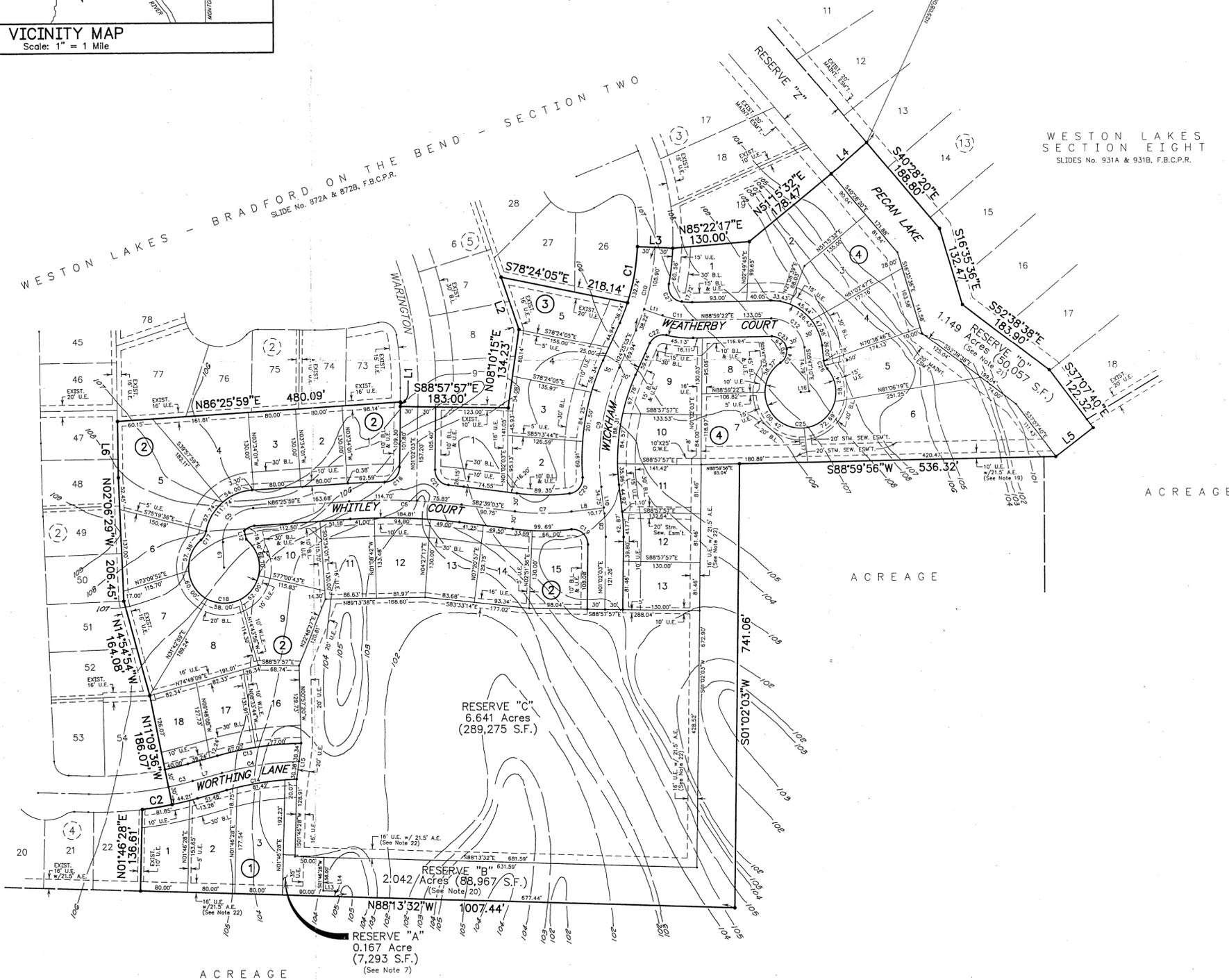


Line Number	Bearing	Distance
L 1	S01°02'03"W	97.50'
L 2	N18°47'19"W	7.74'
L 3	S87°18'43"E	60.00'
L 4	N49°31'40"E	80.00'
L 5	S52°02'29"W	80.00'
L 6	N00°25'11"W	94.06'
L 7	N74°49'09"E	53.00'
L 8	N83°35'09"E	53.00'
L 9	N19°45'31"E	400.00'
L 10	N02°07'02"W	42.00'
L 11	N06°24'34"W	44.52'
L 12	S71°20'41"E	32.81'
L 13	N12°31'32"W	14.64'
L 14	S88°13'32"E	20.00'
L 15	S01°46'28"W	9.00'
L 16	S07°25'57"W	60.73'
L 17	N84°12'50"E	14.61'
L 18	S05°47'10"E	58.16'

Curve Number	Delta	Radius	Arc Length	Tangent Length	Chord Bearing	Chord Length
C 1	15°42'59"	350.00'	96.01'	48.31'	N10°32'46"E	95.71'
C 2	4°37'45"	630.00'	50.90'	25.46'	N81°09'17"E	50.89'
C 3	13°45'51"	600.00'	42.11'	21.06'	S76°49'47"W	42.10'
C 4	19°45'51"	350.00'	132.13'	66.38'	N81°42'05"E	131.81'
C 5	88°33'01"	55.00'	85.00'	53.63'	N42°09'29"E	76.79'
C 6	10°00'00"	1000.00'	157.08'	78.54'	S88°06'32"E	190.23'
C 7	19°45'31"	400.00'	96.05'	48.26'	N89°31'48"W	95.82'
C 8	7°26'37"	300.00'	38.97'	19.51'	S02°41'16"E	38.95'
C 9	30°49'39"	380.00'	204.46'	104.77'	N03°00'16"E	202.00'
C 10	21°43'48"	380.00'	144.12'	72.94'	S13°33'11"W	143.26'
C 11	19°39'57"	150.00'	51.49'	26.00'	N81°10'39"W	51.25'
C 12	85°13'28"	55.00'	81.81'	50.60'	S48°23'54"E	74.47'
C 13	14°13'31"	580.00'	144.00'	72.37'	N81°55'55"E	143.63'
C 14	13°14'57"	520.00'	120.24'	60.39'	N81°25'38"E	119.98'
C 15	53°30'03"	25.00'	23.27'	12.56'	S64°58'09"E	22.44'
C 16	88°52'51"	25.00'	38.78'	24.52'	S45°28'28"W	35.01'
C 17	88°48'11"	25.00'	37.01'	8.85'	S89°31'45"W	76.49'
C 18	96°58'06"	25.00'	42.31'	28.24'	S47°27'00"E	37.44'
C 19	89°53'11"	25.00'	38.07'	23.83'	S39°53'09"W	34.50'
C 20	85°08'22"	25.00'	37.15'	22.96'	N41°32'08"W	33.82'
C 21	78°55'15"	25.00'	34.44'	20.59'	N63°53'12"E	31.78'
C 22	85°13'28"	25.00'	37.19'	23.00'	S48°23'54"E	33.85'
C 23	61°37'36"	25.00'	26.89'	14.91'	S25°01'38"W	25.61'
C 24	27°39'06"	60.00'	269.71'	7.89'	N82°29'07"W	79.79'
C 25	38°17'29"	25.00'	5.28'	7.89'	N23°17'53"W	15.05'
C 26	93°42'07"	25.00'	40.89'	26.67'	N35°42'00"W	36.48'

GENERAL NOTES

- All cul-de-sacs radii are sixty (60) feet, unless otherwise indicated on this plat.
- All block corners and cul-de-sac returns to tangent radii are twenty-five (25) feet, unless otherwise indicated on this plat.
- There is a five (5) foot "Building Setback Line" established along all side lot lines. Front and rear "Building Setback Lines" are as shown on the above plat and more particularly described in the Declaration of Covenants, Restrictions and Conditions for Bradford on the Bend, Section 3.
- U.E. indicates "Utility Easement"
A.E. indicates "Aerial Easement"
G.W.E. indicates "Guy Wire Easement"
B.L. indicates "Building Line"
Stm.Swr.Esmt. indicates "Storm Sewer Easement"
- There are no existing pipelines or pipeline easements within the boundaries of this subdivision.
- The minimum slab elevation shall be 104.0 feet above mean sea level. In no case will a slab be lower than the 100 year flood plain or lower than eighteen (18) inches above natural ground.
- Reserve "A" is hereby dedicated as a sanitary sewer lift station easement to Fort Bend County Municipal Utility District No. 81.
- There is dedicated a ten (10) foot utility easement along the front of all lots, except as otherwise indicated on this plat.
- There is dedicated a ten (10) foot utility easement along the side lot lines adjacent to the street right-of-way of all corner lots, except as otherwise indicated on this plat.
- There is dedicated a twenty (20) foot maintenance easement along the rear of Lots 2 thru 6, Block 4.
- There is also a restrictive building area along the rear of Lots 2 thru 6, Block 4 as more particularly described in the recorded restrictions for the subdivision.
- All street rights-of-way are hereby dedicated as utility easements.
- There are other dedicated utility easements as indicated on this plat.
- Each lot shall be provided with an adequate culvert having a net drainage opening area of sufficient size to permit the free flow of water without backwater and in no instance have a drainage opening of less than one and three quarters (1 3/4) square feet (18 inch diameter), unless otherwise approved.
- All street rights-of-way are sixty (60) feet wide unless otherwise noted.
- B.M.: U.S.G.S. Monument F1280 located 4.1 miles east of Fulshear. Elevation = 127.65 feet (1978 datum)
- T.B.M.: RR spike in 36-inch pecan tree located on Lot 54, Block 2 of Bradford on the Bend, Section 2. Elevation = 107.91 feet
- All easements are centered on lot lines unless shown otherwise.
- There is hereby dedicated a 21.5 foot aerial easement across a 10 foot utility easement and extending 11.5 additional feet northerly beyond the limit of said 10 foot utility easement which runs along the southerly line of Lots 6 and 7 in Block 4 of this plat. Said aerial easement exists upward from a horizontal plane situated 15 feet above ground level. Said aerial easement also exists from ground level upward within the 10 foot utility easement.
- Reserve "B" is hereby dedicated as a drainage easement to Fort-Bend County Drainage District and Fort Bend County Municipal Utility District No. 81.
- Reserve "D" is hereby dedicated as a drainage easement to Fort Bend County Drainage District and Fort Bend County Municipal Utility District No. 81; provided, however, said dedication is subject to the rights of the current owner(s) of all or any portion of said Reserve "D" and said owner's successors and assigns to use the lake within Reserve "D" for recreational lake purposes.
- There is hereby dedicated 21.5 foot aerial easements across 16 foot utility easements extending 5.5 additional feet northerly and westerly beyond the limits of said 16 foot utility easements which run along the southerly line of Block 1, along the southerly and easterly lines of Reserve "C", and along the easterly line of Lots 11 thru 13 in Block 4 of this plat. Said aerial easements exist upward from a horizontal plane situated 15 feet above ground level. Said aerial easements also exist from ground level upward within the 16 foot utility easements.



BRADFORD ON THE BEND SECTION 3

A WESTON LAKES SUBDIVISION OF
25.789 ACRES OF LAND
OUT OF THE
JOHN RANDON LEAGUE, ABSTRACT No. 76
FORT BEND COUNTY, TEXAS

39 LOTS 4 RESERVES 4 BLOCKS
AUGUST, 1990

OWNER:
UNITED FINANCIAL CORPORATION
1250 SHORELINE DRIVE
SUGAR LAND, TEXAS 77478
(713) 242-1188

PLANNER:
WILLIAMS & CRAWFORD, INC.
2400 WEST LOOP SOUTH, SUITE 104
HOUSTON, TEXAS 77027
(713) 622-1660

ENGINEER:
JONES & CARTER, INC.
Consulting Engineers
Houston, Texas
6335 GULFTON DRIVE, SUITE 200
HOUSTON, TEXAS 77081
(713) 777-5337