

FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS  
*Diana R. Rinaldi*  
Laura Richard, County Clerk  
Fort Bend County, Texas  
June 27, 2024 03:55:06 PM  
FEE \$154.00 BRL 20240157

All of the property subdivided in the foregoing plat is within the incorporated boundaries of the City of Weston Lakes, Texas.

- General Notes:**
- 1) All cul-de-sac radii are sixty feet (60'), unless otherwise noted.
  - 2) There are no pipelines or pipeline easements through this subdivision.
  - 3) All easements are centered on lot lines unless shown otherwise.
  - 4) There is a five (5) foot "Building Setback Line" established along all side lot lines. Front and rear "Building Setback Lines" follow the description of the plat.
  - 5) The minimum slab elevation shall be 109.0 feet above mean sea level in no case will a slab be lower than the 100 year flood plain or lower than eighteen (18) inches above natural ground.
  - 6) The Coordinates shown herein 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.
  - 7) All street right-of-ways to be hereby dedicated as utility easements.

REASON FOR REPLAT  
CONVERT RESERVE TO 4 LOTS AND 2 RESERVES

STATE OF TEXAS  
COUNTY OF FORT BEND  
WE, RESERVE AT BRADFORD ON THE BEND, PARTIAL REPLAT NO. 1, HEREBY AFTER REFERRED TO AS OWNERS OF RESERVE "C" OF BRADFORD ON THE BEND, SECTION 3 MAKE AND ESTABLISH AND HEREBY DEDICATE TO THE PUBLIC A STREET, PARTIAL REPLAT NO. 1, SAID PROPERTY ACCORDING TO ALL LENS, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY PUBLIC FOREVER. ALL STREETS (EXCEPT THOSE DEDICATED TO THE USE OF THE STREETS, OR PERMANENT COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES AND 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 PUBLIC A STREET, PARTIAL REPLAT NO. 1, HEREBY AFTER REFERRED TO AS OWNERS OF RESERVE "C" OF BRADFORD ON THE BEND, SECTION 3 AERIAL EASEMENT 5' IN WIDTH FROM A PLANE 20' ABOVE THE GROUND UPRIGHT, LOCATED ADJACENT TO ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PROVIDE THAT DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A WATER WITHOUT BACKWATERS AND IN NO INSTANCE HAVE DRAINAGE DEPENDENT OF LESS THAN ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER) WITH CULVERTS OR BRIDGES TO BE PROVIDED FOR ALL PRIVATE DRIVEWAYS OR WALKWAYS CROSSING SUCH DRAINAGE FACILITIES.

FURTHER, OWNERS DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND FIFTY (50) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL DRAINAGE COURSES, LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, SAVING THE CITY OF WESTON LAKES, FORT BEND COUNTY, OR ANY OTHER PARTY, ANY AND ALL TIMES FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT IS HEREBY RESTRICTED TO PROVIDE THAT DRAINAGE STRUCTURES UNDER PRIVATE DRIVEWAYS SHALL HAVE A WATER WITHOUT BACKWATERS AND IN NO INSTANCE HAVE DRAINAGE DEPENDENT OF LESS THAN ONE AND THREE QUARTERS (1-3/4) SQUARE FEET (18" DIAMETER) WITH CULVERTS OR BRIDGES TO BE PROVIDED FOR ALL PRIVATE DRIVEWAYS OR WALKWAYS CROSSING SUCH DRAINAGE FACILITIES.

STATE OF TEXAS  
COUNTY OF FORT BEND  
WITNESS MY HAND AND SEAL OF THE CITY OF WESTON LAKES, TEXAS, THIS DAY OF June 2024.  
*Michael Surpice*  
OWNER

STATE OF TEXAS  
COUNTY OF FORT BEND  
BEFORE ME, the undersigned authority, on this day personally appeared Mike Surpice (owner), 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 25th day of June 2024.  
*Shakendra Hall*  
Notary Public in and for the State of Texas  
Print name: Shakendra Hall  
My commission expires: 5-24-2026  
SHAKENDRA HALL  
Notary Public, State of Texas  
Comm. Expires 05-24-2026  
My Notary ID is: 103772033

General Note continued:  
7) According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48157C0009Q, Revised April 2, 2014, this property is located in 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. Occasional floods can and will occur and flood heights may be increased by factors such as wind, waves, ice, or other factors. The engineer does 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 engineer and surveying firm assumes no liability as to the accuracy of the location of the flood zone limits.

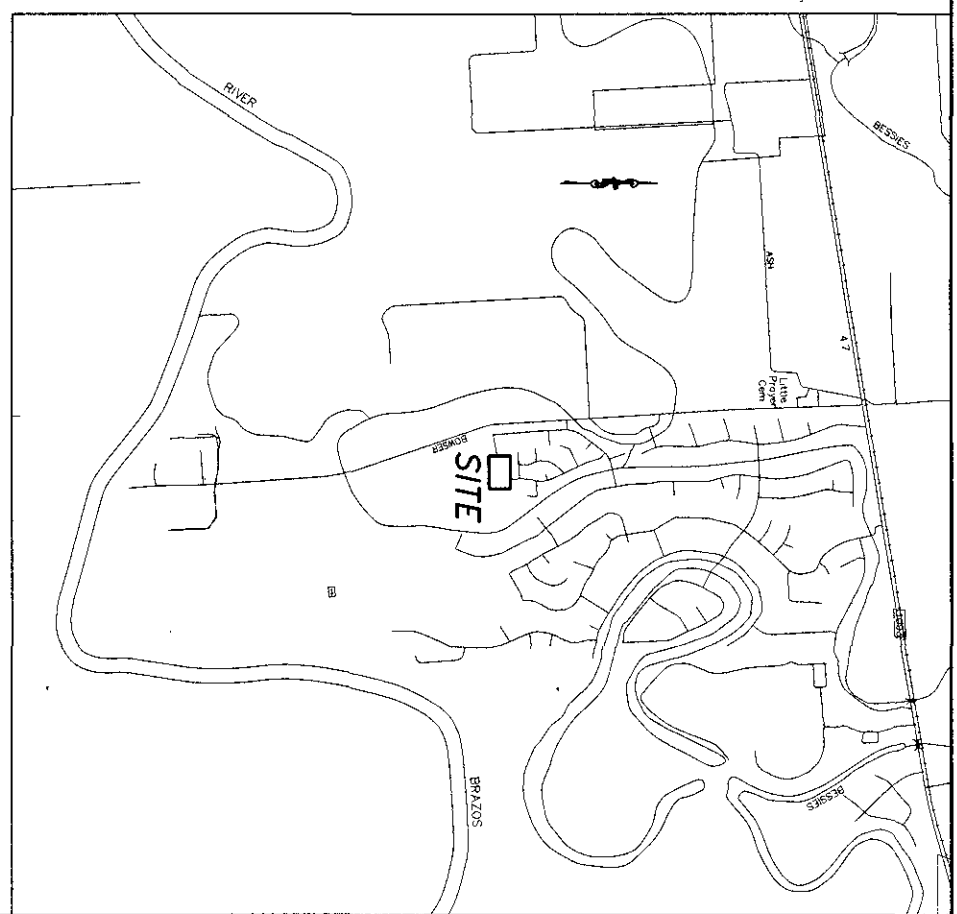
8) The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with the intense rainfall events.

9) 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.

10) This tract is located within the incorporated boundaries of City of Weston Lakes, Fort Bend County, Fort Bend County Drainage District, Lenor Consolidated Independent School District.

11) Bearings are based upon the Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations.  
12) This plat was prepared from information furnished by Airstart Services of Houston, OF No. 7910-24-2503, dated May 10, 2024.

13) Contours shown herein are based on MGD08 datum.  
14) 16' Utility Easements and 21.5' foot Aerial easements shown herein, per plat of Bradford on the Bend, Section 3, recorded in Slide No. 1075A and 1075B of the Fort Bend County Plat Records.  
15) Utility Easements of Varying widths along the north and west property lines, as shown hereon, per plat of Bradford on the Bend, Section 3, recorded in Slide No. 1075A and 1075B of the Fort Bend County Plat Record.  
16) Easements dedicated by Declaration of Covenants, Conditions and Restrictions for Weston Lakes Bradford on the Bend, Section 3, recorded in Clerk's File No. 9608892 & 9783709.  
17) RESERVE "C-1" to be dedicated as a detention & drainage easement to Weston Lakes FOL.



This plat of Reserve of Bradford on the Bend, Partial Replat No. 1 was approved on 25 June 2024 by the City of Weston Lakes Council, and signed this 25th day of June 2024, 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.

Bob Wolf  
Mayor  
Alderman  
*Justin Burnett*  
Alderman  
*Phil Thomas*  
Alderman

1. Laura Richard, Clerk of the County Court of Fort Bend County, Texas, do hereby certify that the foregoing instrument, with its certificate of authentication was filed for registration in my office on the 25th day of June 2024, at 3:58 o'clock P.M., and in 20240157 of the Plat Records of said County.  
WITNESS MY HAND AND SEAL OF OFFICE, at Richmond, Texas, the day and date last above written.  
*Diana Rinaldi*  
Clerk of the County Court  
Fort Bend County, Texas  
BONITA PICH  
Deputy

1. Mark L. Sharkey, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above property made under my supervision and control survey of the corners, angles, points of curvature and other points of reference have been made with iron (or other suitable permanent ferrous metal) pipes and a length of not less than three (3) feet.

*Mark L. Sharkey*  
Mark L. Sharkey  
Texas Registration No. 5326

# RESERVE AT BRADFORD ON THE BEND PARTIAL REPLAT NO. 1

4 LOTS, 1 RESERVE  
BEING A REPLAT OF RESERVE "C" OF  
BRADFORD ON THE BEND, SECTION 3 AS  
RECORDED UNDER SLIDES 1075A AND 1075B  
OF FORT BEND COUNTY, TEXAS  
BEING 6.41 ACRES IN THE JOHN RANDON  
LEAGUE, ABSTRACT NUMBER 76, FORT BEND  
COUNTY, TEXAS  
MAY 2024  
SCALE: 1" = 40'

SURVEYOR: FOUR POINTS ENGINEERING  
& SURVEYING FIRM #10194048  
83 EAST GREYING CIRCLE  
THE WOODLANDS, TEXAS 77382  
fpeurveying@gmail.com