

P026865

01/04/93 00148344 P026865 \$ 50.00

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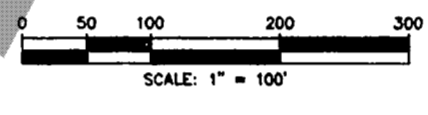
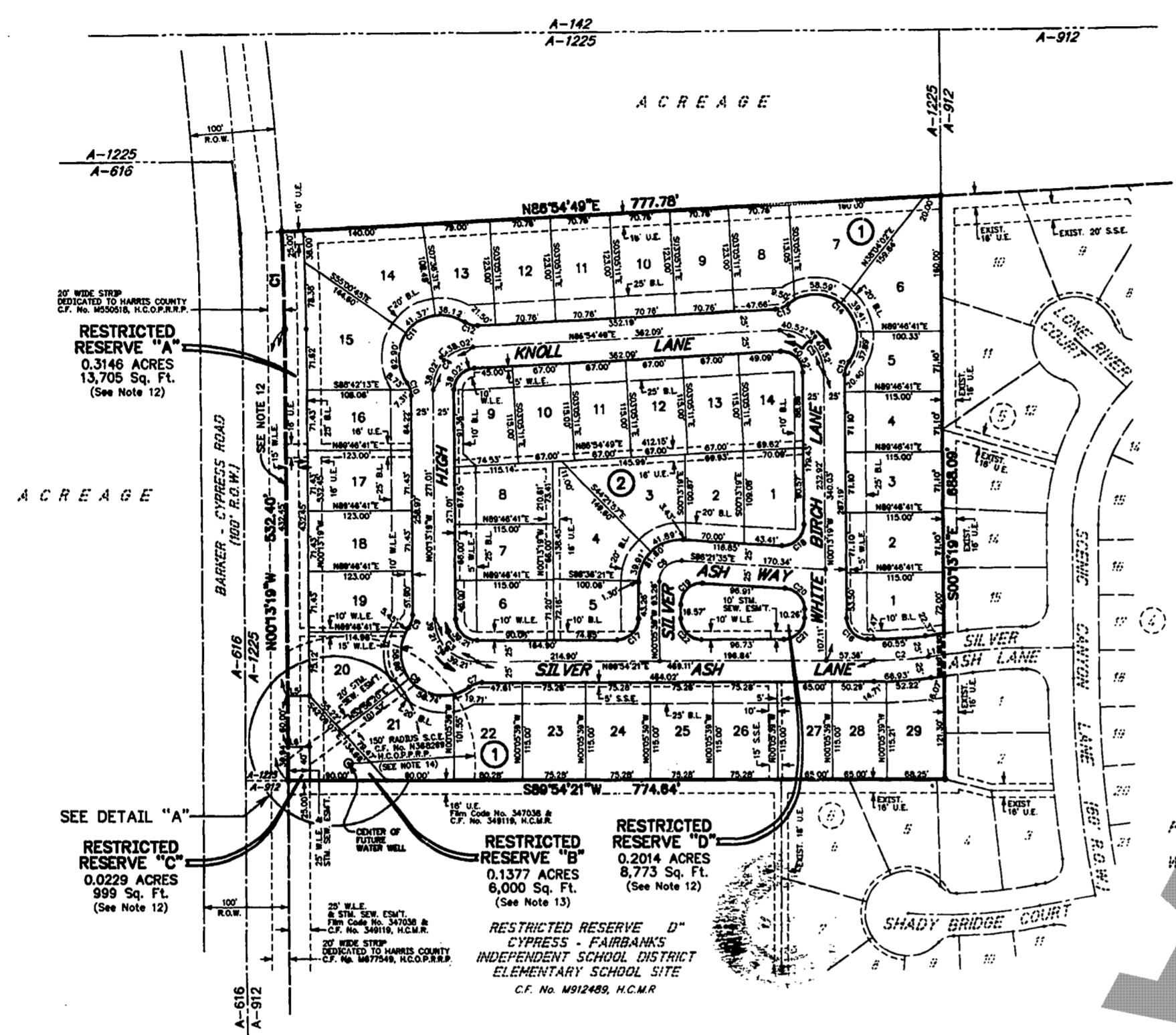
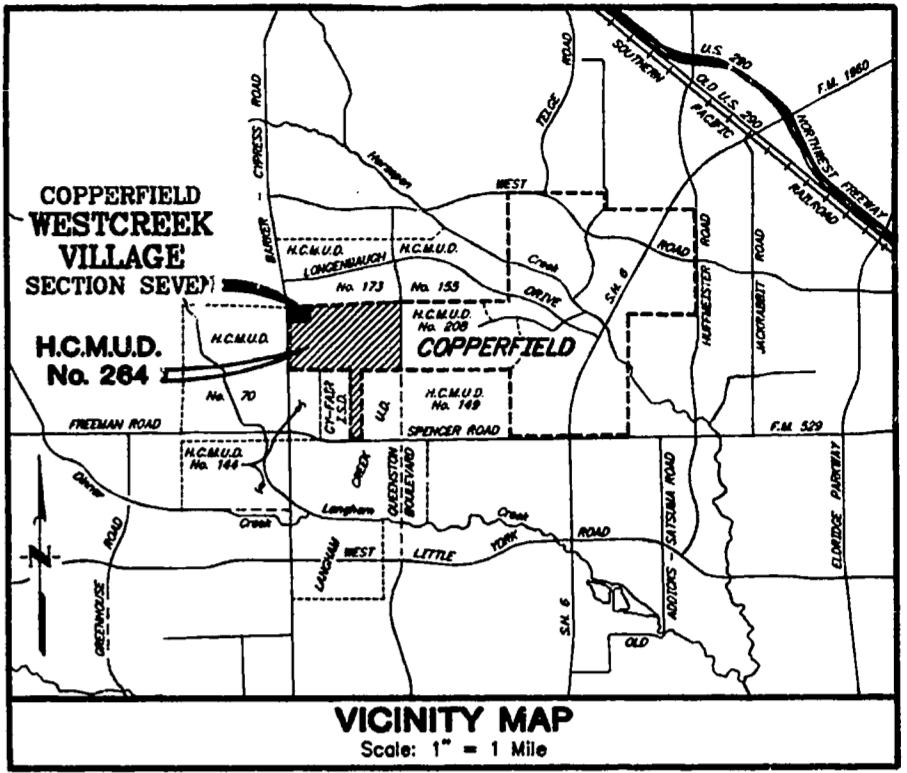
LINE DATA:

Line Number	Bearing	Distance
L 1	N62°36'07"E	19.22'
L 2	N44°59'31"E	6.51'
L 3	N46°39'15"W	5.21'
L 4	N43°20'45"E	6.54'
L 5	N89°46'41"E	25.00'
L 6	N89°46'41"E	25.00'

CURVE DATA:

Curve Number	Delta	Radius	Arc Length	Tangent Length	Chord Bearing	Chord Length
C 1	81°09'46"	3050.00'	115.13'	57.57'	S01°18'12"E	115.12'
C 2	71°18'14"	506.00'	63.74'	31.91'	S08°15'14"W	63.70'
C 3	89°52'20"	50.00'	79.43'	49.89'	N45°09'29"W	70.63'
C 4	87°05'08"	50.00'	76.04'	47.56'	N43°09'48"E	69.92'
C 5	92°51'52"	50.00'	81.04'	52.26'	S46°59'15"E	72.46'
C 6	92°44'12"	40.00'	40.90'	26.68'	N46°46'23"E	36.49'
C 7	36°55'11"	16.09'	16.09'	8.33'	N71°08'15"E	15.81'
C 8	162°36'44"	30.00'	142.78'	347.24'	N45°09'29"W	98.98'
C 9	36°55'11"	16.09'	16.09'	8.33'	N71°08'15"E	15.81'
C 10	164°05'29"	50.00'	140.99'	296.81'	N43°09'48"E	98.61'
C 11	36°55'11"	16.09'	16.09'	8.33'	N74°39'05"W	15.81'
C 12	36°55'11"	16.09'	16.09'	8.33'	S69°28'42"W	15.81'
C 13	89°52'20"	50.00'	39.21'	24.94'	N45°09'29"W	35.32'
C 14	90°00'00"	50.00'	39.27'	25.00'	N45°09'29"W	35.36'
C 15	93°51'44"	40.96'	40.96'	20.67'	S44°42'31"W	36.53'
C 16	93°44'04"	40.90'	40.90'	20.64'	N46°46'23"E	36.49'
C 17	86°09'16"	37.58'	37.58'	19.19'	S43°11'57"E	34.14'
C 18	90°07'48"	39.23'	39.23'	20.00'	S45°09'29"W	35.39'
C 19	90°00'00"	50.00'	39.27'	25.00'	S45°09'29"W	35.36'

FILED
93 JAN -4 AM 11:22
Anita Rodeheaver
COUNTY CLERK
HARRIS COUNTY TEXAS



PARTIAL REPLAT OF
COPPERFIELD
WESTCREEK VILLAGE
SECTION FOUR
Film Code No. 349112, H.C.M.R.

REPLAT OF
**COPPERFIELD
WESTCREEK VILLAGE
SECTION SEVEN**

BEING A REPLAT OF COPPERFIELD WESTCREEK VILLAGE SECTION SEVEN

RECORDED UNDER
F.C. NO. 351144 HC MR
A SUBDIVISION OF 11,8784 ACRES OF LAND
OUT OF THE
W.C.R.R. Co. SURVEY, ABSTRACT No. 1225
HARRIS COUNTY, TEXAS

43 LOTS 4 RESERVES 2 BLOCKS
JULY, 1992

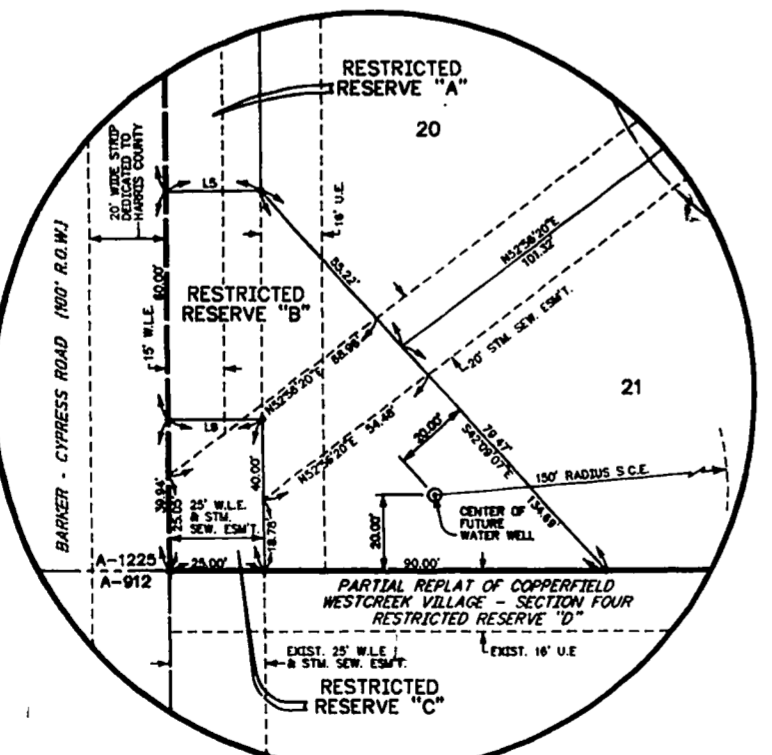
REASON FOR REPLAT TO CHANGE LOT SIZE

OFFICE OF
ANITA RODEHEAVER
COUNTY CLERK HARRIS COUNTY TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 355022
COPPERFIELD WESTCREEK VILLAGE
SECTION 7 REPLAT
THIS IS PAGE 1 OF 2 PAGES
REDUCTION 24X CAMERA DESIGNATION MRG1

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) 622-1650

ENGINEER:
JONES & CARTER, INC.
Consulting Engineers
6335 GULFTON DRIVE, SUITE 100
HOUSTON, TEXAS 77081
(713) 777-5337



STATE OF TEXAS
COUNTY OF HARRIS

We, Friendswood Development Company and Westcreek Village Community Association, Inc. acting by and through James D. Shanks, Vice President and Joel P. Webb, Assistant Secretary (Friendswood Development Company) and Tim Fitzpatrick, President and ~~TERRY A. GIBBERT~~ SECRETARY (Westcreek Village Community Association, Inc.) being officers of Friendswood Development Company and Westcreek Village Community Association, Inc., owners hereinafter referred to as Owners of the 11.8784 Acres tract described in the above and foregoing map of Replat of Copperfield Westcreek Village Section Seven, do hereby make and establish said subdivision and development plat 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), 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, 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. and 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 and adjoining said public utility easements that are designated 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, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of residential dwelling units thereon (or placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners do 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 into any public or private street, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do 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 purposes 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 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, Owners certify and covenant that they have 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 Commissioner's Court of Harris County.

FURTHER, the Owners certify that this replat does not attempt to alter, amend or remove any covenants or restrictions.

IN TESTIMONY WHEREOF, the Friendswood Development Company has caused these presents to be signed by James D. Shanks, its Vice President, thereunto attested by its Assistant Secretary, Joel P. Webb, and its common seal hereunto affixed this 24th day of November, 1992.

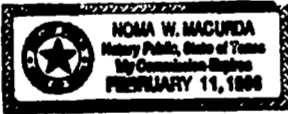
Friendswood Development Company
By: James D. Shanks
Vice President James D. Shanks
Attest: Joel P. Webb
Assistant Secretary Joel P. Webb



STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority on this day personally appeared James D. Shanks, Vice President and Joel P. Webb, Assistant Secretary, 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 and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND and seal of office, this 24th day of November, 1992.



Norma W. Meander
Notary Public in and for the State of Texas

IN TESTIMONY WHEREOF, the Westcreek Village Community Association, Inc. has caused these presents to be signed by Tim Fitzpatrick, President, thereunto attested by ~~TERRY A. GIBBERT~~ SECRETARY, this 24th day of November, 1992.

Westcreek Village Community Association, Inc.
By: Tim Fitzpatrick
President Tim Fitzpatrick
Attest: Terri A. Gibbert

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority on this day personally appeared Tim Fitzpatrick, President and ~~TERRY A. GIBBERT~~ SECRETARY, 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 and herein set out, and as the act and deed of said corporation.

GIVEN UNDER MY HAND and seal of office, this 24th day of November, 1992.



Norma W. Meander
Notary Public in and for the State of Texas

I, Carlos P. Cotton, am 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-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 nearest survey corner.

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



This is to certify that the Houston Planning & Zoning Commission has approved this plat and subdivision of Replat of Copperfield Westcreek Village Section Seven 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 7th day of December, 1992.

By: L. A. Brown
L. A. Brown, Vice Chairman
Donna H. Kristaponis
Donna H. Kristaponis, Secretary



I, Terry A. Anderson, County Engineer for 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 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
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 the 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 within the watershed.

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

APPROVED by the Commissioner's Court of Harris County, Texas this 29th day of December, 1992.

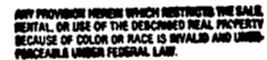
El Franco Leo, Commissioner, Precinct 1
Jim Fonteno, Commissioner, Precinct 2
Jon S. Lindsay, County Judge
Steve Radack, Commissioner, Precinct 3
Jerry Evergole, Commissioner, Precinct 4



STATE OF TEXAS
COUNTY OF HARRIS

I, Anita Rodeheaver, Clerk of the County Court of Harris County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration my office on 24th day of November, 1992, at 11:27 o'clock a.m. and duly recorded JAN 7 1993, at 9:30 o'clock a.m. and Film Code No. 355023 of the Map Records of Harris County for said County.

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



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

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

By: Tom Wagoner
Deputy
TIM WAGONER



REPLAT OF COPPERFIELD WESTCREEK VILLAGE SECTION SEVEN

BEING A REPLAT OF COPPERFIELD WESTCREEK VILLAGE SECTION SEVEN
RECORDED UNDER
F.C. No. 351144 H.C.M.R.
A SUBDIVISION OF 11.8784 ACRES OF LAND
OUT OF THE
W.C.R.R. Co. SURVEY, ABSTRACT No. 1225
HARRIS COUNTY, TEXAS

43 LOTS 4 RESERVES 2 BLOCKS
JULY, 1992

REASON FOR REPLAT TO CHANGE LOT SIZE

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P.O. BOX 2567
HOUSTON, TEXAS 77252-2567
(713) 875-7700

PLANNER:
WILLIAMS & CRAWFORD, INC.
2480 WEST LOOP SOUTH, SUITE 104
HOUSTON, TEXAS 77050
(713) 422-3666

ENGINEER:
JONES & CARTER, INC.
Consulting Engineers
6335 GULF TON DRIVE, SUITE 100
HOUSTON, TEXAS 77061
(713) 777-5557

RECORDED MEMORANDUM:
At the time of recording, this instrument was found to be inadmissible for the best photographic reproduction because of illegibility, carbon or photo copy, electronic paper, etc. All corrections, additions and changes were present at the time the instrument was filed and recorded.

General Notes

- 1) This plat is not tied into the official City of Houston Survey System in compliance with Ordinance No. 69-1978, because a City survey marker has not been established within 2000' of this property.
- 2) All cul-de-sac radii are fifty feet (50').
- 3) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
- 4) B.L. indicates "Building Line"
U.E. indicates "Utility Easement"
W.L.E. indicates "Waterline Easement"
A.E. indicates "Aerial Easement"
Res. Res. indicates "Restricted Reserve"
Stm. Sew. Esm't. indicates "Storm Sewer Easement"
S.S.E. indicates "Sanitary Sewer Easement"
H.C.M.R. indicates "Harris County Map Records"
H.C.O.P.R.R.P. indicates "Harris County Official Public Records of Real Property"
- 5) All easements are centered on lot lines unless shown otherwise.
- 6) All street right-of-way widths are fifty feet (50') unless noted.
- 7) All utility easements are sixteen feet (16') wide unless noted.
- 8) Twenty-five foot (25') building line adjacent to all major thoroughfares.
- 9) Building lines: Along street right-of-way, as shown on the plat.
- 10) All building line transitions at 45° angles.
- 11) Lots backing Barker-Cypress Road are denied direct driveway access to said road.
- 12) Restricted Reserve "A", "C" & "D" are restricted to landscape purposes only.
 - a) Restricted Reserve "A" is 0.3146 Acres, 13,705 Square Feet
 - b) Restricted Reserve "C" is 0.0229 Acres, 999 Square Feet
 - c) Restricted Reserve "D" is 0.2014 Acres, 8,773 Square Feet
- 13) Restricted Reserve "B" is restricted to water well site purposes only. Restricted Reserve "B" is 0.1377 acres, 6,000 square feet.
- 14) Sanitary control easement 150 feet in width, dedicated by Friendswood Development Co., recorded under Clerk's File No. N368269 of the Harris County Official Public Records of Real Property (within Copperfield Westcreek Village Section Seven).