

# WOODLANDS COPPERWOOD APARTMENTS

BEING 12.4476 ACRES OUT OF THE CADDO ALLEN SURVEY, A - 45, IN THE VILLAGE OF PANTHER CREEK, IN THE WOODLANDS, MONTGOMERY COUNTY, TEXAS.

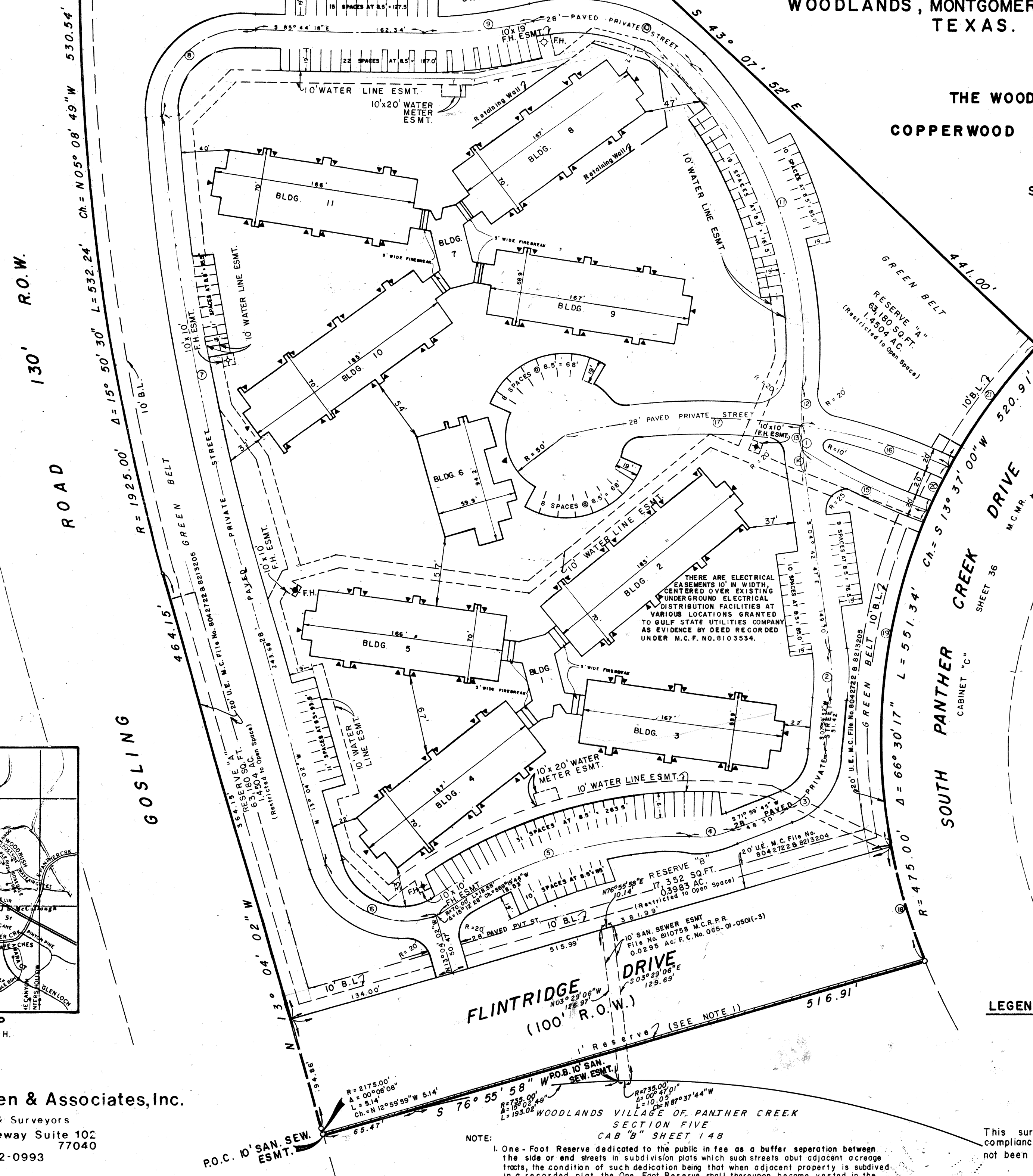
**OWNERS:**

THE WOODLANDS DEVELOPMENT CORPORATION  
AND  
COPPERWOOD LIMITED, A TEXAS LTD. PARTNERSHIP

SCALE 1" = 60'

MAY, 1982

CABINET SHEET D-1-B  
8228672  
8228672



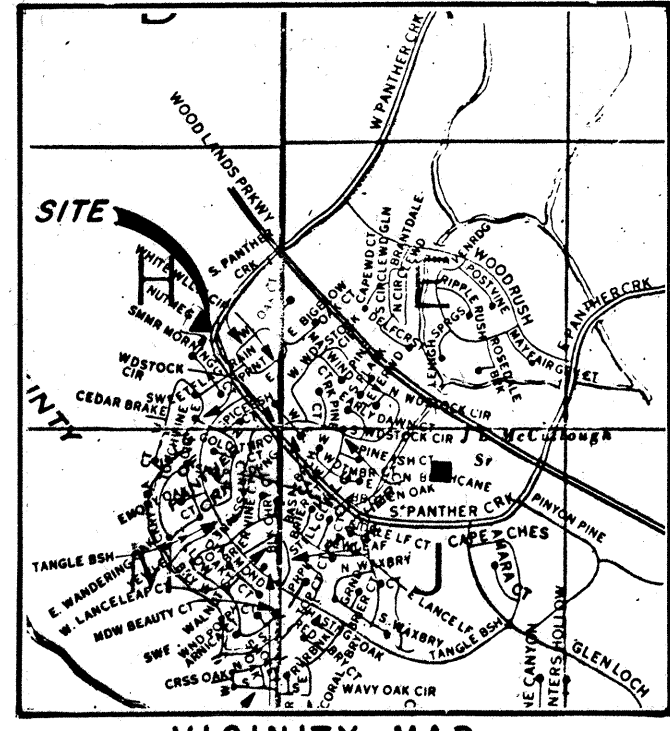
WOODLANDS VILLAGE OF PANTHER CREEK SEC. 8 CAB "C" SHT. 36 M.C.M.R.

Number	Radius	Delta	Arc Length	Chord Bearing	Ch. Length
1	329.68'	06° 55' 33"	39.85'	S01° 14' 58" E	39.83'
2	179.65'	12° 42' 19"	39.84'	S01° 38' 23" W	39.75'
3	48.01'	64° 00' 13"	53.63'	S39° 59' 38" W	50.88'
4	103.20'	20° 32' 05"	36.99'	S 82° 15' 47" W	36.79'
5	388.39'	30° 48' 20"	208.82'	S77° 07' 40" W	206.31'
6	70.00'	90° 00' 00"	109.96'	N 88° 04' 02" W	98.00'
7	186.00'	11° 44' 09"	38.119'	N 07° 11' 57" W	38.053'
8	76.00'	95° 35' 35"	126.80'	N 46° 27' 55" E	112.60'
9	255.49'	16° 23' 20"	73.08'	N 86° 04' 02" E	72.83'
10	130.00'	64° 25' 10"	146.16'	S 69° 55' 03" E	138.59'
11	360.00'	45° 20' 23"	284.88'	S 15° 02' 16" E	277.50'
12	329.68'	05° 25' 09"	31.18'	S 04° 55' 18" W	31.17'
13	329.68'	03° 38' 28"	20.98'	S 02° 23' 33" W	20.95'
14	329.68'	03° 17' 07"	18.90'	S 03° 04' 08" E	18.90'
15	500.00'	13° 21' 04"	116.51'	N 61° 23' 49" W	116.25'
16	500.00'	14° 43' 40"	128.81'	N 71° 02' 45" W	128.46'
17	500.00'	22° 31' 40"	196.59'	N 89° 41' 25" W	195.23'
18	475.00'	12° 05' 07"	100.19'	S 13° 35' 36" E	100.00'
19	475.00'	34° 26' 52"	285.58'	S 09° 40' 24" W	281.30'
20	475.00'	04° 49' 31"	40.00'	N 29° 18' 36" E	39.99'
21	475.00'	15° 08' 47"	125.57'	N 39° 17' 45" E	125.20'

300 Units x 0.33 parking spaces = 100 spaces required  
164 spaces provided

This computation of parking spaces required is in accordance with Section 517; "Off street parking requirements", Land Platting Policy Manual, Houston City Planning Commission, in reference to residential structures sponsored or constructed by Houston authority under an arrangement between the authority and the U.S. Dept. of Housing and Urban Development, the occupancy of which structures is to be limited to low-income handicapped or elderly people, a requirement of one parking space for each three dwelling units shall apply.

- LEGEND:**
- EXISTING FIRE HYDRANT
  - PROPOSED FIRE HYDRANT
  - ▲ BUILDING ENTRANCE
  - B.L. BUILDING LINE
  - U.E. UTILITY EASEMENT
  - W.L.E. WATER LINE EASEMENT
  - SAN. SEW. ESMT. SANITARY SEWER EASEMENT



VICINITY MAP  
KEY MAP PG. 250 BLK. H.

**Cobourn - Linseisen & Associates, Inc.**  
Engineers & Surveyors  
14655 N.W. Freeway Suite 102  
Houston, Texas 77040  
713-462-0993

NOTE:  
1. One-Foot Reserve dedicated to the public in fee as a buffer separation between the side or end streets in subdivision plots which such streets abut adjacent acreage tracts, the condition of such dedication being that when adjacent property is subdivided in a recorded plat, the One-Foot Reserve shall thereupon become vested in the public for street-of-way purposes (and the fee title thereto shall revert to and rest in the Dedicator, his Heir, Assigns, or Successors).

This survey 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 2,000 feet of this property.

We, Roger L. Galatas and G. David Bumgardner, Senior Vice President and Secretary respectively of Woodlands Development Corporation and Wayne Lynn, Vice President of Copperwood Limited, a Texas Limited Partnership, owners of the property subdivided in the above and foregoing map of Woodlands Copperwood Apartments, do hereby make subdivision of said property for and on behalf of said Woodlands Development Corporation and Copperwood Limited, according to the lines, streets, lots, alleys, parks, building lines, and easements thereon shown, and designate said subdivision as Woodlands Copperwood Apartments, located in the Caddo Allen Survey, Montgomery County, Texas, and on behalf of said Woodlands Development Corporation and Copperwood Limited; and dedicate to public use, as such, the streets, alleys, parks, and easements shown thereon forever; and do hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated, or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades; and do hereby bind ourselves, our successors and assigns to warrant and forever defend the title to the land so dedicated.

"This is to certify that we, Roger L. Galatas and G. David Bumgardner, Senior Vice President and Secretary respectively of Woodlands Development Corporation and Wayne Lynn, Vice President of Copperwood Limited, a Texas Limited Partnership, owners of the property subdivided in the above and foregoing map of Woodlands Copperwood Apartments, have complied or will comply with all regulations heretofore on file with the Montgomery County Engineer and adopted by the Commissioners' Court of Montgomery County, Texas."

"There is also dedicated for utilities an unobstructed aerial easement five (5) feet wide from a plane twenty (20) feet above the ground upward, located adjacent to all easements shown hereon.

"FURTHER, we, Woodlands Development Corporation and Copperwood Limited, do hereby dedicate forever to the public a strip, a minimum of land fifteen (15) feet wide on each side of the center line of any and all gullies, ravines, draws, sloughs, or other natural drainage coursed located in the said subdivision, as easements for drainage purposes, giving Montgomery County and/or any other public agency the right to enter upon said easements at any and all times for the purpose of constructing and/or maintaining drainage work and/or structures."

"FURTHER, all of the property subdivided in the above and foregoing map shall be restricted in its use, which restrictions shall run with the title to the property, and shall be enforceable, at the option of Montgomery County, by Montgomery County or any citizen thereof, by injunction, as follows:

1. That drainage of septic tanks into road, street, alleys, or other public ditches, either directly or indirectly is strictly prohibited.
2. Drainage structures under private driveways shall have a net drainage opening area of sufficient size to permit the free flow of water without backwater, and shall be a minimum of one and three quarters (1-3/4) square feet (18" diameter pipe culvert)."

FURTHER, we do hereby covenant and agree that those streets located within the boundaries of this plat specifically noted as private streets, shall be hereby established and maintained as private streets by the owners, heirs, and assigns to property located within the boundaries of this plat, and always available for the general use of said owners and to the public for firemen, firefighting equipment, police and other emergency vehicles of nature at all times and do hereby bind ourselves, our heirs, and assigns to warrant and forever defend the title to the land so designated and established as private streets.

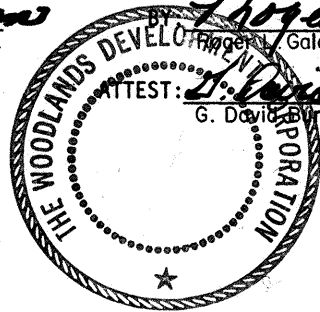
IN TESTIMONY WHEREOF, the Woodlands Development Corporation has caused these presents to be signed by Roger L. Galatas, its Senior Vice President, thereunto authorized, attested by its Secretary, G. David Bumgardner, and its common seal hereunto affixed this 2nd day of APRIL, 1982, and the Copperwood Limited has caused these presents to be signed by Wayne D. Lynn, its Vice President, this 2nd day of APRIL, 1982.

COPPERWOOD LIMITED,  
A TEXAS LIMITED PARTNERSHIP

BY: Wayne D. Lynn  
Wayne Lynn, Vice President

WOODLANDS DEVELOPMENT  
CORPORATION

BY: Roger L. Galatas  
Roger L. Galatas, Senior Vice President  
ATTEST: G. David Bumgardner  
G. David Bumgardner, Secretary



District of  
Columbia

BEFORE ME, the undersigned authority, on this day personally appeared Wayne D. Lynn, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 2nd day of April, 1982.

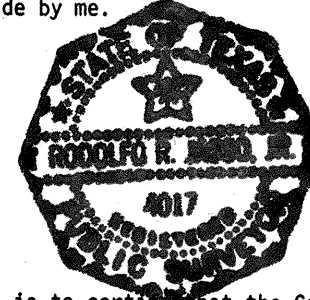
Laurie M. Hilton  
Laurie M. Hilton,  
Notary Public in and for the  
District of Columbia

BEFORE ME, the undersigned authority, on this day personally appeared Roger L. Galatas, Senior Vice President, and G. David Bumgardner, Secretary of the Woodlands Development Corporation, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me 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 2ND day of APRIL, 1982.

Deborah M. Watson  
Deborah M. Watson  
Notary Public in and for  
Montgomery County, Texas  
My Commission Expires 7-27-85

This is to certify that I, Rodolfo R. Jasso, a licensed Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, angle points, and points of curve are properly marked with iron rods of minimum 5/8" diameter and 3' long, and that this plat correctly represents that survey made by me.



Rodolfo R. Jasso, Jr.  
Rodolfo R. Jasso, Jr.  
Texas Registration No. 4017  
May 27, 1982

This is to certify that the City Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Woodlands Copperwood Apartments in conformance with the laws of the State of Texas and the ordinances of the City of Houston as shown hereon and authorized the recording of this plat this day of 1982.

BY: C. Jim Stewart, Chairman

ATTEST: Roscoe H. Jones, Secretary



"I, Don Blanton, County Engineer of Montgomery County, Texas, do hereby certify that the plat of this subdivision complies with all the existing rules and regulations of this office as adopted by the Montgomery County Commissioners' Court.

I, further 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 of subdivision within the watershed."

Don Blanton  
Don Blanton, County Engineer

APPROVED by the Commissioners' Court of Montgomery County, Texas, this day of 1982.

R. L. Garner,  
Commissioner, Precinct 1

H. D. Alley,  
Commissioner, Precinct 2

R. A. Deison  
R. A. Deison,  
County Judge

Weldon Locke,  
Commissioner, Precinct 3

A. V. Sallas,  
Commissioner, Precinct 4

I, Roy Harris, Clerk of the County Court of Montgomery County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on 1982, at o'clock, M., and duly recorded on 1982, at o'clock, M., in cabinet sheet of record of for said County.

WITNESS MY HAND AND SEAL OF OFFICE, at Conroe, Montgomery County, Texas, the day and date last above written.



Roy Harris, Clerk, County Court,  
Montgomery County, Texas

By Deputy, Deputy

CABINET SHEET D-4 9888472

We, George R. Hamilton and Judy W. Bailey, being officers of First International Bank in Houston, N.A., owners and holders of liens against the property described in the plat known as Woodlands Copperwood Apartments, said liens being evidenced by instruments under File No. 8042727 and File No. 8213212 of the Real Property Records at Montgomery County, Texas, do hereby in all things subordinate to said plat said liens, and we hereby confirm that we are the present owners of said liens and have not assigned the same nor any part thereof.

FIRST INTERNATIONAL BANK IN HOUSTON, N.A.

BY: George R. Hamilton  
George R. Hamilton

ATTEST: Judy W. Bailey  
Judy W. Bailey

THE STATE OF TEXAS }  
COUNTY OF HARRIS }

BEFORE ME, the undersigned authority, on this day personally appeared Judy W. Bailey & George R. Hamilton, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 8<sup>th</sup> day of April, 1982.

Jean Kelley  
Jean Kelley  
Notary Public in and for  
Montgomery County, Texas  
My Commission Expires 1-19-85

FILED FOR RECORD  
1982 JUL 16 AM 9:46  
Roy Harris  
COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

JEAN KELLEY  
Notary Public in Harris County, Texas  
My Commission Expires 1-19-85