

THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

We, United Financial Corporation, being the owner of the property subdivided in the above and foregoing map of Weston Lakes, Section 18, 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 Weston Lakes, Section 18 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 do hereby waive any claims for damages occasioned by the establishing of grades as 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 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 Weston Lakes, Section 18 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) and do hereby dedicate to the public the streets and alleys shown thereon and dedicated hereunder.

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 Weston Lakes, Section 18.

Further, we do hereby establish 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.

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 Weston Lakes, Section 18.

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, United Financial Corporation does hereby reserve unto itself, its successors and assigns, all of the oil, gas and other minerals in, on, under, and that may be produced and saved from all the land and easements hereby dedicated, but without surface rights to produce same, which surface rights are hereby waived.

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 Weston Lakes, Section 18 where building setback lines or public utility 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 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 United Financial Corporation, its successors and assigns, its invitees, designers, and successors-in-title, to each lot shown hereon, and in favor of the invitees and designers of each successor-in-title to each lot shown hereon, but not in favor of the public. However, United Financial Corporation 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.

United Financial Corporation, its designers, 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, United Financial Corporation has caused these presents to be signed by Mary Ellen Ambrose, its Vice-President hereunto authorized, attested by its Assistant Secretary, Terri Albright, and its corporate seal hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

UNITED FINANCIAL CORPORATION

By: Mary Ellen Ambrose, Vice-President

Attest: Terri Albright, Assistant Secretary

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BEFORE ME, the undersigned authority, on this day personally appeared Mary Ellen Ambrose and Terri Albright, officers of United Financial Corporation, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein set out and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Notary Public in and for the State of Texas  
My Commission Expires \_\_\_\_\_

Michael A. Romas  
Texas Registration No. 4657

I, Carlos P. Cotton, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County.

Carlos P. Cotton  
Professional Engineer No. 42456

I, Ronald D. Drachenberg, P.E., Fort Bend County Engineer, do hereby certify 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 effect of drainage from this subdivision on the intersecting drainage artery or parent stream or any other area or subdivision within the watershed.

Ronald D. Drachenberg, P.E.  
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

R.L. "Bud" O'Shields  
Commissioner, Precinct 1

Grady Prestage  
Commissioner, Precinct 2

Roy L. Cordes, Jr.  
County Judge

Alan Pressley  
Commissioner, Precinct 3

Bob Lutts  
Commissioner, Precinct 4

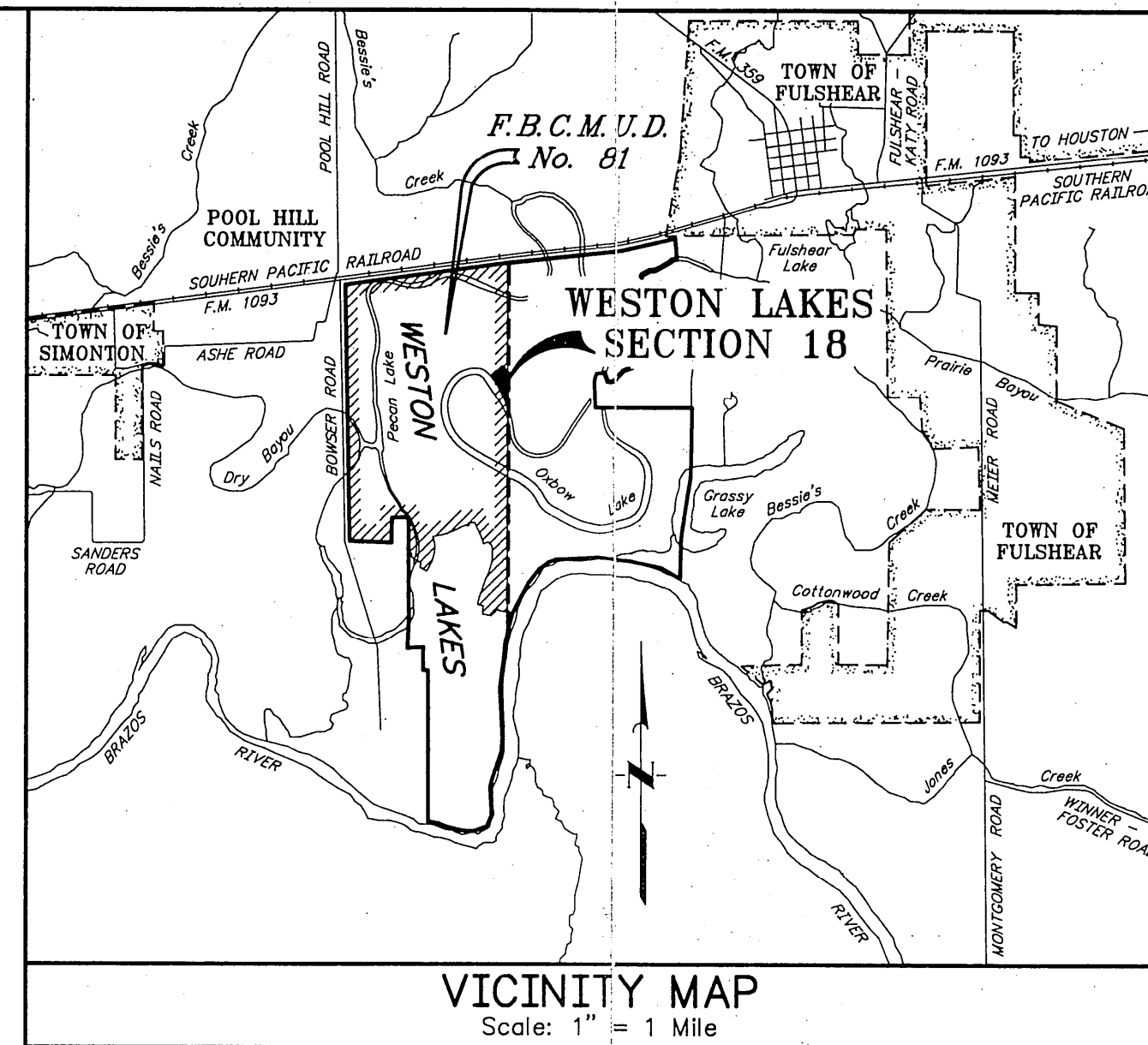
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I, Dianne Wilson, Clerk of the County Court of Fort Bend County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ in Slide No. \_\_\_\_\_ of Records of Plats for said County.

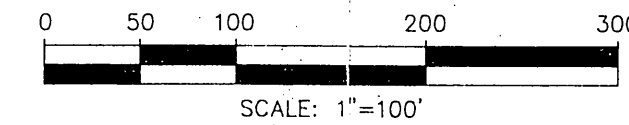
Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Dianne Wilson

By: \_\_\_\_\_



VICINITY MAP  
Scale: 1" = 1 Mile

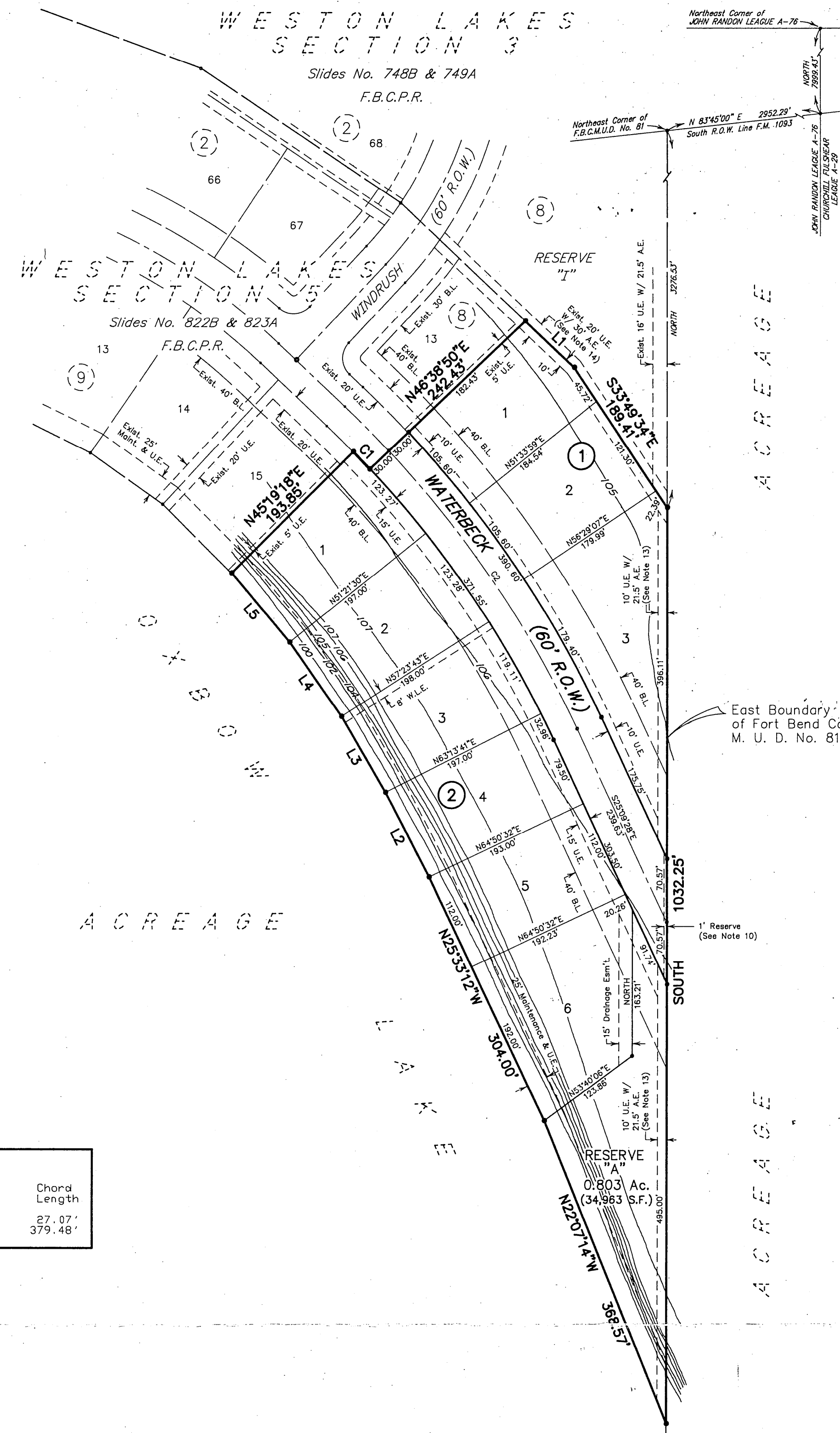


LINE DATA table with columns: Line Number, Bearing, Distance. Includes lines L 1 through L 9.

CURVE DATA table with columns: Curve Number, Delta, Radius, Arc Length, Tangent Length, Chord Bearing, Chord Length. Includes curves C 1 and C 2.

GENERAL NOTES

- 1. "Building Setback Lines" are shown on the above plat and are more particularly described in the Declaration of Covenants, Restrictions and Conditions for Weston Lakes, Section 18.
2. U.E. indicates "Utility Easement"
A.E. indicates "Aerial Easement"
D.E. indicates "Drainage Easement"
S.S.W. Emt. indicates "Storm Sewer Easement"
S.S.E. indicates "Sanitary Sewer Easement"
T/B indicates "Top of Bank"
W.L.E. indicates "Waterline Easement"
3. There are no existing pipelines or pipeline easements within the boundaries of the Subdivision.
4. The minimum slab elevation shall be \_\_\_\_\_ 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.
5. There are dedicated aerial easements as indicated on this plat.
6. All easements are centered on lot lines unless shown otherwise.
7. All street rights-of-way are hereby dedicated as utility easements.
8. There are other dedicated utility easements as indicated on this plat.
9. 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.
10. A one-foot reserve is hereby 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 dedicating, his heirs, assigns or successors.
11. B.M.: U.S.G.S. Monument F1280 located 4.1 miles east of Fulshear. Elevation = 127.65 feet (1978 adjustment).
12. TBM - Top of concrete pavement at the intersection of the centerlines of Waterbeck and Windrush in Weston Lakes Section 5. Elevation = 104.34 (Field Book 892, Page 34)
13. There is hereby dedicated a 21.5-foot wide aerial easement across a 10-foot wide utility easement and extending 11.5 additional feet westerly beyond the limits of said 10-foot wide utility easement which runs along the east line of Lot 3 in Block 1 and along the east line of Reserve "A". 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 wide utility easement.
14. There is an existing 30-foot wide aerial easement across a 20-foot wide utility easement and extending 5 additional feet westerly beyond the limits of said 20-foot wide utility easement which is centered upon the northeasterly line of Block 1. Said aerial easement exist upward from a horizontal plane situated 15-feet above ground level. Said aerial also exists from ground level upward within the 20-foot wide utility easement. Said aerial easement was dedicated by the recorded plat of Weston Lakes Section 3.



PLAT OF  
WESTON LAKES  
SECTION 18

A SUBDIVISION OF 6.525 ACRES OF LAND  
OUT OF THE JOHN RANDON LEAGUE, ABSTRACT NO. 76  
FORT BEND COUNTY, TEXAS  
9 LOTS 1 RESERVE 2 BLOCKS

MARCH, 1992

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

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