



FULBROOK SEC 4A  
 Plat No. 20050164  
 FBCPR

LINE	BEARING	DISTANCE
L1	N62°06'52\"	82.31'
L2	N22°59'31\"	88.60'
L3	S85°48'29\"	26.00'
L4	N08°35'08\"	32.69'
L5	S18°57'24\"	10.01'
L6	S35°28'55\"	17.09'
L7	N27°40'17\"	18.49'
L11	N01°04'39\"	151.75'
L12	N36°13'05\"	40.74'
L13	N54°02'44\"	34.94'
L14	N36°13'05\"	28.21'
L15	N36°13'05\"	12.52'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	71°12'00\"	84.49'	104.99'	60.49'	N58°35'31\"	98.37'
C2	85°36'23\"	9.00'	13.45'	8.34'	N51°23'19\"	12.23'
C3	02°44'06\"	700.00'	33.41'	16.71'	S72°24'38\"	33.41'
C4	11°26'58\"	700.00'	139.88'	70.17'	S68°03'12\"	139.85'
C5	19°31'51\"	750.00'	255.66'	129.08'	S72°05'39\"	254.42'
C6	87°14'41\"	50.00'	76.14'	47.65'	N54°31'05\"	68.99'
C7	27°32'17\"	750.00'	360.47'	183.79'	N02°52'24\"	357.01'
C8	36°19'24\"	200.00'	126.56'	65.48'	N09°32'34\"	124.46'
C9	36°51'06\"	25.00'	16.08'	8.33'	S89°28'09\"	15.80'
C10	46°09'18\"	25.00'	20.14'	10.65'	S58°11'05\"	19.60'
C11	160°44'59\"	50.00'	157.73'	7841.31'	S54°31'05\"	100.00'
C12	46°09'18\"	25.00'	20.14'	10.65'	N12°46'45\"	19.60'
C13	46°09'18\"	25.00'	20.14'	10.65'	N10°34'15\"	19.60'
C14	27°18'29\"	50.00'	241.12'	44.78'	N75°29'40\"	66.71'
C15	50°26'19\"	25.00'	22.01'	11.77'	S37°26'26\"	21.30'
C16	82°54'05\"	25.00'	36.17'	22.08'	N20°52'41\"	33.10'
C17	07°30'28\"	250.00'	32.76'	16.40'	S04°49'54\"	32.74'
C18	90°00'00\"	25.00'	39.27'	25.00'	N36°24'52\"	35.36'
C19	90°00'00\"	25.00'	39.27'	25.00'	S53°35'08\"	35.36'
C20	17°45'10\"	250.00'	72.01'	39.04'	N17°27'43\"	77.15'
C21	41°27'28\"	170.00'	123.01'	64.34'	S05°36'34\"	120.34'
C22	102°33'07\"	25.00'	44.75'	31.18'	S66°23'43\"	39.01'
C23	57°45'55\"	25.00'	25.21'	13.80'	N42°09'08\"	24.16'
C24	27°43'01\"	50.00'	239.66'	46.11'	N29°25'19\"	67.79'
C25	21°38'01\"	230.00'	86.91'	43.98'	S09°44'51\"	86.39'

- General Notes
- 1) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plots 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 title fee thereon shall revert to and vest in the dedicator, his heirs, assigns or successors.
  - 2) Weston Lakes Section 19 lies within Fort Bend County M.U.D. No. 81, Lamar C.I.S.D., and ESD No. 4.
  - 3) All cul-de-sac radii are fifty feet (50'), unless otherwise noted.
  - 4) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
  - 5) All street rights-of-way are hereby dedicated as utility easements.
  - 6) AE ..... "Aerial Easement"
  - BL ..... "Building Line"
  - CF ..... "Clerk's File"
  - DE ..... "Drainage Easement"
  - ESM ..... "Easement"
  - FC ..... "Film Code"
  - FBCPR ..... "Fort Bend County Plat Records"
  - FBCMD ..... "Fort Bend County Municipal Utility District"
  - FBCOPRP ..... "Fort Bend County Official Public Records of Real Property"
  - HL&PE ..... "Houston Lighting & Power Co Easement"
  - NO ..... "Number"
  - PAC ..... "Permanent Access Easement"
  - 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"
  - ⓪ ..... "Block Number"
- 7) There are no pipelines or pipeline easements through this subdivision.
  - 8) All easements are centered on lot lines unless shown otherwise.
  - 9) All building lines along street rights-of-way as shown on the plat.
  - 10) Restricted Reserve "A" is restricted to commercial and landscape purposes only. Restricted Reserve "A" is 2.0510 acres, 89,341 square feet. Restricted Reserve "B" is restricted to landscape / open space purposes only. Restricted Reserve "B" is 0.4260 acres, 18,559 square feet. Restricted Reserve "C" is restricted to sanitary sewer & sanitary lift station purposes only. Restricted Reserve "C" is 0.1011 acres, 4,405 square feet. Restricted Reserve "D" is restricted to landscape / open space purposes only. Restricted Reserve "D" is 0.4189 acres, 18,248 square feet. Unrestricted Reserve "E" is 0.6450 acres, 28,094 square feet. Unrestricted Reserve "F" is 0.6625 acres, 28,858 square feet.

- 11) Single family residential shall mean the use of a lot with one building for and containing not more than two separate units with facilities for living, sleeping, cooking and eating therein. A lot upon which is located a free-standing building containing one dwelling unit and a detached secondary dwelling unit of not more than 900 square feet also shall be considered single family residential. A building that contains one dwelling unit on one lot that is connected by a party wall to another building containing one dwelling unit on an adjacent lot shall be single family residential. (When applicable)
- 12) B.M.: U.S.G.S. Monument F1280 located 4.1 miles east of Fulshear. Elevation = 127.65 feet (1978 Adjustment).
- 13) I.B.M.: Set 1000 nail is south side of power pole located along south right-of-way of FM 1093 at common line of Weston Lakes and Fulbrook subdivisions. Elevation = 105.50 Feet (1978 Adjustment).
- 14) All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the maintenance of the drainage facility.
- 15) All property to drain into the drainage easement only through an approved drainage structure.
- 16) 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.
- 17) The minimum slab elevation shall be 108.5 feet above mean sea level. In addition to the minimum slab elevation, no floor slab shall be less than 18 inches above natural ground.
- 18) According to the Federal Emergency Management Agency Flood Insurance: Rate Map No. 48157C0075J Revised January 3, 1997, this property is located in zone "A", defined as inside the 100-year flood plain with no base flood elevation determined, and in unshaded zone "X" determined to be outside the 500-year floodplain.
- 19) The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor of 0.998979294.
- 20) This plat lies within lighting zone L23 according to the "Order for Regulation of Outdoor Lighting" adopted by Fort Bend County Commissioners Court on March 23, 2004.

WESTON LAKES SECTION 3  
 Slide 748B and 749A  
 FBCPR

PLAT ATTACH 2008096603  
 19 PGS  
**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS  
*Dianne Wilson*  
 2008 Sep 02 02:50 PM 20080165  
 DA \$2,200.00  
 Dianne Wilson COUNTY CLERK  
 FT BEND COUNTY TEXAS

# WESTON LAKES

## SEC 19

A SUBDIVISION OF 20.571 ACRES OF LAND  
 OUT OF THE  
 THE JOHN RANDON LEAGUE, ABSTRACT No. 76  
 FORT BEND COUNTY, TEXAS

34 LOTS    6 RESERVES    1 BLOCKS

JUNE 2008

DEVELOPER/OWNER:  
 WESTON LAKES LIMITED PARTNERSHIP  
 550 Westcott, Suite 235  
 Houston, Texas 77007  
 (713) 426-5533

ENGINEER:  
**JC JONES & CARTER, INC.**  
 ENGINEERS • PLANNERS • SURVEYORS  
 6335 Gullfion Dr., Suite 100  
 Houston, Texas 77081  
 (713) 777-5337