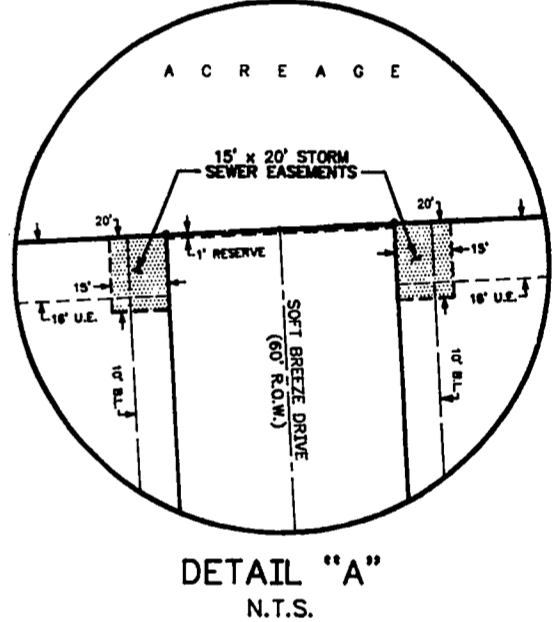


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OFFICE OF ANITA RODRIGUEZ
COUNTY CLERK HARRIS COUNTY TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 34914
COPPERFIELD WESTCREEK VILLAGE SECTION 4
THIS IS PAGE 1 OF 2 PAGES
REDUCTION 24 X CAMERA DESIGNATION HQ 1



PARTIAL REPLAT OF
COPPERFIELD WESTCREEK VILLAGE
SECTION FOUR

(AS RECORDED UNDER C.F. No. 347038 OF THE H.C.M.R.)
A SUBDIVISION OF 59.6351 ACRES OF LAND
OUT OF THE
W.C.R.R. Co. SURVEY No. 5, ABSTRACT No. 912
HARRIS COUNTY, TEXAS
173 LOTS 4 RESERVES 6 BLOCKS
MARCH, 1991

REASON FOR REPLAT: REMOVE CONSERVATION RESERVES, INCREASE LOT SIZES AND PROVIDE STREET ACCESS TO FUTURE SECTION

DEVELOPER: FRIENDSWOOD DEVELOPMENT Co.
P.O. BOX 2567
HOUSTON, TEXAS 77252-2567
(713) 875-7700

PLANNER: WILLIAMS & CRAWFORD, INC.
2400 WEST LOOP SOUTH, SUITE 104
HOUSTON, TEXAS 77027
(713) 622-1550

ENGINEER: JONES & CARTER, INC.
Consulting Engineers
6335 GULFTON DRIVE, SUITE 200
HOUSTON, TEXAS 77081
(713) 777-5337

CURVE DATA						CURVE DATA					
Curve Number	Delta	Radius	Arc Length	Tangent Length	Chord Length	Curve Number	Delta	Radius	Arc Length	Tangent Length	Chord Length
1	4.59	127.00	109.30	18.33	189.27	1	179.36	50.00	185.73	98.09	189.09
2	4.11	139.00	164.44	24.33	165.41	2	165.45	300.00	189.51	98.09	366.66
3	13.34	43.00	39.95	23.78	59.50	3	97.50	300.00	25.00	98.09	353.77
4	24.41	24.00	24.00	113.81	35.71	4	97.50	300.00	38.55	98.09	342.61
5	28.55	20.00	17.18	98.87	37.87	5	92.50	300.00	26.18	98.09	346.10
6	33.00	16.00	13.20	72.00	28.18	6	87.50	300.00	18.47	98.09	346.75
7	37.75	12.00	9.38	52.41	20.99	7	82.50	300.00	10.77	98.09	347.40
8	42.84	8.00	5.66	35.99	15.00	8	77.50	300.00	2.99	98.09	348.05
9	48.21	4.00	2.83	22.00	10.00	9	72.50	300.00	1.18	98.09	348.70
10	53.88	0.00	0.00	10.00	5.00	10	67.50	300.00	0.37	98.09	349.35
11	59.84	0.00	0.00	4.00	2.00	11	62.50	300.00	0.16	98.09	350.00
12	66.09	0.00	0.00	1.00	0.50	12	57.50	300.00	0.05	98.09	350.65
13	72.72	0.00	0.00	0.00	0.00	13	52.50	300.00	0.02	98.09	351.30
14	79.72	0.00	0.00	0.00	0.00	14	47.50	300.00	0.01	98.09	351.95
15	87.18	0.00	0.00	0.00	0.00	15	42.50	300.00	0.00	98.09	352.60
16	95.10	0.00	0.00	0.00	0.00	16	37.50	300.00	0.00	98.09	353.25
17	103.48	0.00	0.00	0.00	0.00	17	32.50	300.00	0.00	98.09	353.90
18	112.32	0.00	0.00	0.00	0.00	18	27.50	300.00	0.00	98.09	354.55
19	121.62	0.00	0.00	0.00	0.00	19	22.50	300.00	0.00	98.09	355.20
20	131.38	0.00	0.00	0.00	0.00	20	17.50	300.00	0.00	98.09	355.85
21	141.60	0.00	0.00	0.00	0.00	21	12.50	300.00	0.00	98.09	356.50
22	152.28	0.00	0.00	0.00	0.00	22	7.50	300.00	0.00	98.09	357.15
23	163.42	0.00	0.00	0.00	0.00	23	2.50	300.00	0.00	98.09	357.80
24	175.02	0.00	0.00	0.00	0.00	24	0.00	300.00	0.00	98.09	358.45
25	187.08	0.00	0.00	0.00	0.00	25	0.00	300.00	0.00	98.09	359.10
26	199.60	0.00	0.00	0.00	0.00	26	0.00	300.00	0.00	98.09	359.75
27	212.58	0.00	0.00	0.00	0.00	27	0.00	300.00	0.00	98.09	360.40
28	226.02	0.00	0.00	0.00	0.00	28	0.00	300.00	0.00	98.09	361.05
29	239.92	0.00	0.00	0.00	0.00	29	0.00	300.00	0.00	98.09	361.70
30	254.28	0.00	0.00	0.00	0.00	30	0.00	300.00	0.00	98.09	362.35
31	269.10	0.00	0.00	0.00	0.00	31	0.00	300.00	0.00	98.09	363.00
32	284.38	0.00	0.00	0.00	0.00	32	0.00	300.00	0.00	98.09	363.65
33	300.12	0.00	0.00	0.00	0.00	33	0.00	300.00	0.00	98.09	364.30
34	316.32	0.00	0.00	0.00	0.00	34	0.00	300.00	0.00	98.09	364.95
35	332.98	0.00	0.00	0.00	0.00	35	0.00	300.00	0.00	98.09	365.60
36	350.10	0.00	0.00	0.00	0.00	36	0.00	300.00	0.00	98.09	366.25
37	367.68	0.00	0.00	0.00	0.00	37	0.00	300.00	0.00	98.09	366.90
38	385.72	0.00	0.00	0.00	0.00	38	0.00	300.00	0.00	98.09	367.55
39	404.22	0.00	0.00	0.00	0.00	39	0.00	300.00	0.00	98.09	368.20
40	423.18	0.00	0.00	0.00	0.00	40	0.00	300.00	0.00	98.09	368.85
41	442.60	0.00	0.00	0.00	0.00	41	0.00	300.00	0.00	98.09	369.50
42	462.48	0.00	0.00	0.00	0.00	42	0.00	300.00	0.00	98.09	370.15
43	482.82	0.00	0.00	0.00	0.00	43	0.00	300.00	0.00	98.09	370.80
44	503.62	0.00	0.00	0.00	0.00	44	0.00	300.00	0.00	98.09	371.45
45	524.88	0.00	0.00	0.00	0.00	45	0.00	300.00	0.00	98.09	372.10
46	546.60	0.00	0.00	0.00	0.00	46	0.00	300.00	0.00	98.09	372.75
47	568.78	0.00	0.00	0.00	0.00	47	0.00	300.00	0.00	98.09	373.40
48	591.42	0.00	0.00	0.00	0.00	48	0.00	300.00	0.00	98.09	374.05
49	614.52	0.00	0.00	0.00	0.00	49	0.00	300.00	0.00	98.09	374.70
50	638.08	0.00	0.00	0.00	0.00	50	0.00	300.00	0.00	98.09	375.35
51	662.10	0.00	0.00	0.00	0.00	51	0.00	300.00	0.00	98.09	376.00
52	686.68	0.00	0.00	0.00	0.00	52	0.00	300.00	0.00	98.09	376.65
53	711.82	0.00	0.00	0.00	0.00	53	0.00	300.00	0.00	98.09	377.30
54	737.52	0.00	0.00	0.00	0.00	54	0.00	300.00	0.00	98.09	377.95
55	763.78	0.00	0.00	0.00	0.00	55	0.00	300.00	0.00	98.09	378.60
56	790.60	0.00	0.00	0.00	0.00	56	0.00	300.00	0.00	98.09	379.25
57	817.98	0.00	0.00	0.00	0.00	57	0.00	300.00	0.00	98.09	379.90
58	845.92	0.00	0.00	0.00	0.00	58	0.00	300.00	0.00	98.09	380.55
59	874.42	0.00	0.00	0.00	0.00	59	0.00	300.00	0.00	98.09	381.20
60	903.48	0.00	0.00	0.00	0.00	60	0.00	300.00	0.00	98.09	381.85
61	933.10	0.00	0.00	0.00	0.00	61	0.00	300.00	0.00	98.09	382.50
62	963.28	0.00	0.00	0.00	0.00	62	0.00	300.00	0.00	98.09	383.15
63	994.02	0.00	0.00	0.00	0.00	63	0.00	300.00	0.00	98.09	383.80
64	1025.32	0.00	0.00	0.00	0.00	64	0.00	300.00	0.00	98.09	384.45
65	1057.18	0.00	0.00	0.00	0.00	65	0.00	300.00	0.00	98.09	385.10
66	1089.60	0.00	0.00	0.00	0.00	66	0.00	300.00	0.00	98.09	385.75
67	1122.58	0.00	0.00	0.00	0.00	67	0.00	300.00	0.00	98.09	386.40
68	1156.12	0.00	0.00	0.00	0.00	68	0.00	300.00	0.00	98.09	387.05
69	1190.22	0.00	0.00	0.00	0.00	69	0.00	300.00	0.00	98.09	387.70
70	1224.88	0.00	0.00	0.00	0.00	70	0.00	300.00	0.00	98.09	388.35
71	1260.10	0.00	0.00	0.00	0.00	71	0.00	300.00	0.00	98.09	389.00
72	1295.88	0.00	0.00	0.00	0.00	72	0.00	300.00	0.00	98.09	389.65
73	1332.22	0.00	0.00	0.00	0.00	73	0.00	300.00	0.00	98.09	390.30
74	1369.12	0.00	0.00	0.00	0.00	74	0.00	300.00	0.00	98.09	390.95
75	1406.58	0.00	0.00	0.00	0.00	75	0.00	300.00	0.00	98.09	391.60
76	1444.60	0.00	0.00	0.00	0.00	76	0.00	300.00	0.00	98.09	392.25
77	1483.18	0.00	0.00	0.00	0.00	77	0.00	300.00	0.00	98.09	392.90
78	1522.32	0.00	0.00	0.00	0.00	78	0.00	300.00	0.00	98.09	393.55
79	1562.02	0.00	0.00	0.00	0.00	79	0.00	300.00	0.00	98.09	394.20
80	1602.28	0.00	0.00	0.00	0.00	80	0.00	300.00	0.00	98.09	394.85
81	1643.10	0.00	0.00	0.00	0.00	81	0.00	300.00	0.00	98.09	395.50
82	1684.48	0.00	0.00	0.00	0.00	82	0.00	300.00	0.00	98.09	396.15
83	1726.42	0.00	0.00	0.00	0.00	83	0.00	300.00	0.00	98.09	396.80
84	1768.92	0.00	0.00	0.00	0.00	84	0.00	300.00	0.00	98.09	397.45
85	1811.98	0.00	0.00	0.00	0.00	85	0.00	300.00	0.00	98.09	398.10
86	1855.60	0.00	0.00	0.00	0.00	86	0.00	300.00	0.00	98.09	398.75
87	1900.78	0.00	0.00	0.00	0.00	87	0.00	300.00	0.00	98.09	399.40
88	1947.52	0.00	0.00	0.00	0.00	88	0.00	300.00	0.00	98.09	400.05
89	1994.82	0.00	0.00	0.00	0.00	89	0.00	300.00	0.00	98.09	400.70
90	2042.68	0.00	0.00	0.00	0.00	90	0.00	300.00	0.00	98.09	401.35
91	2091.10	0.00	0.00	0.00	0.00	91	0.00	300.00	0.00	98.09	402.00
92	2140.08	0.00	0.00	0.00	0.00	92	0.00	300.00	0.00	98.09	402.65
93	2189.62	0.00	0.00	0.00	0.00	93	0.00	300.00	0.00	98.09	403.30
94	2239.72	0.00	0.00	0.00	0.00	94	0.00	300.00	0.00	98.09	403.95
95	2290.38	0.00	0.00	0.00	0.00	95	0.00	300.00	0.00	98.09	404.60
96	2341.60	0.00	0.00	0.00	0.00	96	0.00	300.00	0.00	98.09	405.25

STATE OF TEXAS
COUNTY OF HARRIS

The undersigned, Friendswood Development Company, an Arizona Corporation, "Owner", herein called Owner of the 59.6351 acre tract described in the above and foregoing map of Partial Replat of Copperfield Westcreek Village Section Four, does hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions and notations on said map or plat and hereby dedicates to the use of the public forever, all streets, alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed, and does hereby bind itself, its successors and assigns to warrant and forever defend the title to the land so dedicated.

Further, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purposes 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 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 designated with aerial easements (U.E. & 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 purposes 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 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. & 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 originally intended for the construction of residential dwelling units thereon and shall be restricted for sale under the terms and conditions of such restrictions filed separately.

Further, Owner does covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tank onto any public or private street, road or alley or any drainage ditch, either directly or indirectly.

Further, Owner does hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all bays, creeks, gullies, ravines, draws, sloughs, or other natural drainage courses located in said plat, as easements for drainage purposes, giving the City of Houston, Harris County or any other governmental agency, the right to enter upon said easement at any and all times for the purpose of construction and maintenance of drainage facilities and structures.

Further, Owner does hereby covenant and agree that all of the property within the boundaries of this plat 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, planting and other obstructions to the operations and maintenance of the drainage facility and that such abutting property not be permitted to drain directly into this easement except by means of an approved drainage structure.

Further, Owner does hereby certify that it is the Owner of all property immediately adjacent to the boundaries of the above and foregoing plat of Partial Replat of Copperfield Westcreek Village Section Four where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing plat and does hereby make and establish all building setback lines and dedicates to the use of the public forever all public utility easements shown in said adjacent acreage.

Further, Owner hereby certifies and covenants it has complied with or will comply with the existing Harris County Road Law, Section 31-C as amended by Chapter 614, Acts of 1979, 63rd Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

Further, Owner hereby certifies that this replat does not attempt to alter, amend, or remove any covenants or restrictions; we further certify that no portion of the preceding plat was limited by deed restrictions to residential use for not more than two (2) residential units per lot.

In testimony whereof, Friendswood Development Company has caused these presents to be signed by M.F. Mancivolano, Vice President, thereunto authorized, attested by Terri A. Gressett, Assistant Secretary, and its common seal hereunto affixed this 24th day of July, 1991.

Friendswood Development Company, Owner

By: M.F. Mancivolano
M.F. Mancivolano, Vice President

ATTEST: Terri A. Gressett
Terri A. Gressett, Assistant Secretary

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority on this day personally appeared M.F. Mancivolano, Vice President and Terri A. Gressett, Assistant Secretary of Friendswood Development Company, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledge that they executed the same for the purposes and considerations therein expressed, and in their capacity therein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND and seal of office, this 24th day of July, 1991.

Mary Beth Phillips
Notary Public Signature



I, Martin G. Hicks, an 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 correct; was prepared from an actual survey of the property made under my supervision on the ground; that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three quarters (3/4) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

Martin G. Hicks
Martin G. Hicks
Texas Registration No. 4387



RECORDER'S MEMORANDUM:
At the time of recording, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, custom or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

- 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 plats 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 thereto shall revert to and remain in the dedicatory, his heirs, assigns or successors.
 - 2) This plat is not tied into the official City of Houston Survey System in compliance with Ordinance No. 69-1979, because a City survey marker has not been established within 2000' of this property.
 - 3) All cul-de-sac radii are fifty feet (50').
 - 4) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
 - 5) B.L. indicates "Building Line"
U.E. indicates "Utility Easement"
W.L.E. indicates "Waterline Easement"
S.S.E. indicates "Sanitary Sewer Easement"
A.E. indicates "Aerial Easement"
F.C. indicates "Film Code"
C.F. indicates "Clerks File"
H.C.D.P.R.R.P. indicates Harris County Official Public Records of Real Property
H.C.N.R. indicates Harris County Map Records
 - 6) All existing pipelines and pipeline easements through this subdivision are shown hereon.
 - 7) All easements are centered on lot lines unless shown otherwise.
 - 8) All street right-of-way widths are fifty feet (50') unless noted.
 - 9) All utility easements are sixteen feet (16') wide unless noted.
 - 10) Twenty-five foot (25') building line adjacent to all major thoroughfares.
 - 11) Building lines: Along street rights-of-way as shown on the plat.
 - 12) All building line transitions at 45° angles.
 - 13) Lot 14, Block 2 is denied direct driveway access to Forest Heights Drive.
 - 14) Lots 1 through 18, Block 3 and lots 34 through 38, Block 5 are denied direct driveway access to Forest Heights Drive.
 - 15) Restricted Reserve "A" and "B" are restricted for landscape purposes only.
a) Restricted Reserve "A" is 0.2928 acres (12,673 sq. ft.)
b) Restricted Reserve "B" is 0.1313 acres (5,718 sq. ft.)
 - 16) Restricted Reserve "C" restricted to commercial use only.
a) Restricted Reserve "C" is 1.0621 acres (46,266 sq. ft.)
 - 17) Restricted Reserve "D" restricted to school site.
a) Restricted Reserve "D" is 10.1324 acres (441,369 sq. ft.)
 - 18) The instrument recorded as Clerk's File No. 882503 of the Harris County Official Public Records of Real Property was never accepted by the Harris County Flood Control District or the Harris County Commissioner's Court and the Harris County Flood Control District has no property interest in the aforesaid easement.

This is to certify that the Houston Planning and Zoning Commission has approved this plat of Partial Replat of Copperfield Westcreek Village Section Four in conformance with laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorize the recording of this plat this 24th day of July, 1991.



By: H. Marvin Katz
H. Marvin Katz, Chairman
Donna H. Kristaponis
Donna H. Kristaponis, Secretary

I, Arthur L. Storey, Jr., Executive Director of Harris County Flood Control District, Harris County, Texas, do hereby certify that the plat of this subdivision complies with requirements for internal subdivision drainage as adopted by Commissioners' Court; however, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or on any other area or subdivision with the waterway.

Arthur L. Storey, Jr.
Arthur L. Storey, Jr., P.E.
Executive Director

I, Terry A. Anderson, P.E., County Engineer of Harris County, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Harris County Commissioners' Court; and further, that it complies or will comply with all of the laws included in the Harris County Road Law, also including Section 31-C as amended by Chapter 614, Acts of 1979, 63rd Legislature.

Terry A. Anderson
Terry A. Anderson, P.E.
County Engineer

APPROVED BY the Commissioners' Court of Harris County, Texas, this 20th day of August, 1991.

James Lee
James Lee
Commissioner, Precinct 1

Jim Fontana
Jim Fontana
Commissioner, Precinct 2

John S. Endsley
John S. Endsley
County Judge

Steve Radack
Steve Radack
Commissioner, Precinct 3

Angie Edwards
Angie Edwards
Commissioner, Precinct 4

I, Anita Rodeheaver, Clerk of the County Court of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on August 21, 1991, at 4:00 o'clock P.M. and duly recorded on August 28, 1991, at 9:30 o'clock A.M., and as per Film Code No. 349120 of the Map Records of Harris County for said county.

Witness my hand and seal of office, at Houston, the day and date last above written.

Anita Rodeheaver
Anita Rodeheaver
Clerk of County Court
Harris County, Texas

THIS CERTIFICATE IS VALID ONLY AS TO THE INSTRUMENT ON WHICH THE ORIGINAL SIGNATURE IS AFFIXED AND ONLY THEN TO THE EXTENT THAT SUCH INSTRUMENT IS NOT ALTERED OR CHANGED AFTER RECORDING.

Tommy
Tommy
Deputy

PARTIAL REPLAT OF COPPERFIELD WESTCREEK VILLAGE SECTION FOUR

(AS RECORDED UNDER C.F. No. 347038 OF THE H.C.M.R.)
A SUBDIVISION OF 59.6351 ACRES OF LAND
OUT OF THE
W.C.R.R. Co. SURVEY No. 5, ABSTRACT No. 912
HARRIS COUNTY, TEXAS

173 LOTS 4 RESERVES 6 BLOCKS
MARCH, 1991

REASON FOR REPLAT: REMOVE CONSERVATION RESERVES, INCREASE LOT SIZES AND PROVIDE STREET ACCESS TO FUTURE SECTION

DEVELOPER:
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HOUSTON, TEXAS 77081
(713) 777-5337

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