

**PLAT RECORDING SHEET**

**PLAT NAME:** Candela Sec 3

**PLAT NO:** \_\_\_\_\_

**ACREAGE:** 20.86

**LEAGUE:** John Foster 2-1/2 League Grant

**ABSTRACT NUMBER:** A-26

**NUMBER OF BLOCKS:** 3

**NUMBER OF LOTS:** 114

**NUMBER OF RESERVES:** 2

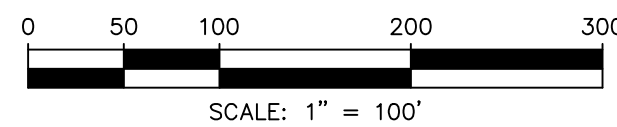
**OWNERS:** JDS Nursery Tract, LLC

\_\_\_\_\_  
**(DEPUTY CLERK)**

**A RESTRICTED RESERVE "A"**  
 Restricted to Landscape, Open Space and  
 Incidental Utility Purposes Only  
 1.33 Acres  
 57,928 Sq Ft

**B RESTRICTED RESERVE "B"**  
 Restricted to Landscape, Open Space and  
 Incidental Utility Purposes Only  
 0.02 Acres  
 968 Sq Ft

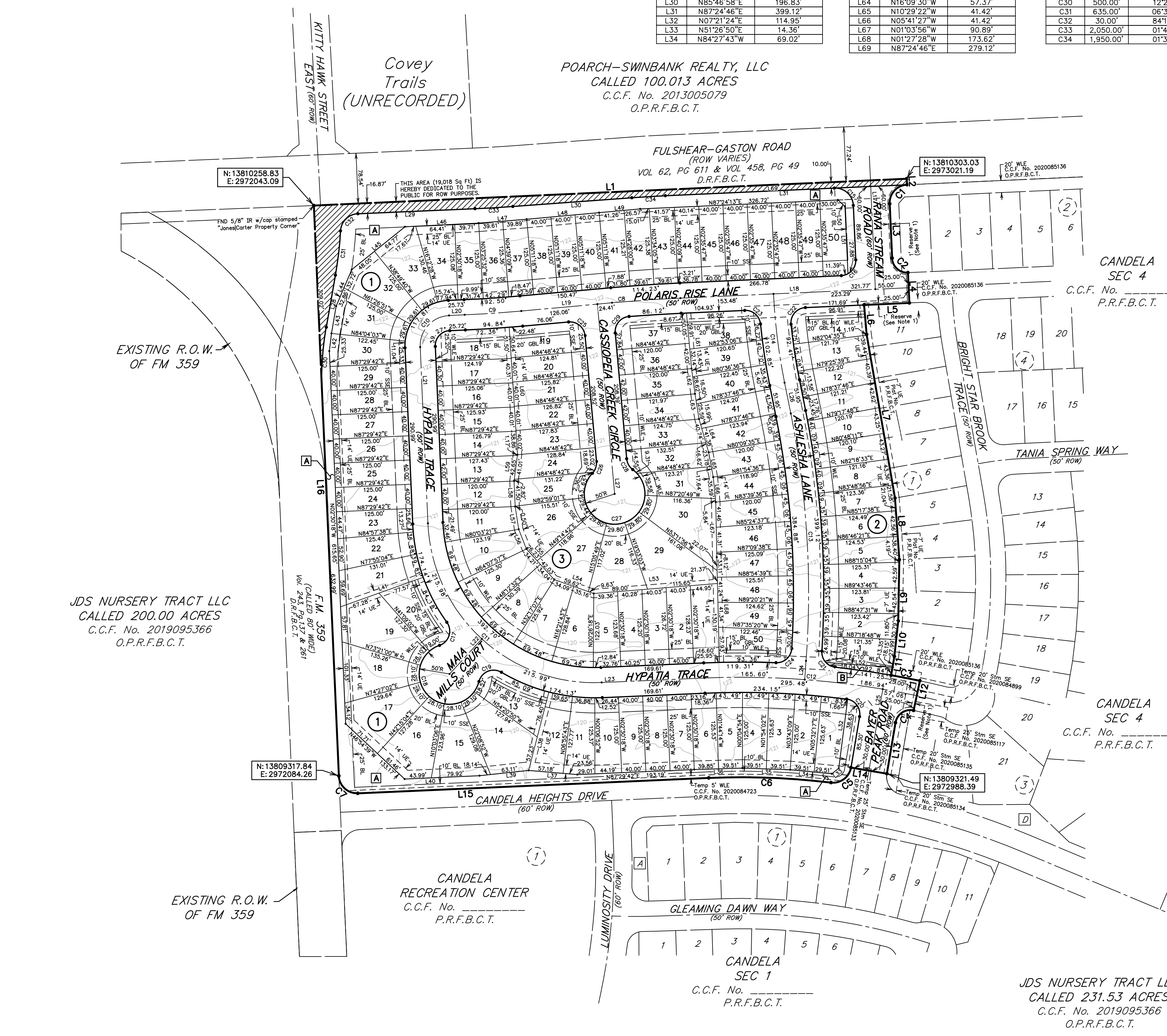
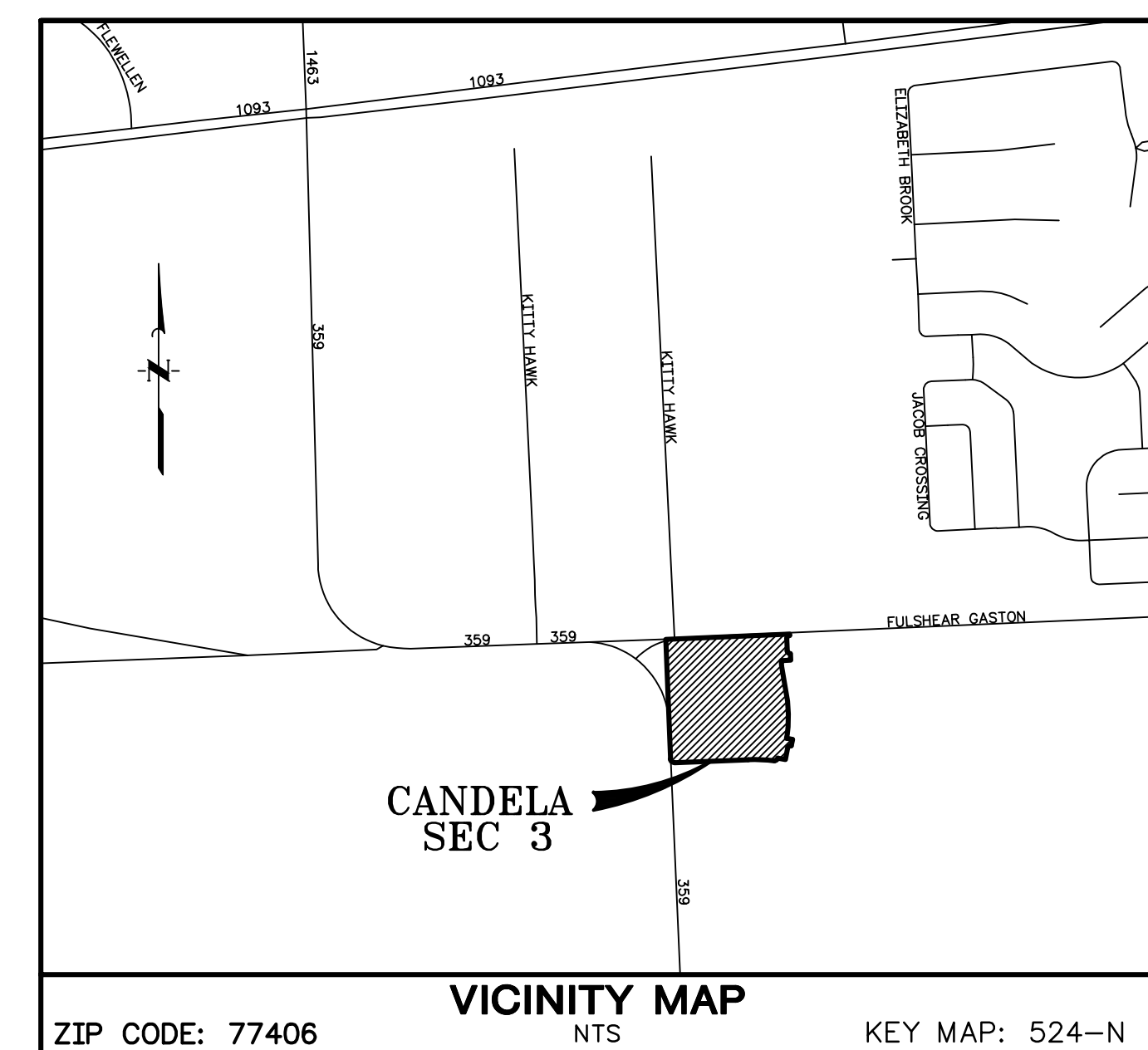
| DISTRICT NAMES   |  |
|------------------|--|
| FBC ASSISTANCE   | FBC ASSISTANCE DISTRICT NO. 11                   |
| WCID             | N/A  |
| MUD              | FBC MUD 229                                      |
| LID              | N/A  |
| DD               | FORT BEND COUNTY DRAINAGE DISTRICT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



| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | N87°24'46"E | 979.21'  |
| L2         | S02°35'14"E | 10.00'   |
| L3         | S02°35'47"E | 89.95'   |
| L4         | S02°35'47"E | 50.00'   |
| L5         | S87°24'13"W | 74.78'   |
| L6         | S04°52'52"E | 48.84'   |
| L7         | S09°50'36"E | 273.91'  |
| L8         | S04°01'17"E | 102.01'  |
| L9         | S00°59'56"W | 101.13'  |
| L10        | S06°10'12"W | 58.78'   |
| L11        | S10°11'14"W | 31.50'   |
| L12        | S11°58'28"W | 50.00'   |
| L13        | S09°37'51"W | 85.31'   |
| L14        | N80°22'10"W | 60.00'   |
| L15        | S87°29'42"W | 579.61'  |
| L16        | N02°30'18"W | 942.01'  |
| L17        | N02°35'47"W | 179.86'  |
| L18        | N87°24'13"E | 376.79'  |
| L19        | N84°48'42"E | 150.47'  |
| L20        | N87°29'42"E | 25.72'   |
| L21        | N02°30'18"W | 290.99'  |
| L22        | N42°29'42"E | 78.55'   |
| L23        | N87°29'42"E | 169.61'  |
| L24        | N04°17'48"E | 30.98'   |
| L25        | N09°37'51"E | 136.43'  |
| L26        | N11°22'14"W | 51.95'   |
| L27        | N05°11'18"W | 314.43'  |
| L28        | N09°54'57"E | 87.28'   |
| L29        | N87°31'28"E | 183.63'  |
| L30        | N85°46'58"E | 196.83'  |
| L31        | N87°24'46"E | 399.12'  |
| L32        | N07°21'24"E | 114.95'  |
| L33        | N51°26'50"E | 14.36'   |
| L34        | N84°27'43"W | 69.02'   |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L35        | N88°05'58"W | 79.02'   |
| L36        | N88°24'39"E | 79.36'   |
| L37        | N85°09'10"W | 80.79'   |
| L38        | N14°30'01"E | 133.63'  |
| L39        | N83°52'27"E | 81.25'   |
| L40        | N87°29'42"E | 123.91'  |
| L41        | N70°18'53"E | 144.85'  |
| L42        | N06°41'36"E | 29.35'   |
| L43        | N09°51'01"E | 45.64'   |
| L44        | N23°07'27"E | 65.58'   |
| L45        | N51°10'20"E | 112.82'  |
| L46        | N87°09'02"E | 121.73'  |
| L47        | N85°26'33"E | 79.50'   |
| L48        | N84°48'42"E | 120.00'  |
| L49        | N84°48'42"E | 67.83'   |
| L50        | N47°35'47"W | 15.56'   |
| L51        | N02°35'47"W | 111.45'  |
| L52        | N85°50'06"W | 110.23'  |
| L53        | N85°19'50"E | 204.65'  |
| L54        | N70°32'22"W | 69.25'   |
| L55        | N42°17'26"W | 68.26'   |
| L56        | N21°20'27"W | 34.90'   |
| L57        | N08°54'53"W | 38.14'   |
| L58        | N02°30'18"W | 42.00'   |
| L59        | N07°31'52"E | 43.82'   |
| L60        | N03°44'48"W | 210.69'  |
| L61        | N05°11'18"W | 92.05'   |
| L62        | N07°52'47"W | 42.05'   |
| L63        | N08°58'23"W | 42.09'   |
| L64        | N16°09'30"W | 57.37'   |
| L65        | N10°29'22"W | 41.42'   |
| L66        | N05°41'27"W | 41.42'   |
| L67        | N01°03'56"W | 90.89'   |
| L68        | N01°27'28"W | 173.62'  |
| L69        | N87°24'46"E | 279.12'  |

| CURVE TABLE |           |             |            |               |              |         |
|-------------|-----------|-------------|------------|---------------|--------------|---------|
| CURVE       | RADIUS    | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
| C1          | 30.00'    | 90°00'33"   | 47.13'     | S42°24'29"W   | 42.43'       | 30.00'  |
| C2          | 25.00'    | 90°00'00"   | 39.27'     | S47°35'47"E   | 35.36'       | 25.00'  |
| C3          | 1,420.00' | 01°57'12"   | 48.41'     | S79°00'15"E   | 48.41'       | 24.21'  |
| C4          | 25.00'    | 92°20'37"   | 40.29'     | S55°48'10"W   | 36.07'       | 26.04'  |
| C5          | 30.00'    | 87°16'14"   | 45.69'     | S53°15'59"W   | 41.40'       | 28.60'  |
| C6          | 1,230.00' | 09°24'24"   | 201.94'    | N87°48'06"W   | 201.71'      | 101.20' |
| C7          | 30.00'    | 90°00'00"   | 47.12'     | N47°30'18"W   | 42.43'       | 30.00'  |
| C8          | 2,500.00' | 02°35'31"   | 113.10'    | N86°06'27"E   | 113.09'      | 56.56'  |
| C9          | 2,000.00' | 02°41'00"   | 93.67'     | N86°09'12"E   | 93.66'       | 47.44'  |
| C10         | 50.00'    | 90°00'00"   | 78.54'     | N42°29'42"E   | 70.71'       | 50.00'  |
| C11         | 275.00'   | 90°00'00"   | 431.97'    | N47°30'18"W   | 388.91'      | 275.00' |
| C12         | 1,395.00' | 14°28'46"   | 352.54'    | N85°15'55"W   | 351.60'      | 177.21' |
| C13         | 1,500.00' | 15°40'02"   | 410.16'    | N03°32'13"W   | 408.89'      | 206.37' |
| C14         | 1,000.00' | 08°27'51"   | 147.73'    | N07°08'18"W   | 147.59'      | 74.00'  |
| C15         | 30.00'    | 89°59'27"   | 47.12'     | N47°35'31"W   | 42.42'       | 30.00'  |
| C16         | 25.00'    | 90°00'00"   | 39.27'     | N42°24'13"E   | 35.36'       | 25.00'  |
| C17         | 25.00'    | 106°22'58"  | 46.42'     | N17°25'45"E   | 40.03'       | 33.41'  |
| C18         | 50.00'    | 236°15'04"  | 206.17'    | N47°30'18"W   | 88.19'       | 93.54'  |
| C19         | 25.00'    | 106°22'58"  | 46.42'     | N67°33'39"E   | 40.03'       | 33.41'  |
| C20         | 25.00'    | 92°20'37"   | 40.29'     | N36°32'27"W   | 36.07'       | 26.04'  |
| C21         | 25.00'    | 87°21'00"   | 38.11'     | N40°02'59"W   | 34.53'       | 23.87'  |
| C22         | 25.00'    | 93°20'38"   | 40.73'     | N40°43'54"E   | 36.37'       | 26.50'  |
| C23         | 25.00'    | 86°58'30"   | 37.95'     | N49°06'32"W   | 34.41'       | 23.71'  |
| C24         | 25.00'    | 88°43'48"   | 38.72'     | N47°56'39"E   | 34.96'       | 24.45'  |
| C25         | 25.00'    | 90°00'00"   | 39.27'     | N50°11'18"W   | 35.36'       | 25.00'  |
| C26         | 25.00'    | 48°11'23"   | 21.03'     | N18°54'23"E   | 20.41'       | 11.18'  |
| C27         | 50.00'    | 276°22'46"  | 241.18'    | N84°48'42"E   | 66.67'       | 44.72'  |
| C28         | 25.00'    | 48°11'23"   | 21.03'     | N29°17'00"W   | 20.41'       | 11.18'  |
| C29         | 25.00'    | 90°35'54"   | 39.53'     | N40°06'39"E   | 35.54'       | 23.26'  |
| C30         | 500.00'   | 12°25'15"   | 108.39'    | N03°42'19"E   | 108.18'      | 54.11'  |
| C31         | 835.00'   | 06°37'57"   | 73.51'     | N06°35'59"E   | 73.46'       | 36.79'  |
| C32         | 30.00'    | 84°14'28"   | 44.11'     | N45°24'14"E   | 40.24'       | 27.13'  |
| C33         | 2,050.00' | 01°44'30"   | 62.32'     | N86°39'13"E   | 62.31'       | 31.16'  |
| C34         | 1,950.00' | 01°37'47"   | 55.47'     | N86°35'52"E   | 55.47'       | 27.47'  |



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

GENERAL NOTES:

- 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 adjoin 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 vest in the dedicant, 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 herein are based upon NAVD83 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) 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.
- 8) 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.
- 9) 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.
- 10) 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.
- 11) Per the Flood Insurance Rate Map (FIRM) No. 48157C0115L for Fort Bend County, Texas dated April 2, 2014, Candela Sec 3 is located within Unshaded Zone "X" defined as areas determined to be outside the 0.2% annual chance floodplain.
- 12) 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.
- 13) The top of all floor slabs shall be a minimum of 120.57' 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.
- 14) 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.
- 15) All elevations are based on NGS monument "H 806 Reset" with a published elevation of 116.58 feet (NAVD88). All bearings shown herein are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.

# CANDELA SEC 3

A SUBDIVISION OF 20.86 ACRES OF LAND  
 OUT OF THE JOHN FOSTER 2-1/2 LEAGUES GRANT, A-26  
 FORT BEND COUNTY, TEXAS  
 14 LOTS      2 RESERVES      3 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. 1389404  
 1229 Corporate Drive • Rosenberg, Texas 77471 • 281.342.2033

ENGINEER:  
**J.C. JONES | CARTER**  
 Texas Board of Professional Engineers Registration No. 428  
 1330 West Loop South, Suite 150 • Houston, TX 77050 • 713.777.5337  
 (713) 777-5337

STATE OF TEXAS  
COUNTY OF FORT BEND

We, JDS Nursery Tract, LLC, acting by and through Michael Cox, President, owner hereinafter referred to as Owners of the 20.86 acre tract described in the above and foregoing map of CANDELA SEC 3, 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 some 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.

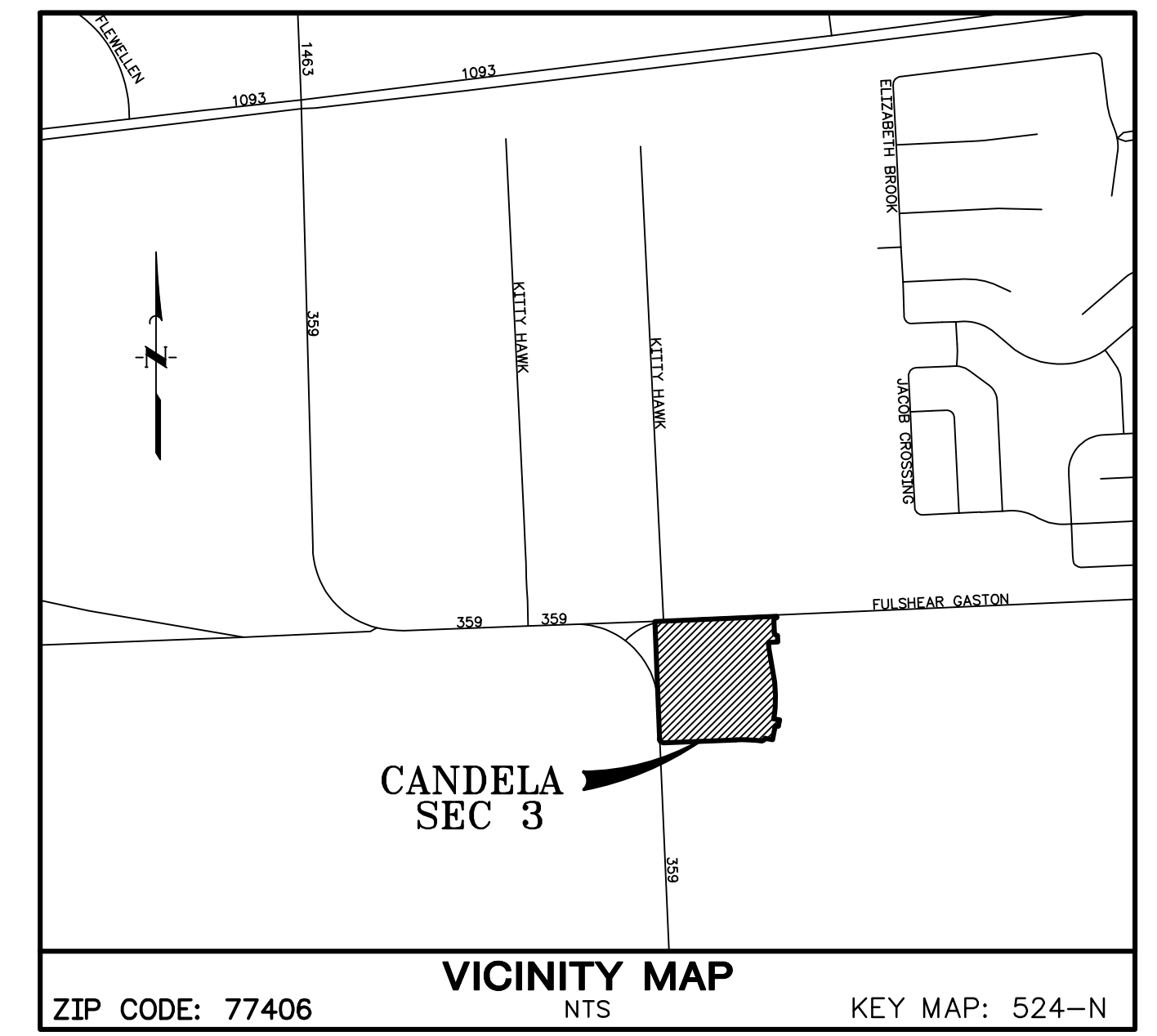
FURTHER, We do hereby covenant and agree that all of the property within the boundaries of this subdivision and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, excessive vegetation 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.

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 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 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

IN TESTIMONY WHEREOF, JDS Nursery Tract, LLC, has caused these presents to be signed by Michael Cox, President, thereunto authorized, this \_\_\_\_\_ day of \_\_\_\_\_, 2020

JDS Nursery Tract, LLC.

By: \_\_\_\_\_  
Michael Cox, President

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

STATE OF TEXAS §  
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared 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 3 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  
Title Chair Vice Chairman

By: Margaret Wallace Brow AICP, CNU-A  
Secretary

# CANDELA SEC 3

A SUBDIVISION OF 20.86 ACRES OF LAND  
OUT OF THE JOHN FOSTER 2-1/2 LEAGUES GRANT, A-26  
FORT BEND COUNTY, TEXAS  
114 LOTS 2 RESERVES 3 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. 10046104  
1229 Corporate Drive • Rosenberg, Texas 77471 • 281.942.2033

ENGINEER:  
J.C. JONES | CARTER  
Texas Board of Professional Engineers Registration No. 14439  
1330 West Loop South, Suite 150 • Houston, TX 77041 • 713.777.5337  
(713) 777-5337