - PCC. = POINT OF COMPOUND CURVATURE
 - PCP. = PERMANENT CONTROL POINT
 - RP. = RADIUS POINT
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - R.W. = RIGHT-OF-WAY
 - U.E. = UTILITY EASEMENT
 - SQ. FT. = SQUARE FEET
 - (NR) = NOT RADIAL
- LEGEND**
- SET PCP LB#2936
 - ⊙ FOUND 5/8" IRON ROD WITH CAP "PRM LB 2936"
 - SET 5/8" IRON ROD WITH CAP "PRM LB 2936"

P23-147

PREPARED BY:
THOMAS J. BARRY
OF



CARNAHAN PROCTOR & CROSS

604 COURTLAND STREET SUITE 101
ORLANDO, FLORIDA, 32804

PHONE: (407) 960-5980

CERTIFICATE OF AUTHORIZATION # 2936

OCTOBER 2023

BELTERRA PHASE 1 PLAT 3

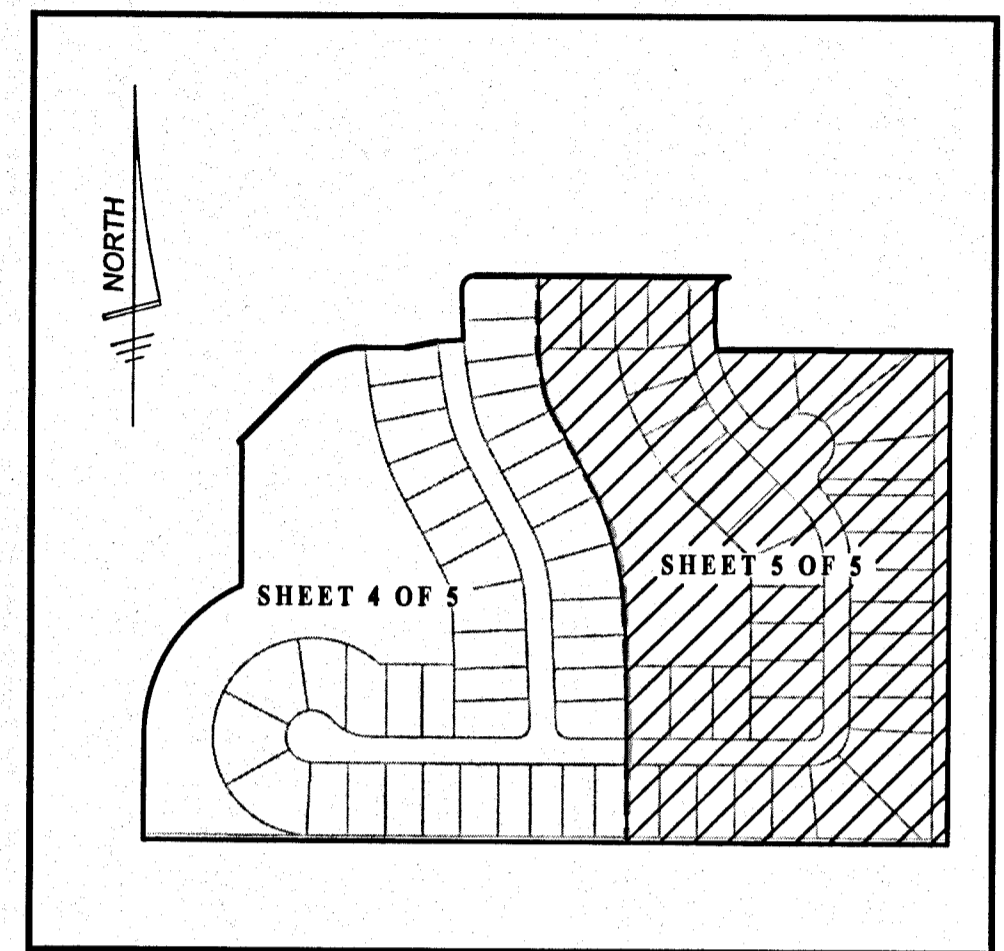
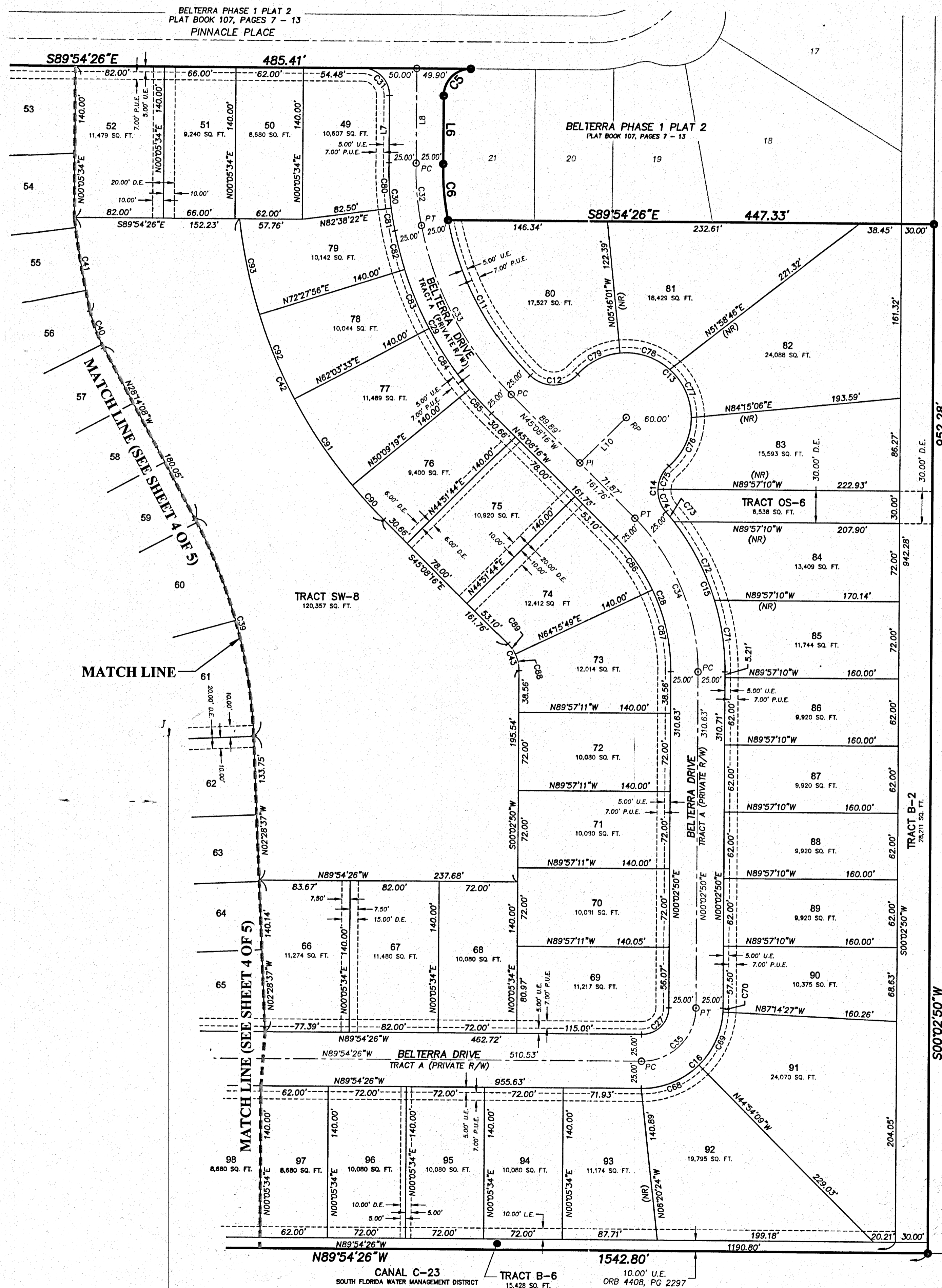
REPLATTING TRACT Z, BELTERRA PHASE 1 PLAT 2, AS RECORDED IN PLAT BOOK 107, PAGES 7 THROUGH 13,
OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 37 SOUTH, RANGE 39 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK 122
PAGE 5

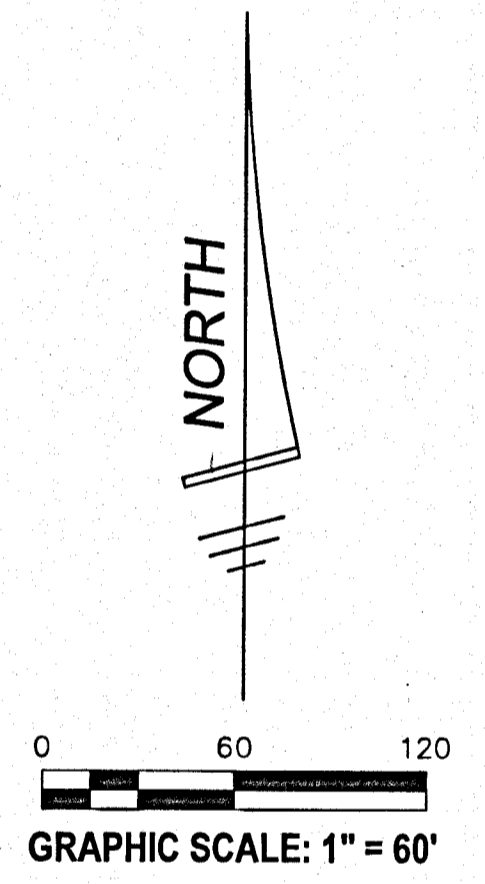
SHEET 5 OF 5

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C5	39.17'	25.00'	89°45'48"	S44°58'28"W	35.28'
C6	52.47'	231.46'	12°59'21"	S05°11'13"E	52.36'
C11	164.69'	275.00'	34°18'47"	S27°59'23"E	162.24'
C12	48.85'	30.00'	93°17'36"	N88°12'26"E	43.63'
C13	195.80'	60.00'	186°58'21"	N44°57'11"W	119.78'
C14	46.93'	30.00'	89°37'22"	S03°43'18"W	42.29'
C15	161.54'	225.00'	41°08'13"	N20°31'16"W	158.10'
C16	117.87'	75.00'	90°02'44"	N45°04'12"E	106.11'
C27	39.29'	25.00'	90°02'44"	S45°04'12"W	35.37'
C28	138.01'	175.00'	45°11'06"	S22°32'43"E	134.46'
C29	193.85'	325.00'	34°10'27"	S28°03'02"E	190.99'
C30	63.54'	281.46'	12°56'02"	S05°12'52"E	63.40'
C31	39.27'	25.00'	90°00'00"	N44°54'26"W	35.36'
C32	58.14'	256.46'	12°59'21"	S05°11'13"E	58.02'
C33	179.25'	300.00'	34°14'02"	S28°01'15"E	176.59'
C34	157.73'	200.00'	45°11'06"	N22°32'43"W	153.67'
C35	78.58'	50.00'	90°02'44"	N45°04'12"E	70.74'
C42	314.87'	465.00'	38°47'48"	S25°44'22"E	308.89'
C43	27.60'	35.00'	45°11'06"	S22°32'43"E	26.89'
C68	58.90'	75.00'	44°59'43"	N67°35'42"E	57.40'
C69	55.42'	75.00'	42°20'17"	N23°55'42"E	54.17'
C70	3.55'	75.00'	2°42'43"	N01°24'12"E	3.55'
C71	67.81'	225.00'	17°16'03"	N08°35'11"W	67.55'
C72	81.75'	225.00'	20°49'04"	N27°37'45"W	81.30'
C73	11.98'	225.00'	3°03'06"	N39°33'50"W	11.98'
C74	22.57'	30.00'	43°06'36"	S19°32'04"E	22.04'
C75	24.35'	30.00'	46°30'45"	S25°16'36"W	23.69'
C76	51.14'	60.00'	48°49'59"	N24°07'00"E	49.60'
C77	50.22'	60.00'	47°57'25"	N24°16'42"W	48.77'
C78	49.73'	60.00'	47°29'15"	N72°00'01"W	48.32'
C79	44.71'	60.00'	42°41'43"	S62°54'30"W	43.68'
C80	42.31'	281.46'	8°36'46"	S03°03'15"E	42.27'
C81	21.23'	281.46'	4°19'15"	S09°31'16"E	21.22'
C82	37.27'	325.00'	6°34'15"	S14°14'57"E	37.25'
C83	59.03'	325.00'	10°24'23"	S22°44'16"E	58.95'
C84	67.52'	325.00'	11°54'14"	S33°53'34"E	67.40'
C85	30.02'	325.00'	5°17'35"	S42°29'29"E	30.01'
C86	59.26'	175.00'	19°24'05"	N35°26'13"W	58.98'
C87	78.75'	175.00'	25°47'01"	N12°50'40"W	78.09'
C88	15.75'	35.00'	25°47'01"	N12°50'40"W	15.62'
C89	11.85'	35.00'	19°24'05"	N35°26'13"W	11.80'
C90	42.96'	465.00'	5°17'35"	S42°29'29"E	42.94'
C91	96.61'	465.00'	11°54'14"	S33°53'34"E	96.44'
C92	84.46'	465.00'	10°24'23"	S22°44'16"E	84.34'
C93	90.84'	465.00'	11°11'37"	S11°56'16"E	90.70'

LINE TABLE		
LINE	BEARING	LENGTH
L6	S00°05'34"W	62.88'
L7	S00°05'34"W	62.09'
L8	S00°05'34"W	87.35'
L10	S44°51'44"W	60.19'



INDEX MAP:
(NOT TO SCALE)



SOUTHERN GROVE REPLAT NO. 30
TRACT F
PLAT BOOK 87, PAGES 17 - 19

- ABBREVIATIONS:**
- D.E. = DRAINAGE EASEMENT
 - L.E. = LANDSCAPE EASEMENT
 - PI = POINT OF INTERSECTION
 - PT = POINT OF TANGENCY
 - PC = POINT ON CURVATURE
 - PCC = POINT OF COMPOUND CURVATURE
 - PCP = PERMANENT CONTROL POINT
 - RP = RADIUS POINT
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - R/W = RIGHT-OF-WAY
 - U.E. = UTILITY EASEMENT
 - SQ. FT. = SQUARE FEET
 - (NR) = NOT RADIAL
- LEGEND**
- SET PCP LB#2936
 - FOUND 4"x4" CONCRETE MONUMENT "PRM LB 2936"
 - SET 5/8" IRON ROD WITH CAP "PRM LB 2936"

P23-147

PSLUSD #5336