

WESTON LAKES  
SEC. 1  
SLIDE No. 746B AND 747A FBCPR

RESTRICTED RESERVE "C"  
LANDSCAPE AND PARKING  
PURPOSES ONLY  
0.0715 AC  
3,114 SQ FT

CALLED 18.2 AC  
TRACT "J"  
CF No 9609073 FBCPRRP

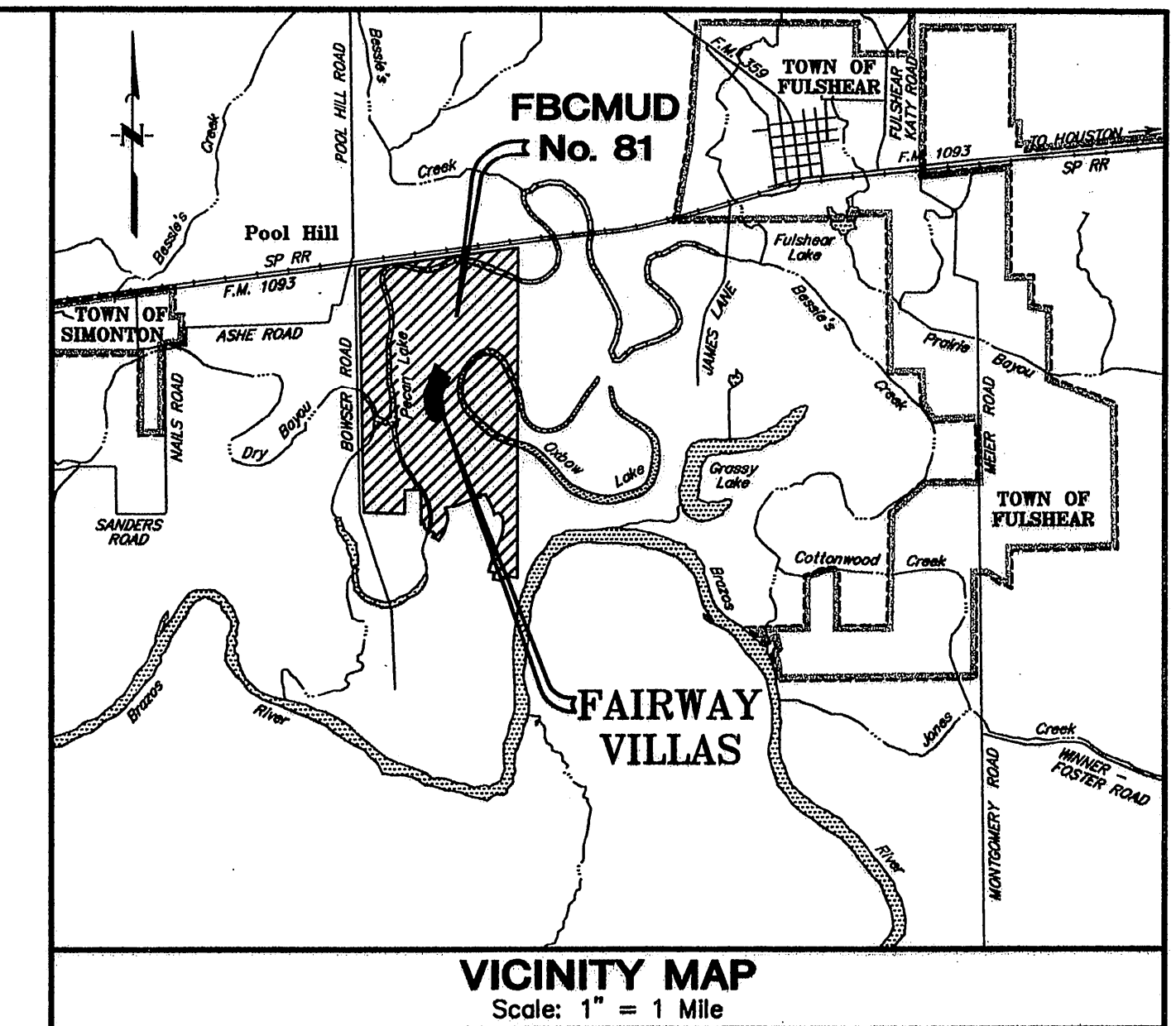
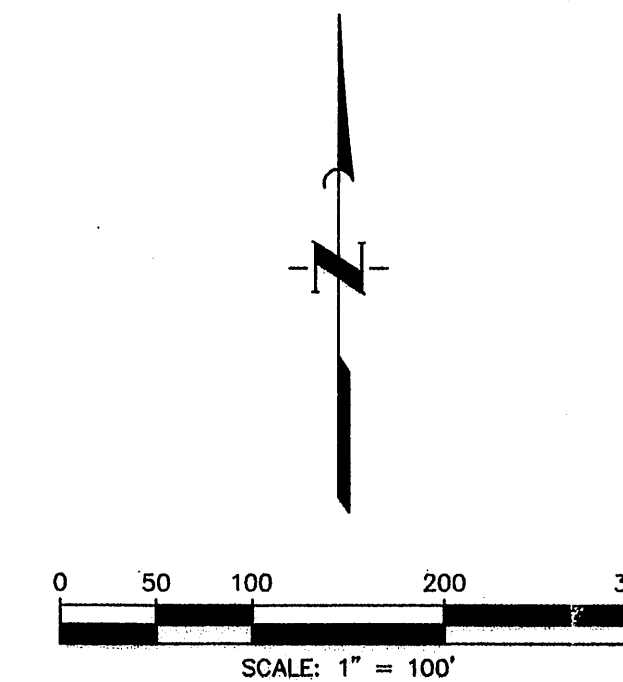
RESTRICTED RESERVE "A"  
LANDSCAPE AND PARKING  
PURPOSES ONLY  
0.2072 AC  
9,024 SQ FT

CALLED 6.8 AC  
TRACT "C"  
CF No 9609073 FBCPRRP

RESTRICTED RESERVE "B"  
EMERGENCY ACCESS,  
DRAINAGE, RECREATION,  
AND UTILITY PURPOSES ONLY  
0.2586 AC  
11,285 SQ FT  
WESTON LAKES  
SEC. 10  
SLIDE No. 965A AND 965B FBCPR

LINE	BEARING	DISTANCE
L1	S60°07'03"E	80.17
L2	S36°09'16"E	20.42
L3	S53°50'44"W	60.00
L4	S36°09'15"E	6.65
L5	N40°59'05"E	11.44
L6	N22°21'23"W	9.63
L7	S36°58'16"W	38.14
L8	N20°02'21"W	35.46
L9	N62°58'06"E	55.68
L10	S69°30'40"E	30.02
L11	N89°26'45"E	30.00
L12	N39°30'09"W	51.46
L13	S76°20'09"W	50.02

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	00°24'44"	900.00'	6.47'	3.24'	N29°00'10"E	6.47'
C2	13°30'41"	300.00'	70.75'	35.54'	S35°33'09"W	70.58'
C3	74°30'19"	55.00'	71.52'	41.83'	S11°45'45"E	66.59'
C4	03°09'34"	8000.00'	441.14'	220.63'	N23°54'37"E	441.09'
C5	23°20'34"	338.39'	137.86'	69.90'	N10°39'33"E	136.91'
C6	07°17'15"	588.09'	74.80'	37.45'	N04°39'21"W	74.75'
C7	75°56'36"	124.36'	164.84'	97.06'	S29°40'19"W	153.03'
C8	92°41'34"	75.00'	121.33'	78.61'	N52°20'18"W	108.53'
C9	27°00'46"	725.00'	341.81'	174.14'	N07°30'52"E	338.65'
C10	04°40'04"	344.83'	28.09'	14.05'	N23°20'24"E	28.08'
C11	88°50'26"	75.00'	116.29'	73.50'	N70°06'32"E	104.99'
C12	118°01'51"	25.00'	51.50'	41.63'	N78°40'35"W	42.87'
C13	26°35'54"	50.00'	230.25'	55.68'	N28°24'54"E	74.40'
C14	54°29'39"	25.00'	23.78'	12.87'	S76°15'44"E	22.89'
C15	91°19'24"	25.00'	39.85'	25.58'	N03°21'13"W	35.76'
C16	90°26'20"	25.00'	39.46'	25.19'	S69°18'35"W	35.49'
C17	88°50'59"	25.00'	38.77'	24.50'	S21°02'46"E	35.00'
C18	61°08'30"	25.00'	26.68'	14.77'	N42°58'41"W	25.43'
C19	195°15'49"	50.00'	170.40'	14.77'	N69°57'39"E	99.11'
C20	61°08'30"	25.00'	26.68'	14.77'	S02°53'59"W	25.43'
C21	63°12'55"	25.00'	27.59'	15.38'	S14°51'43"W	26.21'
C22	198°59'49"	50.00'	173.66'	298.84'	N53°01'44"W	98.63'
C23	63°12'55"	25.00'	27.59'	15.38'	N59°04'50"E	26.21'
C24	89°36'54"	25.00'	39.10'	24.83'	S36°30'28"W	35.24'
C25	90°23'06"	25.00'	39.44'	25.17'	S53°29'32"E	35.47'
C26	74°01'01"	55.00'	71.05'	41.46'	S39°21'29"W	66.21'
C27	193°41'22"	57.50'	194.38'	479.03'	N20°11'13"W	114.18'
C28	71°16'05"	175.00'	217.68'	125.45'	S27°20'04"W	203.91'



General Notes

- "Building Setback Lines" are shown on the above plat and more particularly described in the Declaration of Covenants, Restrictions and Conditions for Fairway Villas.
- Side lot building lines are zero (0) feet on all single family residential lots unless otherwise noted on plat.
- AE . . . . . "Aerial Easement"
  - BL . . . . . "Building Line"
  - Esmt . . . . . "Easement"
  - CF . . . . . "Clark's File"
  - FC . . . . . "Film Code"
  - Vol . . . . . "Volume and Page"
  - FBCDR . . . . . "Fort Bend County Deed Records"
  - FBCMR . . . . . "Fort Bend County Map Records"
  - FBCPRRP . . . . . "Fort Bend County Official Public Records of Real Property"
  - FBCMUD . . . . . "Fort Bend County Municipal Utility District"
  - No . . . . . "Number"
  - ROW . . . . . "Right-of-Way"
  - SSE . . . . . "Sanitary Sewer Easement"
  - STM . . . . . "Storm Sewer Easement"
  - Sq Ft . . . . . "Square Feet"
  - Temp . . . . . "Temporary"
  - UE . . . . . "Utility Easement"
  - HL&PE . . . . . "Houston Lighting & Power Co Easement"
  - WLE . . . . . "Waterline Easement"
- There are no existing pipelines or pipeline easements within the boundaries of the subdivision.
- The minimum slab elevation for lots 63-66 shall be 109.3 feet above mean sea level. The minimum slab elevation for lots 61, 62, 67 and 69 shall be 109.1 feet above mean sea level. The minimum slab elevation for lots 10-13, 54-60 and 69 shall be 109.5 feet above mean sea level. The minimum slab elevation for lots 6-8 and 14-19 shall be 110.2 feet above mean sea level. The minimum slab elevation for lots 9 and 50-53 shall be 110.0 feet above mean sea level. The minimum slab elevation for lots 3-5 and 20-27 shall be 108.8 feet above mean sea level. The minimum slab elevation for lots 1, 2 and 28-31 shall be 108.8 feet above mean sea level. The minimum slab elevation for lots 43-49 shall be 108.9 feet above mean sea level. The minimum slab elevation for lots 32-42 shall be 108.1 feet above mean sea level.
- The 100-yr flood plain is approximately 104.0 feet above mean sea level as per the FEMA Insurance Rate Map (FIRM) for Fort Bend County, Texas community panel No. 48157C0075J, dated January 3, 1997.
- All easements are centered on lot lines unless shown otherwise.
- All street rights-of-way are hereby dedicated as utility easements.
- There are other dedicated utility easements as indicated on this plat.
- B.M.: U.S.G.S. Monument F1280. Elevation = 127.65 feet (1978 adjustment).
- All cul-de-sac radii are 50', unless otherwise indicated on this plat.
- All block corners and cul-de-sac returns to tangent radii are to be 25', unless otherwise indicated on this plat.
- All street right-of-ways are 60'-feet unless otherwise noted.
- The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
- All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- All property to drain into the drainage easement only through an approved drainage structure.
- This tract lies within Fort Bend County Municipal Utility District No. 81, Fort Bend County Rural Fire District #1 and Lamar Consolidated Independent School District.
- Restricted Reserve "A" is restricted to landscaping and parking purposes only.
  - Restricted Reserve "A" is 0.2072 acres, 9,024 square feet.
  - Restricted Reserve "B" is restricted to emergency access, drainage, recreation, and utility purposes only.
  - Restricted Reserve "B" is 0.2586 acres, 11,285 square feet.
  - Restricted Reserve "C" is restricted to landscaping and parking purposes only.
  - Restricted Reserve "C" is 0.0715 acres, 3,114 square feet.

2002081145  
 RECORDED  
 2346  
 AUG 19 2002  
 County Clerk Fort Bend Co., Tex.

# FAIRWAY VILLAS

A SUBDIVISION OF 20.3153 ACRES OF LAND  
 OUT OF  
 THE JOHN RANDON LEAGUE, ABSTRACT No. 76  
 FORT BEND COUNTY, TEXAS  
 69 LOTS 3 RESERVES 1 BLOCK  
 MAY 2002

OWNER:  
 VLI, LTD.  
 914 BARTLETT ROAD  
 SEALY, TEXAS 77474  
 (979) 885-4181

ENGINEER:  
 JONES & CARTER, INC.  
 Consulting Engineers  
 6335 GULFON DR., SUITE 100  
 HOUSTON, TEXAS 77081  
 (713) 777-5337