

PLAT RECORDING SHEET

PLAT NAME: Candela Sec 12

PLAT NO: _____

ACREAGE: 32.29

LEAGUE: John Foster 2 ½ Leagues Grant

ABSTRACT NUMBER: A-26

NUMBER OF BLOCKS: 2

NUMBER OF LOTS: 78

NUMBER OF RESERVES: 6

OWNERS: JDS Nursery Tract, LLC.

(DEPUTY CLERK)

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S02°10'30"E	18.85'	L30	S28°32'27"E	73.76'	L59	N68°32'48"E	49.29'
L2	S02°24'21"E	39.24'	L31	S87°59'42"W	370.28'	L60	N65°56'15"E	49.49'
L3	S02°50'22"E	50.00'	L32	S71°25'53"W	87.57'	L61	S65°12'54"W	37.65'
L4	S04°47'38"E	50.00'	L33	S25°51'29"W	14.00'	L62	S66°55'07"W	48.87'
L5	S08°28'58"E	95.61'	L34	S78°56'23"E	35.05'	L63	S82°19'19"W	45.31'
L6	S81°31'02"W	60.00'	L35	S35°45'44"E	30.57'	L64	N79°41'58"W	45.31'
L7	S52°26'01"W	74.99'	L36	S66°58'16"W	147.11'	L65	N61°48'53"W	44.84'
L8	S32°24'11"W	119.67'	L37	N32°34'48"W	176.33'	L66	N47°39'07"W	48.65'
L9	S02°24'21"E	88.33'	L38	N36°24'01"W	57.33'	L67	N42°12'32"W	48.66'
L10	S05°38'11"E	9.21'	L39	S40°13'15"E	76.47'	L68	N34°31'58"W	97.22'
L11	S01°38'39"W	28.16'	L40	N45°57'05"W	99.36'	L69	N21°53'38"W	96.95'
L12	N61°27'33"E	141.75'	L41	S50°25'35"E	100.02'	L70	N19°08'46"W	66.96'
L13	S19°55'40"E	65.90'	L42	S36°51'16"E	66.38'	L71	S77°20'42"W	20.00'
L14	S11°51'19"W	11.27'	L43	N52°02'47"W	102.18'	L72	S35°29'44"W	28.87'
L15	S65°12'54"W	36.25'	L44	N89°27'44"E	126.03'	L73	S48°17'50"E	10.46'
L16	S53°19'33"E	5.67'	L45	S37°33'59"E	15.00'	L74	S61°42'31"E	19.98'
L17	N04°54'36"E	54.90'	L46	N52°06'01"E	91.27'	L75	S06°05'23"E	82.96'
L18	S65°12'54"W	79.29'	L47	S52°39'02"W	102.45'	L76	N18°29'26"W	179.11'
L19	N08°28'58"W	147.35'	L48	S65°12'54"W	50.00'	L77	N70°21'15"E	52.41'
L20	S87°35'28"W	579.78'	L49	S65°21'52"W	49.79'	L78	N23°25'09"W	15.46'
L21	S88°48'42"W	229.75'	L50	S68°12'23"W	48.67'	L79	N67°09'17"E	98.89'
L22	N87°49'44"E	500.85'	L51	S72°01'36"W	48.67'	L80	N63°35'54"E	69.29'
L23	S50°06'54"E	14.79'	L52	S75°50'50"W	38.67'	L81	S15°26'18"E	20.54'
L24	N87°35'39"E	179.14'	L53	N31°48'08"E	14.38'	L82	N06°03'42"W	12.28'
L25	N08°56'29"W	166.58'	L54	N12°14'33"W	125.00'	L83	N27°23'51"W	127.55'
L26	S34°38'11"W	20.00'	L55	N79°14'20"E	126.33'	L84	N27°23'51"W	110.22'
L27	S30°24'07"E	20.00'	L56	N76°42'50"E	49.99'	L85	N27°23'51"W	100.33'
L28	N42°36'41"E	14.24'	L57	N73°58'20"E	50.01'			
L29	S02°00'18"E	248.75'	L58	N71°14'59"E	49.29'			

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	90°13'51"	47.24'	S42°42'34"W	42.51'
C2	1,770.00'	1°53'44"	58.56'	S03°21'14"E	58.56'
C3	25.00'	88°32'16"	38.63'	S48°34'14"E	34.90'
C4	1,075.00'	4°03'59"	76.29'	N89°11'37"E	76.28'
C5	915.00'	0°36'37"	9.75'	N84°54'03"E	9.75'
C6	25.00'	93°41'20"	40.88'	S38°21'42"W	36.47'
C7	30.00'	85°28'19"	44.75'	S34°15'11"W	40.72'
C8	730.00'	27°12'53"	346.74'	S63°22'55"W	343.49'
C9	300.00'	2°39'32"	13.92'	S51°06'14"W	13.92'
C10	300.00'	20°01'49"	104.88'	S42°25'06"W	104.35'
C11	35.00'	92°24'47"	56.45'	S78°36'35"W	50.53'
C12	1935.00'	47°33'31"	1,606.16'	N31°24'16"W	1,560.44'
C13	1,800.00'	3°11'29"	100.26'	S04°00'06"E	100.24'
C14	1,100.00'	15°48'28"	303.49'	S79°15'24"W	302.53'
C15	1,510.00'	9°53'37"	260.74'	S66°24'21"W	260.42'
C16	300.00'	25°03'48"	131.23'	S10°53'15"E	130.19'
C17	500.00'	34°24'26"	300.26'	N78°39'46"E	295.77'
C18	400.00'	9°44'10"	67.97'	N24°47'45"W	67.89'
C19	400.00'	19°43'45"	137.73'	S29°47'32"E	137.06'
C20	50.00'	75°07'41"	65.56'	S77°13'15"E	60.96'
C21	1,200.00'	10°43'30"	224.63'	S70°34'39"W	224.30'
C22	50.00'	80°02'00"	69.84'	N35°55'24"E	64.30'
C23	1,000.00'	9°39'21"	168.52'	N08°55'16"W	168.32'
C24	700.00'	37°07'25"	453.55'	S30°13'25"E	445.66'
C25	300.00'	65°59'58"	345.57'	S81°47'07"E	326.78'
C26	890.00'	19°59'28"	310.53'	S75°12'38"W	308.96'
C27	30.00'	96°44'09"	50.65'	S39°13'24"W	44.85'
C28	30.00'	89°45'55"	47.00'	N47°17'19"W	42.34'
C29	25.00'	86°03'15"	37.55'	N38°38'59"E	34.12'
C30	25.00'	95°49'04"	41.81'	S63°35'24"E	37.10'
C31	25.00'	52°48'30"	23.04'	S21°58'29"W	22.24'
C32	50.00'	276°07'40"	240.97'	N89°41'06"W	66.83'
C33	25.00'	44°40'37"	19.49'	N25°24'37"W	19.00'
C34	25.00'	82°41'01"	36.08'	N23°27'45"E	33.03'
C35	25.00'	51°39'25"	22.54'	S65°03'41"E	21.78'
C36	50.00'	276°13'06"	241.05'	S02°39'28"W	66.77'
C37	25.00'	45°12'26"	19.73'	S67°09'08"W	19.22'
C38	25.00'	80°22'40"	35.07'	N55°26'49"W	32.27'
C39	150.00'	42°41'01"	111.75'	N41°17'15"W	109.18'
C40	50.00'	130°17'20"	113.70'	S85°05'24"E	90.74'
C41	150.00'	42°41'01"	111.75'	S51°06'26"W	109.18'
C42	25.00'	93°49'10"	40.94'	N55°23'33"W	36.51'
C43	25.00'	89°49'54"	39.20'	S28°58'51"W	35.30'
C44	25.00'	96°54'54"	42.29'	N70°05'00"W	37.42'
C45	25.00'	21°15'36"	9.28'	N28°33'38"W	9.22'
C46	50.00'	120°04'21"	104.78'	S77°58'00"E	86.63'
C47	25.00'	23°13'05"	10.13'	S53°36'21"W	10.06'
C48	25.00'	29°13'42"	12.75'	N89°50'58"W	12.62'
C49	50.00'	136°33'02"	119.16'	N36°29'23"E	92.90'
C50	25.00'	27°22'12"	11.94'	S18°06'02"E	11.83'
C51	25.00'	46°38'44"	20.35'	S12°42'00"W	19.80'
C52	50.00'	276°20'21"	241.15'	S77°51'11"W	66.69'
C53	25.00'	49°51'15"	21.75'	N35°23'22"W	21.07'
C54	25.00'	86°41'10"	37.82'	S20°18'45"W	34.32'

K:\16338\16338-0046-01 Candela Section 12 Pav & Plat\2 Design Phase\Planning\Plat_Candela Sec 12.dwg Feb 01,2024 -- 11:17am OKJ

A RESTRICTED RESERVE "A"
Restricted to Landscape, Open Space,
& Incidental Utility
Purposes Only
0.21 AC
9,297 SQ FT

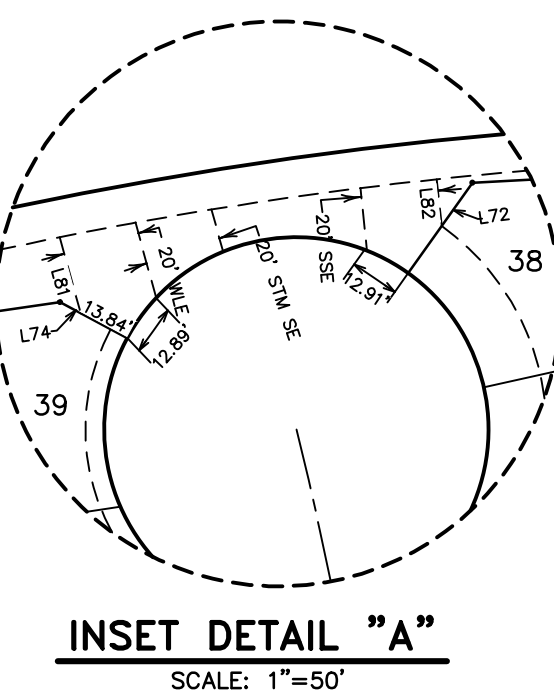
B RESTRICTED RESERVE "B"
Restricted to Detention
Purposes Only
9.66 AC
420,619 SQ FT

C RESTRICTED RESERVE "C"
Restricted to Landscape,
Open Space & Incidental Utility
Purposes Only
0.25 AC
11,021 SQ FT

D RESTRICTED RESERVE "D"
Restricted to Landscape,
Open Space & Incidental Utility
Purposes Only
0.38 AC
16,757 SQ FT

E RESTRICTED RESERVE "E"
Restricted to Landscape,
Open Space & Incidental Utility
Purposes Only
0.16 AC
7,061 SQ FT

F RESTRICTED RESERVE "F"
Restricted to Landscape,
Open Space & Incidental Utility
Purposes Only
0.55 AC
23,814 SQ FT



DISTRICT NAMES	
FBC ASSISTANCE	FBC ASSISTANCE DISTRICT NO. 11
WCID	N/A
MUD	FBC MUD 229
LID	N/A
SCHOOL	FORT BEND COUNTY DRAINAGE DISTRICT
FIRE	LAMAR CSD
IMPACT FEE AREA	FORT BEND COUNTY ESD 4
CITY OR CITY ETJ	N/A
UTILITIES CO.	HOUSTON ETJ
	CENTERPOINT ENERGY

- 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 plot, 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 rest in the dedicatrix, 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, Fort Bend County ESD No. 4, and FBC Assistance District No. 11.
- Per the Flood Insurance Rate Map (FIRM) No. 4815700115L for Fort Bend County, Texas dated April 2, 2014, CANDELA SEC 12 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 plot and on the contiguous right-of-way of all perimeter roads surrounding said plot, in accordance with the A.D.A.
- 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, South Central Zone, NAD83, based upon GPS observations.
- The coordinates shown hereon are Texas State Plane, South Central Zone, NAD 83 (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 should there be an obstruction. Public utilities may put said wooden posts and paneled wooden fences back up, but generally will not replace with new fencing.
- This plot was prepared from information furnished by Stewart Title Company, File No. 21157039397, Effective Date February 04, 2022. The Surveyor has not abstracted the above property.
- Unless otherwise indicated the building lines (BL) whether one or more, shown on this subdivision plan 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 plot 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.
- The top of all floor slabs shall be a minimum of 119.08' 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.
- All lots shall have adequate waste water collection services.
- Each lot shall provide a minimum of two off-street parking spaces per dwelling unit on each lot. In those instances where a secondary unit is provided only one additional space shall be provided.
- There are no pipelines or pipeline easements within the platted area.
- A minimum distance of 10' shall be maintained between residential dwelling units.

CANDELA SEC 12

A SUBDIVISION OF 32.29 ACRES OF LAND
OUT OF THE
JOHN FOSTER 2 1/2 LEAUGES GRANT, A-26
FORT BEND COUNTY, TEXAS

78 LOTS 6 RESERVES 2 BLOCKS
JUNE 2023

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

ENGINEER/SURVEYOR/PLANNER:



Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100
1229 Corporate Drive Rosenberg, Texas 77471 • 281.342.2033

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 31.73 acre tract described in the above and foregoing map of CANDELA SEC 12, 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.

FURTHER, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage

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

this _____ day of _____, 2023

JDS Nursery Tract, LLC.

By: Memorial Development Services, Inc.,
a Texas corporation, its managing member

By: _____
L. Michael Cox, President

Chris D. Kalkomey
Registered Professional Land Surveyor
Texas Registration No. 5869

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 _____ day of _____, 2023.

Notary Public in and for the State of Texas

Print Name

My commission expires: _____

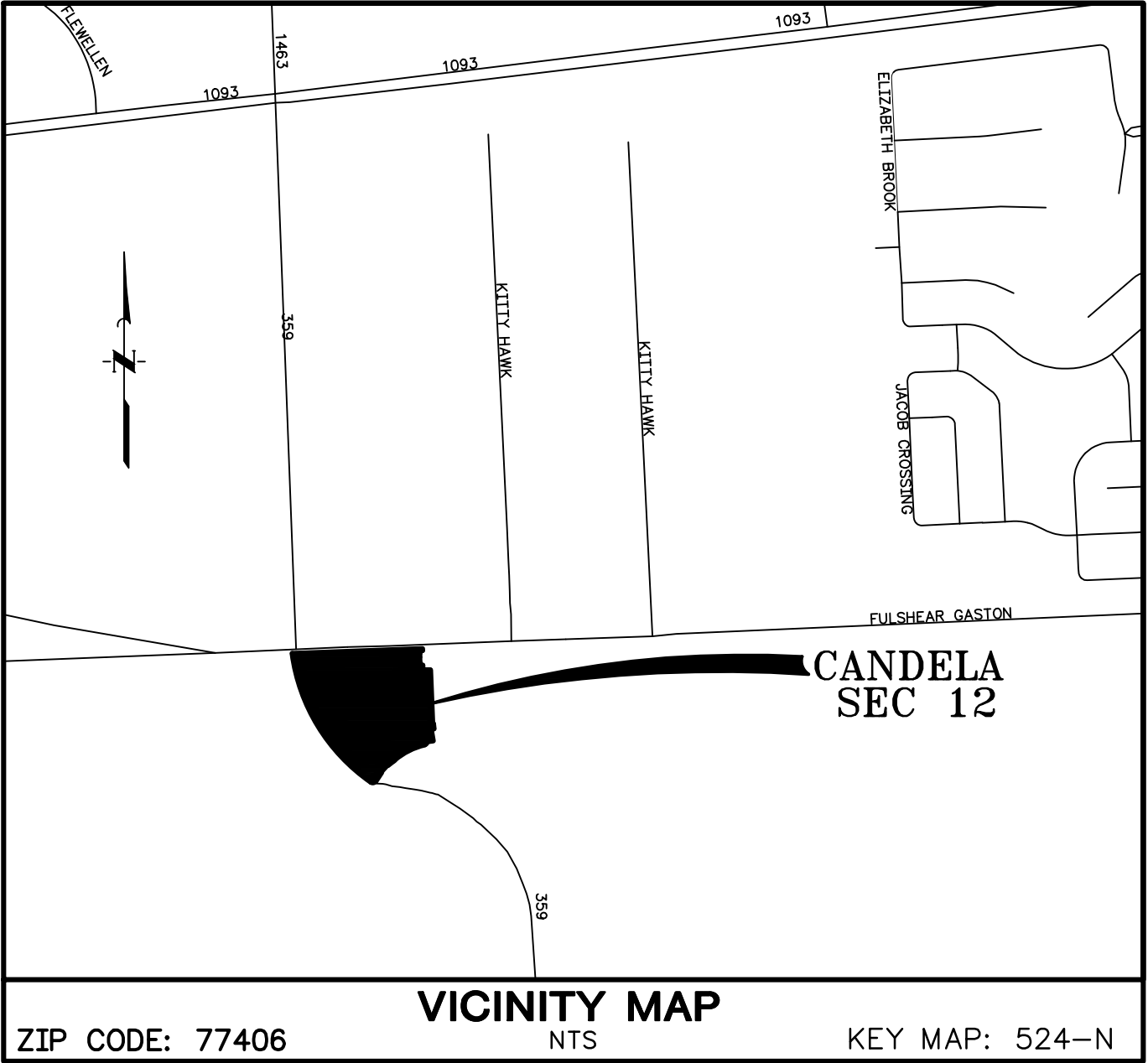
This is to certify that the Planning Commission of the City of Houston, Texas, has approved this plat and subdivision of CANDELA SEC 12 in conformance with the laws of the State of Texas and the ordinances of the City of Houston, as shown hereon, and authorized the recording of this plat this _____ day of _____, 2023.

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

By: Margaret Wallace Brown AICP, 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, PE
Professional Engineer No. 139534



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 _____, 202__.

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

KP George
County Judge

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.

W.A. "Andy" Meyers
Commissioner, Precinct 3

Ken R. DeMerchant
Commissioner, Precinct 4

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 _____, 202__, 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

CANDELA SEC 12

A SUBDIVISION OF 31.73 ACRES OF LAND OUT OF THE JOHN FOSTER 2 1/2 LEAUGES GRANT, A-26 FORT BEND COUNTY, TEXAS

78 LOTS

6 RESERVES

2 BLOCKS

JUNE 2023

ENGINEER/SURVEYOR/PLANNER:



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

Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100
1229 Corporate Drive • Rosenberg, Texas 77471 • 281.342.2033