

PLAT RECORDING SHEET

PLAT NAME: McCrary Meadows Sec. 6

PLAT NO: _____

ACREAGE: 25.70

LEAGUE: James Knight & W. C. White League

ABSTRACT NUMBER: 46

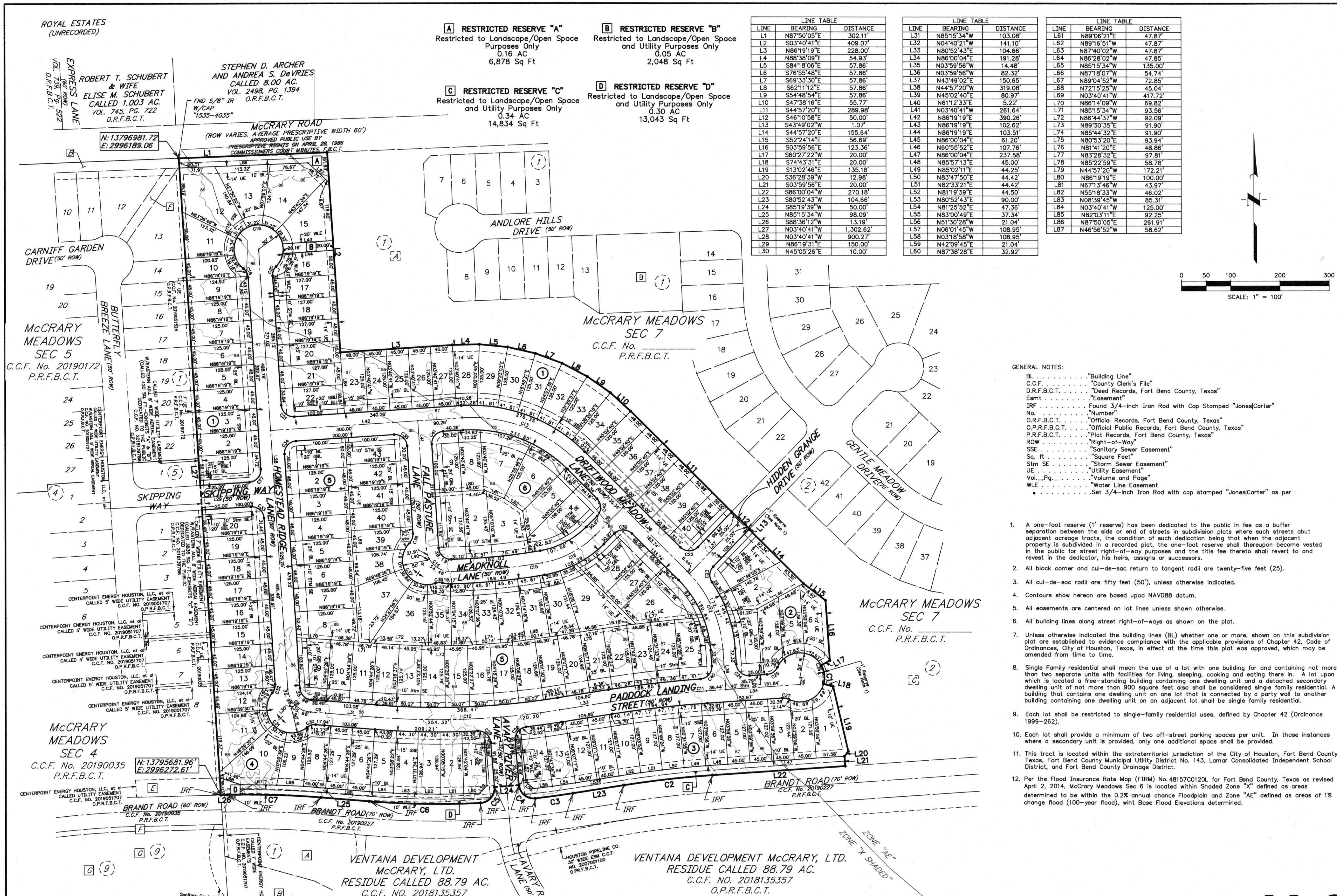
NUMBER OF BLOCKS: 6

NUMBER OF LOTS: 132

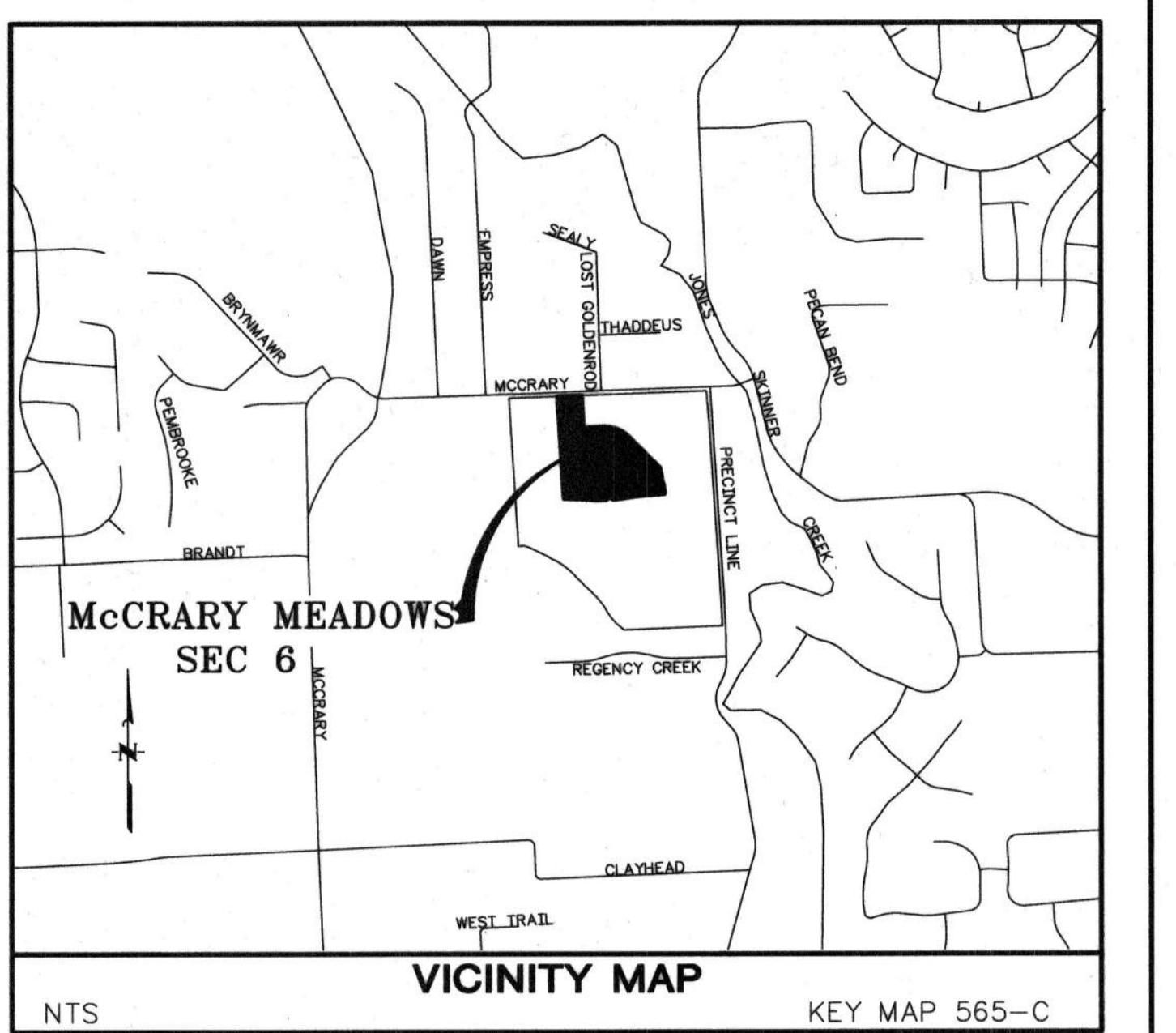
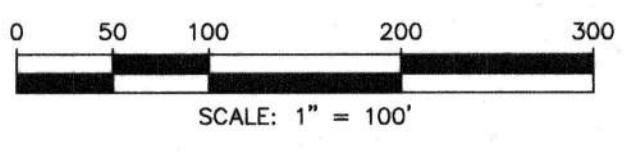
NUMBER OF RESERVES: 4

OWNERS: Ventana Development McCrary Ltd.

(DEPUTY CLERK)



LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N87°50'02"E	103.08'	L31	N85°13'34"W	103.08'	L61	N89°08'21"E	47.87'
L2	S03°40'41"E	409.07'	L32	N04°40'21"W	141.10'	L62	N89°16'51"W	47.87'
L3	N86°19'19"E	228.00'	L33	N80°52'43"E	104.66'	L63	N87°40'02"W	47.87'
L4	N88°38'09"E	54.93'	L34	N86°28'02"E	191.28'	L64	N86°28'02"W	47.87'
L5	S84°18'06"E	57.86'	L35	N03°59'56"W	14.48'	L65	N85°15'34"W	135.00'
L6	S76°55'48"E	57.86'	L36	N03°59'56"W	82.32'	L66	N87°18'07"W	54.74'
L7	S69°33'30"E	57.86'	L37	N43°49'02"E	150.65'	L67	N89°04'52"W	72.85'
L8	S62°11'21"E	57.86'	L38	N44°57'20"W	319.08'	L68	N72°15'25"W	45.04'
L9	S54°48'54"E	57.86'	L39	N45°02'40"E	80.97'	L69	N03°40'41"W	417.72'
L10	S47°38'16"E	55.77'	L40	N61°12'33"E	5.22'	L70	N86°14'09"W	69.82'
L11	S44°57'20"E	289.98'	L41	N03°40'41"W	281.64'	L71	N85°15'34"W	93.56'
L12	S48°10'58"E	50.00'	L42	N86°19'19"E	390.28'	L72	N86°44'37"W	92.09'
L13	S43°49'02"W	1.07'	L43	N86°19'19"E	102.62'	L73	N89°30'35"E	91.90'
L14	S44°57'20"E	155.64'	L44	N86°19'19"E	103.51'	L74	N85°44'32"E	91.90'
L15	S52°24'14"E	56.69'	L45	N86°00'04"E	61.20'	L75	N80°53'20"E	93.94'
L16	S03°59'56"E	123.36'	L46	N80°55'52"E	107.78'	L76	N81°41'20"E	48.86'
L17	S60°22'22"W	20.00'	L47	N86°00'04"E	237.58'	L77	N83°28'32"E	97.81'
L18	S74°43'31"E	20.00'	L48	N85°57'13"E	45.00'	L78	N85°22'59"E	58.78'
L19	S13°02'46"E	135.18'	L49	N44°57'20"W	172.21'	L79	N44°57'20"W	172.21'
L20	S36°28'39"W	12.98'	L50	N83°47'50"E	44.42'	L80	N86°19'19"E	100.00'
L21	S03°59'56"E	20.00'	L51	N82°33'21"E	44.42'	L81	N67°13'46"W	43.97'
L22	S86°00'04"W	270.18'	L52	N81°19'59"E	44.50'	L82	N55°18'33"W	46.02'
L23	S80°52'43"W	104.66'	L53	N80°52'43"E	90.00'	L83	N08°39'45"W	85.31'
L24	S85°19'39"W	50.00'	L54	N81°25'52"E	47.36'	L84	N03°40'41"W	125.00'
L25	N85°15'34"W	98.09'	L55	N83°00'49"E	37.34'	L85	N87°03'11"E	92.25'
L26	S88°36'12"W	13.19'	L56	N51°30'28"W	21.04'	L86	N87°50'05"E	261.91'
L27	N03°40'41"W	1,302.62'	L57	N06°01'45"W	108.95'	L87	N46°56'52"W	58.62'
L28	N03°40'41"W	900.27'	L58	N03°18'58"W	108.95'			
L29	N86°19'31"E	150.00'	L59	N42°09'45"E	21.04'			
L30	N45°05'26"E	10.00'	L60	N87°38'28"E	32.92'			



- GENERAL NOTES:**
- BL "Building Line"
 - C.C.F. "County Clerk's File"
 - D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas"
 - Easmt "Easement"
 - IRF "Found 3/4-inch Iron Rod with Cap Stamped 'Jones/Carter'"
 - No. "Number"
 - O.R.F.B.C.T. "Official Records, Fort Bend 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"
 - SSE "Sanitary Sewer Easement"
 - Sq. ft. "Square Feet"
 - Stm SE "Storm Sewer Easement"
 - UE "Utility Easement"
 - Vol. Pg. "Volume and Page"
 - WLE "Water Line Easement"
 - "Set 3/4-inch Iron Rod with cap stamped 'Jones/Carter' as per
- A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.
 - All block corner and cut-die-sac radius to tangent radii are twenty-five feet (25').
 - All cut-die-sac radii are fifty feet (50'), unless otherwise indicated.
 - Contours show hereon are based upon NAVD83 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 1999-262).
 - 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 extraterritorial 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 6 is located within Shaded Zone "X" defined as areas determined to be within the 0.2% annual chance Floodplain and Zone "AE" defined as areas of 1% change flood (100-year flood), with Base Flood Elevations determined.

DISTRICT NAMES

COUNTY ASSISTANCE DISTRICT	COUNTY ASSISTANCE DISTRICT 11
WICD	N/A
MMD/MUD	FBC MUD 143
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	FORT BEND COUNTY ESCD No. 100
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	50.00'	44°49'07"	39.11'	S07°08'05"E	38.12'	20.62'
C2	2,030.00'	05°07'21"	181.49'	S83°26'24"W	181.43'	90.81'
C3	1,720.00'	02°35'01"	77.56'	S82°10'14"W	77.56'	38.79'
C4	30.00'	91°51'54"	48.10'	N50°36'18"W	43.11'	30.99'
C5	30.00'	91°51'54"	48.10'	S41°15'36"W	43.11'	30.99'
C6	1,720.00'	07°32'53"	226.59'	N89°02'01"W	226.43'	113.46'
C7	1,780.00'	06°08'14"	190.66'	N88°19'41"W	190.57'	95.42'
C8	50.00'	82°27'44"	71.96'	N44°54'34"W	65.91'	43.82'
C9	1,952.00'	00°52'52"	30.02'	N85°42'00"W	30.02'	15.01'
C10	1,548.00'	1°51'43"	374.52'	N87°48'35"E	373.60'	188.18'
C11	2,202.00'	03°07'21"	196.87'	N83°26'24"E	196.80'	98.50'
C12	250.00'	40°57'24"	178.71'	N24°28'38"W	174.93'	93.36'
C13	300.00'	48°43'22"	255.11'	N69°19'01"W	247.49'	135.84'
C14	50.00'	87°31'08"	76.37'	N47°26'15"W	69.16'	47.88'
C15	1,246.00'	08°32'30"	185.75'	N84°31'56"E	185.58'	93.05'
C16	200.00'	35°13'01"	122.93'	N62°39'11"E	121.00'	63.48'
C17	25.00'	90°00'12"	39.27'	N41°19'25"E	35.36'	25.00'
C18	25.00'	43°57'26"	19.18'	N29°53'21"W	18.71'	10.09'
C19	50.00'	276°22'46"	241.19'	N86°19'19"E	66.67'	44.72'
C20	25.00'	48°11'23"	21.03'	N20°25'00"E	20.41'	11.18'
C21	25.00'	90°00'00"	39.27'	N48°40'41"W	35.36'	25.00'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C22	25.00'	91°13'39"	39.81'	N89°25'51"E	35.73'	25.54'
C23	25.00'	7°10'49"	39.81'	N04°45'37"E	31.50'	20.29'
C24	25.00'	90°00'00"	39.27'	N48°59'56"W	35.36'	25.00'
C25	25.00'	61°43'48"	26.93'	N55°08'10"E	25.65'	14.94'
C26	50.00'	272°26'47"	237.79'	N19°30'20"W	69.19'	47.91'
C27	25.00'	30°42'59"	13.40'	N78°38'26"W	13.24'	6.87'
C28	25.00'	88°12'25"	38.49'	N79°25'51"E	34.80'	24.23'
C29	25.00'	88°12'25"	38.49'	N48°46'34"W	34.80'	24.23'
C30	25.00'	43°16'49"	18.88'	N72°34'01"E	18.44'	9.92'
C31	50.00'	168°22'01"	146.93'	N44°53'23"W	99.49'	490.83'
C32	25.00'	42°38'19"	18.75'	N17°48'28"E	18.31'	9.84'
C33	25.00'	89°59'48"	39.27'	N48°40'35"W	35.35'	25.00'
C34	25.00'	90°00'00"	39.27'	N41°19'19"E	35.36'	25.00'
C35	25.00'	90°00'00"	39.27'	N48°40'41"W	35.36'	25.00'
C36	25.00'	48°11'23"	21.03'	N20°25'00"E	20.41'	11.18'
C37	50.00'	154°05'30"	134.47'	N32°32'04"W	97.45'	217.37'
C38	25.00'	33°01'48"	14.41'	N86°56'05"E	14.21'	7.41'
C39	25.00'	90°00'00"	39.27'	N89°57'20"W	35.36'	25.00'
C40	25.00'	89°43'52"	39.15'	N40°52'00"E	35.27'	24.88'
C41	25.00'	90°00'00"	39.27'	N41°19'19"E	35.36'	25.00'
C42	25.00'	90°00'00"	39.27'	N00°02'40"E	35.36'	25.00'

McCrary Meadows

SEC 6

A SUBDIVISION OF 25.70 ACRES OF LAND
OUT OF THE
JAMES KNIGHT & W.C. WHITE LEAGUE, A-46
FORT BEND COUNTY, TEXAS
132 LOTS 4 RESERVES 6 BLOCKS
APRIL 2020

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

PLANNER/SURVEYOR/ENGINEER:
JIC JONES | CARTER
Texas Board of Professional Engineers Registration No. 4489
Texas Board of Professional Land Surveying Registration No. 20964-04
6330 West Loop South, Suite 150 - Dallas, TX 75201 - 713.777.8387

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 25.70 acre tract described in the above and foregoing map of McCRARY MEADOWS SEC 6, 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, the Ventana Development McCrary, Ltd. has caused these presents to be signed by Jim Grover, its Vice President, thereunto authorized, this 6th day of May, 2020.

Ventana Development McCrary, Ltd.

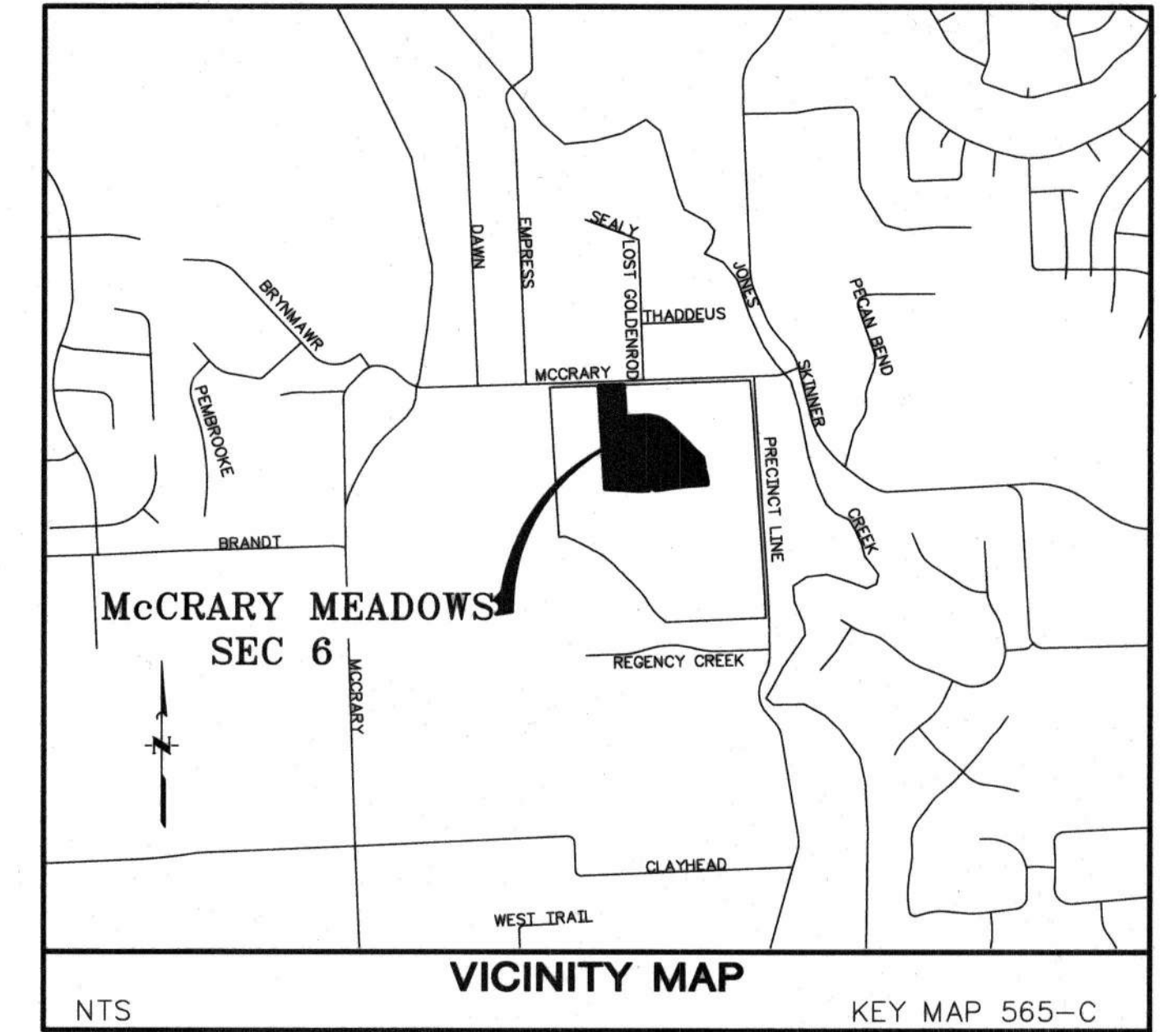
By: Jim Grover
Vice President

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.



5/20/20

Travis W. Miller
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 _____, 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

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 _____, 2020 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

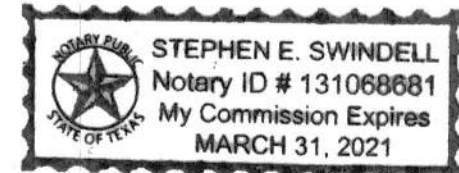
By: _____
Deputy

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 6th day of May, 2020.

Stephen E. Swindell
Notary Public in and for the State of Texas



Stephen E. Swindell
Print Name

My commission expires: March 31, 2021

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 6 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 3 day of June, 2020.

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

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



McCRARY MEADOWS

SEC 6
A SUBDIVISION OF 25.70 ACRES OF LAND
OUT OF THE
JAMES KNIGHT & W.C. WHITE LEAGUE, A-46
FORT BEND COUNTY, TEXAS
132 LOTS 4 RESERVES 6 BLOCKS
APRIL 2020

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. F-439
Texas Board of Professional Land Surveying Registration No. 30968-04
6300 West Loop South, Suite 350 - Houston, TX 77057 - 713.775.3337