

PLAT RECORDING SHEET

PLAT NAME: Park at Anserra Sec 1

PLAT NO: _____

ACREAGE: 11.98

LEAGUE: W. W. Bains Survey

ABSTRACT NUMBER: A-385 and A-753

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: IDV DPEG Anserra, LLC

(DEPUTY CLERK)

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, IDV DPEG ANSERRA, LLC, a Texas Limited Liability Company, by Sealy IDV Anserra, LLC, a Georgia Limited Liability Company, by IDV ICC JV, LLC, a Texas Limited Liability Company, its manager by IDV Management Services, LLC, a Texas Limited Liability Company, its manager by Timothy C. Harrington, Manager, by Dhanani Investment Inc., a Texas Corporation acting by and through Nadyrshah Dhanani, President, hereinafter referred to as Owners of the 11.98 acre tract described in the above and foregoing map of Final Plat of Park At Anserra Sec 1, 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 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 shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, IDV DPEG Anserra, LLC, a Texas Limited Liability Company by Sealy IDV Anserra, LLC, a Georgia Limited Liability Company, by IDV ICC JV, LLC, a Texas Limited Liability Company, its manager by: IDV Management Services, LLC, a Texas Limited Liability Company, its manager by: Timothy C. Harrington, Manager, by Dhanani Investment Inc., a Texas Corporation acting and through Nadyrshah Dhanani, President thereunto authorized, this 22 day of July, 2022.

IDV DPEG Anserra, LLC, a Texas Limited Liability Company
By: Sealy IDV Anserra, LLC, a Georgia Limited Liability Company
By IDV ICC JV, LLC, a Texas Limited Liability Company, its manager
By: IDV Management Services, LLC, a Texas Limited Liability Company, its manager

By: Timothy C. Harrington, Manager
By: Dhanani Investment Inc., a Texas Corporation
By: Nadyrshah Dhanani, President

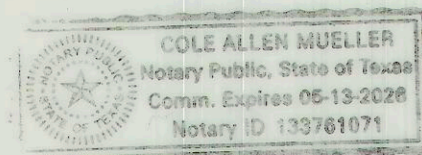
STATE OF TEXAS §
COUNTY OF Harris §

BEFORE ME, the undersigned authority, on this day personally appeared Nadyrshah Dhanani, President 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 22 day of July, 2022.

Notary Public in and for the State of Texas

Cole Mueller
Print Name
My commission expires: 5/13/26



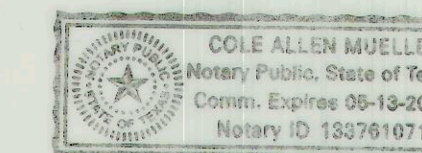
STATE OF TEXAS §
COUNTY OF Harris §

BEFORE ME, the undersigned authority, on this day personally appeared Timothy C. Harrington, Manager, 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 22 day of July, 2022.

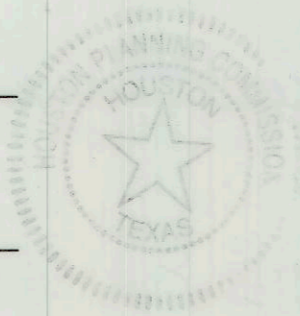
Notary Public in and for the State of Texas

Cole Mueller
Print Name
My commission expires: 5/13/26

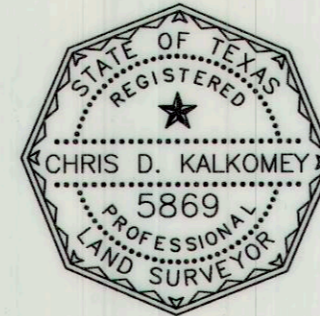


This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Final Plat of Park at Anserra Sec 1 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this 17 day of August, 2022.

By: Martha L. Stein, Chair
By: M. Sanny Gerza, Vice Chairman
By: Margaret Wallace Brown, AICP, PDU-A, Secretary

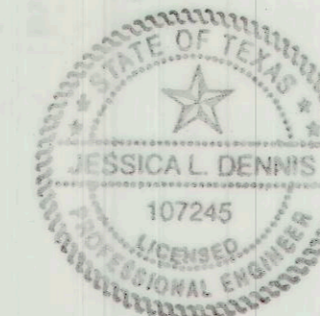


I, Chris D. Kalkomey, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes of 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.

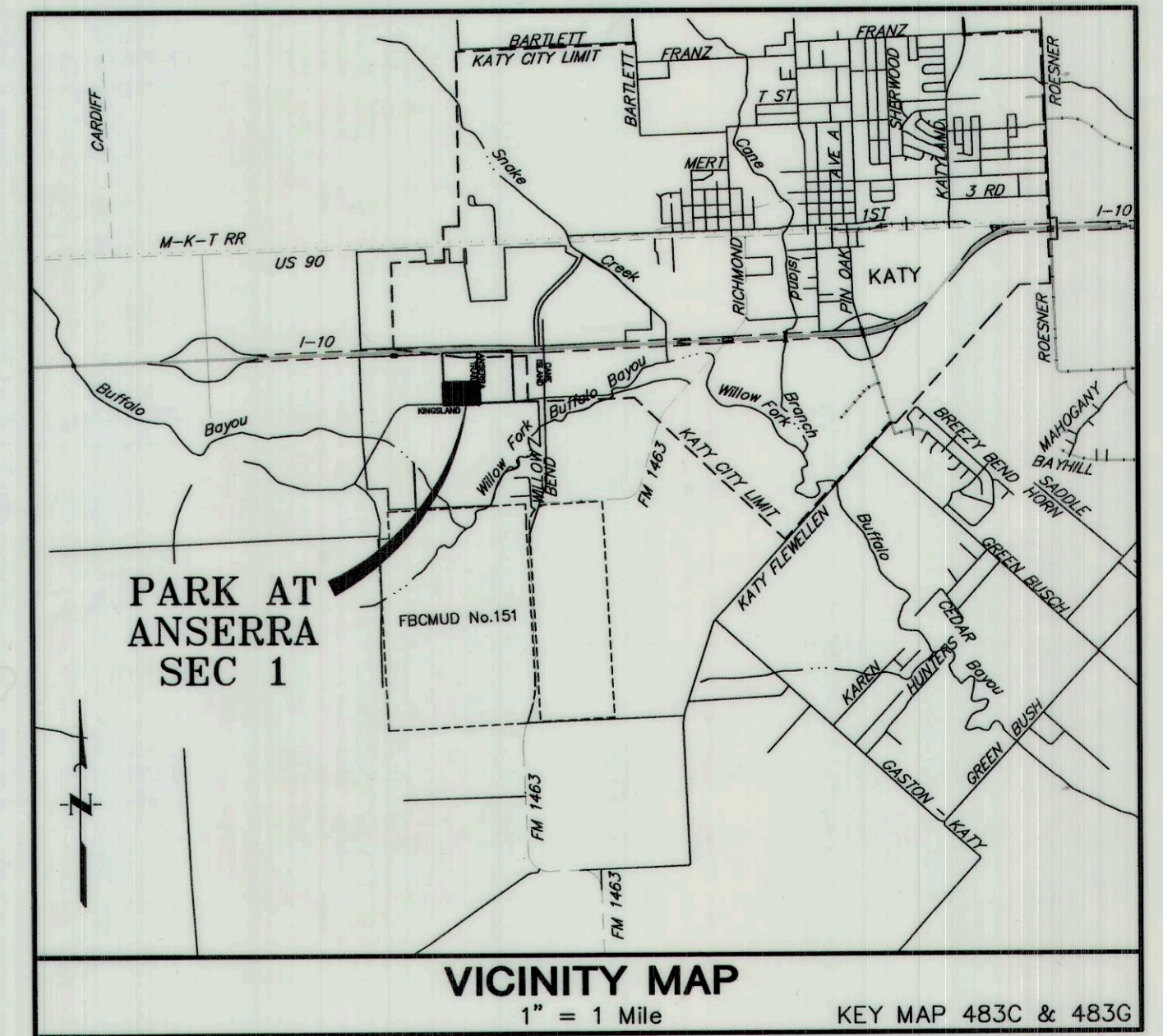


Chris D. Kalkomey
Registered Professional Land Surveyor
Texas Registration No. 5869

I, Jessica L. Dennis, 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.



Jessica L. Dennis, P.E.
Professional Engineer No. 107245



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

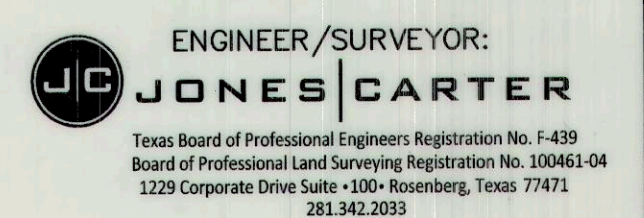
APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2022.

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

FINAL PLAT OF PARK AT ANSERRA SEC 1 A SUBDIVISION OF 11.98 ACRES OF LAND OUT OF THE W. W. BAINS SURVEY, A-385 W. W. BAINS SURVEY, A-753 FORT BEND COUNTY, TEXAS & WALLER COUNTY, TEXAS

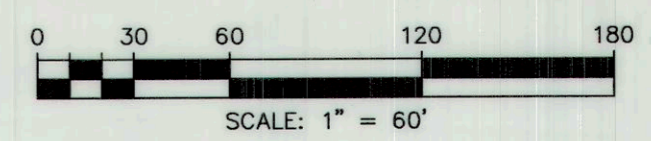
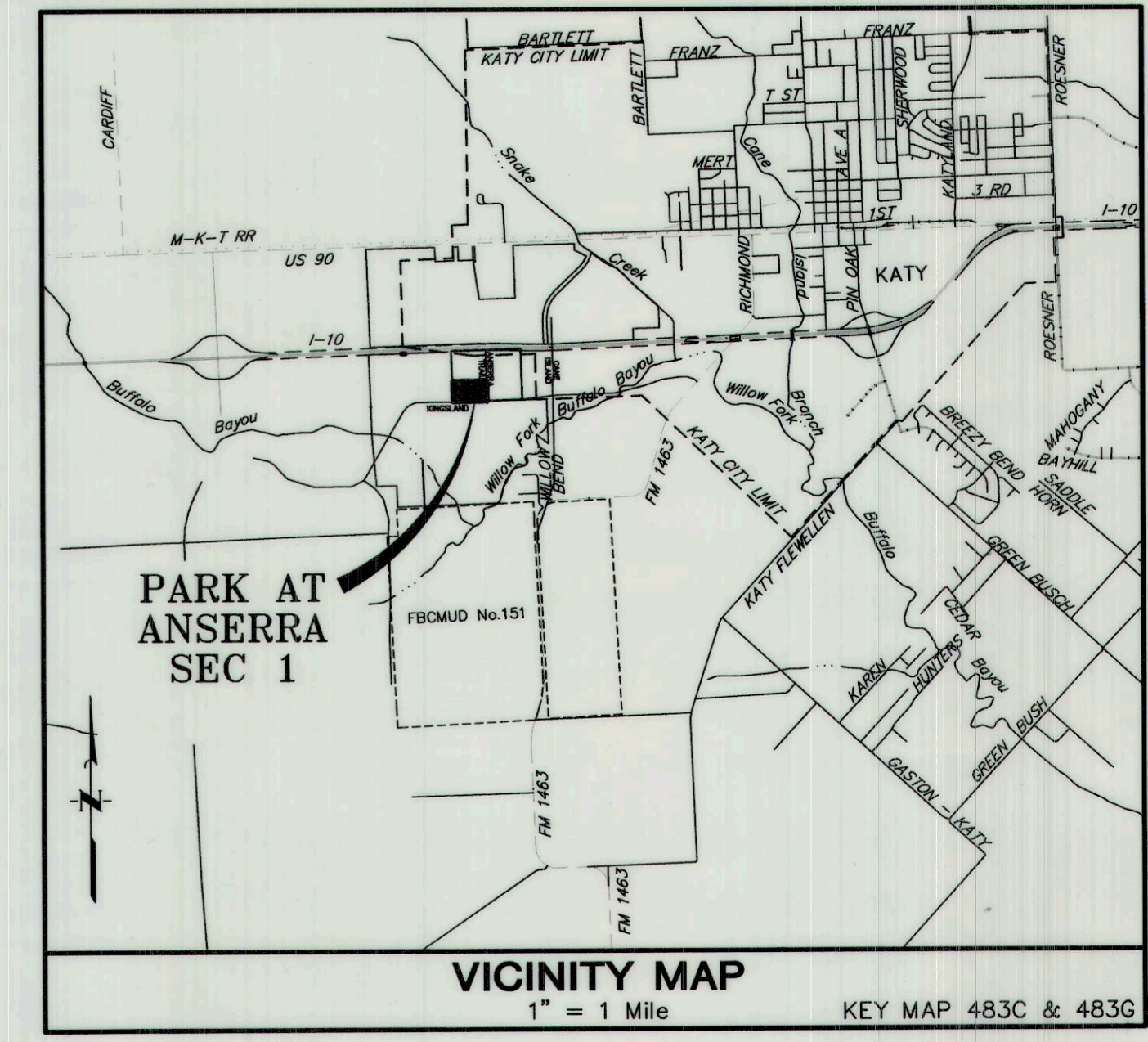
0 LOTS 1 RESERVE 1 BLOCK
JULY 2022

OWNER / DEVELOPER:
IDV DPEG ANSERRA, LLC,
a Texas Limited Liability Company
10375 RICHMOND AVENUE, SUITE 1950
HOUSTON, TX 77042
832-500-5202
jcoulter@idvllc.net



Line	Bearing	Distance
L1	N02°02'59"W	541.30'
L2	N02°07'14"W	522.49'
L3	S64°48'07"W	29.56'

DISTRICT NAMES	
FBC ASSISTANCE	N/A
WUD	WILLOW POINT MUD
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
	BROOKSHIRE KATY DRAINAGE DISTRICT
SCHOOL	KATY ISD
FIRE	ESD No. 2
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY



Y: 13,842,306.03
X: 2,962,277.04

ANSERRA DEVELOPERS, LP
CALLED 23.57 AC.
(EXHIBIT "A-2")
C.C.F. NO. 2021208682
O.P.R.F.B.C.T.

N87°52'46"E 964.33'

HWH REAL ESTATE HOLDING CO., #1, L.L.C.
CALLED 57.00 AC.
C.C.F. NO. 1999053097
O.P.R.F.B.C.T.

W.W. BAINS SURVEY ABSTRACT 385
(H.&T.C. RAILROAD COMPANY SURVEY, SECTION 126)
W.W. BAINS SURVEY ABSTRACT 753

WALLER COUNTY
FORT BEND COUNTY

RESTRICTED RESERVE [A]
Restricted to Detention
Purposes Only
11.98 AC
521,622 Sq Ft

ANSERRA DEVELOPERS, LP
CALLED 19.32 AC.
(EXHIBIT "A-1")
C.C.F. NO. 2021208682
O.P.R.F.B.C.T.

ANSERRA TRAIL (80' ROW)
C.C.F. NO. 20130212
P.R.F.B.C.T.

TBM "106053" is a cut "X" in a E-Inlet,
being +/- 12' west the west curb of
Anserra Trail also being +/- 10'
north of a storm manhole.
Elevation = 147.04'

5/8" IRON ROD FOUND W/CAP "COTTON"

1/2" IRON PIPE FOUND W/ CAP "KALKOMEY"

Y: 13,841,813.39
X: 2,963,286.71

- General Notes
- 1) AE "Aerial Easement"
 - 2) C.C.F. "County Clerk's File"
 - 3) D.R.F.B.C.T. "Deed Records, Fort Bend, County, Texas"
 - 4) Eas "Easement"
 - 5) IRF "Found 5/8 inch Iron Rod"
 - 6) No "Number"
 - 7) O.P.R.F.B.C.T. "Official Public Records, Fort Bend County, Texas"
 - 8) P.R.F.B.C.T. "Plat Records, Fort Bend, County, Texas"
 - 9) ROW "Right-of-Way"
 - 10) SSE "Sanitary Sewer Easement"
 - 11) Sq Ft "Square Feet"
 - 12) UE "Utility Easement"
 - 13) Vol - Pg "Volume and Page"
 - 14) [Symbol] "Block Number"
 - 15) [Symbol] "Set 3/4-inch Iron Rod With Cap Stamped "Quiddity" as Per Certification"
 - 16) [Symbol] "Temporary Bench Mark (TBM)"
- 2) All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility.
 - 3) All property is required to drain into the drainage easement through an approved drainage structure.
 - 4) This tract is located within the extraterritorial jurisdiction of the City of Houston ETJ, Fort Bend County, Willow Point MUD, Brookshire-Katy Drainage District, ESD, No. 2, Waller County Texas and Fort Bend County.
 - 5) Elevations shown hereon are based on NGS monument M 1506, being 3.8 miles West of Katy from junction of U.S. Highway 90 & Pin Oak Road, monument being 36 foot West of centerline of Pederson Road, also being 26 foot South-Southwest of end of a 32 inch pipe culvert, also being 13 foot South of a fence corner and power pole, also being 2 foot north-northeast of a fence. Access to datum point is through a 5 inch top cap, with a published elevation of 155.85' (NAVD 88).
 - 6) 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.
 - 7) This plat is located in lighting zone L23 according to the "Orders for Regulation of Outdoor Lighting".
 - 8) The coordinates shown hereon are Texas coordinate system of 1983, South Central Zone and may be brought to surface by applying the following combined scale 0.99988886.
 - 9) The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
 - 10) This plat was prepared from information by Charter Title Company, dated August 5, 2022, GF No. 2022-0291. The surveyor has not abstracted the subject tract.
 - 11) 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 owner's expense. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots 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 solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - 12) 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.
 - 13) Contours shown hereon are NAVD 88 datum.
 - 14) Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone based upon GPS observations.
 - 15) This tract lies within Zone "X" of the Flood Insurance Rate Map, Community No. 480840, Map Number 48473C0375E, Panel 0375, Suffix "E" dated February 18, 2009, and affected by LOMR Case No. 16-06-0935P dated September 30, 2016, for Waller County, Texas and incorporated areas.
 - 16) This plat is located in lighting zone L23.
 - 17) There are no pipelines or pipeline easements within this plat boundary.
 - 18) Willow Point MUD will be responsible for the maintenance of Restricted Reserve "A".
 - 20) The CPL mentions on a pipeline right-of-way easement filed for record under Fort Bend County Clerk's Vol. 227, Pg. 331.

FINAL PLAT OF PARK AT ANSERRA SEC 1

A SUBDIVISION OF 11.98 ACRES OF LAND
OUT OF THE
W. W. BAINS SURVEY, A-385
W. W. BAINS SURVEY, A-753
FORT BEND COUNTY, TEXAS
& WALLER COUNTY, TEXAS

0 LOTS 1 RESERVE 1 BLOCK

JULY 2022

OWNER / DEVELOPER:
IDV DPEG ANSERRA, LLC,
a Texas Limited Liability Company
10375 RICHMOND AVENUE, SUITE 1950
HOUSTON, TX 77042
832-500-5202
jcoulter@idvllc.com

ENGINEER/SURVEYOR:
JIC JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
Board of Professional Land Surveying Registration No. 108461-04
1320 Corporate Drive Suite 1100 - Rosenberg, Texas 77471
281.342.2033