

**PLAT RECORDING SHEET**

**PLAT NAME:** Anserra Sec 7

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 11.31

**LEAGUE:** Robert T. Van Slyke Survey and Jesse Burditt Survey

**ABSTRACT NUMBER:** A-395, A-383

**NUMBER OF BLOCKS:** 1

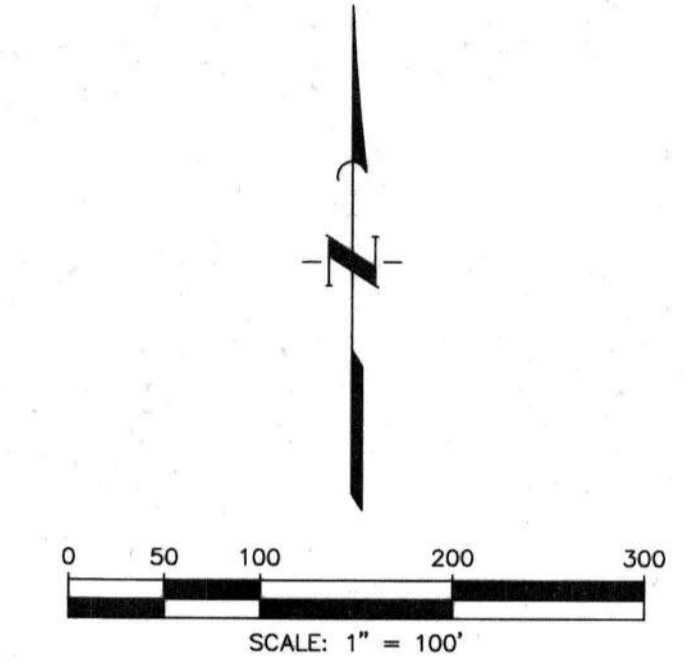
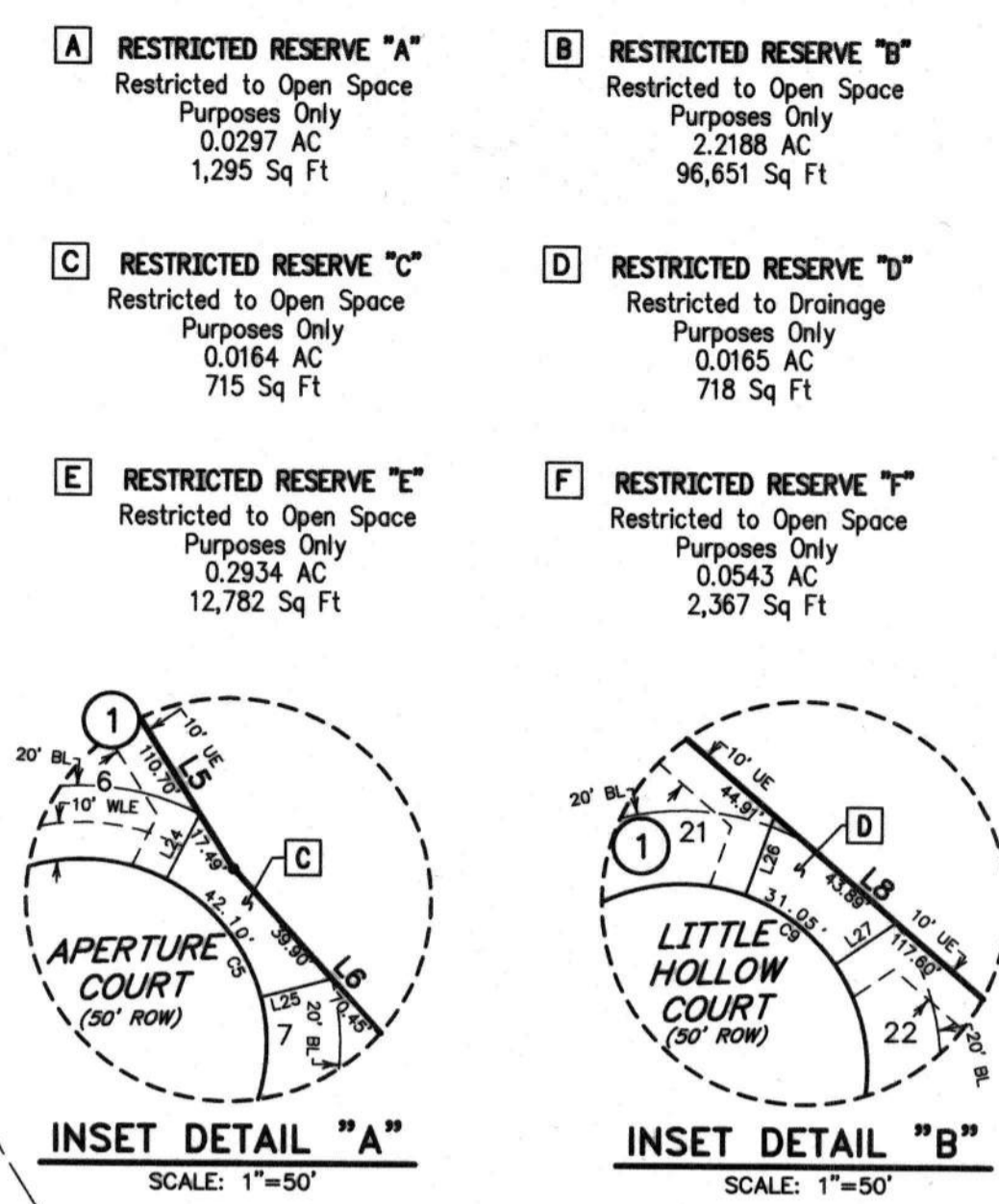
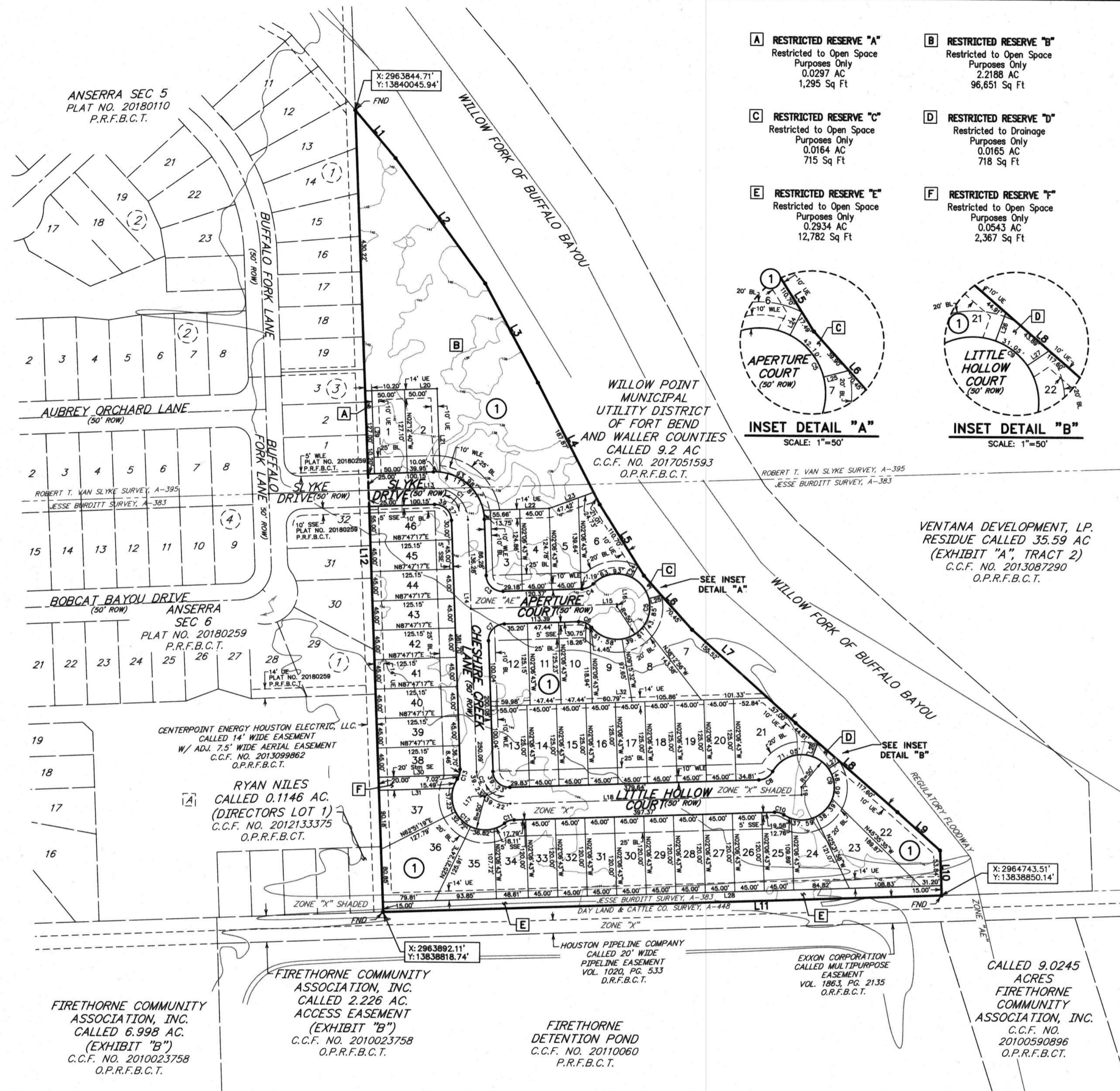
**NUMBER OF LOTS:** 46

**NUMBER OF RESERVES:** 6

**OWNERS:** Ventana Development Katy, LTD. a Texas Partnership

\_\_\_\_\_  
**(DEPUTY CLERK)**

DISTRICT NAMES	
ASSISTANCE DIST	CAD 7
WCID	N/A
MUD	WILLOW POINT MUD
LID	N/A
SCHOOL	FORT BEND COUNTY DRAINAGE DISTRICT
FIRE	KATY ISD
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	N/A
UTILITIES CO.	CENTERPOINT, CONSOLIDATED COMMUNICATIONS



- GENERAL NOTES:**
- AE ..... "Aerial Easement"
  - BL ..... "Building Line"
  - C.C.F. .... "County Clerk's File"
  - DE ..... "Deed Easement"
  - D.R.F.B.C.T. .... "Deed Records, Fort Bend County, Texas"
  - Emt ..... "Easement"
  - FBCMUD ..... "Fort Bend County Municipal Utility District"
  - FND ..... "Found 5/8-inch Iron Rod with Cap Stamped 'Jones/Carter' No. ...."
  - O.R.F.B.C.T. .... "Official Records, Fort Bend County, Texas"
  - 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. .... "Volume and Page"
  - WLE ..... "Water Line Easement"
  - ..... "Set 3/4-inch Iron Rod with Cap Stamped 'Jones/Carter' as per certification"

- 1) All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
- 2) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
- 3) Contours shown hereon are based upon NAVD83 datum.
- 4) All easements are centered on lot lines unless shown otherwise.
- 5) All building lines along street right-of-ways as shown on the plat.
- 6) 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.
- 7) 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.
- 8) This tract is located within Fort Bend County, Texas, Willow Point MUD, Katy Independent School District, and Fort Bend County Drainage District.
- 9) This tract lies within Zone "AE", Zone "X", Zone "X Shaded" of the Flood Insurance Rate Map, Community No. 480228, Map Number 48157C0040L, Panel 0040, Suffix "L", dated April 2, 2014, for Fort Bend County, Texas and incorporated areas and revised under Letter of Map Revision, Case No. 16-06-1376P with an effective date of February 14, 2017. Zone "AE" is defined as Special Flood Hazard Areas subject to inundation by the 1% annual chance flood. Base flood elevations determined. 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; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- 10) The top of all floor slabs shall be a minimum of 145.60 feet NAVD83. 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.
- 11) The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage District Criteria Manual which allows street ponding with intense rainfall events.
- 12) 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.
- 13) Bearings are based upon Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations of NGS Triangulation Station "Brookshire."
- 14) Elevations shown hereon are based on NGS monument M 1506, located 3.8 miles West from Katy, 3.8 miles West along U.S. Highway 90 from the junction of Pin Oak Road in Katy, 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 155.65' (NAVD83).
- 15) 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 0.99988996.
- 16) This property lies within lighting zone L23 according to the "Orders for Regulation of Outdoor Lighting".
- 17) All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- 18) All property to drain into the drainage easement only through an approved drainage structure.
- 19) Ownership and maintenance of all drainage easements and reserves is the responsibility of Willow Point MUD.
- 20) Absent written authorization by the affected utilities, oil 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 owners expense should they be an obstruction. Public Utilities may put solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- 21) All utility easements are fourteen feet (14') wide unless otherwise noted.
- 22) All lots shall have adequate wastewater collection service.
- 23) A minimum distance of 10' shall be maintained between residential dwellings.
- 24) There are no pipeline easements within the platted area.
- 25) 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.
- 26) All visible easements and easements of records affecting these tracts as reflected upon City Planning Letter from StarTex Title Agency, LLC, G.F. Number 490070200002, dated March 17, 2020, shown hereon.

LINE	BEARING	DISTANCE
L1	S40°12'45"E	95.89'
L2	S35°30'58"E	234.92'
L3	S28°03'50"E	171.70'
L4	S27°05'02"E	206.89'
L5	S31°57'35"E	128.19'
L6	S41°56'20"E	110.35'
L7	S48°15'30"E	212.52'
L8	S48°56'27"E	206.40'
L9	S48°17'19"E	87.31'
L10	S02°06'43"E	68.64'
L11	S87°53'17"W	852.06'
L12	N02°12'43"W	1,228.25'
L13	N87°47'20"E	100.15'
L14	N02°12'43"W	386.37'
L15	N87°47'17"E	222.54'
L16	N02°06'43"W	3.89'
L17	N42°50'17"E	5.00'
L18	N87°53'17"E	444.28'
L19	N02°06'43"W	11.97'
L20	N87°41'44"E	110.20'
L21	N02°12'40"W	127.86'
L22	N87°53'17"E	100.66'
L23	N89°51'22"E	72.15'
L24	N26°58'56"E	20.00'
L25	N75°13'14"E	20.00'
L26	N19°46'37"E	23.08'
L27	N55°21'49"E	20.27'
L28	N87°53'17"E	85.21'
L29	N02°12'40"W	127.02'
L30	N87°47'17"E	123.73'
L31	N87°47'17"E	113.60'
L32	N87°53'17"E	422.84'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	50.00'	89°59'58"	78.54'	N47°12'41"W	70.71'	50.00'
C2	50.00'	89°54'00"	78.45'	N47°09'43"W	70.65'	49.91'
C3	25.00'	90°00'00"	39.27'	N0°00'00"W	35.36'	25.00'
C4	25.00'	44°04'06"	19.23'	N65°45'14"E	18.76'	10.12'
C5	50.00'	276°07'45"	240.97'	N01°47'04"E	66.83'	44.92'
C6	25.00'	52°03'40"	22.72'	N66°10'53"W	21.94'	12.21'
C7	25.00'	90°00'00"	39.27'	N42°47'17"E	35.36'	25.00'
C8	25.00'	59°32'00"	25.98'	N56°07'17"E	24.82'	14.30'
C9	50.00'	273°48'48"	238.95'	N14°44'19"W	68.32'	46.78'
C10	25.00'	34°16'48"	14.96'	N74°58'19"W	14.74'	7.71'
C11	25.00'	35°28'42"	15.48'	N70°08'56"E	15.23'	8.00'
C12	50.00'	160°51'23"	140.37'	N47°09'43"W	98.61'	296.51'
C13	25.00'	35°28'42"	15.48'	N15°31'58"E	15.23'	8.00'

**ANSERRA  
SEC 7**

**A SUBDIVISION OF 1131 ACRES OF LAND  
OUT OF THE  
ROBERT T. VAN SLYKE SURVEY, A-395  
AND THE  
JESSE BURDITT SURVEY, A-383  
FORT BEND COUNTY, TEXAS**

**46 LOTS      6 RESERVES      1 BLOCK**

**MARCH 2020**

DEVELOPER/OWNER:  
**VENTANA DEVELOPMENT  
KATY, LTD.**  
a Texas limited partnership  
410 BROOKS STREET  
SUGAR LAND, TEXAS 77478  
(713) 781-5553

PLANNER/ENGINEER/SURVEYOR:  
**JCD JONES | CARTER**  
Texas Board of Professional Engineers Registration No. 1-439  
6309 West Loop South, Suite 150 - Houston, TX 77057 - 713.777.5357  
TBPLS FIRM No. 10046104 SHEET 1 OF 2

We, Ventana Development Katy, Ltd., a Texas limited partnership, acting by and through Jim Grover, Vice-President, being an officer of Ventana Development Katy, Ltd., a Texas limited partnership owner hereinafter referred to as Owners of the 11.31 acre tract described in the above and foregoing map of ANSERRA SEC 7, 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 bays, 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 Ventana Development Katy, Ltd., a Texas limited partnership, has caused these presents to be signed by Jim Grover,

Vice-President, thereunto authorized, this 6 day of May, 2020.

Ventana Development Katy, Ltd.  
 a Texas limited partnership

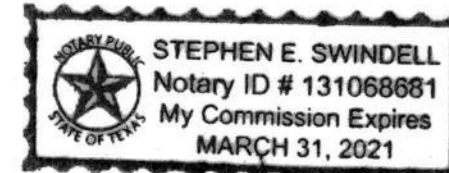
By: Jim Grover  
 Vice President

BEFORE ME, the undersigned authority, on this day personally appeared Jim Grover, Vice-President of Ventana Development Katy, Ltd., 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 6 day of May, 2020.

Notary Public in and for the State of Texas

Stephen E. Swindell  
 Print Name



My commission expires: March 31, 2021

I, John D. Barcellona, 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.

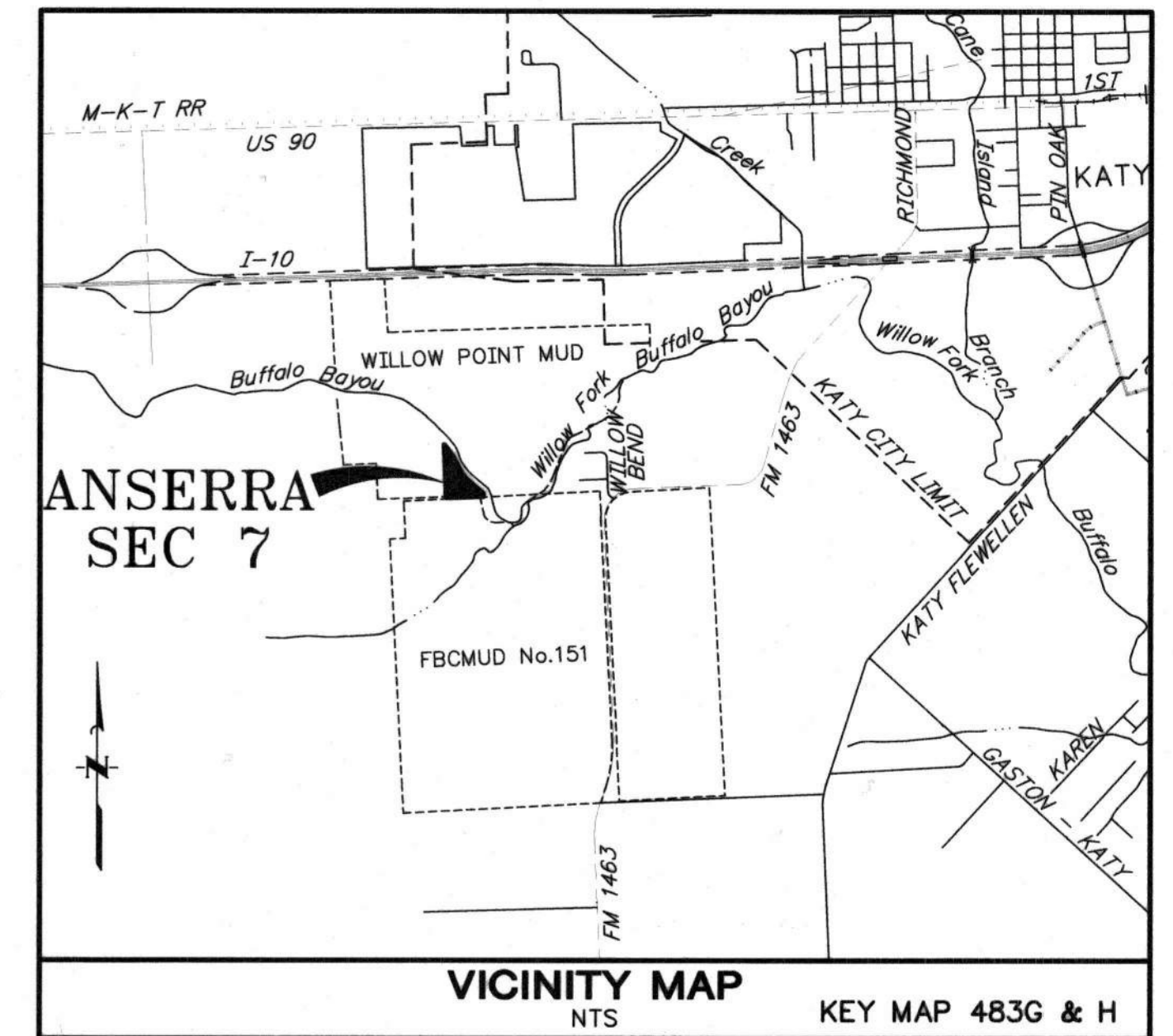


John Barcellona  
 John D. Barcellona, P.E.  
 Professional Engineer No. 97462

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  
 Chris D. Kalkomey  
 Texas Registration No. 5869



I, J. Stacy Slawinski, 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.

J. Stacy Slawinski, P.E.  
 Fort Bend County Engineer Date

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Vincent M. Morales, Jr.  
 Commissioner, Precinct 1

Grady Prestage  
 Commissioner, Precinct 2

KP George  
 County Judge

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

Ken R. Demerchant  
 Commissioner, Precinct 4

I, Laura Richard, County Clerk for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on \_\_\_\_\_, 2020 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 7**  
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 OUT OF THE  
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TBPLS FIRM No. 10046104 SHEET 2 OF 2