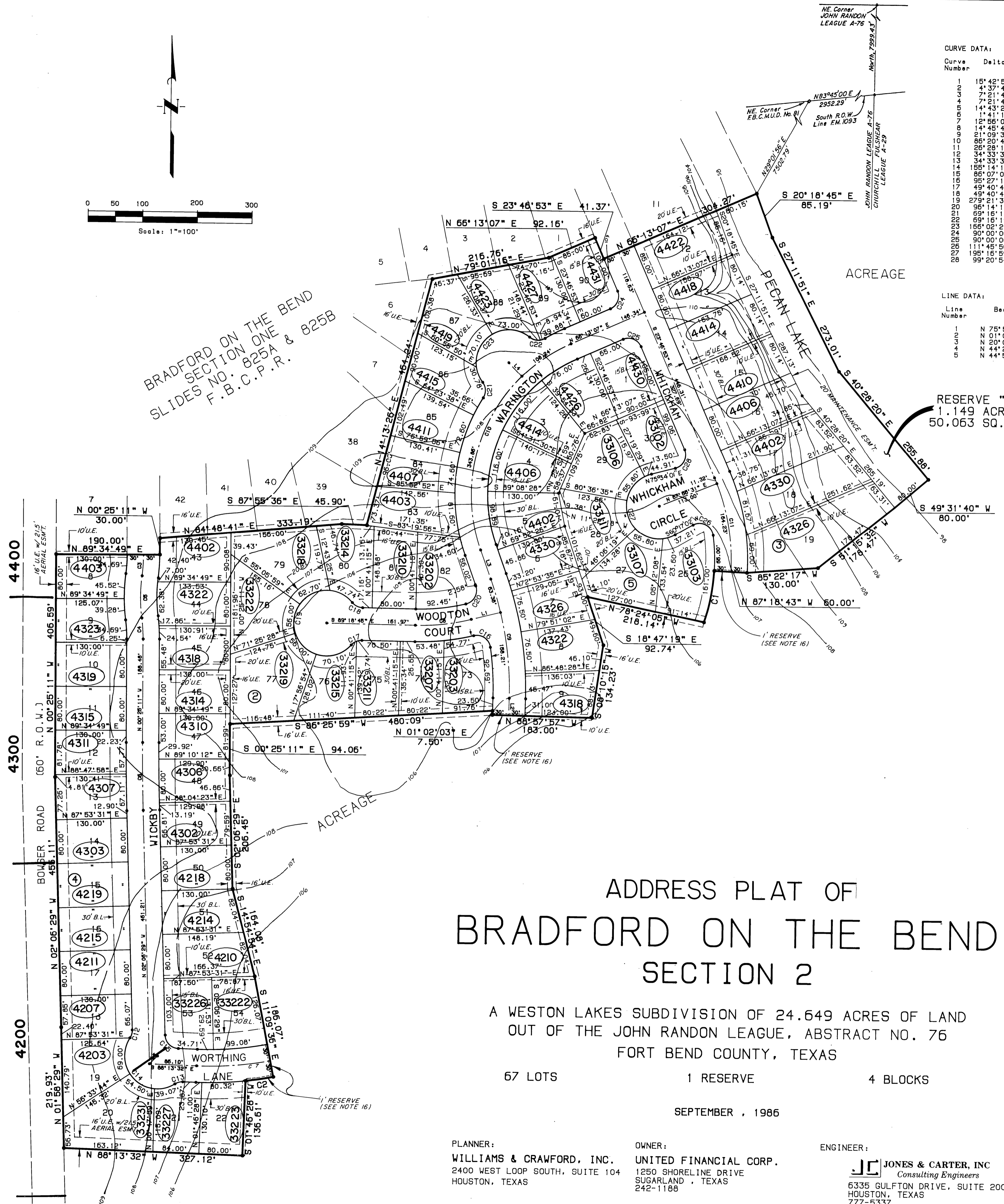


BRADFORD ON THE BEND
SECTION ONE
SLIDES NO. 825A & 825B
F.B.C.P.R.



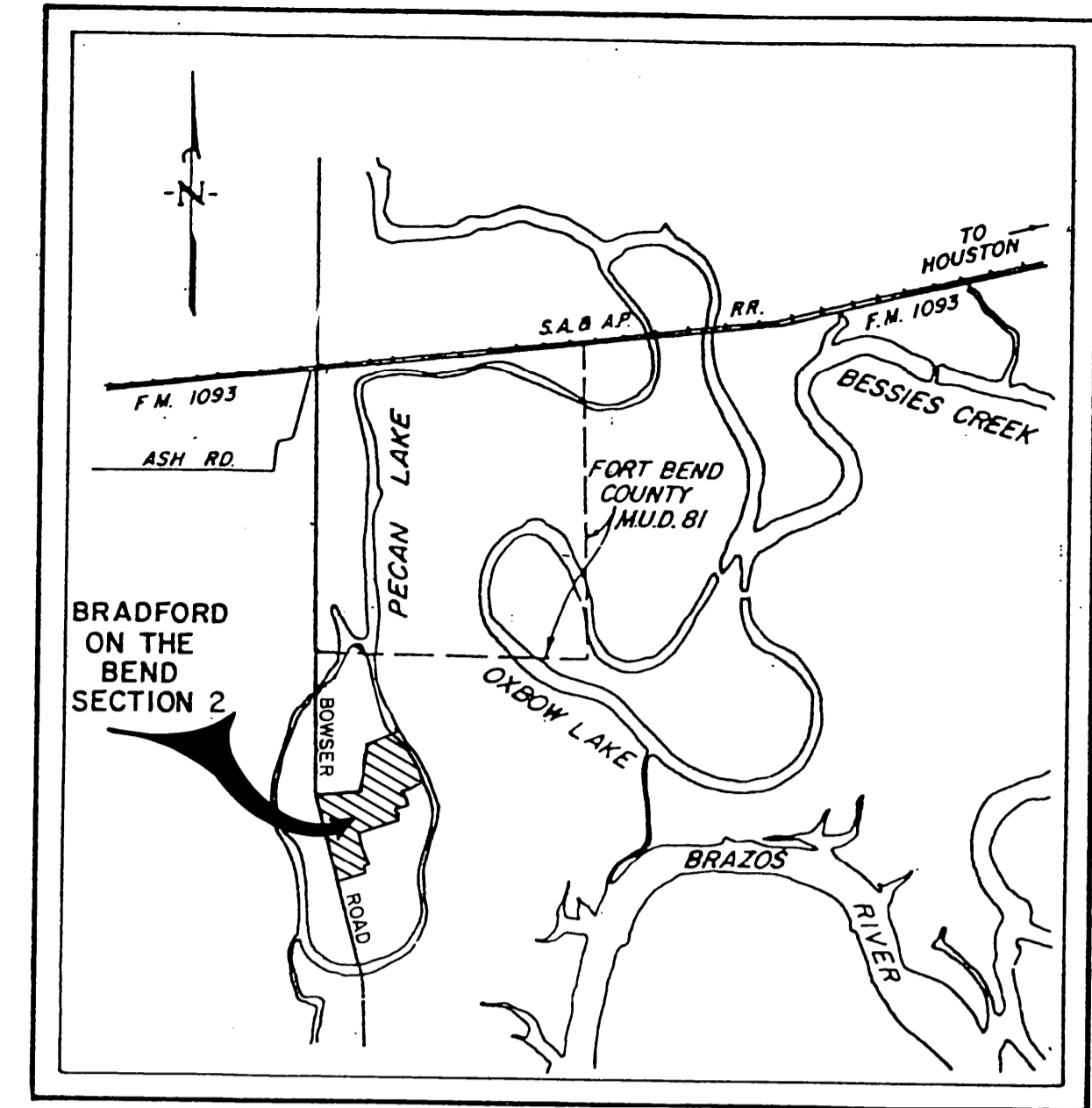
CURVE DATA:

Curve Number	Delta	Radius	Arc Length	Tangent Length	Chord Bearing	Chord Length
1	15° 42' 59"	350.00'	96.01'	48.31'	S 10° 32' 46" W	95.71'
2	4° 37' 45"	530.00'	50.90'	25.45'	S 81° 09' 17" W	50.89'
3	7° 21' 41"	300.00'	38.54'	19.30'	S 03° 15' 40" W	38.52'
4	14° 43' 22"	300.00'	77.09'	38.76'	N 00° 25' 11" W	76.88'
5	14° 45' 31"	4207.83'	123.99'	62.00'	N 01° 15' 50" W	123.99'
6	12° 56' 04"	600.00'	136.45'	68.01'	S 85° 18' 25" W	135.18'
7	14° 45' 31"	400.00'	103.05'	51.81'	S 83° 18' 25" W	102.77'
8	21° 09' 37"	300.00'	175.55'	89.37'	S 09° 32' 45" E	175.55'
9	86° 20' 41"	300.00'	452.10'	281.45'	S 23° 02' 46" E	410.52'
10	26° 20' 10"	300.00'	151.58'	75.78'	S 10° 32' 46" E	151.58'
11	34° 33' 37"	25.00'	15.08'	7.78'	S 56° 00' 36" E	14.85'
12	34° 33' 37"	25.00'	15.08'	7.78'	S 56° 00' 36" E	14.85'
13	85° 07' 04"	25.00'	37.55'	23.36'	S 28° 15' 08" W	37.23'
14	85° 07' 04"	25.00'	37.55'	23.36'	S 28° 15' 08" W	37.23'
15	85° 07' 04"	25.00'	37.55'	23.36'	S 28° 15' 08" W	37.23'
16	85° 07' 04"	25.00'	37.55'	23.36'	S 28° 15' 08" W	37.23'
17	85° 07' 04"	25.00'	37.55'	23.36'	S 28° 15' 08" W	37.23'
18	85° 07' 04"	25.00'	37.55'	23.36'	S 28° 15' 08" W	37.23'
19	85° 07' 04"	25.00'	37.55'	23.36'	S 28° 15' 08" W	37.23'
20	85° 07' 04"	25.00'	37.55'	23.36'	S 28° 15' 08" W	37.23'
21	85° 07' 04"	25.00'	37.55'	23.36'	S 28° 15' 08" W	37.23'
22	85° 07' 04"	25.00'	37.55'	23.36'	S 28° 15' 08" W	37.23'
23	85° 07' 04"	25.00'	37.55'	23.36'	S 28° 15' 08" W	37.23'
24	85° 07' 04"	25.00'	37.55'	23.36'	S 28° 15' 08" W	37.23'
25	85° 07' 04"	25.00'	37.55'	23.36'	S 28° 15' 08" W	37.23'
26	85° 07' 04"	25.00'	37.55'	23.36'	S 28° 15' 08" W	37.23'
27	85° 07' 04"	25.00'	37.55'	23.36'	S 28° 15' 08" W	37.23'
28	85° 07' 04"	25.00'	37.55'	23.36'	S 28° 15' 08" W	37.23'

LINE DATA:

Line Number	Bearing	Distance
1	N 75° 55' 34" E	55.10'
2	N 01° 02' 03" E	31.00'
3	N 44° 27' 16" E	56.05'
4	N 44° 50' 00" E	20.53'

RESERVE "Z"
1.149 ACRES
50,063 SQ. FT.



VICINITY MAP
SCALE: 1"=1/2 MILE

GENERAL NOTES

- All cul-de-sacs radii are 60', unless otherwise indicated on this plat.
- All block corners and cul-de-sac returns to tangent radii are to be 25', unless otherwise indicated on this plat.
- There is a five (5) foot "Building Setback Line" established along all side lot lines. Front and rear "Building Setback Lines" are as shown on the above plat and more particularly described in the Declaration of Covenants, Restrictions and Conditions for Bradford on the Bend, Section 2.
- U.E. indicates "Utility Easements."
- There are no existing pipelines or pipeline easements within the boundaries of the Subdivision.
- There is 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.
- There are dedicated aerial easements as indicated on this plat.
- There is dedicated a ten (10) foot utility easement along the front of all lots, except as otherwise indicated on this plat.
- There is dedicated a ten (10) foot utility easement along the side lot lines adjacent to the street right-of-ways of all corner lots, except as otherwise indicated on this plat.
- There is dedicated a twenty (20) foot maintenance easement along the rear of Lots 12 thru 19, Block 3.
- There is also a restrictive building area along the rear of Lots 12 thru 19, Block 3 as more particularly described in the recorded restrictions for the subdivision.
- All street right-of-ways are hereby dedicated as Utility Easements.
- There are other dedicated Utility Easements as indicated on this plat.
- Each lot shall be provided with an adequate culvert having 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.
- All street right-of-ways are 60-foot wide unless otherwise noted.
- One-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent acreage tracts; the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns, or successors.
- B.M.: U.S.G.S. Monument F1280 located 4.1 miles East of Fulshear. Elevation = 127.65 feet (1978 datum)
- T.B.M.: Railroad spike in 18" hackberry tree situated in the East right-of-way line of Bowser Road approximately 90-feet south of the southwest corner of Bradford on the Bend, Section 2. Elevation = 108.78
- B.L. indicates "Building Setback Line".
- All easements are centered on lot lines unless shown otherwise.

ADDRESS PLAT OF BRADFORD ON THE BEND SECTION 2

A WESTON LAKES SUBDIVISION OF 24.649 ACRES OF LAND
OUT OF THE JOHN RANDON LEAGUE, ABSTRACT NO. 76
FORT BEND COUNTY, TEXAS

67 LOTS 1 RESERVE 4 BLOCKS

SEPTEMBER, 1986

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

OWNER:
UNITED FINANCIAL CORP.
1250 SHORELINE DRIVE
SUGARLAND, TEXAS
242-1168

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

81660139
802A 128