

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 9, 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 9, 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 shown on the above plat and more particularly described in the Declaration of Covenants, Conditions and Restrictions for Weston Lakes, Section 9, 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 aerial easements as indicated on this plat.

Further, we do dedicate 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 northeastern boundary of Lot 2, Block 10 and Lot 2, Block 11 as shown on the 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 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.

Further, we dedicate other utility easements as indicated on this plat.

Further, we dedicated a twenty-five foot (25') maintenance and utility easement along the rear of Lots 2 thru 6, Block 10, as will be more particularly described in the Declaration of Covenants, Conditions and Restrictions for Weston Lakes, Section 9.

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 9.

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 9 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, 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 Mulvey, and its corporate seal hereunto affixed this 3RD day of October, 1988.

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

THE STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared Mary Ellen Ambrose and Susan Mulvey 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 3RD day of October, 1988.

CYNTHIA M. BAUCKMAN
Notary Public, State of Texas
My Commission Expires 04-24-89.

Cynthia M. Bauckman
Notary Public in and for the State of Texas
My Commission Expires _____

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this 10th day of October, 1988

Johnnie Pustka, Commissioner, Precinct 1
Ben Demian, Commissioner, Precinct 2
Jodie Stavitska, County Judge
Arlon Pressley, Commissioner, Precinct 3
Bob Lutts, Commissioner, Precinct 4

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

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 10th day of October, 1988 at 11:05 o'clock A.M. in Slide Nos. 9848 and _____ 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
Dianne Wilson
County Clerk, Fort Bend Co., Tex

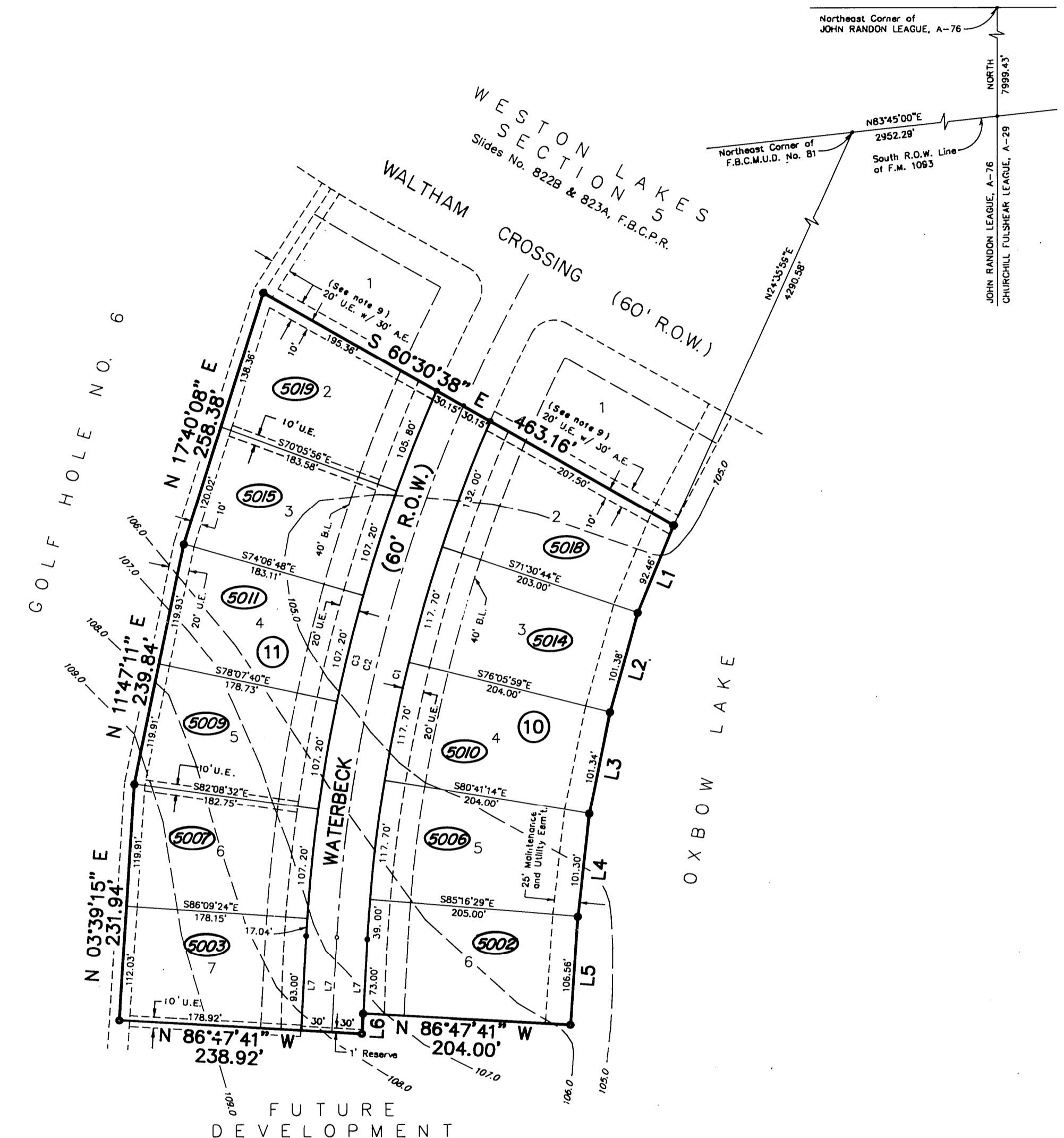
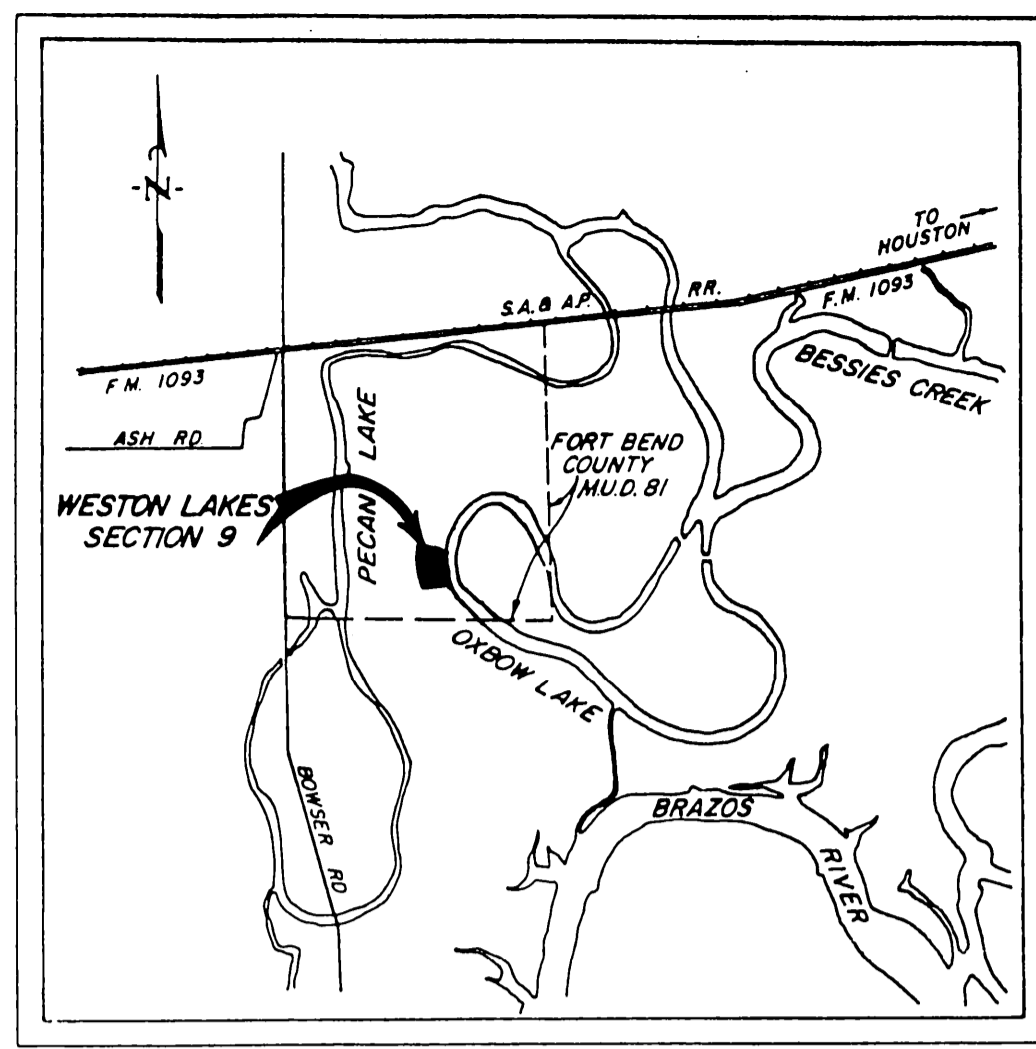
Ronald D. Drachenberg 10/10/88
Ronald D. Drachenberg, P.E.
Fort Bend County Engineer

CURVE DATA

Curve Number	Delta	Radius	Arc Length	Tangent Length	Chord Bearing	Chord Length
C 1	20°25'39"	1470.00'	524.09'	264.86'	N 13°25'08" E	521.33'
C 2	20°32'42"	1500.00'	537.87'	271.85'	N 13°28'40" E	534.99'
C 3	20°39'29"	1530.00'	551.64'	278.85'	N 13°32'03" E	548.66'

LINE DATA

Line Number	Bearing	Distance
L 1	22°35'13" W	92.46'
L 2	15°37'46" W	101.38'
L 3	11°36'24" W	101.34'
L 4	06°27'14" W	101.30'
L 5	03°58'56" W	106.56'
L 6	03°12'19" W	20.00'
L 7	N 03°12'19" E	93.00'



ADDRESS MAP OF WESTON LAKES SECTION 9

A SUBDIVISION OF 6.318 ACRES OF LAND
OUT OF THE JOHN RANDON LEAGUE, ABSTRACT NO. 76
FORT BEND COUNTY, TEXAS
11 LOTS 0 RESERVES 2 BLOCKS

AUGUST, 1988

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

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

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

