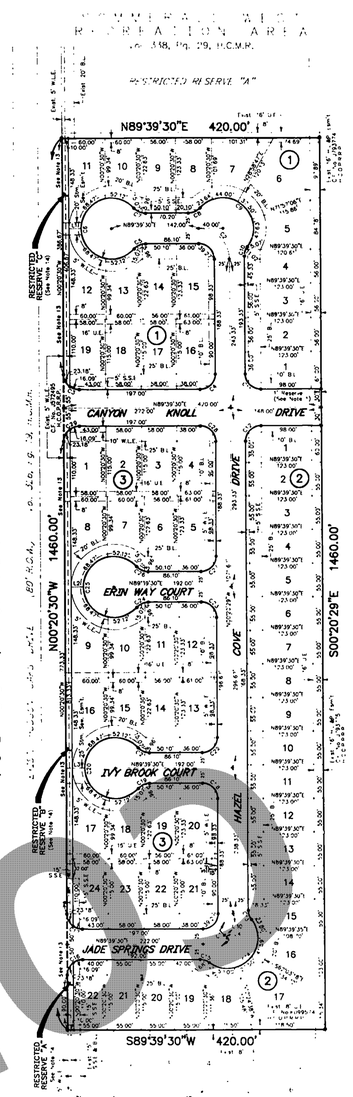
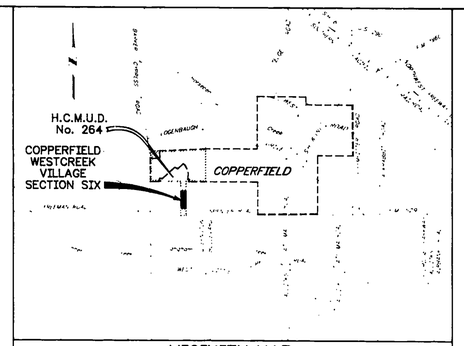
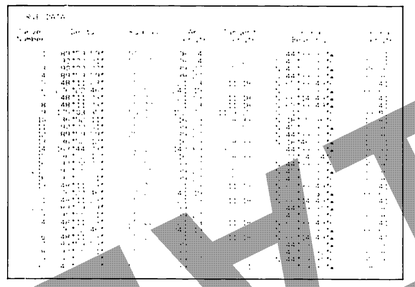


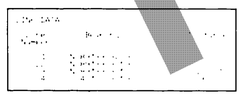
FILED
91 MAY 15 PM 2:53

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.



VICINITY MAP
Scale: 1" = 1 Mile





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 revest in the dedicator, his heirs, assigns or successors.

2) This plat is not tied into the official City of Houston Survey System in compliance with Ordinance No. 69-1978, 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"
A.E. indicates "Aerial Easement"
RES.RES. indicates "Restricted Reserve"
S.S.E. indicates "Restricted Sewer Easement"

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 right-of-way, as shown on the plat.

12) All building line transitions at 45° angles.

13) Lots siding Hudson Oaks Drive are denied direct driveway access to said drive.

14) Restricted Reserves "A" - "C" are restricted for landscape purposes only.

a) Restricted Reserve "A" is 0.0239 Acres, 1040 square feet
b) Restricted Reserve "B" is 0.1840 Acres, 8014 square feet
c) Restricted Reserve "C" is 0.0920 Acres, 4006 square feet

OFFICE OF
ANITA RODEHEAVER
COUNTY CLERK HARRIS COUNTY TEXAS

MAP RECORDS OF COUNTY CLERK

FILM CODE 349015

COPPERFIELD WESTCREEK VILLAGE
SECTION 6

THIS IS PAGE 1 OF 1 PAGES

REDUCTION 24X CAMERA DESIGNATION MRG 1

COPPERFIELD WESTCREEK VILLAGE
SECTION SIX

A SUBDIVISION OF
14.0771 ACRES OF LAND
OUT OF THE
W.C.R.R. Co. SURVEY No. 5, ABSTRACT No. 912
HARRIS COUNTY, TEXAS

65 LOTS 3 RESERVES 3 BLOCKS

JUNE, 1990

DEVELOPER:
FRIENDSWOOD DEVELOPMENT Co.

PLANNER:
WILLIAMS & CRAWFORD, INC.

ENGINEER:
JONES & CARTER, INC.
Consulting Engineers

STATE OF TEXAS §
COUNTY OF HARRIS §

N137322

The undersigned, Friendswood Development Company, an Arizona Corporation, Owner, herein called "Owner" of the 14.0771 acre tract described in the above and foregoing map of Copperfield Westcreek Village Section Six, 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 easments (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, locating 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 into 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 Six 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 on 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 414, 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 James D. Shanks, Vice President, thereunto authorized, Attested by Terri A. Gressett Assistant Secretary, and its common seal hereunto affixed this 5th day of SEPTEMBER, 19 90.

FRIENDSWOOD DEVELOPMENT CORPORATION SEAL ARIZONA 1960

Friendswood Development Company, Owner

By: James D. Shanks
James D. Shanks, 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 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 5th day of SEPTEMBER, 19 90.

Deborah Randall
Notary Public Signature

DEBORAH RANDALL
Notary Public, State of Texas
My Commission Expires
September 4, 1991

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 quarters (3/4) inch and a length of not less than three (3) feet, and that the plat boundary corners have been tied to to the nearest survey corner.

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

STATE OF TEXAS
REGISTERED
CARLOS P. COTTON
1902
PROFESSIONAL SURVEYOR

This is to certify that the Houston Planning and Zoning Commission, Texas has approved this plat and subdivision of Copperfield Westcreek Village Section Six in conformity 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 10TH day of APRIL, 19 91.

By: M. Marvin Katz
M. Marvin Katz, Chairman

By: 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 within the watershed.

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 414, Acts of 1973, 63rd Legislature.

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

APPROVED by the Commissioners' Court of Harris County, Texas, this 14th day of May, 19 91.

E. Franco Leo
Commissioner, Precinct 1

Jim Fonteno
Commissioner, Precinct 2

Jon S. Lindsay
County Judge

Steve Radack
Commissioner, Precinct 3

Jerry Eversole
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 MAY 15, 19 91, at 2:53 o'clock P.M., and duly recorded on MAY 17, 19 91, at 10:30 o'clock A.M., and at Film Code 349015 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: Tina Wade
Deputy

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.

Not Original Copy