

PLAT RECORDING SHEET

PLAT NAME: Jones Creek Reserve at McCrary Meadows Sec 1

PLAT NO: _____

ACREAGE: 23.51

LEAGUE: James Knight & W. C. White League and Randall Jones 1/2 League

ABSTRACT NUMBER: A-46 and A42

NUMBER OF BLOCKS: 5

NUMBER OF LOTS: 88

NUMBER OF RESERVES: 8

OWNERS: Ventana Precinct Line LLC,

(DEPUTY CLERK)

- A** RESTRICTED RESERVE "A"
RESTRICTED TO LANDSCAPE, OPEN
SPACE & INCIDENTAL UTILITY
PURPOSES ONLY
0.83 ACRES
36,364 SQ FT
- B** RESTRICTED RESERVE "B"
RESTRICTED TO LANDSCAPE, OPEN
SPACE & INCIDENTAL UTILITY
PURPOSES ONLY
0.08 ACRES
3,570 SQ FT
- C** RESTRICTED RESERVE "C"
RESTRICTED TO DRAINAGE &
DETENTION PURPOSES ONLY
2.23 ACRES
94,195 SQ FT
- D** RESTRICTED RESERVE "D"
RESTRICTED TO LANDSCAPE, OPEN
SPACE & INCIDENTAL UTILITY
PURPOSES ONLY
0.61 ACRES
26,606 SQ FT
- E** RESTRICTED RESERVE "E"
RESTRICTED TO LANDSCAPE, OPEN
SPACE & INCIDENTAL UTILITY
PURPOSES ONLY
0.03 ACRES
1,114 SQ FT
- F** RESTRICTED RESERVE "F"
RESTRICTED TO LIFT STATION &
INCIDENTAL UTILITY PURPOSES ONLY
0.13 ACRES
5,705 SQ FT
- G** RESTRICTED RESERVE "G"
RESTRICTED TO DETENTION &
DRAINAGE PURPOSES ONLY
1.22 ACRES
53,102 SQ FT
- H** RESTRICTED RESERVE "H"
RESTRICTED TO LANDSCAPE, OPEN
SPACE & INCIDENTAL UTILITY
PURPOSES ONLY
0.94 ACRES
40,904 SQ FT



- 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"
 - Esmt "Easement"
 - F.B.C.M.U.D. "Fort Bend County Municipal Utility District"
 - 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 'Quiddity' as per certification"
 - "Street Name Break"
 - "Block Number"

- 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 plot 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 thereon. 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, Lamar Consolidated Independent School District, Fort Bend CAD No. 11, Fort Bend County ESD No. 100 and Fort Bend County Drainage District.
- This tract lies within Zone "AE" of the Flood Insurance Rate Map, Community No. 480228, Map Number 48157C0120L, Panel 0120, Suffix "L" dated April 2, 2014 for Fort Bend County, Texas and incorporated areas, and revised under LOMR 17-06-0094F dated October 18, 2016. Zone "AE" is defined as Special Flood Hazard Areas inundated by the 1% annual chance flood. Base flood elevations determined.
- 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 90.00 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.
- 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 of 1983, South Central Zone, based upon GPS observations.
- The coordinates shown hereon are Texas Coordinate System of 1983, South Central Zone, based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.999878186740278.
- 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 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.
- 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, GF No. 4900702100001, Effective Date February 5, 2024. The Surveyor has not abstracted the above property.
- All Pipelines and Pipeline Easements within the platted area are shown hereon.
- One-foot 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 resubdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vesting in the public for street right-of-way purposes and the fee title thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.

JONES CREEK RESERVE AT MCCRARY MEADOWS

SEC 1

A SUBDIVISION OF 23.51 ACRES OF LAND

OUT OF THE

JAMES KNIGHT & W. C. WHITE LEAGUE, A-46

AND RANDALL JONES 1/2 LEAGUE, A-42

FORT BEND COUNTY, TEXAS

88 LOTS

8 RESERVES

5 BLOCKS

JUNE 2023

OWNER:
VENTANA PRECINCT LINE LLC,
A Texas Limited Liability Company
410 BROOKS STREET
SUGAR LAND, TEXAS 77498
713-781-5553

PLANNER/SURVEYOR/ENGINEER:

QUIDDITY
Texas Member of Professional Engineers and Land Surveyors Registration No. 1-130801 & 130802
1220 Corporate Drive/Katy, Texas 77405-3402-2023

SHEET 1 OF 2

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

Curve Table					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	90°00'00"	39.27'	N47°32'21"W	35.36'
C2	25.00'	90°00'00"	39.27'	N42°27'39"E	35.36'
C3	25.00'	90°00'00"	39.27'	N47°32'21"W	35.36'
C4	50.00'	108°15'16"	94.47'	N38°24'43"W	81.03'
C5	150.00'	91°2'45"	24.12'	N11°06'33"E	24.09'
C6	800.00'	181°5'16"	254.88'	N83°24'43"W	253.80'
C7	125.00'	71°44'44"	156.52'	N51°35'17"E	146.50'
C8	300.00'	16°53'07"	88.41'	N07°16'22"E	88.09'
C9	25.00'	90°00'00"	39.27'	N42°27'39"E	35.36'
C10	30.00'	108°15'16"	56.68'	N38°24'43"W	48.62'
C11	30.00'	90°00'00"	47.12'	N60°42'55"E	42.43'
C12	25.00'	90°00'00"	39.27'	N29°17'05"W	35.36'
C13	25.00'	43°30'48"	18.99'	N29°07'42"E	18.53'
C14	50.00'	275°56'32"	240.81'	N87°05'10"W	66.95'
C15	25.00'	54°13'05"	23.66'	N17°56'53"W	22.78'
C16	25.00'	90°00'00"	39.27'	N60°42'55"E	35.36'
C17	25.00'	95°44'00"	41.77'	N32°09'05"W	37.08'
C18	25.00'	48°11'23"	21.03'	N32°12'07"E	20.41'
C19	50.00'	192°45'31"	168.21'	N40°04'51"W	99.38'
C20	25.00'	48°11'23"	21.03'	N67°37'59"E	20.41'
C21	25.00'	90°00'00"	39.27'	N47°32'21"W	35.36'
C22	30.00'	89°59'30"	47.12'	N29°17'20"W	42.42'
C23	25.00'	90°00'00"	39.27'	N60°42'55"E	35.36'
C24	25.00'	90°00'00"	39.27'	N42°27'39"E	35.36'
C25	25.00'	90°00'00"	39.27'	N29°17'05"W	35.36'
C26	25.00'	81°31'57"	35.58'	N52°25'08"E	32.65'

Line Table		
Line	Bearing	Distance
L1	N87°27'39"E	1742.47'
L2	S15°38'20"W	1160.91'
L3	S82°51'16"W	252.30'
L4	N02°32'21"W	279.14'
L5	S87°27'39"W	50.00'
L6	N02°32'21"W	50.00'
L7	N87°27'39"E	31.15'
L8	N02°32'21"W	125.00'
L9	N87°27'39"E	45.00'
L10	N02°32'21"W	125.00'
L11	S87°27'39"W	6.44'
L12	N02°32'21"W	177.00'
L13	S87°27'39"W	56.86'
L14	N02°32'21"W	125.00'
L15	S87°27'39"W	24.89'
L16	N42°28'42"E	14.14'
L17	N02°32'21"W	97.00'
L18	S87°27'39"W	525.69'
L19	S02°10'16"E	57.57'
L20	S42°38'42"W	25.00'

Line Table		
Line	Bearing	Distance
L21	S87°37'47"W	60.38'
L22	N02°10'16"W	95.02'
L23	N02°32'21"W	172.00'
L24	N87°27'39"E	488.85'
L25	N49°55'03"E	25.00'
L26	N15°42'55"E	202.83'
L27	N06°30'10"E	30.62'
L28	N87°27'39"E	254.83'
L29	N74°17'05"W	327.09'
L30	N01°10'12"W	7.16'
L31	N87°27'39"E	562.37'
L32	N15°42'55"E	529.44'
L33	N02°32'21"W	50.00'
L34	N15°43'02"E	438.81'
L35	N02°32'21"W	116.21'
L36	N42°28'42"E	14.14'
L37	N87°27'39"E	939.78'
L38	N01°09'52"W	160.33'
L39	N15°42'55"E	315.00'
L40	N74°17'05"W	237.24'

Line Table		
Line	Bearing	Distance
L41	N02°32'21"W	21.63'
L42	N38°24'44"W	35.16'
L43	N66°39'31"E	20.00'
L44	N15°42'54"E	541.16'
L45	N60°42'55"E	14.14'
L46	N74°17'05"W	115.16'
L47	N48°18'21"E	7.18'
L48	N47°53'06"E	59.88'
L49	N48°14'25"E	105.11'
L50	N48°32'22"E	40.07'
L51	N47°48'07"E	68.43'
L52	N47°24'32"E	8.89'
L53	N02°32'21"W	119.05'
L54	N47°24'32"E	9.25'
L55	N87°27'39"E	407.92'
L56	N87°27'39"E	270.00'
L57	N84°04'57"W	181.99'
L58	N02°32'21"W	223.31'
L59	N87°27'39"E	395.51'
L60	N15°42'54"E	552.91'

Line Table		
Line	Bearing	Distance
L72	N87°27'39"E	959.71'
L73	N15°33'33"E	246.77'

