

WESTON LAKES VILLAGE SECTION 1 (SLIDE NOS. 7918 & 792 A, F.B.C.P.R.)

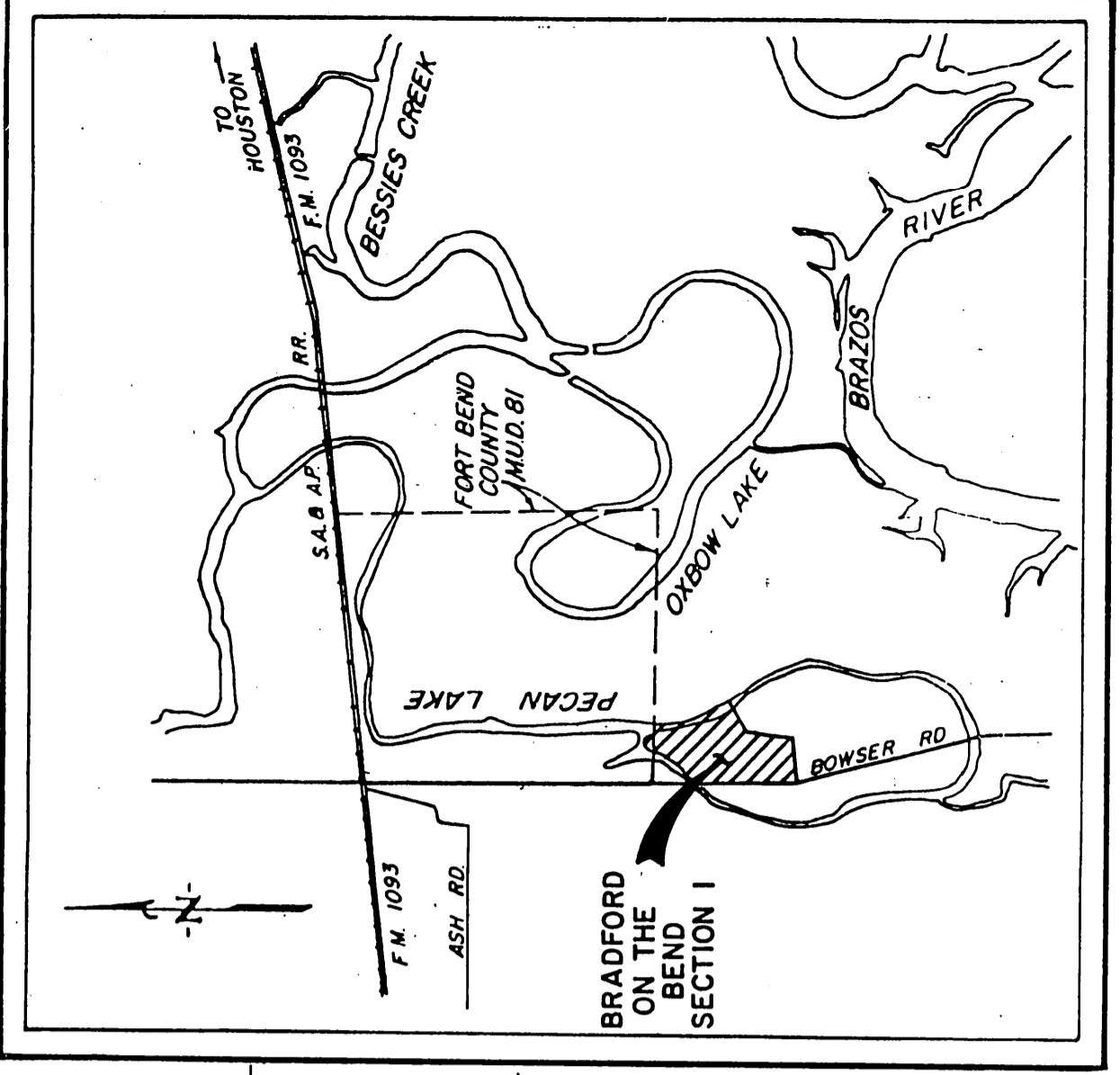
REPLAT OF WESTON LAKES SECTION 4 (SLIDE NOS. 7676, 766A & 768 B, F.B.C.P.R.)

PECAN LAKE

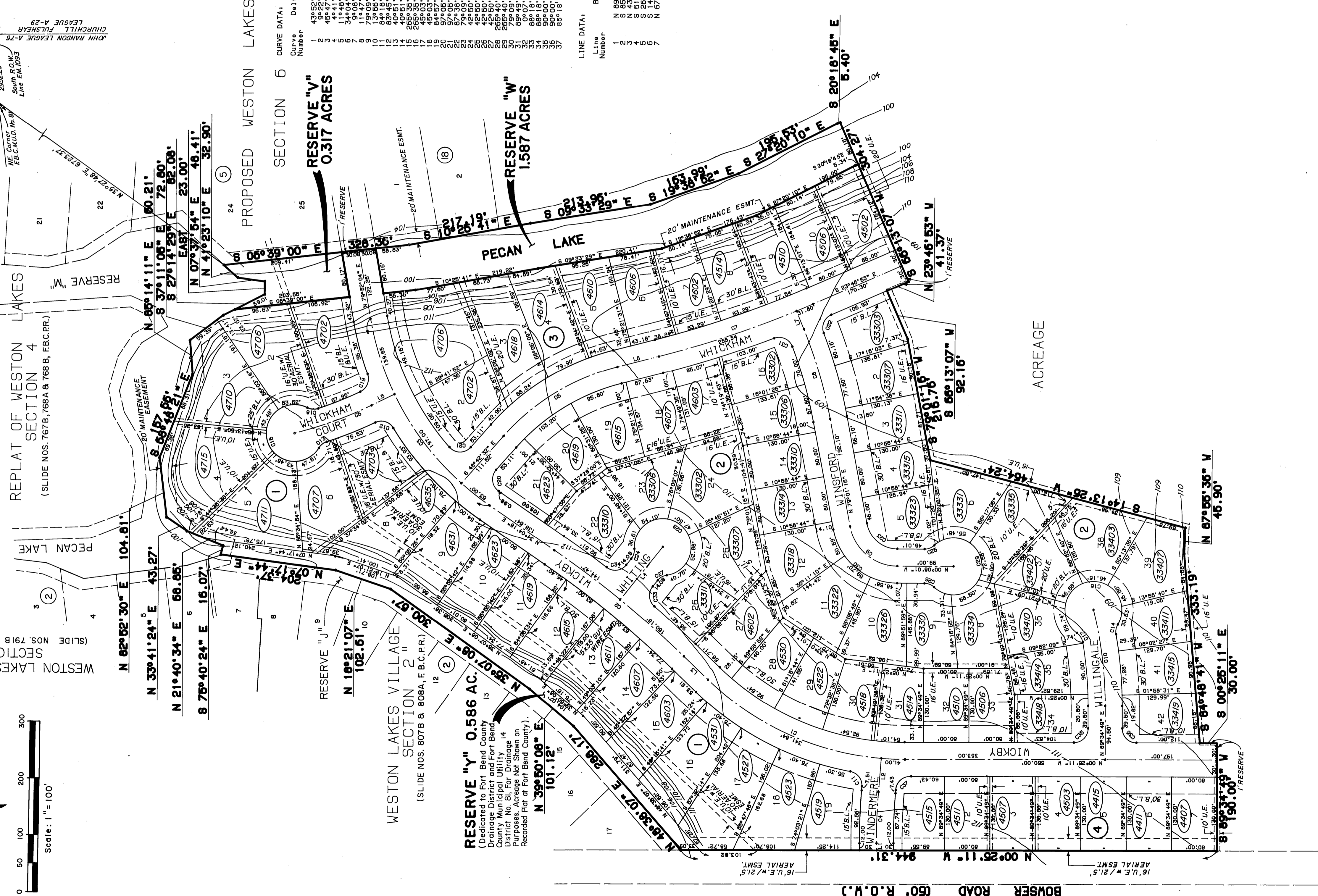
JOHN RANDON LEAGUE A-76 CHURCHILL FLISBACH LEAGUE A-29

JOHN RANDON LEAGUE A-75

BRADFORD ON THE BEND SECTION I



VICINITY MAP
SCALE: 1 1/2 MILE



PROPOSED WESTON LAKES SECTION 6

RESERVE "V" 0.317 ACRES

RESERVE "W" 1.587 ACRES

WESTON LAKES VILLAGE SECTION 2 (SLIDE NOS. 8078 & 808A, F.B.C.P.R.)

RESERVE "A" 0.586 AC (Dedicated to Fort Bend County Drainage District and Fort Bend County Municipal Utility District No. 61 For Drainage on Recorded Plat of Fort Bend County.)

CURVE DATA:

| Curve Number | Delta |
|--------------|-----------|
| 1 | 49°22'14" |
| 2 | 48°27'46" |
| 3 | 11°48'40" |
| 4 | 34°04'04" |
| 5 | 11°47'25" |
| 6 | 13°08'51" |
| 7 | 84°18'46" |
| 8 | 13°08'51" |
| 9 | 40°01'42" |
| 10 | 50°00'00" |
| 11 | 50°00'00" |
| 12 | 50°00'00" |
| 13 | 50°00'00" |
| 14 | 50°00'00" |
| 15 | 50°00'00" |
| 16 | 50°00'00" |
| 17 | 50°00'00" |
| 18 | 50°00'00" |
| 19 | 50°00'00" |
| 20 | 50°00'00" |
| 21 | 50°00'00" |
| 22 | 50°00'00" |
| 23 | 50°00'00" |
| 24 | 50°00'00" |
| 25 | 50°00'00" |
| 26 | 50°00'00" |
| 27 | 50°00'00" |
| 28 | 50°00'00" |
| 29 | 50°00'00" |
| 30 | 50°00'00" |
| 31 | 50°00'00" |
| 32 | 50°00'00" |
| 33 | 50°00'00" |
| 34 | 50°00'00" |
| 35 | 50°00'00" |
| 36 | 50°00'00" |
| 37 | 50°00'00" |

LINE DATA:

| Line Number | Bearing | Distance |
|-------------|---------------|----------|
| 1 | S 89°24'19" E | 16.70' |
| 2 | S 29°27'03" E | 56.71' |
| 3 | S 20°08'04" E | 145.00' |
| 4 | N 07°13'51" E | 54.19' |

GENERAL NOTES:

- All call-decass nestl are 50' unless otherwise indicated on this plat.
- All block corners and call-decass returns to tangent radii are to be 25', 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 established along the front and rear lot lines. The setbacks in the Declaration of Covenants, Restrictions and Conditions for Bradford on the Bend, Section 1.
- U.E. indicates "Utility Easements".
- There are no existing pipelines or pipeline easements within the boundaries of the subdivision.
- There is a minimum 30th obstruction 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.
- There are dedicated aerial easements as indicated on this plat.
- There is dedicated a (10) foot utility easement along the front of all lots, except as otherwise indicated on this plat.
- There is dedicated a (10) foot utility easement along the side of all lots, except as otherwise indicated on this plat.
- There is dedicated a twenty (20) foot maintenance easement along the rear of Lots 3 thru 11, Block 3, along the East side of Lot 1, Block 3, and along the rear of Lots 1 thru 4 and a portion of Lot 2, Block 1.
- There is also a restrictive building area along the rear of Lots 1 thru 4 and a portion of Lot 5, Block 1, as more particularly described in the recorded restrictions for the subdivision.
- All street right-of-ways 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 cross-section of not less than 18" square feet (18" diameter) or less than one and three quarters (1 3/4) square feet (18" diameter), unless otherwise approved.
- All street right-of-ways are 60-foot wide unless otherwise noted.
- 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 lots. The one-foot reserve shall be recorded in the plat. The one-foot reserve shall thereupon become vested in the public for street right-of-way purposes. The one-foot reserve shall be subject to the terms, conditions, covenants, restrictions and conditions of the Declaration of Covenants, Restrictions and Conditions for Bradford on the Bend, Section 1.
- U.S.G.S. Nequest 61889 located 4.1 miles East of Fullhear. Elevation = 127.65 feet (1978 datum).
- T.O.M. - Building set back line is shown as situated on Lot 3, Block 1 of this subdivision. Elevation = 112.42.
- Reference to the above Section 1 lines within Fort Bend County Municipal Utility District No. 8.
- B.L. indicates "Building Setback Line".
- A ten (10) foot road right-of-way easement is hereby dedicated around the perimeter of each call-decass building on the front of Lots 2, 4 and 5, Block 3, and the front of Lots 2, 4, 5, 9, 22, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58 and 60, Block 2.

ADDRESS MAP OF BRADFORD ON THE BEND SECTION 1

A WESTON LAKES SUBDIVISION OF 32.654 ACRES OF LAND OUT OF THE JOHN RANDON LEAGUE, ABSTRACT No. 76 FORT BEND COUNTY, TEXAS

79 Lots 3 Reserves 4 Blocks

FEBRUARY, 1986

PLANNER:
WILLIAMS & CRAWFORD, INC.
2400 WEST LOOP SOUTH, SUITE 104
HOUSTON, TEXAS 77057-4400

OWNER:
UNITED FINANCIAL CORP.
ARENA TOWER TWO
7324 S. W. FREEWAY, SUITE 600
HOUSTON, TEXAS 77057-4400

ENGINEER:
J.C. JONES & CARTER, INC.
Consulting Engineers
6335 GULFTON DRIVE, STE. 200
HOUSTON, TEXAS 77777-5537

FILED 1609660
RECORDED
2165
COUNTY CLERK
Fort Bend Co., Tex.