

M877159
Oct 14 3 10 PM '90

Line Number	Bearing	Distance
1	S89°38'55"W	60.00'
2	N89°00'00"E	45.14'
3	N70°11'29"E	89.34'
4	N67°05'46"E	59.19'
5	N63°02'02"E	15.39'
6	N59°02'08"E	59.00'
7	N55°02'08"E	59.00'
8	N51°02'08"E	59.00'
9	N47°02'08"E	59.00'
10	N43°02'08"E	59.00'
11	N39°02'08"E	59.00'
12	N35°02'08"E	59.00'
13	N31°02'08"E	59.00'
14	N27°02'08"E	59.00'
15	N23°02'08"E	59.00'
16	N19°02'08"E	59.00'
17	N15°02'08"E	59.00'

RECORDER'S MEMORANDUM
This instrument was filed in the public records of Harris County, Texas, on the 14th day of October, 1990, at 3:10 PM. The instrument was filed and recorded.

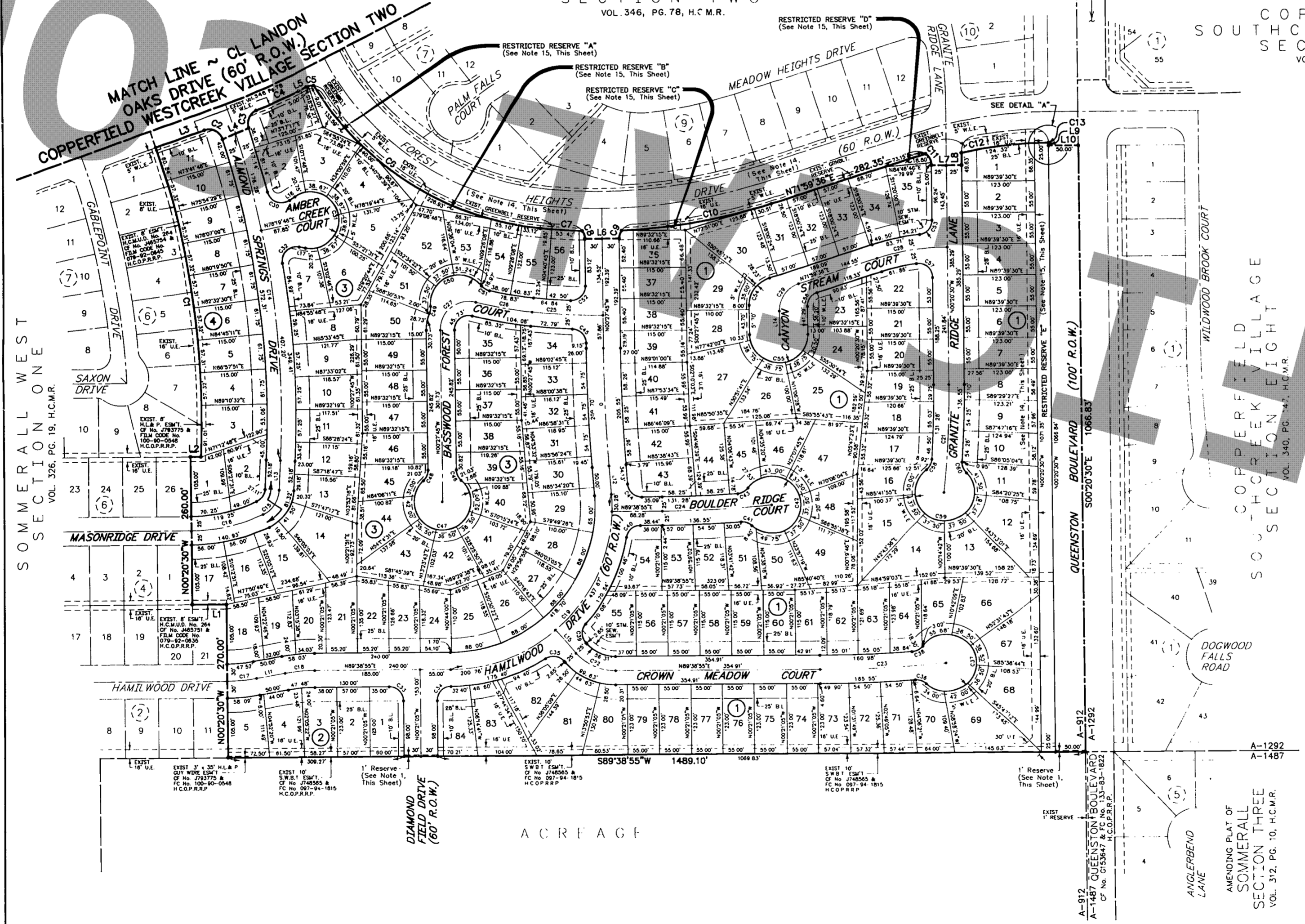
Curve Number	Delta	Radius	Arc Length	Tangent Length	Chord Bearing	Chord Length
1	21°20'16"	1485.00'	553.04'	279.76'	N07°58'55"W	549.89'
2	32°10'05"	25.00'	45.14'	25.00'	S89°38'55"W	25.00'
3	85°29'24"	25.00'	37.30'	22.11'	N64°46'39"E	33.94'
4	4°58'59"	93.00'	81.79'	40.82'	N85°02'51"E	93.75'
5	32°07'09"	25.00'	14.01'	7.20'	N78°36'37"E	13.83'
6	53°02'08"	59.00'	48.74'	26.34'	S87°58'15"E	47.148'
7	4°17'31"	978.00'	73.26'	36.63'	S86°18'15"E	73.25'
8	34°16'26"	25.00'	14.99'	7.71'	N16°40'28"E	14.73'
9	N89°34'30"E	59.00'	59.00'	59.00'	N89°34'30"E	59.00'
10	N85°34'30"E	59.00'	59.00'	59.00'	N85°34'30"E	59.00'
11	N81°34'30"E	59.00'	59.00'	59.00'	N81°34'30"E	59.00'
12	N77°34'30"E	59.00'	59.00'	59.00'	N77°34'30"E	59.00'
13	N73°34'30"E	59.00'	59.00'	59.00'	N73°34'30"E	59.00'
14	N69°34'30"E	59.00'	59.00'	59.00'	N69°34'30"E	59.00'
15	N65°34'30"E	59.00'	59.00'	59.00'	N65°34'30"E	59.00'
16	N61°34'30"E	59.00'	59.00'	59.00'	N61°34'30"E	59.00'
17	N57°34'30"E	59.00'	59.00'	59.00'	N57°34'30"E	59.00'

Curve Number	Delta	Radius	Arc Length	Tangent Length	Chord Bearing	Chord Length
1	21°20'16"	1485.00'	553.04'	279.76'	N07°58'55"W	549.89'
2	32°10'05"	25.00'	45.14'	25.00'	S89°38'55"W	25.00'
3	85°29'24"	25.00'	37.30'	22.11'	N64°46'39"E	33.94'
4	4°58'59"	93.00'	81.79'	40.82'	N85°02'51"E	93.75'
5	32°07'09"	25.00'	14.01'	7.20'	N78°36'37"E	13.83'
6	53°02'08"	59.00'	48.74'	26.34'	S87°58'15"E	47.148'
7	4°17'31"	978.00'	73.26'	36.63'	S86°18'15"E	73.25'
8	34°16'26"	25.00'	14.99'	7.71'	N16°40'28"E	14.73'
9	N89°34'30"E	59.00'	59.00'	59.00'	N89°34'30"E	59.00'
10	N85°34'30"E	59.00'	59.00'	59.00'	N85°34'30"E	59.00'
11	N81°34'30"E	59.00'	59.00'	59.00'	N81°34'30"E	59.00'
12	N77°34'30"E	59.00'	59.00'	59.00'	N77°34'30"E	59.00'
13	N73°34'30"E	59.00'	59.00'	59.00'	N73°34'30"E	59.00'
14	N69°34'30"E	59.00'	59.00'	59.00'	N69°34'30"E	59.00'
15	N65°34'30"E	59.00'	59.00'	59.00'	N65°34'30"E	59.00'
16	N61°34'30"E	59.00'	59.00'	59.00'	N61°34'30"E	59.00'
17	N57°34'30"E	59.00'	59.00'	59.00'	N57°34'30"E	59.00'

COPPERFIELD WESTCREEK VILLAGE SECTION TWO
VOL. 346, PG. 78, H.C.M.R.

COPPERFIELD SOUTH CREEK VILLAGE SECTION ELEVEN
VOL. 344, PG. 113, H.C.M.R.

COPPERFIELD SOUTH CREEK VILLAGE SECTION TEN
VOL. 344, PG. 36, H.C.M.R.



- General Notes**
- 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.
 - 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.
 - All cul-de-sac radii are fifty feet (50') unless otherwise indicated.
 - All block corner and cul-de-sac return to tangent radii are twenty-five feet (25') unless otherwise indicated.
 - D.L. indicates "Building Line"
W.L.E. indicates "Waterline Easement"
A.E. indicates "Aerial Easement"
REST. RES. indicates "Restricted Reserve"
 - All street rights-of-way are hereby dedicated as utility easements.
 - All existing pipelines and pipeline easements through this subdivision are shown hereon.
 - All easements are centered on lot lines unless shown otherwise.
 - All street right-of-way widths are fifty feet (50') unless noted.
 - All utility easements are sixteen feet (16') wide unless noted.
 - Twenty-five foot (25') building line adjacent to all major thoroughfares.
 - Building lines: Along street right-of-ways as shown on the plat.
 - All building line transitions at 45° angles.
 - Lots backing or siding Restricted Reserve Lands along Queenston Boulevard, Forest Heights Drive and Hudson Oaks Drive are denied direct driveway access to said drives.
 - Restricted Reserve "A" thru "G" and "I" thru "O" are restricted for landscape purposes only.
 - a) Restricted Reserve "A" is 0.0006 Acres
 - b) Restricted Reserve "B" is 0.0008 Acres
 - c) Restricted Reserve "C" is 0.0007 Acres
 - d) Restricted Reserve "D" is 0.0008 Acres
 - e) Restricted Reserve "E" is 0.0011 Acres
 - f) Restricted Reserve "F" is 0.0006 Acres
 - g) Restricted Reserve "G" is 0.0011 Acres
 - h) Restricted Reserve "H" is 0.0006 Acres
 - i) Restricted Reserve "I" is 0.0006 Acres
 - j) Restricted Reserve "J" is 0.0006 Acres
 - k) Restricted Reserve "K" is 0.0006 Acres
 - l) Restricted Reserve "L" is 0.0006 Acres
 - m) Restricted Reserve "M" is 0.0006 Acres
 - n) Restricted Reserve "N" is 0.0006 Acres
 - o) Restricted Reserve "O" is 0.0006 Acres
 - Restricted Reserve "H" is restricted to recreation area only. Restricted Reserve "H" is 1.4946 acres.
 - Restricted Reserves "F" and "G" are restricted to conservation purposes only.
 - S.S.E. indicates "Sanitary Sewer Easement"

COPPERFIELD WESTCREEK VILLAGE SECTION THREE

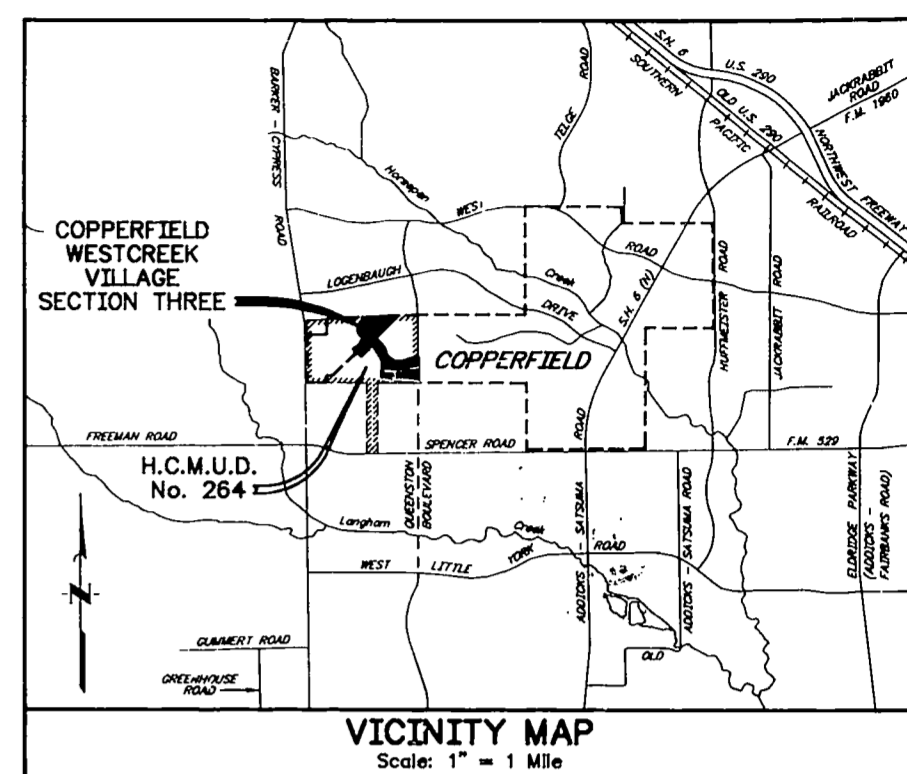
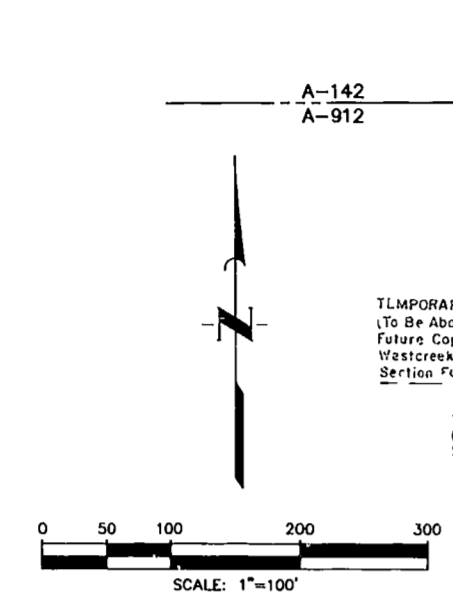
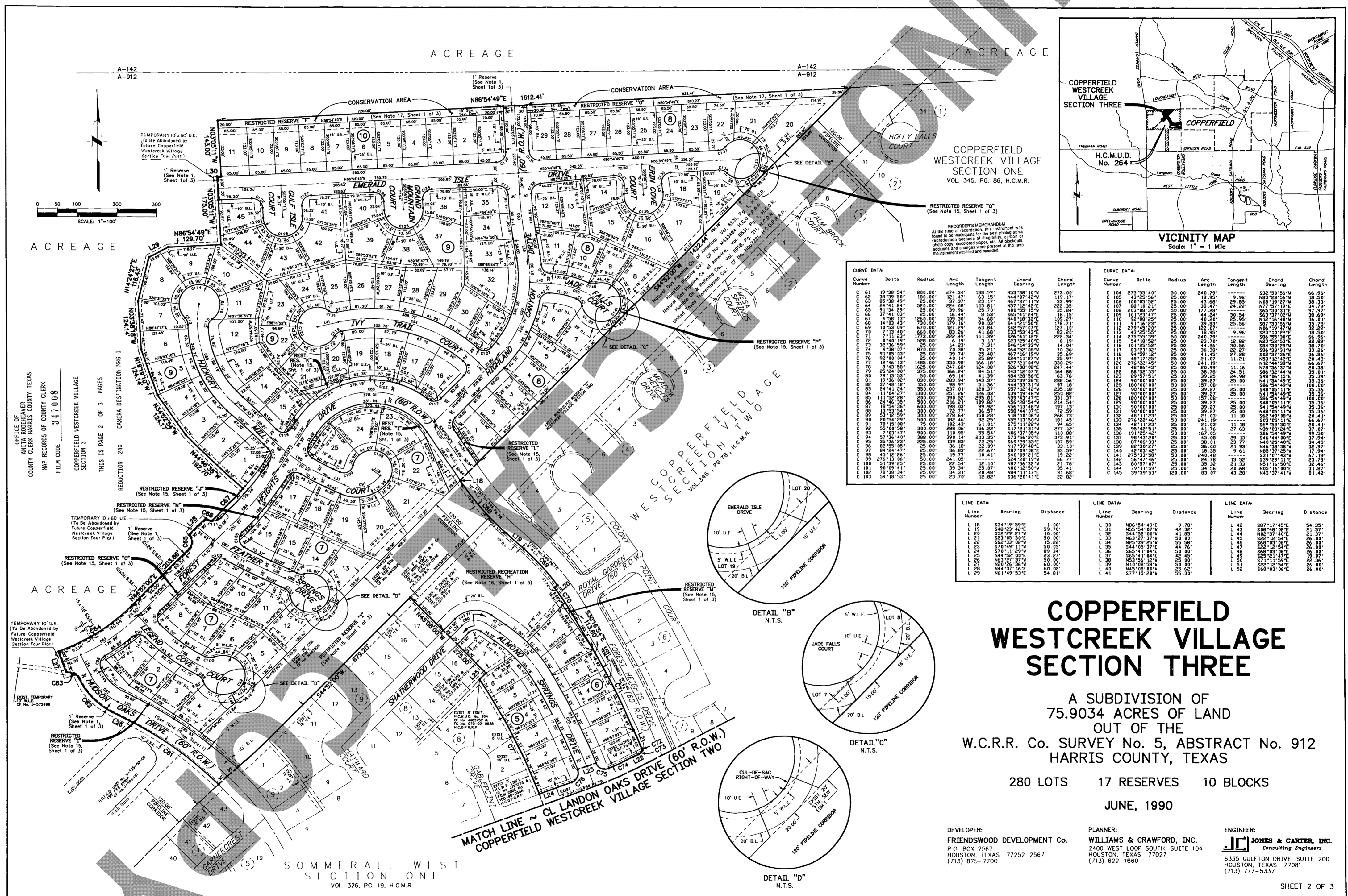
A SUBDIVISION OF
75.9034 ACRES OF LAND
OUT OF THE
W.C.R.R. Co. SURVEY No. 5, ABSTRACT No. 912
HARRIS COUNTY, TEXAS

280 LOTS 17 RESERVES 10 BLOCKS
JUNE, 1990

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) 822-1660

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



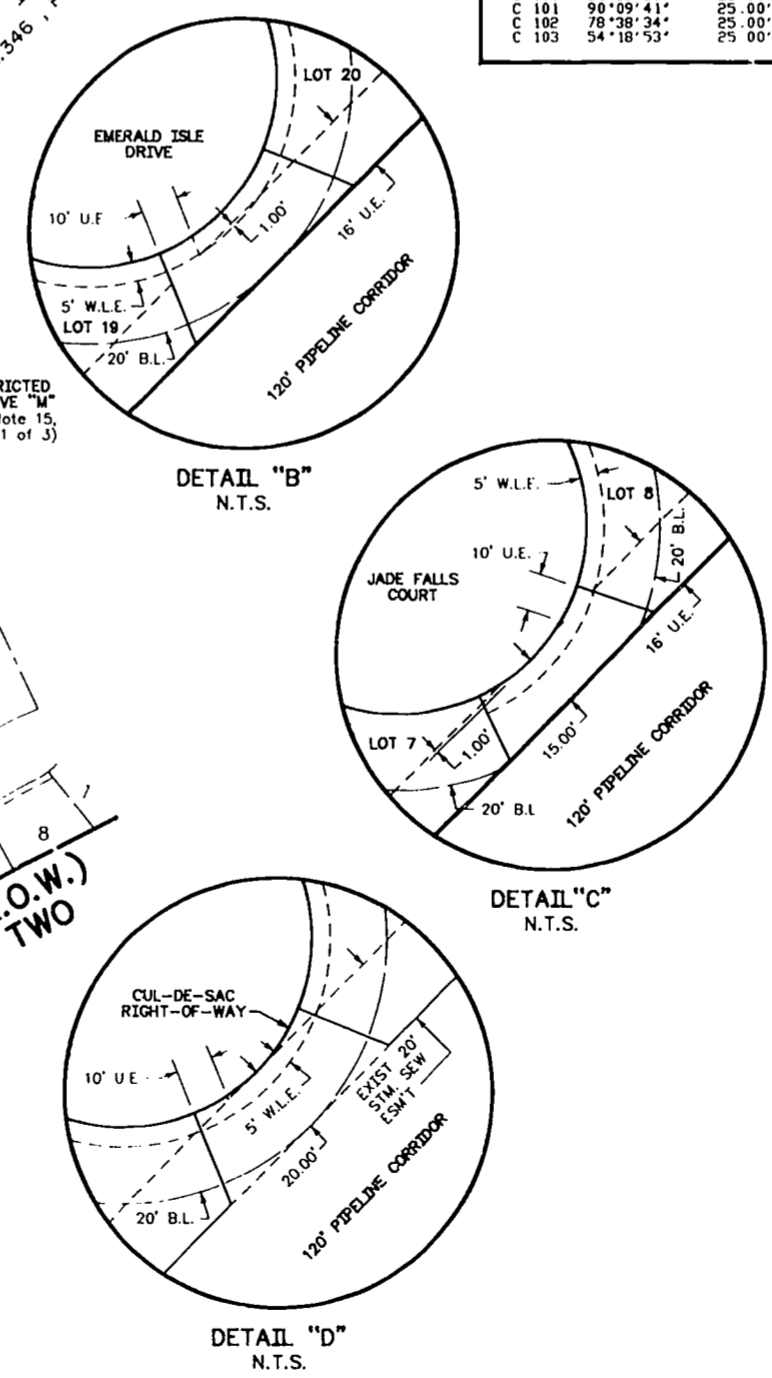
OFFICE OF
 ANITA ROEBEHNER
 COUNTY CLERK HARRIS COUNTY TEXAS
 MAP RECORDS OF COUNTY CLERK
 FILM CODE 347008
 COPPERFIELD WESTCREEK VILLAGE
 SECTION THREE
 THIS IS PAGE 2 OF 3 PAGES
 REDUCTION 24X CONFORMS TO SECTION 106.1

CURVE DATA

Curve Number	Delta	Radius	Arc Length	Tangent Length	Chord Bearing	Chord Length
61	19°30'54"	800.00'	274.24'	138.53'	N53°08'10"W	273.08'
62	28°29'29"	180.00'	101.37'	50.17'	N44°07'46"W	119.17'
63	85°38'49"	225.00'	127.37'	63.19'	N67°27'11"W	25.99'
64	24°13'29"	325.00'	59.96'	29.17'	N67°15'24"W	25.84'
65	91°34'29"	225.00'	127.37'	63.19'	N67°15'24"W	25.84'
66	4°08'13"	1250.00'	109.30'	54.20'	N89°09'07"W	105.15'
67	47°13'09"	1250.00'	109.30'	54.20'	N89°09'07"W	105.15'
68	10°53'09"	670.00'	127.29'	63.64'	N42°12'59"W	129.07'
69	17°18'42"	640.00'	126.26'	62.86'	N42°12'59"W	129.07'
70	7°11'23"	1773.00'	222.49'	111.58'	N22°25'02"W	222.49'
71	32°36'29"	225.00'	127.37'	63.19'	N67°15'24"W	25.84'
72	32°36'29"	225.00'	127.37'	63.19'	N67°15'24"W	25.84'
73	12°46'13"	1485.00'	330.98'	165.49'	N67°15'24"W	25.84'
74	12°46'13"	1485.00'	330.98'	165.49'	N67°15'24"W	25.84'
75	91°05'03"	325.00'	166.24'	83.12'	N43°12'07"W	166.24'
76	82°09'04"	325.00'	166.24'	83.12'	N43°12'07"W	166.24'
77	19°36'02"	830.00'	283.94'	141.97'	N53°39'36"W	283.94'
78	19°36'02"	830.00'	283.94'	141.97'	N53°39'36"W	283.94'
79	25°24'00"	375.00'	186.24'	93.12'	N43°12'07"W	166.24'
80	25°24'00"	375.00'	186.24'	93.12'	N43°12'07"W	166.24'
81	19°36'02"	830.00'	283.94'	141.97'	N53°39'36"W	283.94'
82	19°36'02"	830.00'	283.94'	141.97'	N53°39'36"W	283.94'
83	24°14'24"	325.00'	166.24'	83.12'	N43°12'07"W	166.24'
84	11°44'25"	1310.00'	290.52'	145.26'	N67°15'24"W	25.84'
85	11°44'25"	1310.00'	290.52'	145.26'	N67°15'24"W	25.84'
86	10°54'30"	670.00'	127.29'	63.64'	N42°12'59"W	129.07'
87	10°54'30"	670.00'	127.29'	63.64'	N42°12'59"W	129.07'
88	10°54'30"	670.00'	127.29'	63.64'	N42°12'59"W	129.07'
89	10°54'30"	670.00'	127.29'	63.64'	N42°12'59"W	129.07'
90	10°54'30"	670.00'	127.29'	63.64'	N42°12'59"W	129.07'
91	78°15'08"	75.00'	102.43'	51.21'	N75°12'29"W	94.63'
92	37°48'12"	1310.00'	290.52'	145.26'	N67°15'24"W	25.84'
93	7°02'47"	900.00'	109.81'	54.90'	N86°37'05"W	110.86'
94	37°48'12"	1310.00'	290.52'	145.26'	N67°15'24"W	25.84'
95	25°36'23"	225.00'	127.37'	63.19'	N67°15'24"W	25.84'
96	42°05'25"	325.00'	166.24'	83.12'	N43°12'07"W	166.24'
97	84°24'24"	325.00'	166.24'	83.12'	N43°12'07"W	166.24'
98	42°05'25"	325.00'	166.24'	83.12'	N43°12'07"W	166.24'
99	27°13'46"	325.00'	166.24'	83.12'	N43°12'07"W	166.24'
100	81°28'25"	325.00'	166.24'	83.12'	N43°12'07"W	166.24'
101	92°09'41"	325.00'	166.24'	83.12'	N43°12'07"W	166.24'
102	18°28'34"	225.00'	127.37'	63.19'	N67°15'24"W	25.84'
103	54°18'53"	225.00'	127.37'	63.19'	N67°15'24"W	25.84'

LINE DATA

Line Number	Bearing	Distance	Line Number	Bearing	Distance	Line Number	Bearing	Distance
L 18	S34°19'59"E	1.00'	L 31	N85°54'49"E	9.78'	L 43	S87°17'45"E	54.25'
L 19	S48°23'45"E	39.78'	L 32	N53°04'07"W	42.32'	L 44	S36°48'02"E	21.37'
L 20	S28°25'25"W	19.08'	L 33	N63°27'37"W	50.08'	L 45	N63°27'37"W	21.37'
L 21	S23°05'30"E	30.08'	L 34	N53°09'29"W	50.08'	L 46	S25°12'54"E	26.00'
L 22	S62°53'05"W	30.08'	L 35	N53°09'29"W	50.08'	L 47	S25°12'54"E	26.00'
L 23	S70°49'11"W	30.05'	L 36	N44°52'07"E	44.76'	L 48	S25°12'54"E	26.00'
L 24	S70°49'11"W	30.05'	L 37	S62°53'05"W	30.05'	L 49	S25°12'54"E	26.00'
L 25	N44°52'07"E	33.27'	L 38	S70°49'11"W	30.05'	L 50	S25°12'54"E	26.00'
L 26	N44°52'07"E	33.27'	L 39	N10°08'58"W	50.08'	L 51	S25°12'54"E	26.00'
L 27	N52°56'36"W	68.08'	L 40	N43°08'18"W	68.08'	L 52	S25°12'54"E	26.00'
L 28	N43°12'07"E	34.31'	L 41	S77°15'29"W	55.30'	L 53	S25°12'54"E	26.00'
L 29	N61°49'53"E	54.81'						



COPPERFIELD WESTCREEK VILLAGE SECTION THREE

A SUBDIVISION OF
 75.9034 ACRES OF LAND
 OUT OF THE
 W.C.R.R. Co. SURVEY No. 5, ABSTRACT No. 912
 HARRIS COUNTY, TEXAS

280 LOTS 17 RESERVES 10 BLOCKS

JUNE, 1990

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) 622-1600

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

SHEET 2 OF 3

STATE OF TEXAS
COUNTY OF HARRIS

The undersigned, Friendswood Development Company, an Arizona Corporation, "Owner" herein called Owner of the 75.9034 acre tract described in the above and foregoing map of Copperfield Westcreek Village Section Three, 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 Three 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 James D. Shanks, Vice President, thereunto authorized, attested by Terri A. Gressell Assistant Secretary, and its common seal hereunto affixed this 5th day of SEPTEMBER, 19 90.



Friendswood Development Company, Owner

By: James D. Shanks rds
James D. Shanks, Vice President

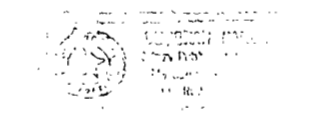
ATTEST: Terri A. Gressell
Terri A. Gressell, Assistant Secretary

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority on this day personally appeared James D. Shanks, Vice President and Terri A. Gressell 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.

Richard Randall
Notary Public Signature



RECORDER'S MEMORANDUM
As the time of recording, this instrument was found to be unrecorded in the public records of Harris County, Texas, and the same was recorded on this day of SEPTEMBER, 19 90.

I, Carlos P. Cotton, an registered under the law 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



This is to certify that the City Planning Commission of the City of Houston, Texas has approved this plat and subdivision of Copperfield Westcreek Village Section Three 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 23 day of OCTOBER, 19 90.

By: Burton E. Keenan
Burton E. Keenan, Chairman

By: Patricia D. Knudsen
Patricia D. Knudsen, 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 parony stream or on any other area or subdivision within the watershed.

Arthur L. Storey, Jr.
Arthur L. Storey, Jr., 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 1973, 63rd Legislature.

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

APPROVED BY THE COMMISSIONERS' COURT OF HARRIS COUNTY, TEXAS, THIS 23rd DAY OF OCTOBER, 19 90.

El Franco Led
El Franco Led
Commissioner, Precinct 1

Jim Fontene
Jim Fontene
Commissioner, Precinct 2

John S. Lindsay
John S. Lindsay
County Judge

Steve Radack
Steve Radack
Commissioner, Precinct 3

Ed Brown Jr
Ed Brown 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 OCT 24, 19 90, at 3:10 o'clock P.m. and duly recorded on OCT 26, 19 90, at 10:00 o'clock A.m., and in Volume 34707 Page 3 of the Map Records of Harris County for said county.

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

By: Jim Luce
Jim Luce
Deputy

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.

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE LAND IS DEEMED VOID AND UNLAWFUL UNDER FEDERAL LAW.

COPPERFIELD WESTCREEK VILLAGE SECTION THREE

A SUBDIVISION OF
75.9034 ACRES OF LAND
OUT OF THE
W.C.R.R. Co. SURVEY No. 5, ABSTRACT No. 912
HARRIS COUNTY, TEXAS

280 LOTS 17 RESERVES 10 BLOCKS

JUNE, 1990

DEVELOPER:
FRIENDSWOOD DEVELOPMENT Co.

PLANNER:
WILLIAMS & CRAWFORD, INC.

ENGINEER:
JONES & CARTER, INC.
Consulting Engineers

OFFICE OF
ANITA RODEHEAVER
COUNTY CLERK HARRIS COUNTY TEXAS
MAP RECORDS OF COUNTY CLERK
FILM CODE 34709
COPPERFIELD WESTCREEK VILLAGE SECTION 3
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