



CURVE DATA:

Curve Number	Delta	Radius	Arc Length	Tangent Length	Chord Bearing	Chord Length
C1	10°46'11"	790.00'	131.88'	65.98'	S 31°31'14"W	131.38'
C2	1°47'07"	990.00'	39.05'	19.42'	S 17°19'36"W	39.84'
C3	5°44'10"	1530.00'	153.19'	76.65'	S 70°18'07"W	153.11'
C4	86°05'47"	25.00'	31.92'	23.69'	S 18°20'38"E	34.40'
C5	53°44'01"	25.00'	29.45'	18.67'	S 89°17'19"E	28.60'
C6	27°09'14"	25.00'	26.33'	16.67'	S 23°02'18"E	27.81'
C7	46°14'42"	25.00'	29.18'	18.68'	S 23°02'18"E	28.36'
C8	90°38'56"	25.00'	29.70'	25.42'	S 33°33'27"E	35.66'
C9	56°15'44"	25.00'	28.79'	18.68'	S 61°18'28"E	32.91'
C10	27°16'23"	25.00'	28.45'	18.68'	S 05°10'15"W	27.72'
C11	47°23'24"	25.00'	28.68'	18.97'	S 69°13'45"W	20.09'
C12	94°05'26"	25.00'	41.05'	26.85'	S 53°54'22"W	36.59'
C13	90°01'00"	25.00'	25.27'	25.00'	S 69°19'23"E	35.36'
C14	46°25'04"	25.00'	29.23'	18.68'	S 48°03'40"E	19.68'
C15	27°10'10"	25.00'	28.35'	18.68'	S 15°36'17"W	28.50'
C16	53°33'49"	25.00'	23.37'	12.62'	S 82°44'07"W	20.33'
C17	90°00'00"	25.00'	25.00'	25.00'	S 20°48'27"W	35.36'
C18	93°33'50"	25.00'	48.82'	28.27'	S 71°24'34"E	35.44'
C19	18°09'10"	25.00'	304.15'	123.36'	S 16°48'31"W	35.36'
C20	28°11'29"	740.00'	364.10'	185.88'	S 14°05'44"E	360.44'
C21	17°14'24"	720.00'	225.67'	113.69'	S 09°14'35"W	225.88'
C22	29°51'28"	280.00'	145.91'	74.65'	N 03°58'39"E	144.27'
C23	5°25'00"	1100.00'	103.89'	32.04'	N 21°56'53"W	101.95'
C24	14°01'58"	435.00'	136.54'	53.54'	N 31°20'25"E	106.27'
C25	11°21'41"	1500.00'	249.44'	149.21'	S 67°57'12"W	234.48'
C26	6°10'44"	260.00'	28.04'	14.02'	N 10°01'25"W	28.03'
C27	11°21'41"	1500.00'	249.44'	149.21'	N 66°03'16"E	234.95'
C28	8°29'29"	500.00'	74.10'	37.12'	N 66°03'16"E	74.03'
C29	19°52'08"	770.00'	249.12'	125.65'	N 88°18'59"E	248.08'
C30	12°21'46"	520.00'	112.20'	56.32'	N 71°51'30"W	111.98'

LINE DATA:

Line Number	Bearing	Distance
L1	N16°49'48"W	60.00'
L2	N82°13'29"W	86.16'
L3	N10°00'39"W	86.16'
L4	N07°15'30"E	86.16'
L5	N63°15'02"E	86.16'
L6	N37°18'14"W	130.93'
L7	N56°18'08"E	86.16'
L8	S58°52'07"E	116.42'
L9	S49°49'18"E	127.41'
L10	N83°03'47"E	60.00'
L11	N06°56'13"W	7.00'
L12	S18°09'10"W	20.00'
L13	N18°09'10"W	112.59'
L14	N06°00'23"W	77.81'
L15	N06°00'23"W	20.00'
L16	N10°57'05"W	86.04'
L17	N58°21'17"E	26.63'
L18	N13°06'57"W	66.73'
L19	N06°56'13"W	71.00'
L20	N79°02'55"E	71.00'
L21	S65°40'37"E	79.00'

- GENERAL NOTES:
- All block corner radii are to be twenty-five (25') feet, unless otherwise indicated on this plat.
  - "Building Setback" lines are shown on the above plat and more particularly described in the Declaration of Covenants, Restrictions and Conditions for Weston Lakes, Section 12.
  - U.E. Indicates "Utility Easement"  
A.E. Indicates "Aerial Easement"  
S.S.W.E. Indicates "Storm Sewer Easement"
  - There are no existing pipelines or pipeline easements within the boundaries of the Subdivision.
  - The minimum slab elevation shall be 107.5 feet above mean sea level. In no case will a slab be lower than the 100 year flood plain or lower than eighteen (18') above natural ground.
  - There are dedicated aerial easements as indicated on this plat.
  - There is dedicated a twenty (20') foot utility easement along the front of all Lots, except as otherwise indicated on this plat.
  - There is dedicated a twenty (20') foot utility easement along the side Lot lines adjacent to the street rights-of-way of all corner Lots, except as otherwise indicated on this plat.
  - All easements are centered on Lot lines unless shown otherwise.
  - There is hereby dedicated a 21.5 foot aerial easement across a 10 foot utility easement and extending 11.5 additional feet westerly beyond the limits of said 10 foot utility easement which runs along the easterly line of Block 2 of this plat. Said aerial easement exists upward from a horizontal plane situated 15 feet above ground level. Said aerial easement also exists from ground level upward within the 10 foot utility easement.
  - All street rights-of-way are sixty (60') feet wide unless otherwise noted.
  - All street rights-of-way 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 quarter (1 3/4) square feet (18" diameter), unless otherwise approved.
  - 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 through become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and rest in the dedicator, his heirs, assigns or successors.
  - B.M.: U.S.G.S. Monument F1280 located 4.1 miles east of Fulshear. Elevation = 122.65 feet (1978 datum).
  - T.B.M.: "star-drill" point at center-line intersection of Waterbeck and Whitburn Trail in Weston Lakes, Section 11. Elevation = 106.88 feet (1978 datum, FB 814, Pg. 71)
  - Weston Lakes, Section 12 lies within Fort Bend County Municipal Utility District No. 81.
  - All of Reserve "B" is hereby dedicated to Fort Bend County Municipal Utility District No. 81 as a drainage easement.

10A71630  
FILED FOR RECORD  
TIME 10:33 P.M.  
SEP 10 1990  
Dennis Miller  
County Clerk, Fort Bend Co., Tex  
1073A

# PLAT OF WESTON LAKES SECTION 12

A SUBDIVISION OF 43.944 ACRES OF LAND  
OUT OF THE JOHN RANDON LEAGUE, ABSTRACT NO. 76  
FORT BEND COUNTY, TEXAS  
53 LOTS 2 RESERVES 3 BLOCKS

AUGUST, 1990

PLANNER: WILLIAMS & CRAWFORD, INC.  
2400 WEST LOOP SOUTH  
SUITE 104  
HOUSTON, TEXAS 77027

OWNER: UNITED FINANCIAL CORP.  
1250 SHORELINE DRIVE  
SUGAR LAND, TEXAS 77478  
(713) 242-1188

ENGINEER: JONES & CARTER, INC.  
Consulting Engineers  
6335 GULFTON DR., SUITE 200  
HOUSTON, TEXAS 77081  
(713) 777-5337