

We, Bluegreen Southwest One, L.P., a Delaware Limited Partnership, (hereinafter called "Bluegreen") authorized to do business in the State of Texas, acting through its General Partner, Bluegreen Southwest Land, Inc., a Delaware Corporation by Marcus Smith, President, being the owner of the property subdivided in the above and foregoing map of Riverwood Forest at Weston Lakes, Section One, 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 Riverwood Forest at Weston Lakes, Section One 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 hereby waive any claims for damages occasioned by the establishing of grades and 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 Riverwood Forest at Weston Lakes, Section One 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 private street rights-of-way.

Further, we do hereby dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten foot (10' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen foot (16' 0") ground easements from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easements total twenty-one feet, six inches (21' 6").

Further, we do hereby dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten foot (10' 0") back-to-back ground easements or seven feet (7' 0") for sixteen foot (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easements total thirty feet (30' 0") in width.

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

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 Riverwood Forest at Weston Lakes, Section One.

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, 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 Riverwood Forest at Weston Lakes, Section One where building setback lines, public utility easements, or public drainage 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 and/or drainage 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 Bluegreen, 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, Bluegreen 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.

Bluegreen, 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 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, the Bluegreen Southwest One, L.P., has caused these presents to be signed by Marcus Smith, President of Bluegreen Southwest Land, Inc., its General Partner, thereunto authorized, attested by its Vice-President, Lonnie Phillips, and its corporate seal hereunto affixed this 23 day of May, 2000.

Bluegreen Southwest One, L.P., a Delaware Limited Partnership by Bluegreen Southwest Land, Inc., a Delaware Corporation, as General Partner of Bluegreen Southwest One, L.P.

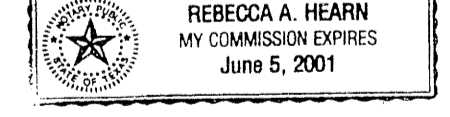
By: *Marcus Smith*  
Marcus Smith, President

Attest: *Lonnie Phillips*  
Lonnie Phillips, Vice President

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared Marcus Smith, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, the 23 day of May, 2000.



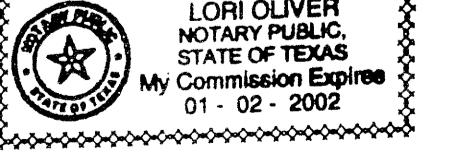
*Rebecca A. Hearn*  
Notary Public in and for the State of Texas  
REBECCA A. HEARN  
Printed Name of Notary Public

My Commission Expires: 6/5/2001

STATE OF TEXAS  
COUNTY OF Fort Bend

BEFORE ME, the undersigned authority, on this day personally appeared Lonnie Phillips, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

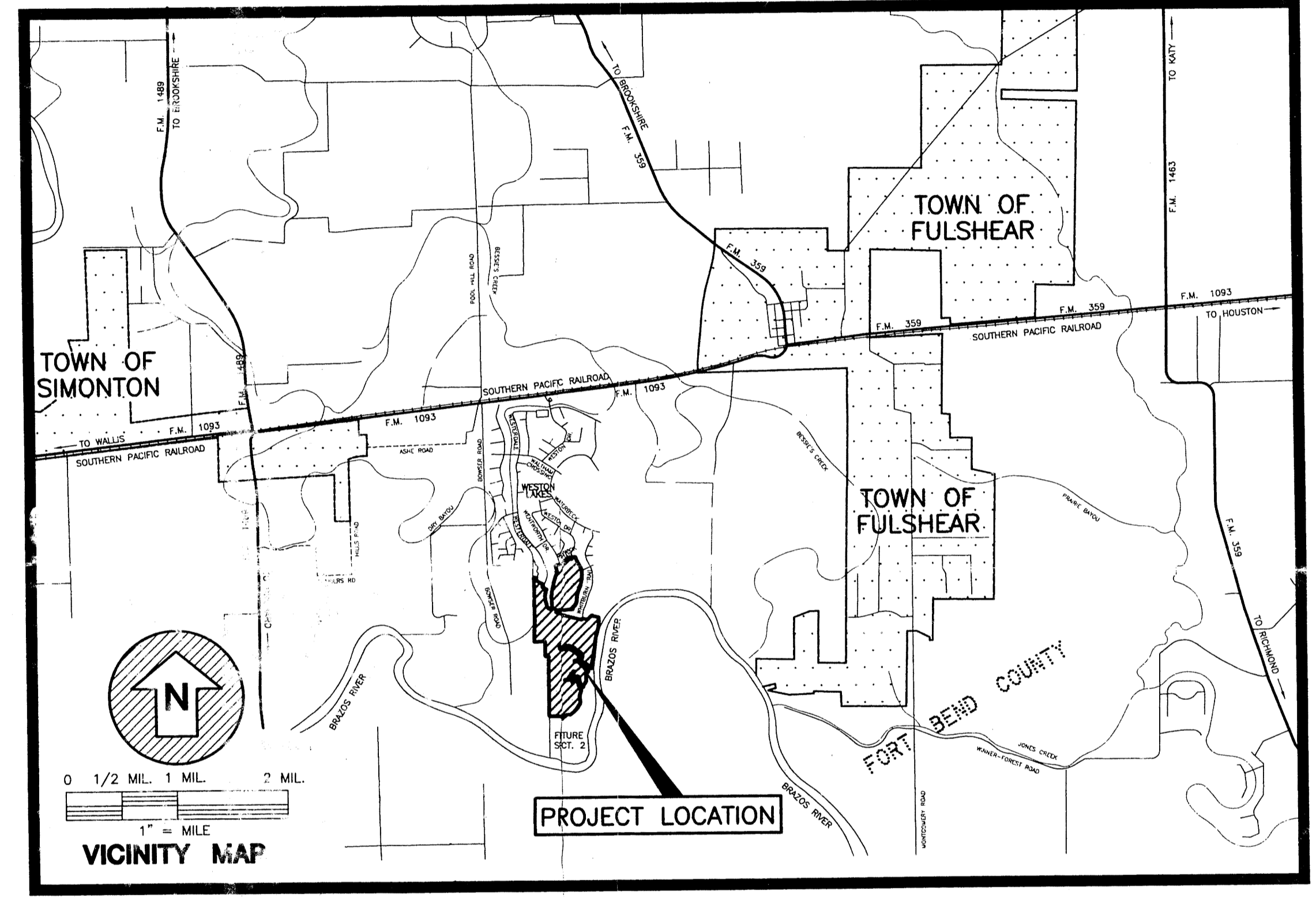
GIVEN UNDER MY HAND AND SEAL OF OFFICE, the 24 day of May, 2000.



*Lori Oliver*  
Notary Public in and for the State of Texas  
Lori Oliver  
Printed Name of Notary Public

My Commission Expires: 1/02/2002

# RIVERWOOD FOREST AT WESTON LAKES SECTION 1



A SUBDIVISION OF 293.670 ACRES OF  
LAND BEING A PORTION OF THE REMAINDER  
OF A CALL 426.95 ACRE TRACT OF LAND (FORT  
BEND COUNTY CLERK'S FILE No. 9783770)  
BEING IN THE JOHN RANDON SURVEY,  
ABSTRACT NO. 76, FORT BEND COUNTY, TEXAS.

232 LOTS      5 RESERVES      9 BLOCKS

**OWNER**

**BLUEGREEN SOUTHWEST ONE, L.P.**  
BLUEGREEN SOUTHWEST LAND, INC., GENERAL PARTNER  
MARCUS SMITH, PRESIDENT  
5646 WESTON DRIVE  
FULSHEAR, TEXAS 77441  
(281) 243-9122

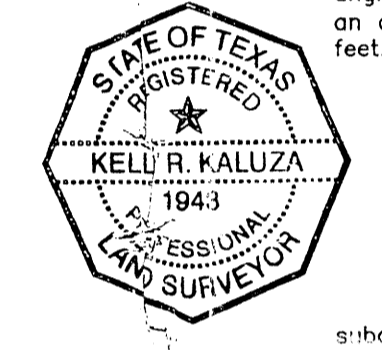
**SURVEYOR AND ENGINEER**

**KELLY R. KALUZA & ASSOCIATES, INC.**  
CONSULTING ENGINEERS AND SURVEYORS  
101 SOUTHWESTERN BLVD. SUITE NO. 202  
SUGAR LAND, TEXAS 77478  
(281) 491-1550

MAY 17, 2000

KELLY R. KALUZA, REGISTERED PROFESSIONAL LAND SURVEYOR No. 1943

- There are no existing pipelines or pipeline easements within the boundaries of the subdivision.
- As per the Department of Housing and Urban Development Federal Insurance Administration Flood Hazard Boundary Maps for Fort Bend County, Texas and Incorporated Areas (Map Number 48157C0075J, Map Revised January 3, 1997), this tract of land appears to lie within Zone X - areas determined to be outside 500-year floodplain, Zone X - areas of 100-year flood with average depths of less than one foot or within drainage areas less than one square mile; and areas protected by levees from 100-year flood, Zone AE - base flood elevations determined, and Zone A - no base flood elevations determined. The finished floor elevation of structures within this subdivision shall be a minimum of one foot above the hundred-year flood elevation as established by the Federal Emergency Management Agency. In addition to this minimum, no finished floor elevation shall be less than 2.0 feet above natural ground.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings, and other obstructions to the operation and maintenance of the drainage facilities. All property shall drain into the drainage easement only through an approved drainage structure.
- Benchmark Reference and Temporary Benchmarks:  
Benchmark: N.G.S. Benchmark P 1505; Stainless steel rod under logo cap at the southeast corner of State Farm-Market Highway No. 1093 intersection with Bowser Road approximately 2.9 miles west of Fulshear, Texas; Elevation 112.56 NAVD 88.  
T.B.M. #1: Square cut in top of the southwest corner of a concrete inlet box on the east side of Westerdale Drive near the north corner of Lot 17, Block 2, Weston Lakes Section 14; Elevation 107.98.  
T.B.M. #2: "X" cut in top of the west side of a concrete inlet box on the west side of Whitburn Trail 60 feet west of the Southwest corner of Lot 12, Block 2, Weston Lakes Section 15; Elevation 104.27.
- Reserve "E" and all drainage easements shown on the foregoing plat will be maintained by the Homeowner's Association and/or the adjacent lot owners. However, Fort Bend County and/or Fort Bend County Drainage District reserves the right to maintain these drainage facilities, if necessary.
- This rural subdivision employs a natural drainage system which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Elevation contour lines shown on the subdivision plat are approximated but verified at road crossings.
- 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 dedicatory, his heirs, assigns or successors.
- This subdivision contains one or more private streets that have not been dedicated to or accepted by Fort Bend County or any other local governmental agency as public rights-of-way. Fort Bend County has no obligation, nor does any other local governmental agency have any obligation, to maintain or improve any private streets within the subdivision, which obligation shall be the sole responsibility of the owners of the property in this subdivision.



I, Kelly R. Kaluza, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby state that the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground and that all boundary corners, angle points, points of curvature, and other points of reference have been marked with iron rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than two (2) feet.

*Kelly R. Kaluza*  
Kelly R. Kaluza  
Registered Professional Land Surveyor  
Texas Registration No. 1943

I, D. Jesse Hegemier, P.E., Fort Bend County Engineer, do hereby state 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 affect of drainage from this subdivision on the intersecting drainage artery or parent stream or on any other area or subdivision within the watershed.

*D. Jesse Hegemier*  
D. Jesse Hegemier, P.E.

Approved by the Commissioners' Court of Fort Bend County, Texas, this the 16th day of June, 2000.

*R. L. Bud O'Shea*  
R. L. "Bud" O'Shea  
Commissioner, Precinct No. 1

*Andy Prestage*  
Andy Prestage  
Commissioner, Precinct No. 2

*W. A. "Andy" Meyers*  
W. A. "Andy" Meyers  
Commissioner, Precinct No. 3

*Janice Patterson*  
Janice Patterson  
Commissioner, Precinct No. 4

*James Acolphus*  
James Acolphus, County Judge

I, Dianne Wilson, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on the 16th day of June, 2000 at 3:36 o'clock P.M. in Slide Number(s) 2000-16, 2000-17, 2000-18 of the Plat Records of said County.

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



*Dianne Wilson*  
Dianne Wilson, County Clerk  
Fort Bend County, Texas  
*Cindy Twardowski*  
Deputy  
CINDY TWARDOWSKI

# RIVERWOOD FOREST AT WESTON LAKES SECTION 1

SHEET 1 OF 6

20004624  
FILED IN RECORD  
TIME 3:36 AM  
JUN 6 2000  
County Clerk, Fort Bend Co., Texas  
2001A