

PLAT RECORDING SHEET

PLAT NAME: Candela Sec 11

PLAT NO: _____

ACREAGE: 17.08

LEAGUE: John Foster 2 ½ Leagues Grant

ABSTRACT NUMBER: A-26

NUMBER OF BLOCKS: 4

NUMBER OF LOTS: 52

NUMBER OF RESERVES: 5

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 LAMAR CISE
SCHOOL	FORT BEND COUNTY ESD 4
FIRE	N/A
IMPACT FEE AREA	HOUSTON ETJ
CITY OR CITY ETJ	CENTERPOINT ENERGY
UTILITIES CO.	

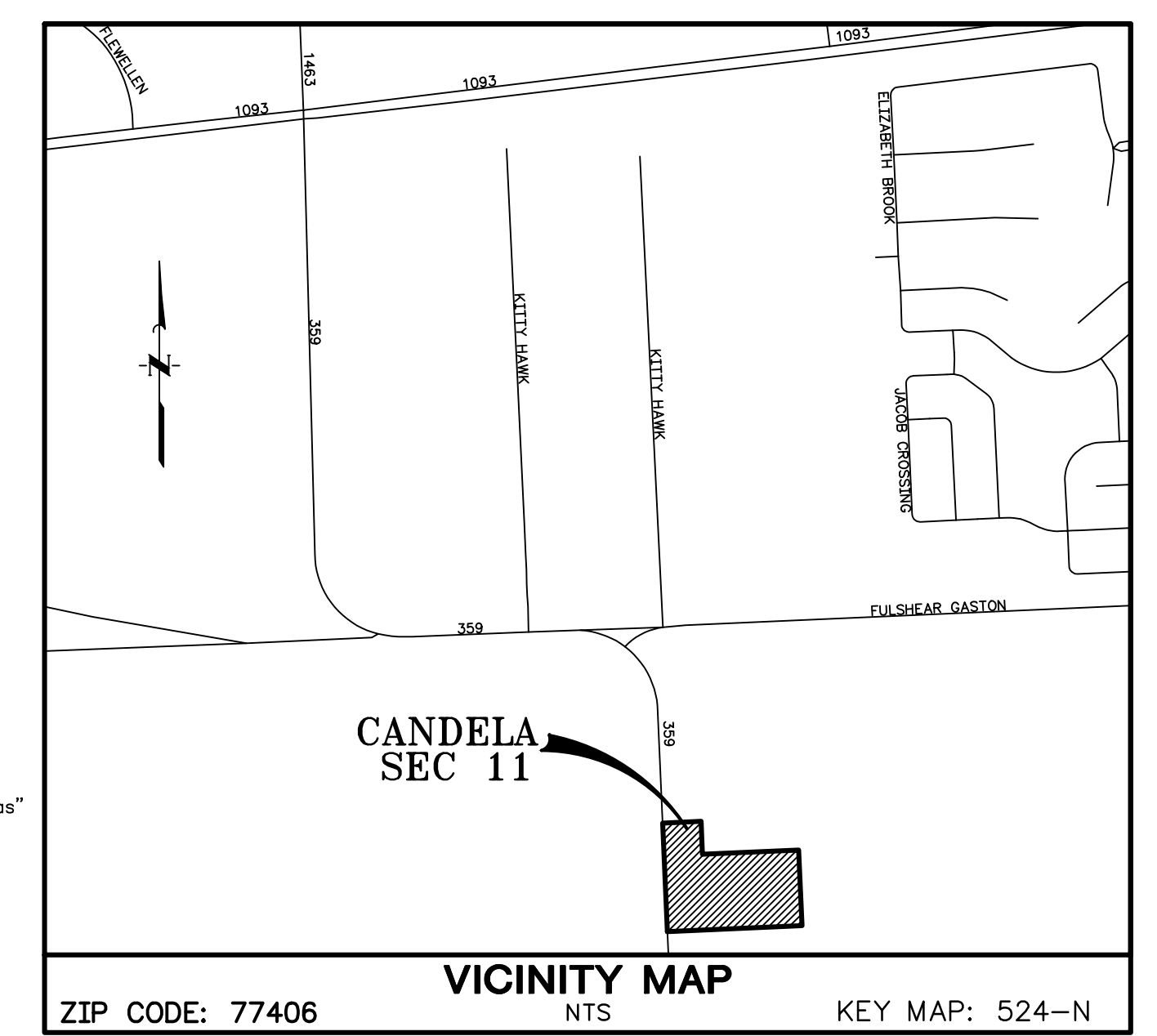
A RESTRICTED RESERVE "A"
Restricted to Landscape,
Open Space, Incidental Utility
Purposes Only
0.09 AC
3,876 SQ FT

B RESTRICTED RESERVE "B"
Restricted to
Drainage/Retention
Purposes Only
0.45 AC
19,479 SQ FT

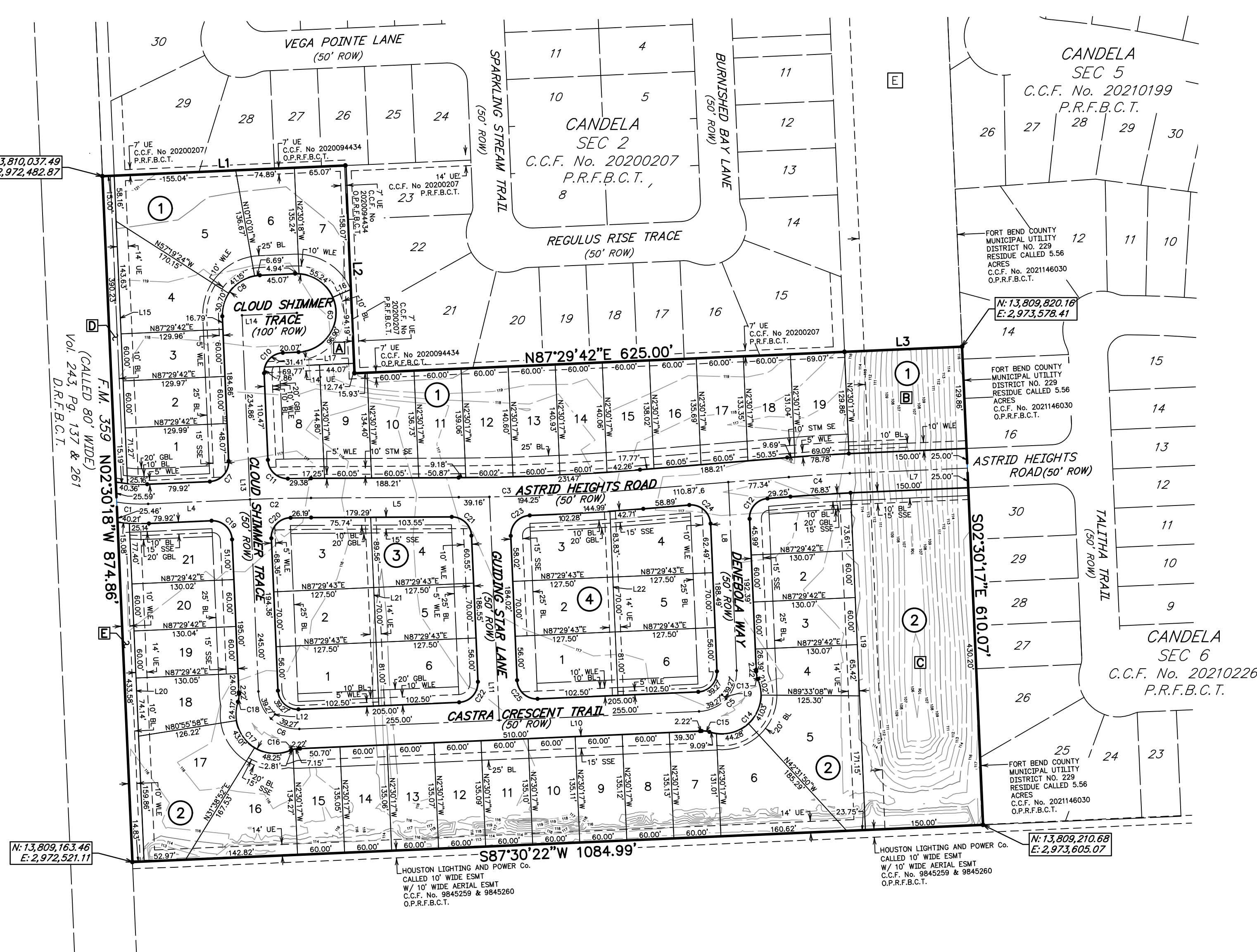
C RESTRICTED RESERVE "C"
Restricted to
Drainage/Retention
Purposes Only
1.48 AC
64,529 SQ FT

D RESTRICTED RESERVE "D"
Restricted to Landscape,
Open Space & Incidental
Utility Purposes Only
0.13 AC
5,862 SQ FT

E RESTRICTED RESERVE "E"
Restricted to Landscape,
Open Space & Incidental
Utility Purposes Only
0.15 AC
6,432 SQ FT



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



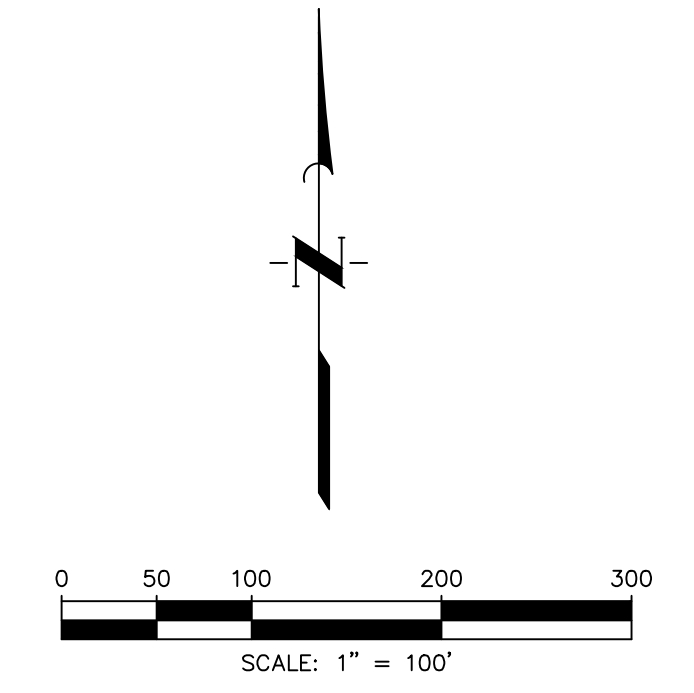
- GENERAL NOTES:
- BL "Building Line"
 - C.C.F. "County Clerk's File"
 - DE "Drainage Easement"
 - D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas"
 - Emt "Easement"
 - FBCMUD "Fort Bend County Municipal Utility District"
 - FND "Found 5/8-inch Iron Rod"
 - GBL "Garage Building Line"
 - No. "Number"
 - 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"
 - 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"
 - WLE "Set 3/4-inch Iron Rod with Cap Stamped"
 - "Quidity" as per certification"

- 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 hereon are based upon NAVD88 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 Drainage District, and ESD No. 4.
- Per the Flood Insurance Rate Map (FIRM) No. 481570015L for Fort Bend County, Texas dated April 2, 2014, Canдела Sec 11 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 117.13' 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 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 Resat" 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.
- 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.
- TBM "10757" being a cut "X" in the south concrete ditch structure in reserve "C" of the herein described tract, being +/- 98' northwest from the southeast corner of the herein described tract and the southwest corner of Canдела Sec 6. Said TBM also being +/- 76' northwest of a power pole.
- This plat was prepared from information furnished by Stewart Title Company, File No. 22157039504, Effective Date January 24, 2022. The surveyor has not obstructed the above property.
- There are no pipelines or pipeline easements within this plat.

POARCH/SWINBANK LIMITED PARTNERSHIP
RESIDUE CALLED 100.000 ACRES
C.C.F. No. 2005058326
O.P.R.F.B.C.T.

Curve Table						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	11°32'12"	2000.00'	40.27'	20.20'	N86°44'11"W	40.20'
C2	21°3'44"	2000.00'	77.81'	38.91'	N88°36'35"E	77.80'
C3	4°27'28"	3000.00'	233.41'	116.77'	N87°29'43"E	233.36'
C4	21°3'44"	2000.00'	77.81'	38.91'	N86°22'50"E	77.80'
C5	90°00'00"	50.00'	78.54'	50.00'	N42°29'43"E	70.71'
C6	90°00'00"	50.00'	78.54'	50.00'	N47°30'17"W	70.71'
C7	90°00'00"	25.00'	39.27'	25.00'	N42°29'43"E	35.36'
C8	90°00'00"	50.00'	78.54'	50.00'	N42°29'42"E	70.71'
C9	180°00'00"	50.00'	157.08'	INFINITY	N2°30'18"W	100.00'
C10	90°00'00"	25.00'	39.27'	25.00'	N42°29'42"E	35.36'
C11	88°36'09"	25.00'	38.66'	24.40'	N46°48'22"W	34.92'
C12	87°46'16"	25.00'	38.30'	24.05'	N41°22'50"E	34.66'
C13	22°49'45"	25.00'	9.96'	5.05'	N121°3'22"W	9.90'
C14	132°15'54"	50.00'	115.42'	113.00'	N42°29'43"E	91.45'
C15	22°49'45"	25.00'	9.96'	5.05'	N82°47'12"W	9.90'
C16	22°49'44"	25.00'	9.96'	5.05'	N77°46'38"E	9.90'
C17	132°15'54"	50.00'	115.42'	113.00'	N47°30'17"W	91.45'
C18	22°49'44"	25.00'	9.96'	5.05'	N71°2'47"E	9.90'
C19	90°00'00"	25.00'	39.27'	25.00'	N47°30'17"W	35.36'
C20	91°28'10"	25.00'	39.91'	25.65'	N43°13'47"E	35.81'
C21	87°46'16"	25.00'	38.30'	24.05'	N46°23'25"W	34.66'
C22	90°00'00"	25.00'	39.27'	25.00'	N42°29'43"E	35.36'
C23	90°31'02"	25.00'	39.50'	25.23'	N42°45'14"E	35.51'
C24	92°13'44"	25.00'	40.24'	25.99'	N48°37'10"W	36.04'
C25	90°00'00"	25.00'	39.27'	25.00'	N47°30'17"W	35.36'

Line Table		
Line	Bearing	Distance
L1	N87°29'42"E	310.00'
L2	S02°30'17"E	265.00'
L3	N87°29'43"E	150.00'
L4	N87°29'43"E	129.92'
L5	N89°43'27"E	188.21'
L6	N85°15'58"E	188.21'
L7	N87°29'43"E	150.00'
L8	N02°30'18"W	240.48'
L9	N47°30'17"W	7.57'
L10	N87°29'43"E	510.00'
L11	N02°30'18"W	284.90'
L12	N42°29'43"E	7.57'
L13	N02°30'18"W	479.86'
L14	N87°29'42"E	70.07'
L15	N02°29'38"W	393.05'
L16	N66°27'21"E	25.00'
L17	N87°29'43"E	113.84'
L19	N02°30'17"W	430.18'
L20	N02°29'38"W	431.41'
L21	N02°30'18"W	240.56'
L22	N02°30'18"W	234.83'



CANDELA SEC 11

A SUBDIVISION OF 17.08 ACRES OF LAND
OUT OF THE
JOHN FOSTER 2 1/2 LEAGUES GRANT, A-26
FORT BEND COUNTY, TEXAS

52 LOTS 5 RESERVES 4 BLOCKS
JANUARY 2023

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

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quidity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-32268 & 1046100
1229 Corporate Drive - Rosenberg, Texas 77471 - 281.342.2033

