

PLAT RECORDING SHEET

PLAT NAME: Candela Sec 9

PLAT NO: _____

ACREAGE: 36.56

LEAGUE: John Foster 2 1/2 Leagues Grant

ABSTRACT NUMBER: A-26

NUMBER OF BLOCKS: 6

NUMBER OF LOTS: 151

NUMBER OF RESERVES: 4

OWNERS: JDS Nursey Tract, LLC.

(DEPUTY CLERK)

DISTRICT NAMES	
FBC ASSISTANCE	FBC ASSISTANCE DISTRICT NO. 11
WCD	N/A
MUD	FBC MUD 229
LID	N/A
DID	FORT BEND COUNTY DRAINAGE DISTRICT
SCHOOL	LAMAR OSD
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, & Incidental Utility Purposes Only

0.88 AC

38,434 SQ FT

B RESTRICTED RESERVE "B"

Restricted to Landscape, Open Space, & Incidental Utility Purposes Only

0.13 AC

5,823 SQ FT
- C** RESTRICTED RESERVE "C"

Restricted to Landscape, Open Space, & Incidental Utility Purposes Only

0.28 AC

12,314 SQ FT

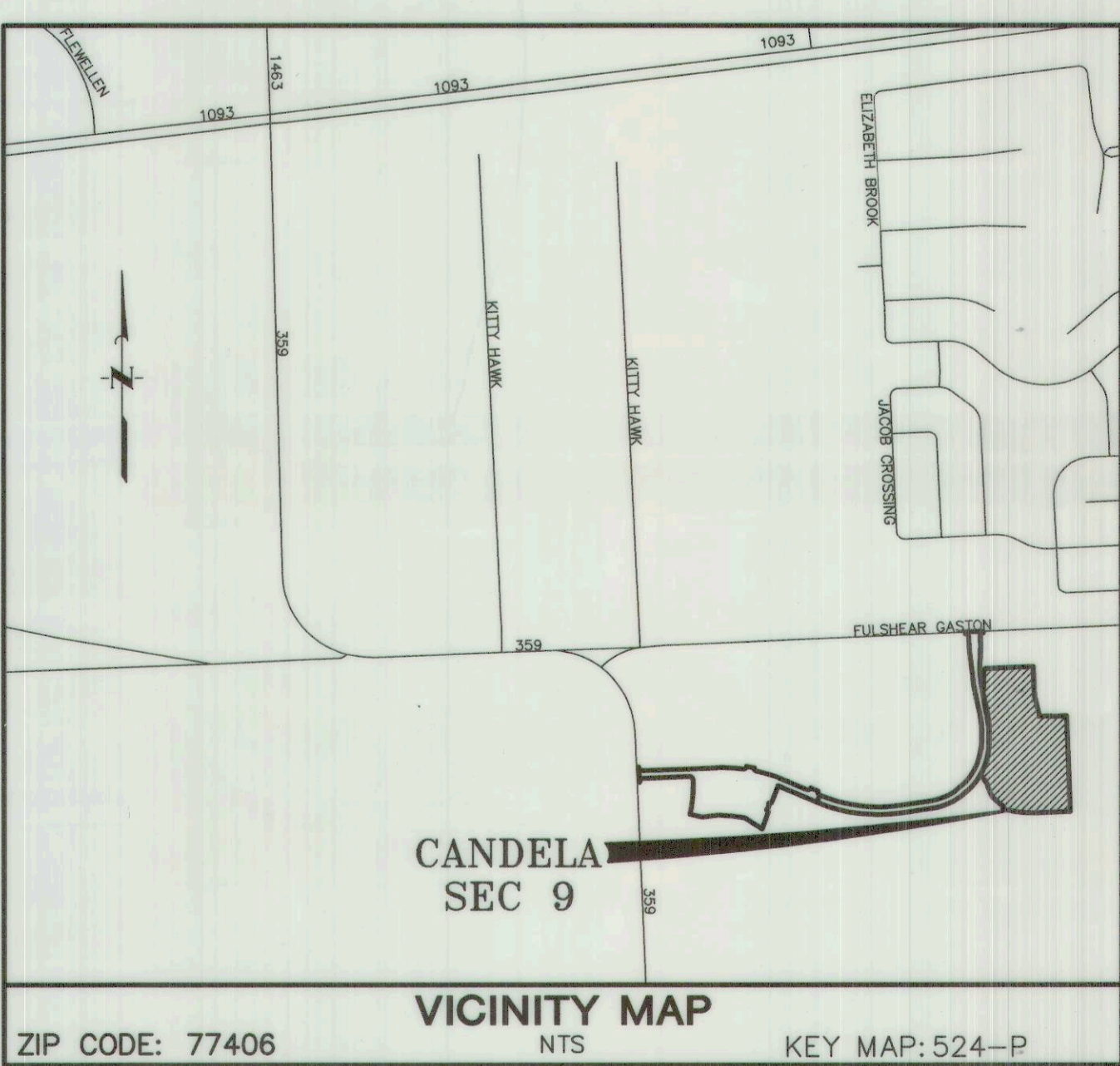
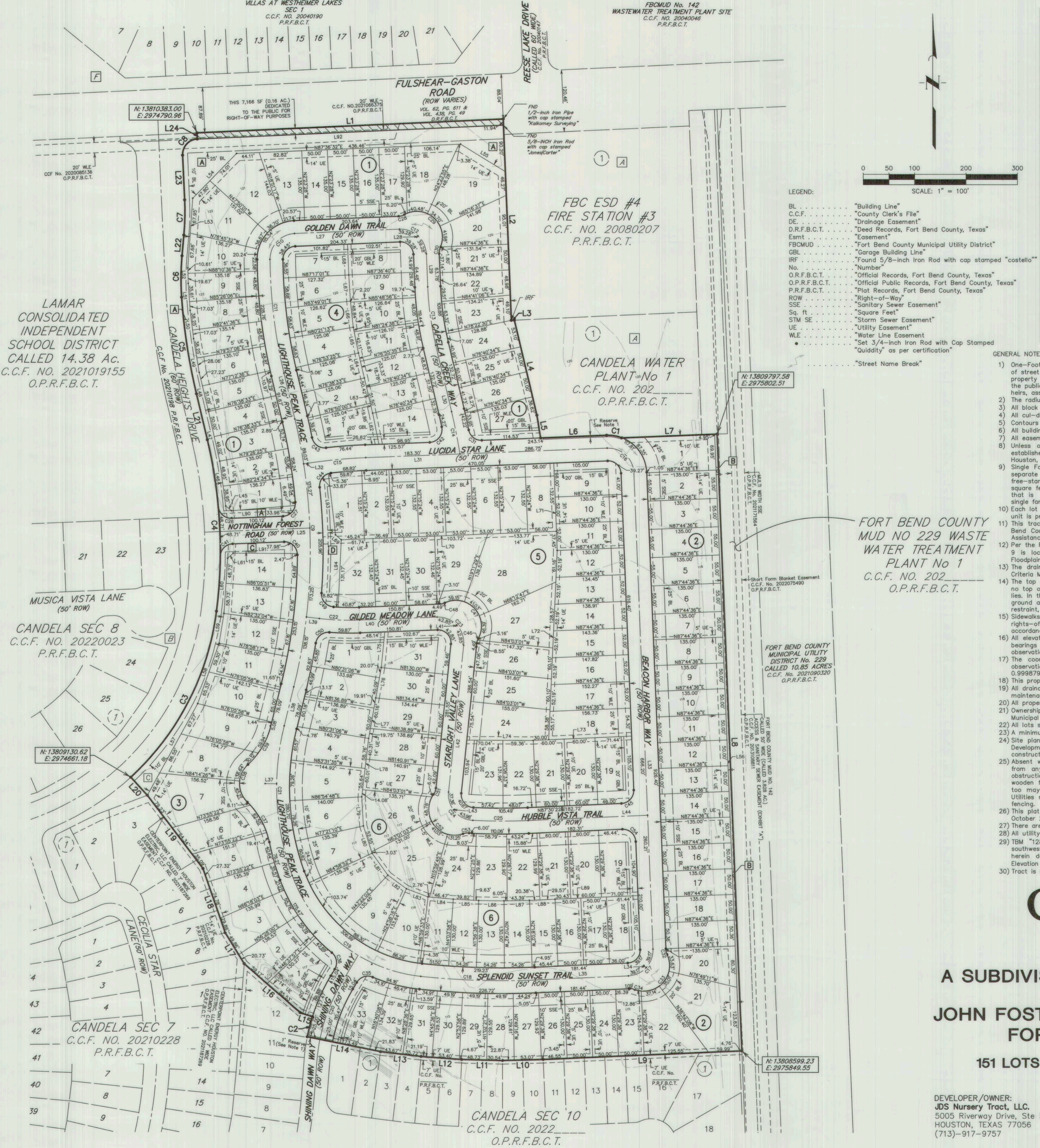
D RESTRICTED RESERVE "D"

Restricted to Landscape, Open Space, & Incidental Utility Purposes Only

0.16 AC

6,886 SQ FT

Curve Table					
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING
C1	23°16'03"	75.00'	30.46'	15.44'	N80°37'22"W
C2	6°12'04"	375.00'	40.59'	20.31'	N14°31'05"E
C3	40°07'05"	530.00'	371.10'	193.52'	N27°21'49"E
C4	20°39'44"	930.00'	335.38'	169.53'	N03°01'35"W
C5	9°19'01"	1,170.00'	190.26'	95.34'	N08°41'57"W
C6	9°15'18"	500.00'	80.76'	40.47'	N00°35'13"E
C7	7°48'06"	500.00'	68.08'	34.09'	N01°18'49"E
C8	89°59'10"	30.00'	47.12'	29.99'	N42°24'21"E
C9	27°15'29"	1,105.00'	525.70'	267.92'	N00°16'17"E
C10	88°06'59"	50.00'	76.90'	48.38'	N43°33'03"E
C11	12°51'01"	995.00'	223.16'	112.05'	N06°55'57"W
C12	90°00'58"	50.00'	78.55'	50.01'	N47°22'59"W
C13	10°56'57"	600.00'	114.66'	57.50'	N07°50'58"W
C14	4°23'30"	1,095.00'	83.93'	41.99'	N11°07'41"W
C15	6°29'05"	1,000.00'	113.18'	56.65'	N84°30'04"E
C16	90°00'00"	50.00'	78.54'	50.00'	N47°15'24"W
C17	89°45'45"	50.00'	78.33'	49.79'	N42°37'29"E
C18	8°34'27"	1,490.00'	222.97'	111.70'	N88°12'25"W
C19	63°57'40"	300.00'	334.90'	187.32'	N51°56'22"W
C20	19°28'32"	350.00'	118.97'	60.06'	N21°09'19"E
C21	33°51'33"	500.00'	295.48'	152.19'	N03°01'45"W
C22	8°59'39"	500.00'	78.49'	39.32'	N87°45'35"W
C23	98°12'22"	50.00'	85.70'	57.73'	N43°09'13"W
C24	93°12'38"	50.00'	81.34'	52.88'	N40°39'21"W
C25	5°13'59"	1,180.00'	107.77'	53.92'	N89°52'39"W
C26	86°59'56"	25.00'	37.96'	23.72'	N48°44'48"W
C27	92°42'59"	25.00'	40.46'	26.21'	N41°23'45"E
C28	26°42'17"	25.00'	11.65'	5.93'	N74°15'24"E
C29	143°25'33"	50.00'	125.16'	151.30'	N47°22'59"W
C30	26°42'17"	25.00'	11.65'	5.93'	N10°58'39"E
C31	81°05'33"	25.00'	35.38'	21.39'	N51°42'38"W
C32	23°55'38"	25.00'	10.44'	5.30'	N13°23'15"W
C33	135°57'06"	50.00'	118.64'	123.60'	N42°37'29"E
C34	23°55'38"	25.00'	10.44'	5.30'	N81°21'47"W
C35	81°47'12"	25.00'	35.69'	21.65'	N71°47'11"E
C36	81°47'12"	25.00'	35.69'	21.65'	N10°00'02"W
C37	34°24'11"	150.00'	90.07'	46.44'	N28°50'36"W
C38	93°47'37"	50.00'	81.85'	53.43'	N00°51'07"E
C39	34°24'11"	150.00'	90.07'	46.44'	N30°32'50"E
C40	92°42'59"	25.00'	40.46'	26.21'	N45°53'16"W
C41	86°59'56"	25.00'	37.96'	23.72'	N44°15'17"E
C42	99°46'05"	25.00'	43.53'	29.67'	N37°51'34"E
C43	85°20'45"	25.00'	37.24'	23.05'	N53°51'23"W
C44	89°55'00"	25.00'	39.23'	24.96'	N38°44'27"E
C45	89°45'45"	25.00'	39.17'	24.90'	N42°37'29"E
C46	26°50'56"	25.00'	11.72'	5.97'	N15°56'44"E
C47	145°02'49"	50.00'	126.58'	158.81'	N43°09'13"W
C48	26°50'57"	25.00'	11.72'	5.97'	N77°44'51"E
C49	90°29'21"	25.00'	39.48'	25.21'	N41°01'08"W
C50	85°05'02"	25.00'	37.12'	22.94'	N51°44'07"E
C51	29°55'35"	25.00'	13.06'	6.68'	N20°54'46"E
C52	145°41'39"	50.00'	127.14'	161.99'	N36°58'16"W
C53	27°08'26"	25.00'	11.84'	6.03'	N83°45'08"E
C54	90°14'15"	25.00'	39.37'	25.10'	N47°22'31"W



- GENERAL NOTES:
- One-Foot Reserve dedicated for buffer purposes to the public in fee as a buffer separation between the side or end of street where such streets adjoin adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a recorded 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 revest in the dedicant, his heirs, assigns or successors.
 - The radius on all block corners is 25 feet, unless otherwise noted.
 - All block corner and cul-de-sac return to tangent radii are twenty-five feet (25).
 - All cul-de-sac radii are fifty feet (50'), unless otherwise indicated.
 - Contours shown herein are based upon NAVD83 datum.
 - All building lines along street right-of-ways as shown on the plat.
 - All easements are centered on lot lines unless shown otherwise.
 - 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.
 - 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.
 - 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.
 - 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, Fort Bend County Assistance District No. 11, ESD No. 4 and Fort Bend County Drainage District.
 - Per the Flood Insurance Rate Map (FIRM) No. 4815700115L for Fort B County, Texas dated April 2, 2014, Candela Sec 9 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 117.24' 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 solid plat and on the contiguous right-of-way of all perimeter roads surrounding solid plat, in accordance with the A.D.A.
 - All elevations are based on NGSD monument "H 806 Reese" with a published elevation of 116.58 feet (NAVD88). All bearings shown herein are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
 - The coordinates shown herein are Texas Coordinate System of 1983, South Central Zone, based upon GPS observations. To convert the coordinates shown herein 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 lots shall have adequate wastewater collection service.
 - A minimum distance of 10' shall be maintained between residential dwellings.
 - 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 to 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. 22157039503, Effective Date October 21, 2022. The surveyor has not abstracted the above property.
 - There are no pipelines nor pipeline easements within the limits of the subdivision.
 - All utility easements are fourteen feet (14') wide unless otherwise noted.
 - TBM "12827" being a set 3/4 inch iron rod with cap marked "JONES|CARTER", being +/- 4' northeast of the southwest corner of Fort Bend County Emergency Service District #4 Fire Station #3 and an interior corner of the herein described tract. Said TBM being +/- 392' from the northwest corner of the herein described tract. Elevation = 119.89'.
 - Tract is subject to Agreement for Underground Electric Service recorded under C.C.F. No. 2022098723 O.P.R.F.B.C.T.

CANDELA SEC 9

A SUBDIVISION OF 36.56 ACRES OF LAND OUT OF THE JOHN FOSTER 2 1/2 LEAGUES GRANT, A-26 FORT BEND COUNTY, TEXAS

151 LOTS 4 RESERVES 6 BLOCKS
OCTOBER 2022

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

SURVEYOR:
JDS JONES|CARTER
Texas Board of Professional Land Surveying Registration No. 05060404
1229 Corporate Drive • Houston, Texas 77071 • 281.342.3031

ENGINEER:
JDS JONES|CARTER
Texas Board of Professional Engineers Registration No. 1-439
6300 West Loop South, Suite 330 • Dallas, TX 75201 • 737.777.5357
6300 West Loop South

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 36.56 acre tract described in the above and foregoing map of CANDELA SEC 9, 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 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, 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

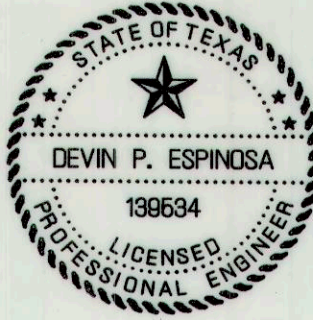
My commission expires: October 9, 2025

This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of CANDELA SEC 9 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 25th day of October, 2022.

By: Martha L. Stein or M. Sonny Garza
Chair Vice Chairman

By: Margaret Wallace Brown ALP, CNU-A
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 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
Texas Registration No. 5869



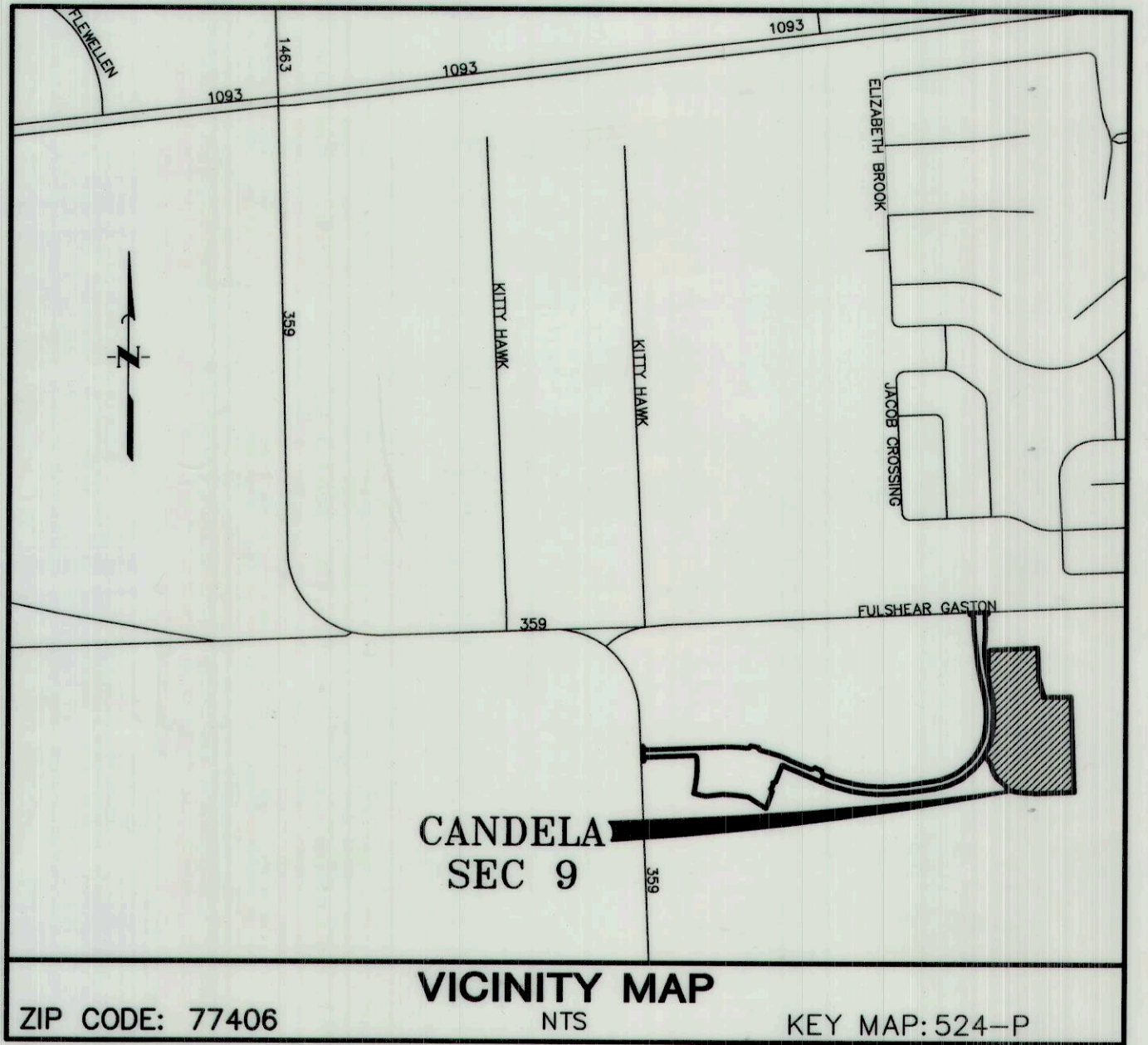
THE STATE OF TEXAS §
COUNTY OF FORT BEND §

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



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 _____, 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

Line Table		
Line	Bearing	Distance
L1	N87°24'46"E	596.40'
L2	S02°15'24"E	391.50'
L3	N87°24'46"E	6.03'
L4	S13°19'26"E	189.72'
L5	S09°13'36"E	44.89'
L6	N87°44'36"E	128.60'
L7	N87°44'36"E	185.32'
L8	S02°14'52"E	1399.42'
L9	S87°30'22"W	386.86'
L10	S88°36'31"W	79.39'
L11	N88°38'38"W	79.27'
L12	N85°47'22"W	79.27'
L13	N83°03'47"W	79.39'
L14	N78°34'57"W	145.32'
L15	N72°22'53"W	25.00'
L16	N48°56'32"W	144.70'
L17	N31°23'01"W	70.59'
L18	N19°05'28"W	131.96'
L19	N37°15'01"W	178.66'
L20	N42°34'39"W	47.68'

Line Table		
Line	Bearing	Distance
L21	N13°21'27"W	91.67'
L22	N05°12'52"E	40.73'
L23	N02°35'14"W	86.94'
L24	N02°36'04"W	12.09'
L25	N87°45'14"E	175.00'
L26	N13°21'27"W	91.67'
L27	N87°36'32"E	204.33'
L28	N42°37'01"E	3.32'
L29	N02°22'30"W	64.48'
L30	N13°19'26"W	132.72'
L31	N87°44'36"E	470.05'
L32	N81°15'31"E	8.43'
L33	N02°15'24"W	926.40'
L34	N47°22'31"W	6.25'
L35	N87°30'22"E	181.44'
L36	N30°53'35"E	61.45'
L37	N89°08'53"W	22.35'
L38	N13°54'02"E	78.09'
L39	N83°15'45"W	25.33'
L40	N87°44'36"E	150.81'

Line Table		
Line	Bearing	Distance
L41	N46°50'47"E	2.65'
L42	N05°56'59"E	286.54'
L43	N53°07'59"E	2.29'
L44	N87°30'22"E	232.52'
L45	N51°06'22"W	14.50'
L46	N07°35'26"W	87.89'
L47	N12°42'21"W	99.02'
L48	N13°21'27"W	78.32'
L49	N09°31'19"W	66.31'
L50	N06°46'49"W	55.28'
L51	N04°02'19"W	52.64'
L52	N01°32'09"W	30.28'
L53	N04°05'48"E	135.62'
L54	N44°23'42"E	121.81'
L55	N58°27'40"W	101.92'
L56	N02°15'24"W	1399.44'
L57	N28°49'56"E	203.30'
L58	N19°38'56"E	124.62'
L59	N09°14'49"E	58.76'
L60	N03°54'09"E	107.46'

Line Table		
Line	Bearing	Distance
L61	N47°07'16"E	14.57'
L62	N11°17'53"W	61.66'
L63	N13°19'26"W	70.28'
L64	N13°19'14"W	49.96'
L65	N11°20'32"W	51.06'
L66	N06°06'31"W	51.04'
L67	N03°36'05"W	51.00'
L68	N02°23'28"W	60.00'
L69	N49°26'06"W	14.67'
L70	N87°44'36"E	419.24'
L71	N02°15'24"W	170.00'
L72	N02°38'22"E	368.31'
L73	N87°30'22"E	191.44'
L74	N89°44'59"W	129.40'
L75	N05°47'43"E	69.54'
L76	N10°10'41"E	60.16'
L77	N10°11'34"E	60.00'
L78	N06°44'50"E	58.76'
L79	N03°11'48"W	56.40'
L80	N17°40'27"W	55.58'

Line Table		
Line	Bearing	Distance
L81	N35°53'02"W	52.34'
L82	N53°33'10"W	44.94'
L83	N69°25'37"W	44.89'
L84	N84°51'30"W	49.23'
L85	N86°59'42"W	49.44'
L86	N89°07'02"W	49.44'
L87	N88°45'29"E	49.44'
L88	N87°31'02"E	49.95'
L89	N87°30'22"E	161.44'
L90	N85°22'42"E	124.18'
L91	N89°39'38"W	124.88'
L92	N87°23'56"E	596.33'
L93	N06°36'49"W	119.55'
L94	N02°40'23"E	131.17'

CANDELA SEC 9

A SUBDIVISION OF 36.56 ACRES OF LAND OUT OF THE JOHN FOSTER 2 1/2 LEAGUES GRANT, A-26 FORT BEND COUNTY, TEXAS

151 LOTS

4 RESERVES
OCTOBER 2022

6 BLOCKS

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. 1008060
6300 West Loop South, Suite 1500 • Houston, TX 77057 • (713) 777-5387

ENGINEER:
J.C. JONES | CARTER
Texas Board of Professional Engineers Registration No. 1-439
6300 West Loop South, Suite 1500 • Houston, TX 77057 • (713) 777-5387