

PLAT RECORDING SHEET

PLAT NAME: Candela Sec 1

PLAT NO: _____

ACREAGE: 6.69

LEAGUE: John Foster 2 ½ Leagues Grant

ABSTRACT NUMBER: 26

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 21

NUMBER OF RESERVES: 2

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 6.69 acre tract described in the above and foregoing map of CANDELA SEC 1, 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 HARRIS §

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 SEC 1 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: Martha L. Stein or M. Sonny Garza
Chair Vice Chairman

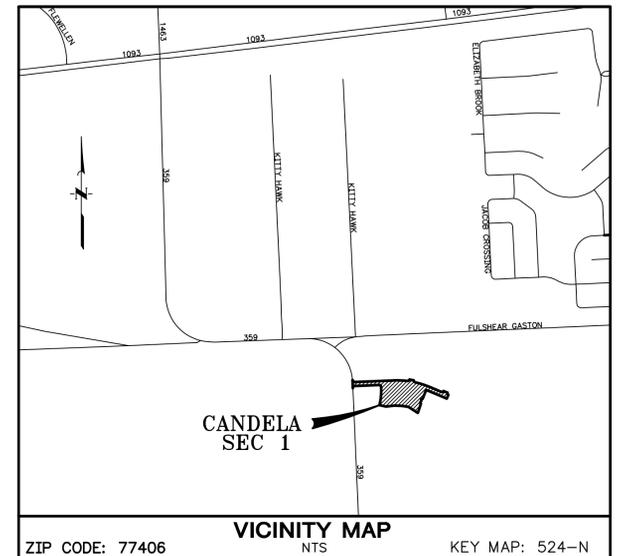
By: Margaret Wallace Brow AICP, CNU-A
Secretary

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, 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
Texas Registration No. 5869



I, J. Stacy Slawinski, P.E., Fort Bend County Engineer, do hereby certify that the plat 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.
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 Plot 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 SEC 1

A SUBDIVISION OF 6.69 ACRES OF LAND
OUT OF THE JOHN FOSTER 2- $\frac{1}{2}$ LEAGUES GRANT, A-26
FORT BEND COUNTY, TEXAS

21 LOTS 2 RESERVES 2 BLOCKS

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. 10046104
1229 Corporate Drive • Rosenberg, Texas 77471 • 281.362.2033

ENGINEER:
JC JONES | CARTER
Texas Board of Professional Engineers Registration No. 1-420
1330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337
(713) 777-5337

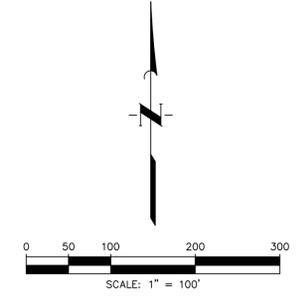
A RESTRICTED RESERVE "A"
 Restricted to Landscape/Open Space/
 Incidental Utility Purposes Only
 0.27 Acres
 11,654 Sq Ft

B RESTRICTED RESERVE "B"
 Restricted to Landscape/Open Space/
 Incidental Utility Purposes Only
 0.07 Acres
 3,022 Sq Ft

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 LAMAR C150
SCHOOL	FORT BEND COUNTY ESC 4
FIRE	N/A
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N02°30'18" W	120.00'
L2	S80°22'00" E	60.00'
L3	S67°17'29" E	186.70'
L4	S67°17'38" E	60.00'
L5	S22°42'31" W	60.00'
L6	N67°17'29" W	306.70'
L7	S21°18'46" W	141.41'
L8	S76°12'47" W	20.00'
L9	S37°59'30" E	19.97'
L10	S18°48'47" W	142.85'
L11	N57°39'02" W	167.36'
L12	N82°37'30" W	98.30'
L13	N87°05'00" W	108.67'
L14	S82°40'18" W	124.89'
L15	N78°01'49" W	98.69'
L16	N11°58'11" E	17.15'
L17	N02°30'18" W	6.78'
L18	S87°29'42" W	357.80'
L19	N87°29'42" E	609.61'
L20	N09°37'51" E	58.57'
L21	N67°17'29" W	306.70'
L22	N22°42'32" E	60.00'
L23	N02°30'18" W	66.78'
L24	N11°58'11" E	17.15'
L25	N86°07'21" E	109.63'
L26	N17°59'47" E	15.00'
L27	N01°52'36" W	113.72'
L28	N42°48'33" E	14.22'
L29	N87°29'43" E	136.17'
L30	N89°34'14" W	67.04'
L31	N85°51'20" W	54.74'
L32	N83°08'27" W	54.74'
L33	N80°25'33" W	54.19'
L34	N77°45'53" W	139.71'
L35	N58°41'14" W	60.77'
L36	N23°41'14" W	14.14'
L37	N00°20'47" W	130.83'

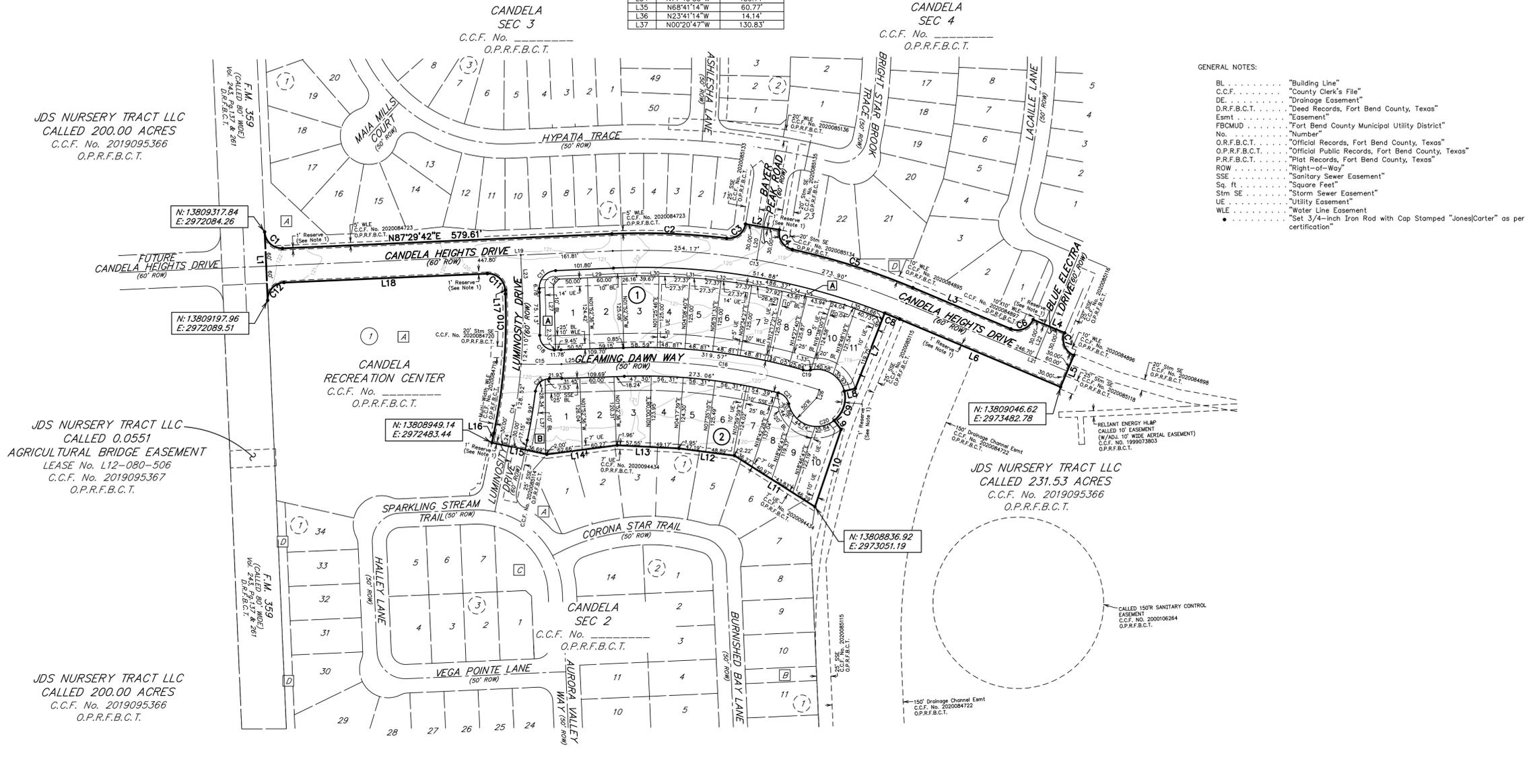
CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	30.00'	90°00'00"	47.12'	N47°30'18" W	42.43'	30.00'
C2	1,230.00'	09°24'24"	201.94'	S87°48'06" E	201.71'	101.20'
C3	30.00'	87°16'14"	45.69'	N53°15'59" E	41.40'	28.60'
C4	30.00'	87°15'56"	45.69'	S34°00'25" E	41.40'	28.60'
C5	1,230.00'	10°20'54"	222.15'	S72°27'56" E	221.85'	111.38'
C6	30.00'	89°59'42"	47.12'	N67°42'40" E	42.42'	30.00'
C7	30.00'	90°00'00"	47.12'	N22°17'29" W	42.43'	30.00'
C8	1,170.00'	01°23'45"	28.51'	N67°59'22" W	28.50'	14.25'
C9	50.00'	65°47'43"	57.42'	S19°06'38" W	54.31'	32.34'
C10	970.00'	14°28'29"	245.05'	N04°43'56" E	244.40'	123.18'
C11	30.00'	90°00'00"	47.12'	N47°30'18" W	42.43'	30.00'
C12	30.00'	90°00'00"	47.12'	N42°29'42" E	42.43'	30.00'
C13	1,200.00'	25°12'49"	528.07'	N79°53'53" W	523.82'	268.38'
C14	1,000.00'	14°28'29"	252.63'	N04°43'56" E	251.96'	126.99'
C15	1,000.00'	04°03'45"	70.91'	N89°50'46" W	70.89'	35.47'
C16	1,005.00'	19°52'26"	348.60'	N81°56'26" W	346.85'	176.07'
C17	30.00'	90°00'00"	47.12'	N42°29'42" E	42.43'	30.00'
C18	25.00'	92°51'34"	40.52'	N44°45'20" W	36.23'	26.28'
C19	25.00'	28°52'52"	12.60'	S88°32'30" E	12.47'	6.44'
C20	50.00'	27°14'26"	236.70'	N23°37'33" E	69.94'	48.93'
C21	25.00'	64°09'27"	27.99'	N43°50'04" W	28.35'	15.67'
C22	25.00'	82°13'04"	35.87'	N48°14'22" E	32.87'	21.82'



CANDELA SEC 1

VICINITY MAP

ZIP CODE: 77406 NTS KEY MAP: 524-N



- GENERAL NOTES:**
- BL "Building Line"
 - C.C.F. "County Clerk's File"
 - DE "Drainage Easement"
 - D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas"
 - Esmt "Easement"
 - FBCMUD "Fort Bend County Municipal Utility District"
 - 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"
 - WLE "Water Line Easement"
 - "Set 3/4-inch Iron Rod with Cap Stamped 'Jones|Carter' as per certification"

- 1) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the title fee thereto shall revert to and rest in the dedicator, his heirs, assigns or successors.
- 2) All block corner and cul-de-sac return to tangent radii are twenty-five feet (25').
- 3) All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
- 4) Contours shown hereon are based upon NAVD88 datum.
- 5) All building lines along street right-of-ways as shown on the plat.
- 6) All easements are centered on lot lines unless shown otherwise.
- 7) All building lines along street right-of-ways as shown on the plat.
- 8) 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.
- 9) 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 in. 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.
- 10) 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.
- 11) This tract is located within the extrajurisdictional 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.
- 12) Per the Flood Insurance Rate Map (FIRM) No. 48157C0115L for Fort Bend County, Texas dated April 2, 2014, Canдела SEC 1 is located within Unshaded Zone "X" defined as areas determined to be outside the 0.2% annual chance floodplain.
- 13) 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.
- 14) The top of all floor slabs shall be a minimum of 118.92' 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 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 inches above any down gradient roadway or drainage restraint, whichever is higher.
- 15) 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.
- 16) 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.
- 17) 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.
- 18) This property lies within lighting zone L23 according to the "Orders for Regulation of Outdoor Lighting".
- 19) All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
- 20) All property to drain into the drainage easement only through an approved drainage structure.
- 21) Ownership and maintenance of all drainage easements and reserves is the responsibility of Fort Bend County Municipal Utility District No. 229.
- 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) The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall control over the provisions of this division.
- 26) 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.
- 27) 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 solid wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- 28) This plat was prepared from information furnished by Stewart Title Company, File No. 19157039026, Effective Date August 07, 2020. The surveyor has not abstracted the above property.
- 29) Tract is subject to terms, conditions, and provisions of that certain Blanket Conveyance, Bill of Sale and Assignment recorded under County Clerk's File Number 2019095366, Official Public Records, Fort Bend County, Texas.
- 30) Bridge Lease recorded under C.C.F. No. 2019095367, O.P.R.F.B.C.T., is not located on the subject tract.
- 31) Sanitary Sewer Easement recorded under C.C.F. No. 2020084721, O.P.R.F.B.C.T. is not located on the subject tract.
- 32) Temporary Storm Sewer Easement recorded under C.C.F. No. 2020084899, O.P.R.F.B.C.T. is not located on the subject tract.
- 33) Temporary Storm Sewer Easement recorded under C.C.F. No. 2020085117, O.P.R.F.B.C.T. is not located on the subject tract.
- 34) There are no pipeline nor pipeline easements within the limits of the subdivision.

CANDELA SEC 1

A SUBDIVISION OF 6.69 ACRES OF LAND

OUT OF THE JOHN FOSTER 2-1/2 LEAGUES GRANT, A-26

FORT BEND COUNTY, TEXAS

21 LOTS 2 RESERVES 2 BLOCKS

MAY 2020

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

SURVEYOR:
J.C. JONES | CARTER
 Texas Board of Professional Land Surveying Registration No. 13960504
 1229 Corporate Drive • Rosenberg, Texas 77471 • 281.362.3033
 (713) 777-5337

ENGINEER:
J.C. JONES | CARTER
 Texas Board of Professional Engineers Registration No. 14339
 1330 West Loop South, Suite 550 • Houston, TX 77057 • (713) 777-5337
 (713) 777-5337