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CAMDEN PROPERTY TRUST  
Form 8-K  
February 06, 2004

SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

FORM 8-K

CURRENT REPORT  
PURSUANT TO SECTION 13 OR 15(d) OF THE  
SECURITIES EXCHANGE ACT OF 1934

Date of report (Date of earliest event reported): February 5, 2004

CAMDEN PROPERTY TRUST  
(Exact name of Registrant as specified in its Charter)

TEXAS 1-12110 76-6088377

(State or other jurisdiction of (Commission file number) (I.R.S. Employer  
incorporation or organization) Identification Number)

Three Greenway Plaza, Suite 1300, Houston, Texas 77046  
(Address of principal executive offices) (Zip Code)

Registrant's telephone number, including area code: (713) 354-2500

Not applicable  
(Former name or former address, if changed since last report)

Item 7. Financial Statements, Pro Forma Financial Information and Exhibits.

(c) Exhibits.

99.1 Press release dated February 5, 2004.

Item 12. Results of Operations and Financial Conditions.

On February 5, 2004, Camden Property Trust (the "Company") issued a press release announcing its consolidated financial results for the fourth quarter and the year ended December 31, 2003. A copy of the press release is furnished as Exhibit 99.1 to this report. This information shall not be deemed "filed" for purposes of Section 18 of the Securities Exchange Act of 1934, as amended, and is not incorporated by reference into any filing of the Company,

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whether made before or after the date hereof, regardless of any general incorporation language in such filing.

### SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Date: February 5, 2004

CAMDEN PROPERTY TRUST

By: /s/ Dennis M. Steen

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Dennis M. Steen

Chief Financial Officer, Sr. Vice

President- Finance, Secretary and Treasurer