

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 3, 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 3, 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 forever defend the title to the land so dedicated.

Further, we do hereby establish building setback lines as more particularly described in the Declaration of Covenants, Conditions and Restriction for Weston Lakes, Section 3, 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 street right-of-ways. We further dedicate a twenty foot (20') utility easement along the front of all Lots, except as otherwise indicated on this plat. We further dedicate a twenty foot (20') utility easement along the side Lot lines adjacent to street right-of-ways of all corner Lots, except as otherwise shown on this plat. We further dedicate a five foot (5') utility easement along all side Lot lines, except as otherwise indicated on this plat. We further dedicate aerial easements as indicated on this plat and described as follows:

A twenty-one foot (21'), six inch (6") aerial easement across a ten foot (10') utility easement and extending an additional eleven feet (11'), six inches (6") into the property from the ten foot (10') utility easement that runs along the East end of Reserve "K", along the East side of Reserve "M" and the East corner of Lot 20, Block 1 as shown on above plat. The aerial easement extending beyond the ground easement shall be from a horizontal plane upward, said plane beginning at a point on the boundary of the ground easement toward the aforesaid Reserves and Lot which is fifteen (15) feet above the ground and extending outward in a horizontal line to a point which is the edge of the aerial easement being eleven feet (11'), six inches (6") outside of the ground easement.

A twenty-one foot (21'), six inch (6") aerial easement across a sixteen foot (16') utility easement and extending an additional five feet (5'), six inches (6") into the property beyond the sixteen foot (16') utility easement that runs along the rear of Lots 1 through 12, Block 8 and the rear of Reserve "I" as shown on above plat. The aerial easement extending beyond the ground easement shall be from a horizontal plane upward, said plane beginning at a point on the boundary of the ground easement toward the aforesaid Reserve and Lots which is fifteen feet (15') above the ground and extending outward in a horizontal line to a point which is the edge of the aerial easement being five feet (5') six inches (6") outside of the ground easement.

A thirty foot (30') aerial easement across a twenty foot (20') utility easement and extending five (5) additional feet on either side of the twenty foot (20') utility easement that runs along the rear of future proposed Lots 14, 15 and 16, Block 8 and a portion of the South side of Reserve "I" as shown on above plat. The aerial easement extending beyond the ground easement shall be from a horizontal plane upward, said plane beginning at a point on the boundary of the ground easement toward the aforesaid Reserve and Lots which is fifteen feet (15') above the ground and extending outward in a horizontal line to a point which is the edge of the aerial easement being five feet (5') outside of the ground easement.

We further dedicate Reserve "K" as a drainage easement to Fort Bend County Drainage District and Fort Bend County Municipal Utility District No. 81; provided, however, that the dedication of Reserve "K" is subject to the rights of the current owner(s) of all or any portion of Reserves "K" and said owner's successors and assigns to use the lake within Reserve "K" for recreational lake purposes.

We further dedicate other utility easements as indicated on this plat.

We further dedicate a twenty foot (20') maintenance easement along the rear of all Lots in Block One (1) and the North side of Reserve "K", as will be more particularly described in Declaration of Covenants, Conditions and Restrictions for Weston Lakes, Section 3.

We further establish a restrictive building setback line along the rear of Lots in Block One (1) and the North side of Reserve "K", as will be more particularly described in Declaration of Covenants, Conditions and Restrictions for Weston Lakes, Section 3.

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 3.

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.

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, 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, 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 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 such 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 Susan Szeberenyi, and its corporate seal hereunto affixed this tenth day of January, 1985.

UNITED FINANCIAL CORPORATION
By: Mary Ellen Ambrose
Mary Ellen Ambrose, Vice-President
Attest: Susan Szeberenyi
Susan Szeberenyi, Assistant Secretary

THE STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Mary Ellen Ambrose and Susan Szeberenyi 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 and herein set out and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10 day of January, 1985.



Terri J. Alving
Notary Public in and for the State of Texas
My Commission Expires 11-8-88

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

OWNER
UNITED FINANCIAL CORP.
ARENA TOWER TWO
7324 S W FREEWAY, SUITE 600
HOUSTON, TEXAS

ENGINEER
JONES & CARTER, INC.
Consulting Engineers

PLAT OF WESTON LAKES SECTION 3

A SUBDIVISION OF 69.960 ACRES OF LAND OUT OF THE
JOHN RANDON LEAGUE, ABSTRACT No. 76
FORT BEND COUNTY, TEXAS

64 Lots 4 Reserves 3 Blocks

JANUARY, 1985

I, Carlos P. Cotton, Registered Public Surveyor of the State of Texas, do plat this subdivision and certify that all block corners, angle points, and points of curvature will be marked with one-inch iron pipes three feet long and that all lots will be marked with 5/8-inch iron rods two feet long by an actual survey on the ground which accurately represents this plat.

Carlos P. Cotton
Carlos P. Cotton
Texas Registration No. 1902

I, Stanley L. Kucherka, Jr., P.E., Fort Bend County and Drainage District 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 on any other area or subdivision within the watershed.

Stanley L. Kucherka, Jr.
Stanley L. Kucherka, Jr., P.E.
Fort Bend County and Drainage District Engineer
1-21-85 Date

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this 21st day of JAN., 1985.

Johnnie Pustka
Johnnie Pustka
Commissioner, Precinct 1

Ben Denham
Ben Denham
Commissioner, Precinct 2

Jodie E. Stavino
Jodie E. Stavino
County Judge

Alton Pressley
Alton Pressley
Commissioner, Precinct 3

Feb. Lutts
Feb. 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 this 21st day of JAN., 1985 at 2:12 o'clock PM in Slide Nos. 742B and 749A, of Records of Plats for said County.

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

#8503396
FILED FOR RECORD
749A 2:12 PM

Dianne Wilson
Dianne Wilson
By: Dana Messina
Deputy