UNOFFICIAL COPY

M906196

I, Carlos P. Cotton, hereby certify that the following corrections were necessary to eliminate errors which appear on the plat of Copperfield Westcreek Village Section 1, recorded on March 23, 1990 in Volume 345, Page 86 of the Harris County Map Records:

1. When ever the street name "Royal Garden Drive" appeared on the original plat is hereby corrected to read "Royal Gardens Drive".
2. Note 12. is hereby corrected to read as shown below.

Carlos P. Cotton
Registered Professional Land Surveyor
Texas Registration No. 1902

We, Friendswood Development Company, owners of the property directly affected by this amending plat, being all lots indicated hereon, do hereby request to this amending plat for the purposes hereto expressed.

By: James D. Shanks, Vice President

ATTEST: Terri A. Gressett, Assistant Secretary

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority on this day personally appeared James D. Shanks, 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 the capacity therein and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND and seal of office, this 15th day of October, 1990

Deborah Randall
Notary Public Signature

APPROVED BY THE HOUSTON CITY PLANNING COMMISSION on _____, 19__

M. Marvin Katz, Vice Chairman

J. Hal Eaton, Acting Secretary

APPROVED BY THE HARRIS COUNTY FLOOD CONTROL DISTRICT on Nov 7, 1990

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

APPROVED BY THE HARRIS COUNTY ENGINEER on 9 November, 1990

Terry A. Anderson, P.E.

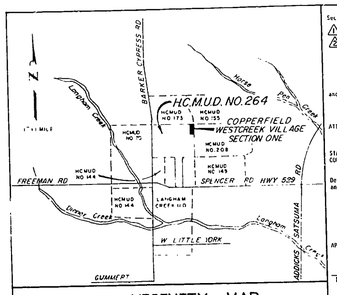
CURVE DATA						
Curve Number	Delta	Radius	Arc Length	Tangent Length	Chord Bearing	Chord Length
C1	45°10'32"	50.00'	40.00	21.14	N 44°50'00"E	38.94
C2	90°00'00"	25.00'	39.27	25.00'	S 44°39'10"W	35.36
C3	90°00'00"	25.00'	39.27	25.00'	N 45°20'50"W	35.36
C4	47°08'53"	25.00'	20.57	10.91'	N 19°24'46"E	20.00'
C5	176°21'42"	50.00'	241.[illegible]		N 84°48'29"E	66.68'
C6	49°17'09"	25.00'	21.50	11.47'	S 28°43'56"E	20.85'
C7	91°12'39"	25.00'	39.80'	25.52'	S 45°15'50"W	35.73'
C8	113°48'52"	25.00'	34.[illegible]	20.44'	N 42°14'58"W	33.40'
C9	48°11'22"	25.00'	21.03	11.18'	S 78°18'56"E	20.41'
C10	176°24'45"	50.00'	241.[illegible]		N 16°24'27"E	66.67'
C11	48°11'22"	25.00'	21.03	11.18'	S 33°29'41"W	20.41'
C12	113°48'52"	25.00'	34.[illegible]	20.44'	S 85°41'29"W	35.[illegible]
C13	48°11'22"	25.00'	21.03	11.18'	N 66°55'22"W	20.41'
C14	176°24'45"	50.00'	241.[illegible]		N 01°01'54"W	66.67'
C15	48°11'22"	25.00'	21.03	11.18'	N 64°53'15"E	20.41'
C16	91°12'39"	25.00'	39.80'	25.52'	N 05°17'08"E	35.73'
C17	96°11'05"	25.00'	41.97'	27.86'	S 47°45'02"W	37.21'
C18	81°48'55"	25.00'	36.[illegible]	22.44'	S 42°14'58"E	33.40'
C19	80°24'21"	25.00'	35.08'	21.14'	S 10°34'21"W	32.27'
C20	45°43'27"	25.00'	19.[illegible]	9.[illegible]	N 80°18'39"W	18.[illegible]
C21	96°11'05"	25.00'	41.97'	27.86'	N 36°15'06"W	37.21'
C22	50°46'18"	25.00'	22.14'	13.23'	N 13°46'18"E	21.39'
C23	80°24'21"	25.00'	35.08'	21.14'	S 67°01'18"E	32.27'
C24	96°11'05"	25.00'	41.97'	27.86'	N 47°45'02"E	37.21'
C25	88°50'26"	25.00'	38.78'	24.51'	S 44°46'45"E	35.03'
C26	49°17'09"	25.00'	21.50'	11.47'	S 28°59'56"W	20.85'
C27	176°21'42"	50.00'	241.[illegible]		N 85°29'29"W	66.68'
C28	47°08'53"	25.00'	20.57'	10.91'	N 29°05'46"W	20.00'
C29	90°00'00"	25.00'	39.27'	25.00'	N 44°39'10"E	35.36'
C30	90°00'00"	25.00'	39.27'	25.00'	S 45°20'50"E	35.36'
C31	1°09'34"	850.00'	46.[illegible]	23.44'	S 85°44'12"E	46.86'
C32	1°11'07"	1500.00'	31.[illegible]	15.56'	N 87°14'35"W	31.81'
C33	5°24'54"	1500.00'	154.90'	77.[illegible]	N 84°16'56"W	154.92'
C34	5°24'54"	1500.00'	154.90'	77.[illegible]	S 89°18'06"E	154.92'
C35	1°09'34"	850.00'	28.[illegible]	14.[illegible]	N 88°02'45"W	28.[illegible]
C36	8°29'53"	1080.00'	148.90'	74.[illegible]	S 03°54'27"E	148.18'
C37	9°44'04"	1000.00'	169.[illegible]	85.[illegible]	S 25°12'30"E	169.78'
C38	87°39'57"	250.00'	382.51'	240.[illegible]	N 33°45'24"E	346.28'
C39	25°28'48"	250.00'	111.18'	56.[illegible]	N 76°09'08"E	110.26'
C40	45°31'45"	150.00'	119.20'	62.[illegible]	S 68°15'18"W	116.08'
C41	5°45'46"	1460.00'	146.85'	73.48'	N 87°02'18"W	146.78'
C42	5°48'00"	1540.00'	155.89'	78.01'	N 87°03'25"W	155.82'
C43	3°35'56"	896.00'	56.[illegible]	28.[illegible]	S 85°47'23"E	50.72'
C44	2°00'35"	1810.00'	63.00'	31.52'	S 85°40'43"E	63.01'
C45	4°58'26"	1470.00'	127.61'	63.85'	N 86°38'38"W	127.57'
C46	4°33'34"	1530.00'	135.11'	67.60'	N 86°41'12"W	135.06'
C47	23°29'03"	275.00'	112.[illegible]	57.16'	N 63°50'51"E	111.93'
C48	44°59'37"	275.00'	215.[illegible]	113.89'	N 12°25'14"E	210.45'
C49	3°14'24"	880.00'	49.76'	24.88'	S 85°46'37"E	49.75'
C50	3°04'43"	860.00'	43.98'	22.00'	S 85°41'37"E	43.98'
C51	15°47'13"	275.00'	75.77'	38.14'	N 68°35'47"E	75.53'
C52	13°45'50"	275.00'	66.06'	33.19'	N 65°53'37"E	65.90'
C53	11°07'06"	275.00'	43.66'	21.90'	N 62°12'59"E	43.59'
C54	17°25'45"	275.00'	83.65'	42.15'	N 73°30'00"W	83.33'
C55	3°44'54"	1475.00'	96.50'	48.27'	S 81°31'57"W	96.47'
C56	1°49'10"	1525.00'	101.66'	50.85'	S 01°34'05"W	101.64'
C57	3°44'54"	1475.00'	96.50'	48.27'	S 02°12'57"E	96.47'
C58	3°49'10"	1525.00'	101.66'	50.85'	S 02°15'05"E	101.64'

LINE DATA		
Line Number	Bearing	Distance
L 1	N 44°52'00"E	119.63'
L 2	S 68°03'54"W	26.00'
L 3	N 22°15'54"W	26.00'
L 4	N 44°52'00"E	40.86'
L 5	S 84°25'50"W	84.14'
L 6	N 44°14'58"W	117.25'
L 7	S 57°00'10"W	110.[illegible]
L 8	S 64°25'04"W	49.60'
L 9	S 87°38'31"W	94.87'
L 10	N 43°56'23"W	86.33'
L 11	N 75°12'40"E	125.07'
L 12	N 08°09'23"E	128.[illegible]
L 13	N 08°50'34"W	229.31'
L 14	N 45°08'00"W	218.67'
L 15	S 84°09'25"E	58.79'
L 16	N 45°29'18"W	8.73'
L 17	S 88°58'56"W	20.75'
L 18	N 88°58'56"E	20.75'
L 19	S 45°29'18"E	8.73'
L 20	S 45°29'18"E	75.18'
L 21	N 84°09'25"W	63.26'
L 22	N 84°09'25"W	15.18'
L 23	S 72°46'32"W	10.47'
L 24	S 72°46'32"W	10.47'
L 25	N 45°08'00"W	26.01'
L 26	N 00°20'30"W	70.71'
L 27	N 84°09'25"W	19.46'
L 28	N 89°39'30"E	56.08'
L 29	N 10°04'34"W	54.52'
L 30	N 45°29'18"W	76.65'
L 31	S 88°58'56"W	103.00'
L 32	N 77°35'23"E	50.00'
L 33	S 08°09'23"W	56.27'
L 34	S 72°46'32"W	90.14'
L 35	S 44°14'52"E	98.80'
L 36	N 46°35'00"E	

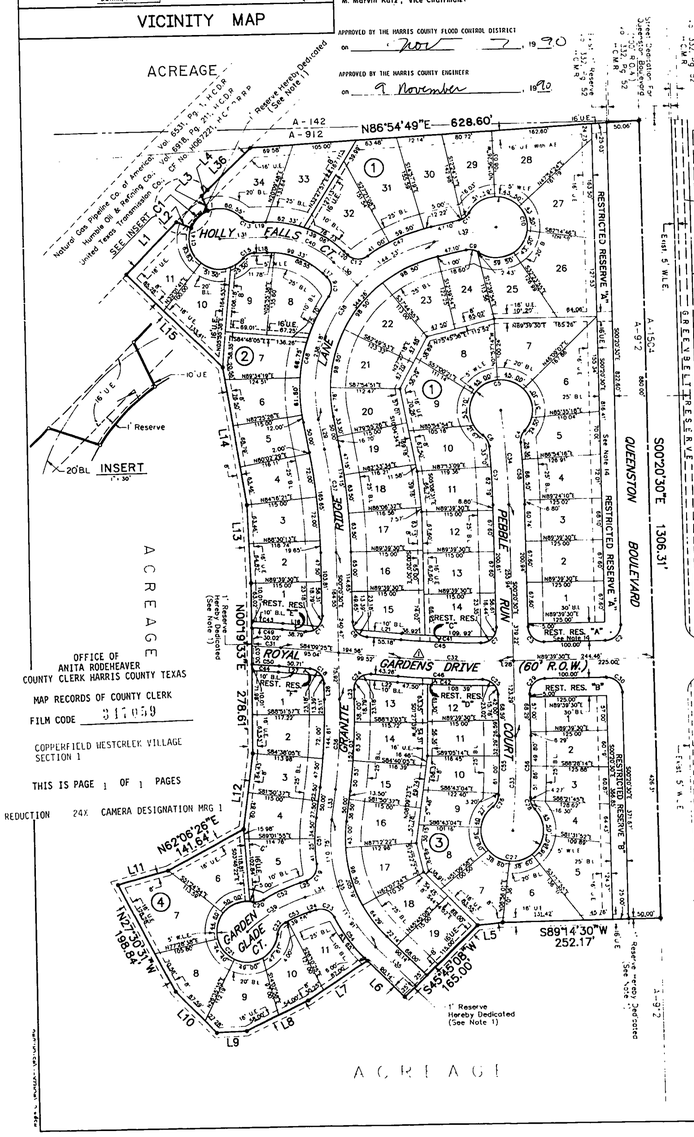
RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

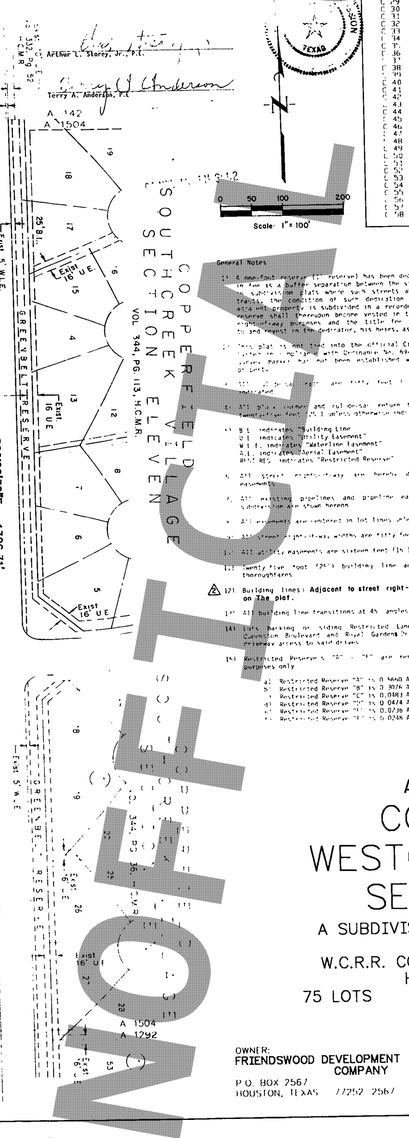
ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

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.



VICINITY MAP





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 and adjacent lots in plats where such streets abut adjacent acreage tracts, the conversion of such dedication being that when the adjacent acreage is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street rights-of-way purposes and the title for thereof shall revert to and revest in the dedicator, his heirs, assigns or successors.

2. This plat is not tied into the official City of Houston survey control system in accordance to Ordinance No. 89-1878, for now a City Ordinance has not been established within 2000 of this plat in part.

3. All bearings are based on grid bearings, unless otherwise noted.

4. All lots, reserves and rod or set are to be monumented with a minimum of one inch diameter iron rod or pipe, unless otherwise noted.

5. B.L. indicates "Building Line"
U.E. indicates "Utility Easement"
W.L.E. indicates "Waterline Easement"
D.E. indicates "Drainage Easement"
RESTRICTED RESERVE indicates "Restricted Reserve"

6. All street right-of-way are hereby dedicated to public use.

7. All existing pipelines and pipeline easements through this subdivision are shown hereon.

8. All easements are centered on lot lines unless shown otherwise.

9. All drainage easements are sixteen feet (16') wide unless noted.

10. All utility easements are sixteen feet (16') wide unless noted.

11. Twenty five foot (25') building line adjacent to all major thoroughfares.

12. Building lines: Adjacent to street right-of-ways as shown on the plat.

13. All building line transitions at 45° angles.

14. Lots fronting or siding Restricted Landscape Reserves along Queenston Boulevard and Royal Gardens Drive are dominant direct driveway access to said drives.

15. Restricted Reserves "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", "AA", "BB", "CC", "DD", "EE", "FF", "GG", "HH", "II", "JJ", "KK", "LL", "MM", "NN", "OO", "PP", "QQ", "RR", "SS", "TT", "UU", "VV", "WW", "XX", "YY", "ZZ" are restricted for landscape purposes only.

Restricted Reserve "A" is	0.4443 Acres
Restricted Reserve "B" is	0.3974 Acres
Restricted Reserve "C" is	0.0861 Acres
Restricted Reserve "D" is	0.0474 Acres
Restricted Reserve "E" is	0.0726 Acres
Restricted Reserve "F" is	0.0286 Acres

M561075

03/21/90 00536526 M561075 $ 50.00

STATE OF TEXAS §
COUNTY OF HARRIS §

The undersigned, Friendswood Development Company, an Arizona Corporation, (hereinafter called "Owner") Owner of the 21.9617 acre tract described in the above and foregoing map of Copperfield Westcreek Village Section One, 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 hereby covenant and agree that all of the property within the boundaries of this plat shall be restricted to prevent the drainage of any septic tanks 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 bayous, 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 shall 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 Copperfield Westcreek Village Section One 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 1973, 63rd Legislature and all other regulations heretofore on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

In testimony whereof, Friendswood Development Company has caused these presents to be signed by Robert F. Bradley, Vice President, thereunto authorized, attested by M.C. Baker, Assistant Secretary, and its corporate seal hereunto affixed this 30th day of November, 1989.

Friendswood Development Company, Owner

By: Robert F. Bradley
Robert F. Bradley, Vice President

ATTEST: Mary C. Baker
M.C. Baker, Assistant Secretary

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Robert F. Bradley, Vice President and M.C. Baker, 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 the capacity therein and herein set out, and as the act and deed of said corporation

GIVEN UNDER MY HAND and seal of office, this 30th day of November, 1989.

Dorothy W. Hebelen
Notary Public Signature

This is to certify that the City Planning Commission of the City of Houston, Texas has approved this plat and subdivision of Copperfield Westcreek Section One 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 13 day of Feb, 1990.

By: Burdette Keeland
Burdette Keeland, Chairman

Patricia D. Knudson
Patricia D. Knudson, Acting Secretary

APPROVED by the Commissioners' Court of Harris County, Texas, this 20th day of March, 1990

El Franco Lee
El Franco Lee
Commissioner, Precinct 1

Jim Fonteno
Jim Fonteno
Commissioner, Precinct 2

Jon S. Lindsay
Jon S. Lindsay
County Judge

Steve Radack
Steve Radack
Commissioner, Precinct 3

E.A. Lyons
E.A. Lyons
Commissioner, Precinct 4

I, Carlos P. Cotton, 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.

Carlos P. Cotton
Carlos P. Cotton
Texas Registration No. 1902

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 1973, 63rd Legislature.

Terry A. Anderson, P.E.
County Engineer

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 any other area or subdivision within the watershed.

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

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 MAR. 21, 1990, at 3:14 o'clock P. m. and duly recorded on MAR. 22, 1990, at 9:30 o'clock A. m., and in Volume 345, Page 86 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
Clerk of County Court
Harris County, Texas
By: _____ Deputy

APPROVED by the Commissioner's Court of Harris County, Texas, this 13th day of Nov, 1990.

El Franco Lee
El Franco Lee
Commissioner, Precinct 1

Steve Radack
Steve Radack
Commissioner, Precinct 3

Jon S. Lindsay
Jon S. Lindsay
County Judge

Jim Fonteno
Jim Fonteno
Commissioner, Precinct 2

E.A. Lyons Jr.
E.A. Lyons Jr.
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 NOV. 14, 1990, at 3:42 o'clock P. m. and duly recorded on NOV. 16, 1990, at 8:30 o'clock P. m., and in Volume _____, Page _____ of the Map Records of Harris County for said county. F.C. 347059

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

Anita Rodeheaver
Clerk of County Court
Harris County, Texas
By: _____ Deputy

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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

AMENDING PLAT OF
COPPERFIELD WESTCREEK VILLAGE SECTION ONE

A SUBDIVISION OF 21.9617 ACRES OF LAND
OUT OF THE
W.C.R.R. CO. SURVEY NO. 5, ABSTRACT 912
HARRIS COUNTY, TEXAS

75 LOTS 4 BLOCKS 6 RESERVES

SEPTEMBER, 1989

OWNER:
FRIENDSWOOD DEVELOPMENT COMPANY
P.O. BOX 2567
HOUSTON, TEXAS 77252-2567

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

PLANNER:
WILLIAMS & CRAWFORD, INC.
2400 WEST LOOP SOUTH
SUITE 104
HOUSTON, TEXAS 77027