

PLAT RECORDING SHEET

PLAT NAME: McCrary Meadows Sec 9

PLAT NO: _____

ACREAGE: 16.42

LEAGUE: Knight & White League & Randall Jones 1/2 League

ABSTRACT NUMBER: A-46, A-42

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 53

NUMBER OF RESERVES: 4

OWNERS: Ventana Development McCrary LTD.

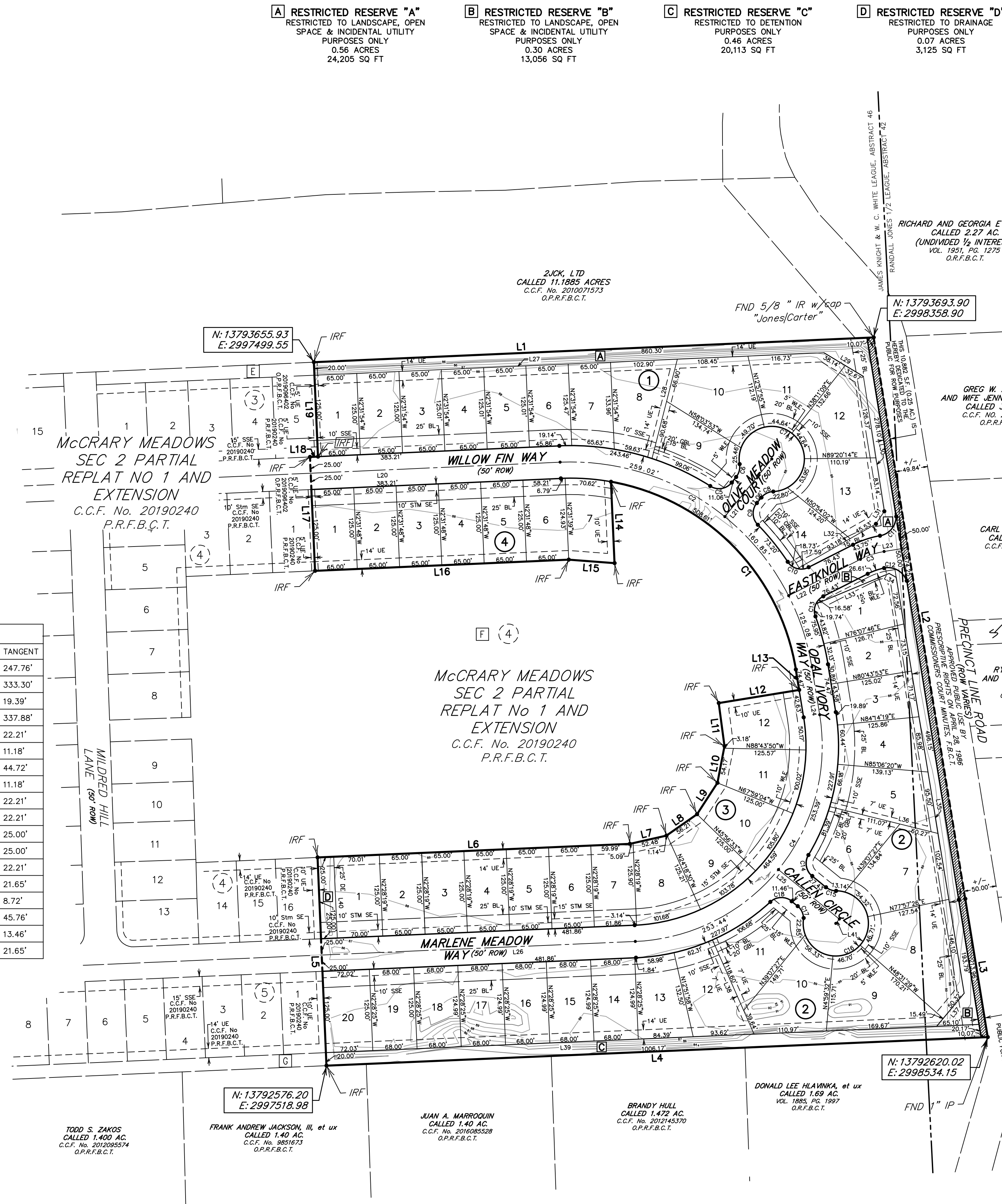
(DEPUTY CLERK)

DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	COUNTY ASSISTANCE DISTRICT 11
WCD	N/A
MMD/MUD	FBC MUD 143
LID	N/A
DID	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

Line Table		
Line	Bearing	Distance
L1	N87°28'12"E	860.30'
L2	S09°16'13"E	873.07'
L3	S09°15'44"E	215.15'
L4	S87°31'41"W	1016.24'
L5	N02°28'19"W	320.00'
L6	N87°31'41"E	480.00'
L7	N77°09'55"E	57.57'
L8	N55°05'32"E	57.35'
L9	N33°02'57"E	57.35'
L10	N11°00'23"E	57.35'
L11	N07°35'37"W	66.78'
L12	N80°43'53"E	125.00'
L13	N09°16'07"W	31.84'
L14	S02°31'48"E	125.00'
L15	N85°35'05"W	70.52'
L16	S87°28'12"E	390.00'
L17	N02°31'48"W	175.00'
L18	N87°28'12"E	12.35'
L19	N02°31'48"W	145.00'
L20	N87°28'12"E	383.21'

Line Table		
Line	Bearing	Distance
L21	S39°05'58"W	114.01'
L22	N63°05'48"E	123.48'
L23	N80°43'47"E	37.09'
L24	S09°16'07"E	74.47'
L25	N50°52'19"W	120.49'
L26	S87°31'41"W	481.86'
L27	N87°28'06"E	783.08'
L28	S14°20'41"W	157.58'
L29	N59°00'16"W	70.81'
L30	N33°33'10"E	23.13'
L31	S60°19'45"W	138.71'
L32	N76°04'50"W	171.34'
L33	S67°21'29"W	121.86'
L34	N60°57'22"W	12.40'
L35	N76°04'50"W	171.34'
L36	S87°31'41"W	1003.78'
L37	S39°44'46"W	65.81'
L38	N23°51'04"W	158.24'
L39	S87°31'35"W	1003.78'
L40	S02°28'19"E	125.00'
L41	N39°07'41"E	8.72'

Curve Table						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	350.00'	70°35'17"	431.20'	N44°33'46"W	404.44'	247.76'
C2	375.00'	83°15'41"	544.95'	N50°53'58"W	498.25'	333.30'
C3	125.00'	17°38'00"	38.47'	S71°54'48"W	38.32'	19.39'
C4	300.00'	96°47'48"	506.83'	N39°07'47"E	448.67'	337.88'
C5	25.00'	83°14'37"	36.32'	N80°43'17"E	33.21'	22.21'
C6	25.00'	48°11'23"	21.03'	N15°00'17"E	20.41'	11.18'
C7	50.00'	276°22'46"	241.19'	N50°54'02"W	66.67'	44.72'
C8	25.00'	48°11'23"	21.03'	S63°11'40"W	20.41'	11.18'
C9	25.00'	83°14'37"	36.32'	S02°31'20"E	33.21'	22.21'
C10	25.00'	83°14'37"	36.32'	S75°16'54"E	33.21'	22.21'
C11	30.00'	90°00'00"	46.64'	N35°43'47"E	35.36'	25.00'
C12	30.00'	90°00'00"	48.37'	N54°16'13"W	35.36'	25.00'
C13	25.00'	83°14'37"	36.32'	S21°28'29"W	33.21'	22.21'
C14	25.00'	81°47'12"	35.68'	S09°58'57"E	32.73'	21.65'
C15	25.00'	38°28'06"	16.78'	S70°06'36"E	16.47'	8.72'
C16	50.00'	275°04'31"	240.05'	N48°11'30"E	67.51'	45.76'
C17	25.00'	56°36'25"	24.70'	N22°34'21"W	23.71'	13.46'
C18	25.00'	81°47'12"	35.69'	S88°13'50"W	32.73'	21.65'



- GENERAL NOTES:
- AC "Acres"
 - BL "Building Line"
 - C.C.F. "County Clerk's File"
 - Esmt "Easement"
 - F.B.C.T. "Fort Bend County, Texas"
 - FND "Found 5/8-inch Iron Rod with Cap Stamped 'Jones/Carter'"
 - 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"
 - UVE "Unobstructed Visibility Easement"
 - Vol. "Volume and Page"
 - WLE "Water Line Easement"
 - Set 3/4-inch Iron Rod with cap stamped 'Jones/Carter' as per certification
 - Street Name Break
 - Block Number

1. All block corner and cut-de-sac return to tangent radii are twenty-five feet (25').
2. All cut-de-sac radii are fifty feet (50'), unless otherwise indicated.
3. Contours show hereon are based upon NAVD83 datum.
4. All easements are centered on lot lines unless shown otherwise.
5. All building lines along street right-of-ways as shown on the plat.
6. 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.
7. 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.
8. Each lot shall be restricted to single-family residential uses, defined by Chapter 42 (Ordinance 1999-262).
9. 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.
10. 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, County Assistance District No. 11, Lamar Consolidated Independent School District, and Fort Bend County Drainage District.
11. Per the Flood Insurance Rate Map (FIRM) No. 48157C0120L for Fort Bend County, Texas effective April 2, 2014, McCrory Meadows Sec 9 is located within Zone "AE" defined as areas of 1% chance flood (100-year flood), with Base Flood Elevations determined. This tract is affected by Letter of Map Revision Case No. 17-06-0094P.
12. 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.
13. 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.
14. 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 oil perimeter roads surrounding said plat, in accordance with the A.D.A.
15. 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 (NAVD83-Geoid12B). All bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
16. 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.
17. This property lies within lighting zone L23 according to the "Orders for Regulation of Outdoor Lighting".
18. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
19. All property to drain into the drainage easement only through an approved drainage structure.
20. Ownership and maintenance of all drainage easements and reserves is the responsibility of Fort Bend County Municipal Utility District No. 143.
21. Absent written authorization by 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.
22. This plat was prepared from information furnished by City Planning Letter, GF No. 490070200022, Effective Date February 17 2021. The Surveyor has not abstracted the above property.
23. Contours shown hereon are NAVD 88 Datum.
24. There are no pipeline easements within the platted area.
25. The minimum distance of twenty-two (22) feet shall be maintained between a front facing garage and the edge of the sidewalk.

MCCRARY MEADOWS SEC 9

A SUBDIVISION OF 16.42 ACRES OF LAND
 OUT OF THE
 KNIGHT & WHITE LEAGUE, A-46 &
 RANDALL JONES 1/2 LEAGUE, A- 42
 FORT BEND COUNTY, TEXAS
 53 LOTS 4 RESERVES 4 BLOCKS
 MARCH 2021

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. 10983, 01
 6300 West Loop South, Suite 150 - Houston, TX 77056 - 713.771.5317