



6330 West Loop South, Suite 150
Bellaire, Texas 77401
Tel: 713.777.5337
www.quiddity.com

February 7, 2023

Mr. Stacy Slawinski, PE
Fort Bend County Engineer
301 Jackson Street
Richmond, Texas 77469

Re: McCrary Meadows Sec 2
McCrary Meadows Sec 2 Partial Replat No 1 And Extension
Variance Request

Dear Mr. Slawinski:

We request a variance from the note on the referenced plats that states :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 A.D.A. requirements."

According to the 2010 ADA Standards for Accessible Design, Chapter 4, Section 405.5.3, "An accessible route with a clear width less than 60 inches shall provide passing spaces at intervals of 200 feet maximum." Adequate passing spaces at intervals of 200 feet or less are provided in both sections by the existing driveways, wheelchair ramps, and proposed 5'x5' landing pads.

We appreciate your consideration of this variance request. If you have any questions or need any additional information, please call.

Sincerely,

Janet M. Baccus, PE

K:\15826\15826-0027-00 McCrary Meadows Sec 2 Acceptance Service\Project Management\Correspondence\variance letter.docx

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	775.00'	6°42'44"	90.74'	N 09°20'27" W	
C2	25.00'	93°42'44"	40.89'	N 34°09'33" E	
C3	25.00'	82°27'21"	35.98'	N 57°45'25" W	
C4	25.00'	83°25'48"	36.40'	N 25°11'10" E	
C5	800.00'	7°03'24"	98.53'	N 63°22'22" E	
C6	880.00'	40°00'06"	614.38'	N 39°50'38" E	
C7	25.00'	88°02'13"	37.54'	N 62°51'41" E	
C8	825.00'	0°06'22"	1.53'	N 74°10'24" E	
C9	775.00'	6°26'28"	87.12'	N 77°26'49" E	
C10	25.00'	99°08'39"	43.26'	N 49°45'38" E	
C11	25.00'	80°51'21"	35.28'	N 40°14'22" E	
C12	775.00'	1°45'58"	23.89'	N 81°33'02" E	
C13	25.00'	90°00'00"	39.27'	N 43°02'16" E	
C14	1950.00'	8°02'58"	273.95'	N 01°40'26" E	
C15	2110.00'	0°20'18"	12.46'	N 05°31'45" E	
C16	35.00'	90°38'02"	55.37'	N 47°40'04" E	
C17	1950.00'	2°39'12"	90.31'	N 04°22'18" E	
C18	2000.00'	1°12'48"	42.36'	N 05°54'37" E	
C19	1000.00'	3°28'19"	60.80'	N 04°46'52" E	
C20	300.00'	11°40'47"	61.15'	N 86°51'18" W	
C21	800.00'	6°42'44"	93.72'	N 09°20'27" W	
C22	325.00'	89°28'17"	507.51'	N 42°16'46" E	
C23	300.00'	13°28'31"	70.56'	N 45°08'57" W	
C24	800.00'	6°26'28"	89.83'	N 77°26'49" E	
C25	800.00'	11°17'41"	157.70'	N 86°18'53" W	
C26	1000.00'	7°43'25"	134.80'	N 05°52'37" W	
C27	1000.00'	6°42'03"	116.89'	N 01°23'18" E	
C28	500.00'	11°28'18"	100.11'	N 86°41'45" W	
C29	800.00'	11°00'08"	153.62'	N 86°27'40" E	
C30	500.00'	12°09'29"	106.10'	N 04°07'01" E	
C31	325.00'	11°40'47"	66.25'	N 86°51'18" W	
C32	25.00'	60°26'24"	26.37'	N 62°28'29" E	
C33	300.00'	27°31'00"	238.50'	N 11°05'43" E	
C34	25.00'	32°51'36"	14.34'	N 70°52'31" W	
C35	275.00'	11°40'47"	56.06'	N 86°51'18" W	
C36	825.00'	6°42'44"	96.65'	N 09°20'27" W	
C37	25.00'	87°00'00"	37.96'	N 49°29'05" E	
C38	300.00'	80°58'08"	423.95'	N 46°31'51" E	
C39	25.00'	41°19'51"	18.03'	N 14°37'08" W	
C40	50.00'	27°52'37"	240.75'	N 77°20'45" E	
C41	25.00'	52°46'45"	23.03'	N 34°12'11" W	
C42	350.00'	22°38'15"	138.28'	N 19°07'56" W	
C43	25.00'	82°20'16"	35.93'	N 10°43'05" E	
C44	325.00'	3°34'43"	20.30'	N 50°05'52" E	

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C45	25.00'	43°25'55"	18.95'	S 70°01'28" E	
C46	50.00'	27°55'39"	240.79'	S 46°13'24" W	
C47	25.00'	54°18'53"	23.70'	N 22°58'12" W	
C48	275.00'	1°45'34"	8.44'	N 51°00'28" W	
C49	25.00'	82°20'16"	35.93'	S 86°56'39" W	
C50	350.00'	41°14'24"	251.92'	S 66°23'43" W	
C51	25.00'	48°11'23"	21.03'	S 62°55'13" W	
C52	50.00'	27°52'46"	241.19'	N 02°59'05" W	
C53	25.00'	48°11'23"	21.03'	S 68°53'24" E	
C54	25.00'	93°00'00"	40.58'	N 43°00'55" E	
C55	775.00'	11°27'21"	154.96'	S 86°23'43" E	
C56	25.00'	89°50'20"	39.20'	N 45°57'28" E	
C57	25.00'	57°46'09"	25.21'	N 30°50'48" W	
C58	50.00'	27°43'20"	239.67'	N 77°35'18" E	
C59	25.00'	36°52'12"	16.09'	S 18°28'22" W	
C60	1025.00'	0°27'22"	8.16'	S 01°44'02" E	
C61	25.00'	89°29'48"	39.05'	S 46°15'15" E	
C62	775.00'	0°57'35"	12.98'	N 88°31'04" E	
C63	525.00'	6°02'51"	55.41'	S 01°03'42" W	
C64	25.00'	45°12'26"	19.73'	S 18°31'05" E	
C65	50.00'	27°61'30"	241.05'	N 83°00'45" W	
C66	25.00'	51°39'25"	22.54'	N 29°16'05" E	
C67	475.00'	5°24'07"	44.78'	N 40°44'20" E	
C68	25.00'	90°00'00"	39.27'	N 46°57'44" W	
C69	825.00'	1°13'19"	17.59'	S 88°38'56" W	
C70	25.00'	85°18'11"	37.22'	S 46°36'29" W	

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C71	1025.00'	0°46'56"	13.99'	S 04°20'27" W	
C72	975.00'	7°43'25"	131.43'	S 00°52'37" W	
C73	30.00'	90°00'00"	47.12'	S 47°59'05" E	
C74	30.00'	90°00'00"	47.12'	N 04°00'55" E	
C75	1025.00'	7°43'25"	138.17'	N 00°52'37" E	
C76	975.00'	0°38'34"	10.94'	N 04°25'02" E	
C77	25.00'	88°05'23"	38.44'	N 39°56'56" W	
C78	825.00'	3°02'01"	43.68'	N 82°28'37" W	
C79	475.00'	4°42'55"	39.09'	N 83°19'04" W	
C80	25.00'	51°39'25"	22.54'	N 68°29'46" W	
C81	50.00'	27°61'30"	241.05'	N 00°46'37" E	
C82	25.00'	45°12'26"	19.73'	S 63°43'03" E	
C83	525.00'	5°21'40"	49.12'	S 83°38'26" E	
C84	775.00'	2°22'23"	32.10'	S 82°08'47" E	
C85	25.00'	98°37'45"	43.04'	N 47°21'09" E	
C86	25.00'	90°08'32"	39.33'	N 47°02'00" W	
C87	825.00'	11°28'13"	164.68'	N 86°23'09" W	
C88	825.00'	6°26'28"	92.74'	N 77°26'49" W	

RESERVE	ACREAGE	SQ.FT.	TYPE
A	1.272	55,400	RESTRICTED TO LANDSCAPE/OPEN SPACE
B	4.958	215,972	RESTRICTED TO RECREATION
C	0.498	21,700	RESTRICTED TO DRAINAGE
D	0.055	2,413	RESTRICTED TO LANDSCAPE/OPEN SPACE
TOTAL	6.783	295,485	

proposed 5'x5' landing pad to be constructed

VENTANA DEVELOPMENT
MCCRARY, LTD.
188.344 ACRES
F.N. 2014121207
F.B.C.O.P.R.

NAD83 GRID COORDINATES
X=2,998,012.12
Y=13,794,217.57

MCCRARY MEADOWS
SEC 1
PLAT NO. 20150182
F.B.C.P.R.

HELEN BURPO
CALLED 13.31 ACRES
VOL. 555, PG. 493
F.B.C.D.R.

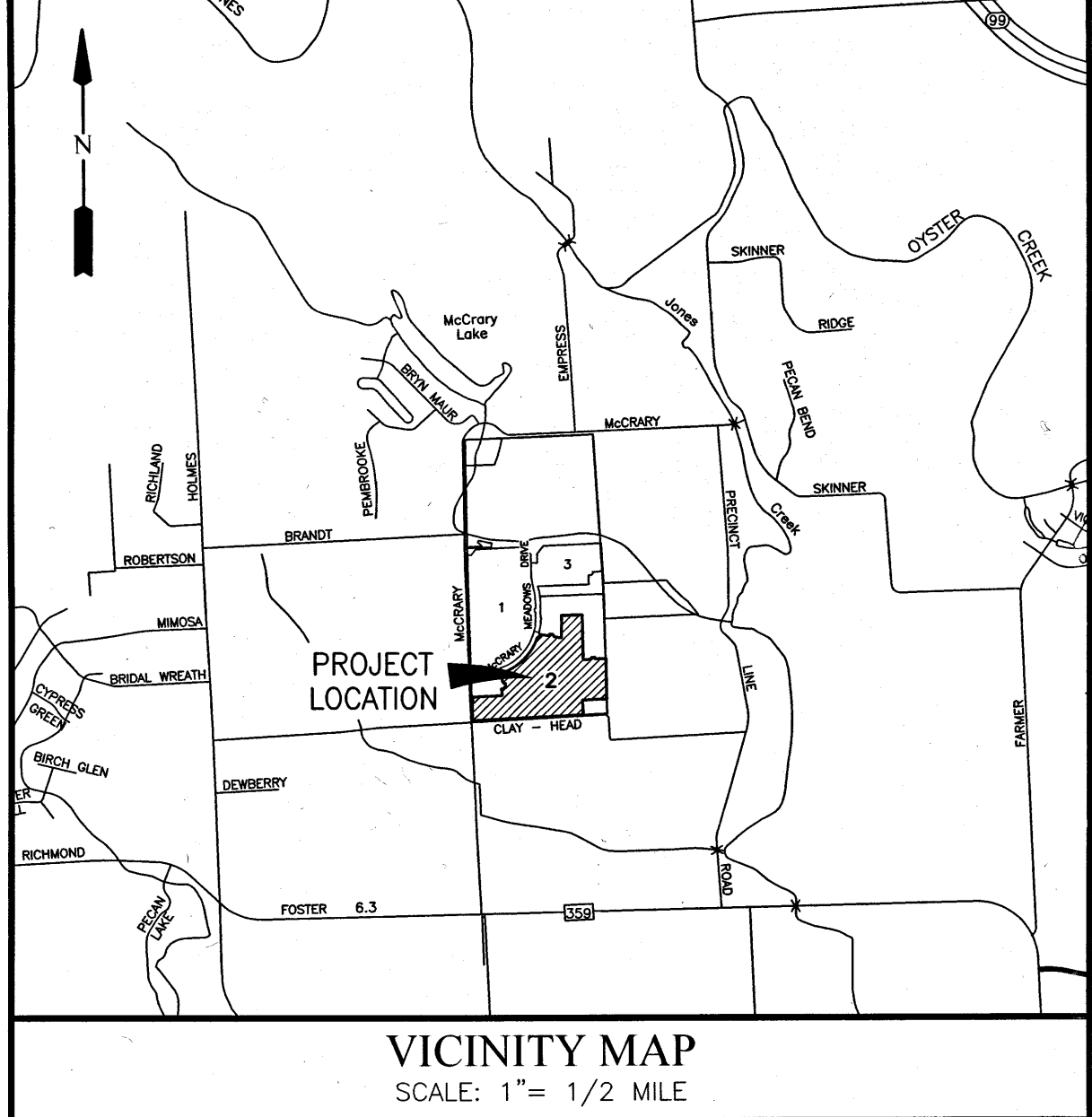
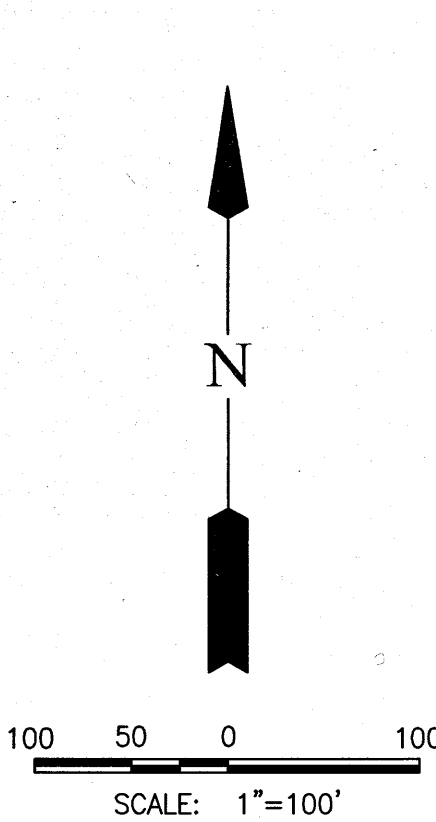
2.00 ACRES
CALLED 1.00 ACRES
F.N. 20150182
F.B.C.O.P.R.

JAMES P. LEHMANN
REMAINDER OF 55.2961 ACRES
F.N. 201094835
F.B.C.O.P.R.

JOSE LUIS GARZA AND
WIFE GRACIELA GARZA
10.234 ACRES
F.N. 2009006883
F.B.C.O.P.R.

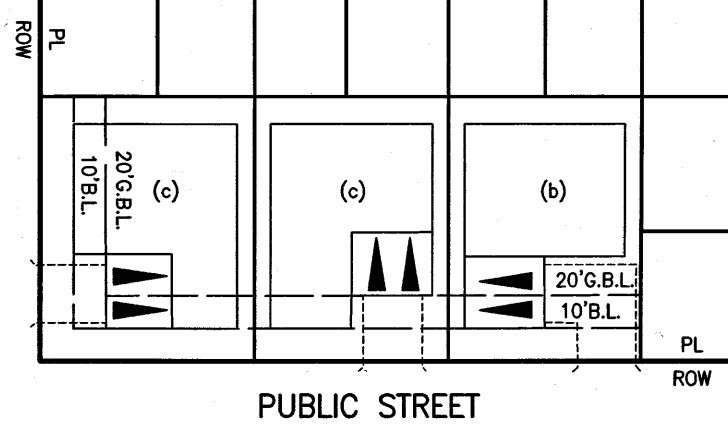
LISA ANN DENTON
4.36 ACRES
F.N. 2005133163
F.B.C.O.P.R.

CLAYHEAD ROAD (PREScriptive)
(R.O.W. VARIES)



KEY MAP NO. 565 F&G

TYPICAL LOT LAYOUT (10'B.L./20'G.B.L.)



- LOTS 11, 20, 21, 41, 45, 63, 71, 94, BLOCK 1, LOTS 1 & 15, BLOCK 2, LOTS 17 & 18, BLOCK 3 ARE:
- RESTRICTED TO SINGLE FAMILY USE.
- RESTRICTED TO 10 FEET FRONT OR SIDE BUILDING LINE WHEN THE FACE OF ANY CARPORT OR GARAGE IS PERPENDICULAR TO THE PUBLIC STREET.
- RESTRICTED TO 20 FEET CARPORT OR GARAGE SETBACK WHEN THE FACE OF ANY CARPORT OR GARAGE IS PARALLEL TO THE STREET. THE REMAINDER OF THE STRUCTURE SHALL BE RESTRICTED TO 10 FEET BUILDING LINE.
- REFERENCE ABOVE FOR TYPICAL LOT LAYOUT.

LINE	BEARING	DISTANCE
L1	N 05°59'05" W	8.35'
L2	N 77°18'11" E	50.00'
L3	N 08°59'05" W	50.00'
L4	S 81°00'55" W	11.33'
L5	N 16°31'44" W	107.15'
L6	N 59°50'41" E	62.68'
L7	N 15°46'25" E	50.00'
L8	S 80°40'02" E	34.71'
L9	S 80°48'41" E	50.00'
L10	S 00°11'19" W	16.10'
L11	S 80°40'02" E	81.37'
L12	N 88°02'16" E	100.00'
L13	N 88°02'16" E	50.00'
L14	S 01°57'44" W	19.97'
L15	N 02°21'03" W	75.39'
L16	S 81°00'55" W	56.55'
L17	S 02°41'41" W	13.00'
L18	S 05°59'05" E	164.87'
L19	N 87°33'07" E	10.00'

LINE	BEARING	DISTANCE
L20	S 51°53'13" E	73.97'
L21	N 88°02'16" E	52.11'
L22	S 00°11'19" W	58.69'
L23	N 88°02'16" E	10.00'
L24	S 80°57'36" E	100.00'
L25	N 81°00'55" E	56.55'
L26	S 81°00'55" W	56.55'
L27	S 51°53'13" E	27.32'
L28	N 51°53'13" W	27.32'
L29	N 01°57'44" W	102.02'
L30	N 80°57'36" W	100.00'
L31	S 80°57'36" E	100.00'
L32	S 47°03'32" E	33.03'
L33	S 49°38'40" W	20.00'
L34	N 87°00'55" E	128.28'
L35	N 84°40'08" W	67.34'
L36	S 88°02'16" W	75.26'
L37	S 74°13'52" W	85.48'

LEGEND

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- STM.S.E. INDICATES STORM SEWER EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- INDICATES STREET NAME CHANGE
- F.N. INDICATES FILE NUMBER
- S.N. INDICATES SEE NOTE
- R.O.W. INDICATES RIGHT-OF-WAY
- VOL. INDICATES VOLUME
- PG. INDICATES PAGE
- RES. INDICATES RESERVE

23 PGS
PLAT ATTACH
2017076973

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Jana Richard

Laura Richard, County Clerk
Fort Bend County, Texas
July 11, 2017 02:57:14 PM
FEE: \$7,394.00 RMH
PLAT 20170146

MCCRARY MEADOWS SEC 2

A SUBDIVISION OF 41.49 ACRES OF LAND SITUATED IN
THE JAMES KNIGHT & W.C. WHITE LEAGUE, ABSTRACT 46,
FORT BEND COUNTY, TEXAS.

138 LOTS 4 RESERVES (6.783 ACRES) 3 BLOCKS
MARCH 17, 2017 JOB NO. 2210-4102-310

OWNERS:
VENTANA DEVELOPMENT MCCRARY, LTD.,
A TEXAS LIMITED PARTNERSHIP
JIM GROVER, VICE-PRESIDENT
410 BROOKS STREET, SUGAR LAND, TEXAS 77478
PH. (713) 781-5553

ENGINEER/SURVEYOR:
LJA Engineering, Inc.
2929 Briarpark Drive
Suite 600
Houston, Texas 77042
Phone 713.953.5200
Fax 713.953.5026
FRN - F-1386
T.B.P.L.S. Firm No. 10110501

