

PLAT RECORDING SHEET

PLAT NAME: McCray Meadows, Sec 5

PLAT NO: _____

ACREAGE: 21.10

LEAGUE: James Knight & W.C. White League

ABSTRACT NUMBER: A-46

NUMBER OF BLOCKS: 5

NUMBER OF LOTS: 95

NUMBER OF RESERVES: 6

OWNERS: Ventana Development McCrary LTD.

(DEPUTY CLERK)

DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	COUNTY ASSISTANCE DISTRICT 11
WCID	N/A
MMD/MUD	FBC MUD 143
LID	N/A
DD	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR C.I.S.D.
FIRE	FORT BEND COUNTY ESD No. 100
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY

- A RESTRICTED RESERVE "A"**
Restricted to Landscape/Open Space
Purposes Only
1.87 AC
72,837 Sq Ft
- B RESTRICTED RESERVE "B"**
Restricted to Landscape
Purposes Only
0.37 AC
15,985 Sq Ft
- C RESTRICTED RESERVE "C"**
Restricted to Landscape
Purposes Only
0.03 AC
1,134 Sq Ft
- D RESTRICTED RESERVE "D"**
Restricted to Landscape
Purposes Only
0.04 AC
1,910 Sq Ft
- E RESTRICTED RESERVE "E"**
Restricted to Landscape
Purposes Only
0.04 AC
1,598 Sq Ft
- F RESTRICTED RESERVE "F"**
Restricted to Drainage/Open Space
Purposes Only
0.08 AC
3,539 Sq Ft

GERTHA JOHNSON
CALLED 1.307 ACRES
(EXHIBIT "B")
VOL. 2358, PG. 1911
O.P.R.F.B.C.T.

WBH RANCHES, LP
CALLED 238,773 AC.
C.C.F. No. 2015004542
O.P.R.F.B.C.T.

DOUGLAS H. GIRAUD
& MARGARET GIRAUD
CALLED LOT 3-A
C.C.F. No. 2005142459
O.P.R.F.B.C.T.

DANIEL MARTINEZ
CALLED TRACT 1-A
C.C.F. No. 9730673
O.P.R.F.B.C.T.

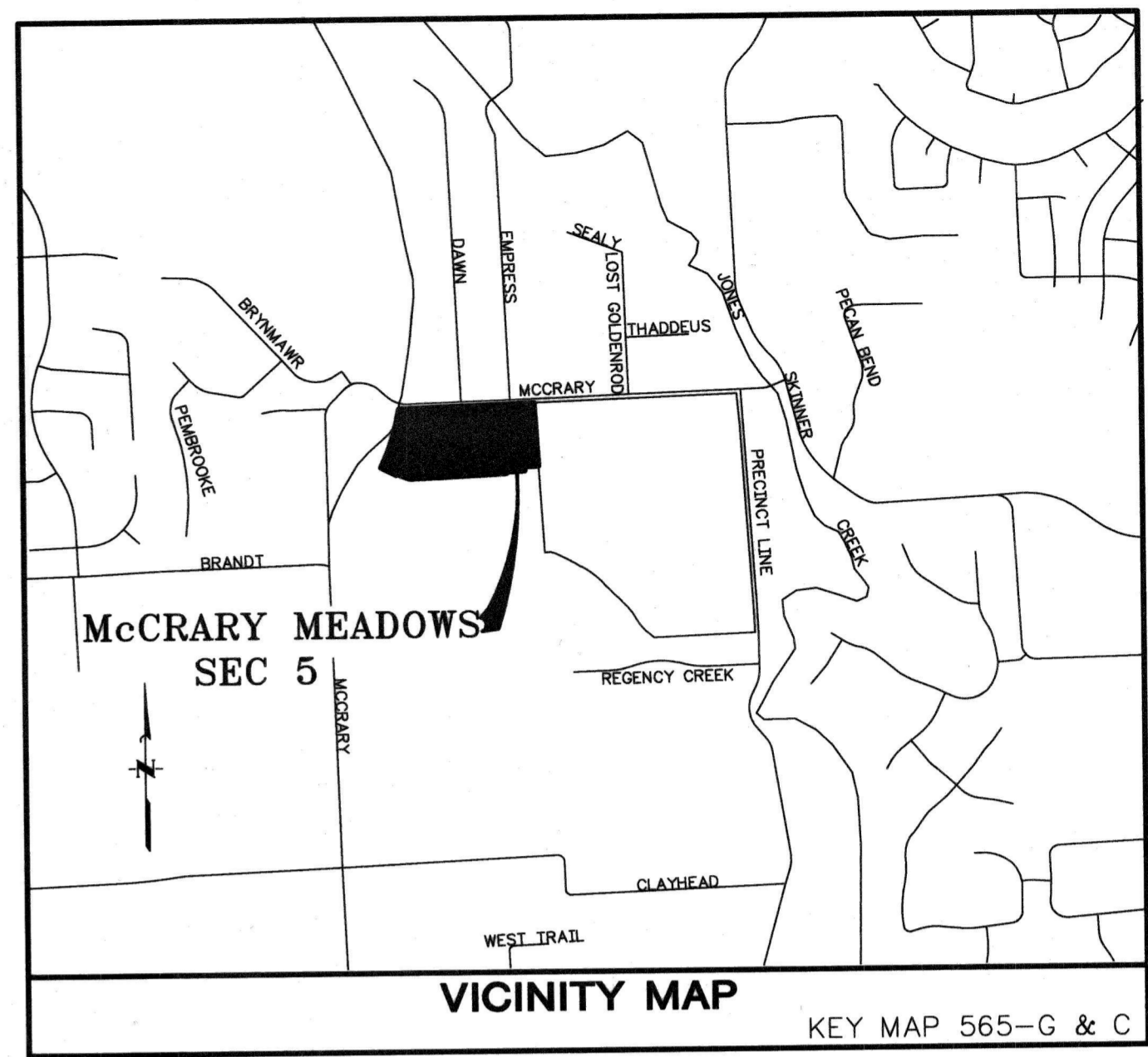
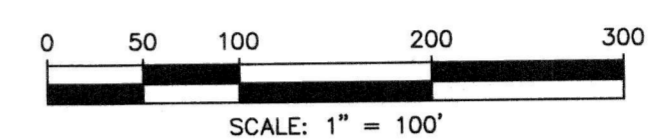
DENNIS D. HUMISTON
CALLED 1,003 AC.
C.C.F. No. 2008039190
O.P.R.F.B.C.T.

ROBERT T. SCHUBERT
& WIFE
ELISE M. SCHUBERT
CALLED 1,003 AC.
VOL. 745, PG. 722
D.R.F.B.C.T.

STEPHEN D. ARCHER
AND ANDREA S. DeVRIES
CALLED 8.00 AC.
VOL. 2498, PG. 1394
O.P.R.F.B.C.T.

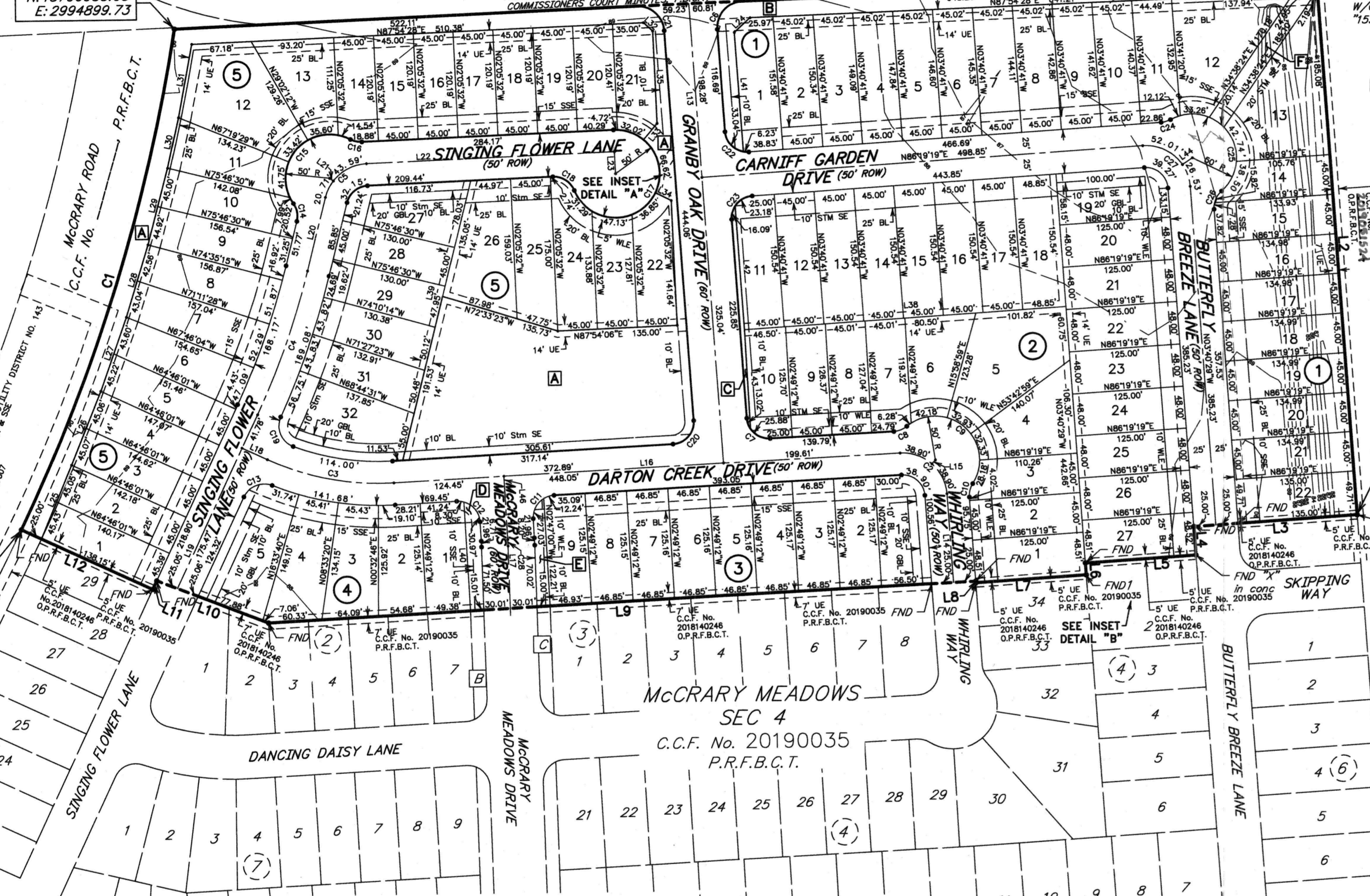
N: 13796981.72
E: 2996189.05

N: 13796933.03
E: 2994899.73



McCrary Meadows
WASTEWATER
TREATMENT PLANT
C.C.F. No. 20160146
P.R.F.B.C.T.

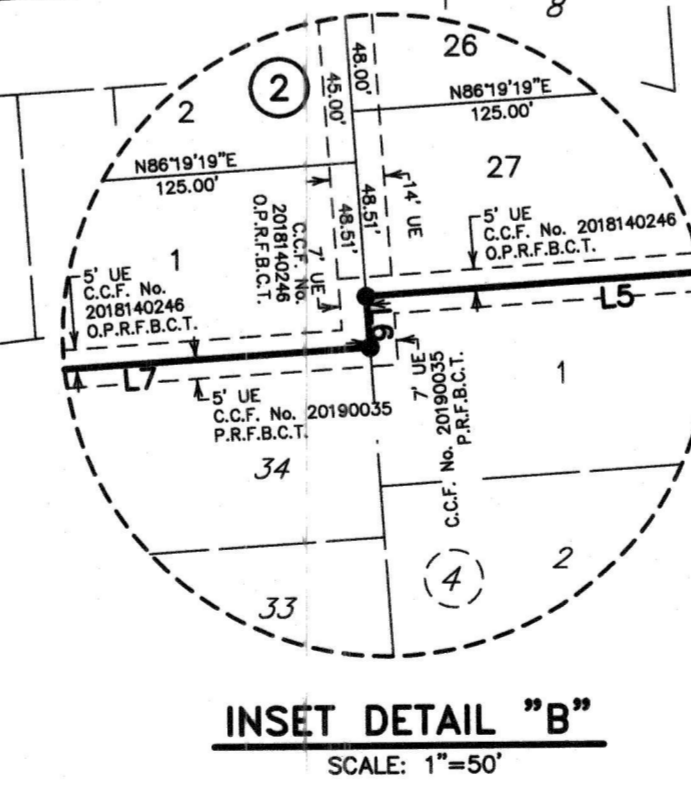
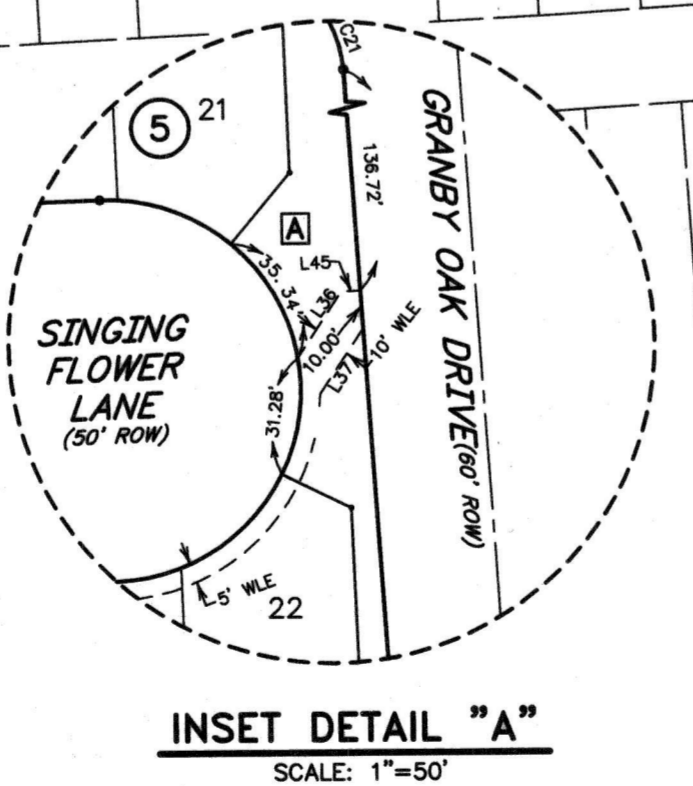
VENTANA DEVELOPMENT McCrary, LTD.
CALLED 88.79 AC.
C.C.F. No. 2018135357
O.P.R.F.B.C.T.



- GENERAL NOTES:
- 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.
 - All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
 - All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
 - Contours shown 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 1999-282).
 - 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 extrajurisdictional jurisdiction of the City of Houston, Fort Bend County, Texas, Fort Bend County Municipal Utility District No. 143, Lamar Consolidated Independent School District, and Fort Bend County Drainage District.
 - Per the Flood Insurance Rate Map (FIRM) No. 48157C0120L for Fort Bend County, Texas as revised April 2, 2014, McCrary Meadows Sec 5 is located within Shaded Zone "X" defined as areas determined to be within the 0.2% annual chance Floodplain.

LINE	BEARING	DISTANCE
L1	N87°50'05"E	1290.41'
L2	S03°40'41"E	614.80'
L3	S86°19'31"W	195.00'
L4	S03°40'29"E	32.44'
L5	S86°19'31"W	125.00'
L6	S03°40'29"E	13.45'
L7	S86°19'31"W	125.00'
L8	N03°40'29"W	1.77'
L9	S87°11'00"W	799.89'
L10	N68°33'09"W	135.05'
L11	S25°14'12"W	10.92'
L12	N64°45'48"W	163.15'
L13	N03°40'41"W	523.32'
L14	N03°40'29"W	100.83'
L15	N41°45'09"E	6.00'
L16	N87°10'48"E	572.50'
L17	N01°23'48"W	70.76'
L18	N64°45'00"W	31.21'
L19	N25°14'12"E	217.25'
L20	N141°3'30"E	84.85'
L21	N52°02'43"W	5.00'
L22	N87°54'28"E	280.15'
L23	N02°05'32"W	25.00'
L24	N47°19'30"E	24.50'
L25	N22°40'51"E	90.48'
L26	N22°07'46"E	90.13'
L27	N19°39'18"E	88.82'
L28	N17°14'36"E	85.60'
L29	N14°45'09"E	89.92'
L30	N12°45'35"E	58.82'
L31	N10°48'28"E	84.75'
L32	N47°05'32"W	14.14'
L33	N40°00'22"E	24.15'
L34	N63°38'53"W	20.00'
L35	N02°05'32"W	105.17'
L36	N33°20'35"E	20.75'
L37	N33°20'35"E	20.51'
L38	N86°19'19"E	363.85'
L39	N141°3'30"E	326.58'
L40	N02°48'56"W	123.78'
L41	N03°40'41"W	136.11'
L42	N03°40'41"W	140.54'
L43	N02°49'12"W	112.76'
L44	N55°55'25"E	13.54'
L45	N87°32'47"E	4.96'
L46	N02°49'12"W	71.96'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	2050.00'	16°40'36"	596.65'	N17°32'28"E	594.58'	300.47'
C2	50.00'	89°08'43"	77.80'	N48°14'51"W	70.18'	49.26'
C3	300.00'	28°03'12"	146.89'	N78°47'36"W	145.42'	74.95'
C4	900.00'	11°00'41"	172.97'	N19°43'51"E	172.70'	86.75'
C5	50.00'	73°40'58"	64.30'	N51°03'59"E	59.96'	37.46'
C6	30.00'	91°30'46"	47.92'	N42°04'42"E	42.98'	30.80'
C7	25.00'	89°08'31"	38.90'	N48°14'56"W	35.09'	24.63'
C8	25.00'	36°43'57"	16.03'	N68°48'50"E	15.75'	8.30'
C9	50.00'	162°36'37"	141.90'	N48°14'51"W	98.85'	326.95'
C10	25.00'	36°43'57"	16.03'	N14°41'29"E	15.75'	8.30'
C11	25.00'	90°00'00"	89.27'	N42°07'48"E	35.36'	25.00'
C12	25.00'	90°00'00"	39.27'	N47°49'12"W	35.36'	25.00'
C13	25.00'	86°55'12"	37.63'	N68°41'48"E	34.39'	23.69'
C14	25.00'	48°32'51"	21.18'	N10°02'55"W	20.55'	11.27'
C15	50.00'	152°44'43"	133.30'	N42°03'01"E	97.18'	206.24'
C16	25.00'	30°30'54"	13.31'	N76°50'05"W	13.16'	6.82'
C17	50.00'	29°03'44"	218.13'	N33°10'20"E	81.65'	70.71'
C18	25.00'	70°31'44"	30.77'	N56°49'40"W	28.87'	17.68'
C19	25.00'	93°45'56"	40.91'	N22°11'05"W	36.50'	26.70'
C20	25.00'	90°51'29"	39.64'	N41°45'04"E	35.62'	25.38'
C21	30.00'	88°29'14"	46.33'	N42°55'15"W	41.86'	29.22'
C22	25.00'	90°00'00"	39.27'	N48°40'41"W	35.36'	25.00'
C23	25.00'	90°00'00"	39.27'	N41°19'19"E	35.36'	25.00'
C24	25.00'	25°13'32"	11.01'	N73°42'33"E	10.92'	5.59'
C25	50.00'	168°10'17"	146.76'	S34°49'04"E	99.47'	482.67'
C26	25.00'	52°56'34"	23.10'	S22°47'48"W	22.29'	12.45'
C27	50.00'	90°00'12"	78.54'	N48°40'35"W	70.71'	50.00'
C28	300.00'	01°29'24"	7.45'	N02°06'30"W	7.45'	3.73'



McCrary Meadows

SEC 5

A SUBDIVISION OF 2110 ACRES OF LAND
OUT OF THE
JAMES KNIGHT & W.C. WHITE LEAGUE, A-46
FORT BEND COUNTY, TEXAS
95 LOTS 6 RESERVES 5 BLOCKS
MARCH 2019

OWNER:
VENTANA DEVELOPMENT McCrary LTD.
410 BROOKS STREET
SUGAR LAND, TEXAS 77498
713-781-5553

PLANNER/SURVEYOR/ENGINEER:
JONES CARTER
Texas Board of Professional Engineers Registration No. 1-439
Texas Board of Professional Land Surveying Registration No. 20864-04
6330 West Loop South, Suite 150 - Bellaire, TX 77401 - 713.773.5337

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, Ventana Development McCrary Ltd., acting by and through Jim Grover, its Vice President, owner hereinafter referred to as Owners of the 21.10 acre tract described in the above and foregoing map of McCRARY MEADOWS 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 some 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 Ventana Development McCrary, Ltd. has caused these presents to be signed by Jim Grover, its Vice President, thereunto authorized,

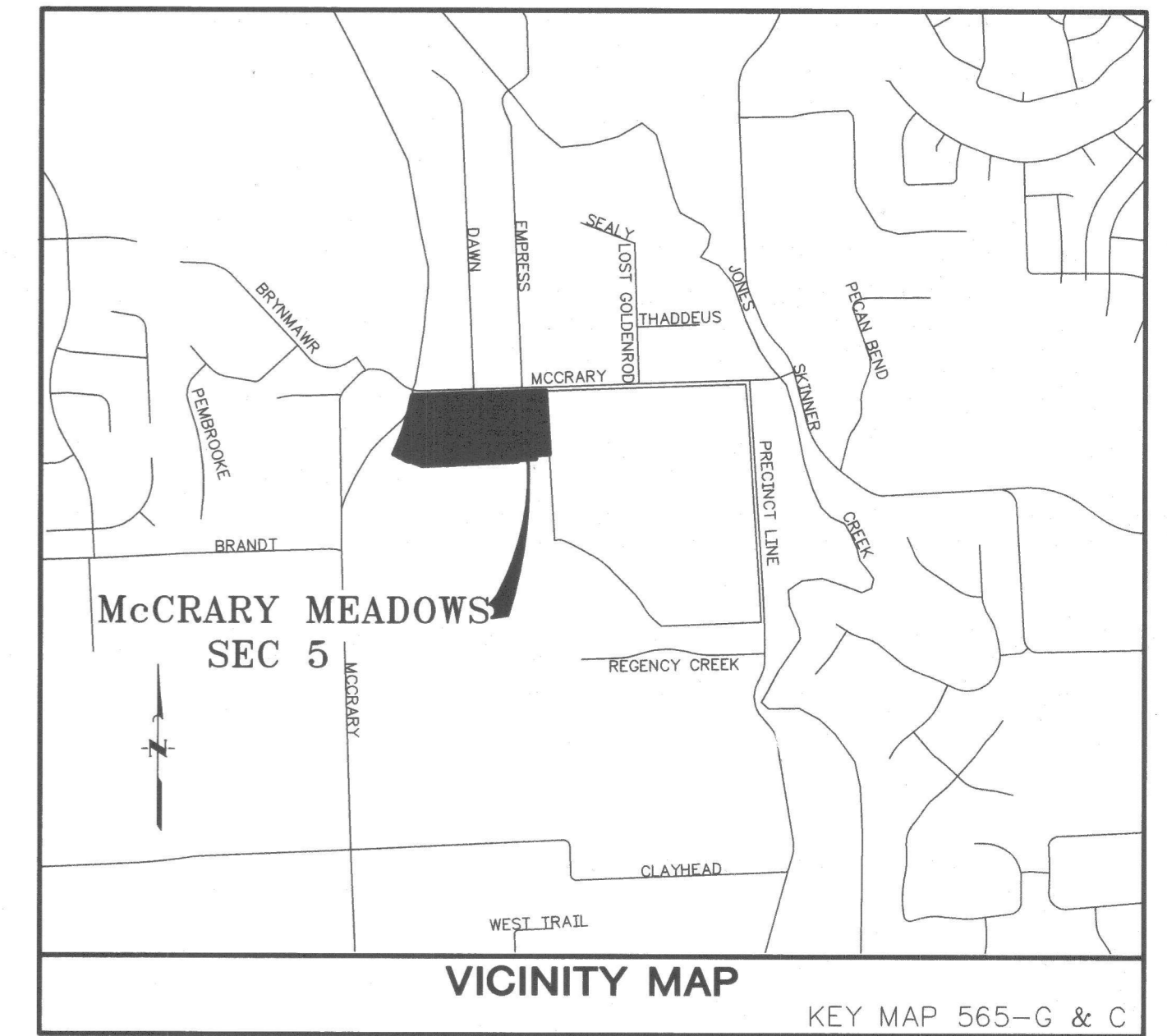
this 10 day of April, 2019.

Ventana Development McCrary, Ltd.

By: Jim Grover
Vice President

I, Travis W. Miller, 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.

Travis W. Miller 5/21/19
Travis W. Miller, PE
Professional Engineer No. 129792



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 _____, 2019.

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

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 _____, 2019 at _____ o'clock _____ m. 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, County Clerk
Fort Bend County, Texas

By: _____
Deputy

STATE OF TEXAS §
COUNTY OF FORT BEND §

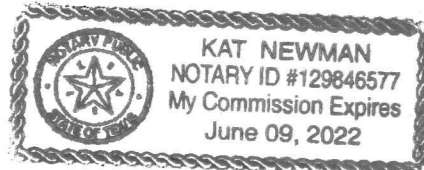
BEFORE ME, the undersigned authority, on this day personally appeared Jim Grover, Vice President of Ventana Development McCrary, Ltd., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 10 day of April, 2019.

Kat Newman
Notary Public in and for the State of Texas

Kat Newman
Print Name

My commission expires: 6-09-22



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
Chris D. Kalkomey
Texas Registration No. 5869

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of McCRARY MEADOWS SEC 5 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 7th day of June, 2019.

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

By: Margaret Wallace Brown
Margaret Wallace Brown
Secretary



McCRARY MEADOWS

SEC 5
A SUBDIVISION OF 21.10 ACRES OF LAND
OUT OF THE
JAMES KNIGHT & W.C. WHITE LEAGUE, A-46
FORT BEND COUNTY, TEXAS
95 LOTS 6 RESERVES 5 BLOCKS
MARCH 2019

OWNER:
VENTANA DEVELOPMENT McCRARY LTD.
410 BROOKS STREET
SUGAR LAND, TEXAS 77478
713-781-5553

PLANNER/SURVEYOR/ENGINEER:
J|C JONES | CARTER
Texas Board of Professional Engineers Registration No. 1-4-39
Texas Board of Professional Land Surveying Registration No. 20065-04
6330 West Loop South, Suite 150 • Bellaire, TX 77402 • 713.777.5317