THE STATE OF TEXAS §

COUNTY OF FORT BEND §

We, United Financial Corporation, being the owner of the property subdivided in the above and foregoing map of Weston Lakes, Section 9, do hereby make subdivision of said property according to the lines, streets, Lots, alleys, parks, building lines, and easements therein shown, and designate said subdivision as Weston Lakes, Section 9, in the John Randon League, Abstract No. 76, Fort Bend County, Texas and dedicate to public use, as such, the easements shown thereon and dedicated hereunder forever, and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the private streets and alleys dedicated hereunder or occasioned by the alteration of the surface of any portion of such streets or alleys to conform to such grades, and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

Further, we do hereby establish building setback lines as shown on the above plat and more particularly described in the Declaration of Covenants, Conditions and Restrictions for Weston Lakes, Section 9, hereafter adopted by the owner of said land for said Subdivision (and the provisions of such Declaration shall control any inconsistencies between this plat and said Declaration).

Further we do dedicate for public utility purposes all street right-of-ways. We further dedicate a twenty foot (20') utility easement along the front of all Lots, except as otherwise indicated on this plat. We further dedicate a twenty foot (20') utility easement along the side Lot lines adjacent to street right-of-ways of all corner Lots, except as otherwise shown on this plat. We further dedicate aerial easements as indicated on this plat.

Further, we do dedicate a thirty foot (30') aerial easement across a twenty foot (20') utility easement and extending five (5) additional feet on either side of the twenty foot (20') utility easement that runs along the northeasterly boundary of Lot 2, Block 10 and Lot 2, Block 11 as shown on the above plat. The aerial easement extending beyond the ground easement shall be from a horizontal plane upward, said plane beginning at a point on the boundary of the ground easement which is fifteen feet (15') above the ground and extending outward in a horizontal line to a point which is the edge of the aerial easement being five feet (5') outside of the ground easement.

Further, we dedicate other utility easements as indicated on this plat.

Further, we dedicated a twenty-five foot (25') maintenance and utility easement along the rear of Lots 2 thru 6, Block 10, as will be more particularly described in the Declaration of Covenants, Conditions and Restrictions for Weston Lakes, Section 9.

Further, we do hereby establish a minimum slab elevation for each Lot, which shall in no case be lower than the higher of the 100 year flood plain or eighteen inches (18") above natural ground.

Further, we do hereby declare that all parcels of land designated as Lots on this plat are restricted to the construction of residential dwellings thereon and shall be restricted to residential use under the terms and conditions of the Declaration of Covenants, Conditions and Restrictions for Weston Lakes, Section 9.

Further, we do hereby covenant and agree that all of the land within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any street or road or any drainage ditch.

Further, United Financial Corporation does hereby reserve unto itself, its successors and assigns, all of the oil, gas and other minerals in, on, under, and that may be produced and saved from all the land and easements hereby dedicated, but without surface rights to produce same, which surface rights are hereby waived.

Further, we do hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to provide that drainage structures under driveways shall have 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" diameter), unless otherwise approved.

Further, we do 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.

Further, we do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Weston Lakes, Section 9 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

The roads and streets in this Subdivision are not dedicated to the public and we do hereby dedicate same as easements for the use and benefit of all purchasers or owners of Lots fronting thereon or adjacent thereto, which easements shall include rights of ingress, egress, and passage over and along such streets in favor of United Financial Corporation, its successors and assigns, its invitees, designees, and successors-in-title, to each Lot shown hereon, and in favor of the invitees and designees of each successor-in-title to each Lot shown hereon, but not in favor of the public. However, United Financial Corporation does hereby reserve unto itself, its successors and assigns, the right to dedicate the roads and streets in this Subdivision to the public and/or to grant additional ingress and egress easements thereon without the joinder of any Lot owners or other parties. Notwithstanding the fact that the roads and streets in this Subdivision are not dedicated to the public, the law enforcement officers of Fort Bend County, Texas, the State of Texas, other official law enforcement bodies, and fire department officials and fire protection personnel, vehicles, and equipment are hereby expressly given the right to enter upon the roads and streets in this Subdivision to enforce all applicable regulations and laws and to protect the safety of the residents and their property.

United Financial Corporation, its designees, successors and assigns, shall also have the right to use said streets for the installation, maintenance and improvement of water, sanitary and storm sewer lines and other utilities above, in, or under said streets.

Fort Bend County shall have no responsibility for maintenance of streets within the Subdivision, unless such streets have been dedicated to the public by the current owner of said streets (without the joinder of any other party) and meet county standards and county maintenance has been requested by the current owner of said streets.

IN TESTIMONY WHEREOF, United Financial Corporation has caused these presents to be signed by Mary Ellen Ambrose, its Vice-President, hereunto authorized, attested by its Assistant Secretary Susan Mulvey, and its corporate seal hereunto affixed this 3RD day of October, 1988.

UNITED FINANCIAL CORPORATION

By: Mary Ellen Ambrose
Mary Ellen Ambrose, Vice-President

Attest: Susan J. Mulvey
Susan Mulvey, Assistant Secretary

THE STATE OF TEXAS §

COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Mary Ellen Ambrose and Susan Mulvey officers of United Financial Corporation, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they 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 corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 3RD day of October, 1988.

CYNTHIA M. BAUCKMAN
Notary Public, State of Texas
My Commission Expires 04-24-89.

Cynthia M. Bauckman
Notary Public in and for the State of Texas
My Commission Expires _____

I, Carlos P. Cotton, Registered Public Surveyor of the State of Texas, do plat this subdivision and certify that all block corners, angle points, and points of curvature will be marked with one-inch iron pipes three feet long and that all lots will be marked with 5/8-inch iron rods two feet long, by an actual survey on the ground which accurately represents this plat. The staking shall be completed within thirty (30) days after completion of utility and street construction.

STATE OF TEXAS · CARLOS P. COTTON · 1902 · REGISTERED PUBLIC SURVEYOR

Carlos P. Cotton
Texas Registration No. 1902

I, Carlos P. Cotton, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County.

STATE OF TEXAS · CARLOS P. COTTON · 42456 · REGISTERED PROFESSIONAL ENGINEER

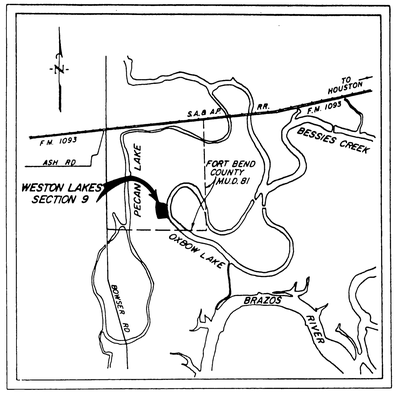
Carlos P. Cotton
Professional Engineer No. 42456

I, Ronald D. Drachenberg, 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 subdivison on the intercepting drainage artery or parent stream or any other area or subdivision within the watershed.

Ronald D. Drachenberg 10/10/88
Ronald D. Drachenberg, P.E. Date
Fort Bend County Engineer

GENERAL NOTES

1. All block corner radii are to be 25', unless otherwise indicated on this plat.
2. "Building Setback Lines" are as shown on the above plat and more particularly described in the Declaration of Covenants, Restrictions and Conditions for Weston Lakes, Section 9.
3. U.E. indicates "Utility Easement."
4. There are no existing pipelines or pipeline easements within the boundaries of the Subdivision.
5. There is a minimum slab elevation for each Lot, which shall in no case be lower than the higher of the 100 year flood plain or eighteen inches (18") above natural ground.
6. There are dedicated aerial easements as indicated on this plat.
7. There is dedicated a twenty (20) foot utility easement along the front of all Lots, except as otherwise indicated on the plat.
8. There is dedicated a twenty (20) foot utility easement along the side Lot lines adjacent to the street right-of-ways of all corner lots, except as otherwise indicated on this plat.
9. There is dedicated a thirty (30) foot aerial easement across a twenty (20) foot utility easement and extending five (5) additional feet on either side of the twenty (20) foot utility easement that runs along the northeasterly boundary of Lot 2, Block 10 and Lot 2, Block 11.
10. There is dedicated a twenty-five (25) foot maintenance and utility easement along the rear of Lots 2 thru 6 in Block 10.
11. All street right-of-ways are 60-feet wide unless otherwise noted.
12. All street right-of-ways are hereby dedicated as Utility Easements.
13. There are other dedicated Utility Easements as indicated on this plat.
14. 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 quarter (1 3/4) square feet (18" diameter), unless otherwise approved.
15. One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
16. B.M.: U.S.G.S. Monument F1280 located 4.1 miles East of Fulshear. Elevation = 127.65 feet (1978 datum)
17. T.B.M.: Railroad spike in 36" pecan tree situated in Lot 2, Block 9 of Weston Lakes Section 5. Elevation = 106.89
18. Weston Lakes Section 9 lies within Fort Bend County Municipal Utility District No. 81.
19. A.E. indicates "Aerial Easement."



VICINITY MAP

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this 10th day of October, 1988

Johnnie Pustka
Commissioner, Precinct 1

Ben Denman
Commissioner, Precinct 2

Jodie E. Stavinoha
County Judge

Alton Pressley
Commissioner, Precinct 3

Bob Lutts
Commissioner, Precinct 4

THE STATE OF TEXAS §

COUNTY OF FORT BEND §

I, Dianne Wilson, Clerk of the County Court of Fort Bend County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on the 10th day of October, 1988 at 11:05 o'clock A in Slide Nos. 956B and _____ of Records of Plats for said County.

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

FORT BEND COUNTY, TEXAS · COUNTY COURT OF

Dianne Wilson
Dianne Wilson
by: _____

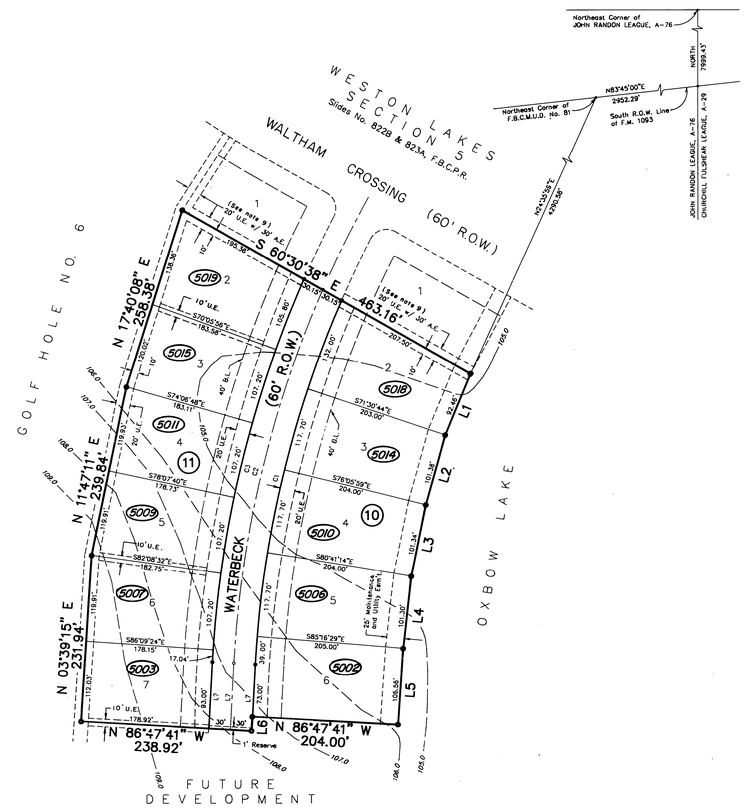
8852103
FILED FOR RECORD
TIME 11:05 A.M. P.M.
Slide 956B
OCT 10 1988

Dianne Wilson
County Clerk, Fort Bend Co., Tex

CURVE DATA:						
Curve Number	Delta	Radius	Arc Length	Tangent Length	Chord Bearing	Chord Length
C 1	20°25'39"	1470.00'	524.09'	264.86'	N 13°25'08" E	521.33'
C 2	20°32'42"	1500.00'	537.87'	271.85'	N 13°28'40" E	534.99'
C 3	20°39'29"	1530.00'	551.64'	278.85'	N 13°32'03" E	548.66'

LINE DATA:		
Line Number	Bearing	Distance
L 1	S 22°35'13" W	92.46'
L 2	S 15°37'46" W	101.38'
L 3	S 11°36'24" W	101.34'
L 4	S 06°27'14" W	101.30'
L 5	S 03°58'56" W	106.56'
L 6	S 03°12'19" W	20.00'
L 7	N 03°12'19" E	93.00'

0 50 100 200 300
Scale: 1"=100'



ADDRESS MAP OF
WESTON LAKES
SECTION 9

A SUBDIVISION OF 6.318 ACRES OF LAND
OUT OF THE JOHN RANDON LEAGUE, ABSTRACT NO. 76
FORT BEND COUNTY, TEXAS

11 LOTS 0 RESERVES 2 BLOCKS

AUGUST, 1988

PLANNER:
WILLIAMS & CRAWFORD, INC.
2400 WEST LOOP SOUTH
SUITE 104
HOUSTON, TEXAS

OWNER:
UNITED FINANCIAL CORP.
1250 SHORELINE DRIVE
SUGAR LAND, TEXAS
242-1188

ENGINEER:
JONES & CARTER, INC.
Consulting Engineers
6335 GULFTON DR., SUITE 200
HOUSTON, TEXAS
777-5337

DWG No. 2165 (N)