

PLAT RECORDING SHEET

PLAT NAME: Candela Recreation Center

PLAT NO: _____

ACREAGE: 3.57

LEAGUE: John Foster 2 ½ Leagues Grant

ABSTRACT NUMBER: 26

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

NUMBER OF RESERVES: 1

OWNERS: JDS Nursery Tract, LLC

(DEPUTY CLERK)

STATE OF TEXAS §
COUNTY OF FORT BEND §

We, JDS Nursery Tract, LLC., acting by and through L. Michael Cox, President, by Memorial Development Services, Inc., a Texas corporation, its managing member, owner hereinafter referred to as Owners of the 3.57 acre tract described in the above and foregoing map of CANDELA RECREATION CENTER, 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 eleven feet, six inches (11' 6") 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.

IN TESTIMONY WHEREOF, JDS Nursery Tract, LLC. has caused these presents to be signed by L. Michael Cox, President, thereunto authorized,

this _____ day of _____, 2020

JDS Nursery Tract, LLC.

By: Memorial Development Services, Inc., a Texas corporation, its managing member

By: _____
L. Michael Cox, President

STATE OF TEXAS §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared L. Michael Cox, President, 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 _____, 2020.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

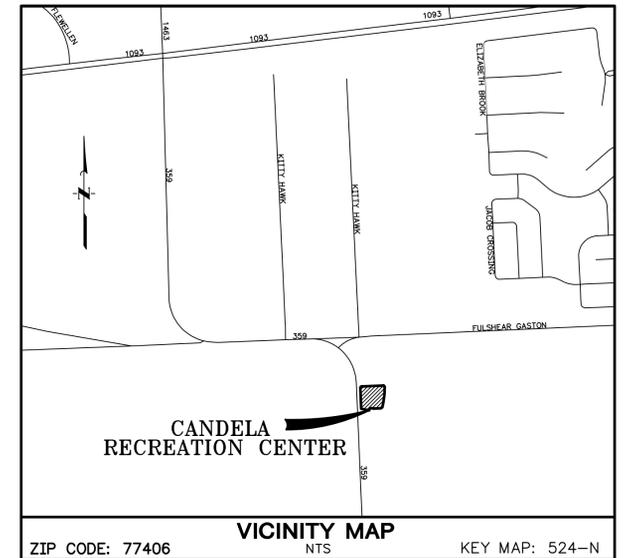
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of CANDELA RECREATION CENTER in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this _____ day of _____, 2020.

By: _____ or _____
Martha L. Stein Title Chair M. Sonny Garza Vice Chairman

By: _____
Margaret Wallace Brow AICP, CNU-A Secretary

I, Jared S. Williams, 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.

Jared S. Williams, P.E.
Professional Engineer No. 131340



I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plot of this subdivision complies with all of the existing rules and regulations of this office as adopted by the Fort Bend County Commissioners' Court. However, no certification is hereby given as to the effect of drainage from this subdivision on the intercepting drainage artery or parent stream or any other area or subdivision within the watershed.

J. Stacy Slawinski, P.E. Date
Fort Bend County Engineer

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2020.

Vincent M. Morales, Jr. Commissioner, Precinct 1

Grady Prestage Commissioner, Precinct 2

KP George County Judge

W.A. "Andy" Meyers Commissioner, Precinct 3

Ken R. DeMerchant Commissioner, Precinct 4

THE 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 _____, 2020, at _____ o'clock _____ 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
Fort Bend County, Texas

By: _____
Deputy

CANDELA RECREATION CENTER

A SUBDIVISION OF 3.57 ACRES OF LAND
OUT OF THE JOHN FOSTER 2 1/4 LEAGUES GRANT, A-26
FORT BEND COUNTY, TEXAS

0 LOTS 1 RESERVE 1 BLOCK
MAY 2020

DEVELOPER/OWNER:
JDS Nursery Tract, LLC.
5005 Riverway Drive, Ste 500
HOUSTON, TEXAS 77056
(713)-917-9757

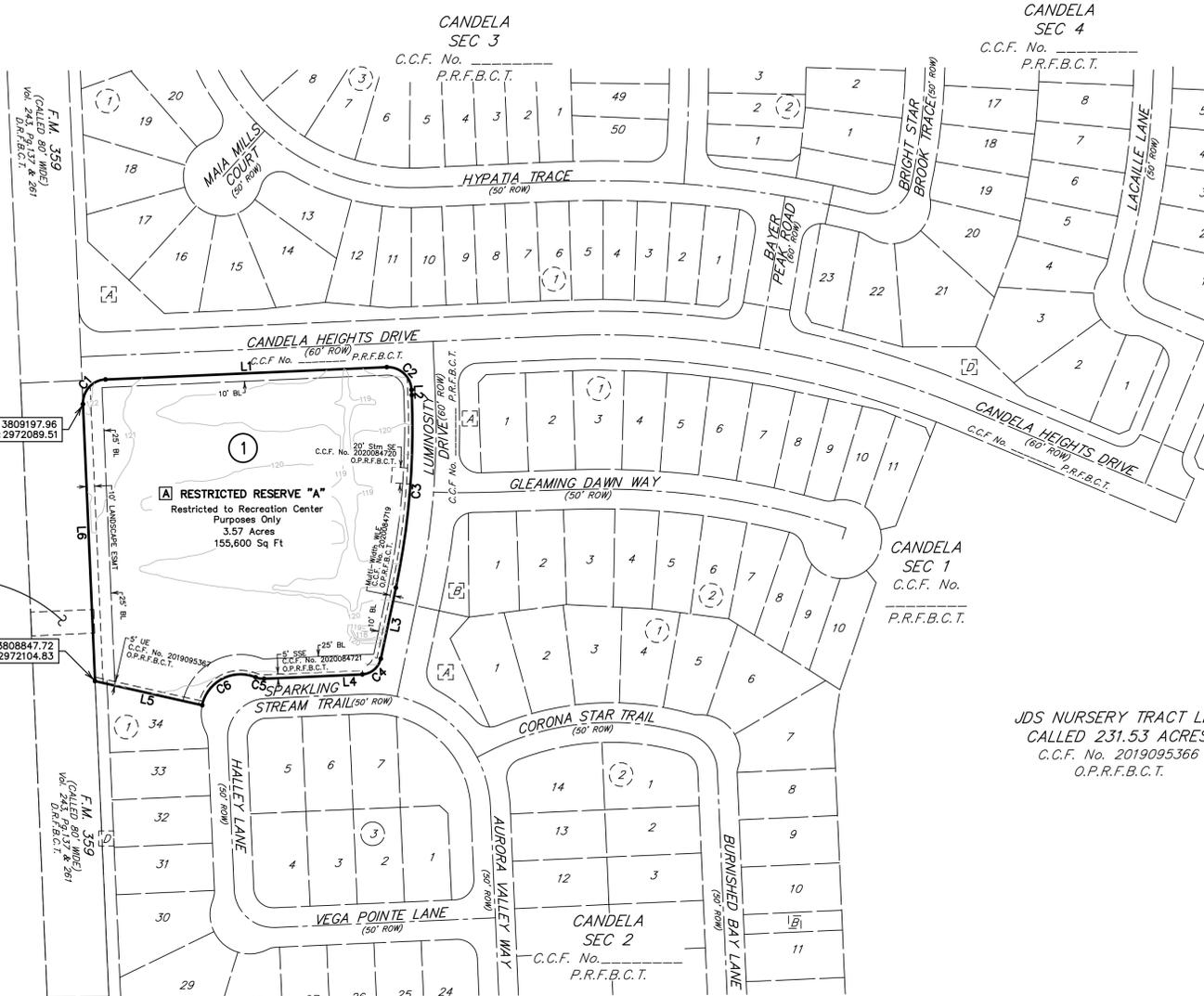
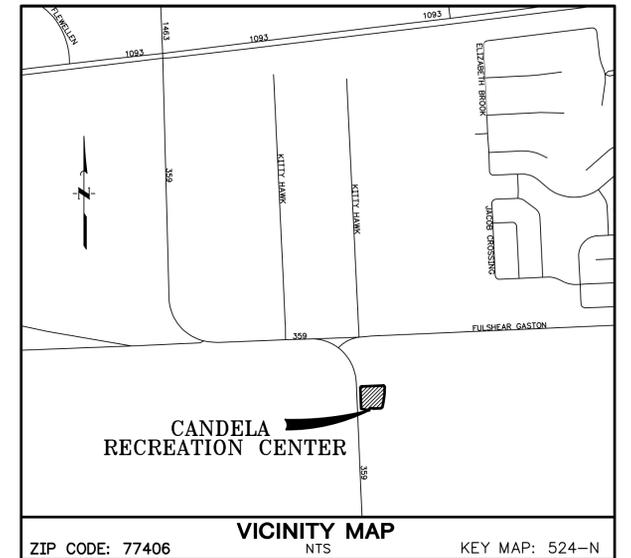
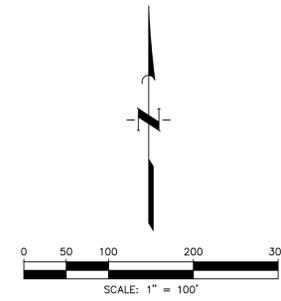
SURVEYOR:
JC JONES | CARTER
Texas Board of Professional Land Surveying Registration No. 12866504
6330 West Loop South, Suite 500 • Houston, TX 77042 • 713.777.5337
(713) 777-5337

ENGINEER:
JC JONES | CARTER
Texas Board of Professional Engineers Registration No. E-4319
6330 West Loop South, Suite 500 • Houston, TX 77042 • 713.777.5337
(713) 777-5337

DISTRICT NAMES	
FBC ASSISTANCE	FBC ASSISTANCE DISTRICT NO. 11
WCID	N/A
MUD	FBC MUD 229
LID	N/A
DD	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR CISD
FIRE	FORT BEND COUNTY ESD 4
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°29'42"E	357.80'
L2	S02°30'18"E	6.78'
L3	S11°58'11"W	91.95'
L4	S87°29'42"W	125.19'
L5	N77°23'58"W	139.55'
L6	N02°30'18"W	350.62'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	30.00'	90°00'00"	47.12'	N42°29'42"E	42.43'	30.00'
C2	30.00'	90°00'00"	47.12'	S47°30'18"E	42.43'	30.00'
C3	970.00'	14°28'29"	245.05'	S04°43'56"W	244.40'	123.18'
C4	25.00'	75°31'31"	32.95'	S49°43'56"W	30.62'	19.37'
C5	25.00'	24°51'05"	10.89'	N80°01'48"W	10.80'	5.33'
C6	50.00'	99°50'44"	87.13'	S62°31'24"W	76.52'	59.42'



JDS NURSERY TRACT LLC
CALLED 200.00 ACRES
C.C.F. No. 2019095366
O.P.R.F.B.C.T.

JDS NURSERY TRACT LLC
CALLED 0.0551
AGRICULTURAL BRIDGE EASEMENT
LEASE No. L12-080-506
C.C.F. No. 2019095367
O.P.R.F.B.C.T.

JDS NURSERY TRACT LLC
CALLED 231.53 ACRES
C.C.F. No. 2019095366
O.P.R.F.B.C.T.

JDS NURSERY TRACT LLC
CALLED 231.53 ACRES
C.C.F. No. 2019095366
O.P.R.F.B.C.T.

- GENERAL NOTES:
- 1) BL "Building Line"
 - 2) C.C.F. "County Clerk's File"
 - 3) DE. "Drainage Easement"
 - 4) D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas"
 - 5) Esmt. "Easement"
 - 6) FBCMUD "Fort Bend County Municipal Utility District"
 - 7) No. "Number"
 - 8) O.R.F.B.C.T. "Official Records, Fort Bend County, Texas"
 - 9) O.P.R.F.B.C.T. "Official Public Records, Fort Bend County, Texas"
 - 10) P.R.F.B.C.T. "Plat Records, Fort Bend County, Texas"
 - 11) ROW "Right-of-Way"
 - 12) SSE "Sanitary Sewer Easement"
 - 13) Sq. ft. "Square Feet"
 - 14) Strm SE "Storm Sewer Easement"
 - 15) UE "Utility Easement"
 - 16) WL "Water Line Easement"
 - 17) "Set 3/4-inch Iron Rod with Cap Stamped "Jones|Carter" as per certification"

- 1) Contours shown hereon are based upon NAVD88 datum.
- 2) All building lines along street right-of-ways as shown on the plat.
- 3) All easements are centered on lot lines unless shown otherwise.
- 4) All building lines along street right-of-ways as shown on the plat.
- 5) 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.
- 6) This tract is located within the extraterritorial jurisdiction of the City of Houston, Fort Bend County, Texas, Fort Bend County Municipal Utility District No. 229, Lamar Consolidated Independent School District, and Fort Bend County Drainage District.
- 7) Per the Flood Insurance Rate Map (FIRM) No. 48157C0115L for Fort Bend County, Texas dated April 2, 2014, Candela Recreation Center is located within Unshaded Zone "X" defined as areas determined to be outside the 0.2% annual chance Floodplain.
- 8) 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.
- 9) The top of all floor slabs shall be a minimum of 122.50' feet above mean sea level (NAVD 88 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 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 inches above any down gradient roadway or drainage restraint, whichever is higher.
- 10) 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.
- 11) All elevations are based on NGS monument "H 806 Reset" with a published elevation of 116.58 feet NAVD88. All bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations. To convert the coordinates shown hereon to surface coordinates, apply a combined scale factor of 0.99987975.
- 12) 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 0.99987975.
- 13) This property lies within lighting zone LZ3 according to the "Orders for Regulation of Outdoor Lighting".
- 14) All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- 15) All utility easements are fourteen feet (14') wide unless otherwise noted.
- 16) Ownership and maintenance of all drainage easements and reserves is the responsibility of Fort Bend County Municipal Utility District No. 229.
- 17) All utility easements are fourteen feet (14') wide unless otherwise noted.
- 18) 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.
- 19) 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. While wooden posts and paneled wooden fences along the perimeter and back to back easements and alongside rear lots are permitted, they too may be removed by public utilities at the property owner's expense should there be an obstruction. Public utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- 20) This plat was prepared from information furnished by Stewart Title Company, G.F. No. 19157039040, Effective Date July 27, 2020. The Surveyor has not abstracted the above property.
- 21) Tract is subject to terms, conditions, and provisions of that certain Blanket Conveyance, Bill of Sale and Assignment recorded under C.C.F. No. 2019095366, O.P.R.F.B.C.T.
- 22) Waterline Easements recorded under C.C.F. No's. 2020084723, 2020084895, 2020084896, 2020084897, and 2020085136, O.P.R.F.B.C.T., are not located on the subject tract.
- 23) Storm Sewer Easements recorded under C.C.F. No's. 2020084898, 2020084899, 2020085134, and 2020085135, O.P.R.F.B.C.T., are not located on the subject tract.
- 24) Sanitary Sewer Easement recorded under C.C.F. No's. 2020085114, 2020085115, 2020085116, 2020085117, 2020085118, and 2020085133, O.P.R.F.B.C.T., are not located on the subject tract.
- 25) Drainage Easement recorded under C.C.F. No. 2020084722, O.P.R.F.B.C.T., is not located on the subject tract.
- 26) There are no pipeline nor pipeline easements within the limits of the subdivision.

CANDELA RECREATION CENTER

A SUBDIVISION OF 3.57 ACRES OF LAND
OUT OF THE JOHN FOSTER 2 1/4 LEAGUES GRANT, A-26
FORT BEND COUNTY, TEXAS

0 LOTS 1 RESERVE 1 BLOCK
MAY 2020

DEVELOPER/OWNER:
JDS Nursery Tract, LLC.
5005 Riverway Drive, Ste 500
HOUSTON, TEXAS 77056
(713)-917-9757

SURVEYOR:
JC JONES | CARTER
Texas Board of Professional Land Surveying Registration No. 10366504
6330 West Loop South, Suite 500 • Houston, TX 77037 • 713.777.5337

ENGINEER:
JC JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
6330 West Loop South, Suite 500 • Houston, TX 77037 • 713.777.5337