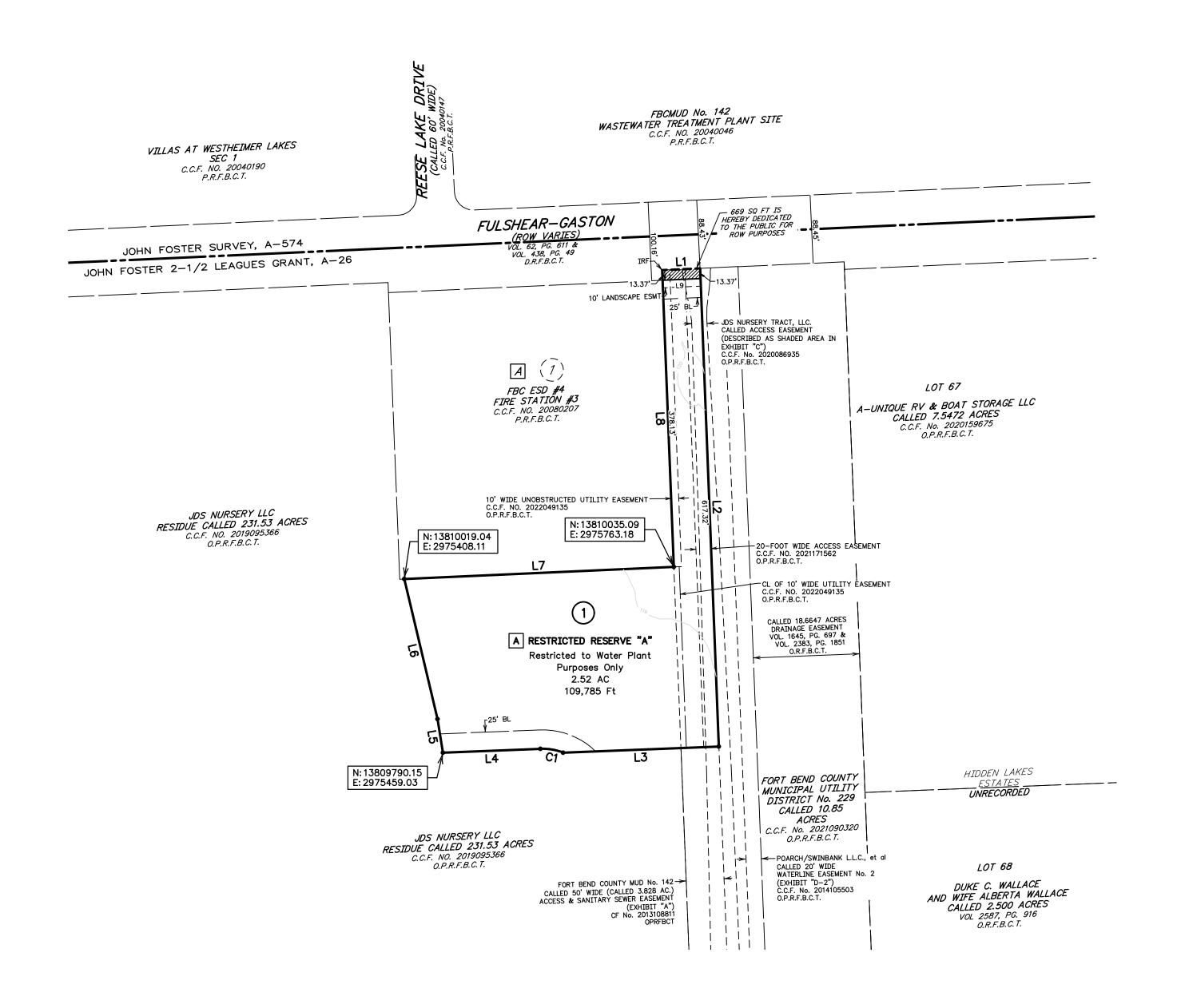
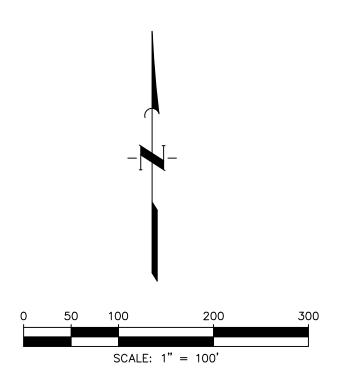
## PLAT RECORDING SHEET

<b>PLAT NAME:</b>	Candela Water Plant No 1
PLAT NO:	
ACREAGE:	2.52
	John Foston 21/ Leagues Cuent
LEAGUE:	John Foster 2 ½ Leagues Grant
A DOTED A COT NO	IMPED. A 20
ABSTRACT NU	UMBER: A-26
	DI OCUC. 1
NUMBER OF E	ОТТО
NUMBER OF I	<del></del>
NUMBER OF F	RESERVES: 1
OWNERS: Fo	ort Bend County MUD 229
	·
(DEDITON OF EDAY)	
(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 & FULSHEAR FIRE			
IMPACT FEE AREA	N/A			
CITY OR CITY ETJ	HOUSTON ETJ			
UTILITIES CO.	CENTERPOINT ENERGY			
	•			







BL	"Building Line"
	"County Clerk's File"
	"Drainage Easement"
D.R.F.B.C.T	"Deed Records, Fort Bend County, Texas"
Esmt	"Easement"
FBCMUD	"Fort Bend County Municipal Utility District"
IRF	"Found 5/8 inch Iron Rod"
No	"Number"

SSE . . . . . . . "Sanitary Sewer Easement"

Sq. ft . . . . . "Square Feet"

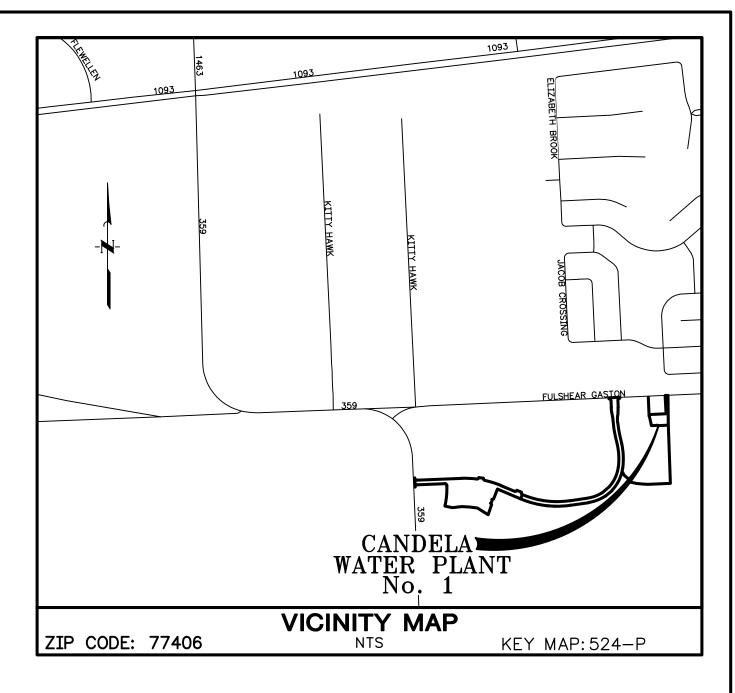
STM SE . . . . "Storm Sewer Easement"

UE . . . . . "Utility Easement"

WLE . . . . . "Water Line Easement

• . . . . . "Set 3/4-inch Iron Rod with Cap Stamped

"Quiddity" as per certification"



1) Contours shown heron are based upon NAVD88 datum.

up, but generally will not replace with new fencing.

2) 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.

2014, Candela Water Plant No. 1 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

3) Per the Flood Insurance Rate Map (FIRM) No. 48157C0115L for Fort Bend County, Texas dated April 2,

4) 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.
 5) 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.

6) 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, NAD83, based upon GPS observations

7) 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, divide a combined scale factor of 0.99987975.8) This property lies within lighting zone LZ3 according to the "Orders for Regulation of Outdoor Lighting".

a) This property lies within lighting zone L23 according to the Orders for Regulation of Outdoor Lighting.
 9) All drainage easements to be kept clear of fences, buildings, vegetation and other obstructions to the operation and maintenance of the drainage facility.
 10) All property to drain into the drainage easement only through an approved drainage structure.

11) Ownership and maintenance of all drainage easements and reserves is the responsibility of Fort Bend County Municipal Utility District No. 229.
12) 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.

13) 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 should there be an obstruction. Public utilities may put said wooden posts and paneled wooden fences back

14) This plat was prepared from information furnished by Stewart Title Company, File No. 21157039372, Effective Date May 26, 2021. The Surveyor has not abstracted the above property.
15) There are no pipeline not pipeline easements within the limits of the subdivision
16) The top of all floor slabs shall be a minimum of \_\_\_\_\_\_ feet above mean sea level (NAVD 88 datum).

In addition, no top of slab elevation shall be less that 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.

17) All bearings are based on the Texas Coordiante System of 1983, South Central Zone, based upon GPS

18) There are no pipelines or pipeline easements within the platted area shown hereon.

19) Unless otherwise indicated, the building lines (BL), whether one or more, shown on this subdivision are

established to evidence compliance with the applicable provisions of Chapter 42 Ordinance, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time.

## CANDELA WATER PLANT No 1

A SUBDIVISION OF 2.52 ACRES OF LAND
OUT OF THE
JOHN FOSTER 2 1/2 LEAUGES GRANT, A-26
FORT BEND COUNTY, TEXAS

1 RESERVE

1 BLOCK

DECEMBER 2022

DEVELOPER/OWNER: FORT BEND COUNTY MUD 229 1300 POST OAK BLVD STE 1400 HOUSTON , TX 77056-3078 713 623 4531

SURVEYOR:

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

SHEET 1 OF 2

Line	Bearing	Distance
L1	N87°24'46"E	50.04'
L2	S02°14'52"E	630.69
L3	S87°44'36"W	205.32'
L4	S87°44'36"W	128.60'
L5	N09*13'36"W	44.89'
L6	N13°19'26"W	189.72
L7	N87°24'46"E	355.47
L8	N02°15'24"W	391.50'

L9 N87°24'46"E 50.00'

Line Table

			Curve	Table		
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	CHORD LENGTH
C1	23°16'03"	75.00'	30.46'	15.44'	N80*37'22"W	30.25

K:\16338\16338-0028-01 FBCMUD No. 229- Water Plant Plat\2 Design Phase\Planning\Candela Water Plant No. 1.dwg Feb 22,2023 - 11:16am CKJ

able forward of cerein (sweep) those street designates as parkets street, on personnel gooder secretarity, allow, parts, series and carefully an allowed stands that the 1st and an accordance and their secretaries and stands that the 1st and an accordance and their secretaries and their		
seed property sections (s. cit) Blace, edecotors, restrictions, and activation in road maps or plat are homogodistics to the call of the control of the control of the property section (s. cit) and the property section of the control of the property section (s. cit) and the property section of the property section (s. cit) and the property section	officers of Fort Bend Couty Municipal Utility District I he above and foregoing map of CANDELA WATER PL	: No. 229, owner hereinafter referred to as Owners of the 2.52 acre tract described i PLANT No. 1, do hereby make and establish said subdivision and development plan of
Bend County (Fersal') and do hereby coverant and agree and shall comply with this order as adopted by Fort Bend County Commissions County Municipal Utility District No. 229 has caused these presents to be signed by	aid property according to all lines, dedications, rest public forever, all streets (except those streets design courses, drains, easements and public places shown	strictions, and notations on said maps or plat and hereby dedicate to the use of the signated as private streets, or permanent access easements), alleys, parks, water n thereon for the purposes and considerations therein expressed; and do hereby bind
undestructed anticl comments. The corol externion shall evided broiserfully an oblicition ter field (10 of for ter field (10 of for ter field (10 of for ter) askers field (10 of for 10 blade—Losd young object for some of the sound of for some object for any whosely the care of ground sometimes from a place askers feel (10 of for boxer young feel for object for some objects from whosely the care objects from a designation of design of the control of forms of the forms of sometimes of the sometimes of the forms of sometimes of some objects from the forms of sometimes of some objects of the process of sometimes of some objects of the process of sometimes of some objects of the process of sometimes of one group between the sometimes of the sometime	mobstructed aerial easements. The aerial easemen 10'0") perimeter ground easements or seven feet, iix inches (5'6") for sixteen feet (16'0") perime pward, located adjacent to and adjoining said pub	ents shall extend horizontally an additional eleven feet, six inches (11'6") for ten fe , six inches (7'6") for fourteen feet (14'0") perimeter ground easements or five fee neter ground easements, from a plane sixteen feet (16'0") above the ground lev ublic utility easements that are designated with aerial easements (U.E. and A.E.) o
PLICENTIAL Contents to heavy scales that all species of lend designated an intent with great or regionally intended for the conditions of the restrictions field separated as intended for an attack to restrict of the service of the conditions of the service of t	inobstructed aerial easements. The aerial easeme back—to—back ground easements or eight feet (8' ( or sixteen feet (16' 0") back—to—back ground ed adjacent to both sides and adjoining said public util	nents shall extend horizontally an additional ten feet (10'0") for ten feet (10'0 0") for fourteen feet (14'0") back—to—back ground easements or seven feet (7'0 easements, from a plane sixteen feet (16'0") above ground level upward, locate tility easements that are designated with aerial easements (U.E. and A.E.) as indicate
Present the devision of makes the control into any public or principle stream, personal coasts asserted, road or only, or only ordinary districts the control of the contro	URTHER, Owners do hereby declare that all parcels ingle family residential dwelling units thereon (or th	s of land designated as lots on this plat are originally intended for the construction the the construction the placement of mobile home subdivision) and shall be restricted for same under the
promote passement, dish, gally, crask or sature decoration decoration by a calculated to keep such decoration that the such shoulding property shall not be permitted to and otherwise the search of t	prevent the drainage of any septic tanks into any litch, either directly or indirectly.	public or private street, permanent access easement, road or alley, or any draina
boyout, preaks, guilles, invokes, draws and deninge discret boards in soid subdivision, as externets for change purposes, for the of construction and ministrance of therebys facilities and discussions. Proposed decembers are in a ministrance of the changes for interest of the construction of constructions in any time and lithress for the proposed of constructions.  FIGURES, We do earthy abstracted the social of the "Operan for Registration Comply with the order as dispets by Fort Bend Court Commissioners Court on March 23, 2004, and any separated organization comply with the order as dispets by Fort Bend Court Commissioners Court on March 23, 2004, and any separated organization comply with the order as dispets by Fort Bend Court Commissioners Court on March 23, 2004, and any separated organization comply with the order as dispets by Fort Bend Court Commissioners Court on March 23, 2004, and any separated organization comply with the order as dispets by Fort Bend Court Commission Culture and Court March 2004, and any separated organization comply with the separate state of the separate organization of the Court March 2004, and the complete complete court of the court of	Irainage easement, ditch, gully, creek or natural d Elear of fences, buildings, excessive vegetation and hat such abutting property shall not be permitte	drainage way shall hereby be restricted to keep such drainage ways and easemen d other obstructions to the operations and maintenance of the drainage facility a
President, thereunto authorized, this	ayous, creeks, gullies, ravines, draws and drainage County or any other governmental agency shall have	e ditches located in said subdivision, as easements for drainage purposes. Fort Ber ve the right to enter upon said easement at any time and all times for the purpos
IN TESTINONY METEROF, Fort Bend County Municipal Utility District No. 229 has caused these presents to be signed by	Bend County, Texas", and do hereby covenant o	and agree and shall comply with this order as adopted by Fort Bend Coun
President, thereunto authorized, this	•	
Name:    Name:		
Name:	rt Bend County Municipal Utility District No. 229	
Title: President  Title: President  S  COUNTY OF FORT BEND  S  EFORE ME, the undersigned authority, on this day personally oppeared	D.v.	
STATE OF TEXAS  S SOUNTY OF FORT BEND  S SEFORE ME, the undersigned authority, on this day personally appeared	Name:	
SEFORE ME, the undersigned authority, on this day personally appeared		
SEFORE ME, the undersigned authority, on this day personally appeared		
SEFORE ME, the undersigned authority, on this day personally appeared		
SEFORE ME, the undersigned authority, on this day personally appeared	TATE OF TEXAS §	
Person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes a considerations therein expressed.  SIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of, 202  Hotary Public in and for the State of Texas  Print Name  All commission expires:		
SIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of, 202  Notary Public in and for the State of Texas  Print Name  My commission expires:  This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of CANDELA WAT PLANT No. 1 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorize	erson whose name is subscribed to the foregoing in	
Iotary Public in and for the State of Texas  Print Name  Ay commission expires:  This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of CANDELA WATI PLANT No. 1 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorize		
Print Name  Aly commission expires:  This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of CANDELA WATI PLANT No. 1 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorize	VEN UNDER MY HAND AND SEAL OF OFFICE, this	day of, 202
Aly commission expires:	otary Public in and for the State of Texas	
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PLANT No. 1 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authoriz	y commission expires:	
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D.a	LANT No. 1 in conformance with the laws of the Sta	tate of Texas and the ordinances of the City of Houston, as shown hereon, and authoriz
By:  Martha L. Stein or M. Sonny Garza Chair Vice Chairman	LANT No. 1 in conformance with the laws of the Sta he recording of this plat this, day of	tate of Texas and the ordinances of the City of Houston, as shown hereon, and authoriz
By:	By:  Martha L. Stein  OLANT No. 1 in conformance with the laws of the State of the	tate of Texas and the ordinances of the City of Houston, as shown hereon, and authorized, 202  M. Sonny Garza

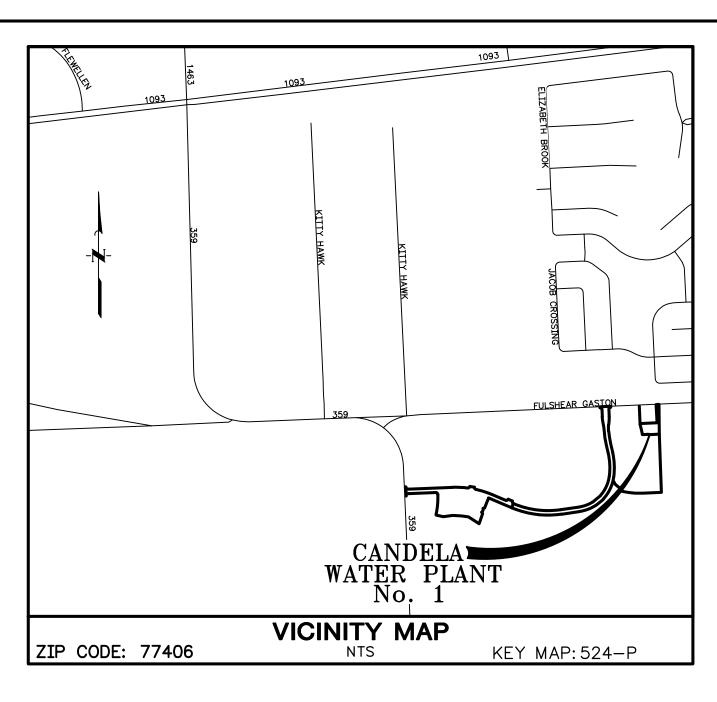
I, Devin P. Espinosa, a Professional Engineer registered in the State of Texas, do hereby certify that this plat meets all requirements of Fort Bend County, to the best of my knowledge.

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

have been tied to the Texas Coordinate System of 1983, South Central Zone.

Martin G. Hicks, RPLS Texas Registration No. 4387

I, Martin G. Hicks, 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



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 ,
Vincent M. Morales, Jr. Commissioner, Precinct 1	Grady Pres Commission	tage ner, Precinct 2
KP George County Judge		
W.A. "Andy" Meyers Commissioner, Precinct 3	Dexter L. McC Commissioner	
THE STATE OF TEXAS §		
COUNTY OF FORT BEND §		
I, Laura Richard, County Clerk in	and for Fort Bend County, hereby certif	y that the foregoing instrument with its
		, 202_, at
o'clock in Plat Number(s)		of the Plat Records of said County.
Witness my hand and seal of offic	ee, at Richmond, Texas, the day and da	te last above written.

## CANDELA WATER PLANT No. 1

Laura Richard Fort Bend County, Texas

A SUBDIVISION OF 2.52 ACRES OF LAND
OUT OF THE
JOHN FOSTER 2 1/2 LEAUGES GRANT, A-26
FORT BEND COUNTY, TEXAS

1 RESERVE

1 BLOCK

DECEMBER 2022

DEVELOPER/OWNER: FORT BEND COUNTY MUD 229 1300 POST OAK BLVD STE 1400 HOUSTON , TX 77056-3078

713 623 4531

SURVEYOR:

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

SHEET 2 OF 2