

PLAT RECORDING SHEET

PLAT NAME: Park at Anserra Sec 2

PLAT NO: _____

ACREAGE: 44.89

LEAGUE: Robert T. Van Slyke Survey and W. W. Bains Survey

ABSTRACT NUMBER: A-407, A-395 and A-385, A-753

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 3

OWNERS: IDV DPEG Anserra, LLC and Sealy IDV 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 and through Nadyshah Dhanani, President, & 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, hereinafter referred to as Owners of the 44.89 acre tract described in the above and foregoing map of Final Plat of Park At Anserra Sec 2, 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, 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 Nadyshah 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: Nadyshah Dhanani, President

IN TESTIMONY WHEREOF, 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, thereunto authorized, this 22 day of July, 2022.

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

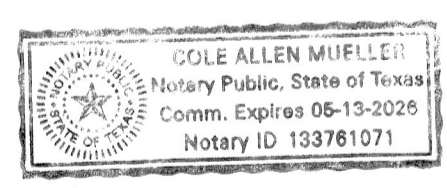
STATE OF TEXAS §
COUNTY OF Harris §
BEFORE ME, the undersigned authority, on this day personally appeared Nadyshah Dhanani, President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 22 day of July, 2022.

By: Cole Mueller
Notary Public in and for the State of Texas

Print Name: Cole Mueller

My commission expires: 5/17/26



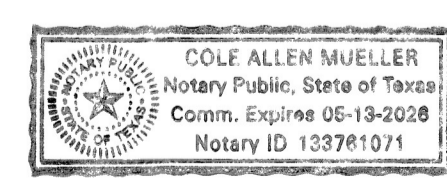
STATE OF TEXAS §
COUNTY OF Harris §
BEFORE ME, the undersigned authority, on this day personally appeared Timothy C. Harrington, Manager, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 22 day of July, 2022.

By: Cole Mueller
Notary Public in and for the State of Texas

Print Name: Cole Mueller

My commission expires: 5/17/26



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 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
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

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 2 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
Martha L. Stein or M. Sonny Garza
Chair Vice Chairman

By: Margaret Wallace Brown
Margaret Wallace Brown AICP, CNUA
Secretary

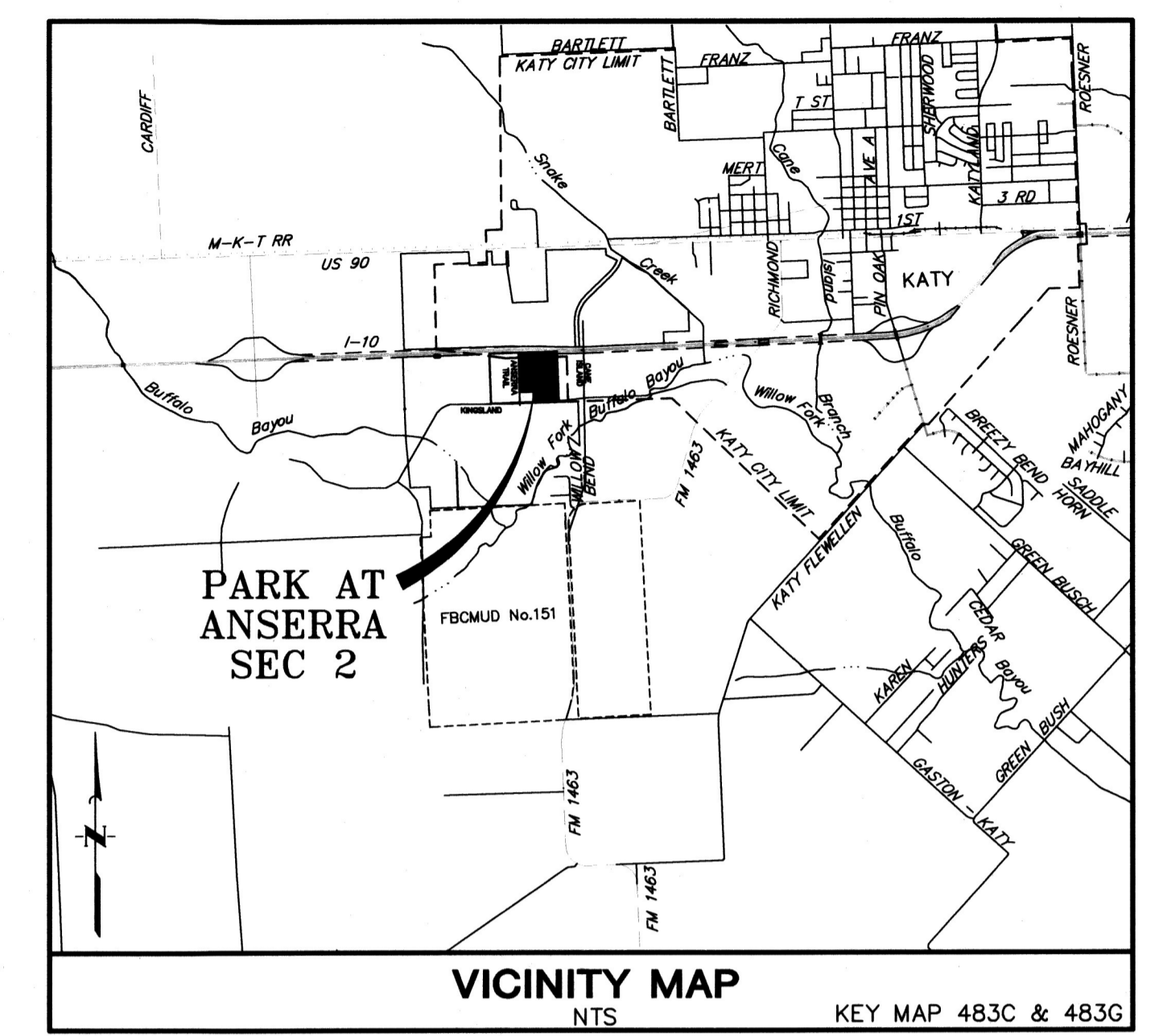
THE STATE OF TEXAS §
COUNTY OF FORT BEND §

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 _____, 2022 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.

By: Laura Richard
Laura Richard
Fort Bend County, Texas

By: _____
Deputy



I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plot 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 2 A SUBDIVISION OF 44.89 ACRES OF LAND OUT OF THE ROBERT T. VAN SLYKE SURVEY, A-407 ROBERT T. VAN SLYKE SURVEY, A-395 W. W. BAINS SURVEY, A-385 W. W. BAINS SURVEY, A-753 FORT BEND COUNTY, TEXAS & WALLER COUNTY, TEXAS

0 LOTS 3 RESERVES 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@dvlc.net

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

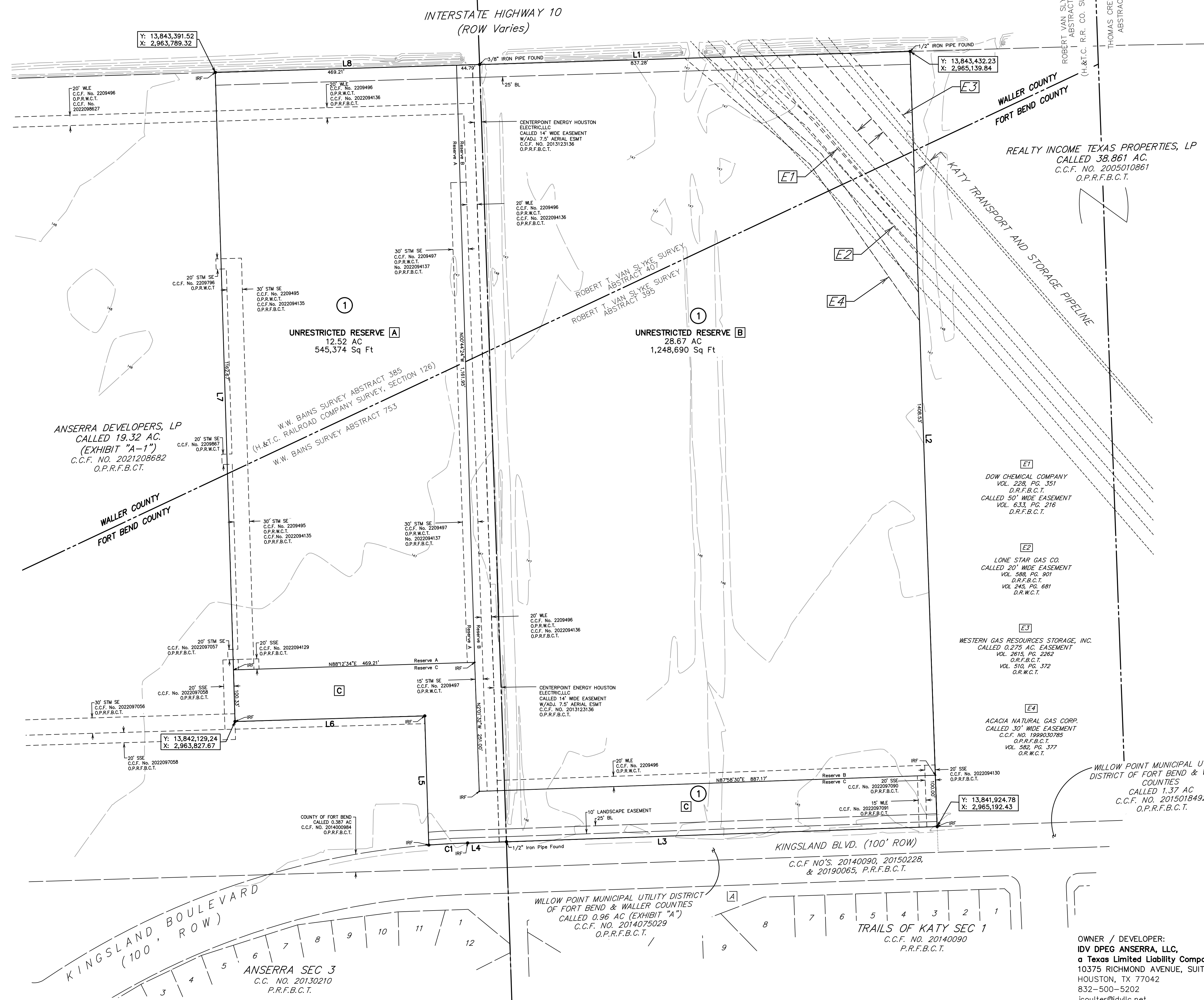
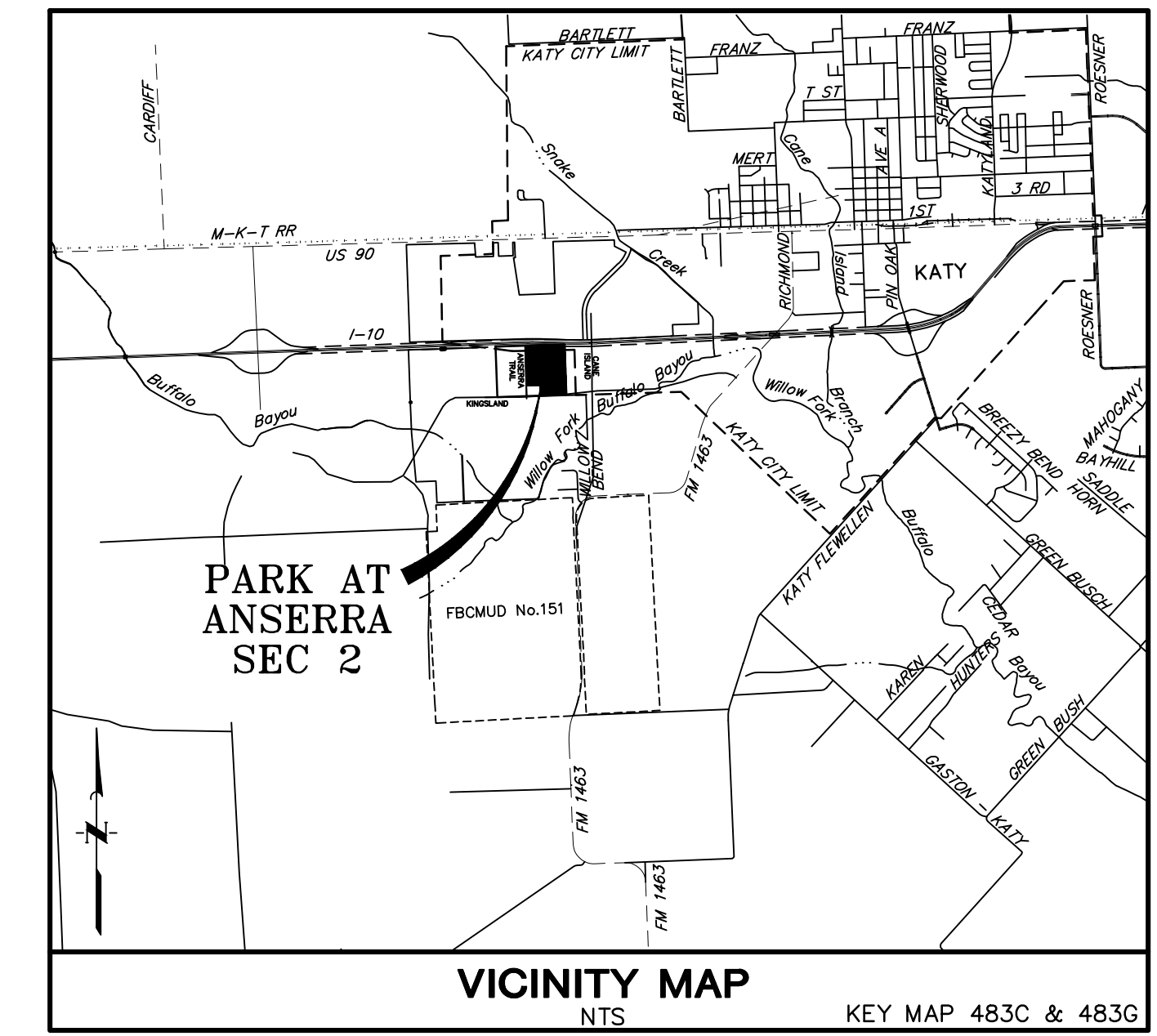
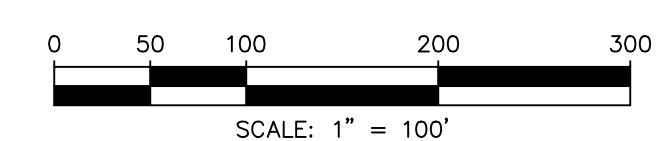
ENGINEER/SURVEYOR:
JD JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
Board of Professional Land Surveying Registration No. 100461-04
1229 Corporate Drive Suite 100, Rosenberg, Texas 77471
281.342.0033

Line	Bearing	Distance
L1	S88°15'32"W	837.28'
L2	N01°59'53"W	1,508.53'
L3	N87°58'29"E	837.78'
L4	N88°17'50"E	75.48'
L5	S01°47'21"E	251.26'
L6	N88°20'14"E	368.97'
L7	S01°44'24"E	1,263.00'
L8	S88°17'50"W	514.00'

Curve	Radius	Delta Angle	Arc Length	Chord Bearing	Chord Length	Tangent
C1	1,550.00'	0°47'49"	75.66'	N86°53'56"E	75.66'	37.84'

[C] RESTRICTED RESERVE "C"
 Restricted to Drainage
 Purposes Only
 3.70 AC
 161,351 Sq Ft

DISTRICT NAMES	
FBC ASSISTANCE	CAD NO. 7
W/OID	N/A
MUD	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



- General Notes
- 1) AE "Aerial Easement"
 - C.C.F. "County Clerk's File"
 - D.R.F.B.C.T. "Deed Records, Fort Bend, County, Texas"
 - Eas "Easement"
 - IRF "Found 5/8 inch Iron Rod"
 - No "Number"
 - O.P.R.F.B.C.T. "Official Public Records, Fort Bend County, Texas"
 - P.R.F.B.C.T. "Plot Records, Fort Bend, County, Texas"
 - ROW "Right-of-Way"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - UE "Utility Easement"
 - Vol "Volume and Page"
 - "Block Number"
 - "Set 3/4-inch Iron Rod With Cap Stamped "Quidity" as Per Certification"
- 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, CAD No. 7 and ESD, No. 2, Waller County Texas and Fort Bend County.
 - 5) Elevations shown herein are based on NGS Monument M 1506, with a published elevation of 155.65' (NAVD88).
 - 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 plot and on the contiguous right-of-way of all perimeter roads surrounding said plot, in accordance with the A.D.A.
 - 7) This plot is located in lighting zone L23 according to the "Orders for Regulation of Outdoor Lighting".
 - 8) The coordinates shown herein are Texas coordinate system of 1983, South Central Zone and may be brought to surface by applying the following combined scale 0.99988896.
 - 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 May 6, 2022 GF No. 2022-0292. 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 lot 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.
 - 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 herein are NAVD 88 datum.
 - 14) This tract lies within Zone "X" of the Flood Insurance Rate Map, Community No. 480640, 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.
- This tract also lies within Zone "X" of the Flood Insurance Rate Map, Community No. 480228, Map Number 481570040L, Panel 0040, Suffix "L" dated April 2, 2014, and affected by LOMR Case No. 16-06-1376P dated February 14, 2017, for Fort Bend County, Texas and incorporated areas.
- Zone "X" is defined as areas determined to be outside the 0.2% annual chance floodplain.
- 15) The pipelines and/or pipeline easements are as shown on this plat.
 - 16) The top of all floor slabs shall be a minimum of 149.6' above mean sea level (NAVD 88 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12 inches above any down gradient roadway or drainage restraint, whichever is higher.
 - 17) Willow Point MUD will be responsible for the maintenance of Restricted Reserve "C".
 - 18) Bearings shown herein are based on the Texas Coordinate System of 1983, South Central Zone based upon GPS observations.
 - 19) The CPL mentions on a blanket pipeline right-of-way easement, in favor of The Dow Chemical Co., filed for record under Fort Bend County Clerk's Vol. 227, Pg. 331.

FINAL PLAT OF PARK AT ANSERRA SEC 2

A SUBDIVISION OF 44.89 ACRES OF LAND
 OUT OF THE
 ROBERT T. VAN SLYKE SURVEY, A-407
 ROBERT T. VAN SLYKE SURVEY, A-395
 W. W. BAINS SURVEY, A-385
 W. W. BAINS SURVEY, A-753
 FORT BEND COUNTY, TEXAS
 & WALLER COUNTY, TEXAS

0 LOTS 3 RESERVES 1 BLOCK

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

JULY 2022

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

JONES CARTER
 ENGINEER/SURVEYOR:
 Texas Board of Professional Engineers Registration No. F-439
 Board of Professional Land Surveying Registration No. 120465-04
 1229 Corporate Drive Suite 100+ Roseberg, Texas 77471
 281.342.2033