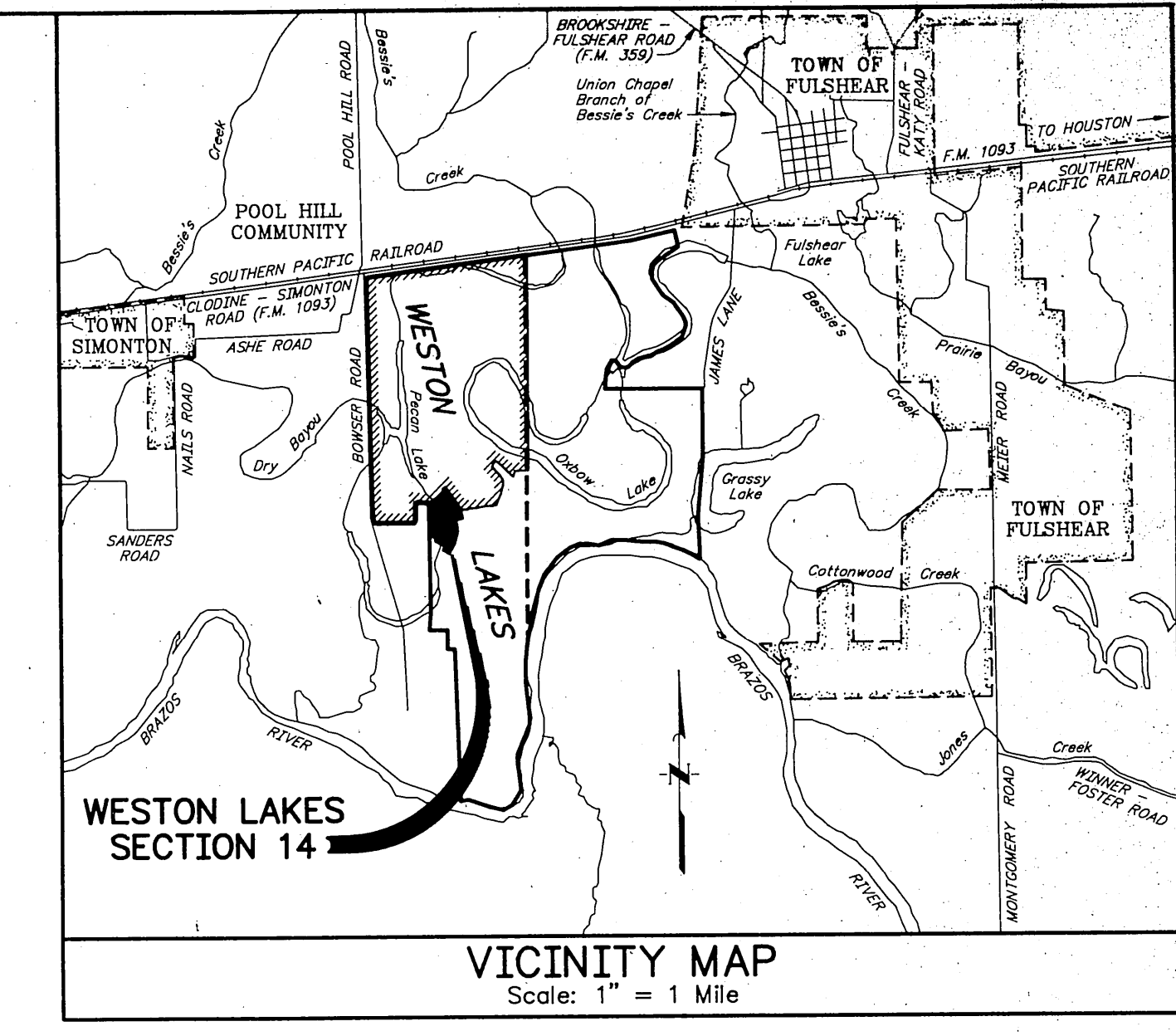


PROPOSED
BRADFORD
ON THE BEND
SECTION 3
Slides No. ___A & ___B
F.B.C.P.R.

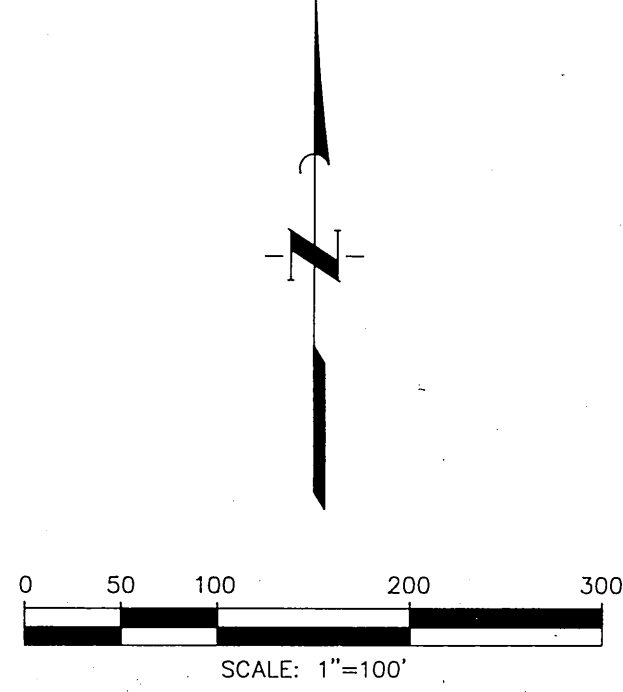
WESTON LAKES
SECTION 8
Slides No. 931A & 931B
F.B.C.P.R.

WESTON LAKES
SECTION 14
Slides No. 930A & 930B
F.B.C.P.R.



GENERAL NOTES

- All cul-de-sacs radii are sixty (60) feet, unless otherwise indicated on this plat.
- All block corners and cul-de-sac returns to tangent radii are twenty-five (25) feet, 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 Weston Lakes, Section 14.
- U.E. indicates "Utility Easement"
A.E. indicates "Aerial Easement"
B.L. indicates "Building Line"
Stm.Swr.Esmt. indicates "Storm Sewer Easement"
- There are no existing pipelines or pipeline easements within the boundaries of this subdivision.
- The minimum slab elevation shall be 108.0 feet above mean sea level. In no case will a slab be lower than the 100 year flood plain or lower than eighteen (18) inches above natural ground.
- Reserve "E" is hereby dedicated as a private access easement to Fort Bend County MUD No. 81.
- 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 right-of-way 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 1 thru 13, Block 1, and the easterly line of Reserve "A".
- There is also a restrictive building area along the rear of Lots 1 thru 13, Block 1, and along the easterly line of Reserve "A" as more particularly described in the recorded restrictions for the subdivision.
- 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-quarters (1 3/4) square feet (18 inch diameter), unless otherwise approved.
- All street rights-of-way are sixty (60) feet wide unless otherwise noted.
- B.M.: U.S.G.S. Monument F1280 located 4.1 miles east of Fulshear. Elevation = 127.65 feet (1978 adjustment)
- T.B.M.: R.R. spike in a 36-inch pecan tree located near the northern-most corner of Lot 17, Block 3 of Weston Lakes, Section 8. Elevation = 112.34' (1978 adjustment)
- All easements are centered on lot lines unless shown otherwise.
- Reserve "C" is hereby dedicated as a drainage easement to Fort Bend County Municipal Utility District No. 81; provided, however, said dedication is subject to the rights of the current owner(s) of all or any portion of said Reserve "C" and said owner's successors and assigns to use the lake within Reserve "C" for recreational lake purposes.
- There is hereby dedicated a 21.5 foot aerial easement across a 10 foot utility easement and extending 11.5 additional feet easterly beyond the limit of said 10 foot utility easement which runs along the westerly line of Reserve "A", "B" and "C" 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.
- 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 revest in the dedicator, his heirs, assigns or successors.



LINE DATA

Line Number	Bearing	Distance
L1	N 88°59'56"	20.00'
L2	N 95°52'20"	80.00'
L3	N 37°07'49"	119.32'
L4	N 37°07'49"	119.32'
L5	N 52°14'49"	95.54'
L6	S 20°46'16"	105.12'
L7	S 21°27'17"	121.42'
L8	S 17°39'49"	131.92'
L9	S 15°09'17"	110.73'
L10	S 62°56'56"	30.00'
L11	S 29°49'38"	92.30'
L12	N 00°09'06"	69.24'
L13	N 89°50'54"	110.00'
L14	S 16°13'56"	82.28'
L15	S 44°08'03"	67.41'
L16	S 09°50'58"	69.96'
L17	S 16°32'29"	54.03'

CURVE DATA

Curve Number	Delta	Radius	Arc Length	Tangent Length	Chord Bearing	Chord Length
C1	0°28'36"	1030.00'	8.57'	4.28'	N 29°44'00"W	8.57'
C2	2°32'45"	570.00'	25.33'	12.67'	N 53°31'11"E	25.33'
C3	0°28'12"	1770.00'	14.52'	7.26'	N 29°35'32"E	14.51'
C4	91°48'22"	25.00'	40.06'	25.80'	N 16°32'45"W	35.91'
C5	62°36'02"	110.00'	120.18'	66.88'	N 51°08'55"W	114.29'
C6	91°48'22"	25.00'	40.06'	25.80'	S 71°38'53"W	35.91'
C7	12°57'13"	1000.00'	226.08'	113.53'	S 23°01'05"E	225.60'
C8	4°54'48"	1800.00'	154.36'	77.23'	N 18°59'53"W	154.31'
C9	44°49'09"	550.00'	430.23'	226.80'	S 00°57'17"W	419.35'
C10	62°36'02"	80.00'	87.41'	48.64'	N 31°08'55"W	83.12'
C11	6°57'46"	1800.00'	203.03'	101.62'	S 26°35'43"W	202.93'

RESERVE "C"
2,906 AC.
(126,565 S.F.)
(SEE NOTE 19)

RESERVE "A"
3,449 AC.
(150,225 S.F.)

RESERVE "B"
0,609 AC.
(26,520 S.F.)

RESERVE "E"
0,615 AC.
(26,771 S.F.)
(SEE NOTE 7)

RESERVE "D"
5,050 AC.
(219,975 S.F.)

FUTURE
WESTON LAKES
SECTION

FUTURE
WESTON LAKES
SECTION

4047634
FILED FOR RECORD
TIME 10:46 A.M.
SEP 10 1990
Diana Miller
County Clerk, Fort Bend Co., TX
1074 A

PLAT OF
WESTON LAKES
SECTION 14

A SUBDIVISION OF 29.750 ACRES OF LAND
OUT OF THE JOHN RANDON LEAGUE, ABSTRACT NO. 76
FORT BEND COUNTY, TEXAS
30 LOTS 5 RESERVES 2 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.
6335 GULFTON DR., SUITE 200
HOUSTON, TEXAS 77081
(713) 777-5337