

PLAT RECORDING SHEET

PLAT NAME: Candela South Sec 2

PLAT NO: _____

ACREAGE: 20.37

LEAGUE: John Foster 2-1/2 Leagues Grant

ABSTRACT NUMBER: A-26

NUMBER OF BLOCKS: 3

NUMBER OF LOTS: 84

NUMBER OF RESERVES: 3

OWNERS: JDS Nursery Tract South, LLC.

(DEPUTY CLERK)

[A] RESTRICTED RESERVE "A"
Restricted to Landscape, Open Space
and Incidental Utilities Purposes Only
0.07 AC
3,060 SQ FT

[B] RESTRICTED RESERVE "B"
Restricted to Landscape, Open Space
and Incidental Utilities Purposes Only
0.09 AC
3,819 SQ FT

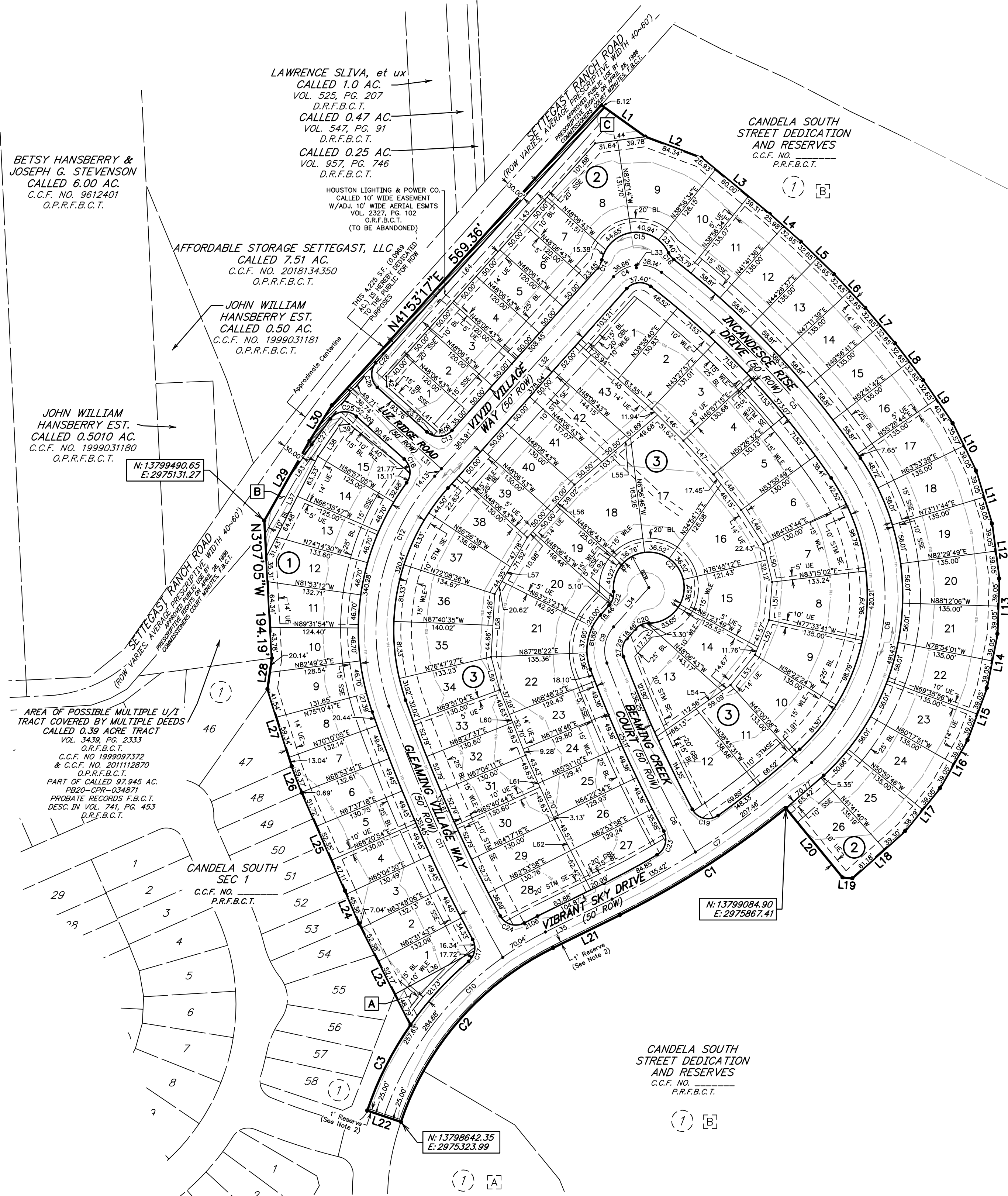
[C] RESTRICTED RESERVE "C"
Restricted to Landscape, Open Space
and Incidental Utilities Purposes Only
0.23 AC
10,067 SQ FT

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

Line Table		
Line	Bearing	Distance
L1	S54°27'38"E	76.92'
L2	S69°26'44"E	84.34'
L3	S50°29'44"E	125.24'
L4	S48°18'24"E	58.63'
L5	S45°33'23"E	65.30'
L6	S42°48'21"E	65.30'
L7	S40°03'19"E	65.30'
L8	S37°18'18"E	65.30'
L9	S34°33'16"E	73.48'
L10	S26°06'21"E	74.62'
L11	S16°48'16"E	78.09'
L12	S07°30'11"E	78.09'
L13	S01°47'54"W	78.09'
L14	S11°05'59"W	78.09'
L15	S20°24'04"W	78.09'
L16	S29°42'09"W	78.09'
L17	S39°00'14"W	77.84'
L18	S48°08'21"W	100.48'
L19	N85°34'00"W	13.82'
L20	N39°16'22"W	126.39'
L21	S63°47'18"W	104.87'
L22	N71°22'34"W	50.00'
L23	N26°52'43"W	160.37'
L24	N23°16'56"W	50.60'
L25	N23°49'14"W	151.17'
L26	N20°45'28"W	40.06'
L27	N17°30'21"W	113.91'
L28	N07°57'15"E	44.18'
L29	N29°30'42"E	129.51'
L30	N32°02'35"E	59.26'
L31	N48°06'43"W	175.00'
L32	N41°53'17"E	378.04'

Line Table		
Line	Bearing	Distance
L33	N06°05'53"W	3.57'
L34	N41°53'17"E	74.36'
L35	N63°47'18"E	104.87'
L36	N61°22'57"E	128.00'
L37	N27°13'34"E	159.25'
L38	N34°52'16"E	53.33'
L39	N81°46'57"E	13.66'
L40	N51°18'22"W	110.29'
L41	N48°06'43"W	105.00'
L42	N03°06'43"W	14.14'
L43	N41°53'17"E	441.88'
L44	N82°27'54"E	71.41'
L45	N48°06'43"W	139.50'
L46	N45°06'42"W	63.56'
L47	N41°46'22"W	63.59'
L48	S37°56'04"E	63.60'
L49	N33°03'19"W	57.87'
L50	S12°58'53"E	54.55'
L51	N04°41'35"E	53.65'
L52	N22°01'58"E	53.33'
L53	N39°01'20"E	54.69'
L54	S55°08'12"W	127.22'
L55	N49°56'25"E	152.88'
L56	N41°53'17"E	100.00'
L57	N29°59'10"E	92.14'
L58	N03°12'57"E	88.94'
L59	N14°34'34"W	47.98'
L60	N21°32'23"W	99.26'
L61	N24°19'16"W	99.26'
L62	N27°16'51"W	111.99'
L63	N35°00'43"E	55.46'
L64	N41°52'57"E	466.40'

Curve Table					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1,225.00'	130°3'40"	279.25'	N57°15'28"E	278.64'
C2	425.00'	45°09'52"	335.01'	S41°12'22"W	326.41'
C3	475.00'	16°23'33"	135.90'	S26°49'12"W	135.44'
C4	50.00'	85°43'26"	74.81'	N84°45'00"E	68.02'
C5	1,200.00'	18°11'30"	381.00'	N43°17'32"W	379.41'
C6	320.00'	81°36'49"	455.82'	N06°36'37"E	418.25'
C7	1,200.00'	16°22'17"	342.88'	N55°36'09"E	341.72'
C8	1,890.00'	8°56'30"	294.95'	N25°07'22"W	294.65'
C9	50.00'	62°32'24"	54.58'	N10°37'05"E	51.91'
C10	450.00'	45°09'52"	354.72'	N41°12'22"E	345.61'
C11	2,200.00'	10°09'08"	389.81'	N24°22'53"W	389.30'
C12	325.00'	61°11'36"	347.11'	N11°17'29"E	330.84'
C13	25.00'	90°00'00"	39.27'	N86°53'17"E	35.36'
C14	25.00'	29°09'06"	12.72'	N27°18'44"E	12.58'
C15	50.00'	142°31'50"	124.38'	N84°00'06"E	94.70'
C16	25.00'	27°31'48"	12.01'	N38°29'54"W	11.90'
C17	25.00'	78°03'18"	34.06'	N10°40'19"E	31.48'
C18	25.00'	84°30'38"	36.87'	N05°51'24"W	33.62'
C19	25.00'	97°26'26"	42.52'	N76°37'49"W	37.57'
C20	25.00'	48°11'23"	21.03'	N65°58'58"E	20.41'
C21	50.00'	276°22'46"	241.19'	N48°06'43"W	66.67'
C22	25.00'	48°11'23"	21.03'	N17°47'35"E	20.41'
C23	25.00'	87°48'58"	38.32'	N15°44'35"E	34.68'
C24	25.00'	90°41'04"	39.57'	N73°24'34"W	35.57'
C25	25.00'	94°59'29"	41.45'	N84°23'32"E	36.86'
C26	25.00'	89°16'30"	38.95'	N03°28'28"W	35.13'
C27	1,370.00'	1°53'05"	45.07'	S35°57'15"W	45.06'
C28	1,370.00'	0°43'11"	17.21'	S41°31'22"W	17.21'



- LEGEND
- Ac. "Acres"
 - BL. "Building Line"
 - C.C.F. "County Clerk's File"
 - D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas"
 - Eamt. "Easement"
 - FBCMUD "Fort Bend County Municipal Utility District"
 - 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"
 - UE "Utility Easement"
 - WLE "Water Line Easement"
 - "Set 3/4-inch Iron Rod with Cap Stamped"
 - ① "Quiddity as per certification"
 - ~ "Block Number"
 - ~ "Street Name Break"

- GENERAL NOTES
- The radius on all block corners is 25 feet, unless otherwise noted.
 - 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 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 re-vest in the dedicator, his heirs, assigns or successors.
 - 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, Lamar Consolidated Independent School District, Fort Bend County Assistance District No. 11, ESD No. 4, Fort Bend County MUD No. 229 and Fort Bend County Drainage District.
 - Per the Flood Insurance Rate Map (FIRM) No. 4815700115L for Fort Bend County, Texas dated April 2, 2014, Candela South Sec 2 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 113.50' 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.
 - Elevations shown hereon are based on NOS Monument "K 806 Resett", Being a brass disk found in concrete. Location as described by NGS data sheet being 6.7 miles North of Rosenberg, 0.25 miles West along the Atchison, Topeka, and Santa Fe Railway from the station at Rosenberg, thence North 4.95 miles North along F.M. Highway 723, thence 1.5 miles Northwest along F.M. Highway 359, 0.35 mile South of the junction of Winner-Foster Road West, 0.1 mile South of the junction of a driveway West to McMillan Ranch, 50.5 feet East of the centerline of the Road, 112.5 feet East-Northeast and across the road from the "T" junction power pole 257, 138 feet South-Southeast of the center of the center of the East end of a 36-inch pipe culvert, 0.5 foot East of a fence, 1.5 feet North of a witness post. Elevation = 110.48 (NAVD88).
 - 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 0.99987659.
 - 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.
 - 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 said 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. 22157039563, Effective Date January 23, 2024. 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.

CANDELA SOUTH SEC 2

A SUBDIVISION OF 20.37 ACRES OF LAND OUT OF THE JOHN FOSTER 2-1/2 LEAGUES GRANT, A-26 FORT BEND COUNTY, TEXAS

84 LOTS 3 RESERVES 3 BLOCKS

JULY 2023

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

ENGINEER/SURVEYOR/PLANNER:



STATE OF TEXAS §
COUNTY OF FORT BEND §

We, JDS Nursery Tract South, 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 20.37 acre tract described in the above and foregoing map of CANDELA SOUTH Sec 2, 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.

IN TESTIMONY WHEREOF, JDS Nursery Tract South, LLC. has caused these presents to be signed by L. Michael Cox, President, thereunto authorized, this _____ day of _____, 2023.

JDS Nursery Tract South, 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 _____ 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 SOUTH Sec 2 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
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, 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
Registered Professional Land Surveyor
Texas Registration No. 5869

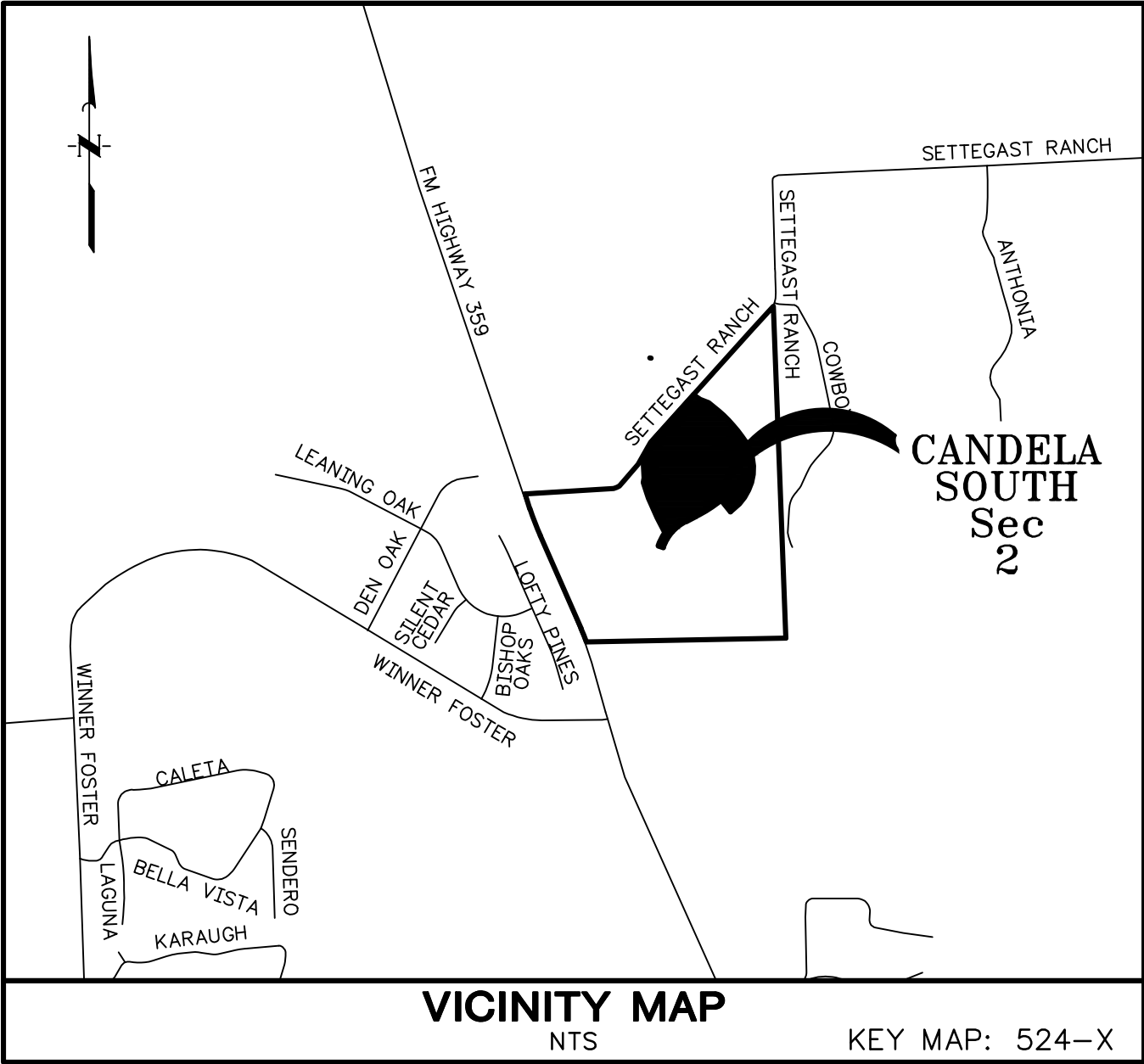
THE STATE OF TEXAS §
COUNTY OF FORT BEND §

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 _____, 2023, 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

Date

APPROVED by the Commissioners' Court of Fort Bend County, Texas, this _____ day of _____, 2023.

Vincent M. Morales, Jr.
Commissioner, Precinct 1

Grady Prestage
Commissioner, Precinct 2

KP George
County Judge

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

Dexter L. McCoy
Commissioner, Precinct 4

CANDELA SOUTH

SEC 2

A SUBDIVISION OF 20.37 ACRES OF LAND

OUT OF THE

JOHN FOSTER 2-1/2 LEAGUES GRANT, A-26

FORT BEND COUNTY, TEXAS

84 LOTS 3 RESERVES 3 BLOCKS

JULY 2023

ENGINEER/SURVEYOR/PLANNER:

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

 **QUIDDITY**
Quiddity Engineering, LLC
Texas Board of Professional Engineers and Land Surveyors
Registration No. F-23290 & 10046100
2322 W. Grand Parkway North, Suite 150 • Katy, TX 77449 • 832.913.4000