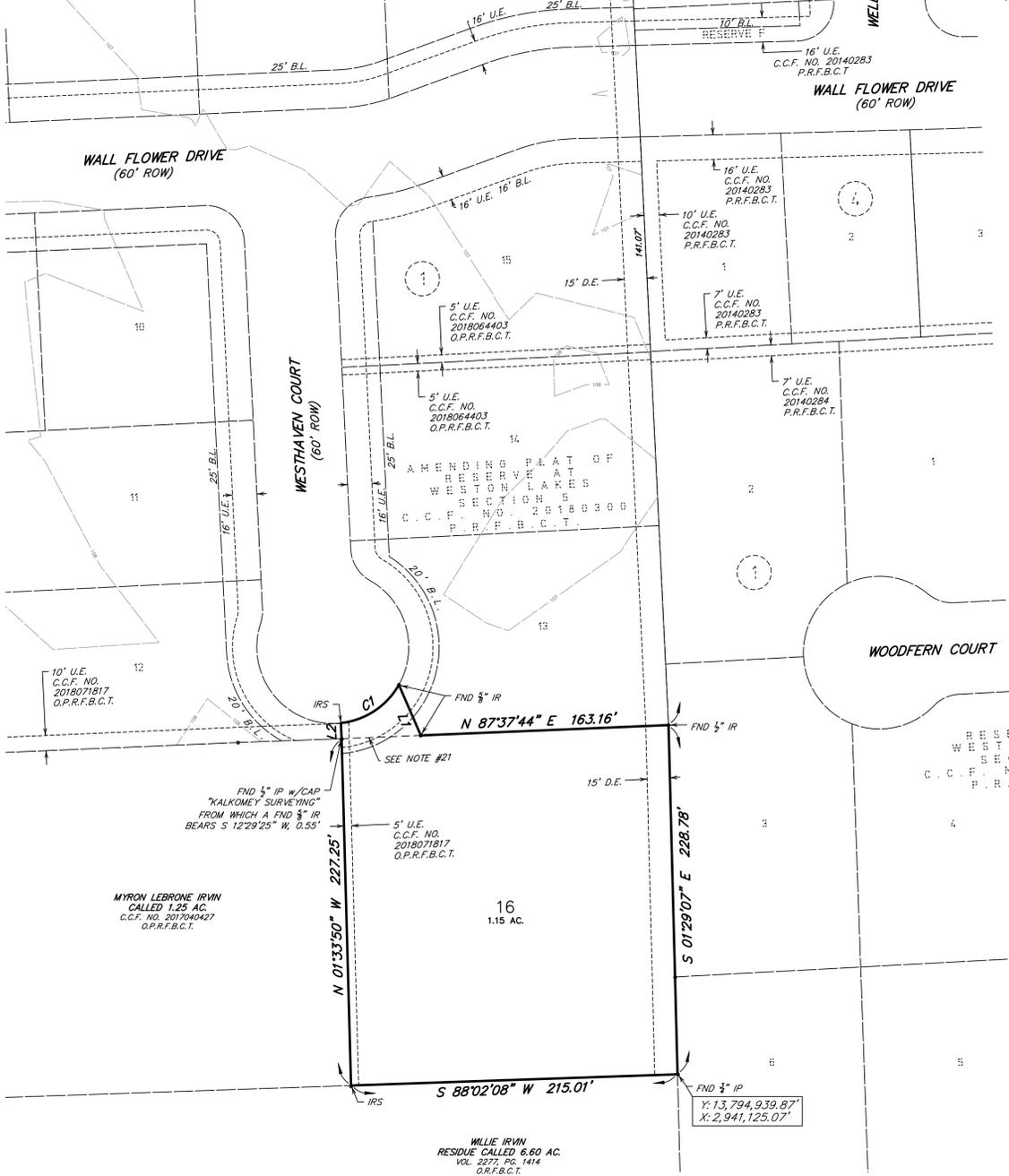
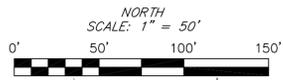


DISTRICT NAMES	
WCID	N/A
MUD	FORT BEND COUNTY MUD NO. 81
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR CONSOLIDATED ISD
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	WESTON LAKES
UTILITIES CO.	CENTERPOINT



LINE	BEARING	DISTANCE
L1	S 23°33'33" E	36.18'
L2	N 02°33'09" W	10.30'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	47.37'	45.61'	N 56°42'35" E	54°16'38"

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 Coordinate System of 1983, South Central Zone 4204.

Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869

STATE OF TEXAS
COUNTY OF FORT BEND

I, Nathan Bryant Milliman, hereinafter referred to as Owner of the 1.15 acre tract described in the above and foregoing map of Reserve at Weston Lakes Section 5 Partial Replat No 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 and assigns to warrant and forever defend the title to the land so dedicated.

FURTHER, Owner 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 on 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, Owner 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 on 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, Owner 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, 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, Owner does 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, Owner has caused these presents to be signed by Nathan Bryant Milliman, hereunto authorized, this

_____ day of _____, 2020.

By: _____
Nathan Bryant Milliman, Owner

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Nathan Bryant Milliman, Owner, 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 _____ day of _____, 2020.

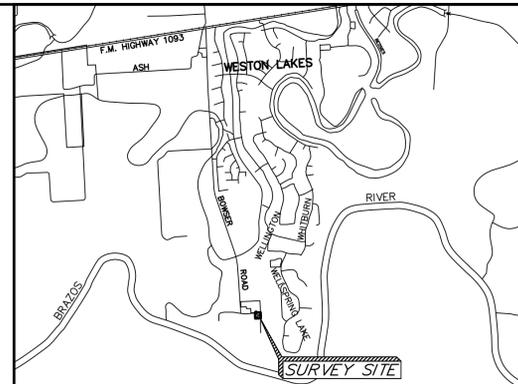
Notary Public in and for Fort Bend County, Texas

Printed Name

My commission expires:

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"
Easmt "Easement"
FBMUD "Fort Bend County Municipal Utility District"
No "Number"
QPRFBCT "Official Public Records Fort Bend County Texas"
PAE "Permanent Access Easement"
PRFBCT "Plat Records Fort Bend County Texas"
PUE "Public Utility Easement"
SSE "Sanitary Sewer Easement"
Stm SE "Storm Sewer Easement"
UE "Utility Easement"
Vol Pg "Volume and Page"
WLE "Waterline Easement"
① "Block Number"
IRS "Set 3/4" IP W/Cap Mk. Jones/Carter"
- 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 plat.
- The coordinates shown hereon 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 109.0 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.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 481570090L Revised April 2, 2014, this property is located in Unshaded Zone "X". 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 hereon were determined by scaling from said FIRM map. The actual location as determined by elevation contours may differ. Jones/Carter, assumes no liability as to the accuracy of the location of the flood zone limits.
- 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.
- 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.
- 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.
- This tract is located in Lighting Zone number 3.
- Bearings are based upon the Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations.
- This plat was prepared from information furnished by Stewart Title, File No. 18157038012, dated August 27, 2018.
- Contours shown hereon are based upon NAVD 88 datum.
- Property subject to restrictions filed under Plat No. 20080101, P.R.F.B.C.T. & under C.C.F. No. 2008055504, O.P.R.F.B.C.T.
- Property subject to a mutual access and easement agreement recorded under C.C.F. No. 2014011580, O.P.R.F.B.C.T.
- Property subject to an agreement for underground electric service recorded under C.C.F. No. 2018067028, O.P.R.F.B.C.T.
- Portion of lot subject to restrictions of former Restricted Reserve "A".



VICINITY MAP KEY MAP: 522 & 562
(SCALE: 1" = 4,000') ("X") ("A")

This Plat of Reserve at Weston Lakes Section 5 Partial Replat No 1 was approved on _____ by the City of Weston Lakes Council, and signed this _____ day of _____, 2020, 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.

Ramona Neal, Mayor
Ted Case, Alderman
Linda Harnist, Alderman
William Ragle, Alderman
Denis DeLuca, 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 _____, 2020, at _____ o'clock _____ in Plat No. _____ 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, County Clerk
Fort Bend County, Texas

By: _____
Deputy

**RESERVE AT WESTON LAKES
SECTION 5
PARTIAL REPLAT NO 1
1 LOT, 1 BLOCK, 0 RESERVES
BEING A REPLAT OF RESERVES "A" & "B"
AMENDING PLAT OF RESERVE AT
WESTON LAKES SECTION 5
RECORDED UNDER C.C.F. NO. 20180300
PLAT RECORDS, FORT BEND COUNTY, TEXAS
BEING 1.15 ACRES IN THE
JOHN RANDON LEAGUE, ABSTRACT 76
CITY OF WESTON LAKES
FORT BEND COUNTY, TEXAS
MAY 2020**

THE PURPOSE OF THIS REPLAT IS TO COMBINE RESERVES "A" & "B" INTO A SINGLE RESIDENTIAL LOT

DEVELOPER/OWNER:
NATHAN BRYANT MILLIMAN
374 Hawkeye Lane
Haines City, FL 33844
713-303-5591

J|C JONES | CARTER

Texas Board of Professional Land Surveying Registration No. 10046104
1229 Corporate Drive Suite 100 • Rosenberg, Texas 77471 • 281.342.2038