



CURVE DATA:

Curve Number	Delta	Radius	Arc Length	Tangent Length	Chord Bearing	Chord Length
1	43°52'13"	500.00'	362.84'	201.35'	N 21°30'06"E	373.56'
2	38°55'44"	1800.00'	234.05'	147.65'	S 38°45'41"W	234.32'
3	49°47'46"	500.00'	399.65'	211.19'	S 88°58'11"E	399.09'
4	44°41'54"	1100.00'	300.20'	185.13'	S 88°04'14"E	301.17'
5	11°48'40"	700.00'	144.30'	72.41'	N 20°13'44"W	144.04'
6	34°04'04"	400.00'	237.44'	122.20'	S 73°07'30"E	154.35'
7	9°08'25"	1800.00'	287.15'	143.88'	N 19°12'41"W	286.84'
8	11°47'25"	1100.00'	154.62'	82.60'	S 73°07'30"E	154.35'
9	7°50'17"	85.00'	117.43'	70.25'	N 39°26'37"E	108.31'
10	13°58'45"	700.00'	170.40'	85.52'	S 58°19'50"W	169.38'
11	8°41'45"	25.00'	25.25'	22.53'	S 52°07'20"W	33.55'
12	6°34'55"	25.00'	25.25'	22.53'	S 58°19'50"W	33.55'
13	4°04'12"	25.00'	17.63'	9.31'	S 38°45'25"E	17.45'
14	4°04'12"	25.00'	17.63'	9.31'	S 79°50'00"W	17.45'
15	26°53'05"	50.00'	231.77'	117.63'	N 73°35'15"E	231.77'
16	26°53'05"	50.00'	231.77'	117.63'	S 73°35'15"E	231.77'
17	48°03'09"	25.00'	19.66'	10.37'	S 67°27'21"W	23.36'
18	48°03'09"	25.00'	19.66'	10.37'	N 69°11'14"E	19.16'
19	84°57'13"	25.00'	32.07'	22.89'	N 67°57'28"W	33.74'
20	37°05'59"	25.00'	42.37'	28.31'	N 62°44'28"E	37.48'
21	37°05'59"	25.00'	42.37'	28.31'	N 20°02'33"W	37.48'
22	87°38'20"	25.00'	38.24'	23.93'	S 67°36'03"E	34.62'
23	78°02'17"	25.00'	75.88'	45.46'	N 39°26'37"E	70.08'
24	42°50'00"	25.00'	18.69'	9.81'	N 72°44'45"W	18.26'
25	42°50'00"	25.00'	18.69'	9.81'	S 19°33'01"W	18.26'
26	26°53'05"	50.00'	231.77'	117.63'	S 38°45'25"E	231.77'
27	42°50'00"	25.00'	18.69'	9.81'	S 39°40'14"W	18.26'
28	26°53'05"	50.00'	231.77'	117.63'	S 39°40'14"W	231.77'
29	79°09'17"	115.00'	158.67'	95.05'	N 39°26'37"E	148.54'
30	26°53'05"	50.00'	231.77'	117.63'	S 39°40'14"W	231.77'
31	89°49'47"	25.00'	39.20'	24.33'	S 23°41'10"W	37.33'
32	0°07'11"	470.00'	0.89'	0.49'	S 34°07'52"E	0.99'
33	88°18'03"	25.00'	38.23'	24.27'	N 64°11'12"E	34.83'
34	88°18'03"	25.00'	38.23'	24.27'	N 67°10'44"W	34.83'
35	90°00'00"	25.00'	39.27'	25.00'	N 49°25'11"W	39.36'
36	90°00'00"	25.00'	39.27'	25.00'	N 44°54'49"E	39.36'
37	94°41'54"	25.00'	41.32'	27.14'	S 43°04'14"E	36.77'

LINE DATA:

Line Number	Bearing	Distance
1	N 89°34'49"	12.00'
2	S 89°43'17"	89.78'
3	S 43°07'03"	86.71'
4	S 15°19'46"	119.25'
5	S 26°08'04"	45.00'
6	S 14°38'25"	75.63'
7	N 07°13'51"	54.19'

- GENERAL NOTES:**
- All cut-de-sac radii are 50', unless otherwise indicated on this plat.
 - All block corners and cut-de-sac 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 as shown on the above plat and more particularly described 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 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.
 - There are dedicated aerial easements as indicated on this plat.
 - 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-ways 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 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 5, Block 1.
 - There is also a restrictive building area along the rear of Lots 3 thru 11, Block 3, the East side of Lot 1, Block 3 and 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 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.
 - All street right-of-ways are 60-feet 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 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 vest in the dedicant, his heirs, assigns, or successors.
 - B.M. U.S.G.S. Monument F1280 located 4.1 miles East of Fulshear. Elevation = 127.65 feet (1978 datum).
 - T.B.N.: Railroad spike in 36" pecan tree situated on Lot 3, Block 1 of this subdivision. Elevation = 113.42.
 - Bradford on the Bend, Section 1 lies within Fort Bend County Municipal Utility District No. 81.
 - B.L. indicates "Building Setback Line".
 - A ten (10) foot road right-of-way easement is hereby dedicated around the perimeter of each cul-de-sac bulb being on the front of Lots 3, 4 and 5, Block 1; Lots 6, 7, 8, 23, 24, 25, 37, 38 and 39, Block 2; and a portion of Lots 2 and 6, Block 1, and Lots 5, 9, 22, 26, 36 and 40, Block 2.

PLAT 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

OWNER:
UNITED FINANCIAL CORP
ARENA TOWER TWO
7324 S.W. FREEWAY, SUITE 600
HOUSTON, TEXAS
988-4400

ENGINEER:
JONES & CARTER, INC.
Consulting Engineers
6335 GULFTON DRIVE, STE. 200
HOUSTON, TEXAS
777-9337

FILED FOR RECORD
2024
2:00 PM
FEB 19 1986
CLERK OF COUNTY CLERK
FORT BEND CO. TEX