WALLER COUNTY

J. Ross McCall, P.E.
County Engineer

MEMORANDUM

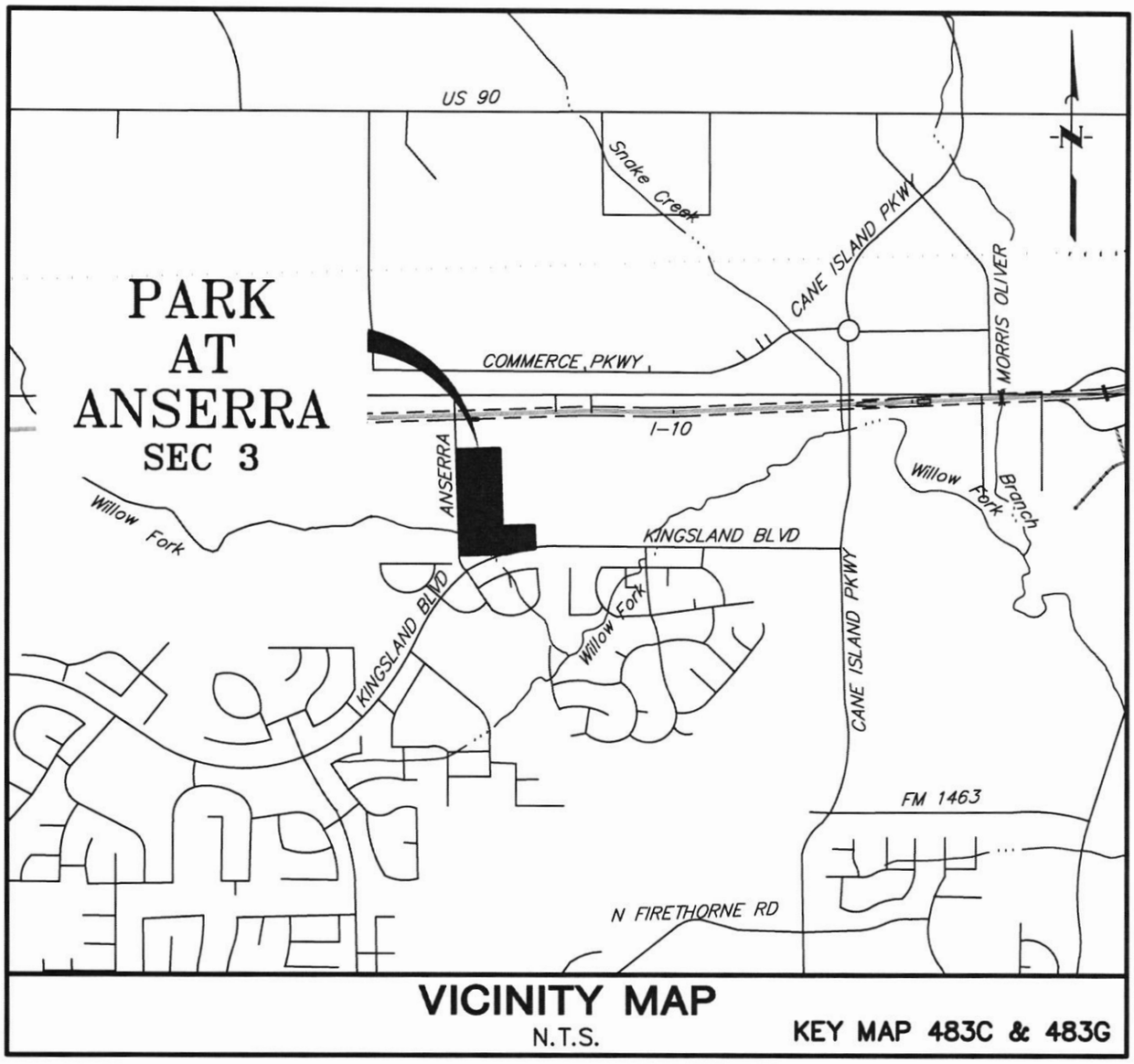
To: Honorable Commissioners' Court

Item: Final Plat Approval-Park at Anserra Section 3

Date: October 28, 2026

Background
Final Plat of Park at Anserra Section 2 Subdivision which consists of 15.24 acres will include 1 Block, and 2 Reserves in Precinct 2.

Staff Recommendation
Approve Plat



VICINITY MAP
N.T.S.

KEY MAP 483C & 483G

FINAL PLAT OF PARK AT ANSERRA SECTION 3

A SUBDIVISION OF 15.24 ACRES OF LAND OUT OF THE W. W. BAINS SURVEY, A-753 &A-385

FORT BEND COUNTY, TEXAS & WALLER COUNTY, TEXAS

2 RESERVES **1 BLOCKS**

SEPTEMBER 2026

DATE: SEPTEMBER 2026 SCALE = NTS SHEET 1A OF 1	PARK AT ANSERRA SECTION 3	OWNER DPEG BTR ANSERRA, LP., a Texas limited partnership 1133 FOUNTAIN LAKE DRIVE STAFFORD, TX 77477 832.500.5202 development@dhananipeg.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 dmorales@quiddity.com

K:\18085\18085-0001-01 Territory at Kingsland\2 Design Phase\Planning\Territory at Kingsland- PLAT.dwg Sep 28, 2026 - 4:01pm dmorales

BS

STATE OF TEXAS §

COUNTIES OF FORT BEND AND WALLER §

A METES & BOUNDS description of a 15.24 acre tract of land in the W. W. Bains Survey, Abstract 385, Waller County, Texas and the W. W. Bains Survey, Abstract 753, Fort Bend County, Texas, being that certain called 15.24 acre tract recorded under County Clerk's File Number 2024016787, Official Public Records, Fort Bend County, Texas, with all bearings based upon the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations of NGS Triangulation Station "Brookshire";

Commencing at a 5/8 inch iron rod with cap marked "Jones | Carter" found for the northwest corner of the residue of an adjoining called 19.32 acre tract recorded under County Clerk's File Number 2021208682, Official Public Records, Fort Bend County, Texas, and for the upper northeast corner of the adjoining Anserra Trail and Kingsland Boulevard Street Dedication, according to map or plat thereof recorded under Plat Number 20130212, Plat Records, Fort Bend County, Texas, and being in the south right-of-way line of Interstate Highway 10;

Thence South 00 degrees 08 minutes 25 seconds East, along the east right-of-way of Anserra Trail (width varies), same being the west line of the residue of said adjoining called 19.32 acre tract 300.11 feet;

Thence South 02 degrees 02 minutes 59 seconds East continuing along said line, 75.00 feet to the northwest corner and Place of Beginning of the herein described tract, same being the northwest corner of said called 15.24 acre tract;

Thence North 88 degrees 17 minutes 50 seconds East along the upper north line of the herein described tract, same being the upper north line of said called 15.24 acre tract and the south line of the residue of said adjoining called 19.32 acre tract, 476.78 feet to the upper northeast corner of the herein described tract, same being the upper northeast corner of said called 15.24 acre tract and the southeast corner of the residue of said called 19.32 acre tract, being in the west line of Unrestricted Reserve "A" in Block 1 of the adjoining Park at Anserra Sec 2, according to map or plat thereof, recorded under Plat Number 20220216, Plat Records, Fort Bend County, Texas;

Thence South 01 degree 44 minutes 24 seconds East along the upper east line of the herein described tract, same being the upper east line of said called 15.24 acre tract, the west line of said adjoining Unrestricted Reserve "A", and the upper west line of Restricted Reserve "C" in Block 1 of said adjoining Park at Anserra Sec 2, 888.00 feet to a reentry corner of the herein described tract, same being a reentry corner of said called 15.24 acre tract, and the upper southwest corner of said adjoining Restricted Reserve "C";

Thence North 88 degrees 20 minutes 14 seconds East along the lower north line of the herein described tract, same being the lower north line of said called 15.24 acre tract and the upper south line of said adjoining Restricted Reserve "C", 368.97 feet to the lower northeast corner of the herein described tract, same being the lower northeast corner of said called 15.24 acre tract, and a reentry corner of said adjoining Restricted Reserve "C";

Thence South 01 degree 47 minutes 21 seconds East along the lower east line of the herein described tract, same being the lower east line of said called 15.24 acre tract and the lower west line of said adjoining Restricted Reserve "C", 251.26 feet to the southeast corner of the herein described tract, same being the southeast corner of said called 15.24 acre tract and the lower southwest corner of said adjoining Restricted Reserve "C", being in the north right-of-way line of Kingsland Boulevard (100-foot wide), also being a point in a non-tangent curve to the left;

Thence along the south line of the herein described tract, same being the south line of said called 15.24 acre tract and the north right-of-way line of Kingsland Boulevard with said non-tangent curve to the left, having a central angle of 11 degrees 47 minutes 45 seconds, an arc length of 319.10 feet, a radius of 1,550.00 feet, and a chord bearing South 79 degrees 36 minutes 09 seconds West, 318.54 feet to an angle point in the south line of the herein described tract and said called 15.24 acre tract, being the east corner of an adjoining called 1.16 acre tract recorded under County Clerk's File Number 2023020227, Official Public Records, Fort Bend County, Texas;

Thence South 88 degrees 17 minutes 50 seconds West continuing along the south line of the herein described tract, same being the south line of said called 15.24 acre tract and the north line of said adjoining called 1.16 acre tract, 524.64 feet to the southwest corner of the herein described tract, same being the southwest corner of said called 15.24 acre tract and the northwest corner of said adjoining called 1.16 acre tract, being in the east right-of-way line of Anserra Trail (80-foot wide);

Thence North 02 degrees 02 minutes 59 seconds West along the west line of the herein described tract, same being the west line of said called 15.24 acre tract and the east right-of-way line of Anserra Trail, 1,187.69 feet to the Place of Beginning and containing 15.24 acres of land, more or less.

DATE: SEPTEMBER 2026	PARK AT ANSERRA SECTION 3	OWNER DPEG BTR ANSERRA, LP., a Texas limited partnership 1133 FOUNTAIN LAKE DRIVE STAFFORD, TX 77477 832.500.5202 development@dhananipeg.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 dmorales@quiddity.com
SCALE = NTS			
SHEET 1B OF 1			

K:\18085\18085-0001-01 Territory at Kingsland\2 Design Phase\Planning\Territory at Kingsland- PLAT.dwg Sep 28, 2026 - 4:03pm dmorales

BS

Legend

AC . . . . . ."Acres"
BL . . . . . ."Building Line"
ESMT . . . . . ."Easement"
E.T.J . . . . . ."Extraterritorial Jurisdiction"
C.C.F. . . . . "County Clerk's File"
I.R.F. . . . . ."Found 5/8" iron rod with cap stamped "Quiddity Eng. Property Corner"
No. . . . . ."Number"
O.P.R.W.C.T. . . ."Official Public Records, Waller 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"
Sq. Ft. . . . . ."Square Feet"
SSE . . . . . ."Sanitary Sewer Easement"
STM SE . . . . ."Storm Sewer Easement"
UE . . . . . "Utility Easement"
VOL._, PG._. . ."Volume, and Page"
WLE . . . . . ."Waterline Easement"
(1) . . . . . ."Block Number"
● . . . . . :"Set 3/4-inch iron rod (with Cap Stamped "Quiddity Eng. Property Corner") as per Certification"

General Notes

1. All coordinates shown are grid based on the Texas Coordinate System, South Central Zone, and may be converted to surface by dividing by the combined scale factor of 0.99988896.
2. All bearings are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
3. New development within the subdivision plat shall obtain a storm water quality permit before the issuance of any development permits.
4. 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.
5. Structures built on lots in the designated flood plain shall be elevated to two (2) feet or more above the 500-year floodplain elevation, in the 100-year floodplain. Within the 500-year, these structures must be elevated to one (1) foot above the 500-year floodplain level. No development permits will be issued in a Flood Hazard Area below the base flood elevation (B.F.E.) Contact the County Engineer's office for specific information.
6. Right-of-way easements for widening streets or improving drainage shall be maintained by the landowner until all street or drainage improvements are actually constructed on the property. The county has the right at any time to take possession of any street widening easement for construction, improvement or maintenance.
7. The building of all streets, bridges or culverts is the responsibility of the owners in accordance with the plans prescribed by the Commissioners Court. The Commissioners Court assumes no obligation to build or maintain any of the streets shown on the plat or constructing any of the bridges or drainage improvements. Upon completion of all obligations by the developer and written approval from the Commissioners Court, the County will assume full responsibility for maintenance of the public streets. The county will assume no responsibility for the drainage ways or easements in the subdivision, other than those draining or protecting the streets. The County assumes no responsibility for the accuracy of representations by other parties on the plat. Flood plain data, in particular, may change depending on subsequent development. The owners of land covered by this plat must install at their own expense all traffic control devices and signage that may be required before the streets in the subdivision have finally been accepted for maintenance by the county. The property subdivided herein is further restricted in its use as specified under the terms and conditions of restrictions filed separately. A copy of said restrictions will be furnished by aforesaid DPEG BTR ANSERRA, LP. a Texas limited partnership, to the purchaser of each and every lot in the subdivision prior to culmination of each sale include certification that the subdivider has complied with the requirements of section 232.032 and that:
   (a)the water quality and connections to the lots meet, or will meet, the minimum state standards;
   (b)sewer connections to the lots or septic tanks meet, or will meet, the minimum requirements of state standards;
   (c)electrical connections provided to the lot meet, or will meet, the minimum state standards; and
   (d)gas connections, if available, provided to the lot meet, or will meet, the minimum state standards.
8. With respect to recorded instruments within this plat, surveyor relied on City Planning Letter issued by Fidelity National Title Company, G.F. No. FAHCS26009691, Dated August 4, 2026.
9. Elevations shown hereon on 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 logo cap, with a published elevation of 155.65' (NAVD 88).
10. No pipelines or pipeline easements exist within the boundaries of this plat.
11. Unless otherwise indicated, the building lines (B.L.) 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, which may be amended from time to time.

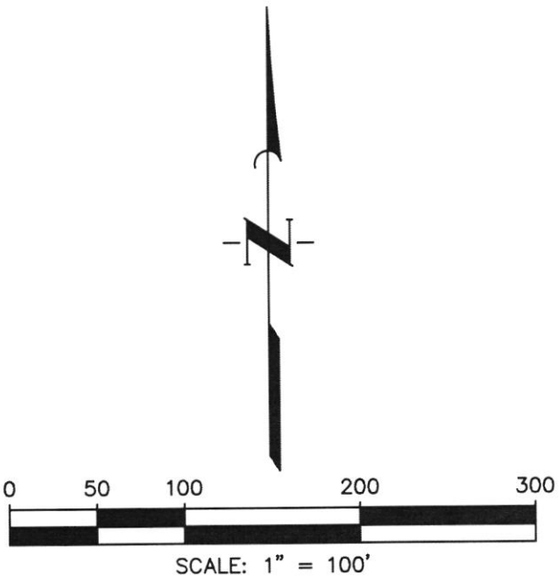
DATE: SEPTEMBER 2026 SCALE = NTS SHEET 1C OF 1	PARK AT ANSERRA SECTION 3	OWNER DPEG BTR ANSERRA, LP., a Texas limited partnership 1133 FOUNTAIN LAKE DRIVE STAFFORD, TX 77477 832.500.5202 development@dhananipeg.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 dmorales@quiddity.com

K:\18085\18085-0001-01 Territory at Kingsland\2 Design Phase\Planning\Territory at Kingsland- PLAT.dwg Sep 30, 2026 - 8:01am dmorales

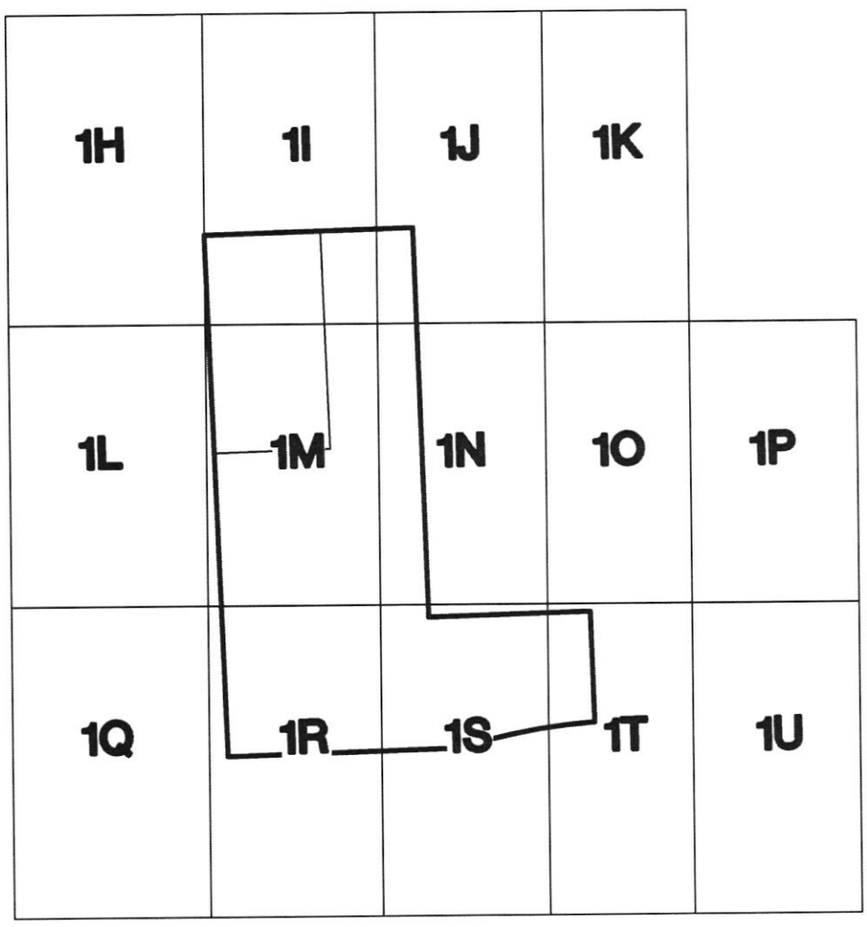
UNRESTRICTED RESERVE [A]
3.02 AC
131,652 Sq. Ft.

UNRESTRICTED RESERVE [B]
12.22 AC
532,033 Sq. Ft.

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1,550.00'	11°47'45"	319.10'	S79°36'09"W	318.54'	160.12'



SCALE: 1" = 100'



DATE: SEPTEMBER 2026 SCALE = NTS SHEET 1D OF 1	PARK AT ANSERRA SECTION 3	OWNER DPEG BTR ANSERRA, LP., a Texas limited partnership 1133 FOUNTAIN LAKE DRIVE STAFFORD, TX 77477 832.500.5202 development@dhananipeg.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 dmorales@quiddity.com

K:\18085\18085-0001-01 Territory at Kingsland\2 Design Phase\Planning\Territory at Kingsland- PLAT.dwg Sep 28, 2026 - 4:16pm dmorales

BS

STATE OF TEXAS §

COUNTY OF WALLER §

We, DPEG BTR ANSERRA, LP., a Texas limited partnership, acting by and through Nadyrshah Dhanani, Authorized Signer, owner, hereinafter referred to as Owners of the 15.24 acre tract described in the above and foregoing map of Park at Anserra Sec 3, 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, all of the property subdivided in the above and foregoing plat shall be restricted in its use, which restrictions shall run with the title to the property and shall be enforceable at the option of Waller County, by Waller County, or any citizen thereof, by injunction as follows:

1. That drainage of septic tanks into roads, streets, alleys or public ditches, streams, ect., either directly or indirectly is strictly prohibited.
2. All stock animals, horses and fowl, shall be fenced in and not allowed to run at large in the subdivision.
3. Drainage structures under private drives shall have a new drainage opening area of sufficient size to permit the free flow of water without backwater and shall be a minimum of one and one quarter (1-1/4) square feet (15" diameter pipe) reinforced concrete pipe, unless specified by the County Road Administrator or County Engineer. Culverts and bridges must be used for all driveway and/or walks, although dip-style driveways are encouraged where appropriate.
4. Property owners will obtain Development Permits/Permit Exemptions from the County Flood Plain Administrator for all development.
5. There are no underground pipelines within the confines of the subdivision except as shown on the plat.
6. There shall be no sanitary sewer systems or any water well constructed within 50 feet of any lot line that does not adjoin with a public road.

IN TESTIMONY WHEREOF, the DPEG BTR ANSERRA, LP., a Texas limited partnership, has caused these presents to be signed by Nadyrshah Dhanani, Authorized Signer, thereunto authorize this 22 day of September, 2026.

DPEG BTR ANSERRA, LP.,
a Texas limited partnership

By: _____
Nadyrshah Dhanani
Authorized Signer

DATE: SEPTEMBER 2026 SCALE = NTS SHEET 1E OF 1	PARK AT ANSERRA SECTION 3	OWNER DPEG BTR ANSERRA, LP., a Texas limited partnership 1133 FOUNTAIN LAKE DRIVE STAFFORD, TX 77477 832.500.5202 development@dhananipeg.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 dmorales@quiddity.com

K:\18085\18085-0001-01 Territory at Kingsland\2 Design Phase\Planning\Territory at Kingsland- PLAT.dwg Sep 18, 2026 - 11:00am dmorales

STATE OF TEXAS §

COUNTY OF Fort Bend §

BEFORE ME, the undersigned authority, on this day personally appeared Nadyrshah Dhanani, Authorized Signer, 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 September, 2026

Notary Public in and for the State of Texas

Tasha Thompson-Scott
Print Name

TASHA THOMPSON-SCOTT
Notary Public, State of Texas
Comm. Expires 08-14-2030
Notary ID 132837475

My commission expires: 08/14/2030

BROOKSHIRE–KATY DRAINAGE DISTRICT PERMIT NO. 01409 - 2026-60

APPROVED BY THE BOARD OF SUPERVISORS ON 07.13.2026
DATE

PRESIDENT

SECRETARY

DISTRICT ENGINEER

THE ABOVE HAVE SIGNED THESE PLANS AND/OR PLAT BASED ON THE RECOMMENDATION OF THE DISTRICT'S ENGINEER WHO HAS REVIEWED ALL SHEETS PROVIDED AND FOUND THEM TO BE IN GENERAL COMPLIANCE WITH THE DISTRICT'S "RULES, REGULATIONS, AND GUIDELINES". THIS APPROVAL IS ONLY VALID FOR THREE HUNDRED SIXTY–FIVE (365) CALENDAR DAYS. AFTER THAT TIME RE–APPROVAL IS REQUIRED. PLEASE NOTE, THIS DOES NOT NECESSARILY MEAN THAT ALL THE CALCULATIONS PROVIDED IN THESE PLANS AND/OR PLATS HAVE BEEN COMPLETELY CHECKED AND VERIFIED. PLANS SUBMITTED HAVE BEEN PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TEXAS AND PLAT HAS BEEN SIGNED AND SEALED BY A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF TEXAS, WHICH CONVEYS THE ENGINEER'S AND/OR SURVEYOR'S RESPONSIBILITY AND ACCOUNTABILITY.

Certificate of Surveyor

This is to certify that I, Chris D. Kalkomey, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground; and that all block corners, lot corners and permanent referenced monuments have been set, that permanent control points will be set at completion of construction and that this plat correctly represents that survey made by me.

No Portion of this subdivision lies within the boundaries of any municipality's corporate city limits, or area of extra territorial jurisdiction.

No portion of this subdivision lies within the boundaries of the 1% annual chance (100 year) floodplain as delineated on Waller County FIRM Map #48473C0375E dated 2/18/2009 and Fort Bend County FIRM Map #48157C0040L dated 4/02/2014.

No portion of this subdivision lies within the boundaries of the 0.2% annual chance (500 year) floodplain as delineated on Fort Bend County FIRM Map #48157C0040L dated 4/02/2014 and Waller County FIRM Map #48473C0375E dated 2/18/2009.

STATE OF TEXAS
REGISTERED
CHRIS D. KALKOMEY
5869
PROFESSIONAL
LAND SURVEYOR

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

DATE: SEPTEMBER 2026 SCALE = NTS SHEET 1F OF 1	PARK AT ANSERRA SECTION 3	OWNER DPEG BTR ANSERRA, LP., a Texas limited partnership 1133 FOUNTAIN LAKE DRIVE STAFFORD, TX 77477 832.500.5202 development@dhananipeg.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 dmorales@quiddity.com

K:\18085\18085-0001-01 Territory at Kingsland\2 Design Phase\Planning\Territory at Kingsland– PLAT.dwg Sep 16, 2026 – 10:53am dmorales

I, Natasha M. Fuller, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements for Waller county and is in compliance with the County's regulations and will all generally accepted engineering standards.

STATE OF TEXAS
NATASHA M. FULLER
128635
REGISTERED
PROFESSIONAL ENGINEER

Natasha M. Fuller, PE
Professional Engineer No. 128635

I, J. Ross McCall, County Engineer of Waller County, Certify that the Plat of this subdivision complies with all existing rules and regulations of Waller County.

No construction or other development within this subdivision may begin until all Waller County permit requirements have been met.

Date

J. Ross McCall, PE.
County Engineer

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Park at Anserra Sec 3 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 5th day of October, 2026

By: _____
Lisa M. Clark or M.Sonny Garza
Chair Vice Chairman

By: _____
Vonn Tran
Secretary

HOUSTON PLANNING COMMISSION
HOUSTON
TEXAS

STATE OF TEXAS §
COUNTY OF WALLER §

I, Debbie Hollan, County Clerk in and for Waller County, hereby certify that the foregoing instrument with its certificate of authentication was filed for recordation in my office on _____, 20__, at _____ o'clock __M in File No. _____ of the Official Public Records of Waller County. Witness my hand and seal of office, at Hempstead, Texas, the day and date last above written.

Debbie Hollan
Waller County, Texas

By: _____
Deputy

CERTIFICATE OF COMMISSIONERS COURT
APPROVED by the Commissioners' Court of Waller County, Texas, this _____ day of _____, 20__.

Carbett "Trey" J. Duhon III
County Judge

John A. Amsler
Commissioner, Precinct 1

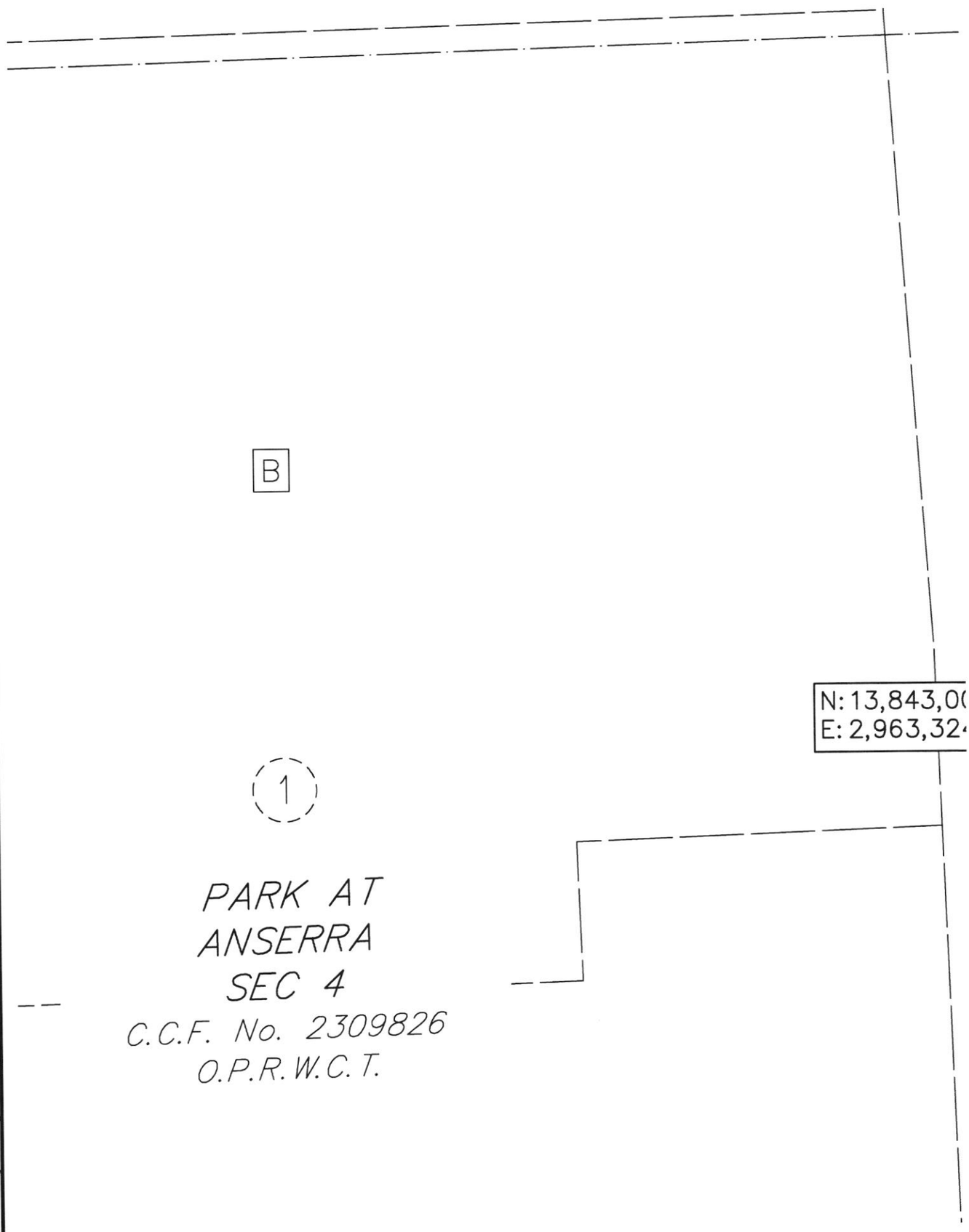
Walter E. Smith, PE, RPLS
Commissioner, Precinct 2

Kendric D. Jones
Commissioner, Precinct 3

Justin Beckendorff
Commissioner, Precinct 4

DATE: SEPTEMBER 2026 SCALE = NTS SHEET 1G OF 1	PARK AT ANSERRA SECTION 3	OWNER DPEG BTR ANSERRA, LP., a Texas limited partnership 1133 FOUNTAIN LAKE DRIVE STAFFORD, TX 77477 832.500.5202 development@dhananipeg.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 dmorales@quiddity.com

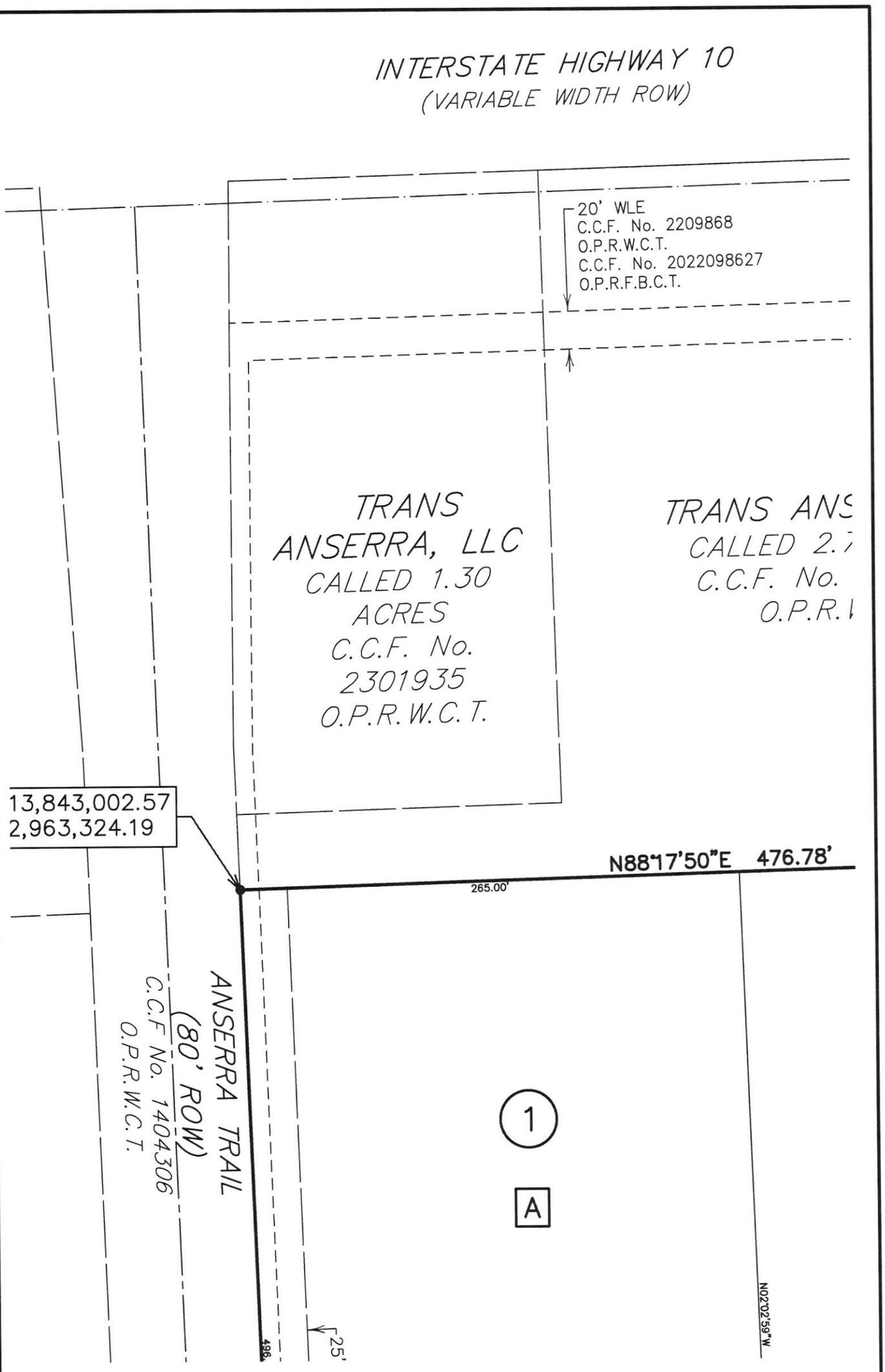
K:\18085\18085-0001-01 Territory at Kingsland\2 Design Phase\Planning\Territory at Kingsland- PLAT.dwg Sep 16, 2026 - 10:53am dmorales



DATE: SEPTEMBER 2026 SCALE NTS SHEET 1H OF 1	PARK AT ANSERRA SECTION 3	OWNER DPEG BTR ANSERRA, LP., a Texas limited partnership 1133 FOUNTAIN LAKE DRIVE STAFFORD, TX 77477 832.500.5202 development@dhananipeg.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 dmorales@quiddity.com

K:\18085\18085-0001-01 Territory at Kingsland\2 Design Phase\Planning\Territory at Kingsland- PLAT.dwg Sep 28, 2026 - 4:19pm dmorales

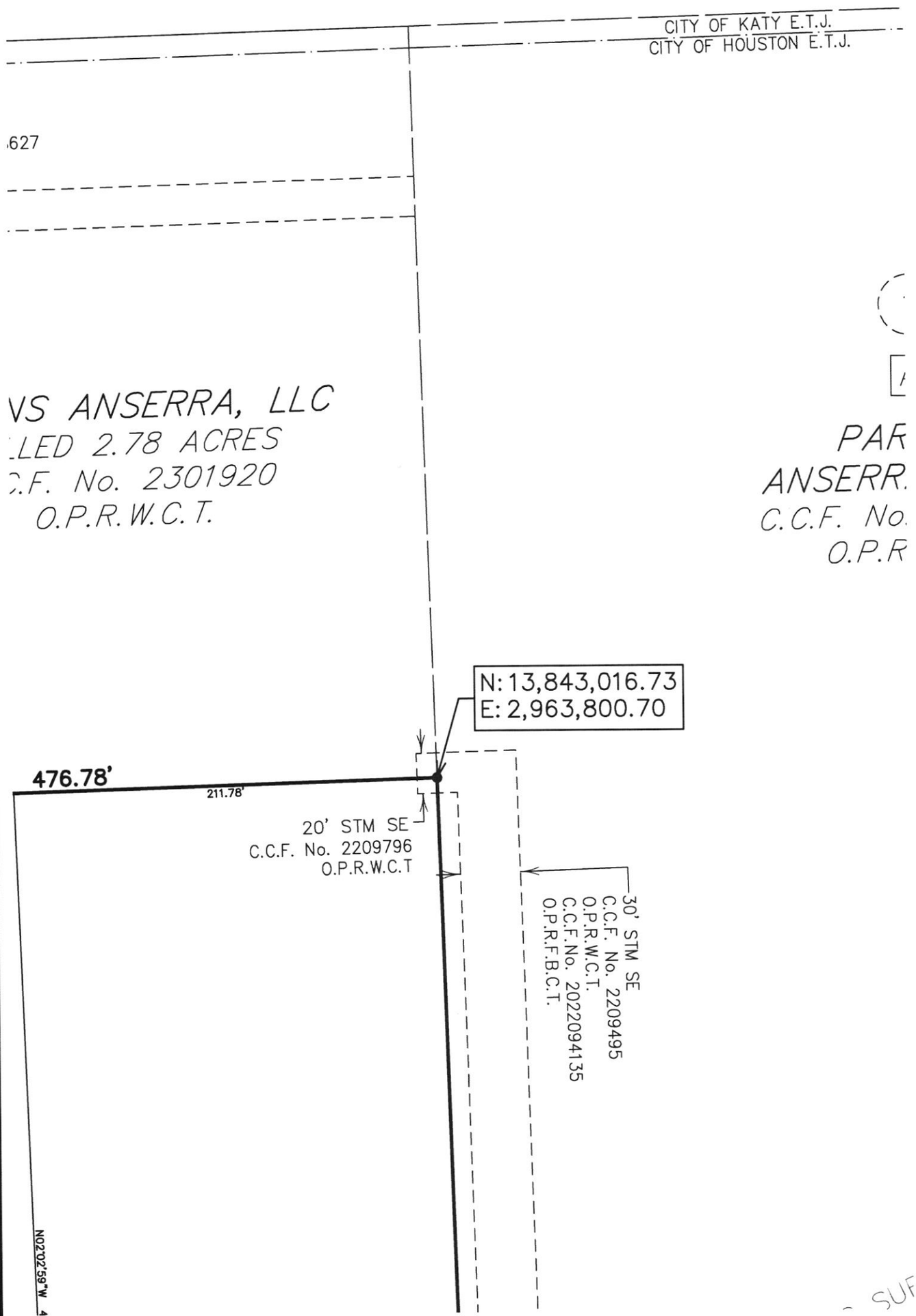
BS



DATE: SEPTEMBER 2026 SCALE NTS SHEET 11 OF 1	PARK AT ANSERRA SECTION 3	OWNER DPEG BTR ANSERRA, LP., a Texas limited partnership 1133 FOUNTAIN LAKE DRIVE STAFFORD, TX 77477 832.500.5202 development@dhananipeg.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 dmorales@quiddity.com

K:\18085\18085-0001-01 Territory at Kingsland\2 Design Phase\Planning\Territory at Kingsland- PLAT.dwg Sep 28, 2026 - 4:41pm dmorales

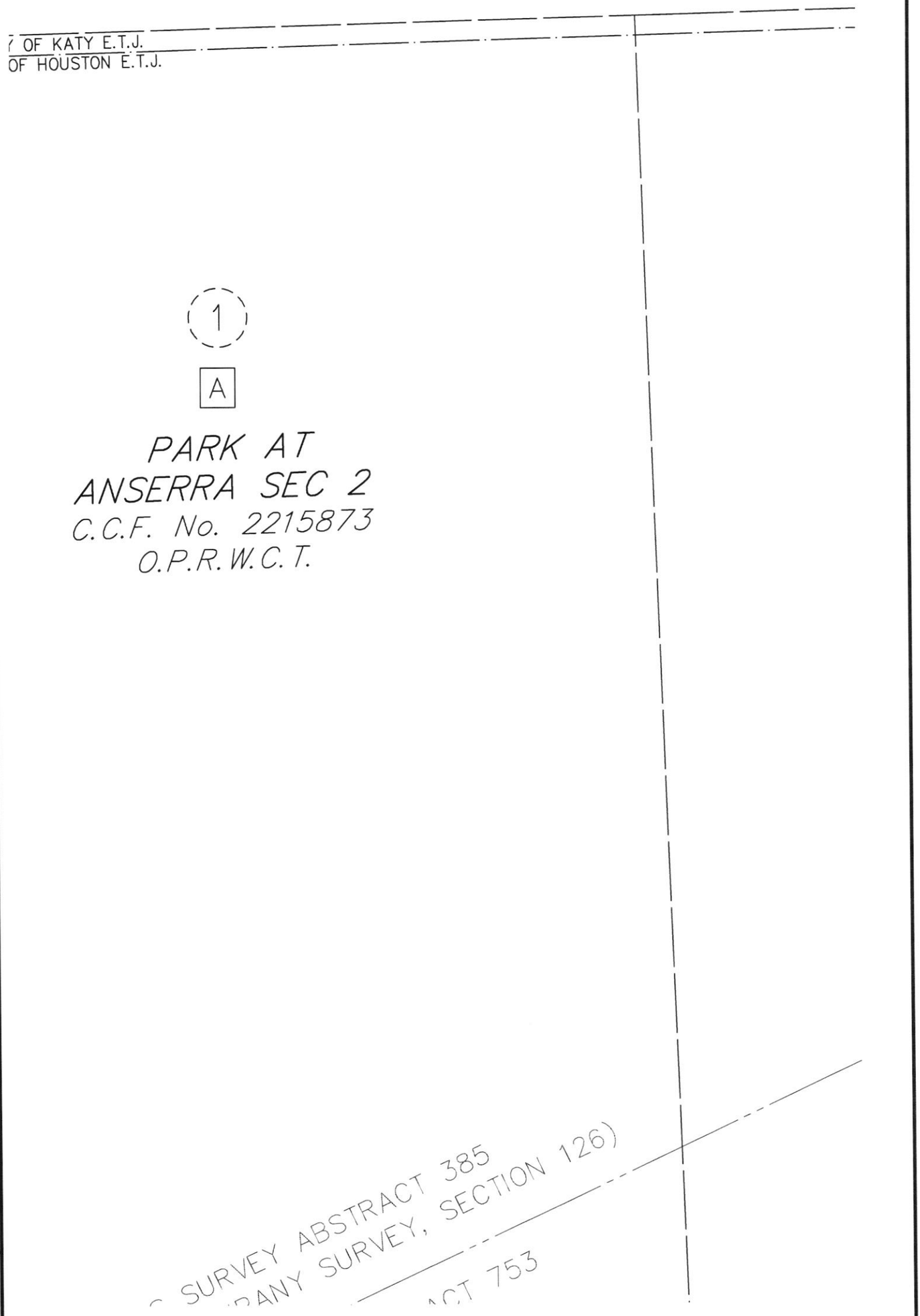
BS



DATE: SEPTEMBER 2026 SCALE NTS SHEET 1J OF 1	PARK AT ANSERRA SECTION 3	OWNER DPEG BTR ANSERRA, LP., a Texas limited partnership 1133 FOUNTAIN LAKE DRIVE STAFFORD, TX 77477 832.500.5202 development@dhananipeg.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 dmorales@quiddity.com

K:\18085\18085-0001-01 Territory at Kingsland\2 Design Phase\Planning\Territory at Kingsland- PLAT.dwg Sep 28, 2026 - 4:41pm dmorales

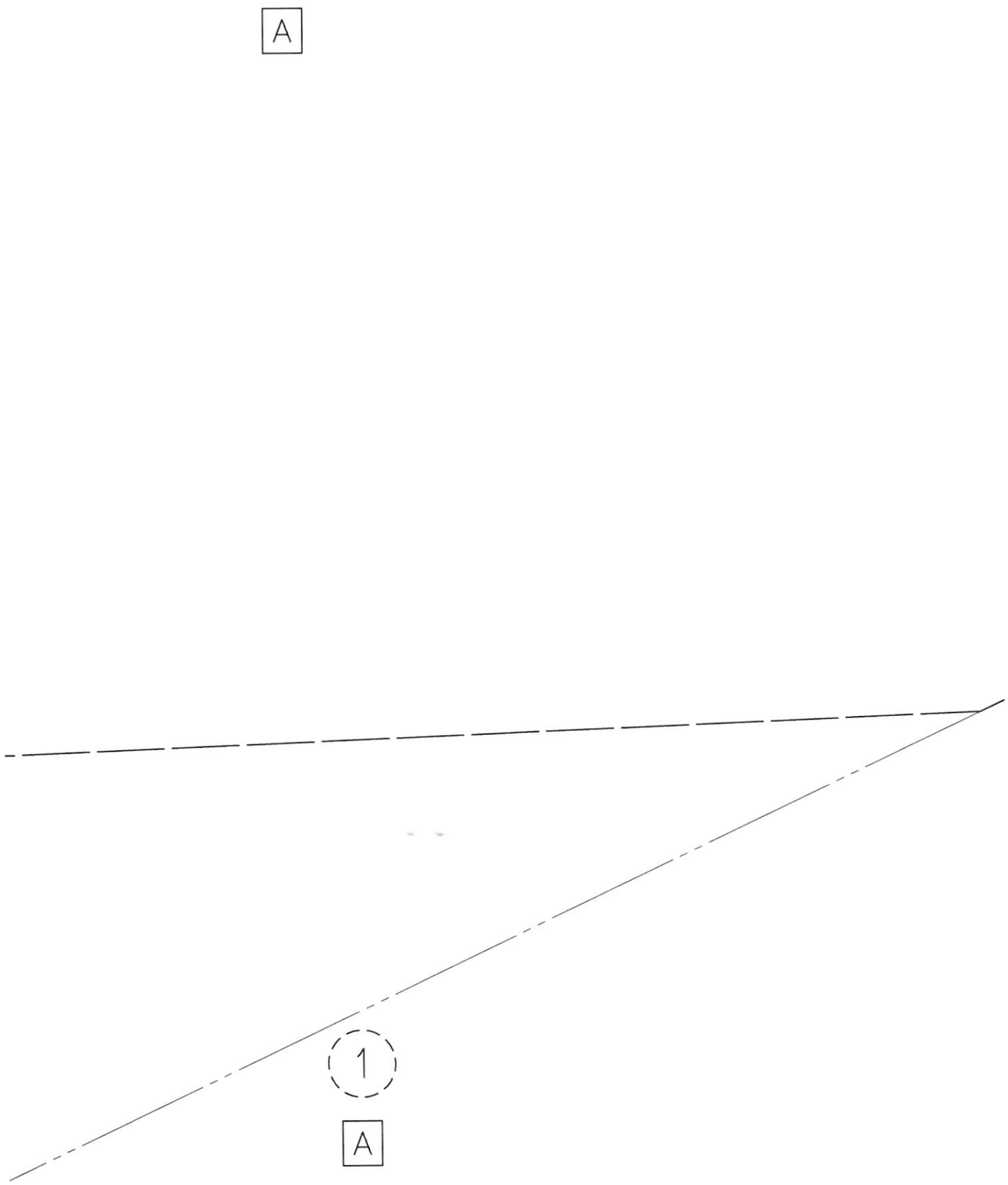
BS



DATE: SEPTEMBER 2026 SCALE NTS SHEET 1K OF 1	PARK AT ANSERRA SECTION 3	OWNER DPEG BTR ANSERRA, LP., a Texas limited partnership 1133 FOUNTAIN LAKE DRIVE STAFFORD, TX 77477 832.500.5202 development@dhananipeg.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 dmorales@quiddity.com

K:\18085\18085-0001-01 Territory at Kingsland\2 Design Phase\Planning\Territory at Kingsland- PLAT.dwg Sep 28, 2026 - 4:42pm dmorales

BS

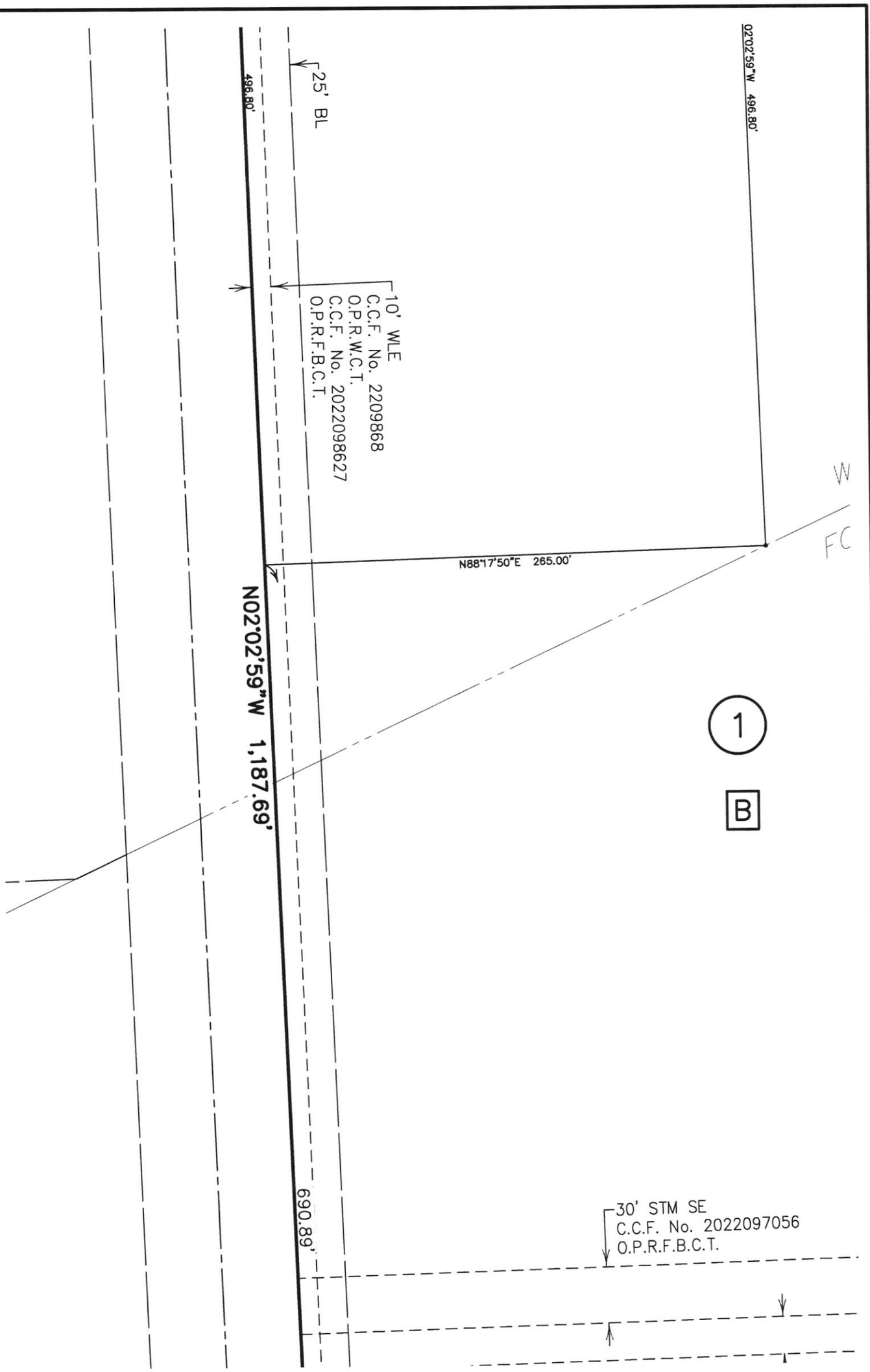


PARK AT ANSERRA
SEC. 1

DATE: SEPTEMBER 2026	PARK AT ANSERRA SECTION 3	OWNER DPEG BTR ANSERRA, LP., a Texas limited partnership 1133 FOUNTAIN LAKE DRIVE STAFFORD, TX 77477 832.500.5202 development@dhananipeg.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 dmorales@quiddity.com
SCALE NTS			
SHEET 1L OF 1			

K:\18085\18085-0001-01 Territory at Kingsland\2 Design Phase\Planning\Territory at Kingsland- PLAT.dwg Sep 28, 2026 - 4:42pm dmorales

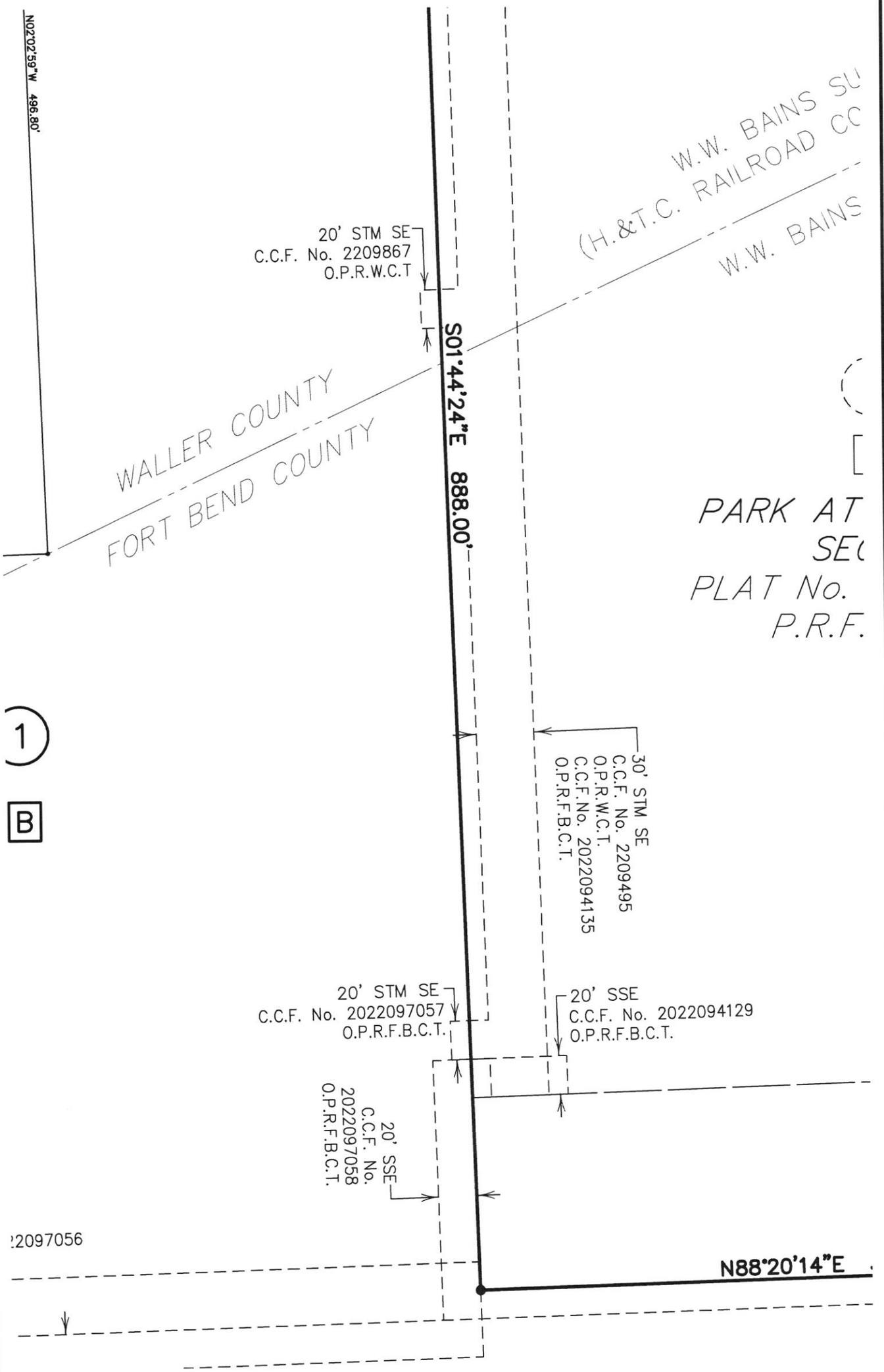
BS



DATE: SEPTEMBER 2026 SCALE NTS SHEET 1M OF 1	PARK AT ANSERRA SECTION 3	OWNER DPEG BTR ANSERRA, LP., a Texas limited partnership 1133 FOUNTAIN LAKE DRIVE STAFFORD, TX 77477 832.500.5202 development@dhananipeg.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 dmorales@quiddity.com

K:\18085\18085-0001-01 Territory at Kingsland\2 Design Phase\Planning\Territory at Kingsland- PLAT.dwg Sep 28, 2026 - 4:42pm dmorales

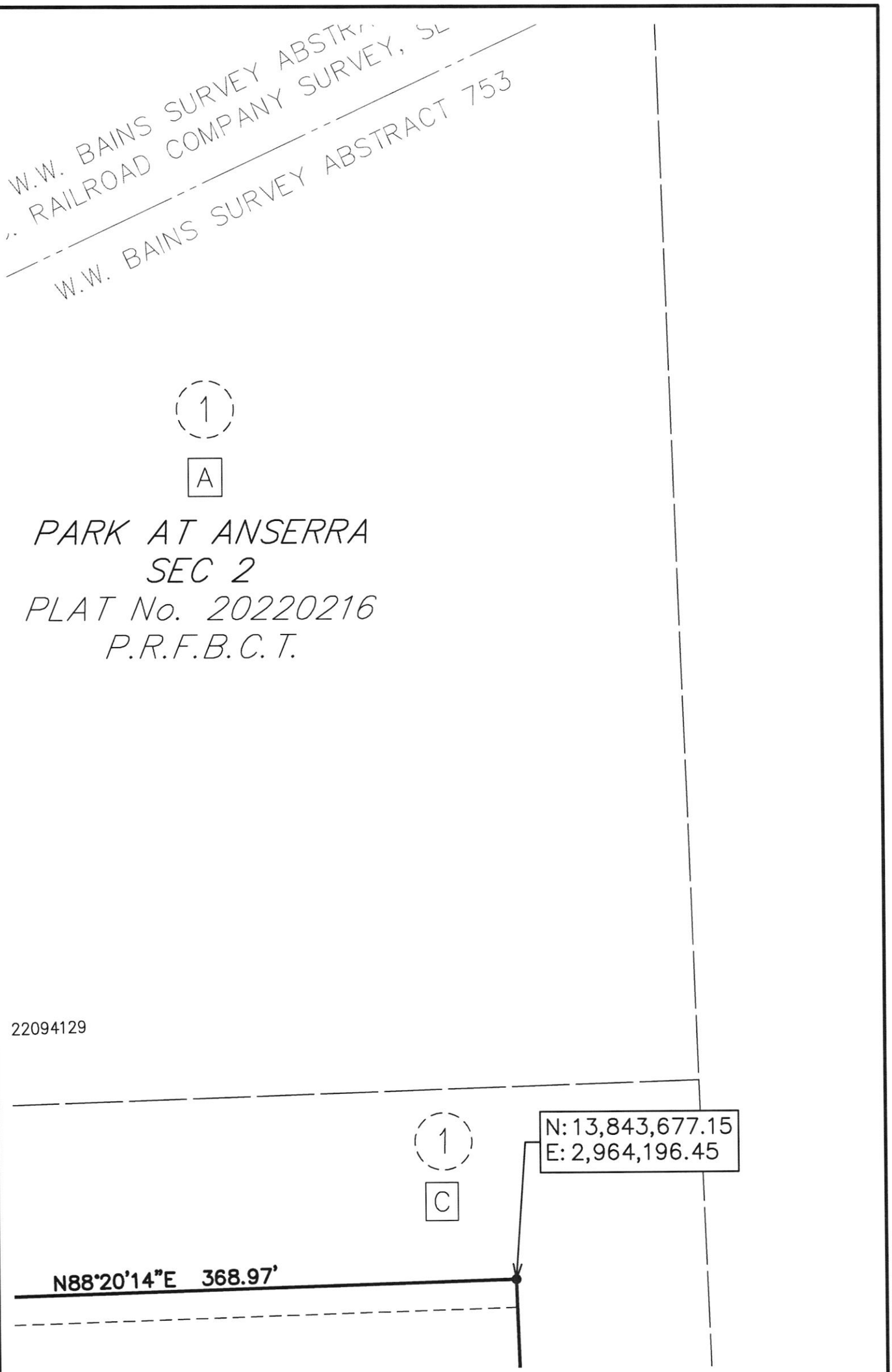
BS



DATE: SEPTEMBER 2026 SCALE NTS SHEET 1N OF 1	PARK AT ANSERRA SECTION 3	OWNER DPEG BTR ANSERRA, LP., a Texas limited partnership 1133 FOUNTAIN LAKE DRIVE STAFFORD, TX 77477 832.500.5202 development@dhananipeg.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 dmorales@quiddity.com

K:\18085\18085-0001-01 Territory at Kingsland\2 Design Phase\Planning\Territory at Kingsland- PLAT.dwg Sep 28, 2026 - 4:43pm dmorales

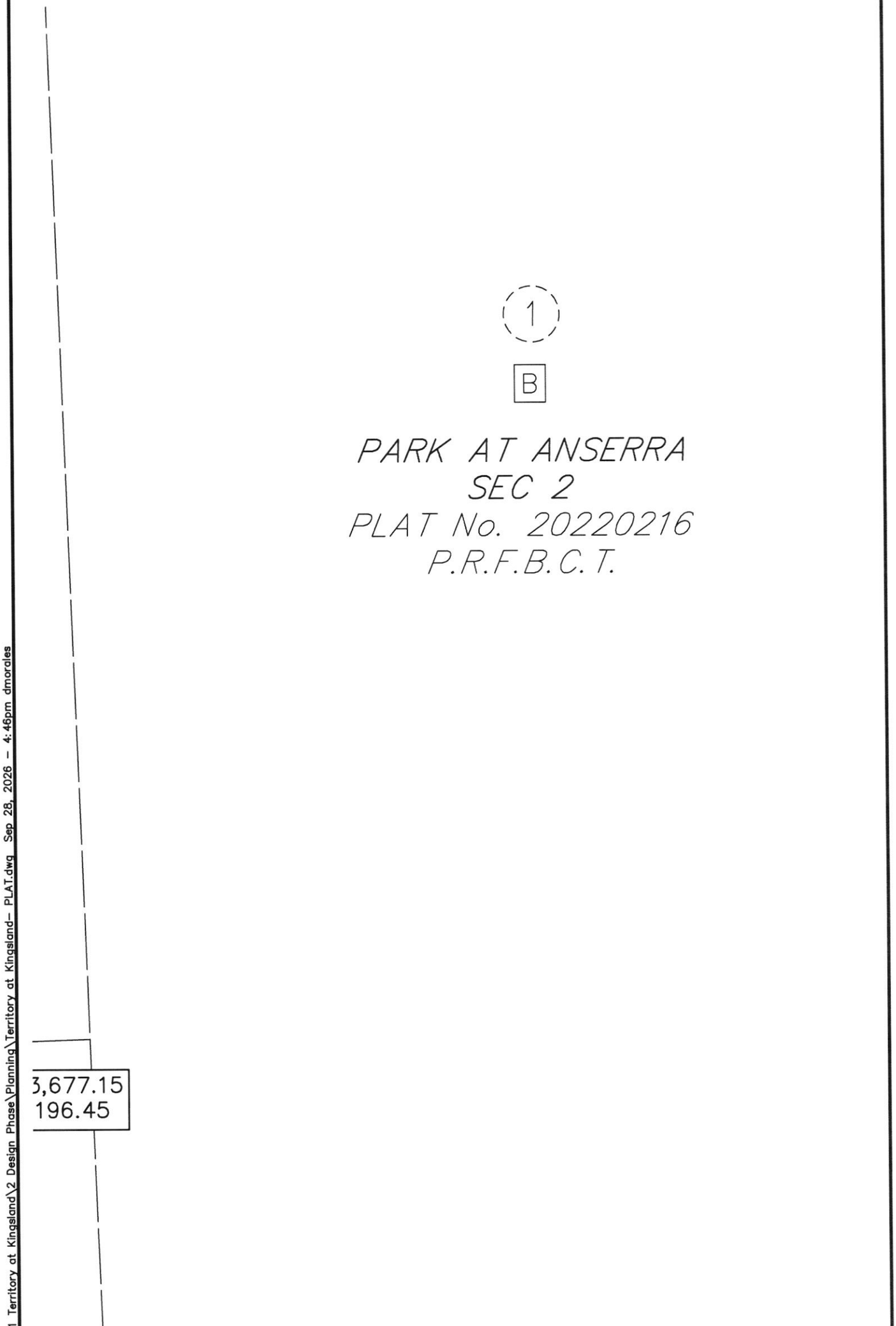
BS



DATE: SEPTEMBER 2026 SCALE NTS SHEET 10 OF 1	PARK AT ANSERRA SECTION 3	OWNER DPEG BTR ANSERRA, LP., a Texas limited partnership 1133 FOUNTAIN LAKE DRIVE STAFFORD, TX 77477 832.500.5202 development@dhananipeg.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 dmorales@quiddity.com

K:\18085\18085-0001-01 Territory at Kingsland\2 Design Phase\Planning\Territory at Kingsland- PLAT.dwg Sep 28, 2026 - 4:43pm dmorales

RS



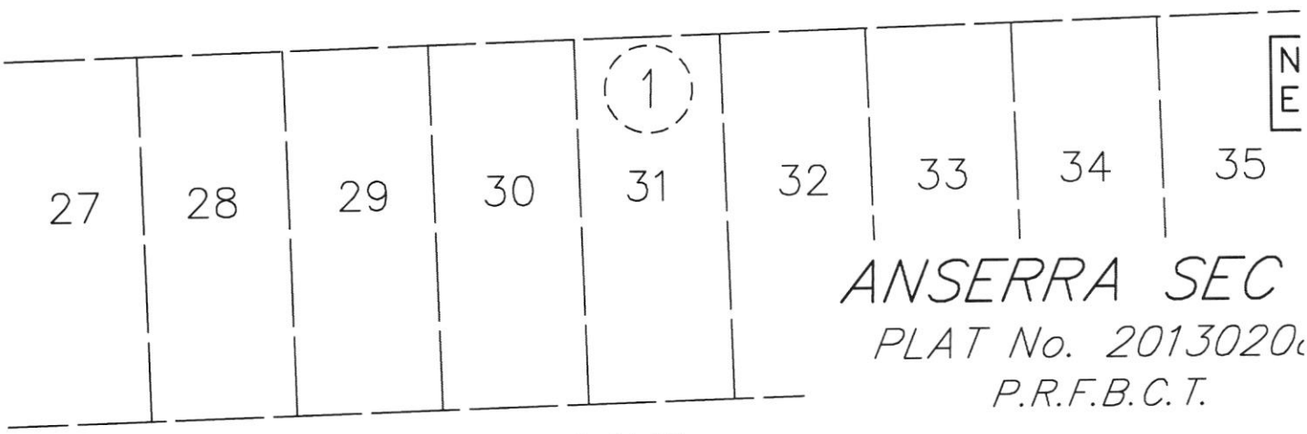
K:\18085\18085-0001-01 Territory at Kingsland\2 Design Phase\Planning\Territory at Kingsland- PLAT.dwg Sep 28, 2026 - 4:46pm dmorales

DATE: SEPTEMBER 2026 SCALE NTS SHEET 1P OF 1	PARK AT ANSERRA SECTION 3	OWNER DPEG BTR ANSERRA, LP., a Texas limited partnership 1133 FOUNTAIN LAKE DRIVE STAFFORD, TX 77477 832.500.5202 development@dhananipeg.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 dmorales@quiddity.com

BS

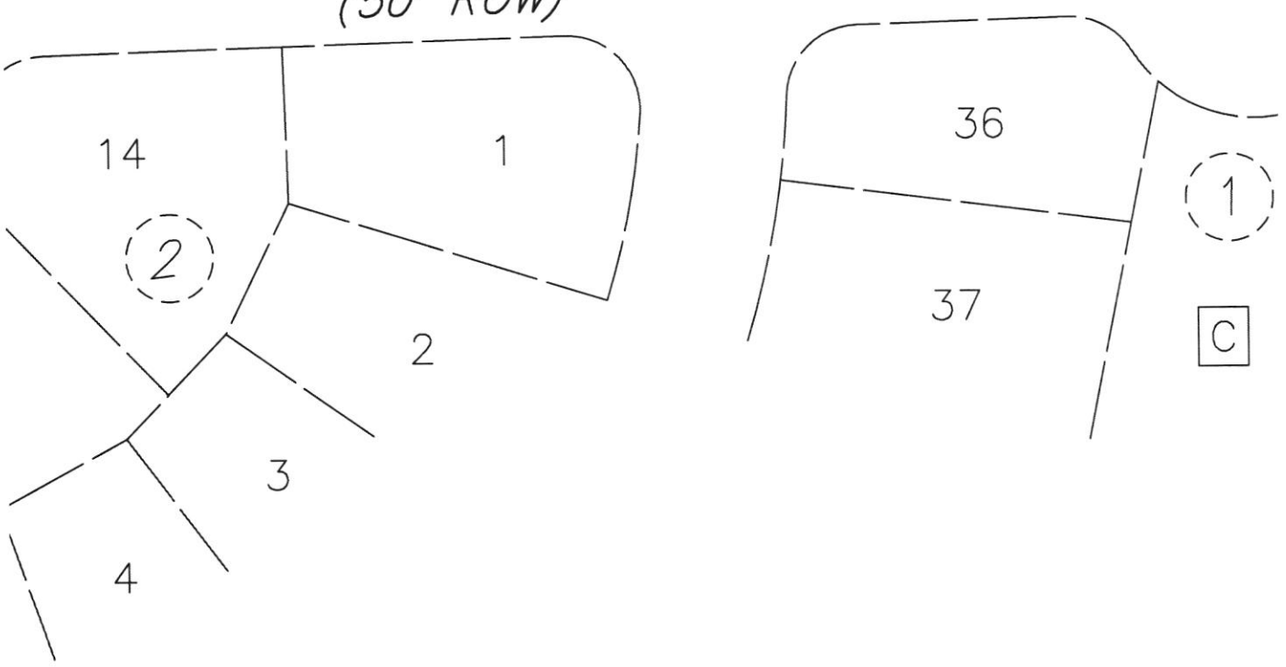
SEC 1
PLAT No. 20220219
P.R.F.B.C.T.

ANSERRA TRAIL AND –
KINGSLAND BOULEVARD
STREET DEDICATION
PLAT No. 20130212
P.R.F.B.C.T.



ANSERRA SEC
PLAT No. 2013020
P.R.F.B.C.T.

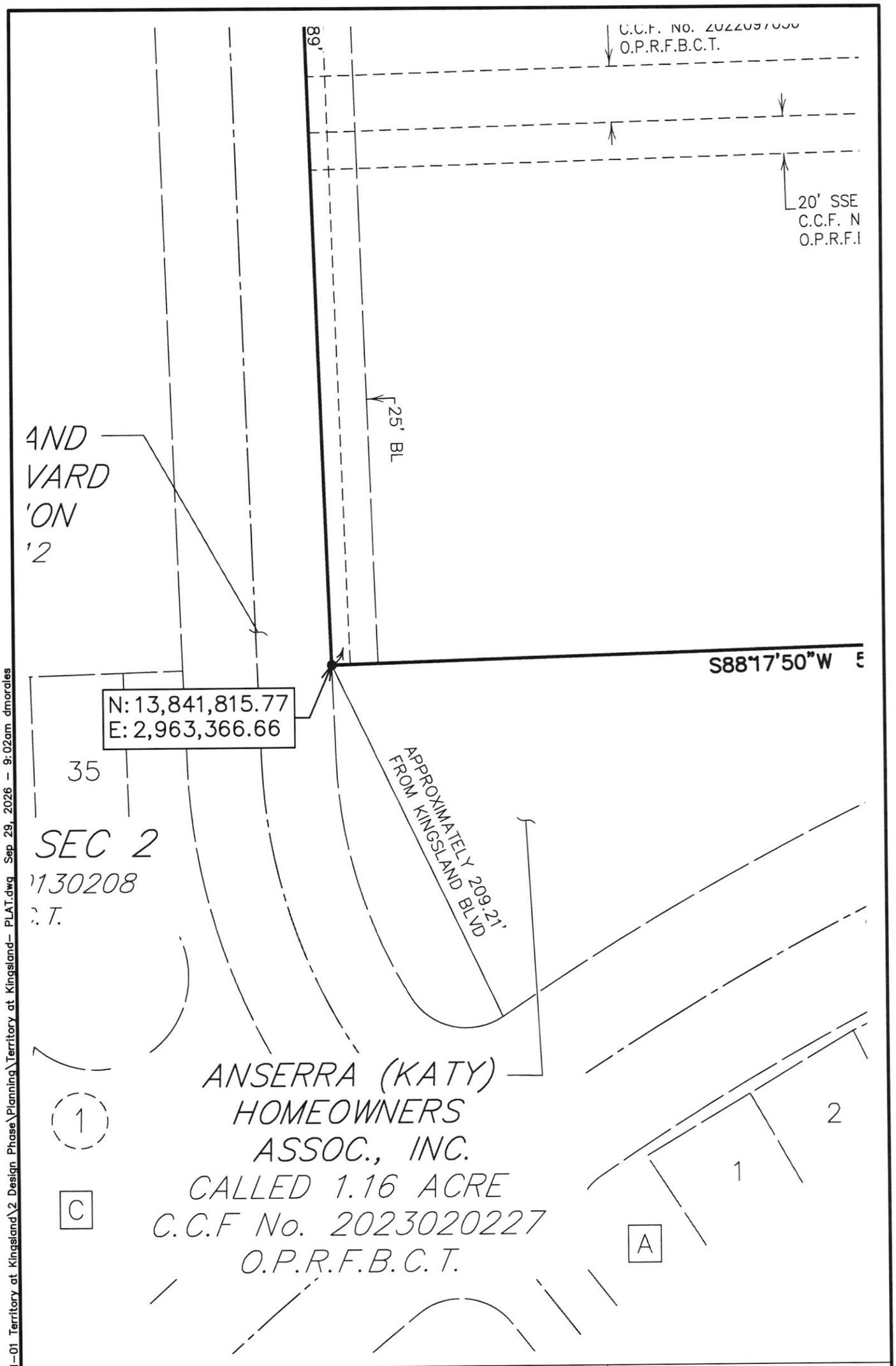
CABRERA HILL LANE
(50' ROW)



DATE: SEPTEMBER 2026 SCALE NTS SHEET 1Q OF 1	PARK AT ANSERRA SECTION 3	OWNER DPEG BTR ANSERRA, LP., a Texas limited partnership 1133 FOUNTAIN LAKE DRIVE STAFFORD, TX 77477 832.500.5202 development@dhananipeg.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 dmorales@quiddity.com

K:\18085\18085-0001-01 Territory at Kingsland\2 Design Phase\Planning\Territory at Kingsland- PLAT.dwg Sep 28, 2026 - 4:46pm dmorales

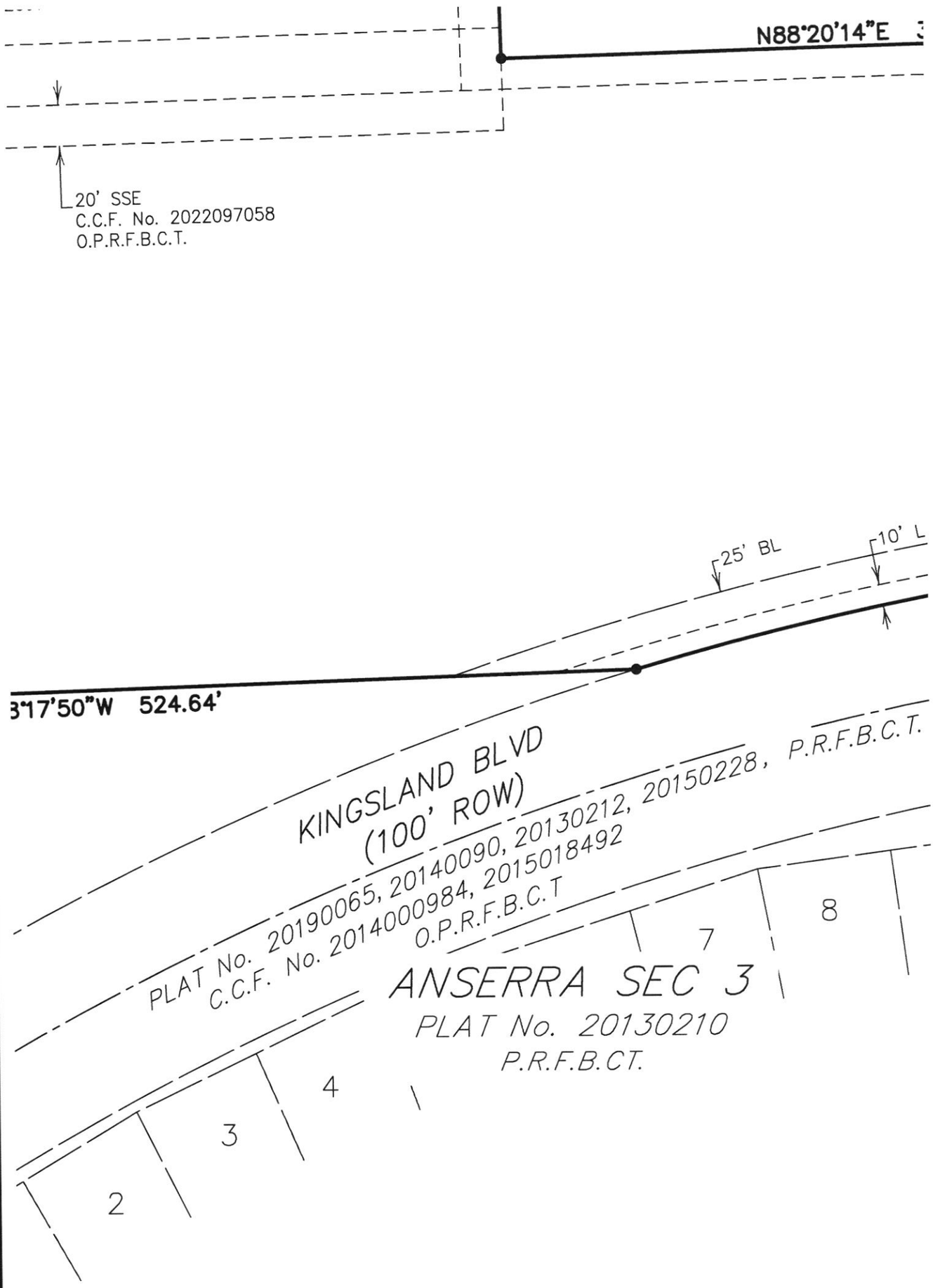
BS



DATE: SEPTEMBER 2026 SCALE NTS SHEET 1R OF 1	PARK AT ANSERRA SECTION 3	OWNER DPEG BTR ANSERRA, LP., a Texas limited partnership 1133 FOUNTAIN LAKE DRIVE STAFFORD, TX 77477 832.500.5202 development@dhananipeg.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 dmorales@quiddity.com

K:\18085\18085-0001-01 Territory at Kingsland\2 Design Phase\Planning\Territory at Kingsland- PLAT.dwg Sep 29, 2026 - 9:02am dmorales

BS

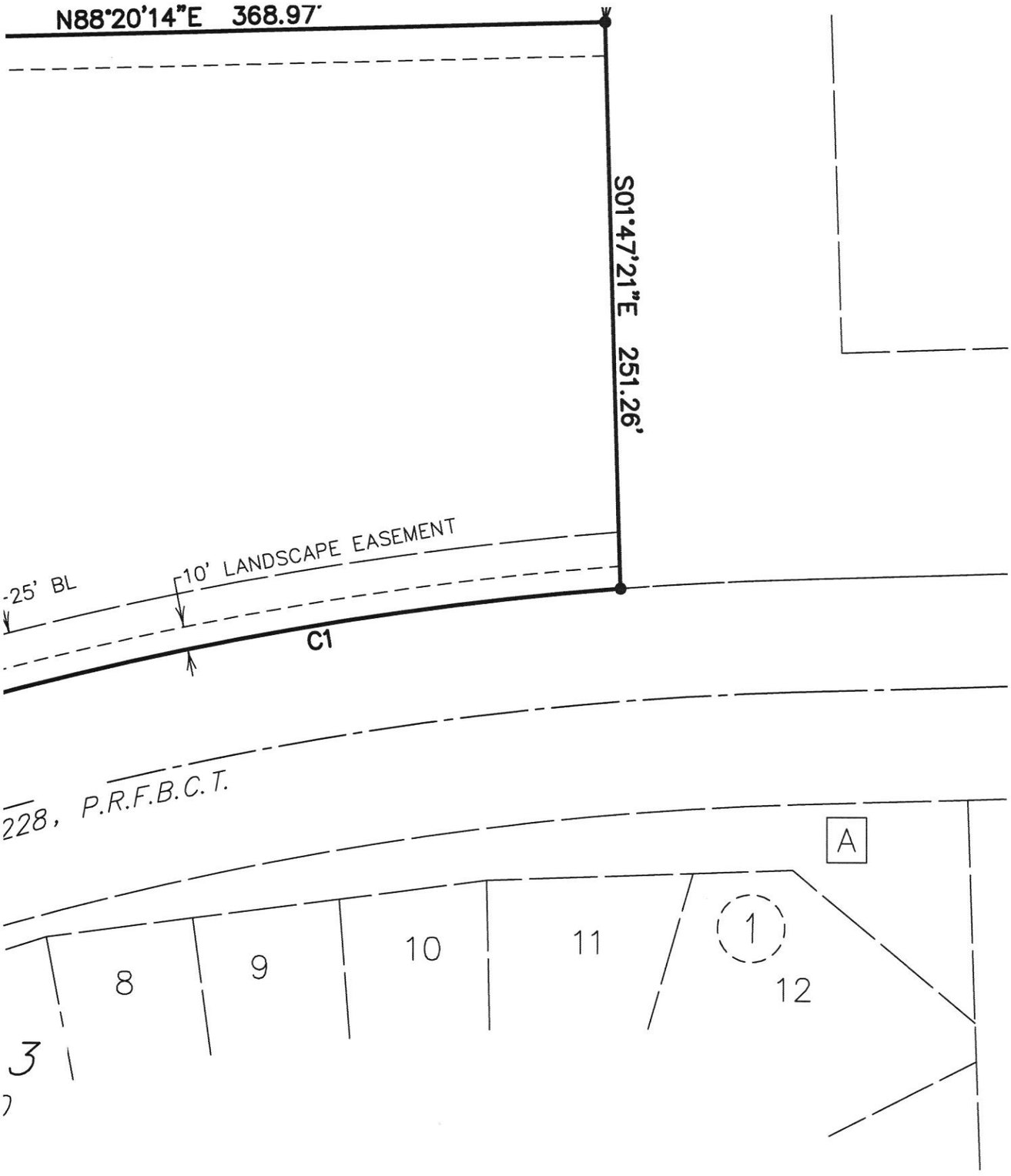


K:\18085\18085-0001-01 Territory at Kingsland\2 Design Phase\Planning\Territory at Kingsland- PLAT.dwg Sep 29, 2026 - 9:03am dmorales

DATE: SEPTEMBER 2026	PARK AT ANSERRA SECTION 3	OWNER DPEG BTR ANSERRA, LP., a Texas limited partnership 1133 FOUNTAIN LAKE DRIVE STAFFORD, TX 77477 832.500.5202 development@dhananipeg.com	ENGINEER/PLANNER/SURVEYOR:
SCALE NTS			
SHEET 1S OF 1			

QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 10046100
2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000
dmorales@quiddity.com

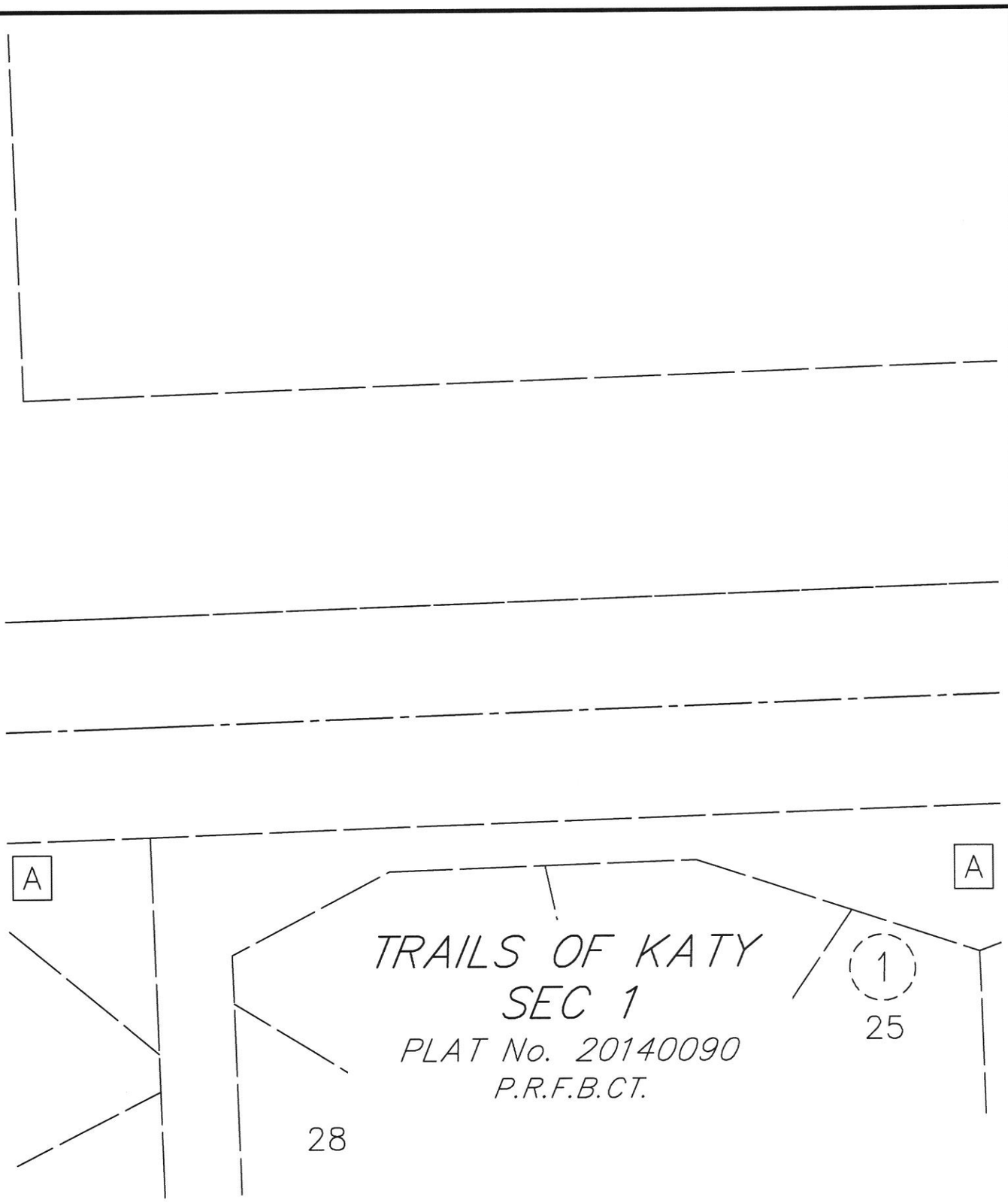
BS



DATE: SEPTEMBER 2026 SCALE NTS SHEET 1T OF 1	PARK AT ANSERRA SECTION 3	OWNER DPEG BTR ANSERRA, LP., a Texas limited partnership 1133 FOUNTAIN LAKE DRIVE STAFFORD, TX 77477 832.500.5202 development@dhananipeg.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 dmorales@quiddity.com

K:\18085\18085-0001-01 Territory at Kingsland\2 Design Phase\Planning\Territory at Kingsland- PLAT.dwg Sep 28, 2026 - 4:48pm dmorales

BS



DATE: SEPTEMBER 2026	PARK AT ANSERRA SECTION 3	OWNER DPEG BTR ANSERRA, LP., a Texas limited partnership 1133 FOUNTAIN LAKE DRIVE STAFFORD, TX 77477 832.500.5202 development@dhananipeg.com	ENGINEER/PLANNER/SURVEYOR: QUIDDITY Quiddity Engineering, LLC Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100 2322 West Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000 dmorales@quiddity.com
SCALE NTS			
SHEET 1U OF 1			

K:\18085\18085-0001-01 Territory at Kingsland\2 Design Phase\Planning\Territory at Kingsland- PLAT.dwg Sep 28, 2026 - 4:48pm dmorales

BS