

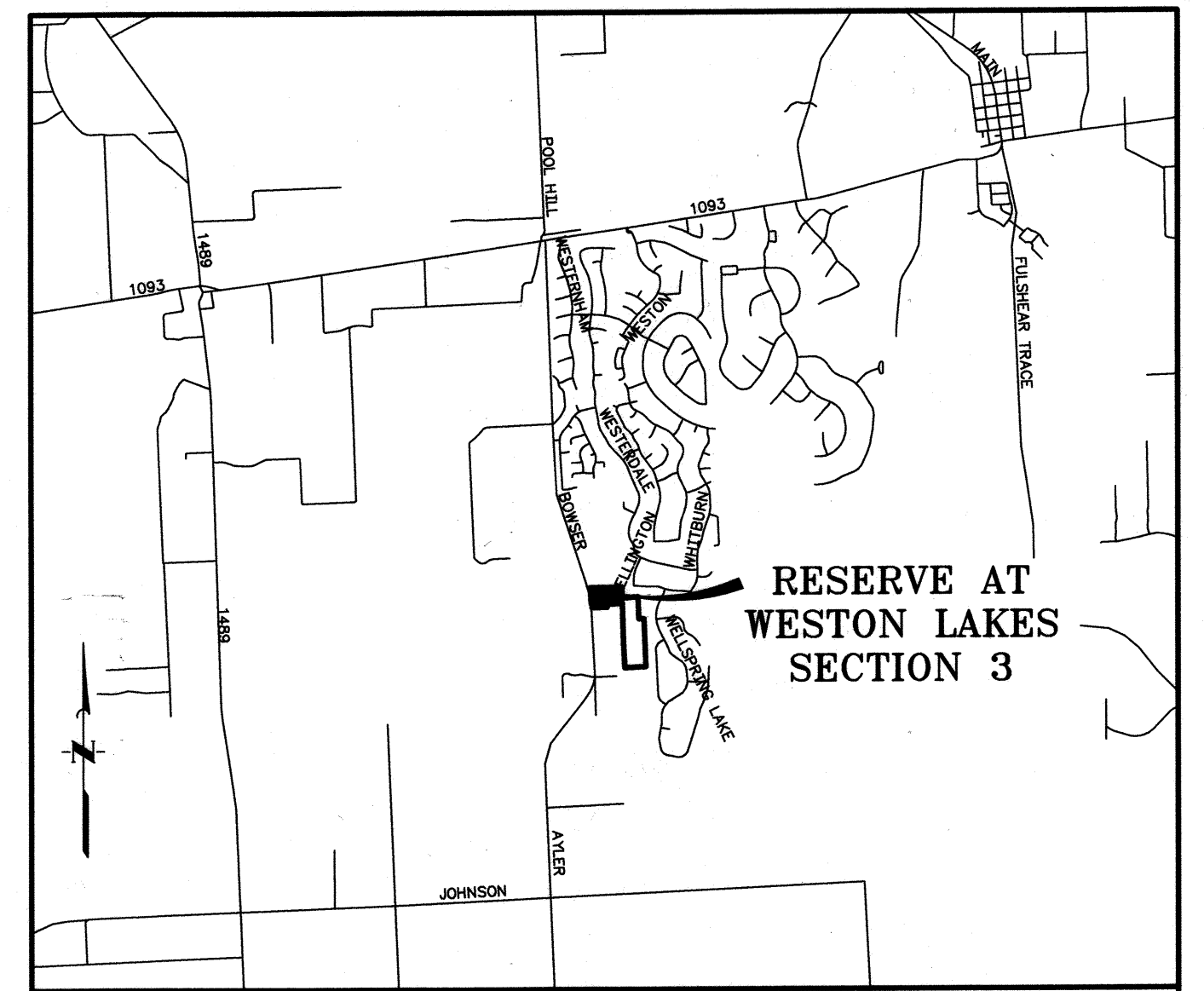
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	25.00'	08°29'39"	3.71	S88°25'35"E	3.70	1.86'
C2	284.00'	10°13'32"	50.68'	N81°12'47"E	50.61'	25.41'
C3	344.00'	18°08'59"	108.97'	S77°15'02"W	108.51'	54.94'
C4	290.00'	20°00'58"	101.31'	N78°11'01"E	100.80'	51.18'
C5	344.00'	20°46'50"	124.76'	S77°48'06"W	124.08'	63.08'
C6	274.00'	19°54'55"	95.24'	N77°22'08"E	94.76'	48.10'
C7	75.00'	67°11'19"	87.95'	S32°33'28"W	83.00'	49.82'
C8	50.00'	22°48'41"	19.91'	S77°33'28"W	19.78'	10.09'
C9	55.00'	91°31'30"	87.86'	N45°16'27"W	78.81'	56.48'
C10	100.00'	06°01'43"	10.52'	S02°31'33"E	10.52'	5.27'
C11	50.00'	11°41'51"	10.21'	S35°56'53"W	10.19'	5.12'
C12	25.00'	42°50'00"	18.69'	N20°22'48"E	18.26'	9.81'
C13	105.00'	15°05'10"	27.65'	S06°30'23"W	27.57'	13.90'
C14	80.00'	15°03'06"	21.02'	S73°40'40"W	20.96'	10.57'
C15	80.00'	07°45'35"	10.83'	S85°05'01"W	10.83'	5.43'
C16	25.00'	30°37'40"	13.36'	N73°38'58"E	13.21'	6.85'
C17	50.00'	13°54'54"	12.14'	S65°17'36"W	12.11'	6.10'
C18	50.00'	26°15'36"	22.92'	N17°59'10"E	22.72'	11.66'
C19	25.00'	30°37'40"	13.36'	S15°48'08"W	13.21'	6.85'
C20	70.00'	06°01'43"	7.37'	S02°31'33"E	7.36'	3.69'
C21	25.00'	03°47'11"	1.65'	S07°26'00"E	1.65'	0.83'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C22	25.00'	84°20'54"	36.80'	S51°30'02"E	33.57'	22.65'
C23	25.00'	77°01'14"	33.61'	N37°22'39"E	31.13'	19.89'
C24	25.00'	04°24'27"	1.92'	N03°20'11"W	1.92'	0.96'
C25	130.00'	06°01'43"	13.68'	S02°31'33"E	13.67'	6.85'
C26	25.00'	42°50'00"	18.69'	S22°27'12"E	18.26'	9.81'
C27	25.00'	42°50'00"	18.69'	N20°22'48"E	18.26'	9.81'
C28	25.00'	42°50'00"	18.69'	S22°27'12"E	18.26'	9.81'
C29	45.00'	56°15'04"	44.18'	S27°05'20"W	42.43'	24.05'
C30	45.00'	10°56'16"	8.59'	S60°41'00"W	8.58'	4.31'
C31	50.00'	42°50'00"	37.38'	N22°27'12"W	36.51'	19.61'

LINE	BEARING	DISTANCE
L1	S03°37'20"E	45.50'
L2	N76°06'03"E	21.11'
L3	N86°19'31"E	75.62'
L4	N68°10'32"E	51.87'
L5	N88°11'31"E	59.30'
L6	N67°24'41"E	2.17'
L7	N88°57'48"E	3.80'
L8	N44°43'33"E	10.17'
L9	N02°07'29"W	96.84'
L10	N05°32'25"W	54.59'
L11	N66°09'07"E	18.97'
L12	N00°29'18"E	5.30'
L13	N01°02'12"W	2.99'
L14	S03°37'20"E	10.00'
L15	N11°58'52"W	137.47'
L16	N76°26'35"E	78.88'
L17	N02°07'29"W	19.73'

- [A] RESTRICTED RESERVE "A"**
Restricted to Landscape and Drainage Purposes Only
0.861 AC.
37,496 Sq. Ft.
- [B] RESTRICTED RESERVE "B"**
Restricted to Landscape Sanitary Sewer And Drainage Purposes Only
0.354 AC.
15,401 Sq. Ft.
- [C] RESTRICTED RESERVE "C"**
Restricted to Landscape Purposes Only
0.061 AC.
2,670 Sq. Ft.
- [D] RESTRICTED RESERVE "D"**
Restricted to Landscape Sanitary Sewer And Drainage Purposes Only
0.053 AC.
2,285 Sq. Ft.

- 11) According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48157C0080, Revised April 2, 2014, this property is located in Unshaded Zone "X" and Zone "A". Zone "A" is defined as Special Flood Hazard Areas subject to inundation by the 1% annual chance flood. No base flood elevations determined. Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. The location of the flood zone lines shown herein were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. JonesCarter, assumes no liability as to the accuracy of the location of the flood zone limits.
- 12) The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
- 13) All drainage easements are to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easements through an approved drainage structure.
- 14) This tract is located within the incorporated boundaries of City of Weston Lakes, Fort Bend County, Fort Bend County Drainage District, Lamar Consolidated Independent School District.
- 15) This tract is located in Lighting Zone number 3.
- 16) Bearings are based upon the Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations.
- 17) This plot was prepared from information furnished by city planning letter effective November 20, 2017, prepared by Stewart Title Company, File No. 17157037381A.
- 18) Contours shown herein are based upon NAVD 88 datum.
- 19) Property is subject to mutual access and easement agreement recorded under C.C.F. No. 2014011580, O.P.R.F.B.C.T.



VICINITY MAP
Scale: 1" = 1 Mile
KEY MAP: 522X

- General Notes**
- All cul-de-sac radii are fifty feet (50'), unless otherwise noted.
 - All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
 - AE "Aerial Easement"
 - BL "Building Line"
 - CCF "County Clerk's File"
 - DE "Drainage Easement"
 - DRFBCT "Deed Records Fort Bend County Texas"
 - Emt "Easement"
 - Fnd "Find 3/4" IR W/Cap Mk. Cotton Surveying"
 - FBMUD "Fort Bend County Municipal Utility District"
 - FVE "Flush Valve Easement"
 - No "Number"
 - OPRFBCT "Official Public Records Fort Bend County Texas"
 - PAE "Permanent Access Easement"
 - PRFBCT "Plot Records Fort Bend County Texas"
 - PUE "Public Utility Easement"
 - ROW "Right-of-Way"
 - Sq Ft "Square Feet"
 - SSE "Sanitary Sewer Easement"
 - Stm SE "Storm Sewer Easement"
 - Temp "Temporary"
 - UE "Utility Easement"
 - Vol - Pg "Volume and Page"
 - WLE "Waterline Easement"
 - "Block Number"
 - "Set 3/4" IP W/Cap Mk. JonesCarter"
 - There are no pipelines or pipeline easements through this subdivision.
 - All easements are centered on lot lines unless shown otherwise.
 - All building lines along street rights-of-way as shown on the plot.
 - Restricted Reserve "A" and "B" are restricted to Landscape and Drainage Purposes only. Restricted Reserve "A" is restricted to Landscape Purposes only. Restricted Reserve "B" is restricted to Landscape, Sanitary Sewer and Drainage Purposes only. Restricted Reserve "C" is 0.061 acres, 2,670 square feet. Restricted Reserve "D" is 0.053 acres, 2,285 square feet.
 - The coordinates shown herein are Texas Coordinate System, South Central Zone No. 4204 State Plane Grid Coordinates (NAD 83). The Grid Coordinates can be converted to surface coordinates by applying a scale factor of 0.99987714.
 - Elevations based on NGS monument P1505 with a published elevation of 112.56 (NAVD88).
 - The minimum slab elevation shall be 110.5 feet (NAVD 1988). The top of slab elevation at any point on the perimeter of the slab shall not be less than twenty four (24) inches above natural ground, or base flood elevation, whichever is greater.

RESERVE AT WESTON LAKES SECTION 3

A SUBDIVISION OF 9.97 ACRES OF LAND OUT OF THE JOHN RANDON SURVEY, ABSTRACT 76 CITY OF WESTON LAKES FORT BEND COUNTY, TEXAS

27 LOTS 4 RESERVES 1 BLOCK

DECEMBER 2017

DEVELOPER/OWNER:
SURFACE PROPERTIES INVESTMENT PARTNERSHIP, L.P., A TEXAS LIMITED PARTNERSHIP
22300 Merchants Way, Suite 370, Katy, TX 77449 (832) 933-4000
HOUSTON, TEXAS 77043
ATTN: MIKE SURFACE

ENGINEER/SURVEYOR:
JONES CARTER
Texas Board of Professional Engineers Registration No. 1-439
22300 Merchants Way, Suite 370, Katy, TX 77449 (832) 933-4000
HOUSTON, TEXAS 77043
ATTN: ANGELA K. SANCHEZ, P.E.

SHEET 1 OF 2

STATE OF TEXAS

COUNTY OF FORT BEND

We, Surface Properties Investment Fund IV, L.P., A Texas Limited Partnership, acting by and through Michael D. Surface, it's President, hereinafter referred to as Owners of the 9.97 acre tract described in the above and foregoing map of Reserve at Weston Lakes Section 3, do hereby make and establish said subdivision and development plan 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 or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners 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 feet 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, Owners 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 totals thirty feet (30' 0") in width.

FURTHER, Owners does hereby declare that all parcels of land designated as lots on this plat are intended for the construction of single family residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners 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 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 and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets or permanent access easements shall be hereby established and maintained as private streets or permanent access easements by the owners, heirs, successors and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public for firefighters, fire fighting equipment, police and emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so designated and established as private streets or permanent access easements.

IN TESTIMONY WHEREOF, Surface Properties Investment Fund IV, L.P., A Texas Limited Partnership, has caused these presents to be signed by Michael D. Surface, President, hereunto authorized, this 28th day of November, 2017.

Surface Properties Investment Fund IV, L.P., A Texas Limited Partnership

By:

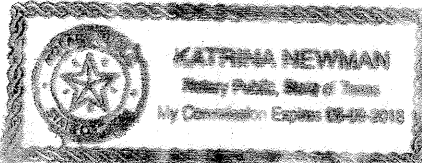
Michael D. Surface, President

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Michael D. Surface, President, and known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he 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 partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28th day of November, 2017.



Notary Public in and for Fort Bend County, Texas

Katrina R. Newman

Print Name

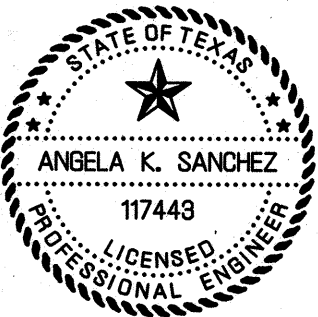
My commission expires: 09-09-2018

I, Chris D. Kalkomey, am authorized 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 and that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent ferrous 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; and that the plat boundary corners have been tied to the Texas South Central Zone No. 4204, NAD 83 State Plane Coordinates.



Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869

I, Angela K. Sanchez, 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.



Angela K. Sanchez, P.E.
Professional Engineer
No. 117443

We, NewFirst National Bank, owner and holder of a lien against the property described in the plat known as Reserve at Weston Lakes Section 3, against the property described instrument of record of the Official Records of Fort Bend County, Texas and under Clerk's File No. _____, do hereby in all things subordinate to said plat said lien and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

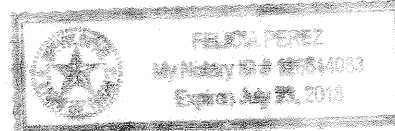
Thomas J. Shirley, President, NewFirst National Bank

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Thomas J. Shirley, President, and known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he 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 partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28th day of November, 2017.



Notary Public in and for Fort Bend County, Texas

Felicia Perez

Print Name

My commission expires: July 23, 2018

This Plat of RESERVE AT WESTON LAKES SECTION 3 was approved on

November 28, 2017 by the City of Weston Lakes Council, and signed this 28th day of

November, 2017, provided, however, this approval shall be invalid, and null, and void, unless this plat is filed with the County Clerk of Fort Bend County, Texas, within six (6) months hereafter.

Mary Rose Zdunkewicz, Mayor

Denis DeLuca, Mayor Pro Tem

Ted Case, Alderman

Linda Hamist, Alderman

William Ragle, Alderman

Trent Thomas, Alderman

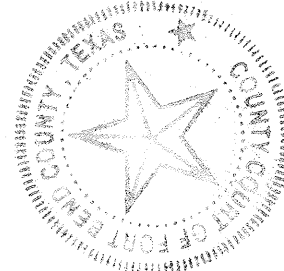
I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on January 31st, 2018, at 2:12 o'clock pm, in Plat No. 20180080 of the Plat Records of said County.

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

Laura Richard
Laura Richard, County Clerk
Fort Bend County, Texas

By: Sarah Brdecka
Deputy

SARAH BRDECKA



5 pgs

2018010905

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas

January 31, 2018 02:12:08 PM

FEE: \$294.00 \$8

20180020

RESERVE AT WESTON LAKES SECTION 3

A SUBDIVISION OF 9.97 ACRES OF LAND
OUT OF THE
JOHN RANDON SURVEY, ABSTRACT 76
CITY OF WESTON LAKES
FORT BEND COUNTY, TEXAS
27 LOTS 4 RESERVES 1 BLOCK
NOVEMBER 2017

DEVELOPER/OWNER:
SURFACE PROPERTIES INVESTMENT FUND
IV, L.P., A TEXAS LIMITED PARTNERSHIP
10810 KATY FREEWAY, SUITE 102
HOUSTON, TEXAS 77043
ATTN: MIKE SURFACE

ENGINEER/SURVEYOR:
JONES CARTER
Texas Board of Professional Engineers Registration No. 1-439
2330 Westchase Way, Suite 200, Houston, TX 77060 (832) 753-6000
Texas Board of Professional Land Surveying Registration No. 10046104
ATTN: ANGELA K. SANCHEZ, P.E.

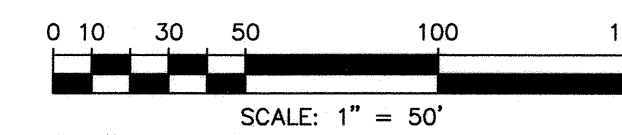
SHEET 2 OF 2

AREA NOT INCLUDED
IN ANY CURRENT
DEED DESCRIPTIONS

BOWSL. VARIETES)
(ROW VARIETES)
VOL. 286. PG. 113
VOL. 286. PG. 115
DIRECCT

<p>X: 2,941,024.02</p> <p>Y: 13,797,884.19</p>

✓ FND $\frac{5}{8}$ " IR w/CAP MK.
"1943-4349"



ZIP CODE: 77441 VICINITY MAP Scale: 1" = 1 Mile KEY MAP: 522X


General Notes

- 1) All cul-de-sac radii are fifty feet (50'), unless otherwise noted.
- 2) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
- 3) AE "Aerial Easement"
- BL "Building Line"
- CCF "County Clerk's File"
- DE "Drainage Easement"
- DRFBCT "Deed Records Fort Bend County Texas"
- Easm "Easement"
- Fnd 3/4" IR W/Cop Mk. Cotton Surveying
- FBMUD "Fort Bend County Municipal Utility District"
- FVE "Flush Valve Easement"
- No "Number"
- OPRFBCT "Official Public Records Fort Bend County Texas"
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- ROW "Right-of-Way"
- Sq Ft "Square Feet"
- SSE "Sanitary Sewer Easement"
- Stm SE "Storm Sewer Easement"
- Temp "Temporary"
- UE "Utility Easement"
- Vol Pg "Volume and Page"
- WLE "Waterline Easement"
- ① "Block Number"
- "Set 3/4" IP W/Cop Mk. Jones/Carter"
- 4) There are no pipelines or pipeline easements through this subdivision.
- 5) All easements are centered on lot lines unless shown otherwise.
- 6) All building lines along street rights-of-way as shown on the plat.
- 7) Restricted Reserve "A" and "B" are restricted to Landscape and Drainage Purposes only.
Restricted Reserve "C" is restricted to Landscape Purposes only.
Restricted Reserve "D" is restricted to Landscape, Sanitary Sewer and Drainage Purposes only.
Restricted Reserve "E" is 0.861 acres, 37,496 square feet.
Restricted Reserve "B" is 0.354 acres, 15,401 square feet.
Restricted Reserve "C" is 0.061 acres, 2,670 square feet.
Restricted Reserve "D" is 0.053 acres, 2,285 square feet.
- 8) The coordinates shown hereon are Texas Coordinate System, South Central Zone No. 1404 State Plane Coordinates (NAD 83). The Grid Coordinates can be converted to surface coordinates by applying a scale factor of 0.99987714.
- 9) Elevations based on NGS monument P1505 with a published elevation of 112.56 (NAVD83).
- 10) The minimum slab elevation shall be 110.5 feet (NAVD 1988). The top of slab elevation at any point on the perimeter of the slab shall not be less than twenty four (24) inches above natural ground, or base flood elevation, whichever is greater.



2018010905

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

 *Laura Richard*
Laura Richard, County Clerk
Fort Bend County Texas
January 31, 2018 02:12:08 PM

FEE: \$294.00 SB **20180020**

**RESERVE AT
WESTON LAKES
SECTION 3**


**A SUBDIVISION OF 9.97 ACRES OF LAND
OUT OF THE
JOHN RANDON SURVEY, ABSTRACT 76
CITY OF WESTON LAKES
FORT BEND COUNTY, TEXAS**

27 LOTS 4 RESERVES 1 BLOCK

DECEMBER 2017

DEVELOPER/OWNER:
SURFACE PROPERTIES INVESTMENT
FUND IV, L.P., A TEXAS LIMITED
PARTNERSHIP
10810 KATY FREEWAY, SUITE 102
HOUSTON, TEXAS 77043
ATTN: MIKE SURFACE

ENGINEER/SURVEYOR:

 **JONES | CARTER**

Texas Board of Professional Engineers Registration No. F-439
22330 Merchants Way, Suite 170, Katy, TX 77468 (832) 913-6000
Texas Board of Professional Land Surveying Registration No. 10046104

ATTN: ANGELA K. SANCHEZ, P.E.

SHEET 1 OF

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
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C4	290.00'	20°00'58"	101.31'	N78°11'01"E	100.80'	51.18'
C5	344.00'	20°46'50"	124.76'	S77°48'06"W	124.08'	63.08'
C6	274.00'	19°54'55"	85.24'	N72°02'08"E	84.76'	48.10'
C7	75.00'	67°11'19"	87.95'	S32°33'28"W	83.00'	49.82'
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C17	50.00'	13°54'54"	12.14'	S65°17'36"W	12.11'	6.10'
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C19	25.00'	30°37'40"	13.36'	S15°48'08"W	13.21'	6.85'
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CURVE	RADIUS	DELTA_1 ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
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C25	130.00'	04°24'27"	1.92'	S03°20'11"W	1.92'	0.96'
C25	130.00'	06°01'43"	13.68'	S02°31'33"E	13.67'	6.85'
C26	25.00'	42°50'00"	18.69'	S22°27'12"E	18.26'	9.81'
C27	25.00'	42°50'00"	18.69'	N20°22'48"E	18.26'	9.81'
C28	25.00'	42°50'00"	18.69'	S22°27'12"E	18.26'	9.81'
C29	45.00'	56°15'04"	44.18'	S27°05'20"W	42.43'	24.05'
C30	45.00'	10°56'16"	8.59'	S60°41'00"W	8.58'	4.31'
C31	50.00'	42°50'00"	37.38'	N22°27'12"W	36.51'	19.61'

L/N	BEARING	DISTANCE
L1	S03°37'20"E	45.50'
L2	N76°06'03"E	21.11'
L3	N86°19'31"E	75.62'
L4	N68°11'34"E	51.67'
L5	N88°11'31"E	59.30'
L6	N67°24'41"E	2.17'
L7	N88°57'48"E	3.80'
L8	N44°43'33"E	10.17'
L9	N02°07'29"W	96.84'
L10	N05°32'25"W	54.59'
L11	N66°09'07"E	58.97'
L12	N00°07'51"E	5.90'
L13	N01°02'12"W	2.99'
L14	S03°37'20"E	10.00'
L15	N11°58'52"W	137.47'
L16	N76°26'35"E	78.88'
L17	N02°07'29"W	19.73'

DISTRICT NAMES	
WCID	N/A
MUD	FORT BEND COUNTY MUD NO. 81
LID	N/A
OTD	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR CONSOLIDATED ISD
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OR CITY ET AL	WESTON LAKES
UTILITIES CO.	CENTERPOINT

- (11) According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48157C0009J, Revised April 2, 2014, this property is located in Unshaded Zone "X" and Zone "A". Zone "A" is defined as Special Flood Hazard Areas subject to inundation by the 1% annual chance flood. No base flood elevations determined. Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. This flood statement does not imply that the property is free from there being a risk of flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor for the accuracy of the flood zone lines shown hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. JonesCarter, assumes no liability as to the accuracy of the location of the flood zone limits.
- (12) The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with a 100 year rainfall event.
- (13) All drainage easements are to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easements through the street and drainage easement.
- (14) This tract is located within the incorporated boundaries of City of Weston Lakes, Fort Bend County, Fort Bend County Drainage District, Lamar Consolidated Independent School District.
- (15) This tract is located in Lighting Zone number 3.
- (16) Bearings are based upon the Texas Coordinate System, South Central Zone, NAD83, based upon the Texas State Plane projection.
- (17) This plat was prepared from information furnished by city planning letter effective November 20, 2017, prepared by Stewart Title Company, File No. 1715703781A.
- (18) Contours shown hereon are based upon NAVD 88 datum.
- (19) Property is subject to mutual easement and easement agreement recorded under C.C.F. No. 2014011580, O.P.R.F.C.E.T.

STATE OF TEXAS

COUNTY OF FORT BEND

We, Surface Properties Investment Fund IV, L.P., A Texas Limited Partnership, acting by and through Michael D. Surface, it's President, hereinafter referred to as Owners of the 9.97 acre tract described in the above and foregoing map of Reserve at Weston Lakes Section 3, do hereby makes and establish said subdivision and development plan 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 or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owners 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 feet 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, Owners 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 totals thirty feet (30' 0") in width.

FURTHER, Owners does hereby declare that all parcels of land designated as lots on this plat are intended for the construction of single family residential dwelling units thereon and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners 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 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 and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, Owners do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets or permanent access easements shall be hereby established and maintained as private streets or permanent access easements by the owners, heirs, successors and assigns to property located within the boundaries of this plat and always available for the general use of said owners and to the public for firefighters, fire fighting equipment, police and emergency vehicles of whatever nature at all times and do hereby bind ourselves, our heirs, successors and assigns to warrant and forever defend the title to the land so designated and established as private streets or permanent access easements.

IN TESTIMONY WHEREOF, Surface Properties Investment Fund IV, L.P., A Texas Limited Partnership, has caused these presents to be signed by Michael D. Surface, President, hereunto authorized, this 28th day of November, 2017.

Surface Properties Investment Fund IV, L.P., A Texas Limited Partnership

By:

Michael D. Surface, President

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Michael D. Surface, President, and known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he 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 partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28 day of November, 2017.



Notary Public in and for Fort Bend County, Texas

Katrina P. Newman

Print Name

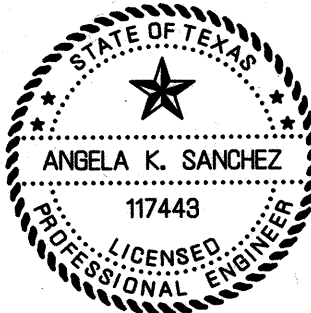
My commission expires: 06-09-2018

I, Chris D. Kalkomey, am authorized 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 and that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent ferrous 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; and that the plat boundary corners have been tied to the Texas South Central Zone No. 4204, NAD 83 State Plane Coordinates.



Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869

I, Angela K. Sanchez, 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.



Angela K. Sanchez, P.E.
Professional Engineer
No. 117443

We, NewFirst National Bank, owner and holder of a lien against the property described in the plat known as Reserve at Weston Lakes Section 3, against the property described instrument of record of the Official Records of Fort Bend County, Texas and under Clerk's File No. 2018 0020, do hereby in all things subordinate to said plat said lien and we hereby confirm that we are the present owners of said lien and have not assigned the same nor any part thereof.

Thomas J. Shirley, President, NewFirst National Bank

STATE OF TEXAS

COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Thomas J. Shirley, President, and known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he 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 partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28th day of November, 2017.



Notary Public in and for Fort Bend County, Texas

Felicia Perez

Print Name

My commission expires: July 23, 2018

This Plat of RESERVE AT WESTON LAKES SECTION 3 was approved on

November 28, 2017 by the City of Weston Lakes Council, and signed this 28th day of

November, 2017, provided, however, this approval shall be invalid, and null, and void, unless this plat is filed with the County Clerk of Fort Bend County, Texas, within six (6) months hereafter.

Mary Rose Zdunkiewicz, Mayor

Denis DeLuca, Mayor Pro Tem

Ted Caser, Alderman

William Ragle, Alderman

Linda Hornist, Alderman

Trent Thomas, Alderman

I, Laura Richard, 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 January 31st, 2017, at 2:12 o'clock pm in Plat No. 2018 0020 of the Plat Records of said County.

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

Laura Richard
Laura Richard, County Clerk
Fort Bend County, Texas

By: Sarah M. Belu
Deputy

SARAH BRDECKA

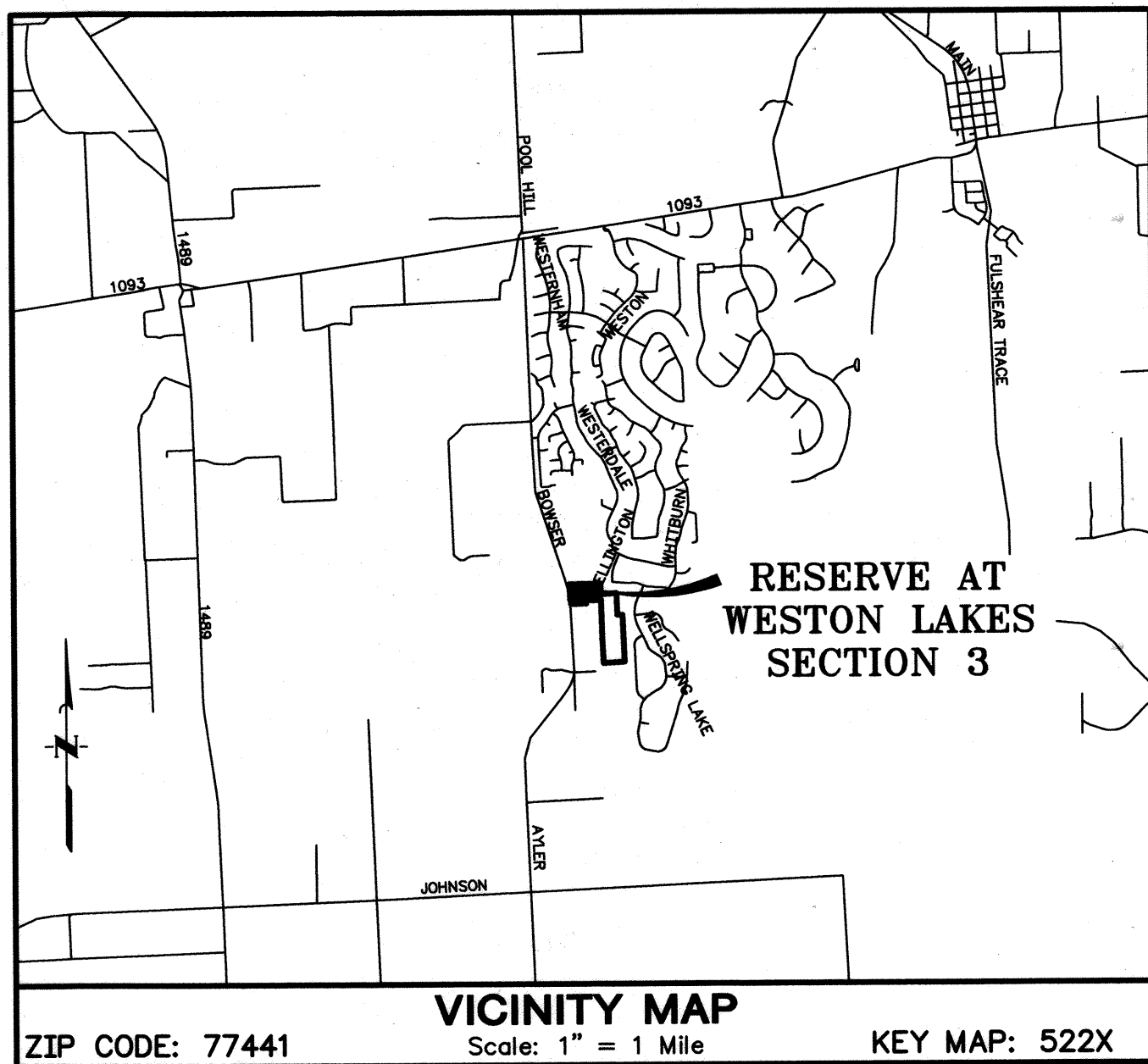
5 PGS 2018010905

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Laura Richard, County Clerk
Fort Bend County Texas
January 31, 2018 02:12:08 PM

FEE: \$294.00 SB 20180020



ZIP CODE: 77441 Scale: 1" = 1 Mile KEY MAP: 522X

RESERVE AT WESTON LAKES SECTION 3

A SUBDIVISION OF 9.97 ACRES OF LAND
OUT OF THE
JOHN RANDON SURVEY, ABSTRACT 76
CITY OF WESTON LAKES
FORT BEND COUNTY, TEXAS
27 LOTS 4 RESERVES 1 BLOCK
NOVEMBER 2017

DEVELOPER/OWNER:
SURFACE PROPERTIES INVESTMENT FUND
IV, L.P., A TEXAS LIMITED PARTNERSHIP
10810 KATY FREEWAY, SUITE 102
HOUSTON, TEXAS 77043
ATTN: MIKE SURFACE

ENGINEER/SURVEYOR:
JONES CARTER
Texas Board of Professional Engineers Registration No. 4-439
22300 Meritway Way, Suite 270, Katy, TX 77705 (832) 913-4000
Texas Board of Professional Land Surveying Registration No. 1004004
ATTN: ANGELA K. SANCHEZ, P.E.

SHEET 2 OF 2