

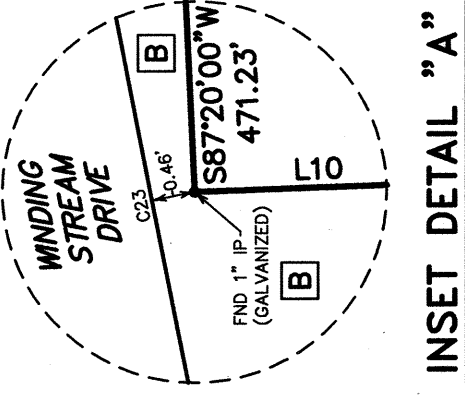
- [A] RESTRICTED RESERVE "A"**
Restricted to Landscape
& Utilities Purposes Only
0.742 AC
33,309 Sq Ft
- [B] RESTRICTED RESERVE "B"**
Restricted to Landscape, Access
& Utilities Purposes Only
1.130 AC
49,627 Sq Ft
- [C] RESTRICTED RESERVE "C"**
Restricted to Lift Station
& Utilities Purposes Only
0.099 AC
4,300 Sq Ft
- [D] RESTRICTED RESERVE "D"**
Restricted to Landscape & Utilities
Purposes Only
0.024 AC
4,239 Sq Ft
- [E] RESTRICTED RESERVE "E"**
Restricted to Landscape
& Utilities Purposes Only
0.065 AC
2,845 Sq Ft
- [F] RESTRICTED RESERVE "F"**
Restricted to Landscape
& Utilities Purposes Only
0.073 AC
3,193 Sq Ft
- [G] RESTRICTED RESERVE "G"**
Restricted to Landscape
& Utilities Purposes Only
0.028 AC
1,240 Sq Ft
- [H] RESTRICTED RESERVE "H"**
Restricted to Landscape
& Utilities Purposes Only
0.024 AC
1,240 Sq Ft

SURFACE PROPERTIES
INVESTMENT FUND IV, L.P.
CALLED 87.51 AC.
CCF No. 2014004451
OPRFCT

X:2,940,105.29
Y:1,757,507.35

BOWSER RD
(ROW VARIES)
VOL. 286, PG. 113
VOL. 286, PG. 115
DRFCT

HAROLD I. DAILY & ABE DAILY
CALLED 0.85 AC.
VOL. 634, PG. 139
DRFCT

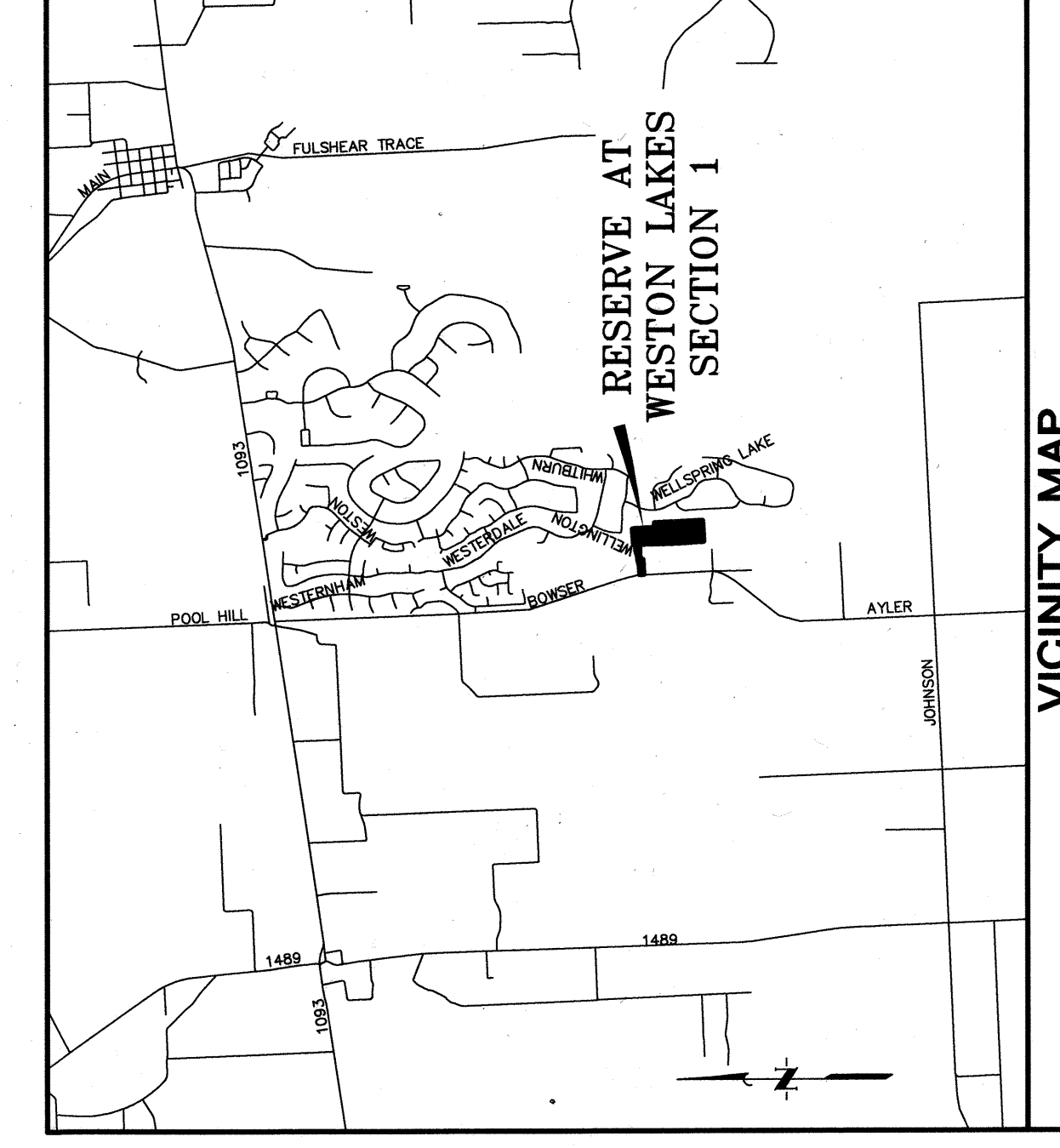


CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	43.00	18.75	13.24	N77°22'00"E	24.76	43.00
C2	314.00	18.75	95.24	N77°22'00"E	94.76	43.00
C3	344.00	20°45'55"	124.76	N77°48'00"E	124.08	68.07
C4	344.00	20°45'55"	101.31	N78°10'01"E	100.80	51.18
C5	344.00	18°09'59"	108.97	N77°15'02"E	108.51	54.94
C6	344.00	18°09'59"	108.97	N77°15'02"E	108.51	54.94
C7	344.00	18°09'59"	108.97	N77°15'02"E	108.51	54.94
C8	344.00	20°45'55"	113.88	N77°48'00"E	113.28	57.37
C9	320.00	20°45'55"	111.79	N78°10'01"E	111.22	56.47
C10	314.00	18°09'59"	99.47	N77°15'02"E	99.05	50.15
C11	314.00	18°09'59"	99.47	N77°15'02"E	99.05	50.15
C12	314.00	18°09'59"	99.47	N77°15'02"E	99.05	50.15
C13	850.00	5°29'59"	81.51	N04°42'00"E	81.47	40.78
C14	465.00	36°59'46"	300.25	N10°02'57"E	293.06	155.57
C15	312.00	28°54'28"	146.52	N15°02'55"W	145.18	74.64
C16	312.00	28°54'28"	146.52	N15°02'55"W	145.18	74.64
C17	312.00	28°54'28"	146.52	N15°02'55"W	145.18	74.64
C18	55.00	89°52'15"	86.27	N42°23'31"E	77.69	54.88
C19	55.00	90°09'10"	86.54	N47°33'47"W	77.69	55.15
C20	55.00	89°50'50"	86.24	N42°26'13"E	77.68	54.85
C21	970.00	1°02'32"	26.20	N87°43'00"E	26.10	13.15
C22	300.00	28°44'27"	150.32	N73°48'07"E	148.94	76.88
C23	300.00	11°06'18"	48.48	S48°20'45"E	41.23	36.45
C24	25.00	91°07'49"	39.76	S42°55'35"W	35.70	25.50
C25	25.00	90°00'00"	39.27	S48°03'24"E	35.36	25.00
C26	25.00	90°00'00"	39.27	S48°03'24"E	35.36	25.00
C27	25.00	90°00'00"	39.27	S48°03'24"E	35.36	25.00
C28	25.00	42°50'00"	18.69	S71°38'24"E	18.26	9.81
C29	50.00	26°54'00"	23.84	N03°02'24"W	73.33	53.93
C30	25.00	42°50'00"	18.69	S65°31'36"W	18.26	9.81
C31	25.00	89°58'51"	39.25	N47°38'44"W	35.36	25.00
C32	85.00	3°47'20"	5.62	N85°21'58"E	5.62	2.81
C33	85.00	3°47'20"	5.62	N85°21'58"E	5.62	2.81
C34	25.00	33°37'21"	14.67	S79°37'01"E	14.46	7.55
C35	50.00	14°59'50"	13.04	N42°26'13"E	96.48	183.49
C36	25.00	33°37'21"	14.67	N79°37'01"E	14.46	7.55
C37	85.00	3°47'20"	5.62	N85°21'58"E	5.62	2.81
C38	85.00	3°47'20"	5.62	N85°21'58"E	5.62	2.81
C39	25.00	33°37'23"	14.67	N79°37'01"E	14.46	7.55
C40	50.00	14°59'50"	13.04	N42°26'13"E	96.48	183.49
C41	25.00	33°37'23"	14.67	N79°37'01"E	14.46	7.55
C42	25.00	33°37'23"	14.67	N79°37'01"E	14.46	7.55
C43	25.00	90°00'00"	39.27	N47°38'24"W	35.36	25.00
C44	25.00	90°00'00"	39.27	N47°38'24"W	35.36	25.00
C45	85.00	3°47'21"	5.10	N85°38'32"E	5.10	2.55
C46	25.00	34°51'55"	13.74	S79°38'37"E	14.98	7.85
C47	25.00	34°51'55"	13.74	S79°38'37"E	14.98	7.85
C48	25.00	34°51'55"	13.74	S79°38'37"E	14.98	7.85
C49	85.00	3°47'21"	5.10	N85°38'32"E	5.10	2.55
C50	25.00	42°50'00"	18.69	N03°02'24"W	18.26	9.81
C51	50.00	26°54'00"	23.84	N47°38'44"W	35.36	25.00
C52	25.00	42°50'00"	18.69	N03°02'24"W	18.26	9.81
C53	25.00	90°00'00"	39.27	N47°38'24"W	35.36	25.00
C54	25.00	91°09'55"	39.79	N42°21'58"E	35.36	25.00
C55	85.00	2°03'35"	3.06	N89°04'58"E	3.06	1.53
C56	25.00	44°41'32"	19.50	S59°38'04"E	19.01	10.28
C57	25.00	44°41'32"	19.50	S59°38'04"E	19.01	10.28
C58	25.00	44°41'32"	19.50	S59°38'04"E	19.01	10.28
C59	85.00	2°03'35"	3.06	N89°04'58"E	3.06	1.53
C60	25.00	46°30'10"	21.16	N16°58'10"E	20.54	11.26
C61	50.00	26°54'00"	23.84	N47°38'44"W	35.36	25.00
C62	25.00	46°30'10"	21.16	N16°58'10"E	20.54	11.26
C63	25.00	80°02'25"	35.11	N69°38'19"W	32.29	21.15
C64	25.00	80°02'25"	35.11	N69°38'19"W	32.29	21.15
C65	25.00	90°00'00"	39.27	N47°38'24"W	35.36	25.00
C66	25.00	90°00'00"	39.27	N47°38'24"W	35.36	25.00

LINE	BEARING	DISTANCE
L1	N67°24'41"E	2.17
L2	S88°11'31"W	59.30
L3	N85°10'31"E	25.82
L4	N85°10'31"E	25.82
L5	N78°06'03"E	21.11
L6	N03°37'20"W	45.50
L7	N88°12'49"E	154.63
L8	N03°37'20"W	171.36
L9	N03°37'20"W	88.48
L10	S03°01'02"E	109.07
L11	N02°07'29"W	59.13
L12	N67°24'41"E	59.13
L13	N88°12'49"E	59.13
L14	N88°12'49"E	59.13
L15	N88°12'49"E	59.13
L16	N78°06'03"E	58.23
L17	N59°47'29"W	75.31
L18	N03°37'20"W	84.21
L19	N03°37'20"W	22.43
L20	N64°53'15"W	22.43
L21	N47°34'29"W	9.71
L22	N42°26'13"E	8.13
L23	N47°34'29"W	8.13
L24	N03°37'20"W	3.59
L25	N01°36'02"W	24.93
L26	N87°21'38"E	53.57
L27	N06°55'26"E	22.46

FOR
GENERAL NOTES
SEE SHEET 2

DISTRICT NAMES	
WCD	N/A
MUD	FORT BEND COUNTY, MUD NO. 81
DID	FORT BEND COUNTY, DRAINAGE DISTRICT
SCHOOL	LAMAR CONSOLIDATED ISD
FIRE	N/A
EMERGENCY AREA	N/A
CITY OR CITY-ETD	WESTON LAKES
UTILITIES CO.	CENTERPOINT



VICINITY MAP
Scale: 1" = 1 Mile
KEY MAP: 522X
ZIP CODE: 77441

RIVERWOOD FOREST
AT WESTON LAKES
SECTION 1
Slide No. 5 2001A-2003B
PRFCT

RESERVE "B2"
RIVERWOOD FOREST
AT WESTON LAKES
SECTION 1
REPLAT
PLOT No. 20140282-
PRFCT

RIVERWOOD FOREST
AT WESTON LAKES
SECTION 1
Slide No. 5 2001A-2003B
PRFCT

SURFACE PROPERTIES
INVESTMENT FUND IV, L.P.
CALLED 87.51 AC.
CCF No. 2014004451
OPRFCT

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Jim Wilson
Dianne Wilson, County Clerk
Fort Bend County, Texas
December 02, 2014 02:25:19 PM
FEE: \$298.00 OR
PLAT



RESERVE AT WESTON LAKES SECTION 1

A SUBDIVISION OF 31.60 ACRES OF LAND
OUT OF THE
JOHN RANDON LEAGUE, ABSTRACT 76
CITY OF WESTON LAKES
FORT BEND COUNTY, TEXAS
67 LOTS
9 RESERVES
5 BLOCKS
NOVEMBER 2014

DEVELOPER/OWNER:
SURFACE PROPERTIES INVESTMENT FUND
IV, L.P., A TEXAS LIMITED PARTNERSHIP
10810 KATY FREEWAY, SUITE 102
HOUSTON, TEXAS 77043
ATTN: MIKE SURFACE

ENGINEER / SURVEYOR:
J.C. JONES & CARTER, INC.
ENGINEERS-PLANNERS-SURVEYORS
22300 Westchase Way, Suite 170, Katy, Texas 77449 (855) 913-4600
ATTN: SEAN P. BURCH, P.E.

STATE OF TEXAS
COUNTY OF FORT BEND

We, Surface Properties Investment Fund IV, L.P., A Texas Limited Partnership, acting by and through Michael D. Surface, it's President, hereinafter referred to as Owners of the 31.60 acre tract described in the above and foregoing map of Reserve at Weston Lakes Section 1, do hereby makes 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 and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners has dedicated and by these presents does 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 designed 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 has dedicated and by these presents does 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 designed 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 does hereby declare that all parcels of land designated as lots on this plat are 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, Owners does hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owner does hereby covenant and agree that all of the property within the boundaries of this subdivision 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, excessive vegetation 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 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 this plat and always available for the general use of said owners and to the public for firefighters, 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.

IN TESTIMONY WHEREOF, Surface Properties Investment Fund IV, L.P., A Texas Limited Partnership, has caused these presents to be signed by Michael D. Surface, President, hereunto authorized, this 20th day of November, 2014.

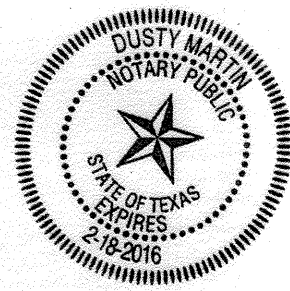
Surface Properties Investment Fund IV, L.P., A Texas Limited Partnership

By: Michael D. Surface
Michael D. Surface, President

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Michael D. Surface, President, and known 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 set out, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20th day of November, 2014.



Dusty Martin
Notary Public in and for Fort Bend County, Texas

Dusty Martin
Print Name

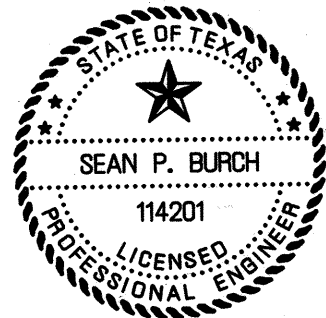
My commission expires: 2/18/16

I, Chris D. Kalkomey, am authorized 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 and that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent ferrous 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 or street intersections and the Texas South Central Zone No. 4204, NAD 83 State Plane Coordinates.



Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869

I, Sean P. Burch, 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.



Sean P. Burch
Sean P. Burch, P.E.
Professional Engineer
No. 114201

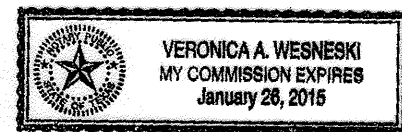
We, NewFirst National Bank, owner and holder of a lien against the property described in the plat known as Reserve at Weston Lakes Section 1, against the property described instrument of record of the Official Records of Fort Bend County, Texas and under Clerk's File No. 2014076863, do hereby in all things subordinate to said plat said lien and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

Thomas J. Shirley
Thomas J. Shirley, President, NewFirst National Bank

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Thomas J. Shirley, President, and known 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 set out, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20 day of November, 2014.



Veronica A. Wesneski
Notary Public in and for Fort Bend County, Texas

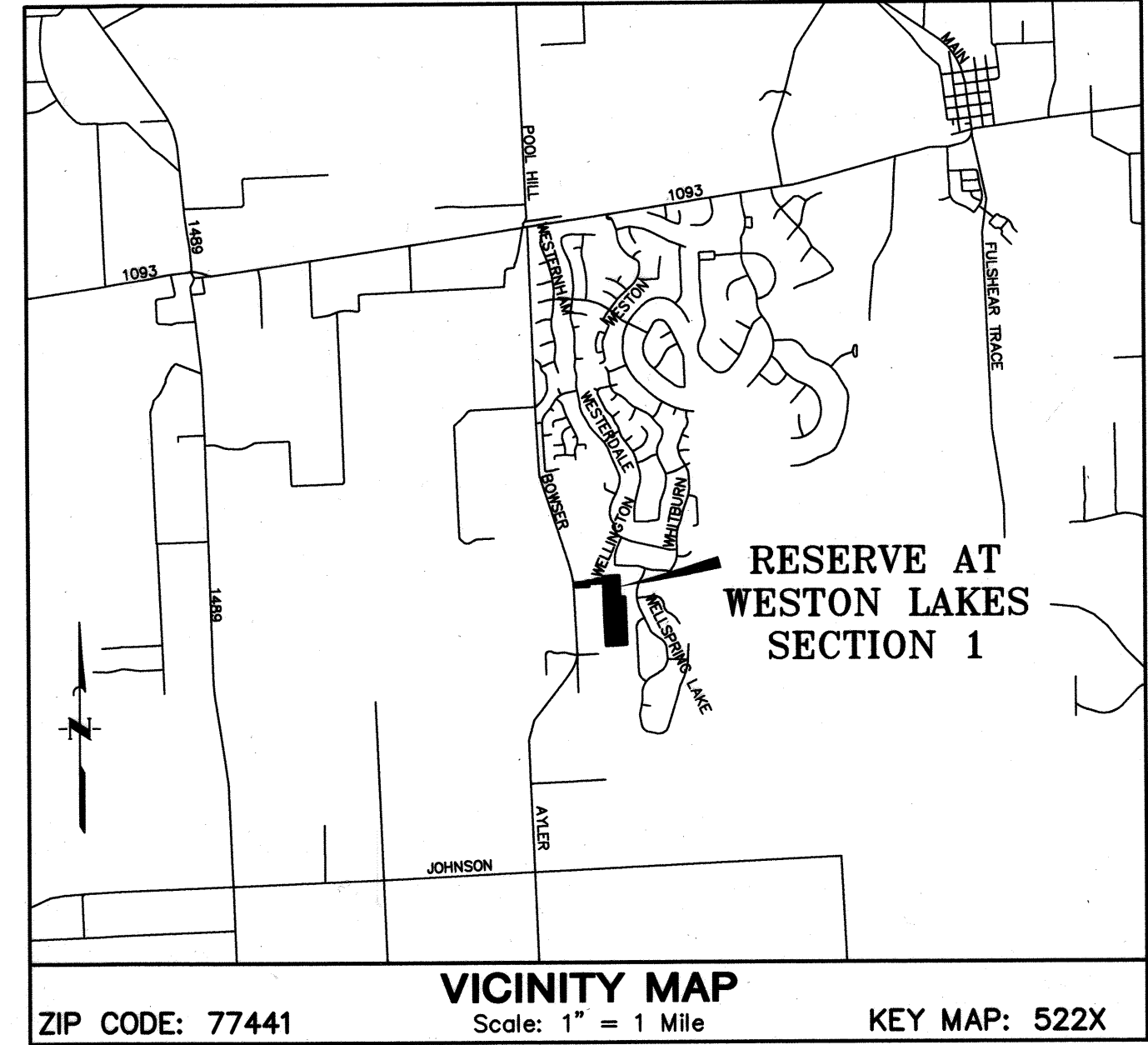
Veronica A. Wesneski
Print Name

My commission expires: 1-26-2015

General Notes

- All cul-de-sac radii are fifty feet (50'), unless otherwise noted.
- All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
- AE "Aerial Easement"
BL "Building Line"
CCF "County Clerk's File Number"
DE "Drainage Easement"
DRFBCT "Deed Records Fort Bend County Texas"
Esmt "Easement"
FBCDR "Fort Bend County Deed Records"
FBOMR "Fort Bend County Map Records"
FBCOPRRP "Fort Bend County Official Public Records of Real Property"
FBOMUD "Fort Bend County Municipal Utility District"
IP "Iron Pipe"
IR "Iron Rod"
No "Number"
OPFBCT "Official Public Records Fort Bend County Texas"
PRFBCT "Plat Records Fort Bend County Texas"
PAE "Public Access Easement"
PUE "Public Utility Easement"
ROW "Right-of-Way"
Sq Ft "Square Feet"
SSE "Sanitary Sewer Easement"
Stm SE "Storm Sewer Easement"
Temp "Temporary"
UE "Utility Easement"
Vol "Volume and Page"
WLE "Waterline Easement"
..... "Block Number"
..... Set 3/4" Iron Rod w/ Cap Stamped "Cotton Surveying"
- There are no pipelines or pipeline easements through this subdivision.
- All easements are centered on lot lines unless shown otherwise.
- All building lines along street rights-of-way as shown on the plat.
- Restricted Reserve "A" is restricted to Landscape & Utilities purposes only.
Restricted Reserve "A" is 0.742 acres, 32,310 square feet.
Restricted Reserve "B" is restricted to Landscape, Access & Utilities purposes only.
Restricted Reserve "B" is 1.139 acres, 49,627 square feet.
Restricted Reserve "C" is restricted to Lift Station purposes only.
Restricted Reserve "C" is 0.089 acres, 4,300 square feet.
Restricted Reserve "D" is restricted to Landscape & Utilities purposes only.
Restricted Reserve "D" is 0.097 acres, 4,239 square feet.
Restricted Reserve "E" is restricted to Landscape & Utilities purposes only.
Restricted Reserve "E" is 0.065 acres, 2,843 square feet.
Restricted Reserve "F" is restricted to Landscape & Utilities purposes only.
Restricted Reserve "F" is 0.073 acres, 3,193 square feet.
Restricted Reserve "G" is restricted to Landscape & Utilities purposes only.
Restricted Reserve "G" is 0.029 acres, 1,240 square feet.
Restricted Reserve "H" is restricted to Landscape & Utilities purposes only.
Restricted Reserve "H" is 0.029 acres, 1,240 square feet.
Restricted Reserve "I" is restricted to Landscape & Utilities purposes only.
Restricted Reserve "I" is 0.265 acres, 11,523 square feet.

- The coordinates shown hereon are Texas Coordinate System, South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83). The Grid Coordinates can be converted to surface coordinates by applying a scale factor of 0.99987714.
- Elevations based on NGS monument P1505 with a published elevation of 112.56 (NAVD88).
- The minimum slab elevation shall be 109.00 feet (NAVD 1988). The top of slab elevation at any point on the perimeter of the slab shall not be less than twenty-four (24) inches above natural ground or base flood elevation, whichever is greater.
- This tract lies within Zone "X" of the Flood Insurance Rate Map, Community No. 480228, Map Numbers 48157C0090L & 48157C0095L, Panels 0090 & 0095, Suffix "L" with a revised date of April 2, 2014, for Fort Bend County, Texas and incorporated areas. Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can occur and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. The location of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Jones & Carter, Inc. assumes no liability as to the accuracy of the location of the flood zone limits.
- This tract lies within the incorporated boundaries of City of Weston Lakes, Fort Bend County M.U.D. No. 81, Lamar C.I.S.D., and ESD No. 4.
- All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the maintenance of the drainage facility.
- All property to drain into the drainage easement only through an approved drainage structure.
- 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.
- This plat lies within lighting zone LZ3 according to the "Order for Regulation of Outdoor Lighting" adopted by Fort Bend County Commissioners Court on March 23, 2004.
- Bearings shown are based on Texas Coordinate System, South Central Zone, NAD 83, based upon GPS observations.
- All visible easements and easements of records affecting these tracts as reflected upon title report from Stewart Title, File No. 1415745842, dated November 25, 2014, shown hereon. Surveyor has relied upon the above mentioned title commitment with regard to any easements, setbacks, restrictions or rights-of-way affecting the subject property. No additional research regarding the existence of easements, setbacks, restrictions, rights-of-way or other matters of record has been performed by the surveyor.
- Contours shown hereon are based upon NAVD 88 Datum.
- Property is subject to mutual access and easement agreement recorded under CCF No. 2014011580, O.P.R.F.B.C.T.



This Plat of RESERVE AT WESTON LAKES SECTION 1 was approved on November 25, 2014 by the City of Weston Lakes Council, and signed this 25th day of November, 2014, provided, however, this approval shall be invalid, and null, and void, unless this plat is filed with the County Clerk of Fort Bend County, Texas, within six (6) months hereafter.

Mary Rose Zdzieniewicz Mayor
William Ragle Alderman
Ted Case Alderman
Dennis DeLuca Alderman
Gary Owens Alderman
Trent Thomas Alderman

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 registration in my office on December 2, 2014, at 2:25 o'clock p.m. in Plat No. 20140283 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
Dianne Wilson, County Clerk
Fort Bend County, Texas

By: Sanjiv Patel
Deputy

SAN JUANITA RENTERIA



8 PGS 2014131154
PLAT ATTACH

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson
Dianne Wilson, County Clerk
Fort Bend County, Texas

December 02, 2014 02:25:19 PM
FEE: \$298.00 DA
PLAT 20140283

RESERVE AT WESTON LAKES SECTION 1

A SUBDIVISION OF 31.60 ACRES OF LAND
OUT OF THE
JOHN RANDON LEAGUE, ABSTRACT 76
CITY OF WESTON LAKES
FORT BEND COUNTY, TEXAS
67 LOTS 9 RESERVES 5 BLOCKS
NOVEMBER 2014

DEVELOPER/OWNER:
SURFACE PROPERTIES INVESTMENT FUND
IV, L.P., A TEXAS LIMITED PARTNERSHIP

10810 KATY FREEWAY, SUITE 102
HOUSTON, TEXAS 77043
ATTN: MIKE SURFACE

ENGINEER/ SURVEYOR:
JONES & CARTER, INC.
ENGINEERS-PLANNERS-SURVEYORS
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