

DATE: 06 Jan 2022 - 8:53am
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SUR: CAD: AS/NN

STATE OF TEXAS
COUNTY OF FORT BEND

WE, TOWN & COUNTRY VENTURES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY ACTING BY AND THROUGH MICHAEL D. SURFACE, MANAGER BEING AN OFFICER OF TOWN & COUNTRY VENTURES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, OWNER HERINAFTER REFERRED TO AS OWNERS OF THE 42.099 ACRES TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF PARK AT WESTON LAKES SEC 1, 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, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE ON THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE 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 THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED 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 HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE 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 DESIGNATED 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 DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE ORIGINALLY 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 DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, PERMANENT ACCESS EASEMENT, ROAD OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, OWNERS 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 AND THAT SUCH ADJUTING 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 ESTABLISHED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS.

FURTHER, OWNERS DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS' COURT ON MARCH 23, 2004, AND ANY SUBSEQUENT AMENDMENTS.

IN TESTIMONY WHEREOF, THE TOWN & COUNTRY VENTURES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY MICHAEL D. SURFACE ITS MANAGER, THIS 14th DAY OF January, 2022.

TOWN & COUNTRY VENTURES, L.L.C.,
A TEXAS LIMITED LIABILITY COMPANY

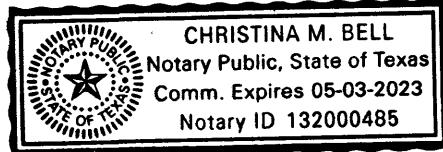
BY: Michael D. Surface
MICHAEL D. SURFACE, MANAGER

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL D. SURFACE, MANAGER OF TOWN & COUNTRY VENTURES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

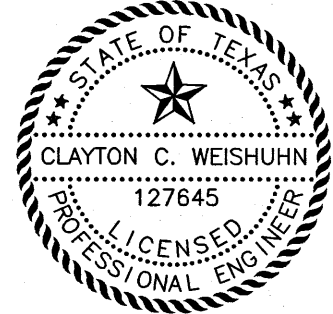
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14th DAY OF January, 2022.

Christina M. Bell
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



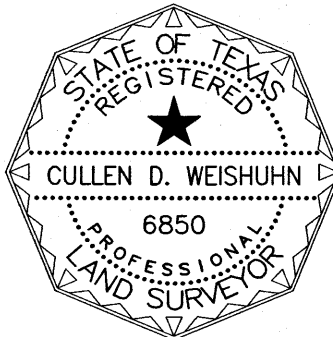
I, CLAYTON C. WEISHUHN, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

Clayton C. Weishuhn
CLAYTON C. WEISHUHN, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 127645



I, CULLEN D. WEISHUHN, AM REGISTERED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND ACCURATE, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT, EXCEPT AS SHOWN ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER OBJECTS OF A PERMANENT NATURE) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE.

Cullen D. Weishuhn
CULLEN D. WEISHUHN, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6850



THIS PLAT OF PARK AT WESTON LAKES SECTION 1 WAS APPROVED ON JULY 12, 2021 BY THE CITY OF WESTON LAKES COUNCIL, AND SIGNED ON THIS _____ DAY OF _____, 2022, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

BOB WALL, MAYOR

WILLIAM RAGLE, ALDERMAN

TED CASE, ALDERMAN

DENIS DELUCA, ALDERMAN

LINDA HARNIST, MAYOR PRO TEM

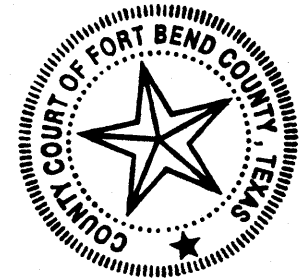
TRENT THOMAS, ALDERMAN

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 RECORDATION IN MY OFFICE ON January 14, 2022 AT 10:04 O'CLOCK A.M. IN PLAT NUMBER 20220013 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

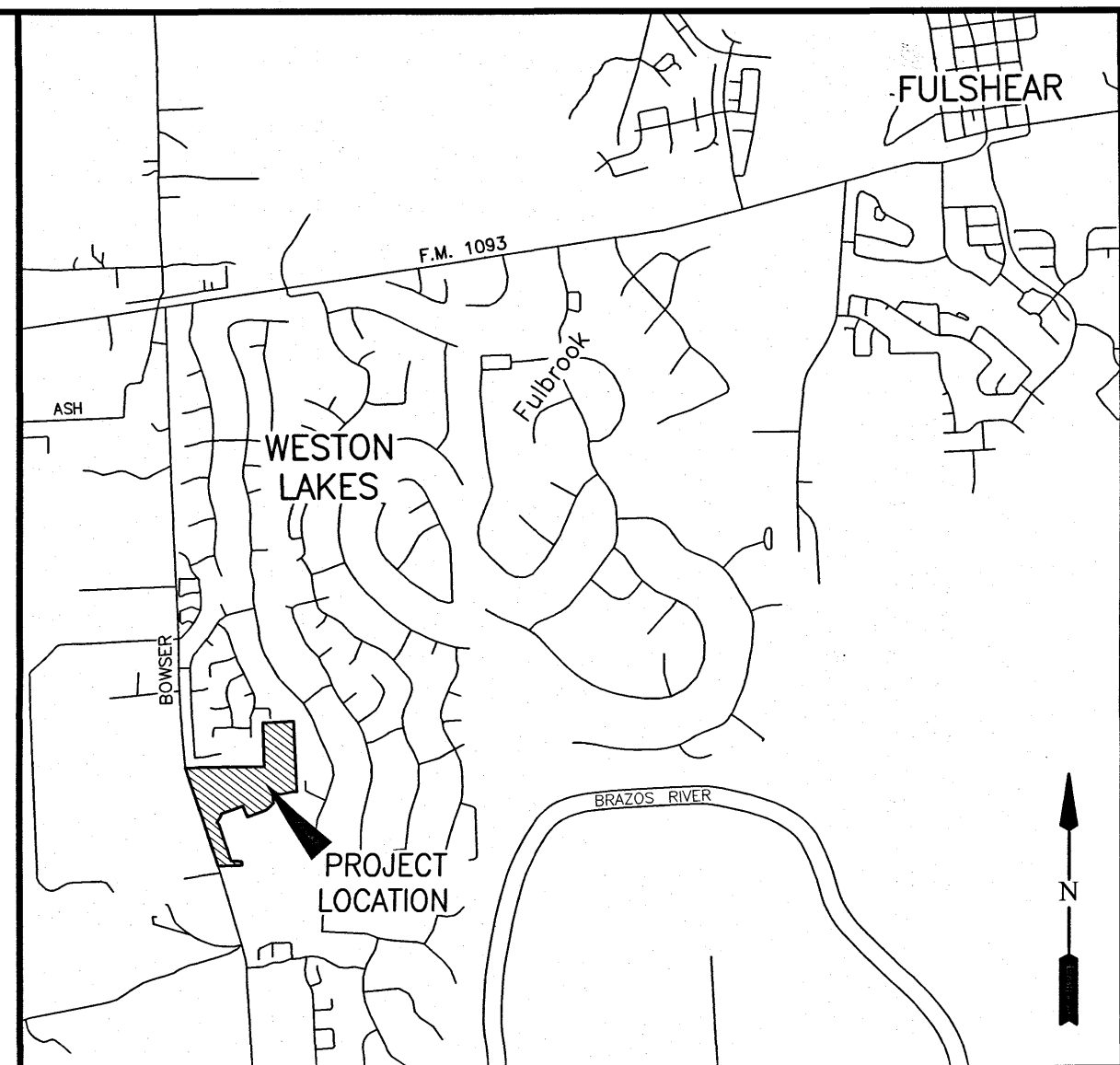
Laura Richard
LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: Joshua Esparza
DEPUTY
JOSHUA ESPARZA



NOTES:

1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 TEXAS COORDINATE SYSTEM (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.999877178.
2. BENCHMARK: NGS HGCD 66: A STAINLESS STEEL ROD IN SLEEVE ACCESSED THROUGH A LOGO CAP STAMPED HGCD 66 1986. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 625 FEET SOUTHEAST OF THE INTERSECTION OF FM 1463 AND CORBITT ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463.
3. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 111 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN TWENTY-FOUR (24) INCHES ABOVE BASE FLOOD ELEVATION.
4. THIS PLAT WAS PREPARED TO MEET CITY OF WESTON LAKES AND FORT BEND COUNTY REQUIREMENTS.
5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2021-0245, EFFECTIVE DATE OF MAY 12, 2021 AND ISSUED ON MAY 19, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
6. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 81, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF WESTON LAKES, AND FORT BEND COUNTY.
7. BY GRAPHICAL PLOTTING, THE SUBJECT TRACT LIES WITHIN ZONE "AE" AND ZONE "X" AS SHOWN ON WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48157C0090M, REVISED JANUARY 29, 2021.
8. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
9. FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "LJA SURVEY" AND THREE (3) FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
10. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
11. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY, EXCLUDING LOTS 1-7, BLOCK 1.
12. DETENTION EASEMENTS TO BE DEDICATED TO THE FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 81.
13. DEVELOPMENT PLANS FOR INFRASTRUCTURE SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTIONS FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
14. THIS PLAT LIES WITHIN LIGHTING ZONE 3.
15. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
16. NO FILL SHALL BE PLACED WITHIN FLOWAGE EASEMENTS IN AREAS THAT ARE AT OR BELOW ELEVATION 107.25' AS DETERMINED BY THE GRADING PLAN PER THE RECORD DRAWINGS AND APPROVED THE PARK AT WESTON LAKE DRAINAGE STUDY. IN ORDER TO PLACE FILL ON AREAS BELOW ELEVATION 107.25', THE OWNER MUST DEMONSTRATE THAT AN EQUAL AMOUNT OF CUT WILL BE REMOVED BELOW ELEVATION 107.25' WITHIN THE LIMITS OF THE PROPERTY. FORT BEND COUNTY FLOODPLAIN PERMITS AND CITY OF WESTON LAKES BUILDING PERMITS MUST ALSO BE OBTAINED, IF APPLICABLE.

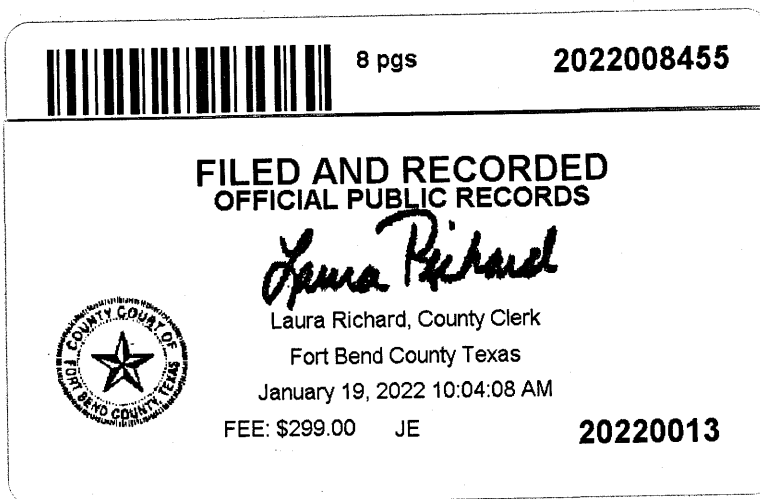


VICINITY MAP

SCALE: 1" = 3,000'

ZIP CODE: 77441

KEY MAP NO. 522 S&W



PARK AT WESTON LAKES SECTION 1

A SUBDIVISION OF 42.099 ACRES OF LAND SITUATED IN
THE JOHN RANDON LEAGUE, ABSTRACT 76,
CITY OF WESTON LAKES, FORT BEND COUNTY, TEXAS.

48 LOTS 8 RESERVES (9.711 ACRES) 3 BLOCKS

JANUARY 6, 2022

JOB NO. 2929-0105.310

OWNERS:

TOWN & COUNTRY VENTURES, L.L.C.,
A TEXAS LIMITED LIABILITY COMPANY
MICHAEL D. SURFACE, MANAGER
5646 WESTON DRIVE, WESTON LAKES, TEXAS 77441

SURVEYOR:

LJA Surveying, Inc.
3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382



ENGINEER:

LJA Engineering, Inc.
3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1396



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COUNTY OF FORT BEND

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IN TESTIMONY WHEREOF, THE TOWN & COUNTRY VENTURES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY MICHAEL D. SURFACE ITS MANAGER, THIS 6th DAY OF January, 2022.

TOWN & COUNTRY VENTURES, L.L.C.,
A TEXAS LIMITED LIABILITY COMPANY

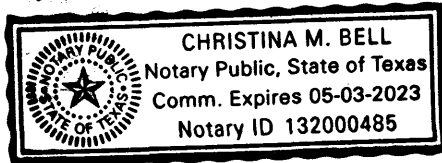
BY: Michael D. Surface
MICHAEL D. SURFACE, MANAGER

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL D. SURFACE, MANAGER OF TOWN & COUNTRY VENTURES, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME I SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

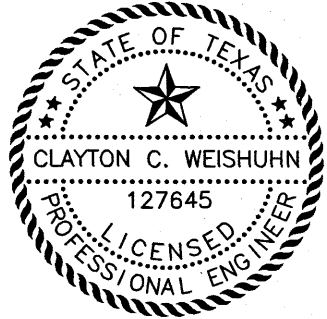
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Christina M. Bell
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



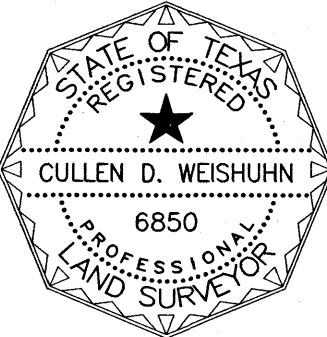
I, CLAYTON C. WEISHUHN, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

Clayton C. Weishuhn
CLAYTON C. WEISHUHN, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 127645



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Cullen D. Weishuhn
CULLEN D. WEISHUHN, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6850



THIS PLAT OF PARK AT WESTON LAKES SECTION 1 WAS APPROVED ON JULY 12, 2021 BY THE CITY OF WESTON LAKES COUNCIL, AND SIGNED ON THIS _____ DAY OF _____, 2022, PROVIDED, HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL AND VOID UNLESS THE PLAT IS FILED WITH THE COUNTY CLERK OF FORT BEND COUNTY, TEXAS WITHIN SIX (6) MONTHS HEREAFTER.

BOB WALL, MAYOR

WILLIAM RAGLE, ALDERMAN

TED CASE, ALDERMAN

DENIS DELUCA, ALDERMAN

LINDA HARNIST, MAYOR PRO TEM

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 RECORDATION IN MY OFFICE ON January 19, 2022 AT 10:04 O'CLOCK A.M. IN PLAT NUMBER 20220613 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

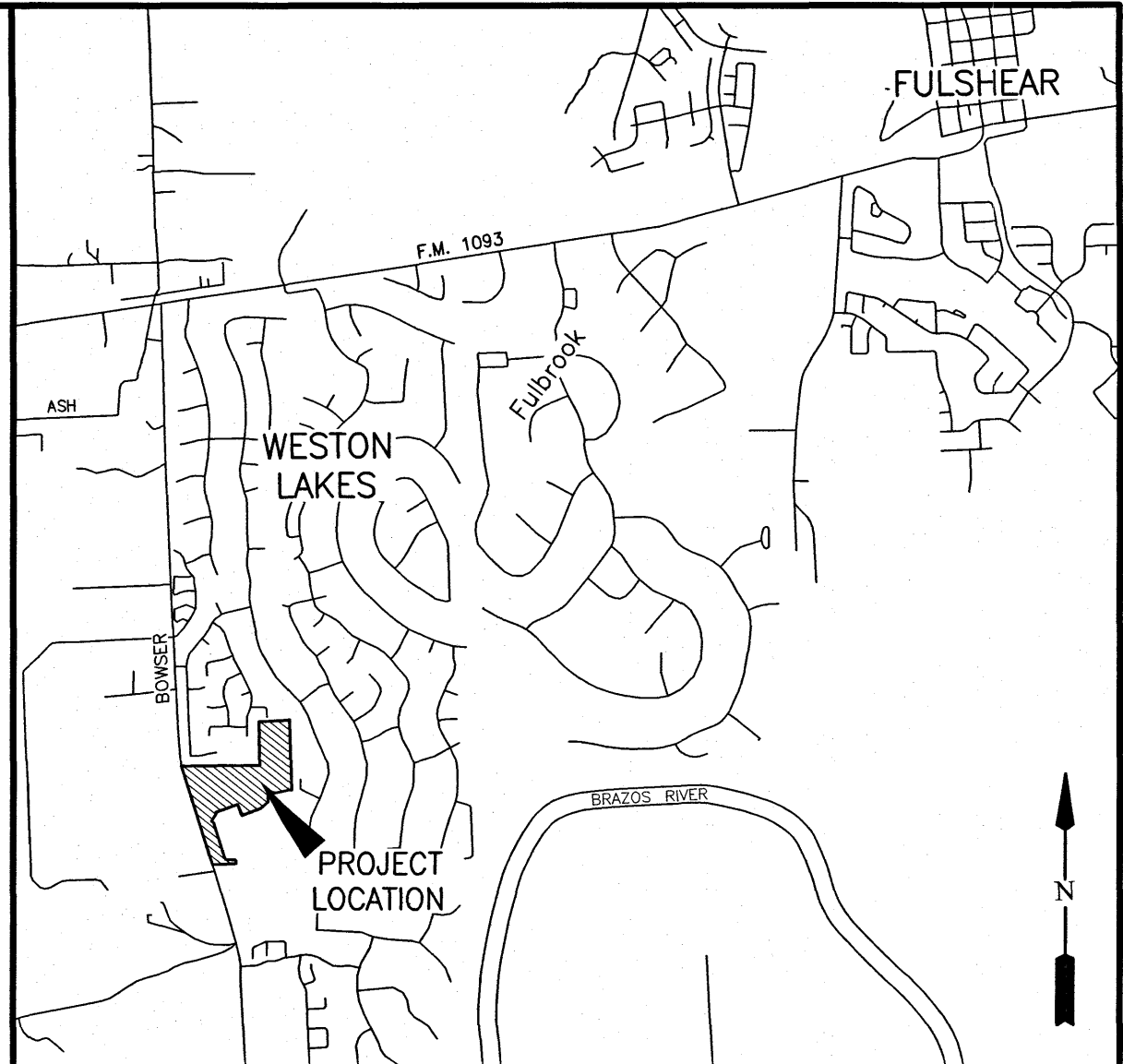
Laura Richard
LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS



BY: Joshua Esparza
DEPUTY
JOSHUA ESPARZA

NOTES:

1. THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 TEXAS COORDINATE SYSTEM (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE 0.999877178.
2. BENCHMARK: NGS HGCD 66: A STAINLESS STEEL ROD IN SLEEVE ACCESSED THROUGH A LOGO CAP STAMPED HGCD 66 1986. THE POINT IS LOCATED AT THE EAST SIDE OF FM 1463 +/- 625 FEET SOUTHEAST OF THE INTERSECTION OF FM 1463 AND CORBITT ROAD AND +/- 55 FEET EAST OF THE EASTERN EDGE OF PAVEMENT LINE OF FM 1463.
3. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 111 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN TWENTY-FOUR (24) INCHES ABOVE BASE FLOOD ELEVATION.
4. THIS PLAT WAS PREPARED TO MEET CITY OF WESTON LAKES AND FORT BEND COUNTY REQUIREMENTS.
5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY CHARTER TITLE COMPANY, ORDER NO. 2021-0245, EFFECTIVE DATE OF MAY 12, 2021 AND ISSUED ON MAY 19, 2021. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
6. THIS PLAT LIES WHOLLY WITHIN FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 81, FORT BEND COUNTY DRAINAGE DISTRICT, LAMAR CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, THE CITY OF WESTON LAKES, AND FORT BEND COUNTY.
7. BY GRAPHICAL PLOTTING, THE SUBJECT TRACT LIES WITHIN ZONE "AE" AND ZONE "X" AS SHOWN ON WITH THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48157C0090M, REVISED JANUARY 29, 2021.
8. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
9. FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "LJA SURVEY" AND THREE (3) FEET IN LENGTH ARE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
10. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
11. ALL DRAINAGE EASEMENTS TO BE KEPT CLEAR OF FENCES, BUILDINGS, VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY, EXCLUDING LOTS 1-7, BLOCK 1.
12. DETENTION EASEMENTS TO BE DEDICATED TO THE FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 81.
13. DEVELOPMENT PLANS FOR INFRASTRUCTURE SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTIONS FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
14. THIS PLAT LIES WITHIN LIGHTING ZONE 3.
15. ABSENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES ALONG THE PERIMETER AND BACK TO BACK EASEMENTS AND ALONGSIDE REAR LOTS LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SAID WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE WITH NEW FENCING.
16. NO FILL SHALL BE PLACED WITHIN FLOWAGE EASEMENTS IN AREAS THAT ARE AT OR BELOW ELEVATION 107.25' AS DETERMINED BY THE GRADING PLAN PER THE RECORD DRAWINGS AND APPROVED THE PARK AT WESTON LAKE DRAINAGE STUDY. IN ORDER TO PLACE FILL ON AREAS BELOW ELEVATION 107.25', THE OWNER MUST DEMONSTRATE THAT AN EQUAL AMOUNT OF CUT WILL BE REMOVED BELOW ELEVATION 107.25' WITHIN THE LIMITS OF THE PROPERTY. FORT BEND COUNTY FLOODPLAIN PERMITS AND CITY OF WESTON LAKES BUILDING PERMITS MUST ALSO BE OBTAINED, IF APPLICABLE.

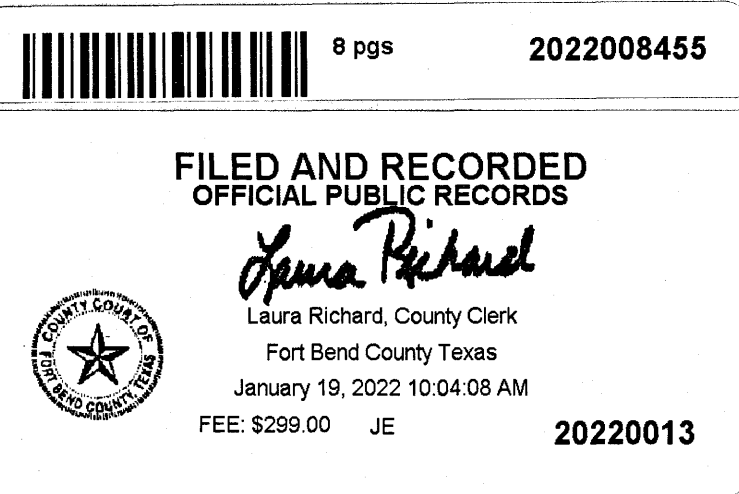


VICINITY MAP

SCALE: 1" = 3,000'

ZIP CODE: 77441

KEY MAP NO. 522 S&W



PARK AT WESTON LAKES SECTION 1

A SUBDIVISION OF 42.099 ACRES OF LAND SITUATED IN
THE JOHN RANDON LEAGUE, ABSTRACT 76,
CITY OF WESTON LAKES, FORT BEND COUNTY, TEXAS.

48 LOTS 8 RESERVES (9.711 ACRES) 3 BLOCKS

JANUARY 6, 2022 JOB NO. 2929-0105.310

OWNERS:

TOWN & COUNTRY VENTURES, L.L.C.,
A TEXAS LIMITED LIABILITY COMPANY
MICHAEL D. SURFACE, MANAGER
5646 WESTON DRIVE, WESTON LAKES, TEXAS 77441

SURVEYOR:

LJA Surveying, Inc.

3600 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042



Phone 713.953.5200
Fax 713.953.5026
T.B.P.E.L.S. Firm No. 10194382

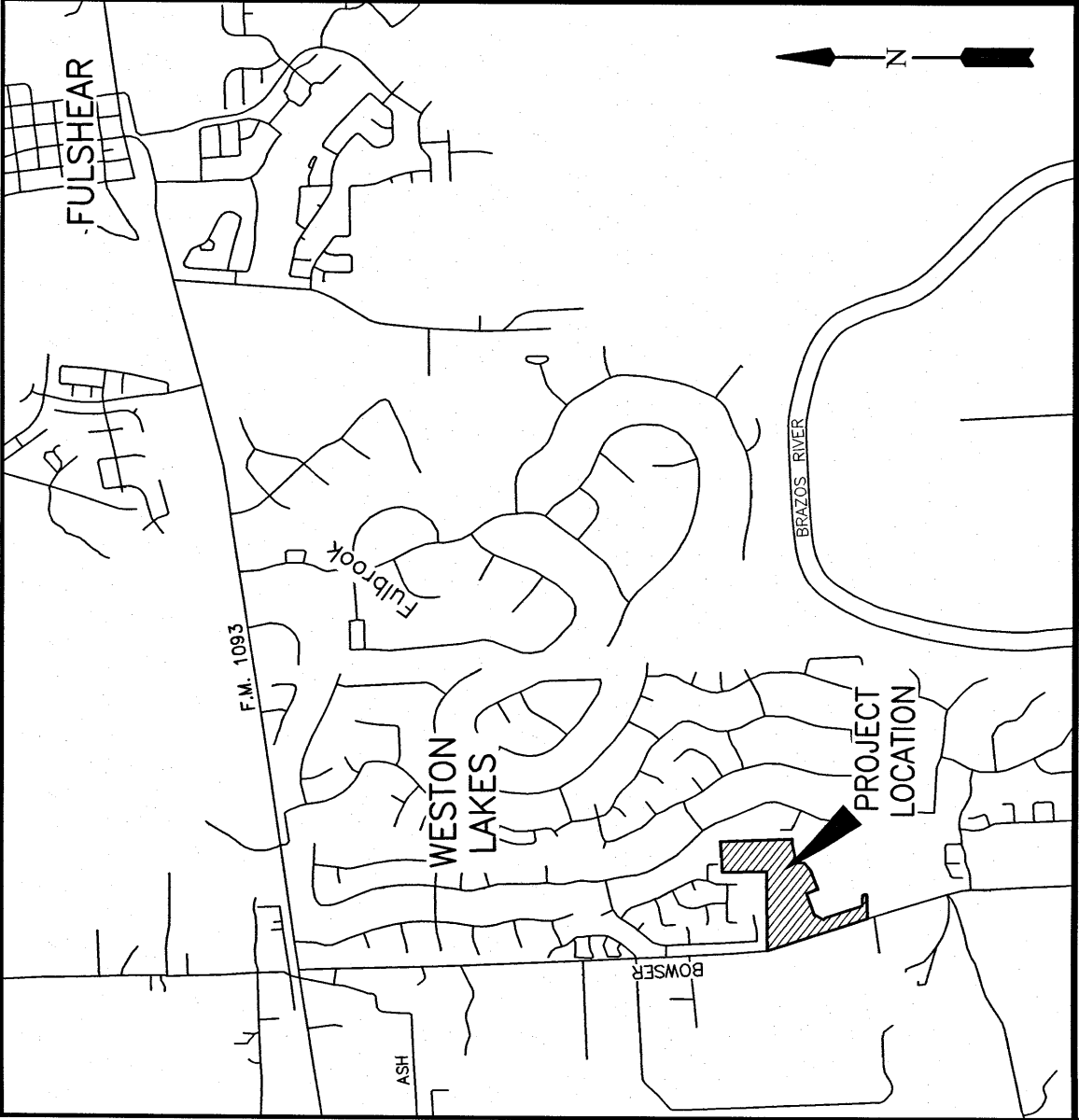
ENGINEER:

LJA Engineering, Inc.

3600 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042

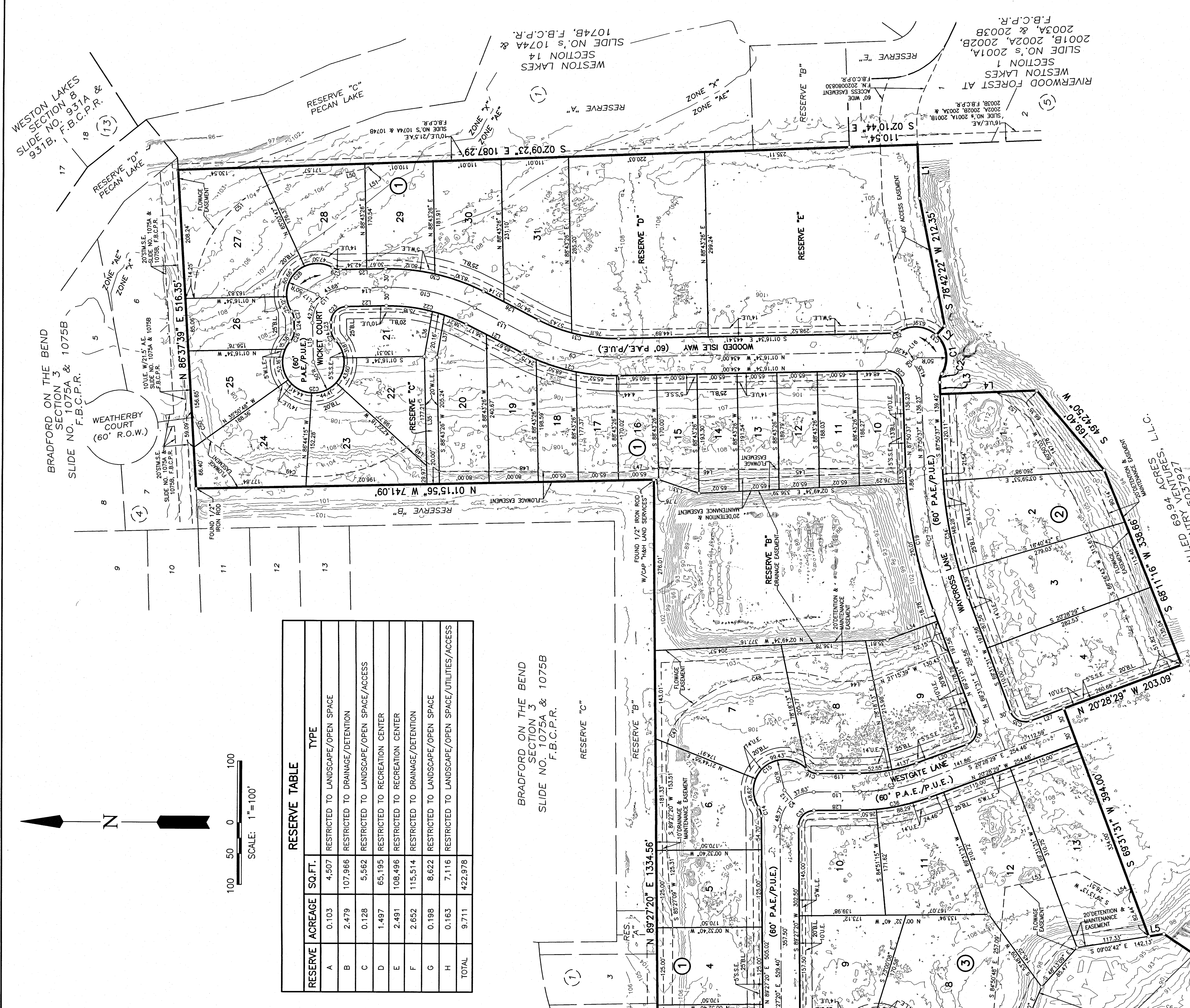


Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386



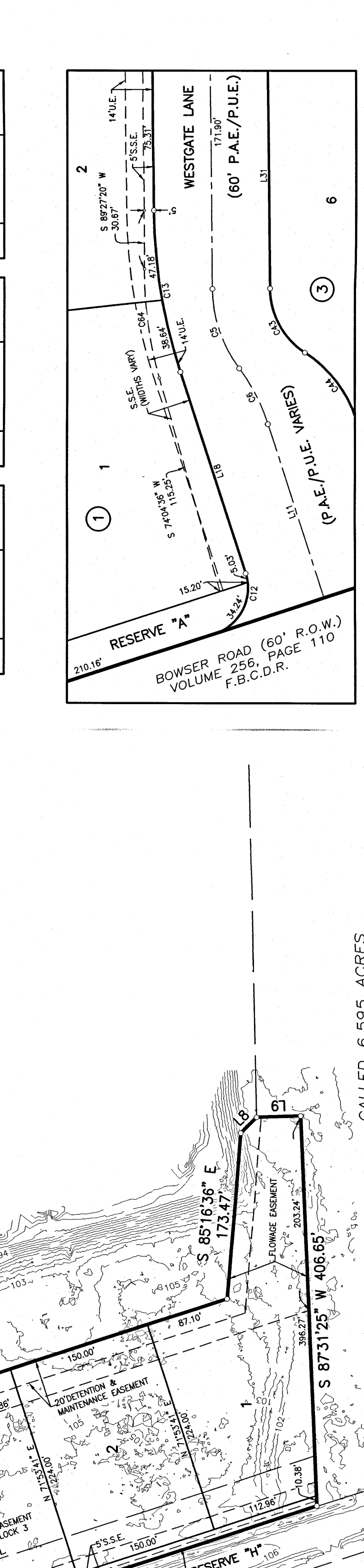
VICINITY MAP
SCALE: 1" = 300'

KEY MAP NO. 522 S&W
ZIP CODE: 77441



RESERVE TABLE		
RESERVE	ACREAGE	SQ.FT.
A	0.103	4,507
B	2.479	107,966
C	0.128	5,482
D	1.497	65,195
E	2.491	108,936
F	2.652	115,514
G	0.198	8,622
H	0.163	7,116
TOTAL	9.711	422,978

CURVE TABLE		
CURVE	RADIUS	DELTA
C1	50.00'	79.2845°
C2	25.00'	32.0059°
C3	300.00'	19.5549°
C4	55.00'	90.0000°
C5	70.00'	35.1957°
C6	100.00'	19.4818°
C7	700.00'	16.1906°
C8	55.00'	89.0711°
C9	300.00'	28.2021°
C10	300.00'	28.2021°
C11	55.00'	90.0000°
C12	25.00'	90.0000°
C13	280.00'	17.3339°
C14	25.00'	32.2515°
C15	50.00'	18.5918°
C16	25.00'	45.1403°
C17	270.00'	19.5549°
C18	25.00'	90.0000°
C19	730.00'	16.1906°
C20	25.00'	89.0711°
C21	330.00'	28.2021°
C22	270.00'	28.2021°
C23	25.00'	90.0000°
C24	25.00'	42.5000°
C25	50.00'	26.5401°
C26	25.00'	42.5000°
C27	25.00'	31.5704°
C28	50.00'	15.2431°
C29	25.00'	30.4611°
C30	330.00'	28.2021°
C31	270.00'	28.2021°
C32	25.00'	29.3435°
C33	50.00'	15.1424°
C34	670.00'	16.1906°
C35	25.00'	90.0000°
C36	330.00'	19.5549°
C37	25.00'	90.0000°
C38	25.00'	90.0000°
C39	25.00'	42.5000°
C40	50.00'	26.5401°
C41	25.00'	42.5000°
C42	25.00'	90.0000°
C43	40.00'	57.0635°
C44	55.00'	39.3515°
C45	25.00'	89.5959°
C46	208.16'	19.5902°
C47	96.42'	47.2911°
C48	234.97'	64.1596°
C49	267.38'	74.3749°
C50	101.32'	29.4041°
C51	202.02'	99.5602°



PARK AT WESTON LAKES
SECTION 1

A SUBDIVISION OF 42.089 ACRES OF LAND SITUATED IN THE JOHN RANDOL LEAGUE, ABSTRACT 76, CITY OF WESTON LAKES, FORT BEND COUNTY, TEXAS.

48 LOTS 8 RESERVES (9.711 ACRES) 3 BLOCKS

JANUARY 6, 2022 JOB NO. 2929-0105.310

OWNERS:
TOWN & COUNTRY VENTURES, L.L.C.,
A TEXAS LIMITED LIABILITY COMPANY
MICHAEL D. SURFACE, MANAGER
5646 WESTON DRIVE, WESTON LAKES, TEXAS 77441

SURVEYOR:
LJA Surveying, Inc.
3800 W Sam Houston Parkway S
Suite 175
Houston, Texas 77042

ENGINEER:
LJA Engineering, Inc.
3800 W Sam Houston Parkway S
Suite 600
Houston, Texas 77042

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Laura Richard, County Clerk
Fort Bend County, Texas
January 19, 2022 10:04:08 AM
FEE \$299.00 JE 20220013

LEGEND
BL. INDICATES BUILDING LINE
U.E. INDICATES UTILITY EASEMENT
W.L.E. INDICATES WATER LINE EASEMENT
S.S.E. INDICATES SANITARY SEWER EASEMENT
ST.M.S.E. INDICATES STORM SEWER EASEMENT
F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
R.O.M. INDICATES RIGHT-OF-WAY
A.E. INDICATES AERIAL EASEMENT
P.O.B. INDICATES POINT OF BEGINNING
F.N. INDICATES FILE NUMBER
RES. INDICATES RESERVE
P.A.E. INDICATES PERMANENT ACCESS EASEMENT
P.U.E. INDICATES PUBLIC UTILITY EASEMENT
INDICATES STREET NAME CHANGE