

PLAT RECORDING SHEET

PLAT NAME: Anserra Trail and Kingsland Boulevard Street Dedication

PLAT NO: _____

ACREAGE: 5.521

LEAGUE: W. W. Bains Survey (FB County), W. W. Bains Survey (Waller County)

ABSTRACT NUMBER: 753, 385

NUMBER OF BLOCKS: 0

NUMBER OF LOTS: 0

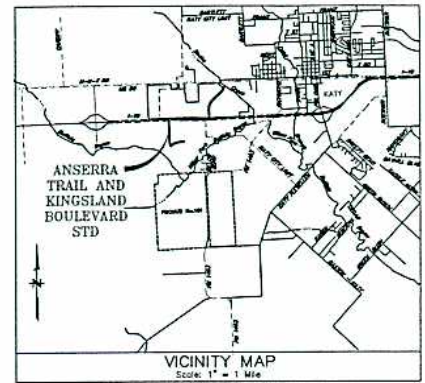
NUMBER OF RESERVES: 0

OWNERS: KB Home Lone Star, Inc. a Texas Corporation

(DEPUTY CLERK)

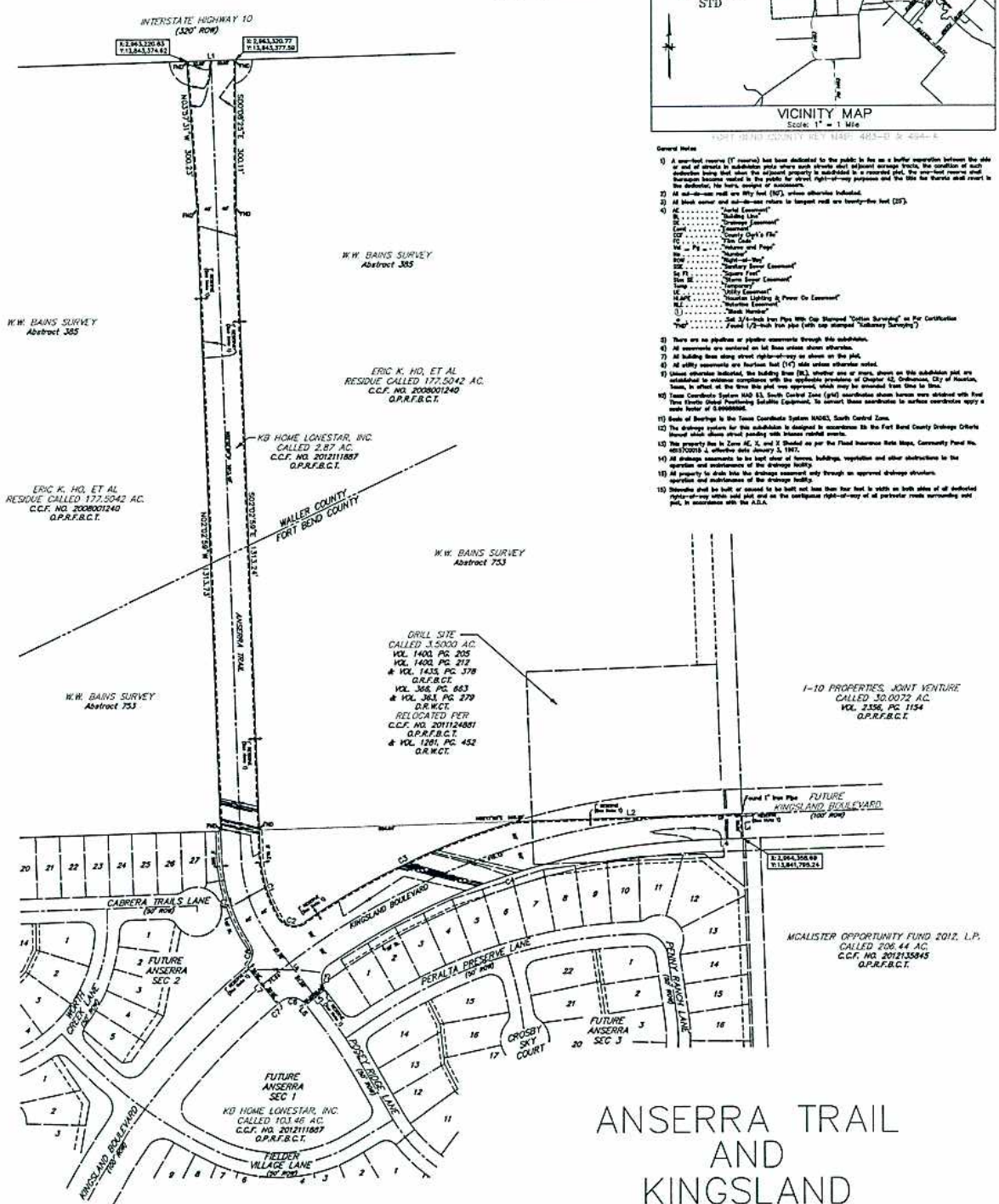
LINE	BEARING	DISTANCE
11	N89°17'50"E	100.00'
12	N89°17'50"E	100.00'
13	N89°17'50"E	100.00'
14	N89°17'50"E	100.00'
15	N89°17'50"E	100.00'
16	N89°17'50"E	100.00'
17	N89°17'50"E	100.00'
18	N89°17'50"E	100.00'
19	N89°17'50"E	100.00'
20	N89°17'50"E	100.00'

DATE	RANGE	DETAILED	APR. 1970	CHORD BEARING	CHORD LENGTH	REMARKS
01	20.00'	20.00'	133.33'	S14°50'00"E	133.33'	
02	10.00'	10.00'	66.67'	S14°50'00"E	66.67'	
03	15.00'	15.00'	100.00'	S14°50'00"E	100.00'	
04	10.00'	10.00'	66.67'	S14°50'00"E	66.67'	
05	15.00'	15.00'	100.00'	S14°50'00"E	100.00'	
06	10.00'	10.00'	66.67'	S14°50'00"E	66.67'	
07	15.00'	15.00'	100.00'	S14°50'00"E	100.00'	
08	10.00'	10.00'	66.67'	S14°50'00"E	66.67'	
09	15.00'	15.00'	100.00'	S14°50'00"E	100.00'	
10	10.00'	10.00'	66.67'	S14°50'00"E	66.67'	



General Notes

- 1) All reserved reserves (if reserved) have been dedicated to the public in fee as a buffer reservation between the site and all streets in subdivision prior to any street dedication. The location of such reservation being that shown on the plat. It is reserved that, if reserved, the reserved reserve and the public easement located in the public for utility right-of-way purposes and the site has been dedicated to the public for utility purposes.
- 2) All all-weather roads are 60 feet (60'), unless otherwise indicated.
- 3) All block corner and all-weather roads in tangent road are twenty-five feet (25').
- 4) All "Easement" (if reserved)
 - a. "Building Line"
 - b. "Easement"
 - c. "Easement"
 - d. "Easement"
 - e. "Easement"
 - f. "Easement"
 - g. "Easement"
 - h. "Easement"
 - i. "Easement"
 - j. "Easement"
 - k. "Easement"
 - l. "Easement"
 - m. "Easement"
 - n. "Easement"
 - o. "Easement"
 - p. "Easement"
 - q. "Easement"
 - r. "Easement"
 - s. "Easement"
 - t. "Easement"
 - u. "Easement"
 - v. "Easement"
 - w. "Easement"
 - x. "Easement"
 - y. "Easement"
 - z. "Easement"
- 5) There are no pipelines or pipeline easements through this subdivision.
- 6) All easements are reserved to the fee owner unless otherwise indicated.
- 7) All building lines along street right-of-way are shown on the plat.
- 8) All utility easements are fourteen feet (14') wide unless otherwise noted.
- 9) All easements indicated, the building line (BL) whether new or existing, shown on this subdivision plat are established to conform with the applicable provisions of Chapter 43, Ordinance, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.
- 10) Texas Coordinate System NAD 83, South Central Zone (grid) coordinates shown herein were obtained with first three decimal places (rounded). To convert these coordinates to surface coordinates apply a scale factor of 0.99999999.
- 11) State of Texas is the Texas Coordinate System NAD83, South Central Zone.
- 12) The drainage system for this subdivision is designed to conform to the Fort Bend County Drainage District Board which shows street parking with drainage related events.
- 13) The property lies in Zone 4C, 4D, 4E, and 4F (as per the Flood Insurance Rate Map, Community Panel No. 050570001A, effective date January 5, 1987).
- 14) All drainage easements to be left clear of trees, building, vegetation and other obstructions for the operation and maintenance of the drainage facility.
- 15) All property to drain into this drainage easement only through an approved drainage structure.
- 16) All drainage shall be built or caused to be built not less than four feet in width on both sides of all dedicated right-of-way unless and until and on the right-of-way of all of the property shown surrounding and plat, in accordance with the A.D.A.



DISTRICT NAMES	DISTRICT
W.W. BAINS SURVEY	W.W. BAINS SURVEY
ERIC K. HO, ET AL. RESIDUE	ERIC K. HO, ET AL. RESIDUE
KB HOME LONESTAR, INC.	KB HOME LONESTAR, INC.
WALLER COUNTY	WALLER COUNTY
FORT BEND COUNTY	FORT BEND COUNTY
WALLER COUNTY	WALLER COUNTY
FORT BEND COUNTY	FORT BEND COUNTY
WALLER COUNTY	WALLER COUNTY
FORT BEND COUNTY	FORT BEND COUNTY
WALLER COUNTY	WALLER COUNTY
FORT BEND COUNTY	FORT BEND COUNTY

ANSERRA TRAIL AND KINGSLAND BOULEVARD STREET DEDICATION
 A SUBDIVISION OF 5.521 ACRES OF LAND
 OUT OF THE
 W.W. BAINS SURVEY, A-385, A-753
 FORT BEND COUNTY, TEXAS
 0 LOTS 0 RESERVES 0 BLOCKS
 AUGUST 2013

DEVELOPER/OWNER:
 KB HOME LONESTAR, INC.
 A TEXAS CORPORATION
 11320 RICHMOND AVE.
 HOUSTON, TEXAS 77062
 (281) 855-3000

ENGINEER:
 J.C. HEDGECOCK & ASSOCIATES
 11320 RICHMOND AVE.
 HOUSTON, TEXAS 77062
 (281) 855-3000

