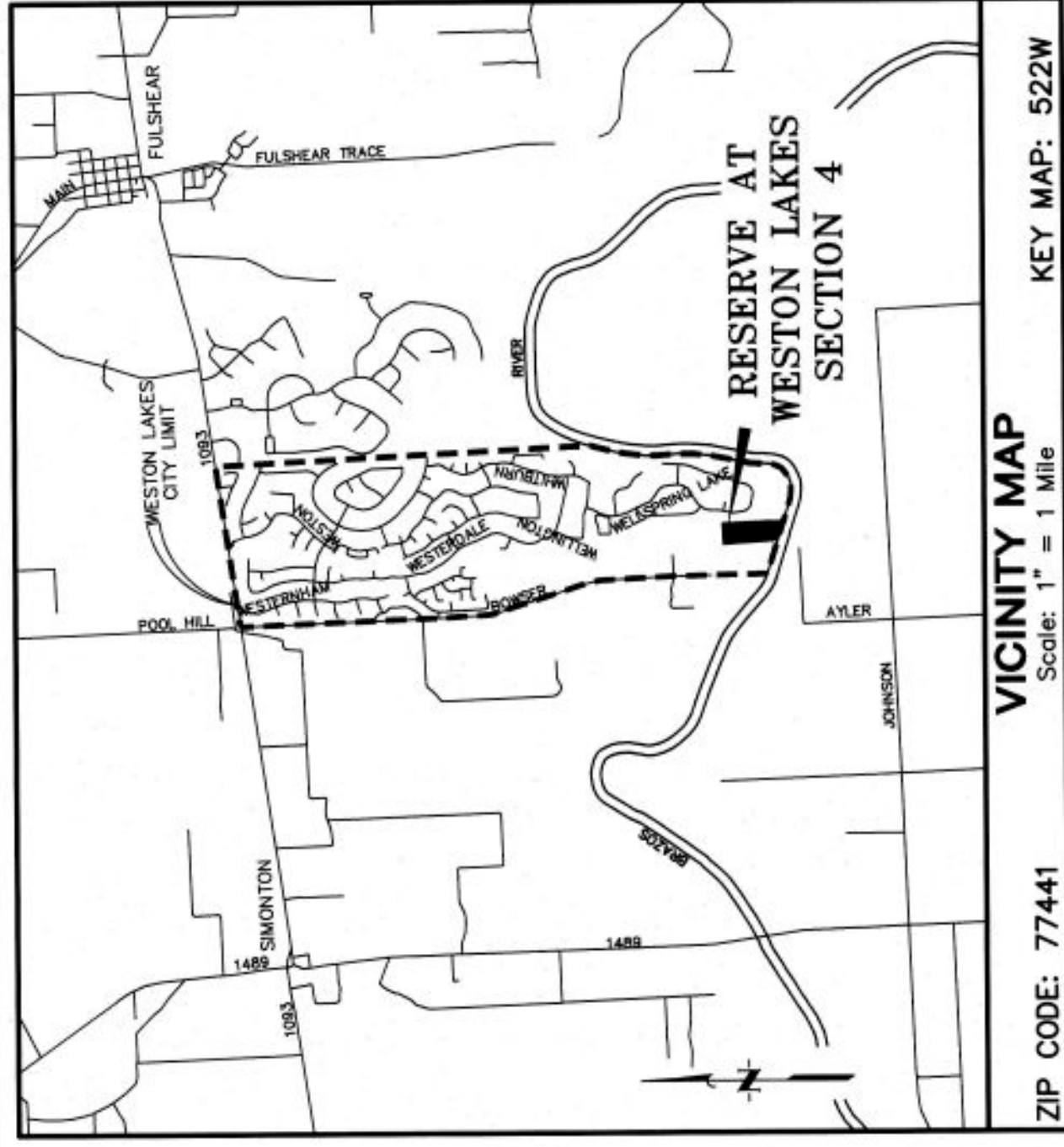




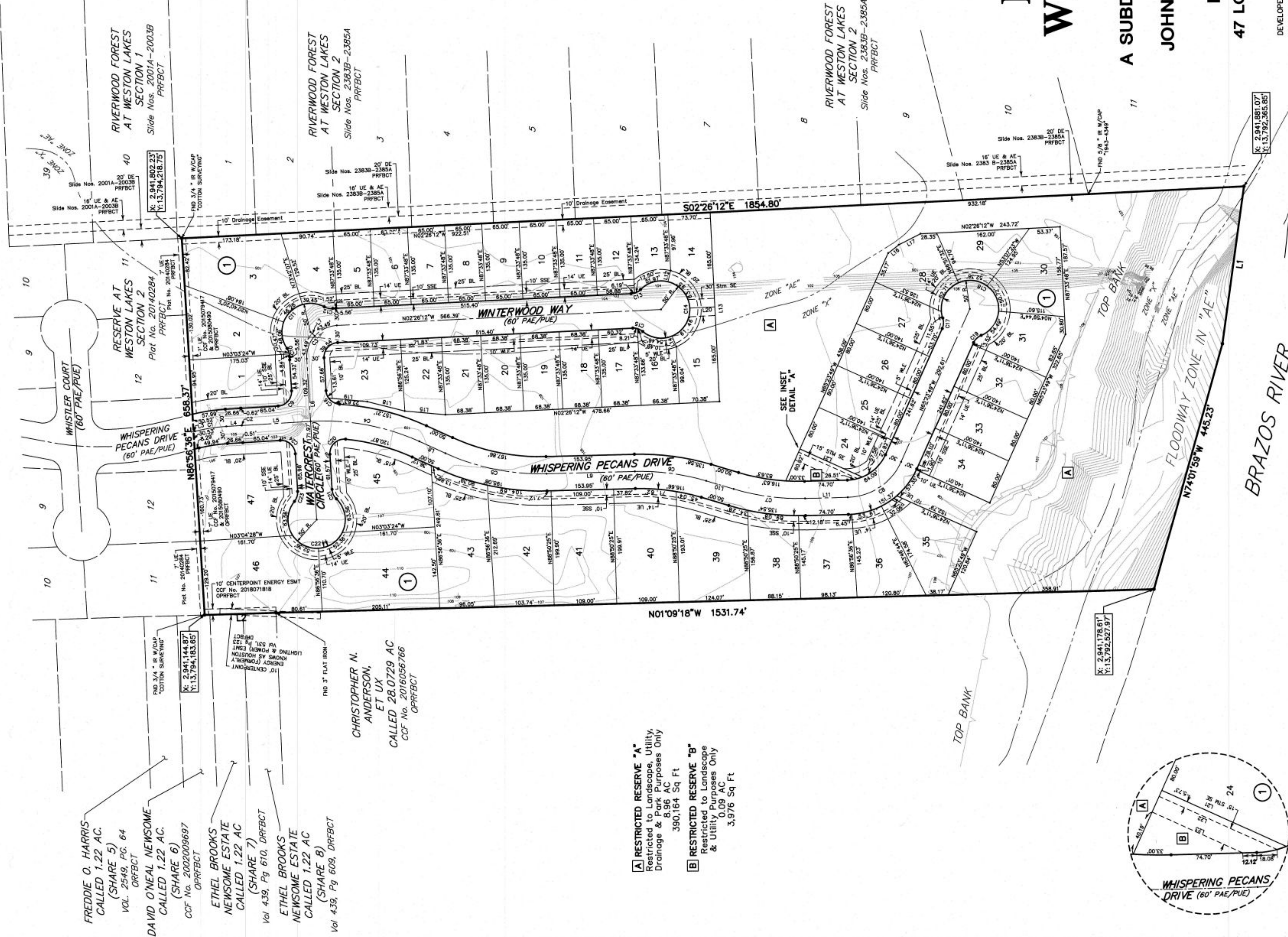
		BEARING	DISTANCE
L1	LINE	N81°46'42" W	277.34'
L2	LINE	N20°19'15" W	124.49'
L3	LINE	N33°59'43" W	2.62'
L4	LINE	N33°59'43" W	120.04'
L5	LINE	N86°36'24" N	281.29'
L6	LINE	N86°36'24" N	100.00'
L7	LINE	N42°51'52" E	50.00'
L8	LINE	N24°50'01" E	50.00'
L9	LINE	N24°50'01" E	50.00'
L10	LINE	N84°19'15" W	50.00'
L11	LINE	N20°19'15" W	74.70'
L12	LINE	N75°43'15" W	20.00'
L13	LINE	N87°33'45" W	330.00'
L14	LINE	N67°59'30" E	20.00'
L15	LINE	N67°59'30" E	213.53'
L16	LINE	N37°46'29" W	23.53'
L17	LINE	N26°33'51" W	42.53'
L18	LINE	N43°53'25" E	67.68'
L19	LINE	N05°44'08" E	87.88'
L20	LINE	N05°44'08" E	118.96'
L21	LINE	N24°59'11" E	112.78'
L22	LINE	N24°36'10" E	66.68'
L23	LINE	N24°36'10" E	66.68'

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	300.00'	10.7355°	55.49'	N08°27'48"W	71.82'	27.82'
C2	300.00'	00.0062°	0.34'	N08°27'48"W	71.82'	27.82'
C3	300.00'	00.0062°	0.34'	N08°27'48"W	71.82'	27.82'
C4	400.00'	27.7435°	184.71'	N12°44'48"E	70.20'	55.60'
C5	400.00'	25.5593°	181.47'	N11°50'13"E	179.29'	99.32'
C6	400.00'	18.0354°	126.12'	N07°52'22"E	176.92'	92.32'
C7	400.00'	18.0337°	126.12'	N07°52'22"E	126.60'	63.59'
C8	300.00'	18.0337°	126.12'	N07°52'22"E	126.60'	63.59'
C9	300.00'	17.7233°	117.33'	N3°16'13"E	111.66'	65.92'
C10	25.00'	90.0000°	39.27'	N48°03'24"W	35.36'	25.00'
C11	25.00'	35.0548°	15.31'	N7°30'58"E	15.06'	7.81'
C12	50.00'	15.3178°	13.79'	N47°44'48"W	47.30'	20.62'
C13	25.00'	42.5000°	18.69'	N23°31'12"E	18.26'	9.81'
C14	50.00'	26.5401°	23.84'	S89°53'14"E	73.33'	53.93'
C15	25.00'	42.5000°	18.69'	N48°58'48"E	18.26'	9.81'
C16	25.00'	43.0326°	36.24'	N45°24'53"E	13.15'	9.81'
C17	50.00'	26.5401°	23.84'	N43°56'11"E	73.33'	53.93'
C18	25.00'	42.5000°	18.69'	N43°56'49"W	18.26'	9.81'
C20	25.00'	99.0124°	43.27'	N43°28'12"W	38.07'	29.36'
C21	25.00'	99.0124°	43.27'	N05°31'38"E	71.82'	27.82'
C22	25.00'	42.5000°	18.69'	N43°56'49"W	18.26'	9.81'
C23	25.00'	42.5000°	18.69'	N41°58'24"W	18.26'	9.81'
C24	25.00'	90.0000°	39.27'	N41°58'36"E	35.36'	25.00'

DISTRICT NAMES	
W3D	N/A
M3D	FORT BEND COUNTY MUD NO. 81
L3D	N/A
D3D	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR CONSOLIDATED ISD
IMPACT FEE AREA	W3D
CITY OR CITY ETC	N/A
UTILITIES CO.	WESTON LAKES CENTERPOINT

General Notes

- 1) All cul-de-sac radii are fifty feet (50'), unless otherwise noted.
- 2) All abutment corner and cut-and-sear return to tangent radii are twenty-five feet (25').
- 3) AE ————— "Aerial Easement"
- 4) AC ————— "Access Easement"
- 5) CCF ————— "County Clerk's File"
- 6) DE ————— "Drainage Easement"
- 7) DEDPOT ————— "Designated Flood Protection"
- 8) EM ————— "Easement"
- 9) FEMUD ————— "Fort Bend County Municipal Utility District"
- 10) GE ————— "General Easement"
- 11) NC ————— "Number"
- 12) OFFBCT ————— "Official Public Records Fort Bend County Texas"
- 13) PREBOT ————— "Pre-Recorded Fort Bend County Texas"
- 14) PUE ————— "Public Utility Easement"
- 15) SA FL ————— "Square Feet"
- 16) SSE ————— "Sanitary Sewer Easement"
- 17) TSE ————— "Temporary Easement"
- 18) UE ————— "Utility Easement"
- 19) WLE ————— "Waterline Easement"
- 20) "Block Number"
- 21) There are no pipelines or pipeline easements through this subdivision.
- 22) All easements are centered on lot lines unless shown otherwise.
- 23) All building lines along street rights-of-way as shown on the plot.
- 24) Restricted Reserve "R" are restricted to Landscape & Utility purposes only.
- 25) Restricted Reserve "A" is a 66' corner, 3,976 sq. foot easement.
- 26) Restricted Reserve "D" is a 66' corner, 3,976 sq. foot easement.
- 27) No .4204 State Plane Grid Coordinates are Texas Coordinate System, South Central Zone
- 28) The coordinates shown herein correspond to NAD 83. The Grid Coordinates can be converted to surface coordinates by applying a scale factor of 0.9999997.
- 29) The minimum slab elevation shall be 107.0 feet (NAVD83) with a published elevation of 112.56 feet (NAVD83).
- 30) The minimum slab elevation shall be 107.0 feet (NAVD83). 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 and Flood Insurance Rate Map (FIRM) map.
- 31) The minimum slab elevation shall be 107.0 feet (NAVD83). This property is located in Uninhabited Zone "X" and Zone "AE". A portion of the property is in the Floodway of Zone "AE". Zone "AE" is defined as Special Flood Hazard Areas subject to inundation by the 1% annual chance flood. Base flood elevations are based on the 1% 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 exceed the design flood level. The flood statement shall not create liability on the part of the surveyor. This location of the flood zone lines shown hereon were determined by scaling from a FEMA map. The actual location as depicted on the FEMA map may differ from the location as shown hereon due to the accuracy of the location of the flood zone limits.
- 32) Property is subject to mutual access and easement agreement recorded under CDF No. 2014011560, QJPR,F.B.C.I.
- 33) The drainage system for this subdivision is designed in accordance with the Texas Department of Transportation Criteria Manual which allows storm ponding with intense rainfall events.
- 34) 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 within the incorporated boundaries of City of Weston Lakes, Fort Bend County, Fort Bend County Drainage District, Lamar Consolidated Independent School District.
- 35) This tract is located in Lighting Zone number 3.
- 36) Neighbors are based upon the Texas Coordinate System, South Central Zone, NAVD83, based upon GPS observations.
- 37) All visible easements and easements of record affecting these tracts as shown on the plat are shown. Surveyor has reviewed the records, dated January 23, 2019, shown hereon. Surveyor has relied upon the above mentioned title commitment with regard to any easements, setbacks, restrictions, encroachments, etc., and hereby certifies that the same are in substantial compliance with the provisions of the Texas Uniform Real Estate Rights-Of-Way Act regarding the existence of easements, setbacks, restrictions, rights-of-way and other matters of record has been performed by the surveyor.
- 38) Contours shown hereon are based upon NAVD 88 datum.



[A] RESTRICTED RESERVE "A"		[B] RESTRICTED RESERVE "B"	
Restricted to Landscape, Utility Drainage & Park Purposes Only	8.96 AC	Restricted to Landscape & Utility Purposes Only	0.09 AC
390,164 Sq Ft		3,976 Sq Ft	

INSET DETAIL "A"
SCALE: 1"=50'

RESERVE AT WESTON LAKES SECTION 4

A SUBDIVISION OF 27.49 ACRES OF LAND
OUT OF THE
JOHN RANDON SURVEY, ABSTRACT 76
CITY OF WESTON LAKES
FORT BEND COUNTY, TEXAS

47 LOTS	2 RESERVES	1 BLOCK
	JULY 2019	

DEVELOPER/OWNER:
SURFACE PROPERTIES INVESTMENT FUND
LP, A TEXAS LIMITED PARTNERSHIP
5646 WESTON DRIVE
FULSHEAR, TEXAS 77411
ATTN: MICHAEL SURFACE

ENGINEER/SURVEYOR:
 JONES CARTER
Team Staff of Professional Engineers Incorporated, Inc. 413
10000 West Loop West, Suite 1000 Houston, Texas 77063
2020 West Loop West, Suite 1000 Houston, Texas 77063
2020 West Loop West, Suite 1000 Houston, Texas 77063
ATTN: ANGELA K. SANCHEZ, P.E.

SHEET 1 OF 1

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 27.49 acre tract described in the above and foregoing map of Reserve at Weston Lakes Section 4, 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 18th day of July, 2019.

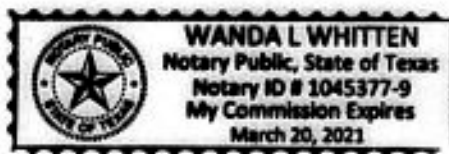
Surface Properties Investment Fund IV, L.P., A Texas Limited Partnership

By: Michael D. Surface
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 18th day of July, 2019.



Wanda L. Whitten
Notary Public in and for Fort Bend County, Texas

Wanda L. Whitten
Print Name
My commission expires: March 20, 2021

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 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
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.



Blair M. Bozarth
Blair M. Bozarth
Professional Engineer
No. 115515

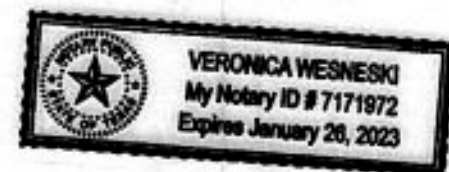
We, NewFirst National Bank, owner and holder of a lien against the property described in the plat known as Reserve at Weston Lakes Section 4, against the property described instrument of record of the Official Records of Fort Bend County, Texas and under Clerk's File No. 2018140552, do hereby in all 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
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 19 day of July, 2019.



Veronica A. Wesneski
Notary Public in and for Fort Bend County, Texas
Veronica A. Wesneski
Print Name

My commission expires: 1-26-2023

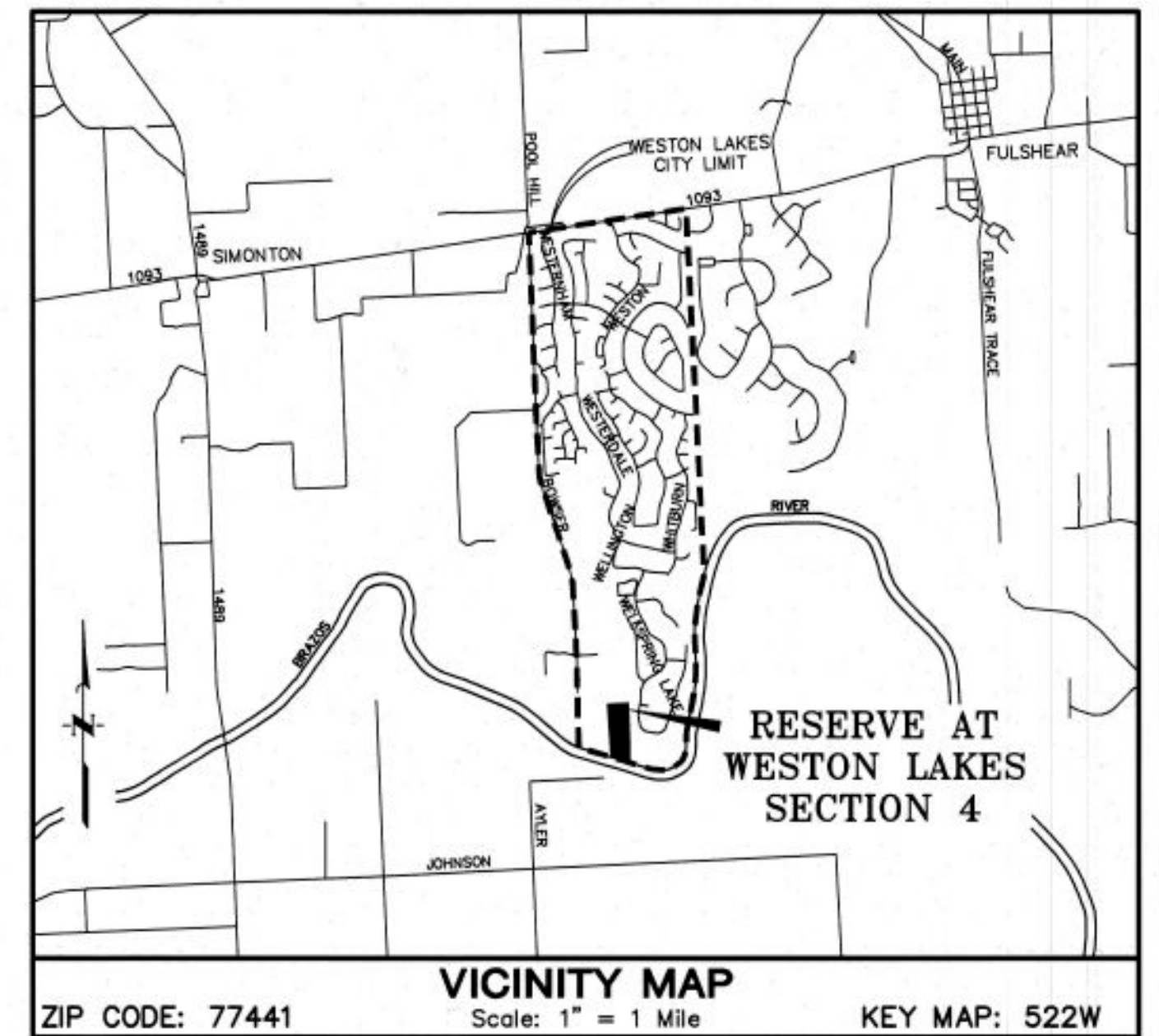
This Plat of Reserve at Weston Lakes Section 4 was approved on August 27, 2019 by the City of Weston Lakes Council, and signed this 27th day of August, 2019, provided, however, this approval shall be invalid, and null, and void unless this plat is filed with the County Clerk of Fort Bend County, Texas, within six (6) months hereafter.

Mary Rose Zurkewicz
Mary Rose Zurkewicz, Mayor

William Ragle
William Ragle, Alderman

Linda K. Harnist
Linda K. Harnist, Alderman

Dennis DeLuca
Dennis DeLuca, Alderman
Trent Thomas
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 August 28, 2019, at 11:57 o'clock AM, in Plat No. 20190217 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: Diana Pascual
Deputy DIANA PASCUAL



**RESERVE AT
WESTON LAKES
SECTION 4**
A SUBDIVISION OF 27.49 ACRES OF LAND
OUT OF THE
JOHN RANDON SURVEY, ABSTRACT 76
CITY OF WESTON LAKES
FORT BEND COUNTY, TEXAS
47 LOTS 2 RESERVES 1 BLOCK
JULY 2019

DEVELOPER/OWNER:
SURFACE PROPERTIES INVESTMENT FUND
IV, L.P., A TEXAS LIMITED PARTNERSHIP
5648 WESTON DRIVE
FULSHEAR, TEXAS 77441
ATTN: MICHAEL SURFACE

ENGINEER/SURVEYOR:
 JONES & CARTER
Texas Board of Professional Engineers Registration No. 0-430
1200 West of Professional Land Surveying Registration No. 12000000
2022 W Grand Parkway North, Suite 200, Houston, TX 77058-1001 (281) 913-4000
ATTN: ANGELA K. SANCHEZ, P.E.
SHEET 2 OF 2