

PLAT RECORDING SHEET

PLAT NAME: Candela Commercial Reserves

PLAT NO: _____

ACREAGE: 3.30

LEAGUE: John Foster 2 ½ Leagues Grant

ABSTRACT NUMBER: A-26

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 0

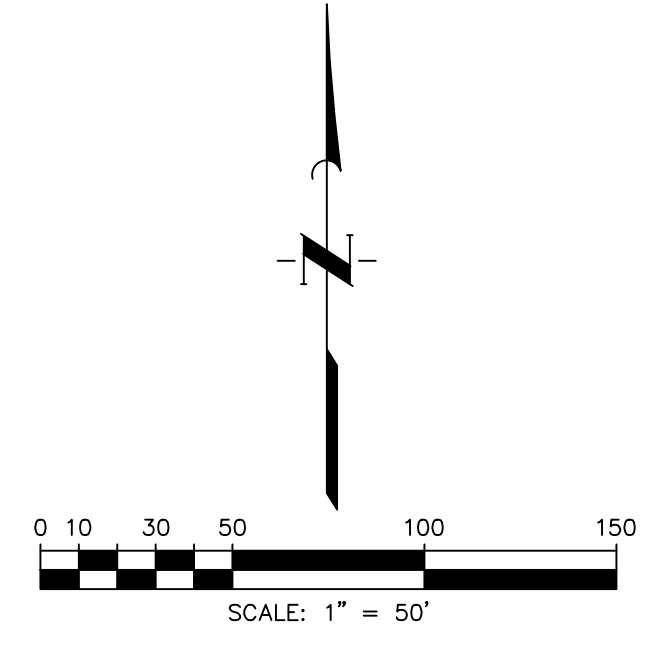
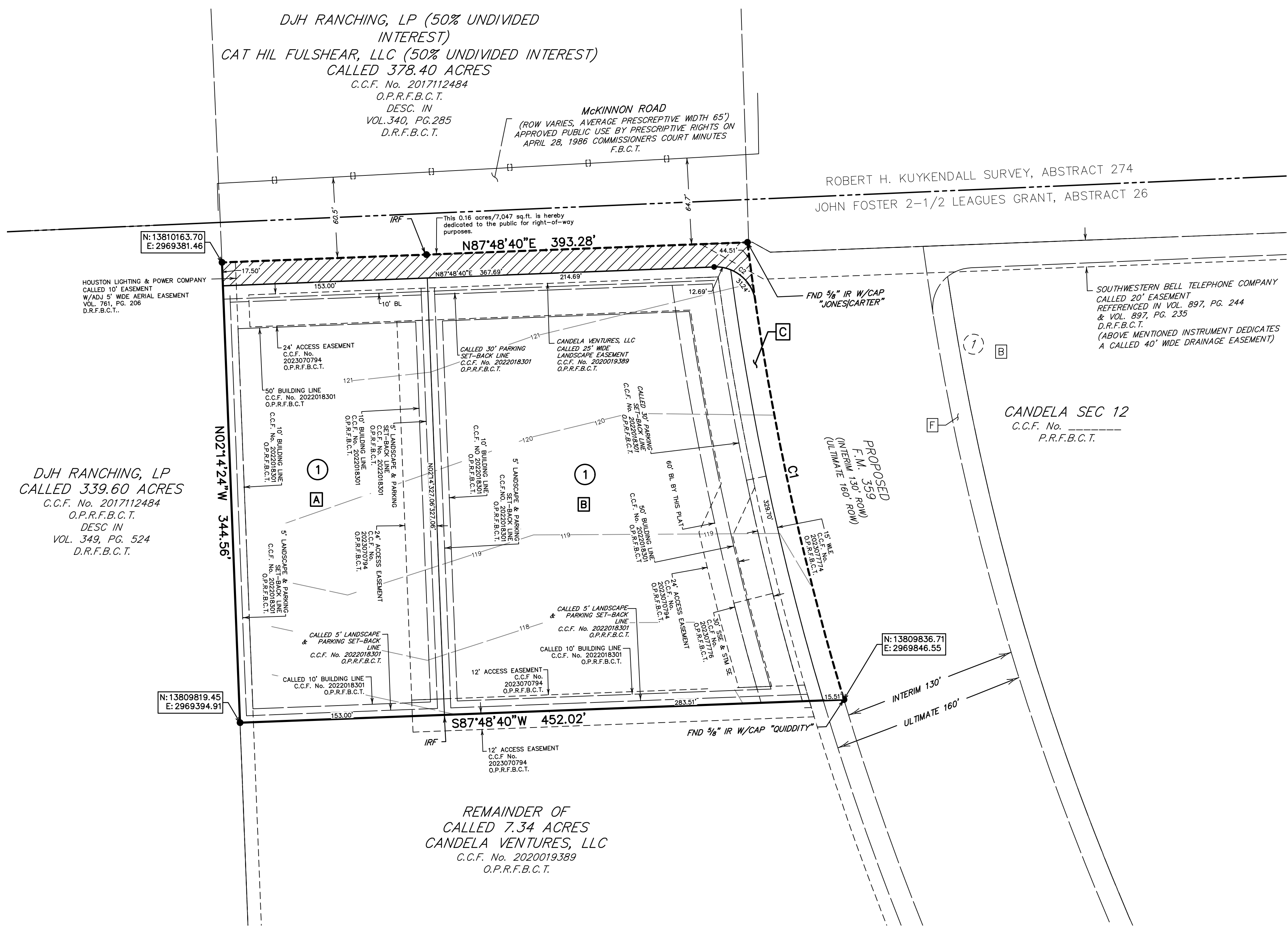
NUMBER OF RESERVES: 3

OWNERS: Candela Real Estate, LLC,

(DEPUTY CLERK)

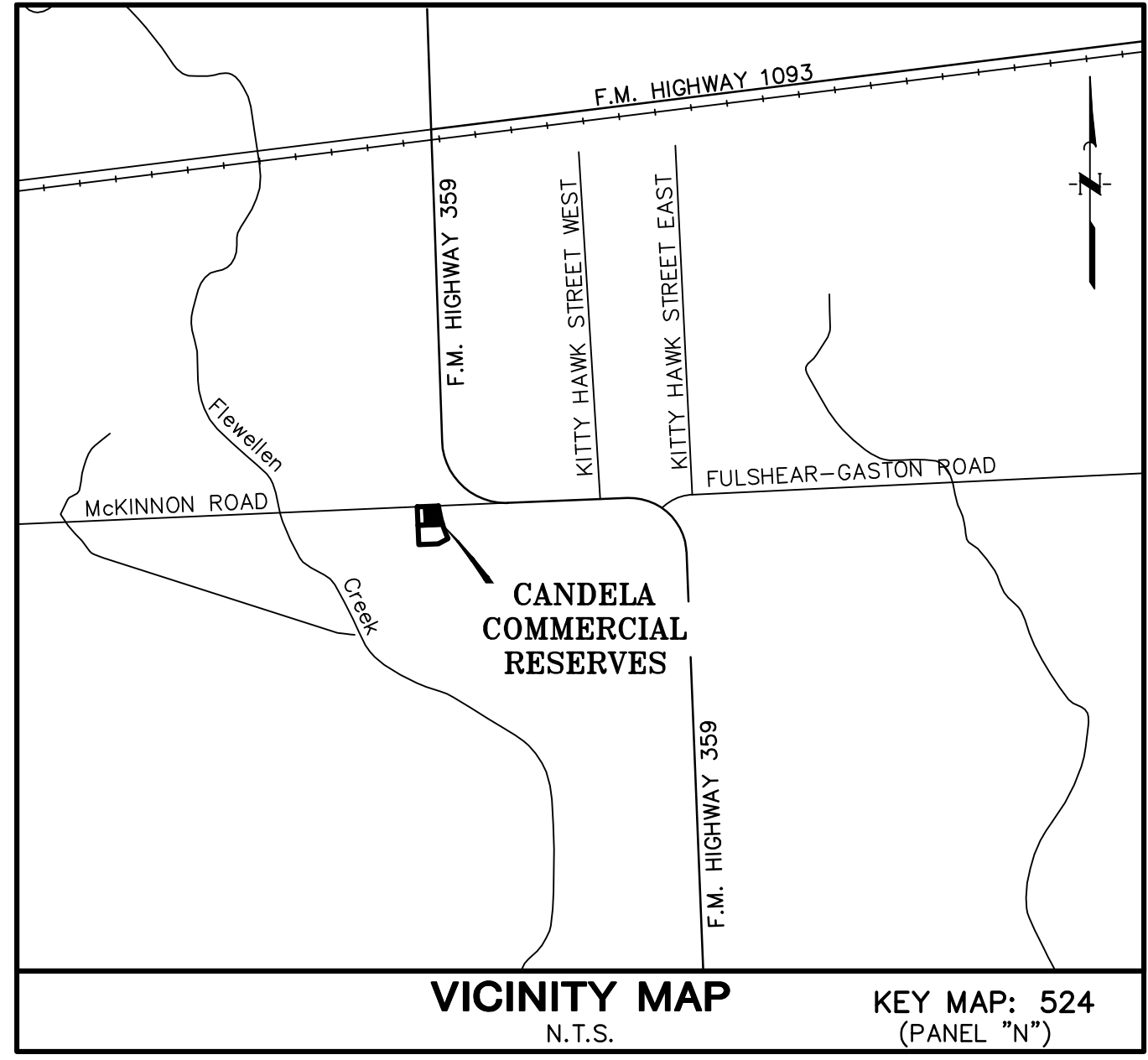
| DISTRICT NAMES | |
|------------------|---------------------------------------------------|
| W/OID | N/A |
| MMD/MUD | FBC MUD No. 229 |
| LD | N/A |
| D/D | FORT BEND COUNTY DRAINAGE DISTRICT |
| SCHOOL | LAMAR C.I.S.D. |
| FIRE | FORT BEND COUNTY EMERGENCY SERVICES DISTRICT NO.4 |
| IMPACT FEE AREA | N/A |
| CITY OR CITY ETJ | CITY OF HOUSTON, ETJ |
| UTILITIES CO. | CENTERPOINT ENERGY |
| FBC ASSISTANCE | DISTRICT No. 7 |

| | | |
|-------------------------------|-------------------------------|-----------------------------|
| UNRESTRICTED RESERVE A | UNRESTRICTED RESERVE B | RESTRICTED RESERVE C |
| 1.15 AC | 1.88 AC | Restricted to Open Space |
| 50,040 Sq. Ft. | 81,963 Sq. Ft. | & Landscape |
| | | Purposes Only |
| | | 0.11 AC |
| | | 4,848 Sq. Ft. |



- Legend
- AE "Aerial Easement"
 - AC "Acresage"
 - 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"
 - Esm "Easement"
 - FC "Film Code"
 - No "Number"
 - O.P.R.F.B.C.T. "Official Public Records, Fort Bend County, Texas"
 - SSE "Sanitary Sewer Easement"
 - Sq Ft "Square Feet"
 - Stm SE "Storm Sewer Easement"
 - Temp "Temporary"
 - UE "Utility Easement"
 - Vol - Pg "Volume and Page"
 - WLE "Waterline Easement"
 - "Block Number"
 - "Set 3/4-inch Iron Rod With Cap Stamped "QUIDDITY" as Per Certification"

- General Notes
- This plot is located in lighting zone LZ3.
 - The Coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale 0.99987975.
 - The drainage system for this subdivision is designed in accordance with the Fort Bend County Drainage Criteria Manual which allows street ponding with intense rainfall events.
 - This plot was prepared from information by Charter Title Company, dated July 3, 2023. The surveyor has not abstracted the subject tract.
 - 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 they be an obstruction. Public Utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
 - 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.
 - Contours shown hereon are NAVD 88 datum.
 - Bearings shown hereon are based on the Texas Coordinate System of 1983, South Central Zone, based upon GPS observations.
 - All building lines along street right-of-ways as shown on the plat.
 - All drainage easements are to be kept clear of fences, buildings, vegetation, and other obstructions to the operation and maintenance of the drainage facility. All property is required to drain into the drainage easement through an approved drainage structure.
 - This tract is located within the extraterritorial jurisdiction of the City of Houston, Fort Bend County, Texas, and within Fort Bend County Municipal Utility District No. 229.
 - According to the Flood Insurance Rate Map (FIRM) No. 48157C00115L for Fort Bend County, Texas effective April 2, 2014, this section lies within Zone "X", which includes areas of 0.2% annual chance flood.
 - Elevations shown hereon are based on NGS Monument H 806 reset, located 8.6 miles North from Rosenberg, 0.25 mile West along the Atchison, Topeka and Santa Fe Railway from the station at Rosenberg, thence 4.95 miles North along Farm Road 723, thence 3.4 miles North along Farm Road 359, at the North end of a curve, at the junction of a field road41, feet West of the center line of the road, 20 feet South of the center line of the road West, 10 feet South of the South end of a gate, 12 1/2 feet southwest of the center of the South end of a 15-inch pipe culvert, 1.0 foot East of a fence, 1.2 feet North a witness post, about level with the road, and set in the top of a concrete post projecting 0.1 foot above the ground with a published elevation of 116.58' (NAVD 88).
 - The top of all floor slabs shall be a minimum of 120.70' 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.
 - There are no pipelines nor pipeline easements within the limits of the subdivision.
 - Unless otherwise indicated, the building line (b.l.), whether one or more, shown on this subdivision plot are established to evidence compliance with the applicable provisions of Chapter 42, Code or Ordinances, City of Houston, Texas, in effect at the time this plat was approved, which may be amended from time to time. (Sec 42-150)
 - Tract is subject to Covenants, Conditions and Restrictions filed under C.C.F. No.'s 202001494, 2020016076, 2020016834, 2021015776 & 2022018301, O.P.R.F.B.C.T.
 - Tract is subject to Terms, Conditions, Provisions, Easements, Restrictions and Reservations recorded under C.C.F. No.'s 202001949 & 2020016834, O.P.R.F.B.C.T.
 - Tract is subject to Waiver Agreement recorded under C.C.F. No. 2021053730, O.P.R.F.B.C.T.
 - Tract is subject to Special Warranty Deed recorded under C.C.F. No. 2020019389, O.P.R.F.B.C.T.
 - Tract is subject to On-Site Sewage Facility recorded under C.C.F. No. 2000073366, O.P.R.F.B.C.T.
 - Tract is subject to easement recorded in Volume 897, Page 244 & Volume 897, Page 235, D.R.F.B.C.T.



| CURVE TABLE | | | | | | |
|-------------|----------|-------------|------------|---------------|--------------|---------|
| CURVE | RADIUS | DELTA ANGLE | ARC LENGTH | CHORD BEARING | CHORD LENGTH | TANGENT |
| C1 | 2065.00' | 9°42'40" | 350.00' | S11°54'50"E | 349.58' | 175.42' |
| C2 | 30.00' | 83°53'43" | 43.93' | N50°14'28"W | 40.11' | 26.96' |

OWNER:
CANDELA REAL ESTATE, LLC,
a Texas Limited Liability Company
5322 Lockwood Bend Ln
Sugar Land, TX 77479
281-818-1397

ENGINEER/PLANNER/SURVEYOR:
QUIDDITY
Quiddity Engineering, LLC
Tennessee Board of Professional Engineers and Land Surveyors
Registration Nos. F-23290 & L0049300
1229 Corporate Drive, Suite 100 • Rosenberg, TX 77471 • 281.342.2033