PLAT RECORDING SHEET

PLAT NAME:	Candela Sec 7
	·
DI AT NO.	
PLAT NO:	
ACREAGE:	20.65
LEAGUE:	John Foster 2 ½ League Grant
ABSTRACT NU	JMBER: A-26
NUMBER OF B	BLOCKS: 4
NUMBER OF I	LOTS: 106
NUMBER OF F	RESERVES: 4
OWNERS: JD	OS 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			

Line Table

L51 N1°21'22"E 76.90'

Distance

77.47'

172.47'

99.26'

98.88

98.88'

Line | Bearing

L52 N6'42'08"E

L53 N11°45'58"E

L54 N9°21'47"E

L55 N5°17'47"E

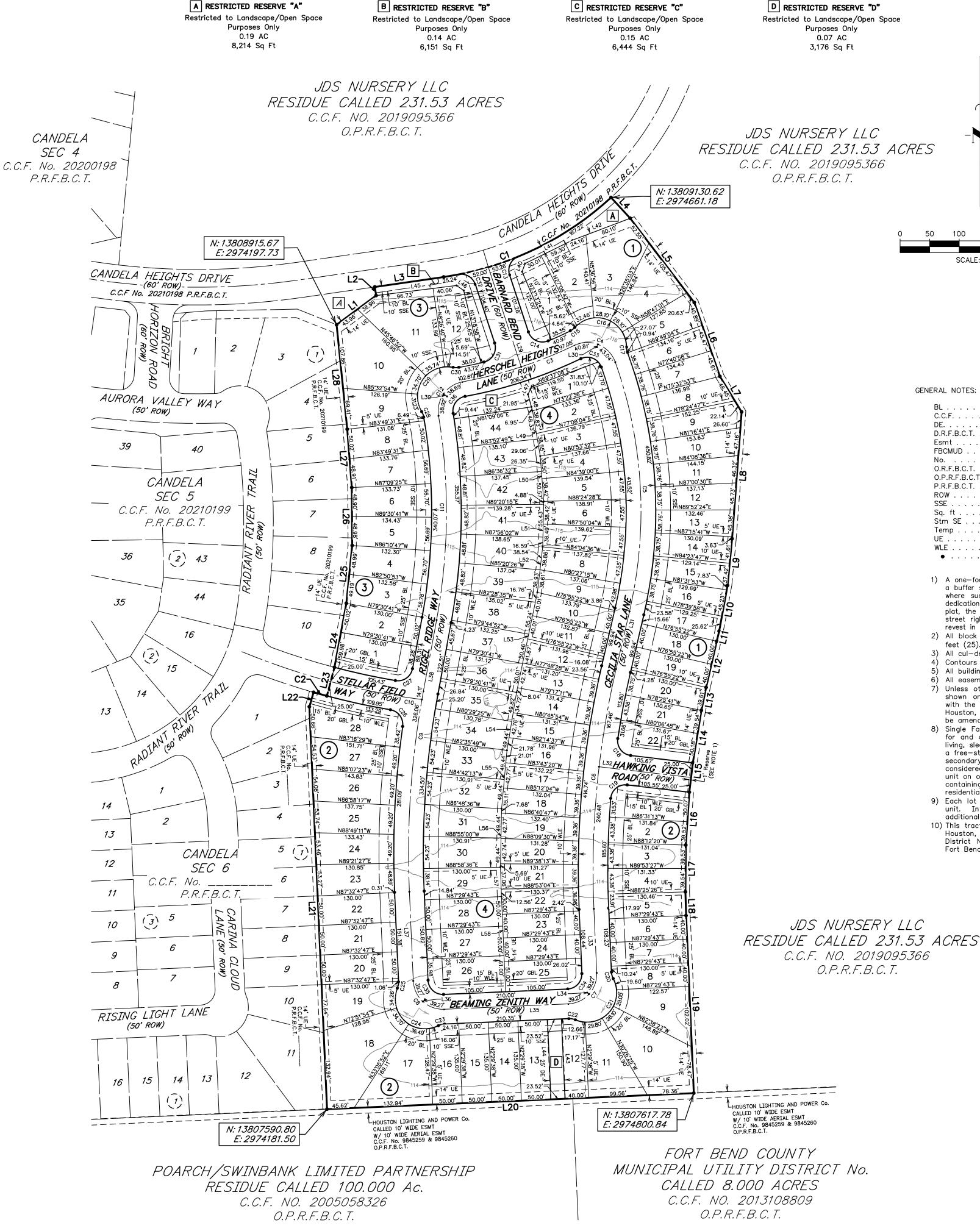
L56 N1°05'00"E

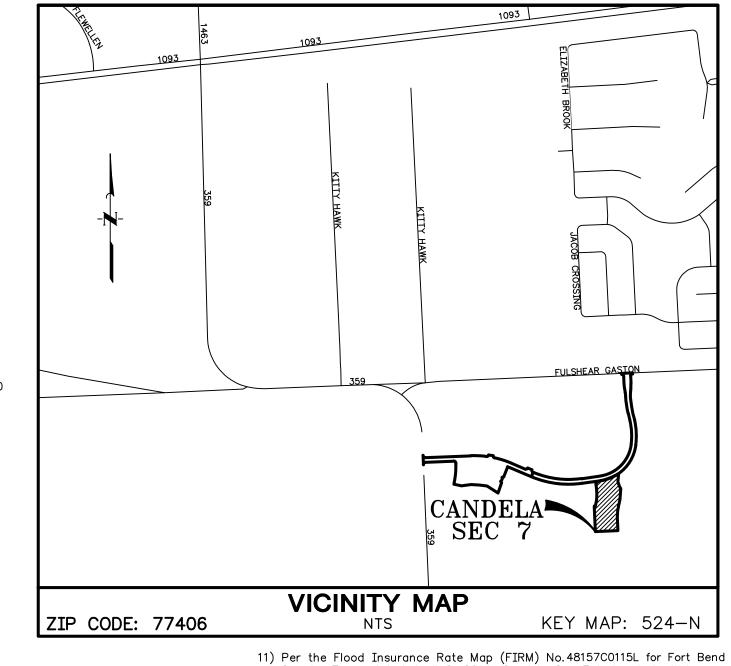
L57 N1°59'08"W

L58 N2°30'17"W 161.00'

Line Table				Line Tabl	е
Line	Bearing	Distance	Line	Bearing	Dis
L1	N53°31'59"E	82.92'	L26	N0°20'49"W	9
L2	N8°13'51"W	14.76'	L27	N4°32'56"W	9
L3	N81°46'09"E	117.42'	L28	N5°47'22"W	17
L4	S42°34'39"E	47.68'	L29	S18°16'21"E	17
L5	S37°15'01"E	178.66'	L30	N21°04'43"E	,
L6	S19°05'28"E	131.96	L31	N13°04'38"E	9
L7	S31°23'01"E	70.59'	L32	N83°19'09"W	15
L8	S4°17'51"W	214.81	L33	N2°30'17"W	10
L9	S5*28'15"W	79.03'	L34	S47*29'58"E	4
L10	S10°27'52"W	78.68'	L35	S87°30'22"W	2
L11	S13°04'14"W	17.58'	L36	S42°30'02"W	,
L12	S13°04'38"W	80.00'	L37	N2°30'17"W	15
L13	S11°28'14"W	39.61'	L38	N10°29'19"E	1:
L14	S9*14'42"W	89.71'	L39	N54°46'22"W	
L15	S6°48'59"W	50.00'	L40	S20°14'10"W	1
L16	S3°47'34"W	89.59'	L41	N63*41'43"E	٤
L17	S0°31'39"W	79.07	L42	N69°15'25"E	10
L18	S1°35'05"E	39.79'	L43	N2°29'38"W	1.
L19	S2°30'17"E	300.49	L44	N2°29'38"W	13
L20	S87°30'22"W	620.00'	L45	N82°49'27"E	13
L21	N2*30'17"W	680.38	L46	S55°14'46"E	1
L22	N15°56'46"E	25.46'	L47	N26*56'12"E	1
L23	N14*51'15"E	50.00'	L48	N15°44'44"W	2
L24	N10°29'19"E	110.00'	L49	N9°41'31"W	7
L25	N5*48'59"E	98.18'	L50	N4°25'20"W	7

Curve Table						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	34 ° 20'47"	530.00'	317.71	163.79'	N64°35'45"E	312.98'
C2	1°05'30"	1225.00'	23.34'	11.67'	S74°36'00"E	23.34'
C3	15 ° 15'18"	750.00'	199.69'	100.44	N71°56'20"E	199.10'
C4	96 ° 05'10"	50.00'	83.85'	55.61'	N67°38'44"W	74.36'
C5	32*40'47"	750.00'	427.78'	219.88'	N3°15'46"W	422.00'
C6	15 ° 34'56"	1500.00	407.94'	205.24	S5°17'10"W	406.68'
C7	90°00'39"	50.00'	78.55'	50.01'	N42°30'02"E	70.72
C8	89 ° 59'21"	50.00'	78.53'	49.99'	S47°29'58"E	70.70'
C9	12 ° 59'36"	1500.00'	340.16'	170.82'	S3°59'31"W	339.44'
C10	7°30'02"	1200.00'	157.09'	78.66'	S78°53'46"E	156.98'
C11	19 ° 51'53"	1000.00'	346.70'	175.11'	N0°33'22"E	344.97'
C12	88*56'33"	50.00'	77.62'	49.09'	S35°05'42"W	70.06'
C13	85 ° 56'03"	25.00'	37.50'	23.29'	S24°41'40"W	34.08'
C14	94°30'23"	25.00'	41.24'	27.05'	S65*31'33"E	36.72'
C15	22*06'55"	25.00'	9.65'	4.89'	N52°55'31"E	9.59'
C16	137 ° 56'01"	50.00'	120.37	130.03'	N69°09'56"W	93.34'
C17	20°03'11"	25.00'	8.75'	4.42'	S10°13'31"E	8.71'
C18	91 ° 58'34"	25.00'	40.13'	25.88'	N37°19'52"W	35.96
C19	91°58'34"	25.00'	40.13'	25.88'	S50°41'34"W	35.96'
C20	25 ° 53'01"	25.00'	11.29'	5.74'	S15°26'48"E	11.20'
C21	141°46'41"	50.00'	123.72'	144.30'	N42°30'02"E	94.49'
C22	25°53'01"	25.00'	11.29'	5.74'	N79°33'08"W	11.20'
C23	24 ° 37′42″	25.00'	10.75'	5.46'	S75°11'30"W	10.66'
C24	139°14'46"	50.00'	121.52'	134.61'	S47°29'58"E	93.74'
C25	24°37'42"	25.00'	10.75	5.46'	N9°48'34"E	10.66'
C26	88*20'40"	25.00'	38.55'	24.29'	N36°06'59"W	34.84
C27	8913'30"	25.00'	38.93'	24.66'	N55°06'04"E	35.12'
C28	21°50'13"	25.00'	9.53'	4.82'	N20°24'51"W	9.47'
C29	133*08'13"	50.00'	116.18'	115.37'	S35°14'09"W	91.75'
C30	22°06'55"	25.00'	9.65'	4.89'	S89°15'12"E	9.59'
C31	94°30'23"	25.00'	41.24'	27.05'	N28°58'51"E	36.72'
C32	82*41'12"	25.00'	36.08'	22.00'	N59°36'57"W	33.03'
C33	96°05'10"	25.00'	41.93'	27.81'	N67°38'44"W	37.18'
C34	90°00'39"	25.00'	39.27	25.00'	N42°30'02"E	35.36'
C35	89 ° 59'21"	25.00'	39.27	25.00'	S47°29'58"E	35.35'
C36	88 ° 56'33"	25.00'	38.81'	24.54	S35*05'42"W	35.03'





GENERAL NOTES:

SCALE: 1" = 100'

"Building Line" BL "County Clerk's File" "Drainage Easement" D.R.F.B.C.T. . "Deed Records, Fort Bend County, Texas" "Easement" . "Fort Bend County Municipal Utility District" FBCMUD . O.R.F.B.C.T . "Official Records, Fort Bend County, Texas" . "Official Public Records, Fort Bend County, Texas" O.P.R.F.B.C.T P.R.F.B.C.T. . "Plat Records, Fort Bend County, Texas" ."Right-of-Way "Sanitary Sewer Easement" "Square Feet" "Storm Sewer Easement Temp "Temporary" UE"Utility Easement "Water Line Easement . "Set 3/4-inch Iron Rod with Cap Stamped

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 revest in the dedicator, his heirs, assigns or successors. 2) All block corner and cul-de-sac return to tangent radii are twenty-five

("Jones|Carter" Property Corner) as per certification"

- 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) 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 22) All lots shall have adequate wastewater collection service. Houston, Texas, in effect at the time this plat was approved, which may 23) A minimum distance of 10' shall be maintained between residential be amended from time to time.
- 8) Single Family residential shall mean the use of a lot with one building 24) The building line requirements established by Chapter 42 are minimum 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
- 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.

- County, Texas dated April 2, 2014, Candela Sec 7 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 115.73' 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
- 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 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 are fourteen feet (14') wide unless otherwise noted.
- standards. Where deed restrictions provide for a greater building setback,
- the deed restrictions shall control 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 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 said wooden posts and panéled 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. 20157039300, Effective Date October 14, 2020. The surveyor has not abstracted the above property.

CANDELA SEC 7

A SUBDIVISION OF 20.65 ACRES OF LAND OUT OF THE JOHN FOSTER 2 1/2 LEAGUES GRANT, A-26 FORT BEND COUNTY, TEXAS

106 LOTS

DEVELOPER/OWNER:

(713) - 917 - 9757

JDS Nursery Tract, LLC.

HOUSTON, TEXAS 77056

5005 Riverway Drive, Ste 500

4 RESERVES **JUNE 2021**

4 BLOCKS

SURVEYOR:



ENGINEER:

JONES CARTER exas Board of Professional Engineers Registration No. F-439 30 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337

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 bayous, creeks, guillies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. Fort Bit County or any other governmental agency shall have the right to enter upon said eosement at any time and all times for the purpo 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 F Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County. Texas and do hereby covenant and agree and shall comply with this order as adopted by Fort Bend County. Texas and the provided and the second 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. DS Nursery Tract, LLC. By Memorial Development Services, inc., Texas corporation, its managing member By: L. Michael Cox, President STATE OF TEXAS §	STATE OF TEXAS			
Section Sect. A center by well and sections and sections and consistency that is not grown provided to a first and sections are supported by the plant of the pla	We, JDS Nursery Tract, LLC., acting			
California Describ Robo Babballos 2nd by helds observed and colories for the color of the public off product of the colories o	Candela Sec 7, do hereby make ar restrictions, and notations on said designated as private streets, or p thereon for the purposes and cons	nd establish said subdivis maps or plat and hereb ermanent access easem siderations therein expres	ion and development plan of said pro y dedicate to the use of the public f ents), alleys, parks, water courses, dro sed; and do hereby bind ourselves, o	perty according to all lines, dedications, orever, all streets (except those streets ains, easements and public places show
Of Committee ground accessed to make field on transport (2.6.) to forbide face (1.6.1) personal ground accessed as a control and subject to the control with a control of the committee of the co	FURTHER, Owners have dedicated	and by these present	s do dedicate to the use of the	
anostuture settle occentents. The settle occentents and extend brospetting on placinists are field CO (or len len) for sizeme for CO (O) State—to be grant assertants, may be placed assertants and (O) CO (or len) and (or len) assertants to a size placed to the place of the place	(10' 0") perimeter ground easemer six inches (5' 6") for sixteen fee upward, located adjacent to and	its or seven feet, six ind et (16' 0") perimeter g adjoining said public ut	hes (7' 6") for fourteen feet (14' 0") ound easements, from a plane sixte lity easements that are designated	perimeter ground easements or five fe een feet (16'0") above the ground le with aerial easements (U.E. and A.E.)
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Billian Courts, Taxans", one do neerly developed and sold comply with this order as adopted by Cort Band Courtmistance Sold with March 20, and my better presents to be signed by L Michael Co. President, brevanto culturaries. IN TESTIMENY PURDOR, US Nursery Tract, LLC, has caused these presents to be signed by L Michael Co. President, brevanto culturaries. Billian — day of	bayous, creeks, gullies, ravines, dr County or any other governmental	aws and drainage ditche agency shall have the	es located in said subdivision, as eas ight to enter upon said easement at	sements for drainage purposes. Fort Be
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DS Norsery Tract, LLC. Sp. Memorial Development Services, Inc., Tosas capporation, its managing member By Michael Dos, President	IN TESTIMONY WHEREOF, JDS Nurse authorized,	ery Tract, LLC. has cause	I these presents to be signed by L. Mid	chael Cox, President, thereunto
We went of Development Services, Inc., Trospo operation, Its managing member By L Michael Cox, President STATE OF TEXAS 5 20 NTY OF FORT END 5 SEFORE ME, the undersigned authority, on this day personally appeared L Michael Cox, President, known to me to be the person whose norm ulbersided to the foregoing instrument and uctrowledged to me that they executed the same for the purposes and considerations the processor. BYEN UNIDER MY HAND AND SEAL OF OFFICE, this	this day of			
We went of Development Services, Inc., Trospo operation, Its managing member By L Michael Cox, President STATE OF TEXAS 5 20 NTY OF FORT END 5 SEFORE ME, the undersigned authority, on this day personally appeared L Michael Cox, President, known to me to be the person whose norm ulbersided to the foregoing instrument and uctrowledged to me that they executed the same for the purposes and considerations the processor. BYEN UNIDER MY HAND AND SEAL OF OFFICE, this				
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By	y: Memorial Development Services, Ir			
STATE OF TEXAS 5 20 INTY OF FORT BEND 5 SEFORE ME, the undersigned authority, on this day personally appeared L. Michael Cox, President, known to me to be the person whose nom ubsorbed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations the expressed. SIVEN UNIDER MY HAND AND SEAL OF OFFICE, this				
SEFORE ME, the undersigned authority, on this day personally appeared L. Michael Cox, President, known to me to be the person whose norm subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations the expressed. SIXEN UNDER MY HAND AND SEAL OF OFFICE, this				
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Evision bed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations the expressed. SINEN UNDER MY HAND AND SEAL OF OFFICE, this	COUNTY OF FORT BEND	§		
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Candela Sec conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording this plat this	subscribed to the foregoing instrum		• •	•
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Candela Sec conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording this plat this	GIVEN UNDER MY HAND AND SEAL OF	OFFICE, this	day of, 2021.	
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Candela Sec conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording this plat this	Notary Public in and for the State o		-	
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Candela Sec conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording this plat this, day of, 2021. By: Martha L. Stein or M. Sonny Carza Vice Chairman By: Margaret Wallace Brown AICP, CNU-A	·			
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of Candela Sec conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording this plat this, day of	Print Name		-	
By: Martha L. Stein Title Chair By: Margaret Wallace Brown AICP, CNU-A	My commission expires:		-	
conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording this plat this, day of, 2021. By:				
conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording this plat this, day of, 2021. By:				
conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording this plat this, day of, 2021. By:				
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conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording this plat this, day of, 2021. By:				
conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording this plat this, day of, 2021. By:				
conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording this plat this, day of, 2021. By:				
Martha L. Stein or M. Sonny Garza Title Chair Vice Chairman By: Margaret Wallace Brown AICP, CNU—A	conformance with the laws of the S	tate of Texas and the or	dinances of the City of Houston, as sh	
Title Chair Vice Chairman By: Margaret Wallace Brown AICP, CNU—A		Or .	M. Sonny Garza	
Margaret Wallace Brown AICP, CNU-A		Oi.		
	Margaret Wallace Brow	vn AICP, CNU-A		

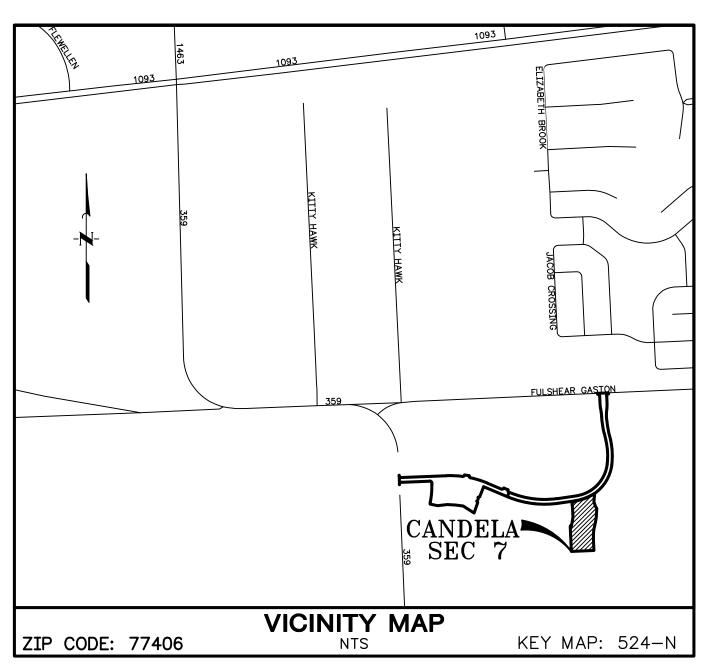
I, Jored S. Williams, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.

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 firen (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. Date Fort Bend County Engineer	
APPROVED by the Commissioners' Cour	t of Fort Bend County, Texas, this day of	,
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 §		
	and for Fort Bend County, hereby certify that the foregor for registration in my office on	
	of the Plat Rec	
	ice, at Richmond, Texas, the day and date last above wr	
,		
_	aura Richard	_

CANDELA SEC 7

A SUBDIVISION OF 20.65 ACRES OF LAND OUT OF THE JOHN FOSTER 2 1/2 LEAGUES GRANT, A-26 FORT BEND COUNTY, TEXAS

106 LOTS

4 RESERVES

4 BLOCKS

JUNE 2021

DEVELOPER/OWNER:

JDS Nursery Tract, LLC.

5005 Riverway Drive, Ste 500

HOUSTON, TEXAS 77056

(713)-917-9757

JONES CARTER

Texas Board of Professional Land Surveying Registration No. 10046104
1229 Corporate Drive • Rosenberg, Texas 77471 • 281.342.2033

ENGINEER:

JONES CARTER

Texas Board of Professional Engineers Registration No. F-439
6330 West Loop South, Suite 150 • Bellaire, TX 77401 • 713.777.5337