

PLAT RECORDING SHEET

PLAT NAME: Candela Sec 2

PLAT NO: _____

ACREAGE: 14.48

LEAGUE: John Foster 2 1/2 Leagues Grant

ABSTRACT NUMBER: A-26

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 55

NUMBER OF RESERVES: 4

OWNERS: JDS Nursery Tract, LLC.

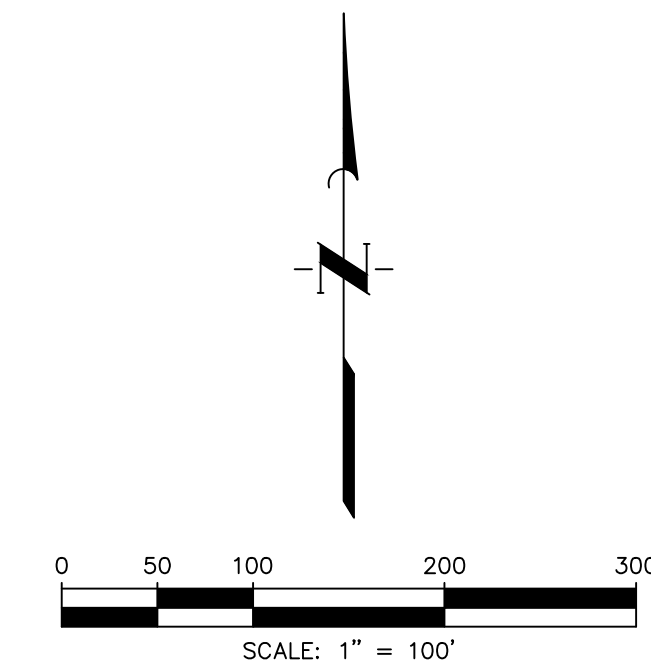
(DEPUTY CLERK)

DISTRICT NAMES	
FBC ASSISTANCE	FBC ASSISTANCE DISTRICT NO. 11
WCID	N/A
MUD	FBC MUD 229
LID	N/A
ODD	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	S77°23'58"E	139.55'
L2	N87°29'42"E	125.19'
L3	N11°58'11"E	74.81'
L4	S78°01'49"E	98.63'
L5	N82°40'18"E	124.89'
L6	S87°05'00"E	108.67'
L7	S82°37'30"E	98.30'
L8	S57°39'02"E	167.36'
L9	S08°22'40"W	53.51'
L10	S02°30'17"E	631.69'
L11	S87°29'42"W	625.00'
L12	N02°30'17"W	265.00'
L13	S87°29'42"W	310.00'
L14	N02°30'18"W	471.40'
L15	N11°58'11"E	117.17'
L16	N87°29'42"E	130.00'
L17	N47°30'13"W	4.75'
L18	N02°30'17"W	190.00'

LINE TABLE		
LINE	BEARING	DISTANCE
L19	N42°29'43"E	4.75'
L20	N87°29'42"E	280.00'
L21	N02°30'17"W	355.00'
L22	N82°17'41"E	8.83'
L23	N52°56'08"E	13.57'
L24	N02°30'17"W	389.59'
L25	N47°30'17"W	4.75'
L26	N87°29'42"E	190.00'
L27	N46°53'38"E	3.90'
L28	N24°08'20"W	122.80'
L29	N41°34'25"E	36.03'
L30	N87°29'43"E	125.00'
L31	N87°29'43"E	125.00'
L32	N87°29'43"E	160.00'
L33	N02°30'17"W	110.00'
L34	N47°30'17"W	14.14'
L35	N87°29'42"E	88.92'
L36	N87°29'42"E	32.50'

CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	50.00'	99°50'44"	87.13'	N62°31'24"E	76.52'	59.42'
C2	25.00'	24°57'05"	10.89'	S80°01'46"E	10.80'	5.53'
C3	25.00'	75°31'31"	32.95'	N49°43'56"E	30.62'	19.37'
C4	150.00'	90°00'00"	235.62'	N47°30'17"W	212.13'	150.00'
C5	50.00'	90°00'00"	78.54'	N47°30'17"W	70.71'	50.00'
C6	50.00'	90°00'00"	78.54'	N42°29'43"E	70.71'	50.00'
C7	350.00'	44°09'15"	269.72'	N84°22'19"E	263.10'	141.96'
C8	50.00'	71°02'46"	62.00'	N38°01'40"W	58.10'	35.70'
C9	50.00'	90°00'00"	78.54'	N42°29'43"E	70.71'	50.00'
C10	50.00'	90°00'00"	78.54'	N47°30'17"W	70.71'	50.00'
C11	25.00'	74°02'17"	32.31'	N25°02'58"W	30.10'	18.85'
C12	25.00'	70°54'26"	30.94'	N77°10'19"W	29.00'	17.80'
C13	25.00'	19°01'05"	8.30'	N83°32'37"W	8.26'	4.19'
C14	50.00'	111°35'14"	97.38'	N37°15'32"W	82.70'	73.55'
C15	25.00'	21°02'22"	9.18'	N08°00'54"E	9.13'	4.64'
C16	25.00'	24°57'05"	10.89'	N14°58'50"W	10.80'	5.53'
C17	50.00'	139°54'09"	122.09'	N42°29'43"E	93.94'	137.01'
C18	25.00'	24°57'05"	10.89'	N80°01'45"W	10.80'	5.53'
C19	25.00'	21°02'22"	9.18'	N76°58'31"E	9.13'	4.64'
C20	50.00'	140°57'57"	123.02'	N43°03'41"W	94.25'	141.06'
C21	25.00'	29°55'35"	13.06'	N12°27'30"E	12.91'	6.68'
C22	25.00'	90°00'00"	39.27'	N47°30'17"W	35.36'	25.00'
C23	25.00'	24°57'05"	10.89'	N75°01'10"E	10.80'	5.53'
C24	50.00'	139°54'10"	122.09'	N47°30'17"W	93.94'	137.01'
C25	25.00'	24°57'05"	10.89'	N09°58'15"E	10.80'	5.53'
C26	25.00'	24°57'05"	10.89'	N14°58'50"W	10.80'	5.53'
C27	50.00'	40°03'21"	34.96'	N07°25'31"W	34.25'	18.23'
C28	25.00'	81°32'07"	35.58'	N28°07'46"E	32.65'	21.55'
C29	25.00'	90°00'00"	39.27'	N42°29'43"E	35.36'	25.00'



- A RESTRICTED RESERVE "A"**
Restricted to Landscape, Open Space and Incidental Utility Purposes Only
0.11 Acres
4,780 Sq Ft
- B RESTRICTED RESERVE "B"**
Restricted to Landscape, Open Space and Incidental Utility Purposes, and Drainage
0.07 Acres
3,125 Sq Ft
- C RESTRICTED RESERVE "C"**
Restricted to Landscape, Open Space and Incidental Utility Purposes Only
0.25 Acres
10,903 Sq Ft
- D RESTRICTED RESERVE "D"**
Restricted to Landscape and Incidental Utility Purposes Only
0.16 Acres
7,041 Sq Ft

CANDELA
SEC 3
C.C.F. No. 20200199
P.R.F.B.C.T.

CANDELA
SEC 4
C.C.F. No. 20200198
P.R.F.B.C.T.

CANDELA
SEC 1
C.C.F. No. 20200190
P.R.F.B.C.T.

CANDELA
RECREATION CENTER
C.C.F. No. 20200189
P.R.F.B.C.T.

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

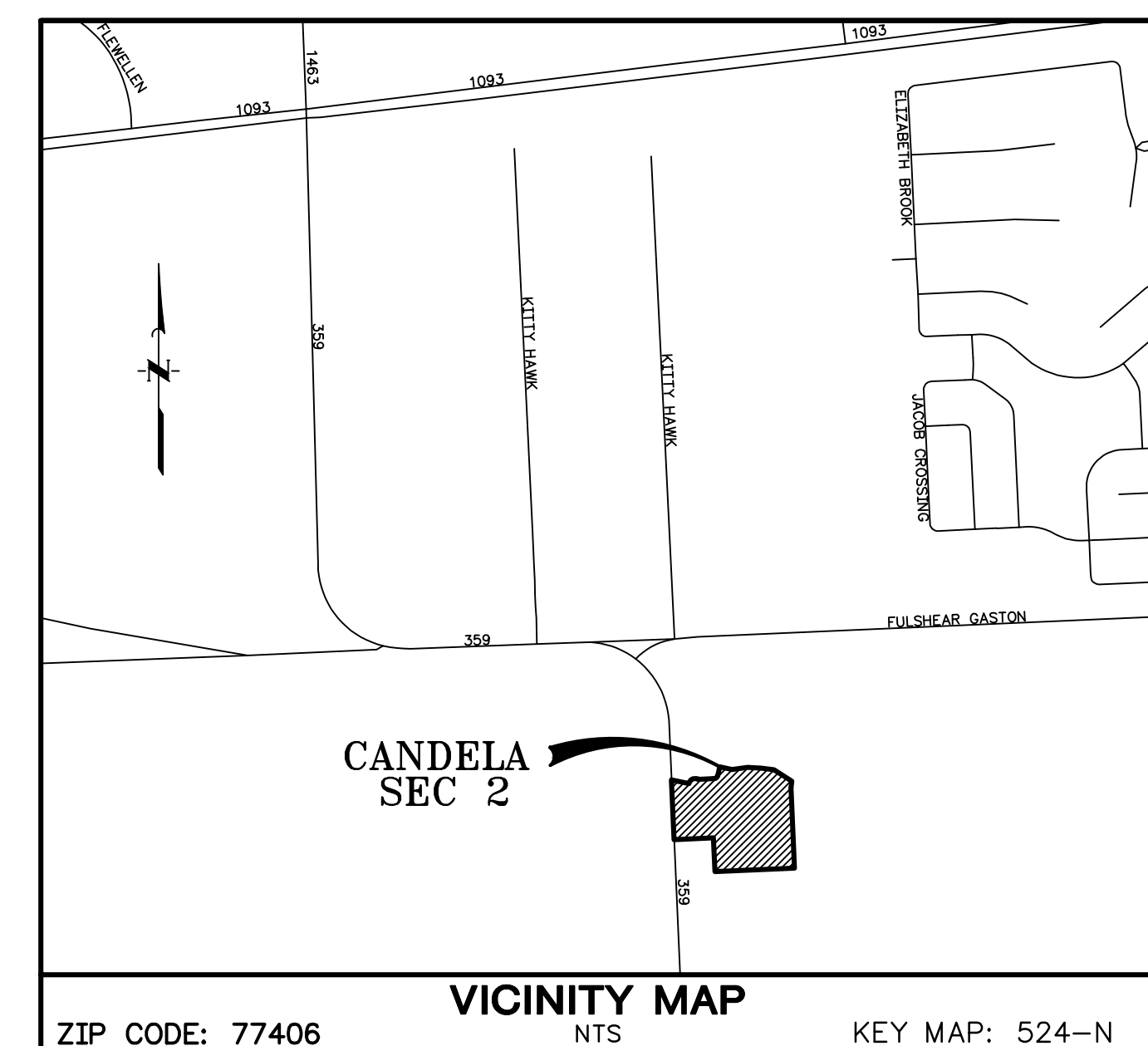
JDS NURSERY TRACT LLC
RESIDUE CALLED 231.53 ACRES
C.C.F. No. 2019095366
O.P.R.F.B.C.T.

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

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

GENERAL NOTES:

- BL....."Building Line"
- CCF....."County Clerk's File"
- DE....."Drainage Easement"
- D.R.F.B.C.T....."Deed Records, Fort Bend County, Texas"
- Esmt....."Easement"
- FND....."Found 3/4" Iron Rod with cap stamped "Jones|Carter property corner"
- 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 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.
- 12) Per the Flood Insurance Rate Map (FIRM) No. 48157C0115L for Fort Bend County, Texas dated April 2, 2014, Candela Sec 2 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 118.33' 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 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 of 1983, South Central Zone, (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 LZ3 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 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 driveways.
- 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 along the 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.
- 28) This plat was prepared from information furnished by Stewart Title Company, File No. 19157039027, Effective Date September 02, 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 2019095368, Official Public Records, Fort Bend County, Texas.
- 30) There are no pipeline nor pipeline easements within the limits of the subdivision.

CANDELA
SEC 2
A SUBDIVISION OF 14.48 ACRES OF LAND
OUT OF THE JOHN FOSTER 2-1/2 LEAGUES GRANT, A-26
FORT BEND COUNTY, TEXAS
55 LOTS 4 RESERVES 3 BLOCKS
MAY 2020

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

SURVEYOR:



ENGINEER:



