

PLAT RECORDING SHEET

PLAT NAME: Candela Sec 6

PLAT NO: _____

ACREAGE: 17.15

LEAGUE: John Foster 2 1/2 League Grant

ABSTRACT NUMBER: A-26

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 75

NUMBER OF RESERVES: 1

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
DID	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

A RESTRICTED RESERVE "A"
Restricted to Landscape/Open Space
Purposes Only
0.04 AC
1,738 Sq Ft



GENERAL NOTES:

- C.B. "Building Line"
C.F. "County Clerk's File"
D.E. "Drainage Easement"
D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas"
FBM "Easement"
FBMUD "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"
R.O.W. "Right-of-Way"
SSE "Sanitary Sewer Easement"
SSE "Square Feet"
Str. S.E. "Storm Sewer Easement"
Temp. "Temporary"
U.E. "Utility Easement"
W.E. "Water Line Easement"
W.L. "Set 3/4" from Rod with Cap Stamped
..... ("Jones/Carter Property Corner") as per certification"
- 1) A one-foot reserve (1' reserve) has been dedicated to the public in fee as a buffer separating between the side or rear of structures 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 revest in the dedicator, his heirs, assigns or successors.
- 2) All block corner and cul-de-sac route to tangent radii are twenty-five feet (25').
- 3) All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
- 4) All easements shown hereon are based upon NAVD83 datum.
- 5) All building lines along street right-of-way 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 2, 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 or structure 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 containing 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, and is located within the jurisdiction of District No. 229, Lamar Consolidated Independent School District, and Fort Bend County Drainage District.
- 11) Per the Flood Insurance Rate Map (FIRM) No.481570011S, for Fort Bend County, Texas dated April 2, 2014, Candelo Sec 6 is located within the "Unshaded Zone" defined as areas determined to be outside the 0.2% annual chance floodplain.
- 12) The top of all floor slabs shall be a minimum of 116.68' 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 slab 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 road 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 lots to the operation and maintenance of the drainage said plat, in accordance with the A.D.A.
- 15) All elevations are based on NGS monument "H 806 REBT" 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.
- 16) 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.
- 17) This property lies within lighting zone LZ3 according to the "Orders for Regulation of Outdoor Lighting".
- 18) All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage.
- 19) All property to drain into the drainage easement only through an approved drainage structure.
- 20) Ownership and maintenance of all drainage easements and reserves is the responsibility of Fort Bend County Municipal Utility District No. 229.
- 21) All utility easements shall be fourteen feet (14') wide, unless noted.
- 22) All lots shall have adequate wastewater collection service.
- 23) A minimum distance of 10' shall be maintained between residential dwellings.
- 24) The building line requirements established by Chapter 42 are minimum standards. Where deed restrictions provide for a greater building setback, the deed restrictions shall govern over the provisions of this division.
- 25) 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.
- 26) 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 owner's 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. Any other type of fence or barrier must be put behind wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- 27) This plat was prepared from information furnished by Stewart Title Company, File No. 20150753929, Effective Date June 10, 2021. The surveyor has not abstracted the above property.
- 28) Tract is subject to certain Blanket Conveyance, Bill of Sale and Assignment, recorded under County Clerk's File No. 2019053568 O.P.R.F.B.C.T.
- 29) Tract is subject to Certificate for Order Conveying Resurveys and Declaring Results of Confirmation and Director Elections of the Board of Public Utility Taxation recorded under County Clerk's File No. 2020056256 O.P.R.F.B.C.T.
- 30) Tract is subject to a Waiver Agreement recorded under County Clerk's File No. 2021053730 O.P.R.F.B.C.T.

Line Table		
Line	Bearing	Distance
L1	N85°51'54"E	179.11'
L2	S82°22'06"E	180.99'
L3	S80°02'02"E	151.88'
L4	S85°42'28"E	46.73'
L5	N67°49'48"E	89.51'
L6	N31°52'12"E	89.51'
L7	S76°08'31"E	130.00'
L8	S77°56'48"E	50.00'
L9	S14°51'15"W	50.00'
L10	S55°46'48"W	25.46'
L11	S02°30'17"E	680.38'
L12	S87°30'22"W	935.00'
L13	N02°30'17"E	811.00'
L14	N02°02'02"E	94.92'
L15	N02°30'17"W	443.28'
L16	N46°34'36"W	5.43'
L17	N02°30'17"E	381.09'
L18	N87°29'43"E	160.00'
L19	S42°30'02"W	7.58'
L20	S87°30'22"W	520.00'
L21	S47°29'58"E	7.57'
L22	N02°30'17"W	286.24'
L24	N02°30'17"E	326.78'
L25	N13°01'49"W	64.44'
L26	N02°30'17"E	421.65'
L27	N62°53'54"W	112.40'

Curve Table						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	1°50'17"	275.00'	8.82'	4.41'	N12°58'20"E	8.82'
C2	81°51'25"	25.00'	35.72'	21.68'	S28°52'30"E	32.76'
C3	5°20'32"	1175.00'	109.56'	54.82'	S72°28'29"E	109.52'
C4	1°05'30"	1225.00'	23.34'	11.67'	N74°36'00"W	23.34'
C5	7°33'42"	1200.00'	158.37'	79.30'	S71°21'54"E	158.26'
C6	86°54'46"	300.00'	455.07'	284.26'	N55°30'35"E	412.68'
C7	8°49'19"	1200.00'	184.77'	92.57'	N85°26'42"W	184.59'
C8	92°38'56"	50.00'	80.85'	52.37'	S43°49'11"W	72.33'
C9	89°59'21"	50.00'	78.53'	49.99'	S47°29'58"E	70.70'
C10	90°00'39"	50.00'	78.55'	50.01'	N42°30'02"E	70.72'
C11	38°28'12"	250.00'	167.86'	87.23'	N21°44'23"W	164.72'
C12	24°35'56"	25.00'	10.73'	5.45'	S79°48'38"E	10.65'
C13	138°07'52"	50.00'	120.54'	130.70'	S43°25'24"W	93.40'
C14	24°35'56"	25.00'	10.73'	5.45'	N13°20'33"W	10.65'
C15	90°00'00"	25.00'	39.27'	25.00'	N42°29'43"E	35.36'
C16	90°00'00"	25.00'	39.27'	25.00'	N47°30'17"W	35.36'
C17	22°49'32"	25.00'	9.96'	5.05'	N077°12'52"E	9.89'
C18	132°15'13"	50.00'	115.41'	112.97'	S47°29'58"E	91.44'
C19	22°49'32"	25.00'	9.89'	5.05'	N77°47'12"W	9.89'
C20	22°49'57"	25.00'	9.96'	5.05'	N82°46'38"W	9.90'

Curve Table							
CURVE	DELTA	ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C21	132°16'36"	50.00'	115.43'	113.04'	N42°30'02"E	91.45'	
C22	22°49'57"	25.00'	9.96'		S12°31'17"E		9.90'
C23	75°01'04"	25.00'	32.73'	19.19'	S05°50'15"W		30.44'
C24	81°43'20"	25.00'	35.66'	21.63'	S69°20'27"W		32.71'
C25	91°45'20"	25.00'	40.04'	25.78'	N74°10'42"W		35.89'
C26	94°37'05"	25.00'	41.28'	27.10'	S44°48'15"W		36.75'
C27	89°59'21"	25.00'	39.27'	25.00'	S47°29'58"E		35.35'
C28	90°00'39"	25.00'	39.27'	25.00'	N42°30'02"E		35.36'
C29	78°31'44"	25.00'	34.26'	20.44'	N41°46'10"W		31.65'
C30	92°38'56"	25.00'	40.43'	26.18'	S43°49'11"W		36.16'
C31	89°59'21"	25.00'	39.27'	25.00'	S47°29'58"E		35.35'
C32	90°00'39"	25.00'	39.27'	25.00'	N42°30'02"E		35.36'
C33	21°51'5"	75.00'	2.95'	1.48'	N89°01'01"E		2.95'
C34	1°27'42"	75.00'	1.91'	0.96'	N01°46'26"W		1.91'
C35	1°41'37"	75.00'	2.22'	1.11'	N03°21'06"W		2.22'
C36	1°41'37"	75.00'	2.22'	1.11'	S88°21'10"W		2.22'
C37	1°41'58"	75.00'	2.22'	1.11'	N01°39'18"W		2.22'
C38	1°41'58"	75.00'	2.22'	1.11'	S86°39'22"W		2.22'

CANDELA
SEC 6

**A SUBDIVISION OF 17.15 ACRES OF LAND
OUT OF THE
JOHN FOSTER 2 1/2 LEAGUES GRANT, A-26
FORT BEND COUNTY, TEXAS**

75 LOTS

1 RESERVE

4 BLOCKS

JUNE 2021

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

SURVEYOR:



ENGINEER:

