

**PLAT RECORDING SHEET**

**PLAT NAME:** Candela Heights Drive Street Dedication Sec 2

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

**ACREAGE:** 2.22

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

**ABSTRACT NUMBER:** A-26

**NUMBER OF BLOCKS:** 0

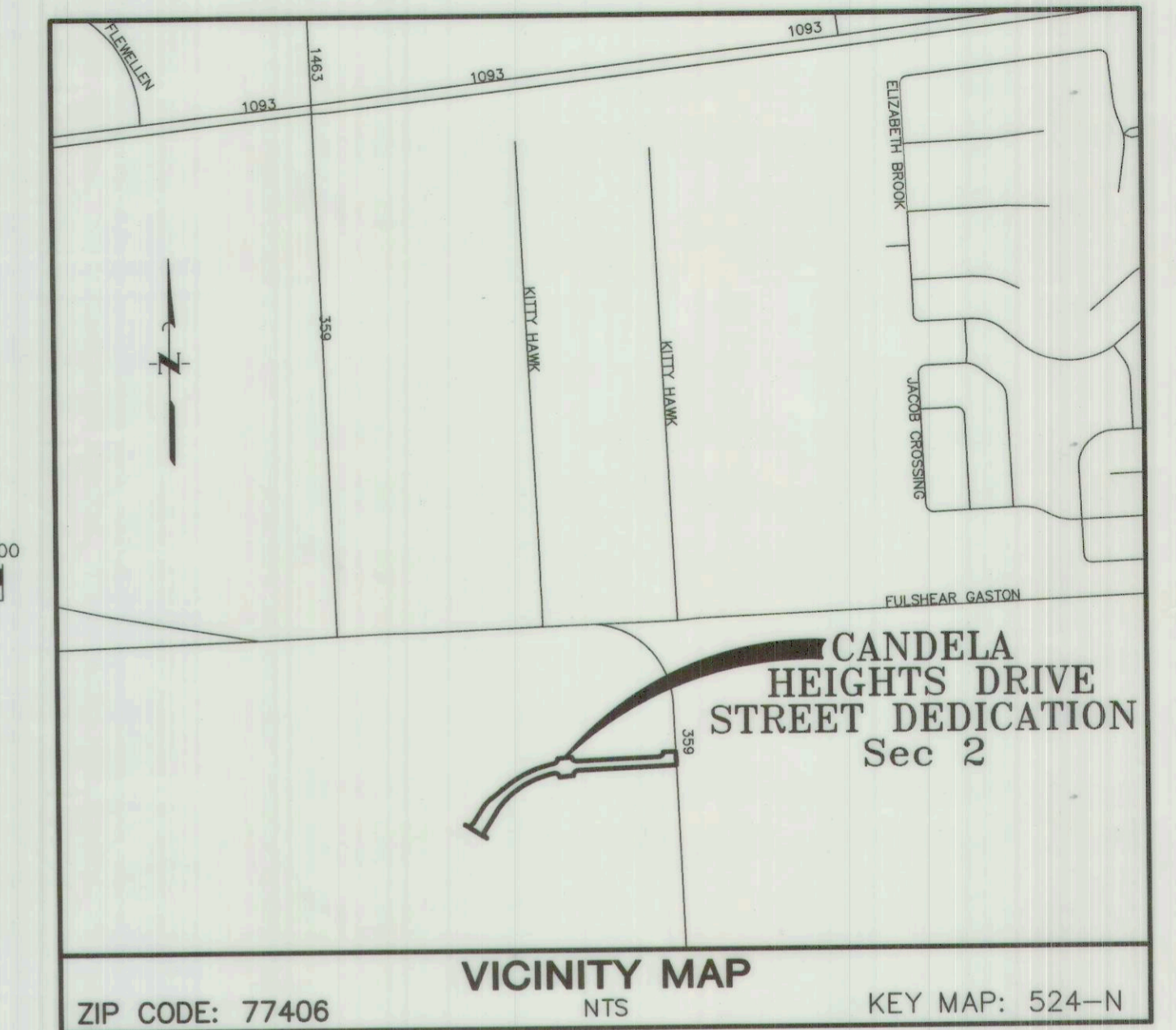
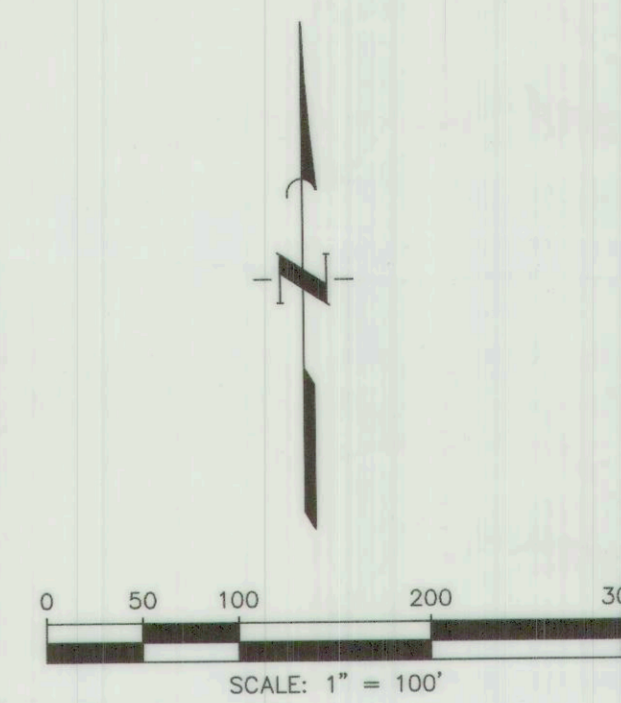
**NUMBER OF LOTS:** 0

**NUMBER OF RESERVES:** 0

**OWNERS:** JDS Nursey 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 OISD
FIRE	FORT BEND COUNTY ESD 4
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY

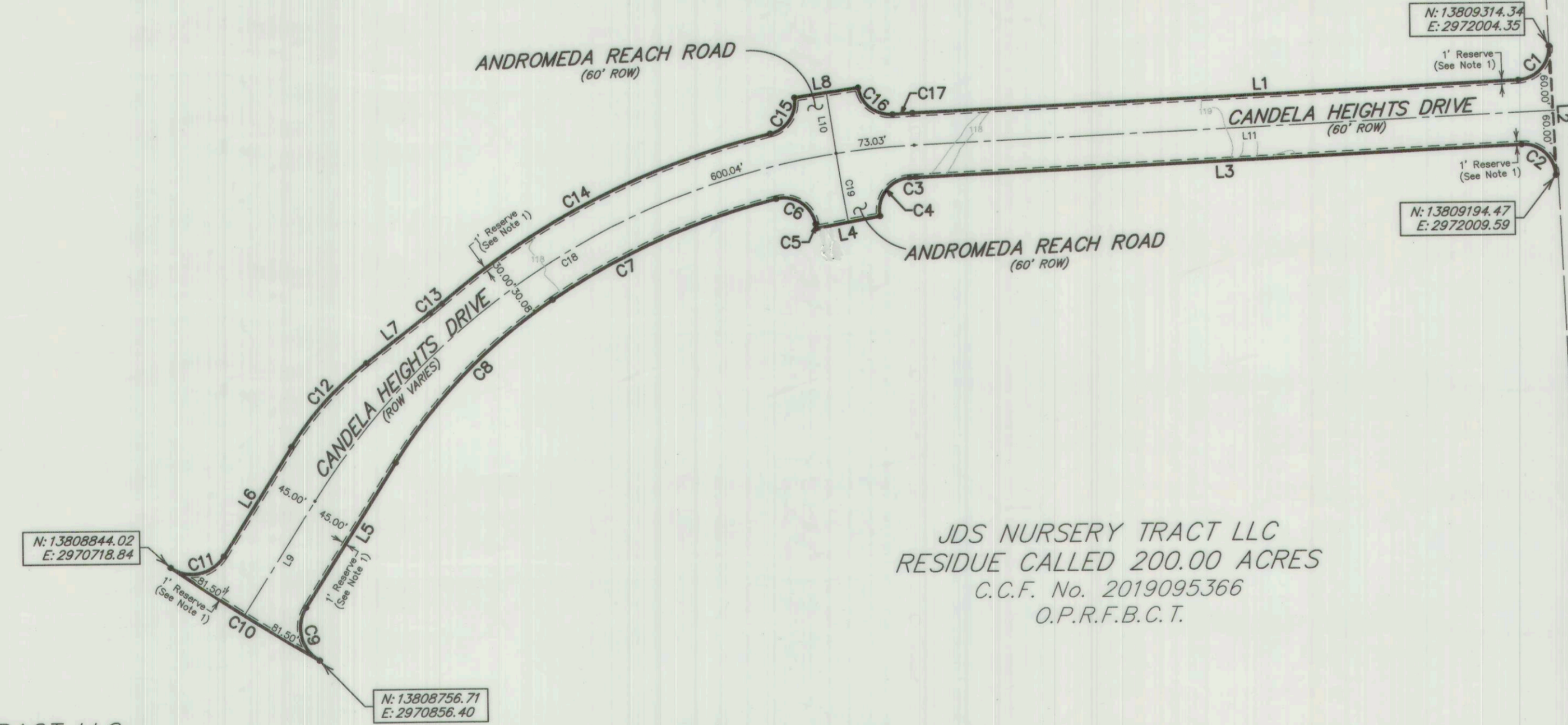


JDS NURSERY TRACT LLC  
CALLED 231.53 ACRES  
C.C.F. No. 2019095366  
O.P.R.F.B.C.T.

CANDELA  
SEC 3  
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.

CANDELA  
SEC 2  
C.C.F. NO. 20200207  
P.R.F.B.C.T.



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

Line	Bearing	Distance
L1	N87°29'42"E	563.69'
L2	S2°30'18"E	120.00'
L3	S87°29'42"W	563.69'
L4	S79°39'31"W	60.00'
L5	S32°24'11"W	157.94'
L6	N32°24'11"E	119.67'
L7	N52°26'01"E	74.99'
L8	N81°31'02"E	60.00'
L9	N32°24'11"E	124.80'
L10	N8°28'58"W	57.63'
L11	N87°28'42"E	593.69'

Curve	Delta Angle	Radius	Arc Length	Tangent	Chord Bearing	Chord Length
C1	90°00'00"	30.00'	47.12'	30.00'	N42°29'42"E	42.43'
C2	90°00'00"	30.00'	47.12'	30.00'	N47°30'18"W	42.43'
C3	0°30'24"	670.00'	5.92'	2.96'	S87°14'30"W	5.92'
C4	97°19'47"	30.00'	50.96'	34.11'	S38°19'25"W	45.05'
C5	0°06'49"	2030.00'	4.02'	2.01'	S10°17'04"E	4.02'
C6	93°32'55"	30.00'	48.98'	31.92'	N57°00'07"W	43.72'
C7	19°34'15"	670.00'	228.86'	115.55'	S66°26'18"W	227.75'
C8	24°14'59"	500.00'	211.62'	107.42'	S44°31'41"W	210.04'
C9	92°24'47"	35.00'	56.45'	36.51'	S13°48'12"E	50.53'
C10	4°49'35"	1935.00'	163.00'	81.55'	N57°35'49"W	162.95'
C11	92°24'47"	35.00'	56.45'	36.51'	N78°36'35"E	50.53'
C12	20°01'49"	300.00'	104.88'	52.98'	N42°25'06"E	104.35'
C13	2°39'32"	300.00'	13.92'	6.96'	N51°06'14"E	13.92'
C14	27°12'53"	730.00'	346.74'	176.70'	N63°22'55"E	343.49'
C15	85°28'19"	30.00'	44.75'	27.72'	N34°15'11"E	40.72'
C16	85°28'19"	30.00'	44.75'	27.72'	S51°13'08"E	40.72'
C17	1°26'59"	730.00'	18.47'	9.24'	N86°46'13"E	18.47'
C18	55°05'31"	700.00'	673.07'	365.11'	N59°56'57"E	647.44'
C19	1°51'30"	2000.00'	64.87'	32.44'	N9°24'43"W	64.87'

- 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"
  - Easmt . . . . . "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 Public Records, Fort Bend County, Texas"
  - P.R.F.B.C.T. . . . . "Plot Records, Fort Bend County, Texas"
  - ROW . . . . . "Right-of-Way"
  - SSE . . . . . "Sanitary Sewer Easement"
  - Sq. Ft. . . . . "Square Feet"
  - Strm SE . . . . . "Storm Sewer Easement"
  - UE . . . . . "Utility Easement"
  - WLE . . . . . "Water Line Easement"
  - Set. 3/4-inch Iron Rod with Cap Stamped
  - "Quiddity" as per certification"
- One-foot reserve (1' reserve) dedicated to the public in fee as a buffer separation between the side or end of streets where such streets abut adjacent property, the condition of this dedication being that when the adjacent property is subdivided or re-subdivided in a recorded subdivision plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert to and vest in the dedicator, his heirs, assigns or successors.
  - Contours shown hereon are based upon NAVD88 datum.
  - 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.
  - Per the Flood Insurance Rate Map (FIRM) No. 48157C0115L for Fort Bend County, Texas dated April 2, 2014, Candela Heights Drive Street Dedication Sec 2 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.
  - 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.
  - All elevations are based on NGS monument "H 806 Resett" 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 (grid) 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 LZ3 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.
  - 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 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 up, but generally will not replace with new fencing.
  - This plat was prepared from information furnished by Stewart Title Company, File No. 21157039397, Effective Date October 7, 2022. The Surveyor has not abstracted the above property.
  - Tract is subject to Waiver Agreement recorded under C.C.F. No. 2021053730, O.P.R.F.B.C.T.

# CANDELA HEIGHTS DRIVE STREET DEDICATION SEC 2

A SUBDIVISION OF 2.22 ACRES OF LAND  
OUT OF THE  
JOHN FOSTER 2 1/2 LEAUGES GRANT, A-26  
FORT BEND COUNTY, TEXAS  
OCTOBER 2022

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. 35961026  
1329 Corporate Drive • Rosenberg, Texas 77475 • 281.342.2033

ENGINEER:  
J.C. JONES | CARTER  
Texas Board of Professional Engineers Registration No. F-439  
6300 West Loop South, Suite 150 • Houston, TX 77057 • 713.775.9377  
713.775.9377

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 2.22 acre tract described in the above and foregoing map of CANDELA HEIGHTS DRIVE STREET DEDICATION Sec 2, 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 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.

IN TESTIMONY WHEREOF, JDS Nursery Tract, LLC, has caused these presents to be signed by L. Michael Cox, President, thereunto authorized.

this 12 day of October, 2022

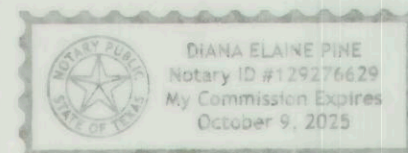
JDS Nursery Tract, LLC,  
By: Memorial Development Services, Inc.,  
a Texas corporation, its managing member  
By: L. Michael Cox  
L. Michael Cox, President

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.

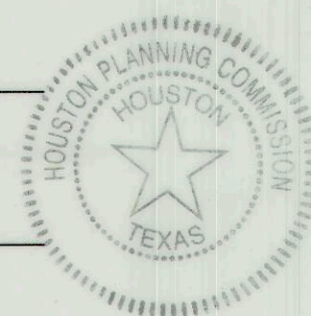
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12 day of October, 2022.

Diana Elaine Pine  
Notary Public in and for the State of Texas  
Diana Elaine Pine  
Print Name  
My commission expires: October 9, 2025

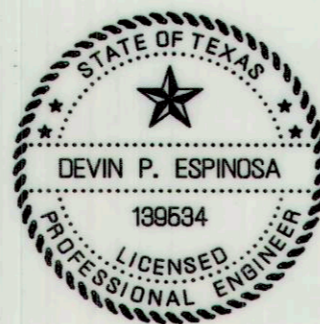


This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of CANDELA HEIGHTS DRIVE STREET DEDICATION Sec 2 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this 25 day of OCTOBER, 2022.

By: Martha L. Stein or M. Sanby-Garza  
Title Chair Vice Chairman  
By: Margaret Wallace Brown  
Secretary



I, Devin P. Espinosa, 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.



Devin P. Espinosa  
Devin P. Espinosa P.E.  
Professional Engineer No. 139534

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  
Chris D. Kalkomey  
Texas Registration No. 5869



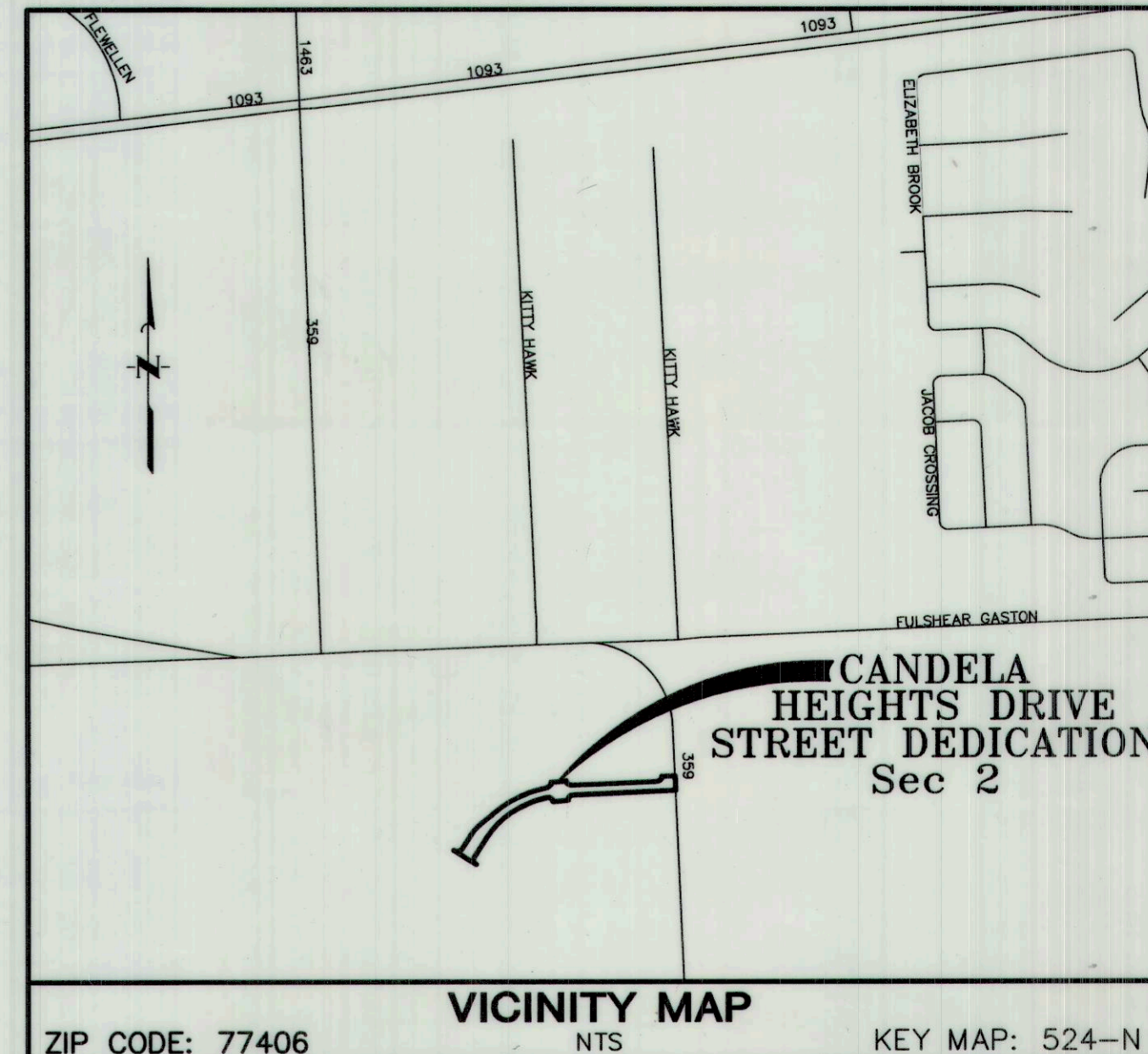
THE STATE OF TEXAS §  
COUNTY OF FORT BEND §

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 \_\_\_\_\_, 2022, 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



ZIP CODE: 77406 VICINITY MAP NTS KEY MAP: 524-N

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 Date \_\_\_\_\_

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

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

# CANDELA HEIGHTS DRIVE STREET DEDICATION SEC 2

A SUBDIVISION OF 2.22 ACRES OF LAND  
OUT OF THE  
JOHN FOSTER 2 1/2 LEAGUES GRANT, A-26  
FORT BEND COUNTY, TEXAS

OCTOBER 2022

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. 3506356  
1229 Corporate Drive - Houston, Texas 77057 - 281.342.2653

ENGINEER:  
**JC JONES | CARTER**  
Texas Board of Professional Engineers Registration No. F-439  
6326 West Loop South, Suite 110 - Bellaire, TX 77606 - 713.773.5837  
(713)-773-5137