

PLAT RECORDING SHEET

PLAT NAME: Anserra, Sec. 5

PLAT NO: _____

ACREAGE: 20.152

LEAGUE: W.W. Baines Survey, Robert T. Van Slyke Survey

ABSTRACT NUMBER: 753, 395

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 43

NUMBER OF RESERVES: 3

OWNERS: KB Home Lone Star, Inc.

(DEPUTY CLERK)

DISTRICT NAMES	
W/OID	N/A
MUD	WILLOW POINT MUD
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	KATY ISD
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT, CONSOLIDATED COMMUNICATIONS

ANSERRA
SEC 2
C.C.F. No. 20130208
P.R.F.B.C.T.

A RESTRICTED RESERVE "A"
Restricted to Landscape
Purposes Only
0.101 AC
4,392 Sq Ft

B RESTRICTED RESERVE "B"
Restricted to Landscape
Purposes Only
5.151 AC
224,369 Sq Ft

C RESTRICTED RESERVE "C"
Restricted to Drainage
Purposes Only
5.789 AC
252,173 Sq Ft

ANSERRA
DRAINAGE RESERVE
C.C.F. No.
P.R.F.B.C.T.

ANSERRA
SEC 4
C.C.F. No. 20170103
P.R.F.B.C.T.

RH OF TEXAS LIMITED
PARTNERSHIP
CALLED 388.550 AC
(EXHIBIT "A", PART ONE)
C.C.F. No. 2014004261
O.P.R.F.B.C.T.

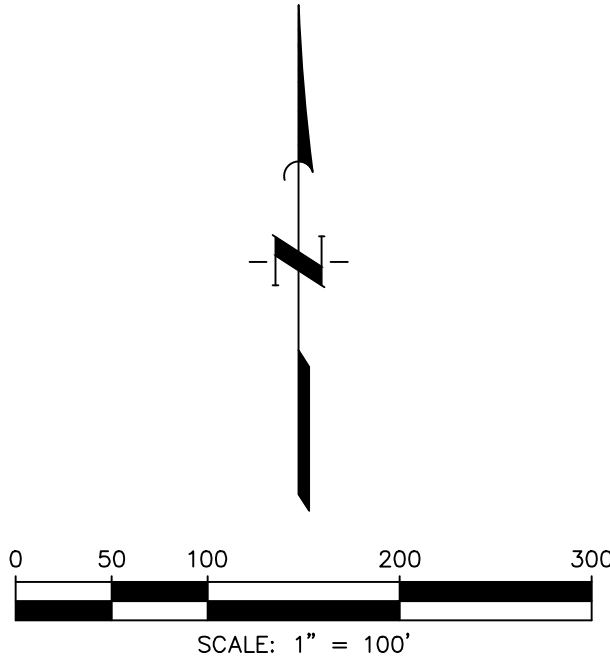
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CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	75.00'	04°51'26"	6.36'	S75°07'07"W	6.36'	3.18'
C2	25.00'	59°29'11"	25.96'	N77°34'00"W	24.81'	14.28'
C3	175.00'	44°11'56"	135.00'	S69°55'23"E	131.68'	71.06'
C4	1000.00'	13°37'58"	237.94'	N49°29'24"W	237.37'	119.53'
C5	300.00'	40°27'45"	211.86'	S22°28'33"E	207.49'	110.56'
C6	25.00'	90°00'00"	39.27'	S87°40'25"E	35.36'	25.00'
C7	25.00'	48°11'23"	21.03'	S23°13'53"W	20.41'	11.18'
C8	50.00'	276°22'46"	241.19'	S42°40'25"E	66.67'	44.72'
C9	25.00'	48°11'23"	21.03'	S71°25'16"W	20.41'	11.18'
C10	25.00'	90°00'00"	39.27'	N02°01'35"E	35.36'	25.00'
C11	25.00'	93°12'38"	40.67'	S80°30'48"W	36.33'	26.44'
C12	25.00'	54°10'42"	23.64'	N06°49'08"E	22.77'	12.79'
C13	50.00'	275°45'18"	240.64'	S62°23'34"E	67.07'	45.21'
C14	25.00'	41°34'36"	18.14'	N54°41'47"E	17.75'	9.49'

LINE	BEARING	DISTANCE
L1	S60°19'22"E	57.94'
L2	S60°07'48"E	159.49'
L3	S42°40'25"E	98.34'
L4	S52°06'40"E	97.53'
L5	S87°47'20"W	127.00'
L6	S02°12'40"E	5.96'
L7	S87°47'20"W	50.00'
L8	N02°12'40"W	102.04'
L9	S87°41'44"W	160.00'
L10	S80°38'38"W	50.38'
L11	N85°15'08"W	50.38'
L12	S87°41'44"W	174.40'
L13	S12°27'10"E	130.21'
L14	N02°01'20"W	110.00'
L15	N47°01'20"W	21.21'
L16	S87°59'40"W	47.64'
L17	N02°01'20"W	122.86'
L18	N25°25'07"E	97.32'
L19	S56°18'23"E	142.26'
L20	N33°54'29"E	170.00'
L21	N56°10'24"W	0.70'
L22	N33°41'37"E	127.30'
L23	N56°07'18"W	89.43'
L24	N56°28'53"W	191.58'
L25	N60°07'48"W	151.78'

LINE	BEARING	DISTANCE
L26	N60°19'22"W	54.13'
L27	N28°49'35"E	230.03'
L28	S56°18'23"E	18.05'
L29	S56°05'31"E	97.53'
L30	N56°07'18"W	181.77'
L31	N42°40'25"W	107.35'
L32	N60°00'23"W	48.43'
L33	N40°35'47"W	62.77'
L34	N40°12'45"W	91.04'
L35	N75°22'39"E	20.01'
L36	N14°01'17"W	20.01'
L37	N56°05'31"W	56.60'
L38	N47°13'14"W	98.24'
L39	N42°40'25"W	159.81'
L40	N39°29'10"E	147.87'
L41	N74°14'49"W	111.80'
L42	N42°40'25"W	116.96'
L43	N46°11'15"E	119.85'
L44	N23°16'19"W	20.00'
L45	N24°31'21"W	45.78'
L46	N09°58'13"W	45.82'
L47	N02°12'40"W	52.00'
L48	S87°41'44"W	149.94'
L49	S87°41'44"W	149.91'
L50	N02°18'16"W	20.00'



GENERAL NOTES:

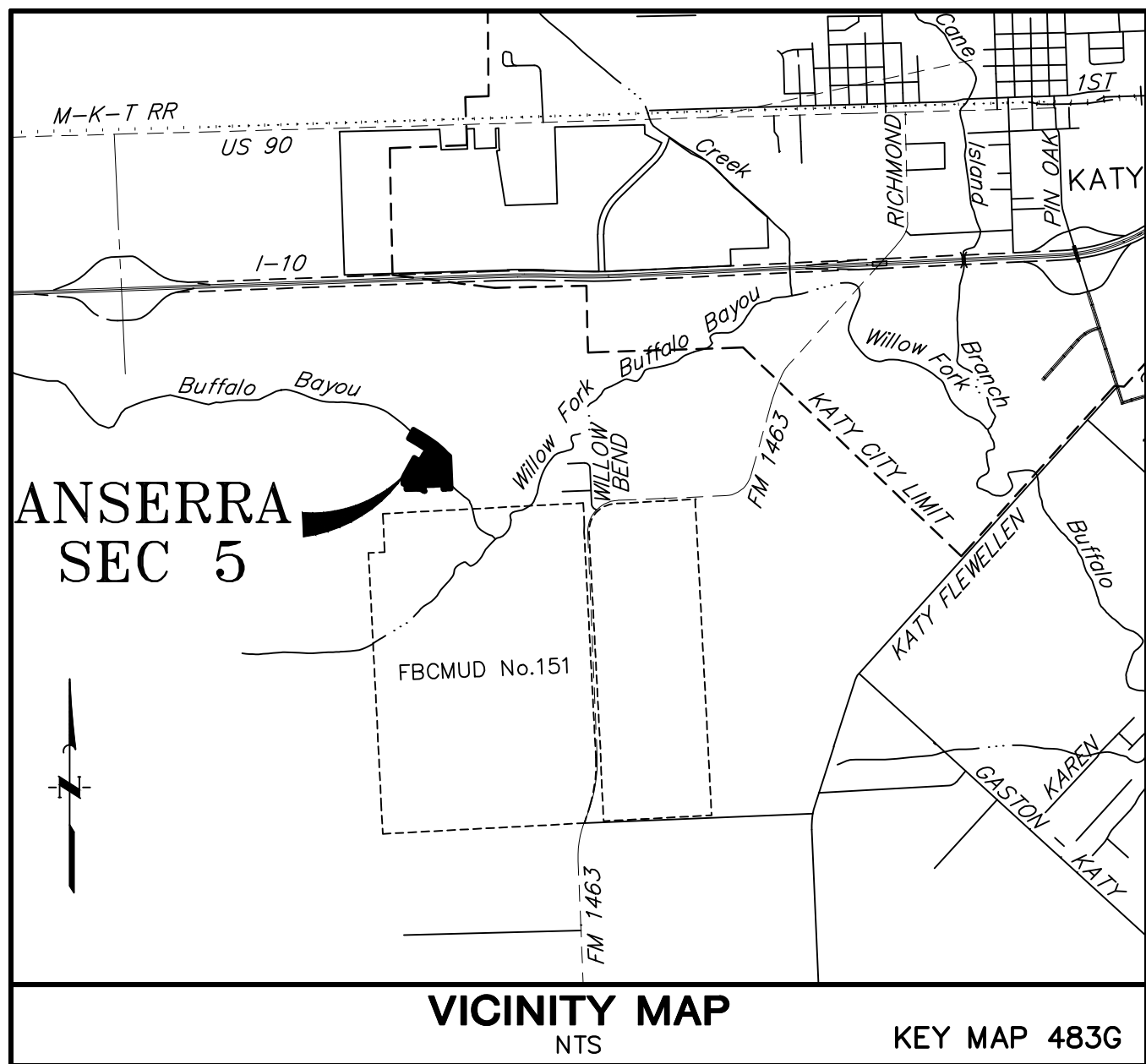
- A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plots where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
- All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
- All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
- AC "Acres"
BL "Building Line"
C.C.F. "County Clerk's File"
DE "Drainage Easement"
D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas"
Esmt "Easement"
FND "Found 3/4-inch Iron Rod with Cap Stamped 'Jones|Carter' No."
O.P.R.F.B.C.T. "Official Public Records, Fort Bend County, Texas"
P.R.F.B.C.T. "Plat Records, Fort Bend County, Texas"
ROW "Right-of-Way"
SSE "Sanitary Sewer Easement"
Sq. ft. "Square Feet"
Stm SE "Storm Sewer Easement"
UE "Utility Easement"
Vol.,Pg. "Volume and Page"
WLE "Water Line Easement"
• "Set 3/4-inch Iron Rod with Cap Stamped 'Jones|Carter' as per certification"
- Contours show hereon are based upon NAVD88 datum.
- All easements are centered on lot lines unless shown otherwise.
- All building lines along street right-of-ways as shown on the plat.
- Unless otherwise indicated the building lines (BL) 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 residential shall mean the use of a lot with one building for and containing not more than two separate units with facilities for living, sleeping, cooking and eating there in. 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 be restricted to single-family residential uses, defined by Chapter 42 (Ordinance 1999--262).

VENTANA DEVELOPMENT, LTD.
RESIDUE CALLED 35.59 AC.
(EXHIBIT "A", TRACT 2)
C.C.F. No. 2013087290
O.P.R.F.B.C.T.

X: 2963860.04'
Y: 13839649.05'

INSET DETAIL "A"
SCALE: 1"=50'

INSET DETAIL "B"
SCALE: 1"=50'



- Each lot shall provide a minimum of two off-street parking spaces per unit. In those instances where a secondary unit is provided, only one additional space shall be provided.
- This tract is located within the extraterritorial jurisdiction of the City of Houston, Fort Bend County, Texas, Willow Point MUD, Katy Independent School District, and Fort Bend County Drainage District.
- Per the Flood Insurance Rate Map (FIRM) No. 48157C0040L with an effective date of April 2, 2014 and revision letter 16--06-1376P with an effective date of February 2, 2017, for Fort Bend County, Texas, Anserra Sec 5 is located within Zone "X", Zone "X" Shaded, & Zone "AE", and also within the regulatory floodway of Willow Fork of Buffalo Bayou. Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain. Zone "X" Shaded is defined as areas of 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. Zone "AE" is defined as special flood hazard areas with base flood elevation or depth.
- The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage District Criteria Manual which allows stand ponding with intense rainfall events.
- The top of all floor slabs shall be a minimum of 146.45 feet NAVD88. The top of slab elevation at any point on the perimeter of the slab shall not be less than eighteen (18) inches above natural ground.
- Sidewalks shall be built or caused to be built not less than five feet in width on both sides of all dedicated rights-of-way within said plat and on the contiguous right-of-way of all perimeter roads surrounding said plat, in accordance with the A.D.A.
- Bearings are based upon Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations of NGS Triangulation Station "Brookshire".
- Elevations shown hereon are based on NGS monument M 1506, located 3.8 miles West from Katy, 3.8 miles West along US Highway 10, 64.0 feet South of the centerline of the highway, 36.0 feet West of the centerline of Pederson Road, 26.0 feet South-Southwest of the West end of a 32-inch pipe culvert, 13.0 feet South of a fence corner and a power pole, 2.0 feet North-Northeast of a guy anchor, 2.0 feet East of a fence with a published elevation of 146.65 (NAVD88).
- The coordinates shown are Texas South Central Zone No. 4204--State Plane Grid Coordinates (NAD 83) and may be brought to surface by dividing by a combined project scale factor of 0.99988896.
- This property lies within lighting zone LZ3 according to the "Orders for Regulation of Outdoor Lighting".
- All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- All property to drain into the drainage easement only through an approved drainage structure.
- Ownership and maintenance of all drainage easements and reserves is the responsibility of Willow Point Municipal Utility District.
- Absent written authorization by the affected utilities, all utility and aerial easements must be kept unobstructed from any non-utility improvements or obstructions by the property owner. Any unauthorized improvements or obstructions may be removed by any public utility at the property owners expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots lines are permitted, they too may be removed by public utilities at the property owner's expense should they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- All utility easements are fourteen feet (14') wide unless otherwise noted.
- All lots shall have adequate wastewater collection service.
- A minimum distance of 10' shall be maintained between residential dwellings.
- There are no pipeline easements within the platted area.
- The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this division.
- Site plans shall be submitted to Fort Bend County and any other applicable jurisdiction for review and approval. Development Permits and all other applicable permits shall be obtained from Fort Bend County prior to beginning construction.
- The Drainage District has the right to use and maintain the Willow Fork channel within this plat.
- Tract is subject to a right-of-way easement to The Dow Chemical Company, as recorded in Volume 227, Page 331, D.R.F.B.C.T. (Blanket). Said pipeline easement is subject to the Operating Agreement recorded under C.C.F. 9435134, O.P.R.F.B.C.T. ***Surveyor's Note***: Volume 227, Page 331, D.R.F.B.C.T. covered a called 324.5 acre tract of which the subject tracts are that portion of the called 324.5 acre tract south of Interstate Highway 10. There is a Dow Chemical pipeline crossing the northern portion of the called 324.5 acre tract north of Interstate Highway 10. Additionally the right-of-way granted in Volume 227, Page 331, D.R.F.B.C.T. was amended to be a defined width of only 50' in Volume 246, Page 489, D.R.W.C.T. However this instrument appears to have only applied to that portion of the called 324.5 acre tract north of Interstate Highway 10. Therefore it appears that the subject tracts are still subject to the blanket easement.

ANSERRA SEC 5

A SUBDIVISION OF 20.152 ACRES OF LAND
OUT OF THE
W.W. BAINS SURVEY, A-753
AND THE
ROBERT T. VAN SLYKE SURVEY, A-395
FORT BEND COUNTY, TEXAS
43 LOTS 3 RESERVES 2 BLOCKS
FEBRUARY 2018

DEVELOPER/OWNER:
KB HOME LONE STAR, INC.
A TEXAS CORPORATION
11320 RICHMOND AVE.
HOUSTON, TEXAS 77082
(281) 668--3800

ENGINEER/SURVEYOR:

JC JONES|CARTER
Texas Board of Professional Engineers Registration No. 7-439
4300 West Loop South, Suite 150 • Houston, TX 77060 • 713.773.3337
TBPLS FIRM No. 10046104
SHEET 1 OF 2

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, KB Home Lone Star, Inc., a Texas Corporation acting by and through Becky Ullman, Director of Land Development and Alexa Russ, Land Development Project Manager, being officers of KB Home Lone Star, Inc., a Texas Corporation, owner hereinafter referred to as Owners of the 20.152 acre tract described in the above and foregoing map of ANSERRA SEC 5, 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 streets 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 do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose 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 the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and 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 purpose 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 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 both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and 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 are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) 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, We do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations 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, We do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any time and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, We do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, the KB Home Lonestar, Inc., a Texas Corporation, has caused these presents to be signed by Becky Ullman, Director of Land Development, and Alexa Russ, Land Development Project Manager, thereunto authorized, this _____ day of _____, 2018.

KB Home Lone Star, Inc.
a Texas Corporation

By: _____
Becky Ullman
Director of Land Development

Attest: _____
Alexa Russ
Land Development Project Manager

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Becky Ullman, Director of Land Development for KB Home Lonestar Inc., a Texas Corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Alexa Russ, Land Development Project Manager for KB Home Lonestar Inc., a Texas Corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2018.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of ANSERRA SEC 5 in conformance with the laws of the State of Texas and the provisions of the City of Houston, as shown hereon, and authorized the recording of this plat this _____ day of _____, 2018.

By: _____ or _____
Martha L. Stein M. Sonny Garza
Title Chair Vice Chairman

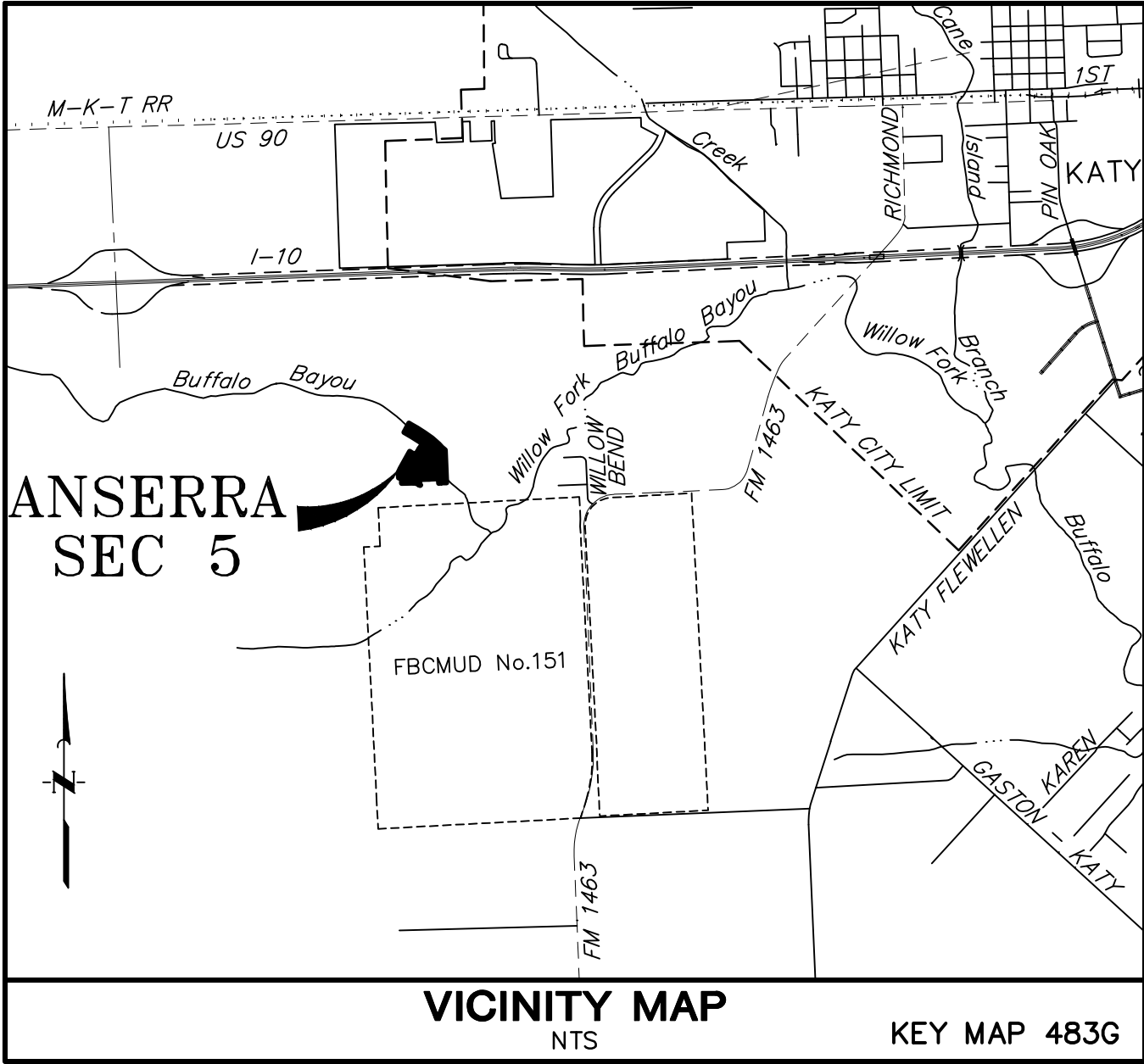
By: _____
Patrick Walsh, P.E.
Secretary

I, Lyndsay J. Evans, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.

Lyndsay J. Evans, P.E.
Professional Engineer No. 126735

I, Chris D. Kalkomey, am authorized (or 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 accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

Chris D. Kalkomey
Texas Registration No. 5869



I, Richard W. Stalleis, P.E., Fort Bend County Engineer, do hereby certify that the plat of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County 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 any other area or subdivision within the watershed.

Richard W. Stalleis, P.E.
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2018.

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

Robert E. Hebert
County Judge

W.A. "Andy" Meyers
Commissioner, Precinct 3

James Patterson
Commissioner, Precinct 4

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on _____, 2018, at _____ o'clock _____ in Plat Number(s) _____ of the Plat Records of said County.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard
Fort Bend County, Texas

By: _____
Deputy

**ANSERRA
SEC 5**
**A SUBDIVISION OF 20.152 ACRES OF LAND
OUT OF THE
W.W. BAINS SURVEY, A-753
AND THE
ROBERT T. VAN SLYKE SURVEY, A-395
FORT BEND COUNTY, TEXAS**
43 LOTS 3 RESERVES 2 BLOCKS
FEBRUARY 2018

DEVELOPER/OWNER:
KB HOME LONE STAR, INC.
A TEXAS CORPORATION
11320 RICHMOND AVE.
HOUSTON, TEXAS 77082
(281) 668-3800

ENGINEER/SURVEYOR:

JIC JONES | CARTER
Texas Board of Professional Engineers Registration No. 7-439
4300 West Loop South, Suite 150 • Houston, TX 77060 • 713.773.5337
TBPLS FIRM No. 10046104
SHEET 2 OF 2