

ACREAGE
X=3,035,127.05
Y=13,940,215.63

ACREAGE
X=3,035,139.63
Y=13,939,959.59

BUILDING LINE NOTE:

UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 42, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.

SINGLE FAMILY NOTES

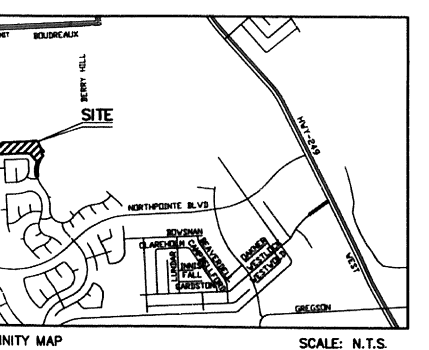
SINGLE FAMILY RESIDENTIAL SHALL MEAN THE USE OF A LOT WITH ONE BUILDING DESIGNED FOR AND CONTAINING NOT MORE THAN TWO SEPARATE UNITS WITH FACILITIES FOR LIVING, SLEEPING, COOKING, AND EATING THEREIN. A LOT UPON WHICH IS LOCATED A FREE-STANDING BUILDING CONTAINING ONE DWELLING UNIT AND A DETACHED SECONDARY DWELLING UNIT OF NOT MORE THAN 900 SQUARE FEET ALSO SHALL BE CONSIDERED SINGLE FAMILY RESIDENTIAL. A BUILDING THAT CONTAINS ONE DWELLING UNIT ON ONE LOT THAT IS CONNECTED BY A PARTY WALL TO ANOTHER BUILDING CONTAINING ONE DWELLING UNIT ON AN ADJACENT LOT SHALL BE SINGLE FAMILY RESIDENTIAL.

EACH LOT SHALL PROVIDE A MINIMUM OF TWO OFF-STREET PARKING SPACES PER DWELLING UNIT ON EACH LOT. IN THOSE INSTANCES WHERE A SECONDARY UNIT IS PROVIDED ONLY ONE ADDITIONAL SPACE SHALL BE PROVIDED.

ONE FOOT RESERVE NOTE

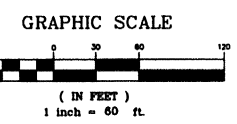
One foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and re-vest in the dedicator, his heirs, assigns, or successors.

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	640.00'	506.20'	267.17'	493.01'	S09°43'48"W
C2	610.00'	506.38'	268.05'	512.01'	S11°33'11"W
C3	610.00'	45.91'	22.96'	45.90'	S38°51'24"W
C4	610.00'	574.28'	310.42'	553.31'	S14°02'31"W
C5	580.00'	546.04'	295.15'	526.10'	S14°02'31"W
C6	25.00'	37.39'	23.19'	34.00'	N10°27'20"E
C7	25.00'	37.39'	23.19'	34.00'	N83°51'24"E
C8	325.00'	183.03'	94.01'	180.62'	S37°09'58"E
C9	300.00'	210.57'	109.83'	206.28'	S33°11'29"E
C10	300.00'	264.31'	141.42'	255.85'	S28°03'25"E
C11	275.00'	242.29'	129.64'	234.52'	S28°03'25"E
C12	300.00'	53.74'	26.94'	53.67'	S07°57'05"E
C13	325.00'	9.65'	4.38'	9.65'	S03°40'12"E
C14	25.00'	38.63'	24.37'	34.90'	N39°45'01"E
C15	25.00'	33.49'	19.80'	31.05'	N59°24'53"W
C16	300.00'	16.54'	8.27'	16.54'	N85°36'03"E
C17	325.00'	58.22'	29.19'	58.14'	N82°02'55"E
C18	350.00'	30.40'	15.21'	30.39'	N84°41'30"E
C19	25.00'	16.42'	8.52'	16.13'	S68°21'45"W
C20	50.00'	144.23'	386.85'	99.18'	S47°49'11"E
C21	25.00'	16.42'	8.52'	16.13'	N15°59'33"E
C22	25.00'	39.27'	25.00'	35.36'	S47°49'11"E



LINE TABLE		
LINE	BEARING	LENGTH
L1	N64°31'34"E	19.02'
L2	S76°55'01"W	12.09'
L3	S42°10'49"W	13.28'

SURVEY NOTE:
The coordinates shown hereon are Texas Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.9999345615



LEGEND

- R.O.W. RIGHT OF WAY
- B.L. BUILDING LINE
- S.S.E. SANITARY SEWER EASEMENT
- U.E. UTILITY EASEMENT
- W.L.E. WATER LINE EASEMENT
- S.W.E. STORM SEWER EASEMENT
- H.C.M.R. HARRIS COUNTY MAP RECORDS
- H.C.C.F. HARRIS COUNTY CLERK'S FILE
- S.Q.F. SQUARE FEET
- W. WIDTH
- A.E. AERIAL EASEMENT
- N.T.S. NOT TO SCALE

VILLAGES OF NORTHPOINTE SEC 6

A SUBDIVISION OF 8.7809 ACRES OF LAND SITUATED IN THE EMIL GIRARD SURVEY, A-296 HARRIS COUNTY, TEXAS

42 LOTS 3 BLOCKS 2 RESERVES **KEY MAP**

SCALE: 1"=60'

DATE: JANUARY, 2005

OWNER:
BLUE RIDGE PARTNERS, LTD.,
a Texas Limited Partnership

PREPARED BY:
BENCHMARK ENGINEERING CORPORATION
Consulting Engineers - Planners - Surveyors
2401 Fountainview Suite #220
Houston, Texas 77057 U.S.A.
(713)268-9930 Fax (713)268-3804

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.

STATE OF TEXAS 6 04/28/05 Y425366 \$60.00
COUNTY OF HARRIS 6

We, BLUE RIDGE PARTNERS, LTD., a TEXAS LIMITED PARTNERSHIP, acting by and through Antonio Balleza President and Kurt Adkins Asst. Secy., being officers of BLUE RIDGE PARTNERS G.P., Inc., a Texas Corporation, General Partner of BLUE RIDGE PARTNERS, LTD., a TEXAS LIMITED PARTNERSHIP, Owner, hereinafter referred to as owners of the 8.7809 acre tract described in the above and foregoing map of VILLAGES OF NORTHPOINTE SEC 6, do hereby make and establish said subdivision and establish said subdivision according to all lines, dedications, restrictions and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), ditches, ponds, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, 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 seven feet, six inches (7'6") for fourteen feet (14'0") 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, six inches (10'6") for ten feet (10'0") back-to-back ground easements or eight feet (8'0") for fourteen feet (14'0") 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 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, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley or any drainage ditch, either directly or indirectly.

FURTHER, Owners do hereby dedicate to the public a strip of land fifteen (15) feet wide on each side of the center line of any and all bays, creeks, gulches, ravines, draws, ditches, 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, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, gulch, 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 operation 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, Owners certify and covenant that they have 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 hereafter on file with the Harris County Engineer and adopted by the Commissioners' Court of Harris County.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon and shall be restricted for some under the terms and conditions of such restrictions filed separately.

IN TESTIMONY WHEREOF, BLUE RIDGE PARTNERS, LTD., a TEXAS LIMITED PARTNERSHIP, has caused these presents to be signed by Antonio Balleza President and Kurt Adkins Asst. Secy., being officers of BLUE RIDGE PARTNERS G.P., Inc., a Texas Corporation, its General Partner, thereunto authorized, this 28th day of January, 2005.

BLUE RIDGE PARTNERS, LTD., a TEXAS LIMITED PARTNERSHIP,
by: BLUE RIDGE PARTNERS G.P., Inc.
a Texas Corporation,
its General Partner

Antonio Balleza
PRINT NAME AND TITLE

Antonio Balleza, PRESIDENT
PRINT NAME AND TITLE

Kurt Adkins
PRINT NAME AND TITLE

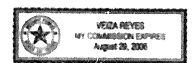
Kurt Adkins Asst. Secy.
PRINT NAME AND TITLE

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Antonio Balleza, President and Kurt Adkins Asst. Secy., 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 stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28th day of January, 2005.

Notary Public for the State of Texas
My Commission Expires: August 27, 2006



I, Sab Y. Saour, 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 quarter inch (3/4") and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner.

Sab Y. Saour
Sab Y. Saour, R.P.L.S.
Texas Registration No. 3540



This is to certify that the Houston Planning Commission of the City of Houston, Texas, approved this plat and subdivision of VILLAGES OF NORTHPOINTE SEC 6, in accordance 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 1st day of March, 2005.

Carol A. Lewis
Carol A. Lewis PH.D., Chair

Robert M. Litke
Robert M. Litke, Secretary

I, Arthur L. Storey, Jr., County Engineer of Harris County, 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 that it complies or will comply with all applicable provisions of the Harris County Road Law as amended and all other Court adopted drainage requirements.

Arthur L. Storey, Jr.
Arthur L. Storey, Jr., P.E.
County Engineer



APPROVED BY the Commissioners' Court of Harris County, Texas, this 28th day of April, 2005.

El Franco Lee
El Franco Lee, Commissioner,
Precinct 1

Sylvia R. Garcia
Sylvia R. Garcia, Commissioner,
Precinct 2

Steve Rodack
Steve Rodack, Commissioner,
Precinct 3

Jerry Everette
Jerry Everette, Commissioner,
Precinct 4

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.

I, Beverly B. Kaufman, 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 this 28th day of April, 2005, at 11:30 o'clock P.M., and duly recorded on this 28th day of April, 2005, at 11:30 o'clock P.M., and of File Code No. 580195 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.

Beverly B. Kaufman
Clerk of the County Court
Harris County, Texas
BEVERLY B. KAUFMAN

Edwina D. Mack
Edwina D. Mack
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.