

# PLAT RECORDING SHEET

**PLAT NAME:** McCrary Meadows Sec 10

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

**ACREAGE:** 10.44

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

**ABSTRACT NUMBER:** A-46

**NUMBER OF BLOCKS:** 1

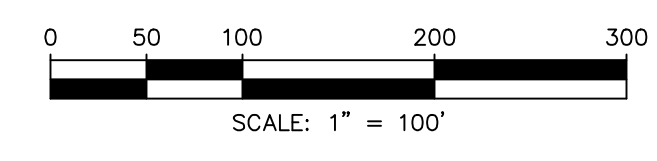
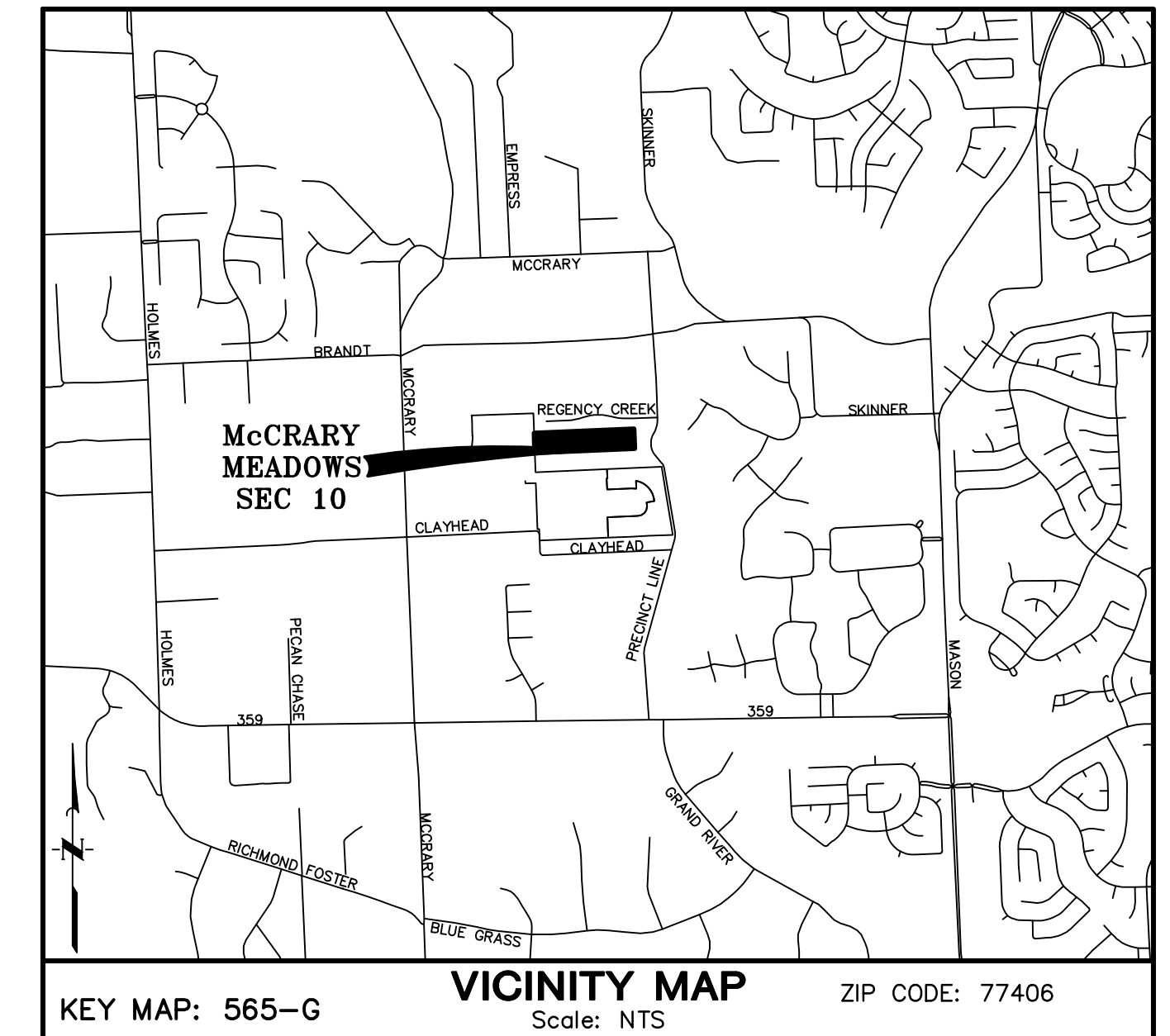
**NUMBER OF LOTS:** 18

**NUMBER OF RESERVES:** 1

**OWNERS:** Ventana Development McCrary LTD.

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

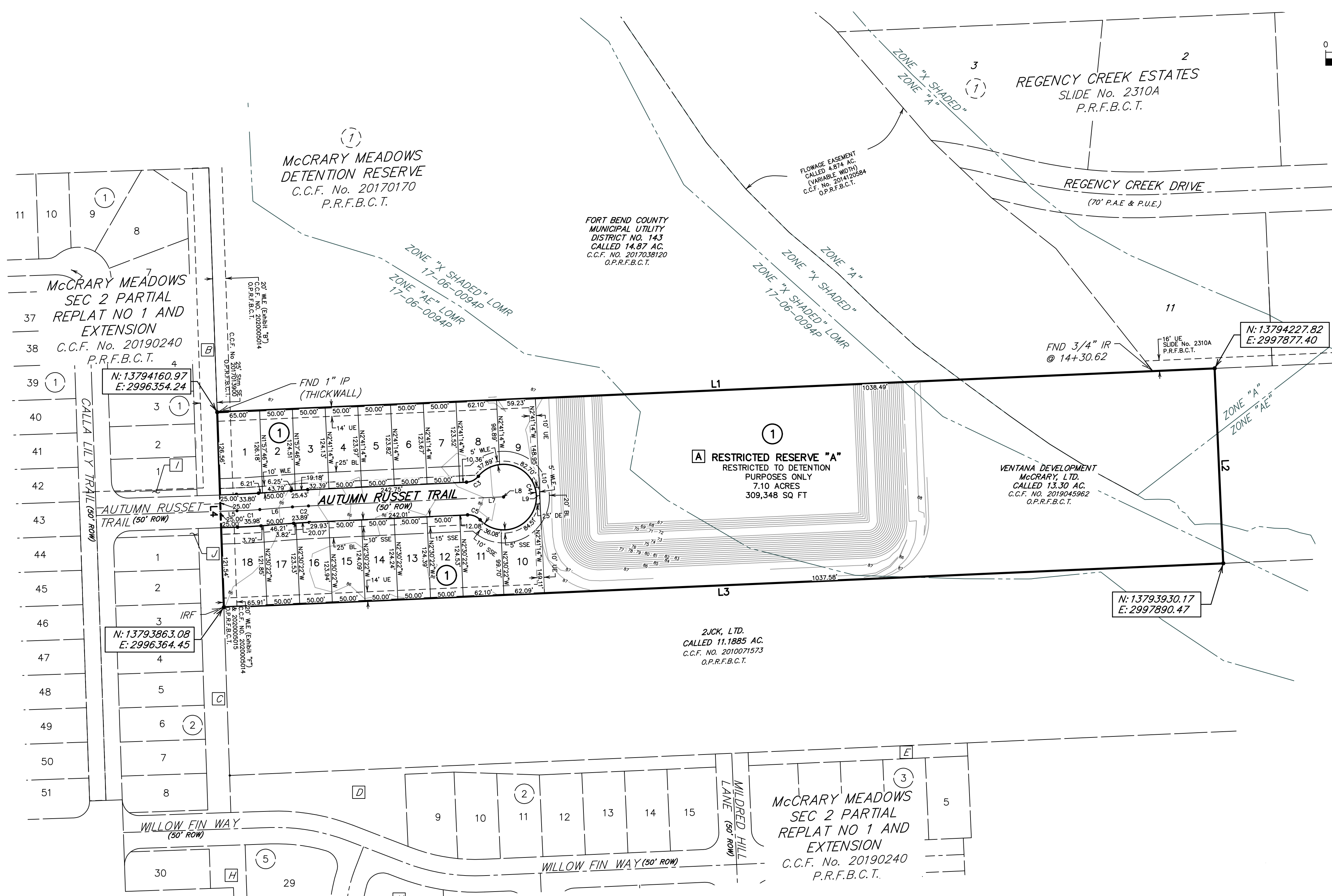
DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	COUNTY ASSISTANCE DISTRICT 11
WCID	N/A
MMD/MUD	FBC MUD 143
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR C.I.S.D.
FIRE	FORT BEND COUNTY ESD No. 100
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY



GENERAL NOTES:

- AC . . . . . "Acres"
- BL . . . . . "Building Line"
- C.C.F. . . . . "County Clerk's File"
- D.R.F.B.C.T. . . . . "Deed Records, Fort Bend County, Texas"
- Easmt. . . . . "Easement"
- F.B.C.M.U.D. . . . . "Fort Bend County Municipal Utility District"
- F.B.C.T. . . . . "Fort Bend County, Texas"
- IRF . . . . . "Found 5/8-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 certification"
- . . . . "Street Name Break"
- ① . . . . . "Block Number"

1. All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
2. All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
3. Contours show hereon are based upon NAVD88 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 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.
11. This tract lies within Zones "X-Shaded", "A" & "AE" of the Flood Insurance Rate Map, Community No. 480228, Map Number 48157C0120L, Panel 0120, Suffix "L" dated April 2, 2017 for Fort Bend County, Texas and incorporated areas, and revised LOMR 17-06-0094P dated October 18, 2016, and LOMR 16-06-4221P dated December 21, 2016. Zone "A" is defined as Special Flood Hazard Areas 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 0.2% 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.
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 (NAVD88 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 all 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 TX1H 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.
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 LZ3 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 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 owners 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.
22. All utility easements are fourteen feet (14') wide unless otherwise noted.
23. All lots shall have adequate wastewater collection service.
24. A minimum distance of 10' shall be maintained between residential dwellings.
25. 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.
26. This plat was prepared from information furnished by City Planning Letter, GF No. 4900702100001, Effective Date February 17, 2021. The Surveyor has not obstructed the above property.
27. There are no pipelines or pipeline easements within the platted area.



Line	Bearing	Distance
L1	N87°29'12"E	1524.82'
L2	S02°30'48"E	297.98'
L3	S87°28'57"W	1527.68'
L4	N01°57'46"W	298.10'
L5	N88°02'44"E	25.00'
L6	N85°32'47"E	50.00'
L7	N87°18'46"E	298.28'
L8	N02°41'14"W	0.42'
L9	N87°18'46"E	5.44'
L10	N02°41'14"W	298.05'

Curve	Radius	Delta Angle	Arc Length	Chord Bearing	Chord Length	Tangent
C1	800.00'	2°29'57"	34.89'	N86°47'45"E	34.89'	17.45'
C2	800.00'	1°45'59"	24.66'	S86°25'47"W	24.66'	12.33'
C3	25.00'	47°45'29"	20.84'	N63°26'02"E	20.24'	11.07'
C4	50.00'	2°76'22'35"	241.18'	N02°15'25"W	66.67'	44.72'
C5	25.00'	48°37'07"	21.21'	N68°22'41"W	20.58'	11.29'

# MCCRARY MEADOWS

## SEC 10

A SUBDIVISION OF 10.44 ACRES OF LAND  
OUT OF THE  
JAMES KNIGHT & W. C. WHITE LEAGUE, A-46  
FORT BEND COUNTY, TEXAS

18 LOTS      1 RESERVE      1 BLOCK  
MARCH 2021

OWNER:  
VENTANA DEVELOPMENT McCRRARY 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-439  
Texas Board of Professional Land Surveying Registration No. 30963-04  
6300 West Loop South, Suite 150 - Houston, TX 77056-1337 (513)