

**PLAT RECORDING SHEET**

**PLAT NAME:** McCrary Meadows, Sec. 7

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 31.67

**LEAGUE:** James Knight & W. C. White League

**ABSTRACT NUMBER:** 46

**NUMBER OF BLOCKS:** 3

**NUMBER OF LOTS:** 97

**NUMBER OF RESERVES:** 4

**OWNERS:** Ventana Development McCrary Ltd.

\_\_\_\_\_  
**(DEPUTY CLERK)**

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 31.67 acre tract described in the above and foregoing map of McCRARY MEADOWS SEC 7, 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 21st day of April, 2020.

Ventana Development McCrary, Ltd.

By: Jim Grover  
Jim Grover  
Vice President

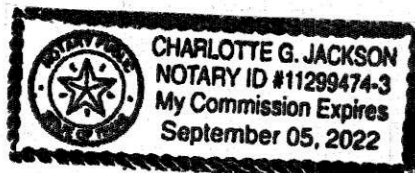
STATE OF TEXAS §  
COUNTY OF FORT BEND §

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 21st day of April, 2020.

Charlotte G. Jackson  
Notary Public in and for the State of Texas

Charlotte G. Jackson  
Print Name



My commission expires: 09-05-2022

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of McCRARY MEADOWS SEC 7 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 16 day of JUNE, 2020.

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

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



I, C. Chad Cagle, 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.

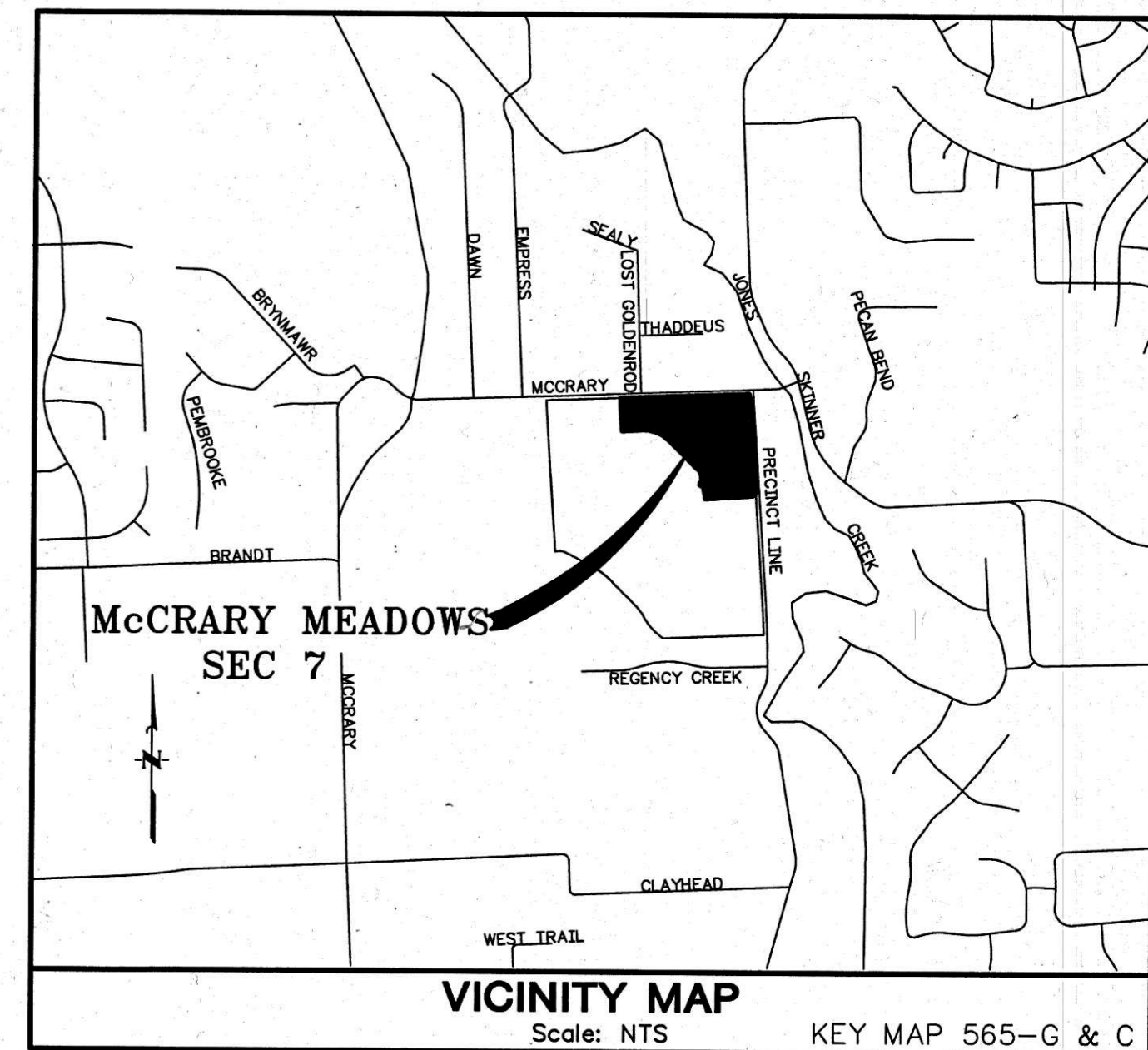


C. Chad Cagle  
C. Chad Cagle, PE  
Professional Engineer No. 127624

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



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  
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  
Laura Richard, County Clerk  
Fort Bend County, Texas

By: \_\_\_\_\_  
Deputy

# McCRARY MEADOWS

## SEC 7

A SUBDIVISION OF 31.67 ACRES OF LAND  
OUT OF THE

JAMES KNIGHT & W.C. WHITE LEAGUE, A-46  
FORT BEND COUNTY, TEXAS

97 LOTS      4 RESERVES      3 BLOCKS  
JANUARY 2020

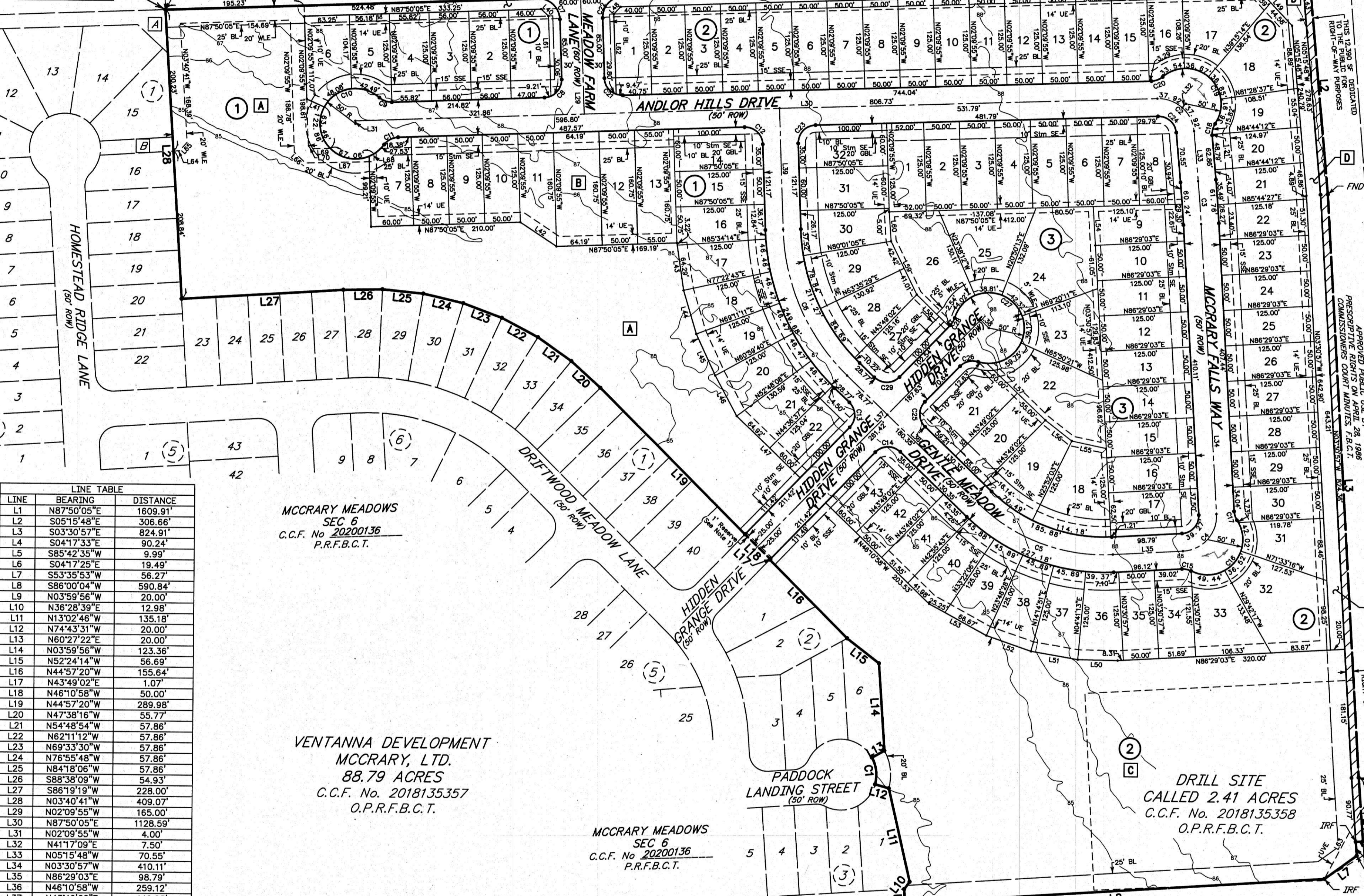
OWNER:  
VENTANA DEVELOPMENT McCRARY LTD.  
410 BROOKS STREET  
SUGAR LAND, TEXAS 77498  
713-781-5553

PLANNER/SURVEYOR/ENGINEER:  
 JONES CARTER  
Texas Board of Professional Engineers Registration No. 4-639  
Texas Board of Professional Land Surveying Registration No. 339465-04  
830 West Loop South, Suite 150 - Houston, TX 77061-7113-7733-3333

DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	COUNTY ASSISTANCE DISTRICT 11
WCD	N/A
MMD/MUD	FBC MUD 143
LID	N/A
SCHOOL	FORT BEND COUNTY DRAINAGE DISTRICT 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

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

N: 1379693.15  
E: 2996490.91



LINE	BEARING	DISTANCE
L1	N87°50'05"E	1609.91'
L2	S01°30'57"E	306.86'
L3	S04°17'33"E	824.91'
L4	S04°17'33"E	90.24'
L5	S85°42'35"W	9.99'
L6	S04°17'33"E	19.49'
L7	S63°32'27"E	20.00'
L8	S86°00'04"W	590.84'
L9	N03°59'56"W	20.00'
L10	N36°28'39"E	12.98'
L11	N13°02'46"W	135.18'
L12	N74°43'31"W	20.00'
L13	N60°27'22"E	20.00'
L14	N03°59'56"W	123.36'
L15	N52°24'14"W	56.69'
L16	N44°57'20"W	155.64'
L17	N43°40'02"E	1.02'
L18	N46°10'58"W	50.00'
L19	N44°57'20"W	289.98'
L20	N47°38'16"W	55.77'
L21	N54°48'54"W	57.86'
L22	N63°21'12"W	57.86'
L23	N69°33'30"W	57.86'
L24	N76°55'48"W	57.86'
L25	N84°18'06"W	57.86'
L26	S88°38'09"W	54.93'
L27	S86°19'19"W	220.00'
L28	N03°40'41"W	409.07'
L29	N02°09'55"W	165.00'
L30	N87°50'05"E	1128.59'
L31	N02°09'55"W	4.00'
L32	N41°17'09"E	7.50'
L33	N05°15'48"W	70.55'
L34	N03°30'57"W	410.11'
L35	N86°29'03"E	98.79'
L36	N46°10'58"W	259.12'
L37	N43°49'02"E	449.05'
L38	N46°10'58"W	18.28'
L39	N02°09'55"W	171.17'
L40	N47°09'55"W	14.14'
L41	N66°07'28"W	26.89'
L42	N56°38'11"W	61.46'
L43	N08°31'14"W	67.51'
L44	N16°43'03"W	64.29'
L45	N24°54'34"W	64.29'
L46	N28°10'28"W	64.92'
L47	N46°10'58"W	124.92'
L48	N42°50'05"E	14.14'
L49	N43°17'58"W	68.97'
L50	N89°19'34"W	56.01'
L51	N80°31'58"W	66.67'
L52	N70°58'21"W	66.67'
L53	N61°24'43"W	91.92'
L54	N03°48'33"W	54.86'
L55	N78°28'43"W	49.56'
L56	N52°06'02"W	47.21'
L57	N46°10'58"W	115.00'
L58	N45°52'15"W	63.99'
L59	N26°07'45"W	83.43'
L60	N04°05'08"W	41.60'
L61	N02°09'55"W	113.32'
L62	N02°09'55"W	113.23'
L63	N27°38'57"E	108.98'
L64	N86°19'19"E	8.69'
L65	N41°19'19"E	15.99'
L66	N46°34'47"W	21.95'
L67	N88°25'13"E	96.46'
L68	N01°34'47"W	10.86'
L69	S88°25'13"W	26.71'
L70	N46°34'47"W	5.50'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	50.00'	44°49'07"	39.11'	N07°08'05"W	38.12'	20.62'
C2	50.00'	86°54'07"	76.84'	N48°42'51"W	68.77'	47.37'
C3	2000.00'	01°44'51"	61.00'	N04°23'22"W	61.00'	30.50'
C4	50.00'	90°00'00"	78.54'	N41°29'03"E	70.71'	50.00'
C5	250.00'	47°19'58"	206.53'	N69°50'57"W	200.71'	109.57'
C6	300.00'	44°01'03"	230.48'	N24°10'27"W	224.85'	121.26'
C7	30.00'	90°00'00"	47.12'	N47°09'55"W	42.43'	30.00'
C8	25.00'	90°00'00"	39.27'	N07°11'33"W	35.36'	25.00'
C9	25.00'	43°56'44"	19.17'	N48°42'51"W	18.71'	10.09'
C10	50.00'	276°06'53"	240.96'	N06°16'37"W	66.84'	8.81'
C11	25.00'	52°10'09"	22.76'	N61°48'01"E	21.98'	12.24'
C12	25.00'	90°00'00"	39.27'	N47°09'55"W	35.36'	25.00'
C13	25.00'	90°00'00"	39.27'	N01°10'58"W	35.36'	25.00'
C14	25.00'	90°00'00"	39.27'	N88°49'02"E	35.36'	25.00'
C15	25.00'	302°27'58"	13.29'	N78°16'58"W	13.14'	6.81'
C16	50.00'	150°55'56"	131.71'	N41°29'03"E	96.80'	192.87'
C17	25.00'	302°27'58"	13.29'	N18°44'56"W	13.14'	6.81'
C18	25.00'	39°02'06"	17.03'	N14°15'19"E	16.70'	8.86'
C19	50.00'	164°58'19"	143.97'	N48°42'51"W	99.14'	44.93'
C20	25.00'	39°02'06"	17.03'	N68°19'02"E	16.70'	8.86'
C21	25.00'	90°00'00"	39.27'	N47°09'55"W	35.36'	25.00'
C22	30.00'	90°00'00"	47.12'	N42°50'05"E	42.43'	30.00'
C23	25.00'	90°00'00"	39.27'	N42°50'05"E	35.36'	25.00'
C24	25.00'	86°54'07"	39.27'	N48°42'51"W	34.39'	23.68'
C25	25.00'	90°00'00"	39.27'	N01°10'58"W	35.36'	25.00'
C26	25.00'	63°17'05"	27.61'	N75°27'34"E	26.23'	15.41'
C27	50.00'	271°11'00"	236.65'	N28°29'23"W	69.98'	48.98'
C28	25.00'	27°53'55"	12.17'	N29°52'04"E	12.05'	6.21'
C29	25.00'	90°00'00"	39.27'	N88°49'02"E	35.36'	25.00'
C30	30.00'	86°54'07"	45.50'	S48°42'51"E	41.26'	28.42'

MCCRARY MEADOWS  
SEC 6  
C.C.F. No. 20200136  
P.R.F.B.C.T.

VENTANNA DEVELOPMENT  
MCCRARY, LTD.  
88.79 ACRES  
C.C.F. No. 2018135357  
O.P.R.F.B.C.T.

MCCRARY MEADOWS  
SEC 6  
C.C.F. No. 20200136  
P.R.F.B.C.T.

N: 13796740.63  
E: 2997541.81

MCCRARY MEADOWS  
SEC 8  
C.C.F. No. P.R.F.B.C.T.

TIMOTHY H. MILLIGAN  
AND WIFE ELMA MILLIGAN  
CALLED 1.475 AC.  
C.C.F. No. 2001042693  
O.P.R.F.B.C.T.

RESTRICTED RESERVE "A"  
Restricted to Drainage  
and Incidental Utility Purposes Only  
4.50 AC  
195,803 Sq Ft

RESTRICTED RESERVE "B"  
Restricted to Landscape, Open Space,  
and Incidental Utility Purposes Only  
0.24 AC  
10,318 Sq Ft

RESTRICTED RESERVE "C"  
Restricted to Drainage  
Purposes Only  
5.84 AC  
245,627 Sq Ft

RESTRICTED RESERVE "D"  
Restricted to Landscape  
and Incidental Utility Purposes Only  
0.83 AC  
36,129 Sq Ft

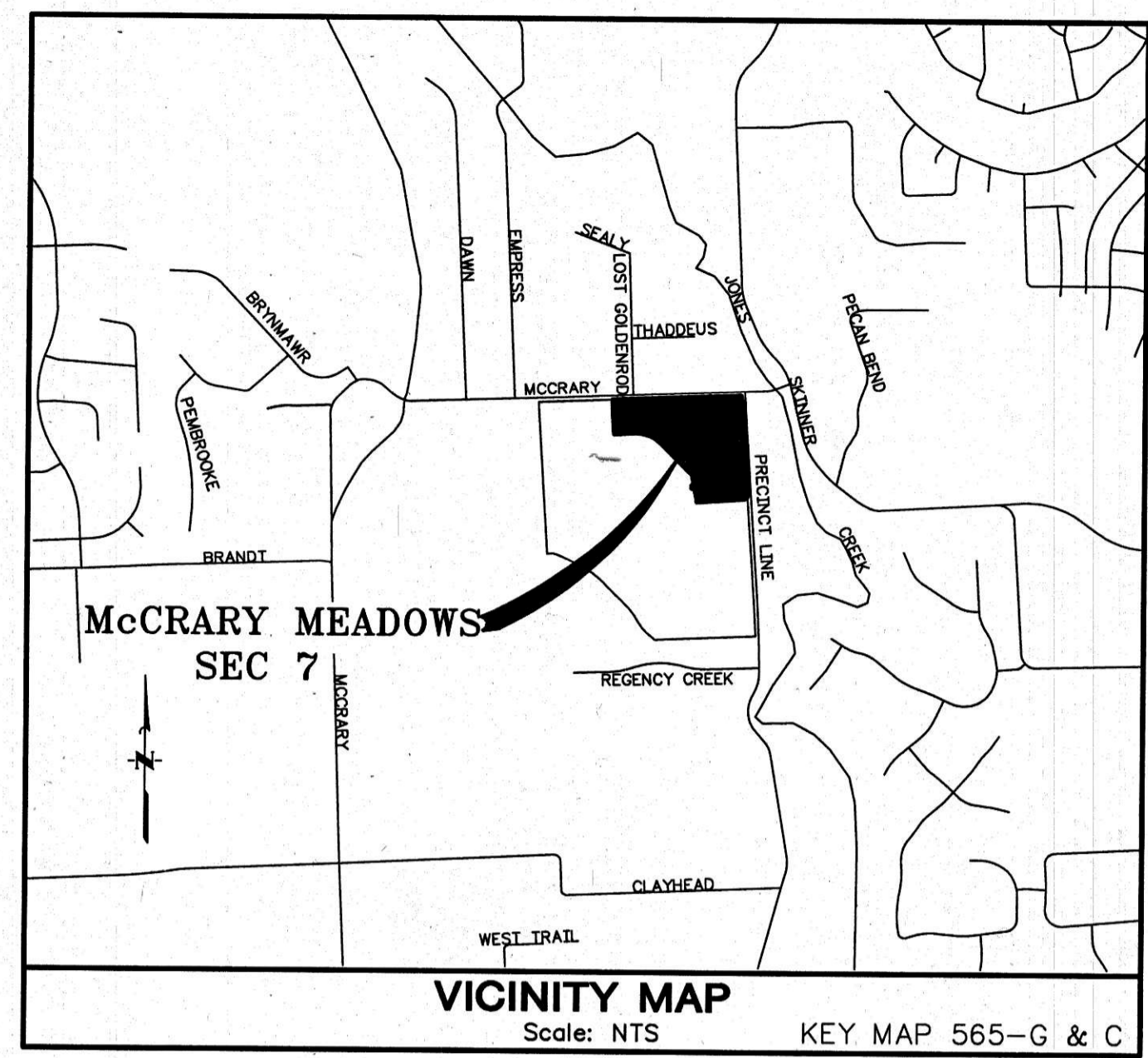
GENERAL NOTES:

- One-foot reserve (1' reserve) dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and rest in the dedicator, his heirs, assigns or successors.
- 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 show 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 800 square feet also shall be considered a 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 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 7 is located within shaded Zone X defined as areas of 0.2% annual chance flood (500-year flood), and Zone AE defined as areas of 1% chance flood (100-year flood), with Base Flood Elevations determined.

N: 13795835.40  
E: 2998184.93

FORT BEND COUNTY  
(PROPOSED ROAD EXTENSION)  
CALLED 1.397 AC.  
C.C.F. No. 2004024817  
O.P.R.F.B.C.T.

THE KOHN LIVING TRUST  
CALLED 11.291 AC.  
C.C.F. No. 2017000572  
O.P.R.F.B.C.T.



Scale: NTS KEY MAP 565-G & C

- The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage District Criteria Manual which allows street ponding with intense rainfall events.
- The top of all floor slabs shall be a minimum of 89.45 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.
- 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.
- 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-Geoid12B). All bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations.
- 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.
- This property lies within lighting zone L23 according to the "Orders for Regulation of Outdoor Lighting".
- All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- All property to drain into the drainage easement only through an approved drainage structure.
- Ownership and maintenance of all drainage easements and reserves is the responsibility of Fort Bend County Municipal Utility District No. 143.
- 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 said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- All utility easements are fourteen feet (14') wide unless otherwise noted.
- All lots shall have adequate wastewater collection service.
- A minimum distance of 10' shall be maintained between residential dwellings.
- There are no pipeline easements within the platted area.
- 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.
- This plat was prepared from information furnished by Star Tax Title Company, Order No. 4900701900070, Effective Date August 30, 2019. The Surveyor has not abstracted the above property.
- Subject tract is located within the called 140.15 acre tract referenced in Vol. 905, Pg. 318, O.P.R.F.B.C.T. (No description given, not shown hereon), being a five acre drill site and 40 foot wide easement.

# MCCRARY MEADOWS

SEC 7  
A SUBDIVISION OF 31.67 ACRES OF LAND  
OUT OF THE  
JAMES KNIGHT & W.C. WHITE LEAGUE, A-46  
FORT BEND COUNTY, TEXAS  
97 LOTS 4 RESERVES 3 BLOCKS  
JANUARY 2020

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

PLANNER/SURVEYOR/ENGINEER:  
**JC JONES CARTER**  
Texas Board of Professional Engineers Registration No. 4431  
Texas Board of Professional Land Surveying Registration No. 20066-04  
6100 West Loop South, Suite 150 - Dallas, TX 75240-7177-5337