

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	500.00'	07°43.49"	67.46'	N00°48.30'E	67.41'	33.78'
C2	500.00'	18°26'10"	160.88'	N04°32'40"W	160.19'	81.14'
C3	500.00'	24°53'09"	217.17'	N01°19'10"W	215.47'	110.32'
C4	475.00'	24°53'07"	206.31'	N01°19'10"W	204.69'	104.81'
C5	25.00'	97°41'59"	40.74'	N44°13'56"E	37.16'	3.67'
C6	25.00'	42°50'00"	18.69'	N63°31'24"E	18.26'	9.81'
C7	50.00'	265°40'01"	231.83'	N03°03'24"W	73.33'	53.93'
C8	25.00'	42°50'00"	18.69'	N71°38'24"W	18.26'	9.81'
C9	25.00'	90°41'26"	39.57'	N41°53'53"E	35.57'	25.30'
C10	25.00'	79°17'59"	34.60'	N52°54'36"W	31.90'	20.72'
C11	50.00'	42°50'00"	18.69'	N63°31'24"E	18.26'	9.81'
C12	50.00'	265°40'01"	231.84'	N03°03'24"W	73.33'	53.93'
C13	25.00'	42°50'00"	18.69'	N71°38'24"W	18.26'	9.81'
C14	25.00'	92°41'58"	40.45'	N40°33'41"E	36.18'	26.21'
C15	25.00'	104°10'48"	45.46'	N40°58'00"W	39.45'	32.10'
C16	25.00'	42°50'00"	18.69'	N63°31'24"E	18.26'	9.81'
C17	50.00'	265°40'01"	231.83'	N03°03'24"W	73.33'	53.93'
C18	25.00'	42°50'00"	18.69'	N71°38'24"W	18.26'	9.81'
C19	25.00'	88°11'36"	38.48'	N42°50'48"E	34.79'	24.22'
C20	330.00'	00°31'46"	3.05'	N1°32'50"W	3.05'	1.52'
C21	25.00'	91°25°44"	39.89'	N4°20'27"W	35.79'	25.63'
C22	25.00'	42°50'00"	18.69'	N63°31'24"E	18.26'	9.81'
C23	25.00'	265°40'01"	231.84'	N03°03'24"W	73.33'	53.93'
C24	25.00'	42°50'00"	18.69'	N71°38'24"W	18.26'	9.81'
C25	25.00'	76°33'14"	33.40'	N48°39'59"E	30.97'	19.73'
C26	25.00'	86°38'07"	37.80'	N49°44'21"E	34.30'	23.57'
C27	25.00'	42°50'00"	18.69'	N63°31'24"E	18.26'	9.81'
C28	25.00'	265°40'01"	231.84'	N03°03'24"W	73.33'	53.93'
C29	25.00'	42°50'00"	18.69'	N71°38'24"W	18.26'	9.81'
C30	25.00'	100°42'21"	43.94'	N36°35'26"E	38.50'	30.17'
C31	25.00'	89°26'47"	39.03'	N48°20'01"W	35.18'	24.76'
C32	25.00'	42°50'00"	18.69'	N63°31'24"E	18.26'	9.81'
C33	30.00'	265°40'01"	231.83'	N03°03'24"W	73.33'	53.93'
C34	25.00'	42°50'00"	18.69'	N71°38'24"W	18.26'	9.81'
C35	25.00'	82°16'11"	35.90'	N45°48'30"E	32.89'	21.84'

General Notes

- 1) All cul-de-sac radii are fifty feet (50'), unless otherwise noted.
- 2) All block-corner and cul-de-sac (setback) to tangent radii are twenty-five feet (25').
- 3) Aerial Easement
BL "Building Line"
AL "County Clerk's File"
DE "Drainage Easement"
DRFBCT "Deed Records Fort Bend County Texas"
Easement
FCBMUD "Fort Bend County Municipal Utility District"
FVE "Flush Valve Easement"
N "Number"
ORFBCT "Official Public Records Fort Bend County Texas"
PAE "Permanent Access Easement"
PRFBCT "Plot Records Fort Bend County Texas"
PUE "Public Utility Easement"
R "Right-of-Way"
Sq Ft "Square Feet"
SSE "Sanitary Sewer Easement"
Stm SE "Storm Sewer Easement"
Temp "Temporary"
UE "Utility Easement"
Vol Pg "Volume and Page"
WLE "Waterline Easement"
① "Block Number"
- 4) There are no pipelines or pipeline easements through this subdivision.
- 5) All easements are centered on lot lines unless shown otherwise.
- 6) All building lines along street rights-of-way as shown on the plat.
- 7) Restricted Reserve "A", "B", "C", "D", "E" and "F" are restricted to Landscape purposes only.
Restricted Reserve "A" is 0.072 acres, 3,146 square feet.
Restricted Reserve "B" is 0.122 acres, 5,317 square feet.
Restricted Reserve "C" is 0.182 acres, 7,932 square feet.
Restricted Reserve "D" is 0.296 acres, 12,978 square feet.
Restricted Reserve "E" is 0.274 acres, 11,936 square feet.
Restricted Reserve "F" is 0.242 acres, 10,527 square feet.
Restricted Reserve "G" is 0.085 acres, 3,706 square feet.
Restricted Reserve "H" is 0.172 acres, 7,492 square feet.
- 8) The coordinates shown herein 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.
- 9) Elevations based on NGS monument P1505 with a published elevation of 112.26.
- 10) The minimum slab elevation shall be 108.00 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.
- 11) According to the Federal Emergency Management Agency Flood Insurance Rate Map, 18157-0001B Revised March 2014, this property is located in Unshaded Zone "X" and Area "AE". Zone "AE" is defined as Special Flood Hazard Areas subject to inundation by the 1% annual chance flood. Base flood elevations are determined. Zone "AE" is defined as areas determined to be outside the 0.2% annual chance flood. 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 and will occur and flood heights may be increased by wind-blown debris or natural causes. This statement does not create liability on the part of the surveyor. The location of the flood zone lines shown herein were determined by scaling from said FIRF map. The actual location as determined by FEMA contours may differ. Therefore, the surveyor assumes no liability as to the accuracy of the location of the flood zone limits.
- 12) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such a one-foot offset or reserve is shown. The one-foot reserve shall not create liability on the part of the surveyor. The location of the one-foot reserve shall be determined by scaling from said FIRF map. The actual location as determined by FEMA contours may differ. Therefore, the surveyor assumes no liability as to the accuracy of the location of the flood zone limits.
- 13) The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with the storm rainfall.
- 14) All drainage easements are to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easements through an approved drainage structure.
- 15) This tract is located within the City of Weston Lakes, Fort Bend County, Fort Bend County Drainage District, former Consolidated Independent School District.
- 16) This tract is located in Lighting Zone number 3.
- 17) Bearings are based upon the Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations.
- 18) All visible easements and easements of records affecting these tracts as reflected upon the Survey Report, Survey File No. 141745809, dated November 24, 2014, shown herein. Surveyor has relied upon the above mentioned title commitment with regard to any easements, setbacks, easements-of-way or rights-of-way or other matters of record. No additional research regarding the existence of easements, setbacks, restrictions, rights-of-way or other matters of record has been performed by the surveyor.
- 19) Contours shown hereon are based upon NAVD 88 datum.
- 20) Property is subject to mutual access and easement agreement recorded under CCF No. 2014011580, O.P.R.F.C.B.T.



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Diane Wilson

Dianne Wilson, County Clerk
Fort Bend County, Texas
December 02, 2014 02:45:20 PM

December 02, 2014 02:45:20 PM
FEE: \$298.00 DA
PLAT

FEE: \$298.00 DA 2014028
PLAT

**RESERVE AT
WESTON LAKES
SECTION 2**

**A SUBDIVISION OF 18.32 ACRES OF LAND
OUT OF THE
JOHN RANDON SURVEY, ABSTRACT 76
CITY OF WESTON LAKES
FORT BEND COUNTY, TEXAS**

24 LOTS 8 RESERVES 2 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:
JC JONES & CARTER, Inc.
 ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
 6335 Gulton Dr., Suite 100 Houston, Texas 77081 (713) 777-5337
 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 18.32 acre tract described in the above and foregoing map of Reserve at Weston Lakes Section 2, 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 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 on 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 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 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.

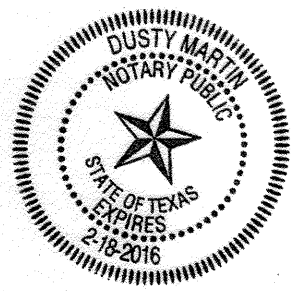
Surface Properties Investment Fund IV, L.P., A Texas Limited Partnership

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.



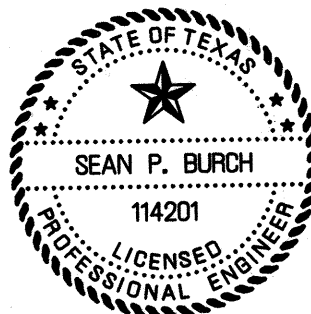
Dusty Martin
Notary Public in and for Fort Bend County, Texas
Dusty Martin
Print Name
My commission expires: 2/18/16

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 Texas South Central Zone No. 4204, NAD 83 State Plane Coordinates.



Chris D. Kalkomey
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

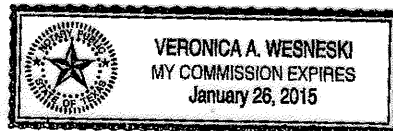
We, NewFirst National Bank, owner and holder of a lien against the property described in the plat known as Reserve at Weston Lakes Section 1, against the property described instrument of record of the Official Records of Fort Bend County, Texas and under Clerk's File No. 2014076863, do hereby in all 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

This Plat of RESERVE AT WESTON LAKES SECTION 2 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 Zdunkiewicz
Mary Rose Zdunkiewicz, Mayor

Ted Case
Ted Case, Alderman

Gary Owens
Gary Owens, Alderman

William Ragle
William Ragle, Alderman

Denis DeLuca
Denis DeLuca, Alderman

Trent Thomas
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 2:45 o'clock PM in Plat No. 20140284 of the Plat Records of said County.

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

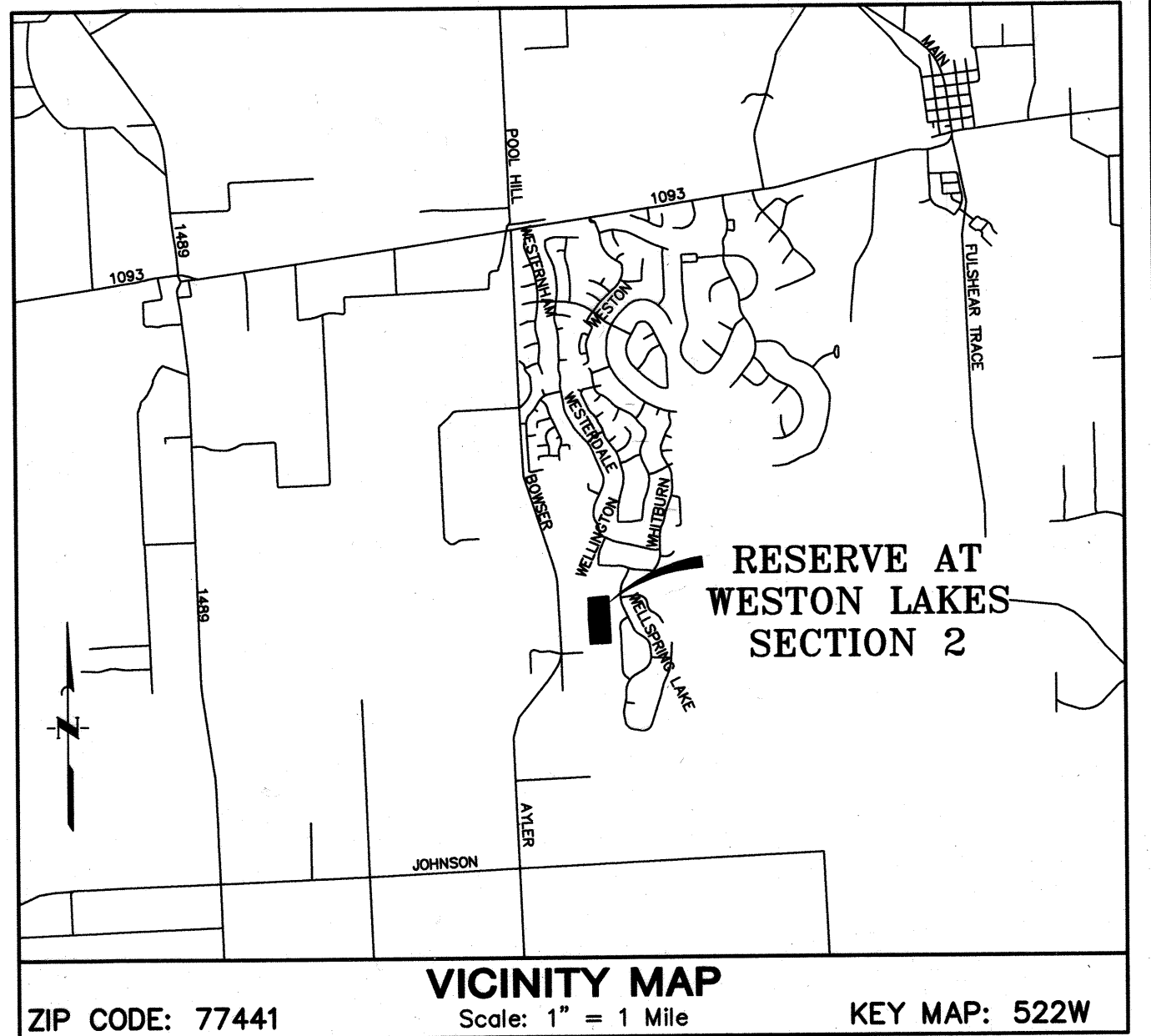
Dianne Wilson
Dianne Wilson, County Clerk
Fort Bend County, Texas

By: San Juanita Renteria
Deputy
SAN JUANITA RENTERIA

6 PGS 2014131175
PLAT ATTACH

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson
Dianne Wilson, County Clerk
Fort Bend County, Texas
December 02, 2014 02:45:20 PM
FEE: \$298.00 DR 20140284
PLAT



**RESERVE AT
WESTON LAKES
SECTION 2**
A SUBDIVISION OF 18.32 ACRES OF LAND
OUT OF THE
JOHN RANDON SURVEY, ABSTRACT 76
CITY OF WESTON LAKES
FORT BEND COUNTY, TEXAS
24 LOTS 8 RESERVES 2 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:
JC JONES & CARTER, INC.
ENGINEERS-PLANNERS-SURVEYORS
Texas Board of Professional Engineers Registration No. E-439
6320 Guffey Dr., Suite 100 Houston, Texas 77061 (713) 777-5337
ATTN: SEAN P. BURCH, P.E.