

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, Weston Lakes Limited Partnership, a Texas limited partnership, by and through TCVI0-MS, L.L.C., a Texas limited liability company, its general partner, acting by and through Michael D. Surface, President and Wanda Whitten, Assistant Secretary, being the owner (herein referred to as "Owner") of the 20.571 acre tract described in the above and foregoing map of Weston Lakes Sec 19, do hereby make and establish said subdivision and development plat of said property according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind myself, my heirs, 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 Weston Lakes, Section 19 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, Owner has dedicated and by these presents does 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 feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designed with aerial easements (U.E. and A.E.) as indicated and depicted, hereon, whereby the aerial easement totals twenty-one feet, six inches (21' 6") in width.

FURTHER, Owner has dedicated and by these presents does 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 feet (10' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (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 designed with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement total thirty feet (30' 0") in width.

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, Sec 19.

FURTHER, Owner 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, Owner does hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owner does 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).

FURTHER, Owner does hereby dedicate to the public a strip of land twenty feet (20') wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving Fort Bend County or any other governmental agency the right to enter upon said easement at any times for the purpose of construction and maintenance of drainage facilities and structures.

FURTHER, Owner does hereby covenant and agree that all of the property within the boundaries of this plat 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, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owner does hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

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 Owner, 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, Owner 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.

Owner, 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.

WITNESS my hand in the City of Fulshear, Texas this 20th day of June, 20 08.

Weston Lakes Limited Partnership, a Texas limited partnership
By: TCVI0-MS, L.L.C., a Texas limited liability company, its general partner

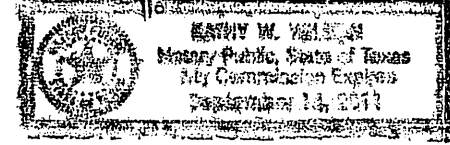
By: Michael D Surface
Michael D. Surface
President

Attest: Wanda Whitten
Wanda Whitten
Assistant Secretary

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BEFORE ME, the undersigned authority, on this day personally appeared Michael D. Surface, President, and Wanda Whitten, Assistant Secretary, of TCVI0-MS, L.L.C., a Texas limited liability company, the general partner of Weston Lakes Limited Partnership, a Texas limited partnership, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledgment to me that they executed the same for the purposes and considerations therein expressed.

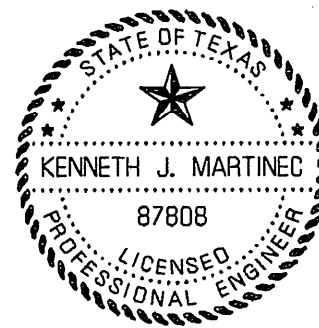
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20th day of June, 20 08.



Kathy W. Wilson
Notary Public in and for the State of Texas

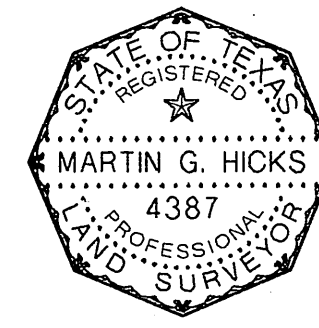
Kathy W. Wilson
Print Name
My Commission Expires: 9-14-2011

I, Kenneth J. Martinec, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.



Kenneth J. Martinec
Kenneth J. Martinec, P.E.
Professional Engineer
No. 87808

I, Martin G. Hicks, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter (3/4) inch and a length of not less than three (3) feet unless shown otherwise; and that the plat boundary corners have been tied to the nearest survey corner and the Texas South Central Zone No. 4204, NAD 83 State Plane coordinates.



Martin G. Hicks
Martin G. Hicks
Registered Professional Land Surveyor
No. 4387

I, D. Jesse Hegemier, 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 intercepting drainage artery or parent stream or any other area or subdivision within the watershed.

D. Jesse Hegemier
D. Jesse Hegemier, P.E.
Fort Bend County Engineer
Date 9/2/08

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this 2nd day of September, 20 08

Tom Stavino
Tom D. Stavino
Commissioner, Precinct 1

Grady Prestage
Grady Prestage
Commissioner, Precinct 2

Robert E. Hebert
Robert E. Hebert
County Judge

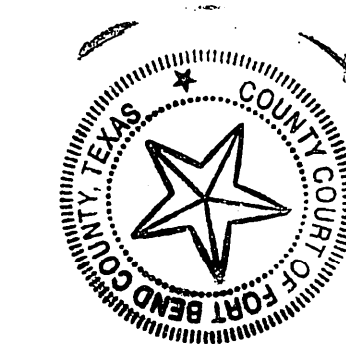
Andy Meyers
Andy Meyers
Commissioner, Precinct 3

James Patterson
James Patterson
Commissioner, Precinct 4

THE STATE OF TEXAS §
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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 registration in my office on September 2nd, 20 08, at 2:58 o'clock PM in Plat No. 20080165 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
Fort Bend County, Texas
By: D'Lila Almaraz
D'LILA ALMARAZ

WESTON LAKES

SEC 19

A SUBDIVISION OF 20.571 ACRES OF LAND

OUT OF THE

THE JOHN RANDON LEAGUE, ABSTRACT No. 76

FORT BEND COUNTY, TEXAS

34 LOTS 6 RESERVES 1 BLOCKS

JUNE 2008

DEVELOPER/OWNER:
WESTON LAKES LIMITED PARTNERSHIP
550 Westcott, Suite 235
Houston, Texas 77007
(713) 426-5833

ENGINEER:
JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
6335 Guilford Dr., Suite 100
Houston, Texas 77081
(713) 777-5337

PLAT ATTACH: 2008096683
19 PGS
FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Dianne Wilson
2008 Sep 02 02:58 PM 20080165
DR \$2,200.00
Dianne Wilson COUNTY CLERK
FT BEND COUNTY TEXAS