

STATE OF TEXAS  
COUNTY OF FORT BEND

WE, PAUL A. CLARK AND BROOKE E. CLARK, OWNERS OF SAID 0.910 ACRES BEING THE WESTON LAKES, SECTION 4, PARTIAL REPLAT NO. 2 OF LOT 12, BLOCK 11 DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREIN, AND DO HEREBY DEDICATE TO THE PUBLIC USE AS STREETS, ALLEYS AND EASEMENTS SHOWN HEREIN FOREVER.

FURTHER, OWNERS DO HEREBY DEDICATE FOR PUBLIC UTILITY PURPOSES ON UNRESTRICTED AERIAL EASEMENT FIVE (5) FEET IN WIDTH FROM A PLACE TWENTY (20) FEET ABOVE THE GROUND LEVEL UPWARD, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN ON THE ATTACHED PLAN.

FURTHER, WE DO HEREBY DECLARE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO RESIDENTIAL DWELLING UNITS AND NO MANUFACTURED HOUSING UNITS ARE PERMITTED. FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT DRAINAGE OF ANY SEPTIC TANKS INTO PUBLIC OR PRIVATE STREET, ROAD, OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT DRAINAGE OF ANY SEPTIC TANKS INTO PUBLIC OR PRIVATE STREET, 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 PLAT AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, CULVERT OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO PREVENT DRAINAGE OF ANY SEPTIC TANKS INTO PUBLIC OR PRIVATE STREET, ROAD, OR ALLEY, OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

IN TESTIMONY WHEREOF, I, PAUL A. CLARK, OWNER OF SAID PROPERTY, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ME THIS 14th DAY OF August, 2023.

IN TESTIMONY WHEREOF, BROOKE E. CLARK, OWNER OF SAID PROPERTY, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ME THIS 14th DAY OF August, 2023.

STATE OF TEXAS  
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BROOKE E. CLARK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF August, 2023.

NOTARY PUBLIC FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF FORT BEND

I, LAURA, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED 08/14/23 AT 2:24 O'CLOCK P.M. IN PLAT NUMBER 2023082192 OF FORT BEND COUNTY, TEXAS, 08/14/23 AT 2:24 O'CLOCK P.M. AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA, CLERK  
COUNTY OF FORT BEND  
COUNTY, TEXAS

BY: Deputy Rashawnda Hayes

STATE OF TEXAS  
COUNTY OF FORT BEND

I, PAUL A. CLARK AND BROOKE E. CLARK, OWNERS OF SAID 0.910 ACRES BEING THE WESTON LAKES, SECTION 4, PARTIAL REPLAT NO. 2 OF LOT 12, BLOCK 11 DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY, ACCORDING TO THE LINES, STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREIN, AND DO HEREBY DEDICATE TO THE PUBLIC USE AS STREETS, ALLEYS AND EASEMENTS SHOWN HEREIN FOREVER.

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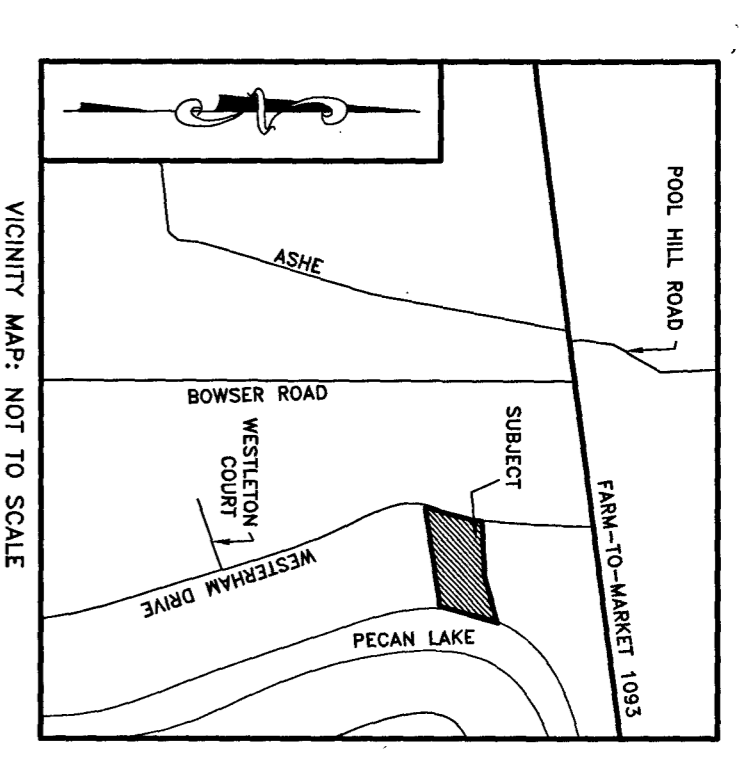
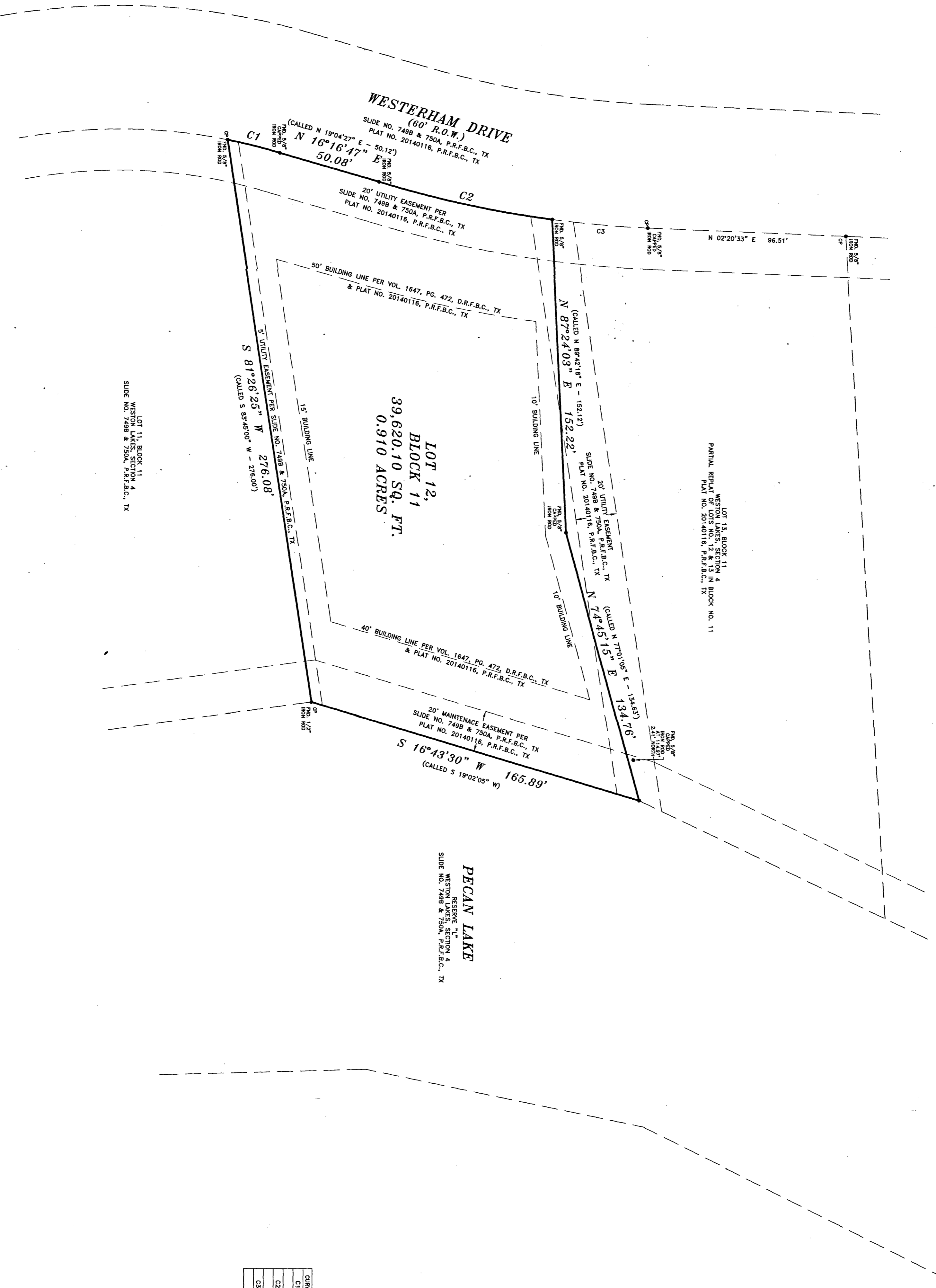
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IN TESTIMONY WHEREOF, I, PAUL A. CLARK, OWNER OF SAID PROPERTY, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ME THIS 14th DAY OF August, 2023.

WESTON LAKES, SECTION 4  
PARTIAL REPLAT NO. 2 OF LOT 12, BLOCK 11

A RE-PLAT CONSISTING OF 1 LOT, 1 BLOCK, SHOWING 0.910 ACRES OF LAND SITUATED IN THE JOHN RANDOL LEIGUE, ABSTRACT 75, FORT BEND COUNTY, TEXAS AND BEING THE SAME TRACT KNOWN AS LOT 12, BLOCK 11 OF WESTON LAKES, SECTION 4 - PARTIAL REPLAT OF LOTS NO. 12 & 13 IN BLOCK 11, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREIN RECORDED IN PLAT NUMBER 20140116 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

REASON FOR RE-PLAT: TO CHANGE THE SIDE BUILDING LINE TO 10 FEET AND THE SIDE BUILDING LINE ALONG THE SOUTH LINE TO 15 FEET.



SCALE 1" = 30'

LEGEND  
CP = CONTROL POINT  
P.A.F.A.C. = PLAT RECORDS OF FORT BEND COUNTY  
VOL. = VOLUME  
Pg. = PAGE  
D.R.F.A.C. = DEED RECORDS OF FORT BEND COUNTY  
R.O.W. = RIGHT-OF-WAY

CURVE CHART

CURVE	RAJUS	ARC	BEARING	CHORD
C1	270.00'	26.32'	N 17°52'28" E	26.31'
C2	550.00'	18.07'	(CALD 26.347' (CALD N 09°17'0" E - 26.20')	18.07'
C3	550.00'	46.51'	N 07°00'0" E - 46.49'	46.49'

(CALD 46.517' (CALD N 07°19'0" E - 46.49')

- NOTES:
1. ALL OF THE PROPERTY SUBDIVIDED IN THE FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF WESTON LAKES, TEXAS.
  2. THE BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
  3. CALLED BEARINGS AND DISTANCES ARE BASED ON THE RECORDED PLAT OF WESTON LAKES, SECTION 4 - PARTIAL REPLAT OF LOTS NO. 12 & 13 IN BLOCK 11, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NUMBER 20140116 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.
  4. PROPERTY PARTIALLY LIES WITHIN THE 100 YEAR FLOOD PLAIN AND IS ZONE "AE" AND "X".
  5. PROPERTY PARTIALLY LIES WITHIN THE 500 YEAR FLOOD PLAIN AND IS ZONE "X".
  6. THE UNDERSIGNED HAS BEEN ADVISED BY A REGISTERED PROFESSIONAL LAND SURVEYOR THAT THE PROPERTY DOES NOT PASS THROUGH OR CROSS UNDER ANY EXISTING OR PROPOSED HIGHWAY, RAILROAD, AIRWAY, WATERWAY, OR OTHER PUBLIC UTILITY, CITY AND COUNTY WATER MAINS, OR OTHER PUBLIC UTILITY, AND THAT THE PROPERTY DOES NOT AFFECT DEVELOPMENT.
  7. DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS AND MAINTENANCE OF DRAINAGE FACILITY, ALL PROPERTY IS REQUIRED TO DRAIN INTO THE DRAINAGE EASEMENT THROUGH AND APPROVED DRAINAGE STRUCTURE.
  8. THERE ARE NO VISIBLE PRELIMINARY CROSSINGS THIS PROPERTY.
  9. THE MINIMUM GRADE ELEVATION SHALL BE 12 INCHES ABOVE 100 YEAR FLOOD PLAIN OR 18" ABOVE NATURAL GROUND.

DATE: 07-07-2023  
OWNERS: PAUL A. CLARK AND BROOKE E. CLARK  
ADDRESS: 30803 CREST VIEW TERRACE  
PULSHIFER, TEXAS 77441

PROFESSIONAL LAND SERVICES  
P. O. Box 1974  
Mont Belvieu, TX 77580  
(Office) 281-385-2087 (Fax) 281-385-5792  
Firm No. 10052400

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
Laura Richard County Clerk  
Fort Bend County, Texas  
August 26, 2023 02:44:13 PM  
FEE \$165.00 RH  
20230193

