

PLAT RECORDING SHEET

PLAT NAME: McCrary Meadows Detention Reserve and Water Well Site

PLAT NO: _____

ACREAGE: 12.30

LEAGUE: James Knight & W.C. White League

ABSTRACT NUMBER: 46

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

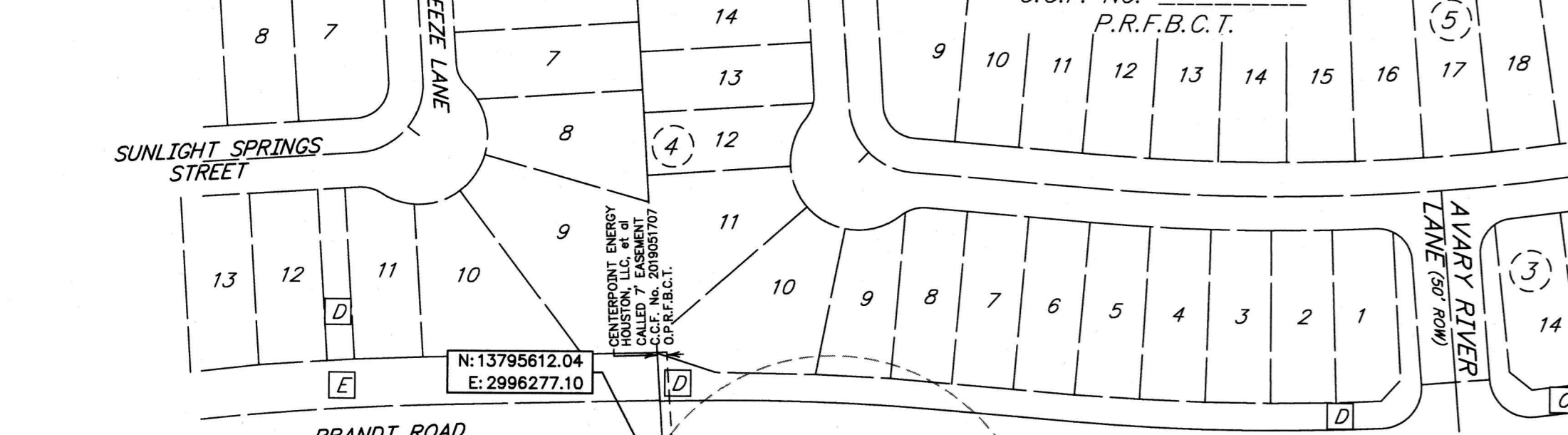
NUMBER OF RESERVES: 2

OWNERS: Ventana Development McCrary Ltd., and Fort Bend County Municipal

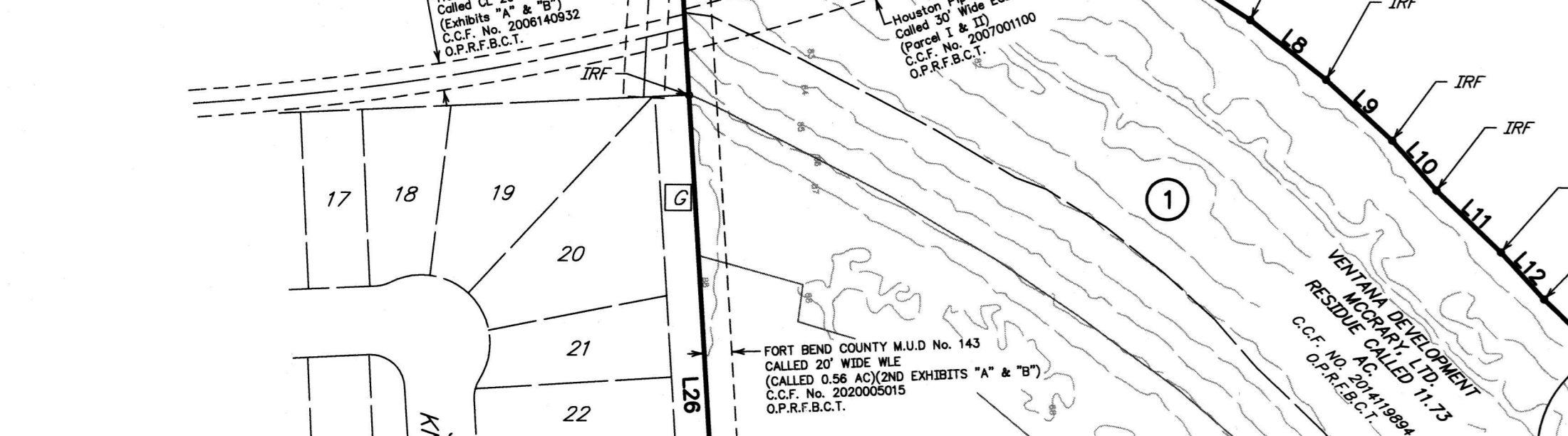
Utility District No. 143

(DEPUTY CLERK)

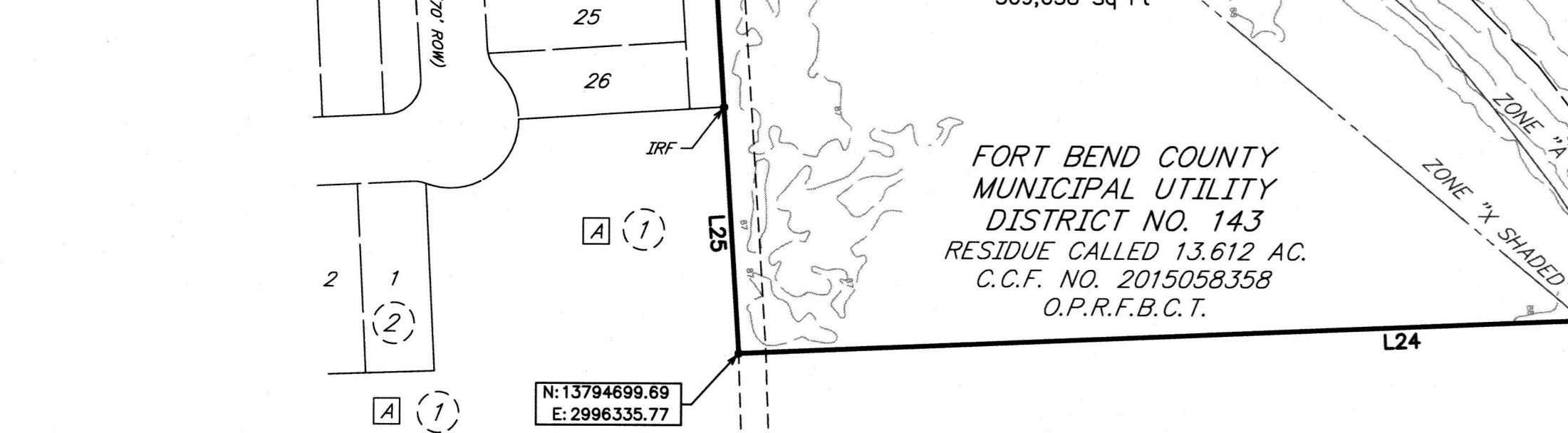
McCrary Meadows
SEC 4
C.C.F. No. 20190035
P.R.F.B.C.T.



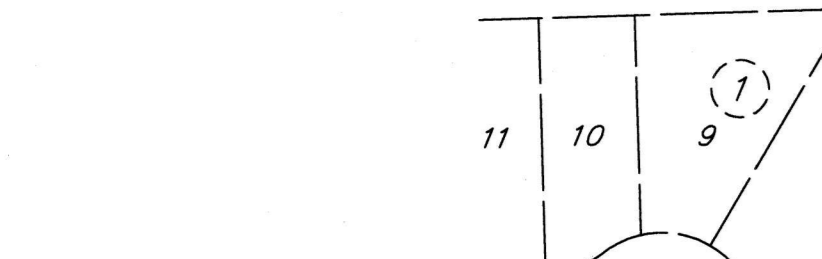
McCrary Meadows
SEC 4
C.C.F. No. 20190035
P.R.F.B.C.T.



McCrary Meadows
SEC 3
C.C.F. No. 20170169
P.R.F.B.C.T.



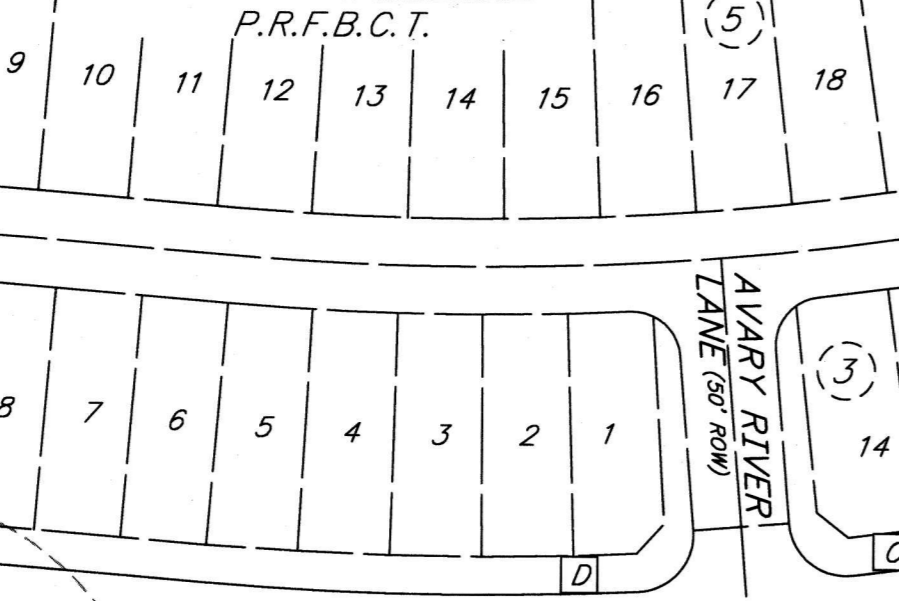
McCrary Meadows
DETENTION RESERVE
C.C.F. No. 20170170
P.R.F.B.C.T.



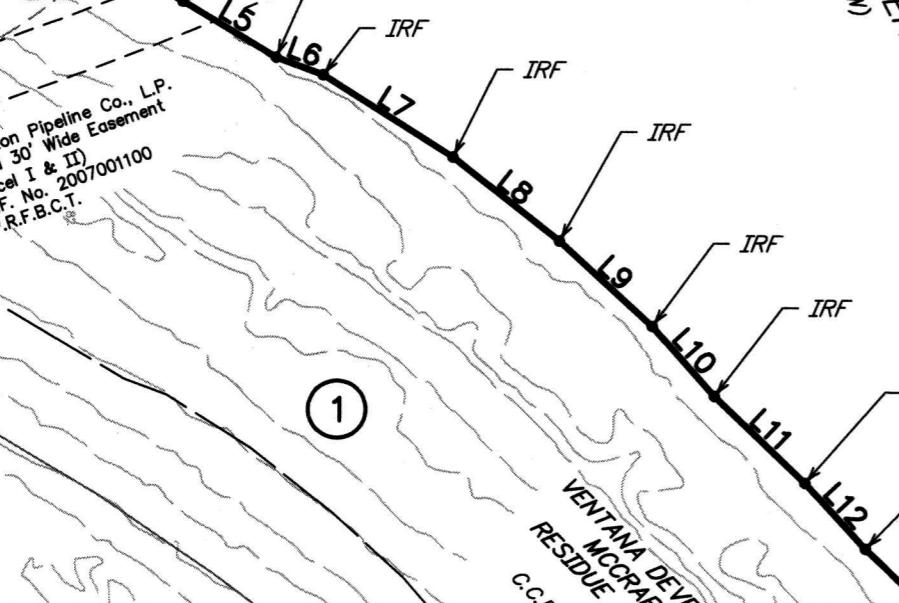
McCrary Meadows
SEC 2 PARTIAL
REPLAT No 1 AND
EXTENSION
C.C.F. No. 20190240
P.R.F.B.C.T.

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

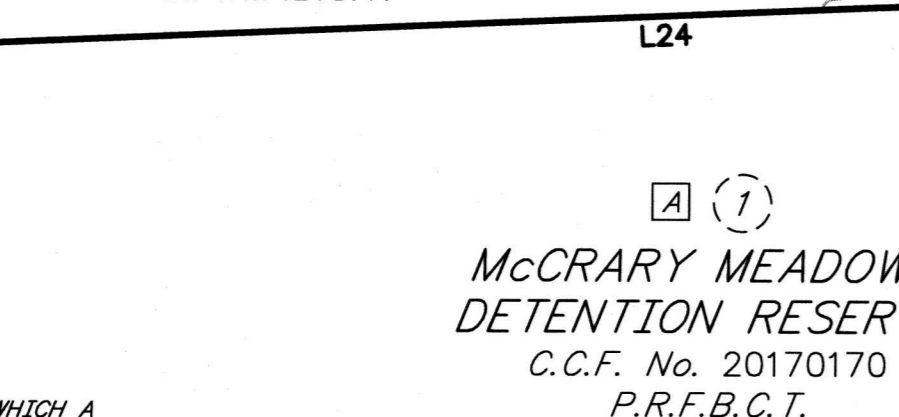
McCrary Meadows
SEC 6
C.C.F. No.
P.R.F.B.C.T.



McCrary Meadows
SEC 4
C.C.F. No. 20190035
P.R.F.B.C.T.



FORT BEND COUNTY
MUNICIPAL UTILITY
DISTRICT NO. 143
RESIDUE CALLED 13.612 AC.
C.C.F. NO. 2015058358
O.P.R.F.B.C.T.



McCrary Meadows
DETENTION RESERVE
C.C.F. No. 20170170
P.R.F.B.C.T.

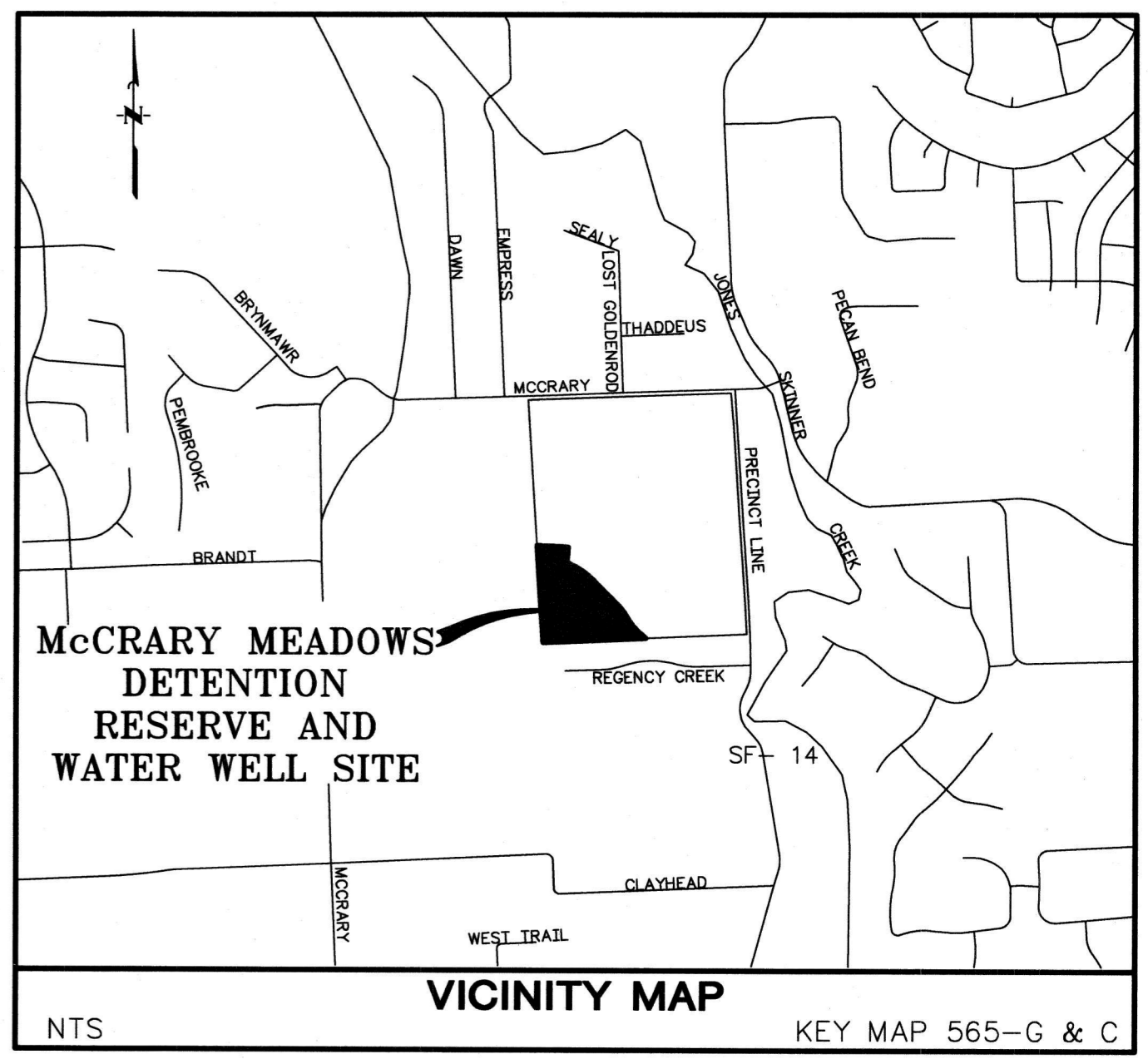
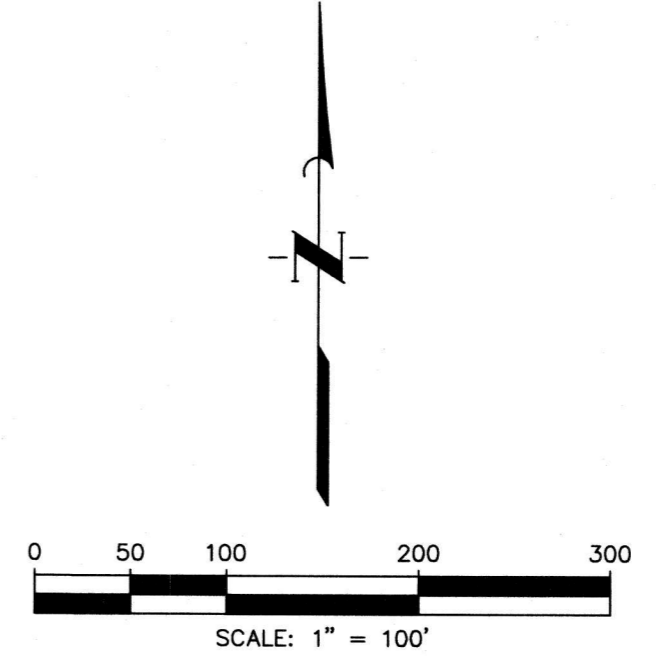


LINE	BEARING	DISTANCE
L1	N88°36'12"E	10.40'
L2	S85°13'34"E	98.09'
L3	S04°46'51"W	141.96'
L4	S61°38'59"E	9.61'
L5	S59°24'54"E	56.70'
L6	S69°26'23"E	26.03'
L7	S57°51'36"E	80.21'
L8	S51°51'12"E	70.68'
L9	S47°30'07"E	65.83'
L10	S41°35'35"E	48.92'
L11	S48°21'43"E	65.45'
L12	S42°48'23"E	46.80'
L13	S46°50'12"E	80.66'
L14	S44°05'07"E	37.83'
L15	S45°32'45"E	67.18'
L16	S37°20'44"E	76.16'
L17	S31°28'40"E	80.19'
L18	S32°37'57"E	38.54'
L19	S36°51'04"E	35.30'
L20	S44°23'39"E	64.88'
L21	S49°22'01"E	12.29'
L22	S50°30'43"E	66.26'
L23	S45°14'59"E	15.24'
L24	S87°30'19"W	966.64'
L25	N03°40'26"W	180.60'
L26	N03°40'58"W	436.00'
L27	N03°40'41"W	297.76'
L28	N74°33'37"W	189.01'
L29	N62°43'35"W	66.73'
L30	N61°38'59"W	38.94'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1710.00'	06°08'14"	183.17'	S88°19'41"E	183.08'	91.67'

A RESTRICTED RESERVE "A"
Restricted to Water Well
Purposes Only
0.62 AC
26863 Sq Ft

B RESTRICTED RESERVE "B"
Restricted to Detention &
Drainage Purposes Only
11.69 AC
509058 Sq Ft



- General Notes
- 1) AE "Aerial Easement"
 - 2) BL "Building Line"
 - 3) C.C.F. "County Clerk's File"
 - 4) D.R.F.B.C.T. "Deed Records Fort Bend County"
 - 5) Esm "Easement"
 - 6) No "Number"
 - 7) IRF "Found 5/8" IR w/ cap "LJA"
 - 8) O.P.R.F.B.C.T. "Official Public Records Fort Bend County, Texas"
 - 9) P.R.F.B.C.T. "Plat Records Fort Bend County"
 - 10) ROW "Right-of-Way"
 - 11) SSE "Sanitary Sewer Easement"
 - 12) Sq Ft "Square Feet"
 - 13) UE "Utility Easement"
 - 14) Vol "Volume and Page"
 - 15) WLE "Waterline Easement"
 - 16) "Set 3/4-inch Iron With Cap Stamped "Jones|Carter" as Per Certification"
- 2) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
 - 3) All building lines along street rights-of-way as shown on the plat.
 - 4) The coordinates shown hereon are Texas State Plane, South Central Zone, NAD 83 (grid) based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 1.0001218281.
 - 5) 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.
 - 6) All pipeline easements within the platted area are shown hereon.
 - 7) 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.
 - 8) This property lies within lighting zone L23 according to the "Order for Regulation of Outdoor Lighting".
 - 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) All property to drain into the drainage easements only through an approved drainage structure.
 - 11) All drainage easements to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of drainage facility.
 - 12) Per the Flood Insurance Rate Map (FIRM) No. 4815700120L for Fort Bend County, Texas effective April 2, 2014, McCrary Meadows Detention Reserve and Water Well Site is located within Zone "A" & Zone "X Shaded". Zone "A" is defined as Special Flood Hazard Areas subject to inundation by the 1% annual chance flood. No base flood elevations determined. 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. This Tract is affected by Letter of Map Revision Case No. 18-06-4221P & 17-06-0084P.
 - 13) 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 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 solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - 14) Elevations shown hereon are based on GPS observations processed using the NGS online OPUS program using solutions from CORS base stations Wharton TXWH CORS, Houston WAAS 1 CORS, and Rosenberg TXRS CORS (NAVD88-Geoid2B). All bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
 - 15) All easements are centered on lot lines unless shown otherwise.
 - 16) 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.
 - 17) The top of all floor slabs shall be a minimum of 89.01 feet (NAVD 88). Regardless of the minimum slab elevation shown, 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.
 - 18) Restricted Reserves "A" & "B" will be maintained by Fort Bend County Municipal Utility District No. 143.
 - 19) This plat was prepared from information by StarTex Title, File Number 4900701900060, dated January 26, 2020. The surveyor has not abstracted the subject tract.

McCrary Meadows DETENTION RESERVE AND WATER WELL SITE

A SUBDIVISION OF 12.30 ACRES OF LAND
OUT OF THE
JAMES KNIGHT & W.C. WHITE LEAGUE, A-46
FORT BEND COUNTY, TEXAS
0 LOTS 2 RESERVES 1 BLOCK

SEPTEMBER 2019

OWNER:
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 143
3200 SOUTHWEST FWY, STE 2600
HOUSTON, TEXAS 77027
713-860-6400

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

PLANNER/SURVEYOR/ENGINEER:
J|C JONES | CARTER

Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 130663-04
6330 West Loop South, Suite 150 - Dallas, TX 75240-1733 (713) 737-3337

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, Ventana Development McCrory Ltd., acting by and through Jim Grover, its Vice President, owner hereinafter referred to as Owners of the 12.30 acre tract described in the above and foregoing map of McCrory Meadows Detention Reserve and Water Well Site, 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 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.

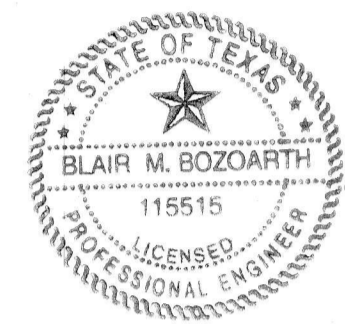
FURTHER, We do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

IN TESTIMONY WHEREOF, the Ventana Development McCrory, Ltd. has caused these presents to be signed by Jim Grover, its Vice President, thereunto authorized, this 2nd day of October, 2019.

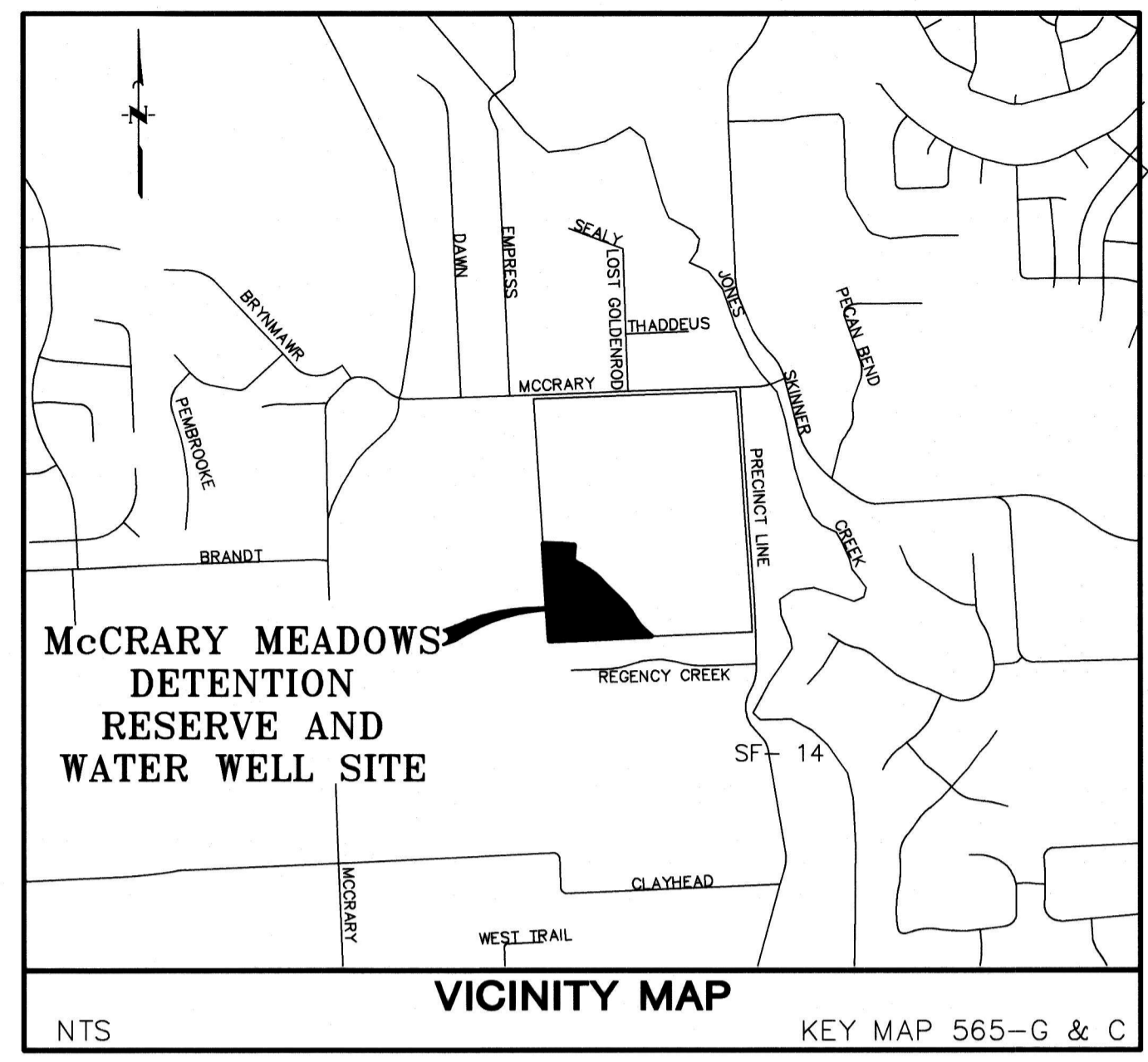
Ventana Development McCrory, Ltd.

By: Jim Grover
Jim Grover
Vice President

I, Blair M. Bozarth, 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.



Blair M. Bozarth
Blair M. Bozarth, PE
Professional Engineer No. 115515



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 _____, 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 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 _____, 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

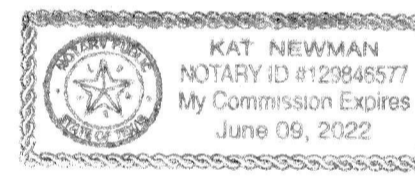
By: _____
Deputy

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Jim Grover, Vice President of Ventana Development McCrory, 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 2nd day of October, 2019.

Kat Newman
Notary Public in and for the State of Texas



Kat Newman
Print Name

My commission expires: 10-09-2022

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 McCrory Meadows Detention Reserve and Water Well Site 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 13th day of November, 2019.

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

By: Margaret Wallace Brown
Margaret Wallace Brown, AICP, CNU-A
Secretary



McCRORY MEADOWS DETENTION RESERVE AND WATER WELL SITE

A SUBDIVISION OF 12.30 ACRES OF LAND
OUT OF THE
JAMES KNIGHT & W.C. WHITE LEAGUE, A-46
FORT BEND COUNTY, TEXAS
0 LOTS 2 RESERVES 1 BLOCK
SEPTEMBER 2019

OWNER:
FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT NO. 143
3200 SOUTHWEST FWY, STE 2600
HOUSTON, TEXAS 77027
713-860-6400

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

PLANNER/SURVEYOR/ENGINEER:
J|C JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveyors Registration No. 20065-04
6300 West Loop South, Suite 150 - Bellaire, TX 77401 - 713.773.5317