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**ANNEXATION AND SUPPLEMENTAL DECLARATION
of
COVENANTS, CONDITIONS AND RESTRICTIONS
for
LAKES AT NORTHPOINTE**

ANNEXING ADDITIONAL REAL PROPERTY

(Proposed Enclave at Northpointe, Sections Three (3), Four (4), and Five (5))

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF HARRIS §

THIS ANNEXATION AND SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKES AT NORTHPOINTE, ANNEXING ADDITIONAL REAL PROPERTY (Proposed Enclave at Northpointe, Sections Three (3), Four (4), and Five (5)) (the "Supplemental Declaration") is made on the date hereinafter set forth by Northpointe Development Partners, Ltd., a Texas limited partnership, hereinafter referred to as the "Declarant."

WHEREAS, Blue Ridge Partners, Ltd., a Texas limited partnership (the "Original Declarant") caused to be filed that certain Declaration of Covenants, Conditions and Restrictions for Lakes at Northpointe recorded under Clerk's File No. Y401112 in the Official Public Records of Real Property of Harris County, Texas, as same has been or may be amended or supplemented from time to time (collectively, the "Declaration"); and

WHEREAS, Original Declarant assigned its rights as Declarant under the Declaration to Declarant pursuant to that certain Assignment of Rights and Designation of Successor Declarant (Lakes at NorthPointe) recorded under Clerk's File No. 20130468034 in the Official Public Records of Real Property of Harris County; and

WHEREAS, Article VIII of the Declaration grants the Declarant the unilateral right to annex any additional real property into the Lakes of NorthPointe subdivision and the jurisdiction of of the Lakes at NorthPointe Homeowners Association, Inc. (the "Association") by the execution and filing for record of a Supplemental Declaration setting forth the land being annexed and/or the specific restrictions relating to such property; and

WHEREAS, Article II of the Declaration grants the Declarant the unilateral right to designate any portion of the Properties as a Neighborhood by a recorded instrument; and

WHEREAS, Declarant is the owner of certain property in Harris County, Texas as more particularly described in Exhibit A, which has been or shall be platted as Enclave at NorthPointe, Sections Three (3), Four (4), and Five (5) respectively (the "Annexed Property"); and

WHEREAS, reference is hereby made to the Declaration for all purposes, and any and all capitalized terms used herein shall have the meanings set forth in the Declaration, unless otherwise specified in this Supplemental Declaration; and

WHEREAS, Declarant desires to make the Annexed Property subject to the Declaration, to the jurisdiction of the Association, and to the additional covenants,

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conditions and restrictions set forth in this Supplemental Declaration, and to designate the Annexed Property as a part of the Enclave Neighborhood, and does so to impose mutually beneficial restrictions under a general plan of improvement for the benefit of all Owners of real property within the Properties.

NOW, THEREFORE, Declarant does hereby declare as follows:

The Annexed Property shall be held, transferred, sold, conveyed, used and occupied subject to the covenants, restrictions, easements, charges and liens set forth in this Supplemental Declaration, in addition to those contained in the Declaration. Insofar as they affect the Annexed Property, all of the supplemental restrictions, covenants and requirements of this Supplemental Declaration shall form a part of the Declaration and be enforceable as provided in the Declaration. Declarant and the Association are hereby granted all powers, rights, authorities and responsibilities with respect to this Supplemental Declaration as are granted or reserved to each of them, respectively, under the Declaration with respect to the matters set forth therein.

All lands and Lots within the Annexed Property shall be and are hereby made subject to the following use limitations and restrictions in addition to those set forth in the Declaration and the following use limitations and restrictions are hereby created as covenants running with title to all land (or the relevant specified portion or portions thereof) within the Annexed Property:

Section 1. **THE ENCLAVE NEIGHBORHOOD.**

The Annexed Property is hereby designated as a part of the Enclave Neighborhood. The Enclave Neighborhood is a gated neighborhood, with limited access gates and private streets.

Section 2. **GATES AND PRIVATE STREETS.**

Owners of Lots within the Annexed Property are advised that there are or will be entry gates that will be installed by the Declarant and maintained by the Association. Owners are further advised that the streets within the Annexed Property will be private and shall be maintained by the Association. The entry gates and private streets are collectively referred to herein as the "Improvements".

THE DECLARANT AND THE ASSOCIATION ARE HEREBY GRANTED AN EASEMENT OVER, ACROSS, UPON AND UNDER EACH OWNER'S LOT WITHIN THE ANNEXED PROPERTY TO THE EXTENT NECESSARY TO INSTALL, MAINTAIN, REPAIR AND/OR REPLACE THE IMPROVEMENTS. OWNERS OF LOTS WITHIN THE ANNEXED PROPERTY AGREE TO HOLD HARMLESS THE DECLARANT AND THE ASSOCIATION, AND THEIR AGENTS, SUCCESSORS AND ASSIGNS, AND FOREVER RELEASE THEM FROM ANY LIABILITY FOR THE PLACEMENT OF, CONSTRUCTION, DESIGN, REPAIR, MAINTENANCE AND REPLACEMENT OF THE IMPROVEMENTS, AND AGREE TO INDEMNIFY THE PARTIES RELEASED FROM ANY DAMAGES THEY MAY SUSTAIN. OWNERS FURTHER GRANT AN EASEMENT TO THE DECLARANT AND THE ASSOCIATION FOR ANY INCIDENTAL NOISE, LIGHTING, ODORS, PARKING AND/OR TRAFFIC WHICH MAY OCCUR DUE TO THE EXISTENCE, INSTALLATION, MAINTENANCE, REPAIR AND/OR REPLACEMENT OF THE IMPROVEMENTS.

Section 3. **THE NEIGHBORHOOD ASSESSMENT.**

In accordance with Article III, Section 2(B) of the Declaration, a Neighborhood Assessment has been declared for the Enclave Neighborhood in order to pay for maintenance, repair and/or replacement of the limited access gates, private streets and all such Neighborhood Expenses in the Enclave Neighborhood. This Neighborhood Assessment shall be set by the Board. The Neighborhood Assessment shall commence as to each Lot upon its conveyance to the first Owner (including Builders) by the Declarant. The Declarant shall not be responsible for paying the Neighborhood Assessment for any Lots owned by the Declarant. The first Neighborhood Assessment per Lot shall be prorated for the remainder of the months in the year of first conveyance from the Declarant to the first Owner.

Section 4. **INDEMNITY.**

NOTWITHSTANDING THE PRESENCE OF THE LIMITED ACCESS GATES IN THE ENCLAVE NEIGHBORHOOD, IT IS EXPRESSLY UNDERSTOOD THAT NEITHER THE DECLARANT NOR THE ASSOCIATION, THEIR DIRECTORS, OFFICERS, MANAGERS, AND EMPLOYEES ("DECLARANT, ASSOCIATION AND RELATED PARTIES") SHALL IN ANY WAY BE CONSIDERED AN INSURER OR GUARANTOR OF SAFETY OR SECURITY WITHIN THE ENCLAVE NEIGHBORHOOD. THE DECLARANT, ASSOCIATION AND RELATED PARTIES SHALL NOT BE LIABLE FOR ANY LOSS OR DAMAGE BY REASON OF FAILURE TO PROVIDE ADEQUATE SECURITY OR THE INEFFECTIVENESS OF SECURITY MEASURES UNDERTAKEN, IF ANY, INCLUDING LIMITED ACCESS GATES, ENTRANCES, AND/OR PERIMETER FENCING, IF ANY. OWNERS, LESSEES AND OCCUPANTS OF ALL LOTS, ON BEHALF OF THEMSELVES AND THEIR GUESTS AND INVITEES, BY ACCEPTANCE OF A DEED TO A LOT, ACKNOWLEDGE THAT THE DECLARANT, ASSOCIATION AND RELATED PARTIES DO NOT REPRESENT OR WARRANT THAT ANY ACCESS OR CONTROL SYSTEMS OR OTHER SECURITY SYSTEMS (IF ANY ARE PRESENT) WILL PREVENT LOSS BY BURGLARY, THEFT, HOLD-UP, ASSAULT, OR OTHERWISE. OWNERS, LESSEES AND OCCUPANTS OF ALL LOTS, ON BEHALF OF THEMSELVES AND THEIR GUESTS AND INVITEES, ACKNOWLEDGE AND UNDERSTAND THAT THE DECLARANT, ASSOCIATION AND RELATED PARTIES ARE NOT INSURERS, AND THAT EACH OWNER, LESSEE AND OCCUPANT OF ANY LOT ASSUME ALL RISK FOR LOSS AND DAMAGE TO PERSONS, TO RESIDENCE, OR LOT AND TO THE CONTENTS OF THEIR RESIDENCE OR LOT, AND FURTHER ACKNOWLEDGE THAT THE DECLARANT, ASSOCIATION AND RELATED PARTIES HAVE MADE NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE, RELATIVE TO ANY ACCESS CONTROL SYSTEM OR OTHER SECURITY SYSTEMS RECOMMENDED OR INSTALLED, OR ANY OTHER SECURITY MEASURE TAKEN WITHIN THE ENCLAVE NEIGHBORHOOD, IF ANY.

Section 5. **LANDSCAPING.**

Article VII, Section 15 of the Declaration entitled "Landscaping" is amended as to the Annexed Property to add the following:

- (g) Landscape borders on a Lot, if any, shall be similar in color or be the same in color family as the exterior colors of the house on the Lot. Brick landscape borders shall not be permitted on any Lot. Palm trees and palm-type plants shall not be permitted in the landscaping placed on any Lot. However, the Declarant, at its discretion, may allow palm-type plants in the landscaping of Lots that are used for Builder model homes.

Section 6. **AMENDMENT.**

The provisions of this Supplemental Declaration may be amended by the Declarant.

IN WITNESS WHEREOF, this Annexation and Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for Lakes at NorthPointe, Annexing Additional Real Property (Proposed Enclave at Northpointe, Sections Three (3), Four (4), and Five (5)) is executed as of the 20th day of November, 2014.

DECLARANT:

NORTHPOINTE DEVELOPMENT PARTNERS, LTD.,
a Texas limited partnership

2OR

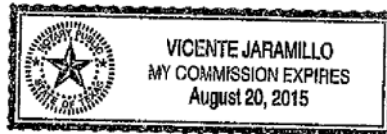
By: NorthPointe Development Partners GP, Inc.,
its general partner

By: *Kurt Adkins*
Print Name: Kurt Adkins
Print Title: Vice President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 20th day of November, 2014 personally appeared Kurt Adkins, the Vice President of NorthPointe Development Partners GP, Inc., General Partner of NorthPointe Development Partners, Ltd., a Texas limited partnership, 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 purpose and in the capacity therein expressed.

Vicente Jaramillo
Notary Public - State of Texas



After Recording, Return To:
Roy D. Halley
Rick L. Barker
Roberts Markel Weinberg Butler Halley PC
2800 Post Oak Blvd., 57th Floor
Houston, TX 77056

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LIENHOLDER CONSENT AND SUBORDINATION

International Bank of Commerce, a Texas state banking corporation, being the sole beneficiary of a mortgage lien and other liens, assignments and security interests encumbering all or a portion of the Property hereby consents to the terms and provisions of this Declaration to which this Lienholder Consent and Subordination is attached and acknowledges that the execution thereof does not constitute a default under the lien document or any other document executed in connection with or as security for the indebtedness above described, and subordinates the liens of the lien document and any other liens and/or security instruments securing said indebtedness to said Declaration (and the covenants, conditions and restrictions in this Declaration), and acknowledges and agrees that a foreclosure of said liens and/or security interests shall not extinguish this Declaration (or the covenants, conditions and restrictions in this Declaration). No warranties of title are hereby made by lienholder, lienholder's joinder herein being solely limited to such consent and subordination.

EXECUTED the 20th day of November, 2014.

INTERNATIONAL BANK OF COMMERCE, a Texas state banking corporation

By: [Signature]
Title: Jeff Samples, President

STATE OF TEXAS §
COUNTY OF Harris §

This instrument was acknowledged before me on the 20th day of November 2014, by Jeff Samples, the President of INTERNATIONAL BANK OF COMMERCE, a Texas state banking corporation, on behalf of said entity.

GIVEN under my hand and Notarial Seal, this 20th day of November, 2014.

[Signature]
Notary Public - State of Texas

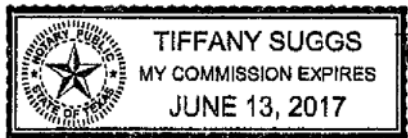


EXHIBIT A

1. Metes and Bounds Description, Proposed Enclave at Northpointe Sec 3, 12.495 Acres, Harris County, Texas.
2. Metes and Bounds Description, Proposed Enclave at Northpointe Sec 4, 20.412 Acres, Harris County, Texas.
3. Metes and Bounds Description, Proposed Enclave at Northpointe Sec 5, 5.743 Acres, Harris County, Texas.

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METES AND BOUNDS DESCRIPTION
PROPOSED ENCLAVE AT NORTHPOINTE SEC 3
12.495 ACRES
HARRIS COUNTY, TEXAS
September 26, 2014

All that certain 12.495 acre (544,292 square foot) tract of land located in the Henry Meyer Survey, Abstract Number 1483, Harris County, Texas, being out and a part of the residue of a called 951.44 acre tract of land as described in a conveyance to Northpointe Development Partners, Ltd. by a Deed recorded under Harris County Clerk's File (H.C.C.F.) Number T327174, and being more particularly described by metes and bounds as follows: (All bearings are based on the Texas Coordinate System of 1983, South Central Zone 4204)

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BEGINNING at a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found at the west of a return marking the intersection of the northwesterly line of Bristol Cliff Boulevard (90-foot wide permanent access easement (P.A.E.)) as dedicated by the Plats of ENCLAVE AT NORTHPOINTE SEC 1, a Subdivision as shown on the Plat thereof recorded at Film Code Number 660063 of the Harris County Map Records (H.C.M.R.) and ENCLAVE AT NORTHPOINTE SEC 2, a Subdivision as shown on the Plat thereof recorded at Film Code Number 660065 of the H.C.M.R. with the northeasterly right-of-way (R.O.W.) line of Northpointe Ridge Lane (60-foot wide) as dedicated by said Plat of SEC 1 and being on the arc of a curve to the right;

THENCE, northwesterly, along the northeasterly R.O.W. line of said Northpointe Ridge Lane, at an arc distance of 22.14 feet along the arc of said curve to the right pass a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found at the most northerly corner of said Northpointe Ridge Lane, continuing along said course, for a total arc distance of 250.35 feet having a radius of 1,170.00 feet through a central angle of 12° 15' 35" and a chord that bears North 53° 44' 27" West, a distance of 249.87 feet to the point of compound curvature of a curve to the right;

THENCE, northwesterly, a distance of 696.16 feet along the arc of said curve to the right having a radius of 520.00 feet through a central angle of 76° 42' 21" and a chord that bears North 09° 15' 29" West, a distance of 645.32 feet to the point of tangency of said curve;

THENCE, North 29° 05' 42" East, a distance of 126.02 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found at the west corner of Restricted Reserve "A", in Block 1, of ENCLAVE AT NORTHPOINTE DETENTION BASIN No 1, a Subdivision as shown on the Plat thereof recorded at Film Code Number 660067 of the H.C.M.R., said west corner also being a called 10.086 acre tract of land as described in an easement conveyance to Northpointe Water Control and Improvement District by a Temporary Maintenance Easement Deed recorded under H.C.C.F. Number 20130087964, at the north corner of the herein described tract;

THENCE, South 59° 40' 21" East, along the southwesterly line of said Restricted Reserve "A", a distance of 1,133.31 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found at the north corner of Lot 7, in Block 1, of said SEC 2 and being the east corner of the herein described tract;

THENCE, South 51° 42' 40" West, along the northwesterly line of Block 1, of said SEC 2, a distance of 517.19 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found in the northeasterly line of Kenton Place Lane (50-foot wide P.A.E.) and being on the arc of a curve to the left at the west corner of Restricted Reserve "A", in Block 1, of said SEC 2 and an exterior corner of the herein described tract;

Proposed Enclave at Northpointe SEC 3

12.495 Acres

September 26, 2014

THENCE, northwesterly, along the northeasterly line of said Kenton Place Lane, a distance of 209.53 feet along the arc of said curve to the left having a radius of 2,325.00 feet through a central angle of $05^{\circ} 09' 48''$ and a chord that bears North $54^{\circ} 40' 02''$ West, a distance of 209.46 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found at the point of tangency of said curve;

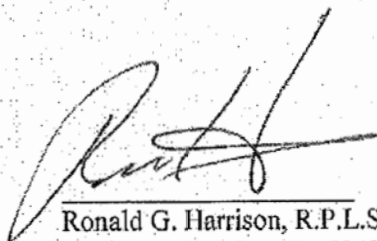
THENCE, North $57^{\circ} 14' 56''$ West, continuing along the northeasterly line of said Kenton Place Lane, a distance of 66.83 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found at the north corner of said Kenton Place Lane and being an interior corner of the herein described tract;

THENCE, South $32^{\circ} 45' 04''$ West, along the northwesterly line of said Kenton Place Lane, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found at the north end of a return marking the southeasterly line of said Kenton Place Lane with the northwesterly line of said Bristol Cliff Boulevard and being the beginning of a curve to the right at an interior corner of the herein described tract;

THENCE, southeasterly, along said return, a distance of 39.27 feet along the arc of said curve to the right having a radius of 25.00 feet through a central angle of $90^{\circ} 00' 00''$ and a chord that bears South $12^{\circ} 14' 56''$ East, a distance of 35.36 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found at the south end of said return in the northwesterly line of said Bristol Cliff Boulevard;

THENCE, South $32^{\circ} 45' 04''$ West, along the northwesterly line of said Bristol Cliff Boulevard, a distance of 88.80 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found at the east end of a return marking the intersection of the northwesterly line of said Bristol Cliff Boulevard with the northeasterly R.O.W. line of said Northpointe Ridge Lane and being the point of curvature of a curve to the right;

THENCE, southwesterly, along said return, a distance of 38.13 feet along the arc of said curve to the right having a radius of 25.00 feet through a central angle of $87^{\circ} 22' 41''$ and a chord that bears South $76^{\circ} 26' 25''$ West, a distance of 34.54 feet to the **POINT OF BEGINNING** and containing a computed area of 12.495 acres (544,292 square feet) of land.



Ronald G. Harrison, R.P.L.S.
Texas Registration No. 5342
TBPLS Firm Registration Number 10009000



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METES AND BOUNDS DESCRIPTION
PROPOSED ENCLAVE AT NORTHPOINTE SEC 4
20.412 ACRES
HARRIS COUNTY, TEXAS
September 26, 2014

All that certain 20.412 acre (889,156 square foot) tract of land located in the Henry Meyer Survey, Abstract Number 1483 and in the Houston Tap & Brazoria Railroad Company Survey Number 3, Abstract Number 472, both in Harris County, Texas, being out and a part of the residue of a called 951.44 acre tract of land as described in a conveyance to Northpointe Development Partners, Ltd., a Texas limited partnership by a Special Warranty Deed recorded under Harris County Clerk's File (H.C.C.F.) Number T327174 and of a called 54.695 acre tract of land as described in a conveyance to Northpointe Development Partners, Ltd., a Texas limited partnership by a General Warranty Deed recorded under H.C.C.F. Number 20120461726, and being more particularly described by metes and bounds as follows: (All bearings are based on the Texas Coordinate System of 1983, South Central Zone 4204)

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found at the west end of a return marking the intersection of the westerly line of Bristol Cliff Boulevard (50-foot wide permanent access easement) with the easterly line of Pointed Edge Lane (50-foot wide permanent access easement) both dedicated by the plat of ENCLAVE AT NORTHPOINTE SEC 1, a Subdivision as shown on the Plat thereof recorded at Film Code Number 660063 of the Harris County Map Records (H.C.M.R.) at an exterior corner of the herein described tract;

THENCE, South 15° 56' 55" West, along the westerly line of said Pointed Edge Lane, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found at the northwest corner of Restricted Reserve "B", in Block 1, of said SEC 1 and being the southwest corner of said Pointed Edge Lane for an angle point;

THENCE, South 23° 43' 12" East, along the westerly line of said Restricted Reserve "B", a distance of 35.12 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found at the northwest corner of Lot 43, in Block 1, of said SEC 1 and being the southwest corner of said Restricted Reserve "B" for an angle point;

THENCE, South 17° 46' 48" West, along the northwesterly line of said Block 1, a distance of 67.10 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found at the northwest corner of Lot 42, in Block 1, of said SEC 1 and being the southwest corner of said Lot 43 for an angle point;

THENCE, South 24° 43' 20" West, continuing along the northwesterly line of said Block 1, a distance of 147.57 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found at the northeast corner of Restricted Reserve "D", in Block 1, of said SEC 1 and being an exterior corner of Lot 40, of said SEC 1 for an angle point;

THENCE, South 38° 25' 14" West, continuing along the northwesterly line of said Block 1, a distance of 39.46 feet to a 5/8-inch iron rod with plastic cap stamped "MILLER SURVEYING" found at the northeast corner of a called 25 acre tract of land as described in a conveyance to Shirley J. Bleick by a Deed recorded under H.C.C.F. Number D612598 and being the northwest corner of said Restricted Reserve "D" for the southeast corner of the herein described tract;

Proposed Enclave at Northpointe SEC 4

20.412 Acres

September 26, 2014

THENCE, South 87° 54' 17" West, along the north line of said 25 acre tract, a distance of 927.62 feet to a 1-inch iron bar found at the northwest corner of said 25 acre tract and being the southwest corner of the residue of said 951.44 acre tract and the herein described tract;

THENCE, North 02° 13' 40" West, along the west line of the residue of said 951.44 acre tract, a distance of 437.42 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found at the southeast corner of said 54.695 acre tract for an angle point, and from which a 2-inch axle rod found at the northeast corner of Lot 43, in Block 1, of VILLAGE OF INDIAN TRAILS SEC. 4, a Subdivision as shown on the Plat thereof recorded at Film Code Number 576086 of the H.C.M.R. bears North 82° 45' 40" West, a distance of 1.51 feet;

THENCE, North 02° 02' 19" East, a distance of 188.90 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for an angle point;

THENCE, North 03° 24' 54" West, a distance of 108.41 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for an angle point;

THENCE, North 12° 22' 34" West, a distance of 309.37 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for an angle point;

THENCE, North 30° 29' 29" West, a distance of 37.92 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for the northwest corner of the herein described tract;

THENCE, North 59° 30' 31" East, a distance of 19.58 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for the point of curvature of a curve to the right;

THENCE, northeasterly, a distance of 219.35 feet along the arc of said curve to the right having a radius of 320.00 feet through a central angle of 39° 16' 27" and a chord that bears North 79° 08' 45" East, a distance of 215.08 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for the point of tangency of said curve;

THENCE, South 81° 13' 02" East, a distance of 134.10 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for the point of curvature of a curve to the left;

THENCE, northeasterly, a distance of 255.47 feet along the arc of said curve to the left having a radius of 825.00 feet through a central angle of 17° 44' 32" and a chord that bears North 89° 54' 42" East, a distance of 254.45 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for the northeast corner of the herein described tract;

THENCE, South 08° 57' 34" East, a distance of 39.82 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for an angle point;

THENCE, South 28° 19' 09" East, a distance of 123.54 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for an angle point;

THENCE, South 17° 22' 00" East, a distance of 89.66 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for an angle point;

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Proposed Enclave at Northpointe SEC 4

20.412 Acres

September 26, 2014

THENCE, South 24° 10' 20" East, a distance of 100.23 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for an angle point;

THENCE, South 27° 37' 29" East, a distance of 49.26 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for an angle point;

THENCE, South 30° 47' 47" East, a distance of 49.26 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for an angle point;

THENCE, South 33° 58' 05" East, a distance of 49.26 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for an angle point;

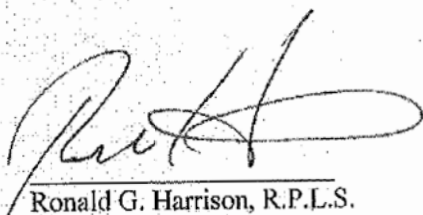
THENCE, South 37° 08' 23" East, a distance of 49.26 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for an angle point;

THENCE, South 40° 19' 06" East, a distance of 49.48 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for an angle point;

THENCE, South 43° 41' 35" East, a distance of 65.99 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for an angle point;

THENCE, South 42° 39' 55" East, a distance of 231.22 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for the beginning of a curve to the right;

THENCE, southeasterly, a distance of 49.32 feet along the arc of said curve to the right having a radius of 305.00 feet through a central angle of 09° 15' 51" and a chord that bears South 78° 41' 01" East, a distance of 49.26 feet to the **POINT OF BEGINNING** and containing a computed area of 20.412 acres (889,156 square feet) of land.



Ronald G. Harrison, R.P.L.S.
Texas Registration No. 5342
TBPLS Firm Registration Number 10009000



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METES AND BOUNDS DESCRIPTION
PROPOSED ENCLAVE AT NORTHPOINTE SEC 5
5.743 ACRES
HARRIS COUNTY, TEXAS
September 26, 2014

All that certain 5.743 acre (250,183 square foot) tract of land located in the Henry Meyer Survey, Abstract Number 1483, Harris County, Texas, being out and a part of the residue of a called 951.44 acre tract of land as described in a conveyance to Northpointe Development Partners, Ltd., a Texas limited partnership by a Special Warranty Deed recorded under Harris County Clerk's File (H.C.C.F.) Number T327174, and being more particularly described by metes and bounds as follows: (All bearings are based on the Texas Coordinate System of 1983, South Central Zone 4204)

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found at the west end of a return marking the intersection of the northwesterly line of Bristol Cliff Boulevard (50-foot wide permanent access easement (P.A.E.)) with the easterly line of Pointed Edge Lane (50-foot wide P.A.E.) both dedicated by the plat of ENCLAVE AT NORTHPOINTE SEC 1, a Subdivision as shown on the Plat thereof recorded at Film Code Number 660063 of the Harris County Map Records (H.C.M.R.) and being the beginning of a curve to the left;

THENCE, northwesterly, a distance of 49.31 feet along the arc of said curve to the right having a radius of 305.00 feet through a central angle of 09° 15' 49" and a chord that bears North 78° 41' 01" West, a distance of 49.26 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set at the southwest corner of the herein described tract;

THENCE, North 42° 39' 55" West, a distance of 231.22 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for an angle point;

THENCE, North 43° 41' 35" West, a distance of 65.99 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for an angle point;

THENCE, North 40° 19' 06" West, a distance of 49.48 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for an angle point;

THENCE, North 37° 08' 23" West, a distance of 49.26 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for an angle point;

THENCE, North 33° 58' 05" West, a distance of 49.26 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for an angle point;

THENCE, North 30° 47' 47" West, a distance of 49.26 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for an angle point;

THENCE, North 27° 37' 29" West, a distance of 49.26 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for an angle point;

THENCE, North 24° 10' 20" West, a distance of 100.23 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for an angle point;

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THENCE, North 17° 22' 00" West, a distance of 89.66 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for an angle point;

THENCE, North 28° 19' 09" West, a distance of 123.54 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for an angle point;

THENCE, North 08° 57' 34" West, a distance of 39.82 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set at the beginning of a curve to the left for the northwest corner of the herein described tract;

THENCE, northeasterly, a distance of 65.68 feet along the arc of said curve to the left having a radius of 825.00 feet through a central angle of 04° 33' 42" and a chord that bears North 78° 45' 35" East, a distance of 65.67 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for the point of tangency of said curve;

THENCE, North 76° 28' 44" East, a distance of 134.86 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set for the point of curvature of a curve to the right;

THENCE, northeasterly, a distance of 133.72 feet along the arc of said curve to the right having a radius of 570.00 feet through a central angle of 13° 26' 29" and a chord that bears North 83° 11' 59" East, a distance of 133.41 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set at the point of compound curvature of a curve to the right for the upper northeast corner of the herein described tract;

THENCE, southeasterly, a distance of 38.05 feet along the arc of said curve to the right having a radius of 25.00 feet through a central angle of 87° 11' 36" and a chord that bears South 46° 28' 59" East, a distance of 34.48 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set at the point of reverse curvature of a curve to the left for the lower northeast corner of the herein described tract;

THENCE, southeasterly, a distance of 452.74 feet along the arc of said curve to the left having a radius of 580.00 feet through a central angle of 44° 43' 29" and a chord that bears South 25° 14' 55" East, a distance of 441.34 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" set at the point of compound curvature of a curve to the left;

THENCE, southeasterly, a distance of 149.38 feet along the arc of said curve to the left having a radius of 1,230.00 feet through a central angle of 06° 57' 29" and a chord that bears South 51° 05' 24" East, a distance of 149.28 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found at the north corner of Restricted Reserve "C", in Block 3, of said SEC 1 for the east corner of the herein described tract;

THENCE, South 35° 25' 51" West, along the northwesterly line of said Restricted Reserve "C", a distance of 15.00 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found at an angle point;

THENCE, South 08° 23' 21" East, continuing along the northwesterly line of said Restricted Reserve "C", a distance of 13.79 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found at an angle point;

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THENCE, South $37^{\circ} 57' 49''$ West, continuing along the northwesterly line of said Restricted Reserve "C", a distance of 113.87 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found on the arc of a curve to the right and being in a return to the right marking the intersection of the northwesterly line of said Bristol Cliff Boulevard with the easterly line of Caden Rock Lane (50-foot wide P.A.E.) as dedicated by said plat of SEC 1 at an exterior corner of the herein described tract;

THENCE, northwesterly, along said return, a distance of 8.12 feet along the arc of said curve to the right having a radius of 25.00 feet through a central angle of $18^{\circ} 37' 13''$ and a chord that bears North $63^{\circ} 44' 03''$ West, a distance of 8.09 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found at the north end of said return and being the northeast corner of said Caden Rock Lane for an interior corner of the herein described tract;

THENCE, South $35^{\circ} 34' 33''$ West, along the northwesterly line of said Caden Rock Lane, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found at the beginning of a curve to the left and being the northwest corner of said Caden Rock Lane for an interior corner of the herein described tract;

THENCE, southeasterly, along the westerly line of said Caden Rock Lane, a distance of 2.95 feet along the arc of said curve to the left having a radius of 1,420.00 feet through a central angle of $00^{\circ} 07' 09''$ and a chord that bears South $54^{\circ} 29' 01''$ East, a distance of 2.95 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found at the point of reverse curvature of a curve to the right and being the north end of a return marking the intersection of the westerly line of said Caden Rock Lane with the northwesterly line of said Bristol Cliff Boulevard;

THENCE, southeasterly, along said return, a distance of 24.71 feet along the arc of said curve to the right having a radius of 25.00 feet through a central angle of $56^{\circ} 37' 39''$ and a chord that bears South $26^{\circ} 13' 46''$ East, a distance of 23.71 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found at the point of reverse curvature of a curve to the left and being the south end of said return in the northwesterly line of said Bristol Cliff Boulevard;

THENCE, southeasterly, along the northwesterly line of said Bristol Cliff Boulevard, a distance of 43.57 feet along the arc of said curve to the left having a radius of 70.00 feet through a central angle of $35^{\circ} 39' 51''$ and a chord that bears South $15^{\circ} 44' 52''$ East, a distance of 42.87 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found at the point of reverse curvature of a curve to the right;

THENCE, southeasterly, continuing along the northwesterly line of said Bristol Cliff Boulevard, a distance of 25.41 feet along the arc of said curve to the right having a radius of 25.00 feet through a central angle of $58^{\circ} 14' 35''$ and a chord that bears South $04^{\circ} 27' 30''$ East, a distance of 24.33 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found at the point of tangency of said curve;

THENCE, South $24^{\circ} 39' 48''$ West, continuing along the northwesterly line of said Bristol Cliff Boulevard, a distance of 49.43 feet to a 5/8-inch iron rod with plastic cap stamped "BENCHMARK ENGR" found at the east end of a return marking the intersection of the northwesterly line of said Bristol Cliff Boulevard with the easterly line of said Pointed Edge Lane and being the point of curvature of a curve to the right;

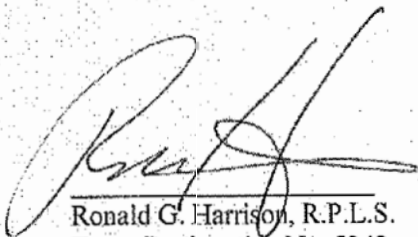
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THENCE, southwesterly, along said return, a distance of 35.47 feet along the arc of said curve to the right having a radius of 25.00 feet through a central angle of $81^{\circ} 17' 06''$ and a chord that bears South $65^{\circ} 18' 21''$ West, a distance of 32.57 feet to the **POINT OF BEGINNING** and containing a computed area of 5.743 acres (250,183 square feet) of land.

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Ronald G. Harrison, R.P.L.S.
Texas Registration No. 5342
TBPLS Firm Registration Number 10009000



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Pages 16
11/25/2014 09:39:22 AM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
STAN STANART
COUNTY CLERK
Fees 72.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Stan Stanart

COUNTY CLERK
HARRIS COUNTY, TEXAS