

PLAT RECORDING SHEET

PLAT NAME: Jones Creek Reserve at McCrary Meadows Sec 2

PLAT NO: _____

ACREAGE: 21.08

LEAGUE: James Knight & W. C. White League

ABSTRACT NUMBER: A-46

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 80

NUMBER OF RESERVES: 4

OWNERS: Ventana Precinct Line LLC,

(DEPUTY CLERK)

DISTRICT NAMES	
COUNTY ASSISTANCE DISTRICT	COUNTY ASSISTANCE DISTRICT 11
WCID	N/A
MMD/MUD	FBC MUD No. 143
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR C.I.S.D.
FIRE	RICHMOND FIRE STATION No. 3
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY

RESTRICTED RESERVE A
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.30 AC
13,192 Sq. Ft.

RESTRICTED RESERVE B
Restricted to Open Space,
Landscape, Incidental
Utility Purposes Only
0.05 AC
2,285 Sq. Ft.

RESTRICTED RESERVE C
Restricted to Drainage &
Detention
Purposes Only
7.14 AC
310,971 Sq. Ft.

RESTRICTED RESERVE D
Restricted to Open Space
and Incidental Utility
Purposes Only
0.15 AC
6,384 Sq. Ft.

CLAYHEAD ROAD
(ROW VARIES, AVERAGE PRESCRIPTIVE WIDTH 30')
APPROVED PUBLIC USE BY
PRESCRIPTIVE RIGHTS ON APRIL 28, 1986
COMMISSIONERS COURT MINUTES, F.B.C.T.

MAGDALENA
AGUILAR
CALLED 1.40 AC.
C.C.F. No. 2005027958
O.P.R.F.B.C.T.

PETE VASQUEZ
CALLED 1.40 AC.
C.C.F. No. 2000048099
O.P.R.F.B.C.T.

TODD S. ZAKOS
CALLED 1.40 AC.
C.C.F. No. 2012095574
O.P.R.F.B.C.T.

FRANK ANDREW
JACKSON, III, et ux
CALLED 1.40 AC.
C.C.F. No. 9851673
O.P.R.F.B.C.T.

SAUL D. MADDOZ,
et ux
CALLED 1.40 AC.
C.C.F. No. 2018038420
O.P.R.F.B.C.T.

JONES CREEK RESERVE
AT MCCRARY MEADOWS
SEC 1
C.C.F. No. 20240075
P.R.F.B.C.T.

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

DIMAS GARCIA
GONZALEZ
CALLED 3.00 AC.
C.C.F. No. 2016001762
O.P.R.F.B.C.T.

DIMAS GARCIA
GONZALEZ, et ux
CALLED 1.00 AC.
C.C.F. No. 2020003637
O.P.R.F.B.C.T.

WESTCREEK
SUBDIVISION
PLAT No. 20050129
P.R.F.B.C.T.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°27'39"E	30.00'
L2	S02°10'16"E	95.02'
L3	N87°37'47"E	60.38'
L4	N42°38'42"E	25.00'
L5	N02°10'16"W	57.57'
L6	S02°32'21"E	97.00'
L7	S02°32'21"E	50.00'
L8	N87°27'39"E	24.89'
L9	S02°32'21"E	125.00'
L10	N87°27'39"E	56.86'
L11	S02°32'21"E	177.00'
L12	N87°27'39"E	6.44'
L13	S02°32'21"E	125.00'
L14	S87°27'39"W	45.00'
L15	S02°32'21"E	125.00'
L16	S87°27'39"W	31.15'
L17	S02°32'21"E	50.00'
L18	N87°27'39"E	100.00'
L19	N87°27'39"E	74.00'
L20	N87°27'39"E	410.11'
L21	S47°21'18"E	7.50'
L22	S02°10'16"E	502.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L23	N44°05'05"E	6.10'
L24	N87°27'39"E	425.37'
L25	S02°10'16"E	250.33'
L26	S47°21'18"E	21.52'
L27	N87°27'39"E	203.79'
L28	N02°32'21"W	125.00'
L29	N87°27'39"E	648.72'
L30	S47°21'13"E	74.63'
L31	S02°10'16"E	796.07'
L32	N87°34'54"E	5.00'
L33	S34°28'20"E	94.84'
L34	S34°28'20"E	94.84'
L35	N87°27'39"E	524.77'
L36	N47°32'21"W	9.90'
L37	S02°32'21"E	119.28'
L38	N87°27'39"E	460.64'
L39	S87°27'39"W	120.00'
L40	S02°10'16"E	427.01'
L41	N87°27'39"E	190.88'
L42	N87°27'39"E	30.00'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	90°00'00"	39.27'	S47°32'21"E	35.36'
C2	25.00'	90°00'00"	39.27'	S42°27'39"W	35.36'
C3	25.00'	90°00'00"	39.27'	S42°27'39"W	35.36'
C4	50.00'	89°37'55"	78.22'	S42°38'42"W	70.48'
C5	50.00'	90°22'05"	78.86'	S47°21'18"E	70.94'
C6	50.00'	89°37'55"	78.22'	S42°38'42"W	70.48'
C7	25.00'	49°55'37"	21.78'	S67°34'32"E	21.10'
C8	50.00'	187°27'30"	163.59'	S43°39'31"W	99.79'
C9	25.00'	47°53'57"	20.90'	N26°07'15"W	20.30'
C10	25.00'	89°37'55"	39.11'	N42°38'42"E	35.24'
C11	25.00'	37°51'47"	16.52'	S73°36'27"E	16.22'
C12	50.00'	165°21'29"	144.30'	S42°38'42"W	99.18'
C13	25.00'	37°51'47"	16.52'	N21°06'09"W	16.22'
C14	25.00'	37°32'12"	16.38'	N16°35'51"E	16.09'
C15	50.00'	162°51'26"	142.12'	S46°03'46"E	98.88'
C16	25.00'	34°57'08"	15.25'	S69°59'05"W	15.02'
C17	25.00'	90°22'05"	39.43'	S47°21'18"E	35.47'

POB
N:13,792,841.08
E:2,996,842.76

JAMES S. ADAMS
RESIDUE CALLED 21.831 AC
VOL. 588, PG. 589
D.R.F.B.C.T.

LEGEND

- AC "Acres"
BL "Building Line"
GBL "Garage Building Line"
C.C.F. "County Clerk's File"
DE "Drainage Easement"
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"
IRF "Found 5/8-inch Iron Rod with Cap Stamped "Quiddity"
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"
POB "Place of Beginning"
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"
WLE "Set 3/4-inch Iron Rod with cap stamped "Quiddity Eng. Property Corner" as per certification"
① "Street Name Break"
① "Block Number"

GENERAL NOTES

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. All easements are centered on lot lines unless shown otherwise.
4. 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.
5. 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, Richmond Fire Station No. 3 and Fort Bend County Drainage District.
6. 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 17-06-0094P dated October 18, 2016. Zone "AE" is defined as Special Flood Hazard Areas inundated by the 1% annual chance flood. Base flood elevations determined.
7. 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.
8. The top of all floor slabs shall be in minimum of 90.0' 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.
9. 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.
10. 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.
11. 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.
12. This property lies within lighting zone LZ3 according to the "Orders for Regulation of Outdoor Lighting".
13. All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
14. All property to drain into the drainage easement only through an approved drainage structure.
15. Ownership and maintenance of all drainage easements and reserves is the responsibility of Fort Bend County Municipal Utility District No. 143.
16. 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. White 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.
17. All utility easements are fourteen feet (14') wide unless otherwise noted.
18. All lots are restricted to Single Family Residential Uses as defined by Chapter 42 Code of Ordinances, City of Houston, Texas, which may be amended from time to time.
19. All lots shall have adequate wastewater collection service.
20. A minimum distance of 10' shall be maintained between residential dwellings.
21. 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.
22. There are no pipelines or pipeline easements within the platted area shown hereon.
23. All contours shown hereon are based upon NAVD88 datum.
24. This plat was prepared from information furnished by City Planning Letter, GF No. 147003828, Effective date October 10, 2024. The Surveyor has not abstracted the above property.

JONES CREEK RESERVE AT MCCRARY MEADOWS SEC 2

A SUBDIVISION OF 21.08 ACRES OF LAND
OUT OF THE
JAMES KNIGHT & W. C. WHITE LEAGUE, A-46
ALSO BEING A PARTIAL REPLAT OF
JONES CREEK RESERVE AT MCCRARY MEADOWS SEC 1,
ESTES CREEK DRIVE ROW
RECORDED IN COUNTY CLERK FILE NO 20240075
OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS
REASON FOR REPLAT: TO CREATE 80 LOTS, 4 RESERVES
AND 3 BLOCKS

FORT BEND COUNTY, TEXAS

80 LOTS

4 RESERVES

3 BLOCKS

FEBRUARY 2025

OWNER
VENTANA PRECINCT LINE LLC,
A Texas Limited Liability Company
410 BROOKS STREET
SUGAR LAND, TEXAS 77498
713.781.5553

ENGINEER/PLANNER/SURVEYOR:

QUIDDITY
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23290 & 30048200
2322 W. Grand Parkway North, Suite 350 #400, TX 77460 • 832.913.4000

SHEET 1 OF 2

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, Ventana Precinct Line LLC, a Texas Limited Liability Company, acting by and through Jim Grover, its Vice President, owner hereinafter referred to as Owners of the 21.08 acre tract described in the above and foregoing map of JONES CREEK RESERVE AT MCCRARY MEADOWS SEC 2, do hereby make and establish said subdivision and development plan of said property according to all lines, dedications, restrictions, and notations on said maps or plat and hereby dedicate to the use of the public forever, all streets (except those streets designated as private streets, or permanent access easements), alleys, parks, water courses, drains, easements and public places shown thereon for the purposes and considerations therein expressed; and do hereby bind ourselves, our heirs, successors, and assigns to warrant and forever defend the title on the land so dedicated.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above the ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals twenty one feet, six inches (21' 6") in width.

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public for public utility purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. and A.E.) as indicated and depicted hereon, whereby the aerial easement totals thirty feet (30' 0") in width.

FURTHER, Owners do hereby declare that all parcels of land designated as lots on this plat are originally intended for the construction of single family residential dwelling units thereon (or the placement of mobile home subdivision) and shall be restricted for same under the terms and conditions of such restrictions filed separately.

FURTHER, Owners do hereby covenant and agree that all of the property within the boundaries of this plat is hereby restricted to prevent the drainage of any septic tanks into any public or private street, permanent access easement, road or alley, or any drainage ditch, either directly or indirectly.

FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation and other obstructions to the operations and maintenance of the drainage facility and that such abutting property shall not be permitted to drain directly into this easement except by means of an approved drainage structure.

FURTHER, We do hereby dedicate to the public a strip of land twenty (20) feet wide on each side of the center line of any and all bayous, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bend County or any other governmental agency shall have the right to enter upon said easement at any time and all times for the purposes of construction and maintenance of drainage facilities and structures.

FURTHER, We do hereby acknowledge the receipt of the "Orders for Regulation of Outdoor Lighting in the Unincorporated Areas of Fort Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County Commissioners Court on March 23, 2004, and any subsequent amendments.

FURTHER, Owners do hereby certify that this replat does not attempt to alter, amend, or remove any covenants or restrictions.

IN TESTIMONY WHEREOF, the Ventana Precinct Line LLC, a Texas Limited Liability Company, has caused these presents to be signed by Jim Grover, its Vice President, thereunto authorized, this _____ day of _____, 20____.

Ventana Precinct Line LLC,
a Texas Limited Liability Company

By: _____
Jim Grover
Vice President

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared Jim Grover, Vice President of Ventana Precinct Line, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of JONES CREEK RESERVE AT MCCRARY MEADOWS SEC 2 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this _____ day of _____, 20____.

By: _____ or _____
Lisa M. Clark M. Sonny Garza
Chair Vice Chairman

By: _____
Vann Tran
Secretary

I, C. Chad Cagle, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.

C. Chad Cagle, PE
Professional Engineer No. 127624

I, Chris D. Kalkomey, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, South Central Zone.

Chris D. Kalkomey
Registered Professional Land Surveyor
No. 5869

STATE OF TEXAS §
COUNTY OF FORT BEND §

I, Laura Richard, County Clerk in and for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on _____, 20____ at ____ o'clock ____m. in Plat Number(s) _____ of the Plat Records of said County. Witness my hand and seal of office, at Richmond, Texas, the day and date last above written .

Laura Richard, County Clerk
Fort Bend County, Texas

By: _____
Deputy

JONES CREEK RESERVE AT MCCRARY MEADOWS SEC 2

A SUBDIVISION OF 21.08 ACRES OF LAND
OUT OF THE
JAMES KNIGHT & W. C. WHITE LEAGUE, A-46
ALSO BEING A PARTIAL REPLAT OF
JONES CREEK RESERVE AT MCCRARY MEADOWS SEC 1,
ESTES CREEK DRIVE ROW
RECORDED UNDER PLAT NO 20240075, P.R.F.B.C.T.
REASON FOR REPLAT: TO CREATE 80 LOTS, 4 RESERVES
AND 3 BLOCKS

FORT BEND COUNTY, TEXAS
80 LOTS 4 RESERVES 3 BLOCKS
FEBRUARY 2025

OWNER
VENTANA PRECINCT LINE LLC,
A Texas Limited Liability Company
410 BROOKS STREET
SUGAR LAND, TEXAS 77498
713.781.5553

ENGINEER/PLANNER/SURVEYOR:

 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & 300481000
2322 W. Grand Parkway North, Suite 350 • Katy, TX 77469 • 832.913.4000