

STATE OF TEXAS  
COUNTY OF HARRIS

LENMAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, acting by and through JOHN W. HAMMOND, Vice President, of LENMAR TEXAS HOLDING COMPANY, a Texas corporation, being the general partner of LENMAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, Owner, hereinafter referred to as owners of the 9.970 acre tract described in the above and foregoing map of VILLAGES OF NORTHPOINTE WEST SEC 6, do hereby make and establish said subdivision and development plan of said property consisting of 45 lots, dedications, restrictions, and regulations on said map or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent easements), alleys, parks, 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 on the land so dedicated.

FURTHER, Owners do hereby dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional eleven feet, six inches (11'6") for ten feet (10') perimeter ground easements or seven feet, six inches (7'6") for fourteen feet (14') perimeter ground easements, or five feet, six inches (5'6") for sixteen feet (16') perimeter ground easements, from a plane sixteen feet (16') above the ground level shown, located adjacent to and adjoining said public utility easements that are designated with aerial easements (A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21'6") in width.

FURTHER, Owners do hereby dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally on additional ten feet (10') for ten feet (10') back-to-back ground easements or eight feet (8') for fourteen feet (14') back-to-back ground easements or seven feet (7') for sixteen feet (16') back-to-back ground easements from a plane sixteen feet (16') above the ground level shown, located adjacent to and adjoining said public utility easements that are designated with aerial easements (A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30') in width.

FURTHER, Owners do hereby declare that all parcels of land designated on lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivisions) and shall be restricted for some 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 boulevards, 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, Owners do hereby covenant and agree that all of the property within the boundaries of this plat and adjacent to any drainage easement, ditch, public creek or natural drainage way shall hereby be restricted to keep such drainage way and easements clear of fences, buildings, plantings and other obstructions to the operation and maintenance of the drainage facility and that such obstructions 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 existing Harris County Road Law, Section 31-C as amended by Chapter 81A, Acts of 1973, 83rd Legislature and all other regulations hereof on the file with the Harris County Engineer and approved by the Commission Court of Harris County.

IN TESTIMONY WHEREOF, LENMAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD., a Texas limited partnership, has caused these presents to be signed by JOHN W. HAMMOND, Vice President, of LENMAR TEXAS HOLDING COMPANY, a Texas corporation, its General Partner, thereunto authorized, this 20th day of April, 2011.

LENMAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,  
a Texas limited partnership,  
by LENMAR TEXAS HOLDING COMPANY,  
a Texas corporation, its General Partner  
JOHN W. HAMMOND, Vice President

STATE OF TEXAS  
COUNTY OF HARRIS  
BEFORE ME, the undersigned authority, on this day personally appeared JOHN W. HAMMOND, 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 considerations therein expressed and in the capacity therein and herein stated.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 20th day of April, 2011.

Notary Public in and for the State of Texas  
My Commission Expires: 02/23/2012  
MONICA VEGA DUFFIELD  
My Commission Expires: February 23, 2012

I, SABI 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 pipes or rods having an outside diameter of not less than three eighths inch (3/8") or as shown hereon and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the nearest survey corner and to the NAD 83 State Plane projections.

SABI Y. SAOUR  
Sub Y. Saour, R.P.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 WEST 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 20th day of April, 2011.

Mark A. Galsky, City-Dir  
M. Sonny Garza, Vice-Chair  
Marlene C. Galsky, Secretary

I, Arthur L. Starnet, Jr., County Engineer of Harris County, hereby certify that the plat of this subdivision complies with all the existing laws 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. Starnet, Jr., R.E.  
County Engineer

I, Stan Starnet, County Clerk of Harris County and as official clerk of the Harris County Commissioners' Court, do hereby certify that the within instrument was approved at a legally convened meeting of the Harris County Commissioners' Court held on June 21, 2011 by an order entered into the minutes of the court.

Stan Starnet  
County Clerk  
of Harris County, Texas  
By: Catherine Palmero  
Deputy

I, Stan Starnet, County Clerk of Harris County, do hereby certify that the within instrument, with its certificate of authentication was filed for registration in my office on June 21, 2011, at 1:00 o'clock P.M., at 2:25 o'clock P.M., and at 4:00 o'clock P.M., and at 6:00 o'clock P.M., 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 RIGHT OF THE COUNTY OF HARRIS TO TAKE OR ACCEPT THE LAND OR ANY PART THEREOF FOR PUBLIC USE OR PURPOSES SHALL BE VOID AND INEFFECTIVE.

THESE PRESENTS ARE NOT VALID UNLESS THEY BE RECORDED IN THE PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, WITHIN THE TIME FRAME SPECIFIED IN THE FOLLOWING TABLE:

IF THE PRESENTS ARE RECORDED IN THE PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, WITHIN THE TIME FRAME SPECIFIED IN THE FOLLOWING TABLE, THEY SHALL BE VALID:

# LEGEND

- ..... RIGHT OF WAY
- ..... BUILDING LINE
- ..... SANITARY SEWER EASEMENT
- ..... SANITARY FORCE MAIN EASEMENT
- ..... UTILITY EASEMENT
- ..... ADJACENT EASEMENT
- ..... WATER LINE EASEMENT
- ..... STORM SEWER EASEMENT
- ..... HARRIS COUNTY DEED RECORDS
- ..... HARRIS COUNTY MAP RECORDS
- ..... HARRIS COUNTY CLERK'S FILE NUMBER
- ..... EASEMENT
- ..... HOUSTON LIGHTING AND POWER COMPANY
- ..... FILM CODE
- ..... HARRIS COUNTY FLOOD CONTROL DISTRICT
- ..... PUBLIC ACCESS AND UTILITY EASEMENT
- ..... VOLUME
- ..... PAGE
- ..... WITH



OFFICE OF STAN STARNET  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
MAP RECORDS OF COUNTY CLERK  
FILM CODE 440227  
VILLAGES OF NORTHPOINTE WEST SEC 6  
THIS IS PAGE 1 OF 2 PAGES  
SCANNER K9-4850w  
KEY MAP

VILLAGES OF NORTHPOINTE WEST SEC 6  
F.C. No. 588145, H.C.M.R.

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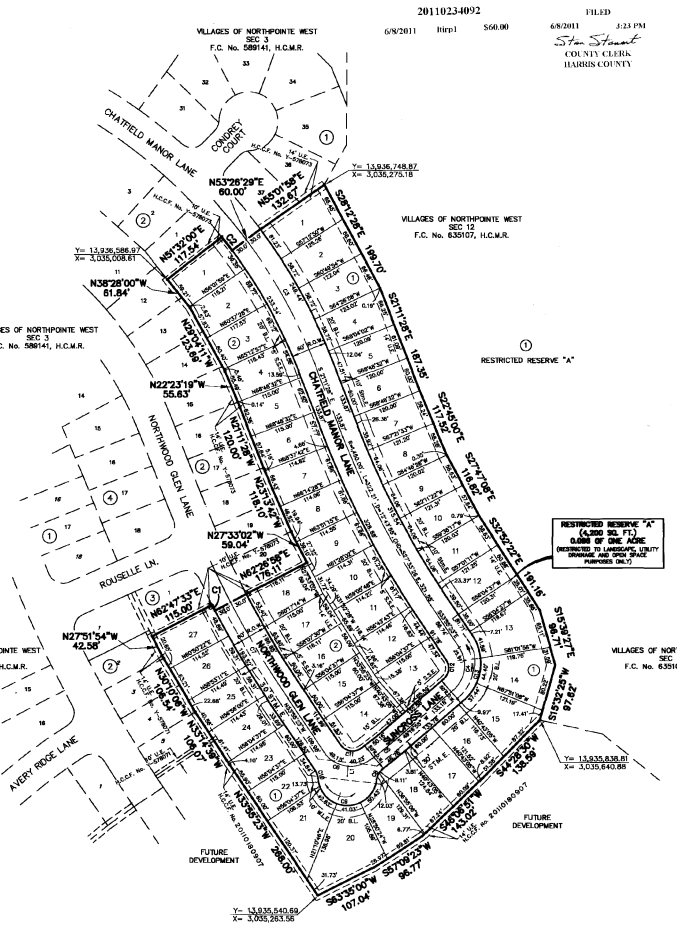
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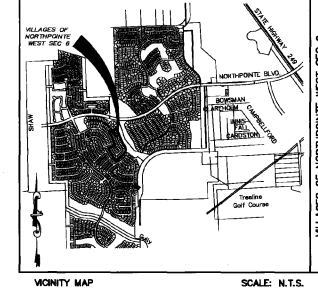
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NOTES:  
1) UNLESS OTHERWISE INDICATED, THE BUILDING LINE (B.L.), WHETHER ONE OR MORE, SHOWN ON THIS SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 62, CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS, IN EFFECT AT THE TIME THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.  
2) THE COORDINATES SHOWN HEREON ARE TEXAS SOUTH-CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE FACTOR: 1.00000442.  
3) THIS PLAT REQUIRES COMPLIANCE WITH LANDSCAPING REQUIREMENTS PRIOR TO OCCUPANCY OF STRUCTURES AS MANDATED IN "REGULATIONS OF HARRIS COUNTY, TEXAS FOR THE APPROVAL AND ACCEPTANCE OF INFRASTRUCTURE."  
4) 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 800 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.  
5) 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 ON AN ADDITIONAL SPACE SHALL BE PROVIDED.  
6) THIS PROPERTY IS SUBJECT TO AN INGRESS AND EGRESS EASEMENT AS SET FORTH IN HARRIS COUNTY CLERK'S FILE NO. 1248752, OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS.



VILLAGE MAP  
SCALE: N.T.S.

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	1743.00	10.45	10.45	S87°58'43"E
C2	870.00	16.97	16.97	S37°30'45"E
C3	900.00	24.39	24.39	S89°58'43"E
C4	95.00	79.87	73.04	S37°46'45"E
C5	800.00	31.48	31.47	S37°46'45"E
C6	25.00	89.38	79.86	N89°58'43"E
C7	1743.00	106.19	106.09	N37°46'45"E
C8	25.00	26.14	15.67	S89°58'43"E
C9	50.00	148.22	92.59	N89°46'44"E
C10	25.00	13.06	12.91	N89°27'36"E
C11	25.00	4.62	4.62	S89°58'43"E
C12	25.00	36.25	33.85	N87°46'45"E
C13	65.00	123.44	112.87	N87°46'45"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°46'45"E	16.81

## VILLAGES OF NORTHPOINTE WEST SEC 6

A SUBDIVISION OF 9.970 ACRES OF LAND SITUATED  
IN THE L.A. HALPHEN SURVEY, A-1190  
HARRIS COUNTY, TEXAS

45 LOTS 2 BLOCKS 1 RESERVE

SCALE: 1"=100'

DATE: APRIL, 2011

OWNER:  
LENMAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
550 Drexel Parkway, Suite 100  
Houston, TX 77057-1205  
(281) 874-2855

PREPARED BY:  
BENCHMARK ENGINEERING CORPORATION  
Consulting Engineers - Planners - Surveyors  
2401 Fountainview Suite #600  
Houston, Texas 77057 U.S.A.  
(713)288-9950 Fax (713)288-3804

RECORDERS' MEMORANDUM:  
At the time of recording, this instrument was found to be in compliance with the best photographic reproduction because of legibility, color or photo copy, checked page by page, all margins, address and changes were present at the time the instrument was filed and recorded.

## Exemptions:

TIMBER

**Certified Owner:**  
LENNAR HOMES TEXAS LAND  
CONSTRUCTION LTD  
550 GREENS PKWY STE 100  
HOUSTON, TX 77067-4538

## Certified Tax Unit(s):

2010 Value: 2,320,811  
2010 Levy: \$6,877.37  
2010 Levy Balance: \$0.00  
Prior Year Levy Balance: \$0.00  
Total Levy Due: \$0.00  
P&I + Attorney Fee: \$0.00  
Total Amount Due: \$0.00

40 Harris County  
41 Harris County Flood Control Dist  
42 Port of Houston Authority  
43 Harris County Hospital District  
44 Harris County Dept. of Education  
45 Lone Star College System  
635 Emergency Service Dist #16 (Fire)  
666 Emergency Service Dist #11 (E.M.S.)

DUE TO ITS ASSIGNED USAGE, THE ABOVE LEGAL PROPERTY MAY HAVE RECEIVED SPECIAL VALUATION, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION

Reference (GP) No: N/A

Issued By: *Don Summers*  
DON SUMMERS, CPA, RTA  
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

Delinquent\_tax\_certificate.pdf v1.65

NORTHPOINTE WCID  
BARBARA WHEELER, TAX A/C  
6935 BARNEY RD. #110  
HOUSTON TX 77092  
(713) 462-8906  
www.wheelerassoc.com

## TAX CERTIFICATE

Owner Name and Address  
LENNAR HOMES TEXAS LAND  
550 GREENS PKWY STE 100  
HOUSTON TX 77067-4538

<b>Jurisdiction Code</b>	907
<b>CAD No</b>	0470090000001
<b>Property Information</b>	
TR 1 (PURE ACCT*0470090000057) ABST 1190 HT&BRR CO SEC 2	
<b>Acreage:</b>	107.6333
<b>Service Address</b>	
00000 NORTHPOINTE RIDGE LN 77375	

TAX CERTIFICATE FOR ACCOUNT : 0470090000001  
AD NUMBER: 0470090000001  
GP NUMBER:  
CERTIFICATE NO : 1488117  
**COLLECTING AGENCY**  
Brian Ludwig  
PO Box 276  
Tomball TX 77377-0276

DATE : 4/25/2011  
FEE : \$10.00

PAGE 1 OF 1

## PROPERTY DESCRIPTION

TR 1  
(PURE ACCT\*0470090000057)  
ABST 1190 HT&BRR CO SEC 2

0000000 NORTHPOINTE RIDGE LN  
107.633 ACRES

## REQUESTED BY

BENCHMARK ENGINEERING CORP

2401 FOUNTAINVIEW STE 500  
HOUSTON TX 77057

## PROPERTY OWNER

LENNAR HOMES TEXAS LAND  
CONSTRUCTION LTD  
550 GREENS PKWY STE 100  
HOUSTON TX 770674538

THIS IS TO CERTIFY THAT THE AD VALOREM RECORDS OF THE TOMBALL ISD TAX ASSESSOR-COLLECTOR REFLECT THE TAX, INTEREST, AND OTHER STATUTORY FEES THAT HAVE BEEN ASSESSED AND ARE NOW DUE TO THE TAXING ENTITIES AND FOR THE YEARS SET OUT BELOW FOR THE DESCRIBED PROPERTY HEREIN. THE TAX ASSESSOR-COLLECTOR MAKES NO CERTIFICATION AS TO THE AMOUNT OF TAX, PENALTY, INTEREST, OR OTHER FEES ASSESSED BY OR DUE ANY TAXING ENTITY FOR THE YEAR OR YEARS FOR WHICH THE TAX ASSESSOR-COLLECTOR DID NOT HAVE THE STATUTORY DUTY TO COLLECT OR KEEP RECORDS OF SUCH COLLECTION. ADDITIONAL TAXES MAY BECOME DUE ON THE DESCRIBED PROPERTY, WHICH ARE NOT REFLECTED HEREIN. IF THE SAID DESCRIBED PROPERTY HAS OR IS RECEIVING ANY SPECIAL STATUTORY VALUATIONS THAT MAY TRIGGER TAX ROLLBACK PROVISIONS, THIS CERTIFICATE APPLIES TO ADVALOREM TAXES ONLY AND DOES NOT APPLY TO ANY SPECIAL ASSESSMENT LEVIES.

CURRENT VALUES							
LAND MKT VALUE:		355,189	IMPROVEMENT:		0		
AG LAND VALUE:		1,965,622	DEF HOMESTEAD:		0		
APPRAISED VALUE:		2,320,811	LIMITED VALUE:		0		
EXEMPTIONS: Timber							
LAWSUITS:							
YEAR	TAX UNIT	LEVY	PEN	INT	DEF INT	ATTY	AMOUNT DUE
2010	TOMBALL I.S.D.	0.00	0.00	0.00	0.00	0.00	0.00
						2010 SUB TOTAL	\$0.00

TOTAL CERTIFIED TAX DUE 4/2011 : \$ 0.00

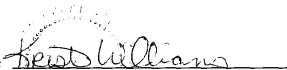
ISSUED TO:

BENCHMARK ENGINEERING CORP

ACCOUNT NUMBER:

0470090000001

CERTIFIED BY:



TOMBALL I.S.D.

This is a statement from the Tax Collector of Tomball I.S.D., indicating that the taxes to be imposed on account number 0470090000001 by Tomball Independent School District for the 2011 tax year have not been calculated as of the above date.

OFFICE OF  
STAN STANART  
COUNTY CLERK, HARRIS COUNTY, TEXAS  
MAP RECORDS OF COUNTY CLERK

FILM CODE 640228

VILLAGES OF NORTHPOINTE WEST  
SEC 6

THIS IS PAGE 2 OF 2 PAGES

SCANNER KM-4850w

Account Summary				Outstanding / Delinquent			
Tax Year	Tax Levied Amount	Total Paid Amount	Last Pmt. Date	Tax Due	Penalty / Interest	Other Fees	Total Due
2010	\$3,256.63	\$3,256.63	12/31/2010	\$0.00	\$0.00	\$0.00	\$0.00
2009	\$3,276.23	\$3,767.66	6/15/2010	\$0.00	\$0.00	\$0.00	\$0.00
2008	\$3,280.43	\$5,078.10	6/15/2010	\$0.00	\$0.00	\$0.00	\$0.00
2007	\$3,487.39	\$5,900.65	6/15/2010	\$0.00	\$0.00	\$0.00	\$0.00
2006	\$6,369.82	\$7,136.48	8/23/2007	(\$0.01)	(\$0.01)	\$0.00	(\$0.02)
2005	\$269.72	\$269.72	1/31/2006	\$0.00	\$0.00	\$0.00	\$0.00
2004	\$290.80	\$290.80	8/23/2005	\$0.00	\$0.00	\$0.00	\$0.00
2003	\$290.80	\$295.32	1/30/2004	(\$4.52)	(\$4.47)	(\$1.80)	(\$10.79)
2002	\$296.12	\$592.24	1/14/2003	\$0.00	\$0.00	\$0.00	\$0.00
2001	\$232.68	\$242.68	4/23/2002	\$0.00	\$0.00	\$0.00	\$0.00
2000	\$438.44	\$438.44	6/18/2001	\$0.00	\$0.00	\$0.00	\$0.00
1999	\$438.44	\$438.44	5/30/2000	\$0.00	\$0.00	\$0.00	\$0.00
1998	\$693.32	\$693.32	1/31/1999	\$0.00	\$0.00	\$0.00	\$0.00

BY ASSESSOR : *Stan Stanart*  
ISSUED BY : TINY WILLIAMS

THIS CERTIFICATE GUARANTEES INFORMATION RECEIVED BY THE TAX OFFICE THRU THE DATE ISSUED. CORRECTIONS RECEIVED BY THE CENTRAL APPRAISAL DISTRICT COULD RENDER THIS CERTIFICATE INVALID.