

STATE OF TEXAS
COUNTY OF HARRIS

The undersigned, Friendswood Development Company, an Arizona Corporation, "Owner", herein called Owner of the 41.4308 acre tract described in the above and foregoing map of Copperfield Westcreek Village Section Two, 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 Two 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, assisted by M.C. Baker, Assistant Secretary, and its common seal hereunto affixed this 3rd day of April, 1990.



Friendswood Development Company, Owner

By: *James D. Shanks*
James D. Shanks, 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 James D. Shanks, 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, as the act and deed of said corporation.

GIVEN UNDER MY HAND and seal of office, this 3rd day of April, 1990.



Dorothy V. Minkelsen
Notary Public - Signature

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 thereon 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') unless otherwise indicated.
- 4) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25') unless otherwise indicated.
- 5) B.L. indicates "Building Line"
U.E. indicates "Utility Easement"
W.L.E. indicates "Water Line Easement"
A.E. indicates "Aerial Easement"
RES. RES. indicates "Restricted Reserve"
- 6) All street rights-of-way are hereby dedicated as utility easements.
- 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 street right-of-way widths are fifty feet (50') 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: along street rights-of-way, as shown on the plat; between lots, 5' min.
- 13) All building line transitions at 45° angles.
- 14) Lots backing or siding Restricted Landscape Reserves along Queenston Boulevard, Forest Heights Drive and Royal Garden Drive are denied direct driveway access to said drives.
- 15) Restricted Reserves "A" - "L" are restricted for landscape purposes only.
 - a) Restricted Reserve "A" is 0.3664 Acres
 - b) Restricted Reserve "B" is 0.5028 Acres
 - c) Restricted Reserve "C" is 4.1716 Acres
 - d) Restricted Reserve "D" is 0.0498 Acres
 - e) Restricted Reserve "E" is 0.0856 Acres
 - f) Restricted Reserve "F" is 0.0234 Acres
 - g) Restricted Reserve "G" is 0.1163 Acres
 - h) Restricted Reserve "H" is 0.0496 Acres
 - i) Restricted Reserve "I" is 0.1081 Acres
 - j) Restricted Reserve "J" is 0.1252 Acres
 - k) Restricted Reserve "K" is 0.1226 Acres
 - l) Restricted Reserve "L" is 0.0006 Acres

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 Two 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 10th day of July, 1990.

By: *Bonnie Kell*
Bonnie Kell, Chairman
Patricia D. Knudson
Patricia D. Knudson, Secretary



APPROVED by the Commissioner's Court of Harris County, Texas, this 7th day of August, 1990.

Edmond Lee
Edmond Lee, Commissioner, Precinct 1

Jim Fontano
Jim Fontano, Commissioner, Precinct 2

Jon S. Lindsay
Jon S. Lindsay, County Judge

Ed Lyons
Ed Lyons, Commissioner, Precinct 4

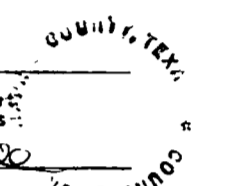


I, Anita Rodeheaver, Clerk of the County Court of Harris County, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on AUG - 8, 1990, at 2:51 o'clock P.M. and duly recorded on AUG - 13, 1990, at 10:30 o'clock A.M. and in Volume 346, Page 79 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.

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE OF THIS PLAT OR THE RECORDED PROPERTY BECAUSE OF COLOR OR RACE IS UNLAWFUL AND UNENFORCEABLE UNDER FEDERAL LAW.

Anita Rodeheaver
Anita Rodeheaver, Clerk of County Court, Harris County, Texas
By: *Tom Wadd*
Tom Wadd, Deputy



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 set 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
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 on any other area or subdivision within the watershed.

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

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

COPPERFIELD
WESTCREEK VILLAGE
SECTION TWO

A SUBDIVISION OF
41.4308 ACRES OF LAND
OUT OF THE
W.C.R.R. Co. SURVEY No. 5, ABSTRACT No. 912
HARRIS COUNTY, TEXAS

118 LOTS 12 RESERVES 10 BLOCKS

DECEMBER, 1989

BY: *James D. Shanks*
FRIENDSWOOD DEVELOPMENT COMPANY

BY: *William & Crawford, Inc.*
WILLIAMS & CRAWFORD, INC.
Consulting Engineers

BY: *Jones & Carter, Inc.*
JONES & CARTER, INC.
Consulting Engineers