

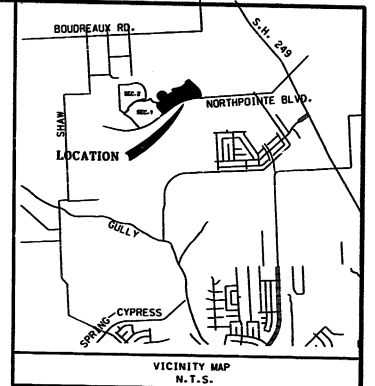
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02/25/02 10:00AM V817048

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STATE OF TEXAS  
COUNTY OF HARRIS

WE, BLUE RIDGE PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH KENTNER P. SHELL, PRESIDENT, AND ATTESTED BY KURT ADKINS, SECRETARY, BOTH BEING OFFICERS OF BLUE RIDGE PARTNERS GP, INC., A TEXAS CORPORATION, ITS GENERAL PARTNER, OWNERS, HEREINAFTER REFERRED TO AS OWNERS OF THE 35.775 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF VILLAGES OF NORTHPOINTE SEC. 3, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY 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 DESIGNATED AS PRIVATE STREETS OR PERMANENT ACCESS EASEMENTS), ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND 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, SEVEN FEET SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS, OR FIVE FEET SIX INCHES (5'6") FOR SIXTEEN (16'0") FEET 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, EIGHT FEET (8'0") FOR FOURTEEN (14'0") FEET 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 DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT WERE ORIGINALLY INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

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 BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS, SLUDGHS OR OTHER NATURAL DRAINAGE COURSES LOCATED IN SAID PLAT, AS EASEMENTS FOR DRAINAGE PURPOSES, GIVING THE CITY OF HOUSTON, COUNTY OF HARRIS 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, GULLY, CREEK OR OTHER 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 ADJUTING 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 HERETOFORE ON FILE WITH THE HARRIS COUNTY ENGINEER AND ADOPTED BY THE COMMISSIONERS' COURT OF HARRIS COUNTY.

IN TESTIMONY WHEREOF, BLUE RIDGE PARTNERS, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY KENTNER P. SHELL, AND ATTESTED BY KURT ADKINS, THIS 21st DAY OF MARCH, 2002.

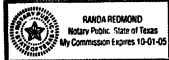
BLUE RIDGE PARTNERS, LTD.  
BY: BLUE RIDGE PARTNERS GP, INC.  
ITS GENERAL PARTNER  
KENTNER P. SHELL  
VICE PRESIDENT

ATTESTED BY:  
KURT ADKINS  
SECRETARY

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENTNER P. SHELL, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF 21st MARCH, 2002.



NOTARY PUBLIC - STATE OF TEXAS  
MY COMMISSION EXPIRES: 10-01-05

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KURT ADKINS, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF 21st MARCH, 2002.



NOTARY PUBLIC - STATE OF TEXAS  
MY COMMISSION EXPIRES: 10-01-05

WE, INTERNATIONAL BANK OF COMMERCE, OWNER AND HOLDER OF LIENS AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS VILLAGES OF NORTHPOINTE SEC. 3, SAID LIENS BEING EVIDENCED BY INSTRUMENT OF RECORD IN THE CLERK'S FILE NOS. 1248748, 1218718, 1208881, 1208413, 1208036, AND 12086140 OF THE D.P.R.D.R.P. OF HARRIS COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAT AND THE DEDICATIONS AND RESTRICTIONS SHOWN HEREIN TO SAID SUBDIVISION PLAT AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIENS AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

BY: Jeff D. Samples  
EXECUTIVE VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFF D. SAMPLES, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED, AND AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS DAY OF 21st MARCH, 2002.

NOTARY PUBLIC - STATE OF TEXAS  
MY COMMISSION EXPIRES: 10-01-05

I, TERRANCE P. MISH, AM AUTHORIZED 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 AND POINTS OF CURVATURE HAVE BEEN MARKED WITH IRON RODS, SAID IRON RODS HAVING AN OUTSIDE DIAMETER OF THREE QUARTERS OF ONE INCH (3/4") AND A LENGTH OF THREE (3).

TERRANCE P. MISH  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 4981



THIS IS TO CERTIFY THAT THE HOUSTON PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS HAS APPROVED THIS PLAT AND SUBDIVISION OF VILLAGES OF NORTHPOINTE SECTION THREE 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 12th DAY OF April, 2002.

BY: M. Main  
M. MARVIN KATZ  
CHAIRMAN

BY: Robert M. Litke  
ROBERT M. LITKE  
SECRETARY

I, ARTHUR L. STOREY, JR., COUNTY ENGINEER OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL 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 THE LAWS INCLUDED IN THE HARRIS COUNTY ROAD LAW, ALSO INCLUDING SECTION 31-AMENDED BY CHAPTER 614, ACTS OF 1973, 63rd LEGISLATURE.

ARTHUR L. STOREY, JR., 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., P.E.  
EXECUTIVE DIRECTOR

STATE OF TEXAS  
COUNTY OF HARRIS

I, BEVERLY B. KAUFMAN, CLERK OF THE COUNTY OF HARRIS COUNTY, DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR REGISTRATION IN MY OFFICE ON

May 22, 2002, AT 11:15 O'CLOCK A.M.

AND DULY RECORDED ON May 24, 2002, AT 10:15 O'CLOCK A.M. AND IN FILM CODE NO. 514105 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, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

BEVERLY B. KAUFMAN  
BEVERLY B. KAUFMAN  
CLERK OF THE COUNTY COURT  
HARRIS COUNTY, TEXAS

BY: Jim Walle  
JIM WALLE  
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.

APPROVED BY THE COMMISSIONERS' COURT OF HARRIS COUNTY, TEXAS THIS 31st DAY OF May, 2002.

EL FRANKO LEE  
COMMISSIONER, PRECINCT 1

JOHN SANTO  
COMMISSIONER, PRECINCT 2

ROBERT ECKELS  
COUNTY JUDGE

STEVE RADACK  
COMMISSIONER, PRECINCT 3

JERRY EVERSOLE  
COMMISSIONER, PRECINCT 4



## VILLAGES OF NORTHPOINTE SEC. 3

CONTAINING  
35.775 ACRES  
57 LOTS 3 BLOCKS 2 RESERVES

LOCATED IN THE  
C.W. HALL SURVEY, A-1639  
EMIL GERARD SURVEY, A-296  
L. A. HALPHEN SURVEY, A-1190  
HARRIS COUNTY, TEXAS

MARCH, 2002

OWNER: BLUE RIDGE PARTNERS, INC.

ENGINEER:

r.g.miller  
engineers  
since 1968

12121 Wickchester Lane  
Suite 200  
Houston, Texas 77079  
(713) 461-9600

SURVEYOR:

MILLER  
SURVEY GROUP

1760 WEST SAN HOUSTON PARKWAY NORTH • HOUSTON, TEXAS 77058  
PHONE (713) 463-4000 • FAX (713) 463-4444