

**PLAT RECORDING SHEET**

**PLAT NAME:** Candela Sec 5

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

**ACREAGE:** 18.09

**LEAGUE:** John Foster 2 1/2 Leagues Grant

**ABSTRACT NUMBER:** A-26

**NUMBER OF BLOCKS:** 2

**NUMBER OF LOTS:** 54

**NUMBER OF RESERVES:** 6

**OWNERS:** JDS Nursery Tract, LLC.

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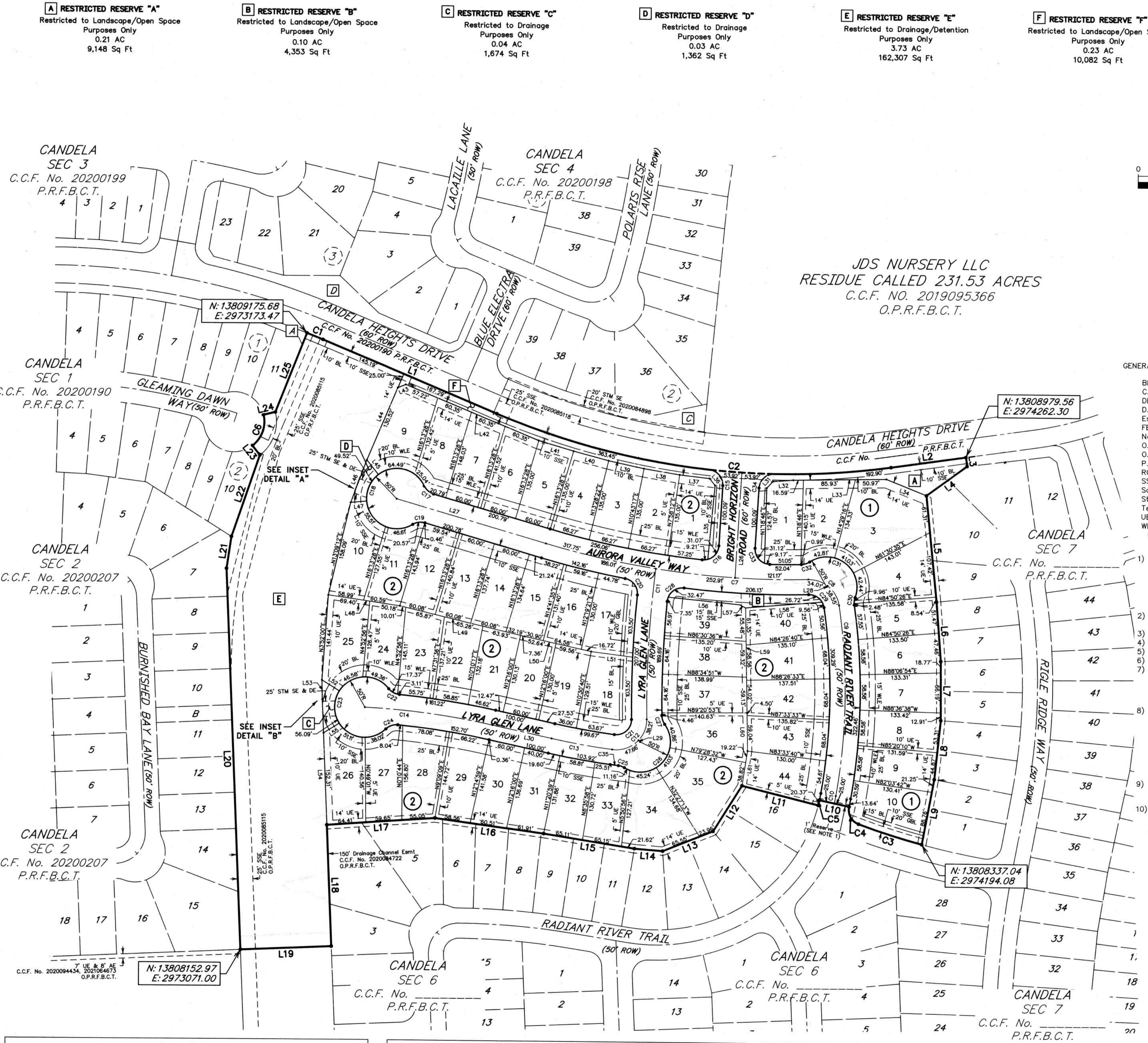
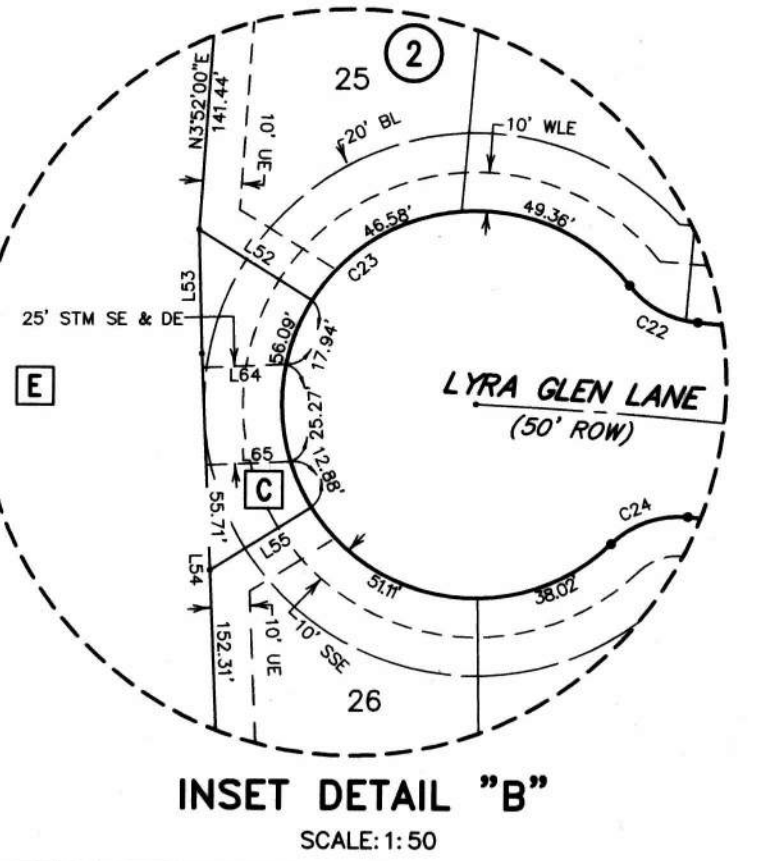
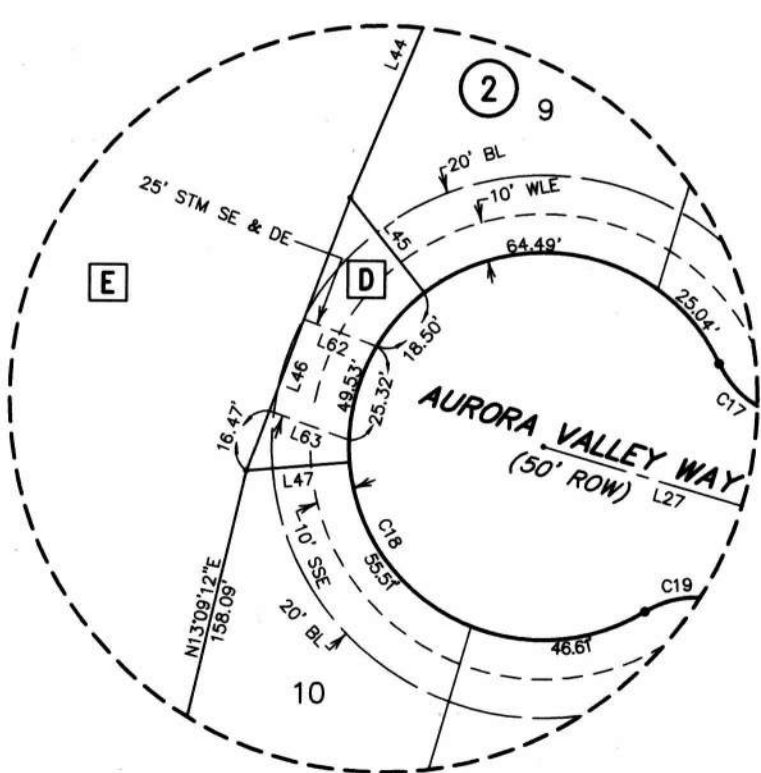
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**(DEPUTY CLERK)**



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

Line	Bearing	Distance
L1	S67°17'29"E	312.48'
L2	N81°46'09"E	124.63'
L3	S81°33'51"E	14.76'
L4	S53°31'59"W	82.92'
L5	S54°42'22"E	177.27'
L6	S4°32'56"E	98.93'
L7	S0°20'49"E	97.87'
L8	S5°48'59"W	98.18'
L9	S10°29'19"W	110.00'
L10	N77°56'48"W	50.00'
L11	N76°06'31"W	130.00'
L12	S31°52'12"W	89.51'
L13	S67°49'38"W	89.51'
L14	N85°42'28"W	46.73'
L15	N81°02'02"W	151.88'
L16	N82°22'06"W	180.99'
L17	S85°51'54"W	179.11'
L18	S2°30'17"E	200.94'
L19	S87°29'43"W	150.00'
L20	N2°30'17"W	631.69'
L21	S2°30'17"E	200.94'
L22	N18°46'47"E	142.85'
L23	N37°59'30"W	19.97'
L24	N76°12'47"E	20.00'
L25	N21°18'46"E	141.41'
L26	S31°5'59"W	175.00'
L27	S7°34'63"E	256.69'
L28	N37°17'33"E	2.33'
L29	N47°12'28"W	3.75'
L30	N77°44'00"W	100.00'
L31	N43°18'56"E	14.86'
L32	S85°19'05"W	33.66'
L33	N88°55'21"E	153.49'
L34	S68°20'39"E	71.42'
L35	N51°3'06"E	123.35'

Line	Bearing	Distance
L36	S39°05'37"E	14.31'
L37	N83°24'21"W	49.78'
L38	N80°39'16"W	59.78'
L39	N77°54'10"W	59.78'
L40	N75°09'05"W	59.78'
L41	S73°46'32"E	60.00'
L42	N67°34'38"W	238.27'
L43	S67°42'31"W	14.14'
L44	S22°42'31"W	155.52'
L45	S38°11'02"E	31.16'
L46	N20°22'55"E	75.10'
L47	N85°03'15"E	26.62'
L48	N81°44'55"W	119.58'
L49	N76°44'06"W	212.43'
L50	S77°44'00"E	112.20'
L51	S82°54'18"E	69.14'
L52	N57°58'44"W	34.29'
L53	N1°30'41"W	32.07'
L54	S2°30'17"E	408.96'
L55	N57°45'02"E	30.62'
L56	N84°26'20"W	118.18'
L57	N62°47'17"W	11.29'
L58	N85°05'01"E	126.86'
L59	N11°2'30"W	173.93'
L60	S11°2'48"E	63.54'
L61	S8°43'56"W	58.04'
L62	N70°09'05"W	20.05'
L63	N70°09'05"W	21.92'
L64	N87°29'43"E	21.48'
L65	N87°29'43"E	21.70'



- 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"
  - Easement "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 Plat 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"
  - Temp. "Temporary"
  - UE "Utility Easement"
  - WLE "Water Line Easement"
  - Set 3/4-inch Iron Rod with Cap Stamped ("Jones/Carter Property Corner") as per certification
- Per the Flood Insurance Rate Map (FIRM) No. 48157C0115L for Fort Bend County, Texas dated April 2, 2014, Candela Sec 5 is located within Unshaded Zone "X" defined as areas determined to be outside the 0.2% annual chance Floodplain.
  - 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.
  - The top of all floor slabs shall be a minimum of 116.66' 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.
  - 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 sold plat and on the contiguous right-of-way of all perimeter roads surrounding sold plat, in accordance with the A.D.A.
  - All elevations are based on NGS monument "H 806 Reser" with a published elevation of 116.58 feet (NAVD88). All bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
  - 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 0.99987975.
  - This property lies within lighting zone L23 according to the "Orders for Regulation of Outdoor Lighting".
  - All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
  - All property to drain into the drainage easement only through an approved drainage structure.
  - Ownership and maintenance of all drainage easements and reserves is the responsibility of Fort Bend County Municipal Utility District No. 229.
  - All utility easements are fourteen feet (14') wide unless otherwise noted.
  - All lots shall have adequate wastewater collection service.
  - A minimum distance of 10' shall be maintained between residential dwellings.
  - 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.
  - 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.
  - 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.
  - This plat was prepared from information furnished by Stewart Title Company, File No. 20157039298, Effective Date June 10, 2021. The surveyor has not obstructed the above property.
  - Subject tract is located within a portion of the tracts referenced in the Blanket Conveyance, Bill of Sale and Assignment recorded under C.C.F. No. 2019095368, O.P.R.F.B.C.T.
  - Subject tract is located within tract referenced within Waiver Agreement recorded under C.C.F. No. 2021053730, O.P.R.F.B.C.T.

# CANDELA SEC 5

## A SUBDIVISION OF 18.09 ACRES OF LAND OUT OF THE JOHN FOSTER 2 1/2 LEAGUES GRANT, A-26 FORT BEND COUNTY, TEXAS

54 LOTS      6 RESERVES      2 BLOCKS

JUNE 2021

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

SURVEYOR:  
JONES CARTER  
Texas Board of Professional Land Surveying Registration No. 1304034  
3229 Corporate Drive • Houston, Texas 77041 • 281.342.2031

ENGINEER:  
JONES CARTER  
Texas Board of Professional Engineers Registration No. 4428  
6330 West Loop South, Suite 150 • Houston, TX 77057 • 713.777.3337  
(713)-777-8397



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 18.09 acre tract described in the above and foregoing map of CANDELA SEC 5, 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 subdivision and adjacent to 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 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 18 day of June, 2021

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 18 day of June, 2021.

Diana Elaine Pine  
Notary Public in and for the State of Texas  
Diana Elaine Pine  
Print Name

My commission expires: October 9, 2021

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Candela Sec 5 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 30 day of JUNE, 2021.

By: Martha L. Stein or M. Espinoza Garza  
Title Chair Vice Chairman  
By: H. Rodriguez  
Margaret Wallace Brown MCP, CMAA  
Secretary

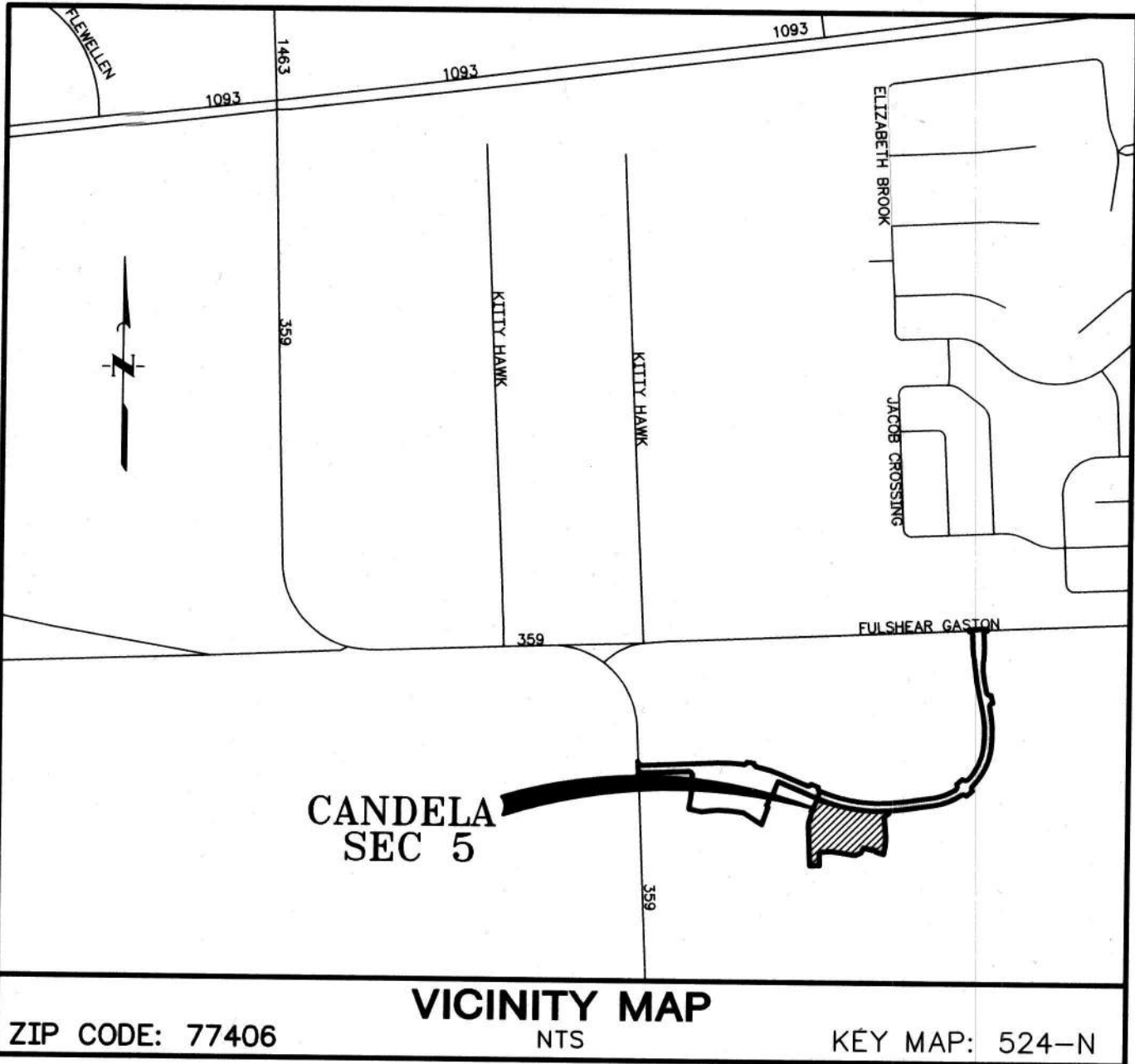


I, Jared S. Williams, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.

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 , 2021.

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 , 2021, 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  
SEC 5**  
A SUBDIVISION OF 18.09 ACRES OF LAND  
OUT OF THE  
JOHN FOSTER 2 1/2 LEAGUES GRANT, A-26  
FORT BEND COUNTY, TEXAS  
54 LOTS 6 RESERVES 2 BLOCKS  
JUNE 2021

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. 10086104  
1228 Corporate Drive • Rosenberg, Texas 77471 • 281.342.2021

ENGINEER:  
JC JONES CARTER  
Texas Board of Professional Engineers Registration No. 4-439  
6390 West Loop South, Suite 150 • Houston, TX 77062 • 713.777.3357  
(713)-777-5337