

PLAT RECORDING SHEET

PLAT NAME: McCrary Meadows Sec 8

PLAT NO: _____

ACREAGE: 27.57

LEAGUE: James Knight & W.C. White League

ABSTRACT NUMBER: A-46

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 116

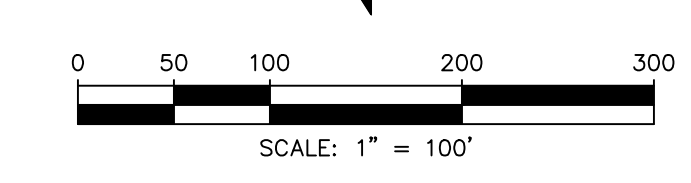
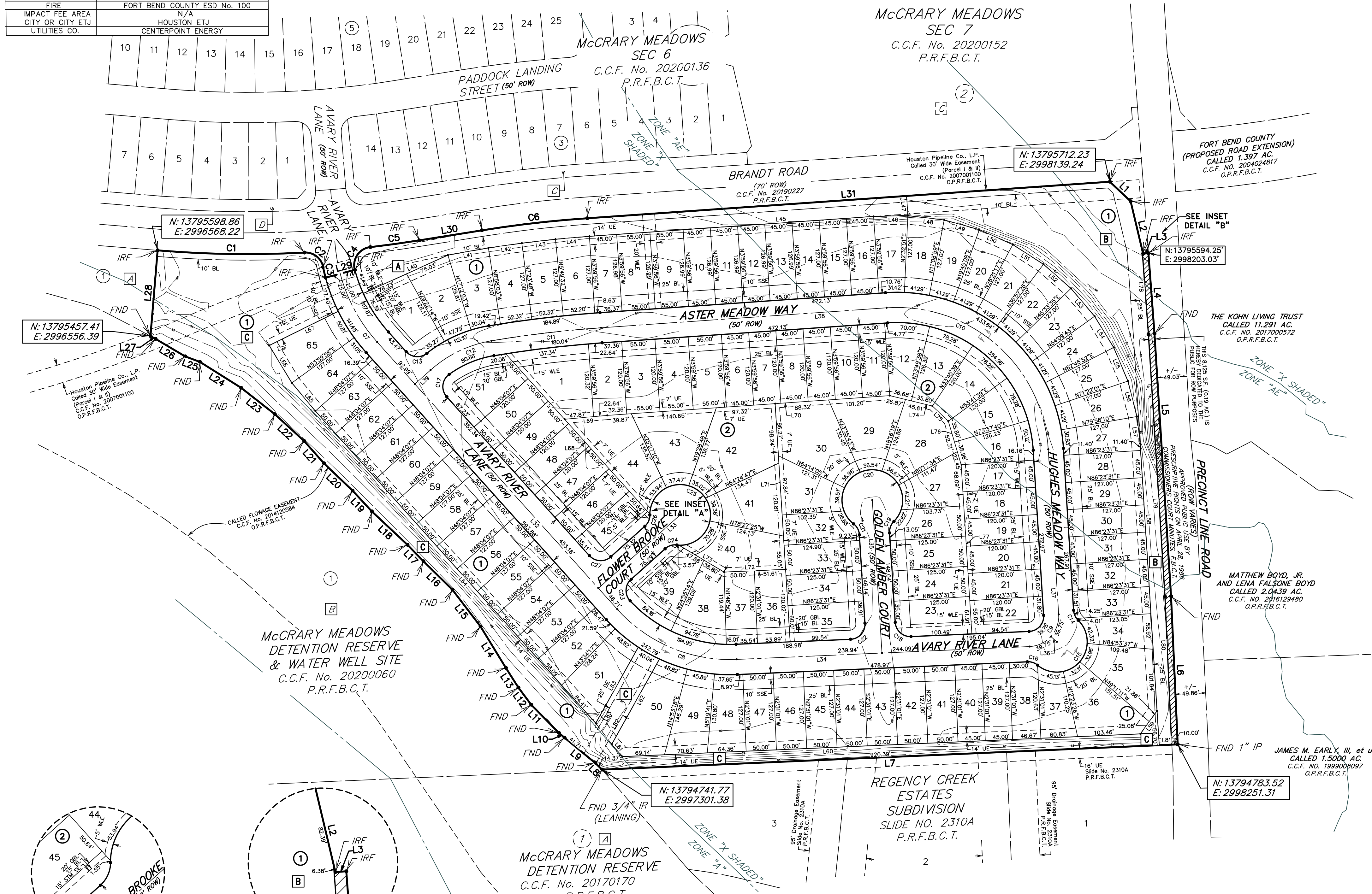
NUMBER OF RESERVES: 3

OWNERS: Ventana Development McCrary LTD.

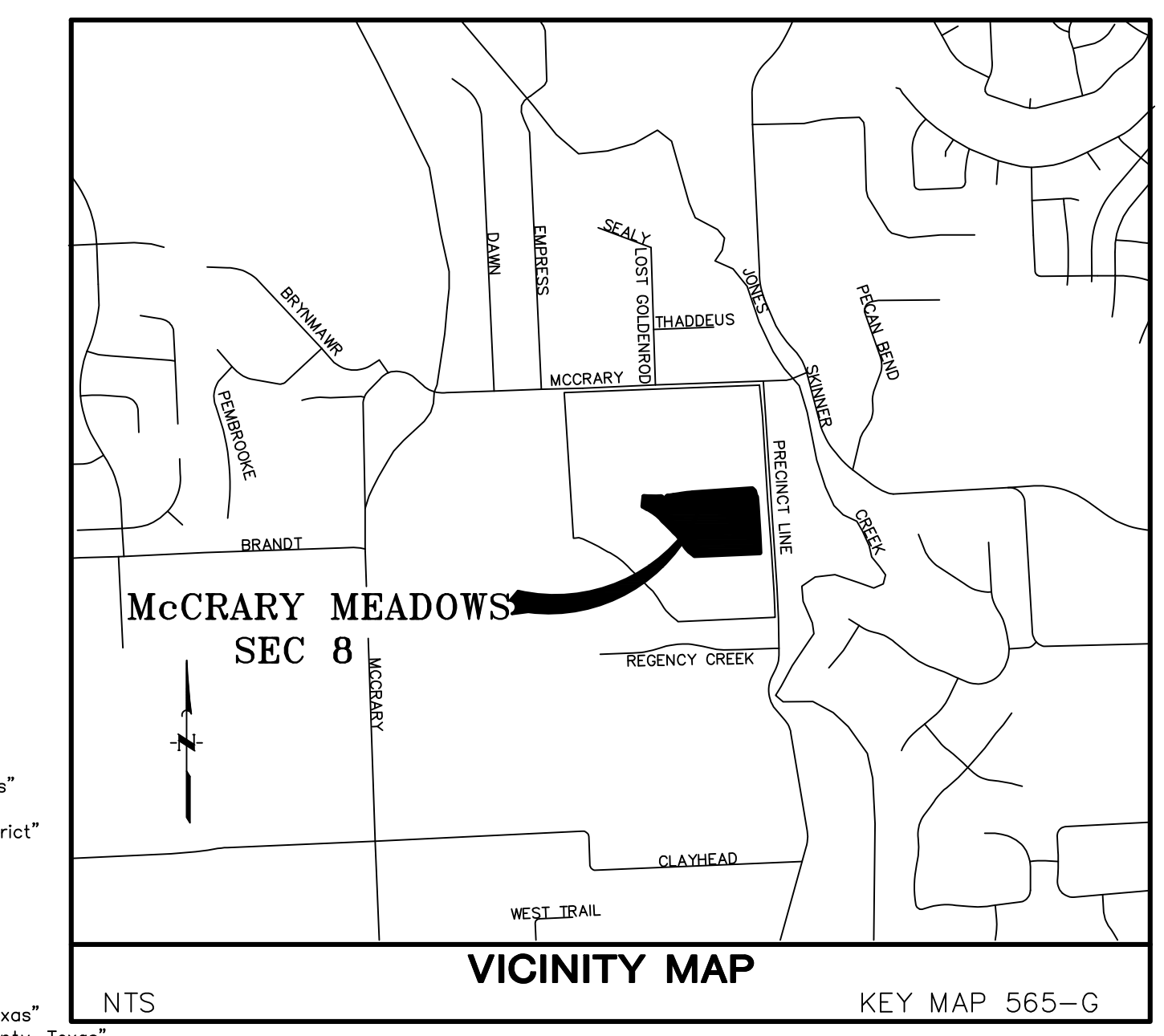
(DEPUTY CLERK)

DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	COUNTY ASSISTANCE DISTRICT 11
WCID	N/A
MMD/MUD	FBC MUD 143
LID	N/A
LD	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 E.T.	HOUSTON E.T.
UTILITIES CO.	CENTERPOINT ENERGY

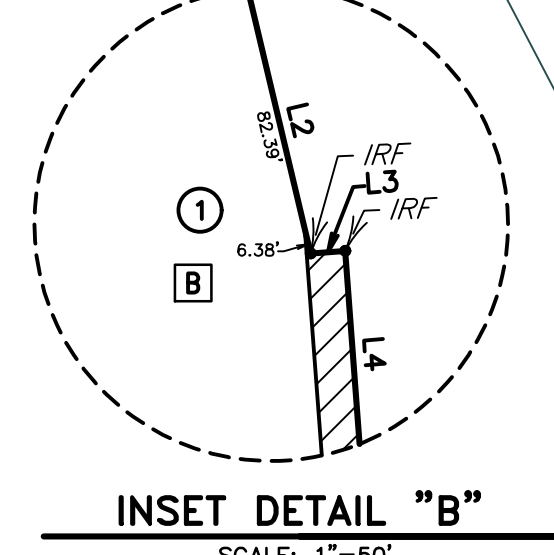
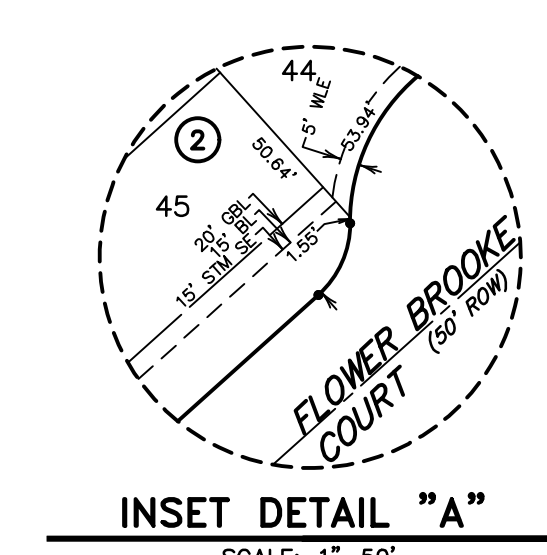
- A RESTRICTED RESERVE "A"**
RESTRICTED TO LANDSCAPE, OPEN SPACE & INCIDENTAL UTILITY PURPOSES ONLY
0.71 ACRES
3,1100 SQ FT
- B RESTRICTED RESERVE "B"**
RESTRICTED TO LANDSCAPE, OPEN SPACE & DRAINAGE PURPOSES ONLY
1.54 ACRES
67,285 SQ FT
- C RESTRICTED RESERVE "C"**
RESTRICTED TO LANDSCAPE, OPEN SPACE & INCIDENTAL UTILITY PURPOSES ONLY
2.57 ACRES
111,912 SQ FT



- GENERAL NOTES:**
- BL "Building Line"
 - C.C.F. "County Clerk's File"
 - D.E. "Drainage Easement"
 - D.R.F.B.C.T. "District Records, Fort Bend County, Texas"
 - Esmt "Easement"
 - F.B.C.M.U.D. "Fort Bend County Municipal Utility District"
 - F.B.C.T. "Fort Bend County, Texas"
 - FND "Found 5/8-inch Iron Rod with Cap Stamped 'Jones/Carter'"
 - GBL "Garage Building Line"
 - 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. "Plot 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"
 - UVE "Unobstructed Visibility Easement"
 - Vol., Pg. "Volume and Page"
 - WLE "Water Line Easement"
 - "Set 3/4-inch Iron Rod with cap stamped 'Jones/Carter' property corner as per certification"
 - "Street Name Break"
 - ① "Block Number"



- All block corner and cul-de-sac return to tangent radii are twenty-five feet (25') unless otherwise indicated.
- All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
- Contours shown 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 plot.
- 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. 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, County Assistance District No. 11, Lamar Consolidated Independent School District, and Fort Bend County Drainage District.
- This tract lies within Zones "X-Shaded", "A" & "AE" of the Flood Insurance Rate Map, Community No. 480228, Map Number 481570120L, Panel 0120, Suffix "L" dated April 2, 2017 for Fort Bend County, Texas and incorporated areas, and revised under LOMR-17-06-0094P dated December 21, 2016. Zone "A" is defined as a Special Flood Hazard Area inundated by the 1% annual chance flood. No base flood elevations determined. Zone "AE" is defined as Special Flood Hazard Areas inundated by the 1% annual chance flood. Base flood elevations determined. Zone "X-shaded" is defined as areas of 2% annual chance flood hazard; areas of 1% annual chance flood with average depths less than 1 foot or with drainage areas less than 1 square mile.
- 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 in minimum of 89.80 feet above mean sea level (NAVD83 datum). In addition, no top of slab elevation shall be less than 24 inches above the lowest top of curb adjacent to the lot in which it lies. In the absence of a curb, the top of slab elevation shall be no less than 24 inches above the highest natural ground along the perimeter of the building foundation and 12" above any down gradient roadway or drainage restraint, whichever is higher.
- 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 TWX CORS, Houston WAAS 1 CORS, and Rosenberg TXRS CORS (NAVD83-Geoid12B). All bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone.
- The coordinates shown hereon are Texas State Plane, NAD 83 (grid) based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 1.000121828.
- 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.
- 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 City Planning Letter, Order G.F. No.4900702000021, Effective Date February 17, 2021. The Surveyor has not abstracted the above property.
- The Planning Commission granted a variance to exceed intersection spacing along the southern boundary of the plat by not providing a north-south street subject to specific conditions on 10/1/2020. The variance approval was contingent on the proposed land use. Any change of land use would make that variance approval invalid and may require a replat.
- All pipeline easements within the platted area are shown hereon.
- The minimum distance of twenty-two (22) feet shall be maintained between a front facing garage and the edge of the sidewalk.



Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	1790.00'	7°45'19"	242.29'	S89°08'14"E	242.11'	121.33'
C2	30.00'	81°30'06"	42.67'	S52°15'50"E	39.17'	25.85'
C3	300.00'	3°24'14"	17.82'	S13°12'54"E	17.82'	8.91'
C4	30.00'	98°24'07"	51.52'	N34°17'03"E	45.42'	34.76'
C5	1790.00'	2°36'24"	81.43'	N82°10'55"E	81.42'	40.72'
C6	1960.00'	5°07'21"	175.23'	N83°26'24"E	175.17'	87.67'
C7	275.00'	27°00'52"	129.66'	S28°25'27"E	128.46'	66.06'
C8	250.00'	50°35'08"	220.72'	S67°13'27"E	213.62'	118.14'
C9	50.00'	91°05'28"	79.49'	N41°56'15"E	71.38'	50.96'
C10	250.00'	90°23'27"	394.40'	N48°48'12"W	354.76'	251.71'
C11	1883.00'	5°33'07"	182.46'	S83°13'31"W	182.39'	91.30'
C12	200.00'	32°22'50"	113.03'	S64°15'32"W	111.53'	58.07'
C13	25.00'	86°25'16"	37.71'	S85°08'31"E	34.23'	23.49'
C14	25.00'	41°50'13"	18.25'	S24°31'35"E	17.85'	9.56'
C15	50.00'	174°45'54"	152.51'	N41°56'15"E	99.90'	1093.71'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C16	25.00'	41°50'13"	18.25'	N71°35'54"W	17.85'	9.56'
C17	25.00'	95°58'18"	41.88'	S06°03'16"W	37.15'	27.75'
C18	25.00'	88°54'32"	38.79'	S48°03'45"E	35.02'	24.53'
C19	25.00'	48°11'23"	21.03'	S20°29'13"W	20.41'	11.18'
C20	50.00'	276°22'46"	241.19'	S86°23'31"W	66.67'	44.72'
C21	25.00'	48°11'23"	21.03'	N27°42'10"W	20.41'	11.18'
C22	25.00'	91°05'28"	39.75'	N41°56'15"E	35.69'	25.48'
C23	25.00'	90°56'28"	39.68'	S02°35'53"W	35.64'	25.41'
C24	25.00'	48°11'23"	21.03'	S72°09'49"W	20.41'	11.18'
C25	50.00'	276°22'46"	241.19'	N41°55'53"W	66.67'	44.72'
C26	25.00'	48°11'23"	21.03'	N23°58'26"E	20.41'	11.18'
C27	25.00'	90°00'00"	39.27'	S86°55'53"E	35.36'	25.00'

Line Table		
Line	Bearing	Distance
L1	S46°45'07"E	47.14'
L2	S13°20'44"E	88.77'
L3	N85°42'35"E	9.00'
L4	S04°17'33"E	133.35'
L5	S03°36'29"E	434.38'
L6	S02°34'10"E	244.58'
L7	S87°28'59"W	950.96'
L8	N04°46'51"E	141.96'
L9	N45°14'59"W	50.00'
L10	N50°30'43"W	66.26'
L11	N49°22'01"W	12.29'
L12	N36°51'04"W	35.30'
L13	N32°37'57"W	38.54'
L14	N31°26'40"W	80.19'
L15	N37°20'44"W	76.16'
L16	N45°32'45"W	67.18'
L17	N44°05'07"W	37.83'
L18	N46°50'12"W	80.66'
L19	N42°48'23"W	46.80'
L20	N29°14'34"E	65.45'
L21	N41°35'35"W	48.92'

Line Table		
Line	Bearing	Distance
L22	N47°30'07"W	65.83'
L23	N51°51'12"W	70.68'
L24	N57°51'36"W	80.21'
L25	N69°26'23"W	26.03'
L26	N59°24'54"W	56.70'
L27	N61°38'59"W	9.61'
L28	N04°46'51"E	141.96'
L29	N75°04'59"E	50.00'
L30	N80°52'43"E	104.66'
L31	N86°00'04"E	864.26'
L32	S41°55'53"E	592.86'
L33	S48°04'07"W	181.22'
L34	N87°28'59"E	484.03'
L35	S03°36'29"E	253.00'
L36	N48°03'45"W	13.00'
L37	N03°36'29"E	272.97'
L38	S86°00'04"E	472.13'
L39	S48°04'07"W	34.39'
L40	S65°34'32"W	153.26'
L41	N80°04'34"E	67.92'
L42	N81°49'05"E	55.80'

Line Table		
Line	Bearing	Distance
L43	N83°23'20"E	55.80'
L44	N84°57'59"E	56.25'
L45	S85°59'56"W	470.00'
L46	N88°39'11"E	56.65'
L47	N03°59'56"W	32.62'
L48	S83°09'05"E	60.30'
L49	S74°32'56"E	60.30'
L50	S65°56'47"E	60.30'
L51	S57°20'39"E	60.30'
L52	S48°44'30"E	60.30'
L53	S40°08'21"E	60.30'
L54	S31°32'12"E	60.30'
L55	S22°56'03"E	60.30'
L56	S14°19'59"E	60.30'
L57	S06°49'10"E	45.04'
L58	S03°36'29"E	498.86'
L59	N86°04'16"E	46.94'
L60	S87°28'59"W	855.10'
L61	N41°23'39"W	27.09'
L62	N29°13'48"E	161.28'
L63	N29°13'48"E	143.66'

Line Table		
Line	Bearing	Distance
L64	S41°55'53"E	692.49'
L65	N39°46'06"W	60.55'
L66	N31°08'54"W	72.24'
L67	N63°42'15"E	127.00'
L68	N41°55'53"W	355.64'
L69	N84°50'20"E	70.52'
L70	N86°00'04"E	467.36'
L71	S03°36'29"E	394.12'
L72	S87°28'59"W	101.61'
L73	S59°12'25"E	86.65'
L74	S76°20'20"E	72.48'
L75	N46°16'21"W	36.35'
L76	N16°28'04"W	74.76'
L77	S03°36'29"E	280.00'
L78	S04°17'33"E	139.59'
L79	S03°36'29"E	434.23'
L80	S02°34'10"E	244.48'
L81	S87°28'59"W	20.57'
L82	S29°13'18"W	201.37'
L83	S29°13'18"W	196.76'

MCCRARY MEADOWS

SEC 8

A SUBDIVISION OF 27.57 ACRES OF LAND
OUT OF THE
JAMES KNIGHT & W.C. WHITE LEAGUE, A-46
FORT BEND COUNTY, TEXAS
116 LOTS 3 RESERVES 2 BLOCKS
MARCH 2021

OWNER:
VENTANA 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. F-49
Texas Board of Professional Land Surveying Registration No. 30983-01
630 West Loop South, Suite 150 - Dallas, TX 75202-7137-0137