PLAT RECORDING SHEET

PLAT NAME:	Candela Sec 13	
PLAT NO:		
ACREAGE:	11.73	
LEAGUE:	John Foster 2 ½ Leagues Grant	
ABSTRACT NU	UMBER: A-26	
NUMBER OF I		
NUMBER OF E		
NUMBER OF I	LOTS: 65	
NUMBER OF LOTS: 65 NUMBER OF RESERVES: 2 OWNERS: JDS Nursery Tract, LLC		
OWNERS: JD	OS Nursery Tract, LLC	
(DEPUTY CLERK)		

DIS	STRICT 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
IMPACT FEE AREA	N/A
CITY OR CITY ETJ	HOUSTON ETJ
UTILITIES CO.	CENTERPOINT ENERGY

Line Table

N2°10'30"W

L2 N87°49'30"E

L4 S4°18'47"W

| L5 | S85°41'13"E

L6 N2°16'15"W

| L7 | N87°43'45"E

| L8 | S2°16'15"E

| L9 | N87*****43'45"E

L10 S2'30'18"E

L12 N8*28'58"W

L13 N4°47'38"W

L14 N2°16'15"W

L11 | S87°29'42"W | 563.69'

| L15 | N2°50'22"W | 50.00'

L16 N2°24'21"W 39.24'

L17 | S85*41'13"E | 220.33'

L18 S2°16'15"E 577.87'

L19 S47°23'16"E 3.00'

L20 N87*29'42"E 368.83'

90°06'00"

85'28'19"

90°14'03"

96°35'02"

Distance

Line | Bearing

Line Table

S2°16'15"E

S3°18'30"E

N42°08'34"E

L24 N87°35'39"E

L25 | S85°41'13"E

L26 S2"16'15"E

L27 | S2"16'15"E

L28 | S48°15'40"W |

L29 | N87°29'42"E |

_32 | S48**°**38'39"E |

L30 | N88°55'43"W | 80.16'

L31 | N87°29'42"E | 309.56'

L33 | S4°51'31"E | 124.42'

L34 | S2°16'15"E | 516.55'

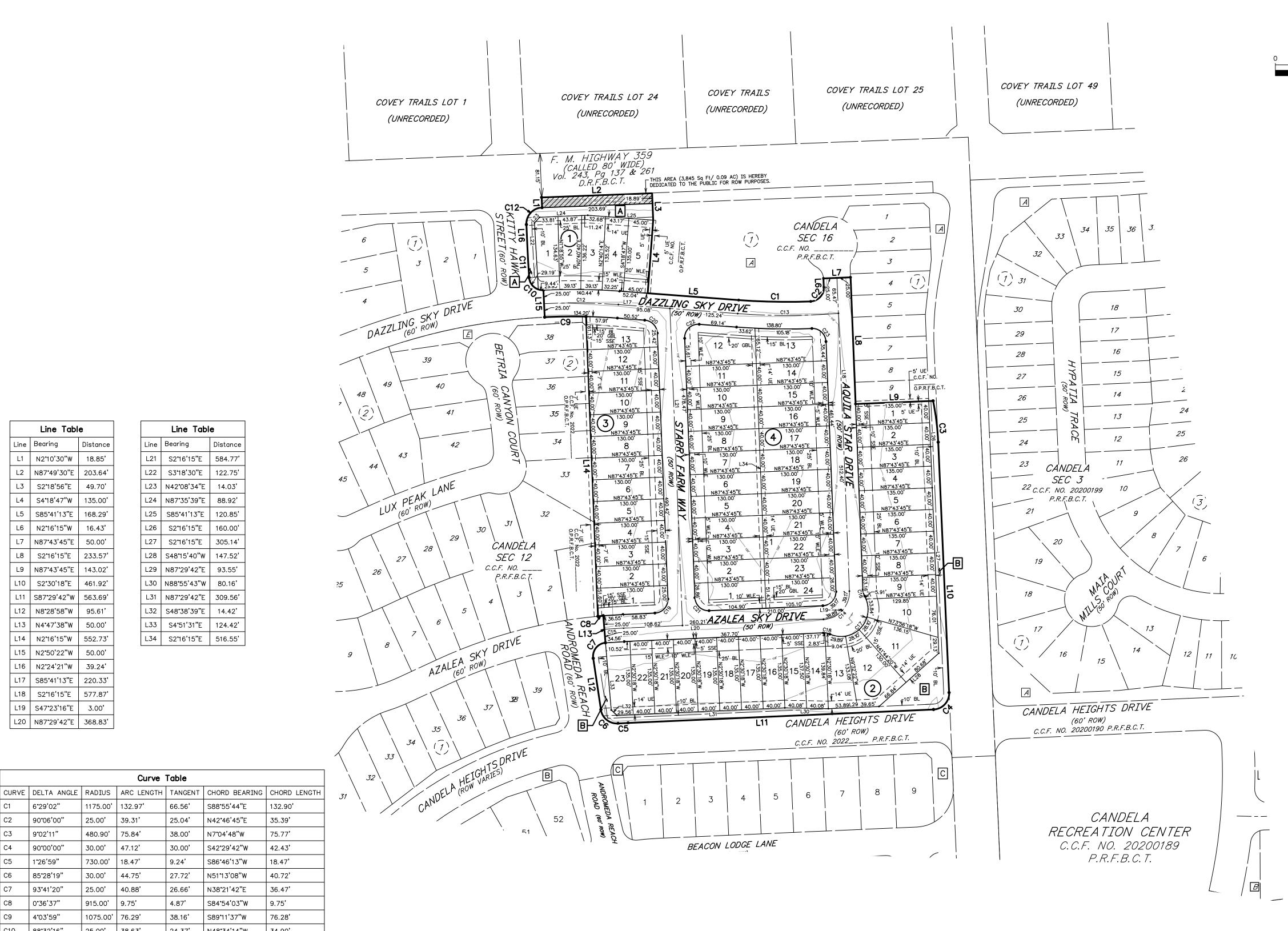
Distance

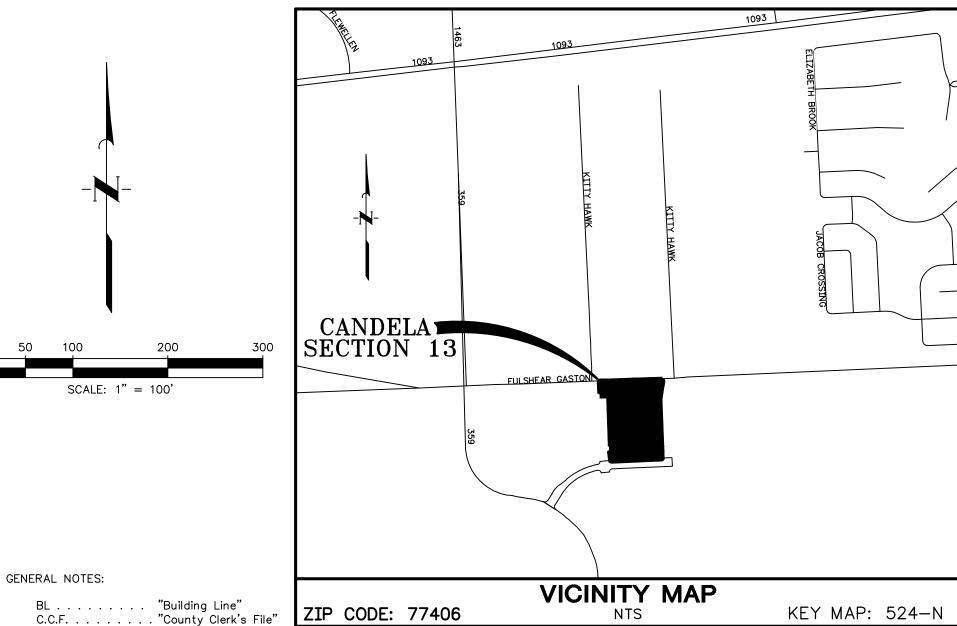
88.92'

ine Bearing

A RESTRICTED RESERVE "A" Restricted to Landscape, Open Space, & Incidental Utility Purposes Only 0.15 AC 6,681 SQ FT

BRESTRICTED RESERVE "B" Restricted to Landscape, Open Space, & Incidental Utility Purposes Only 0.57 AC 24,662 SQ FT





"Drainage Easement" D.R.F.B.C.T. "Deed Records, Fort Bend County, Texas" "Easement" Esmt FBCMUD . . "Fort Bend County Municipal Utility District" GBL "Garage Building Line" . "Official Records, Fort Bend County, Texas" O.R.F.B.C.T. O.P.R.F.B.C.T. . "Official Public Records, Fort Bend County, Texas" "Plat Records, Fort Bend County, Texas" . "Right-of-Way"

P.R.F.B.C.T. ROW SSE "Sanitary Sewer Easement" . "Square Feet" "Storm Sewer Easement" ."Utility Easement" . "Water Line Easement • "Set 3/4-inch Iron Rod (with Cap Stamped

"Jones|Carter Property Corner") as per certification"

"Street Name Break"

1) Contours shown heron are based upon NAVD88 datum. 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. 3) Per the Flood Insurance Rate Map (FIRM) No. 48157C0115L for Fort Bend County, Texas dated April 2, 2014, Candela Section 13 is located within Unshaded Zone "X" defined as areas determined to be outside the 0.2% annual chance Floodplain.

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 120.21 feet NAVD88. All bearings shown hereon are based on the Texas Coordinate System, South Central Zone, NAD83, based upon GPS observations

7) 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. 8) This property lies within lighting zone LZ3 according to the "Orders for Regulation of Outdoor Lighting".

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 up, but generally will not replace with new fencing. 14) The top of all floor slabs shall be a minimum of 120.21 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.

15) This plat was prepared from information furnished by Stewart Title Company, File No. 21157039397, Effective Date _____ ___, 2022. The Surveyor

16) 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

17) 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.

18) 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.

19) All lots shall have adequate Wastewater Collection Services. 20) A minimum distance of 10' shall be maintained between residential dwellings.

CANDELA SEC 13

A SUBDIVISION OF 11.73 ACRES OF LAND OUT OF THE JOHN FOSTER 2 1/2 LEAUGES GRANT, A-26 FORT BEND COUNTY, TEXAS 2 RESERVE 65 LOTS 4 BLOCKS JANUARY 2024

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



25.00' 38.63' N48°34'14"W 770.00' 58.56' 29.28 N3°21'14"W C12 30.00' 47.24' N42°42'34"E 25.00' 11.87' 6.05 S15°52'39"E 27"12'49" 50.00' 125.83' 154.77 N42°36'44"E 95.16 N78°53'54"W C18 25.00' 11.87' 6.05 27**'**12'49" C19 89°45'57" 25.00' 39.17' N42°36'44"E 35.28 24.90' N43°58'44"W 83°24'58" 25.00' 36.40' 22.28'

Curve Table

25.04

38.00'

30.00'

9.24'

27.72

26.66

38.16

25.10

28.05

N42°46'45"E

N7°04'48"W

S42°29'42"W

S86°46'13"W

N51°13'08"W

N38°21'42"E

S84°54'03"W

S89°11'37"W

S47°23'16"E

S46°01'16"W

35.43

175.00' | 132.97'

25.00' 39.31'

480.90' | 75.84'

30.00' 47.12'

730.00' | 18.47'

30.00' 44.75'

25.00' 40.88'

915.00' 9.75'

1075.00' | 76.29'

25.00' 39.37'

25.00' 42.14'

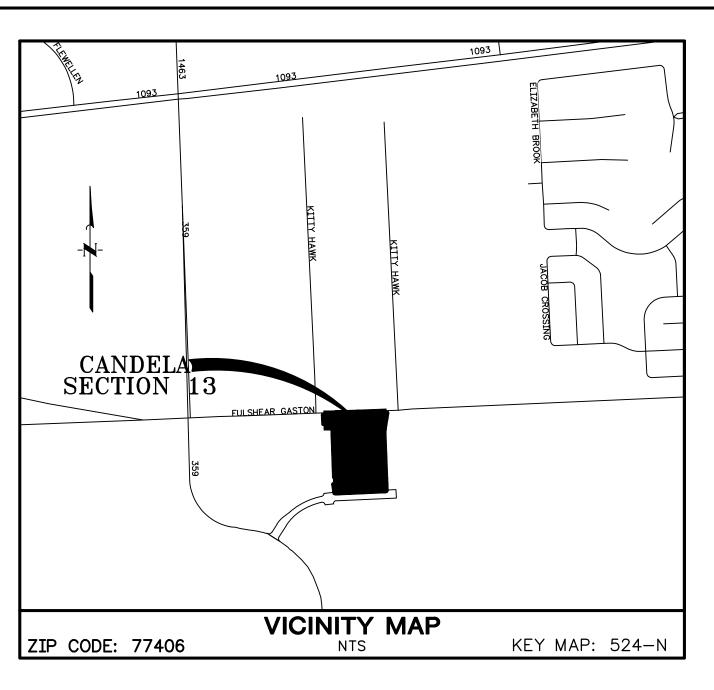
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Bend County, Taxana", and do horsely consent and gares and shall comply with this price or adopted by Fort Bend County Commissioners cotty in Michael Cox, Precident, thereunto II. ISSINDEN' MERCEUR, IDS Nursery froat, LLC. has coused these presents to be aligned by L. Michael Cox, Precident, thereunto currented. By Lamental Bendagment Sentes, inc., Texas corporation, its managing member. By L. Wichael Cox, President Time of TEXAS 5 SOUNTY OF TORT BEND 5 EFFOR Mit, the undersigned currently, on this day personally appeared I. Michael Cox, President, known to me to be this person whose same is independent to the foregoing instrument and accrowledged to me that they executed the same for the purposes are considerations therein represent. 2020. UNDOR MY HAND AND SEAL OF CRICE, this cay of	Board Country, Toxon ² , and do narroby coverant and cyrel and and comply with this order as adapted by Fort Bond Country Commissions Country Medical Manager (2002). N. ISRUMONY MEDROCF, d.DS Numbery Tract, LLC. has caused these presents to be signed by L. Michael Cox, President, thereunical authorized. In ISRUMONY MEDROCF, d.DS Numbery Tract, LLC. has caused these presents to be signed by L. Michael Cox, President, thereunical authorized. It is	bayous, creeks, gullies, ravines, draws and drainage ditches located in said subdivision, as easements for drainage purposes. County or any other governmental agency shall have the right to enter upon said easement at any time and all times for the	Fort Bend
the	this	Bend County, Texas", and do hereby covenant and agree and shall comply with this order as adopted by Fort Ben	
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By: Martha L. Stein Title Chair M. Sonny Garza Vice Chairman	By: Martha L. Stein Title Chair By: By:	My commission expires:	
By: Martha L. Stein Title Chair M. Sonny Garza Vice Chairman	By: Martha L. Stein Title Chair By: By: By: Martha L. Stein Title Chair By: By: By: By: By: By: By: By		
By: Martha L. Stein Title Chair M. Sonny Garza Vice Chairman	By: Martha L. Stein Title Chair By: By: Mortha By: Mortha L. Stein Title Chair By: By: By: Mortha By: By: Mortha L. Stein Title Chair By: By: By: By: By: Mortha L. Stein Title Chair By:		
By: Martha L. Stein Title Chair M. Sonny Garza Vice Chairman	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, 202 By:		
By: Martha L. Stein Title Chair M. Sonny Garza Vice Chairman	By: Martha L. Stein Title Chair By: By: Mortha By: Mortha L. Stein Title Chair By: By: By: Mortha By: By: Mortha L. Stein Title Chair By: By: By: By: By: Mortha L. Stein Title Chair By:		
By: Martha L. Stein or M. Sonny Garza Title Chair Vice Chairman	By: Martha L. Stein or M. Sonny Garza Title Chair Vice Chairman		
Martha L. Stein or M. Sonny Garza Title Chair Vice Chairman	Martha L. Stein or M. Sonny Garza Title Chair Vice Chairman By:	of this plat this, day of, 202	
Title Chair Vice Chairman	Title Chair Vice Chairman By:	By: Martha L. Stein or M. Sonny Garza	
By:	By:		
<u> </u>	Margaret Wallace Brown AICP CNIL-A	By:	

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, 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 Texas Registration No. 5869



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 Slaw Fort Bend Co	inski, P.E. unty Enginee	r	Date	
PROVED by the Commissioners' Cou	urt of Fort Bend	County, Tex	as, this	day of	,
Vincent M. Morales, Jr. Commissioner, Precinct 1			Grady Pres Commission	stage ner, Precinct 2	_
KP George County Judge					
W.A. "Andy" Meyers Commissioner, Precinct 3			Ken R. DeMe Commissione	erchant er, Precinct 4	
STATE OF TEVAS					
STATE OF TEXAS § INTY OF FORT BEND §					
I, Laura Richard, County Clerk i	for registration	in my office	on	y that the foregoing instrument wi	
ock in Plat Number(s)				_ of the Plat Records of said Cour	nty.
Witness my hand and seal of o	ffice, at Richmor	nd, Texas, th	e day and do	ate last above written.	
ī	Laura Richard				

CANDELA SEC 13

A SUBDIVISION OF 11.73 ACRES OF LAND
OUT OF THE
JOHN FOSTER 2 1/2 LEAUGES GRANT, A-26
FORT BEND COUNTY, TEXAS
65 LOTS 2 RESERVE 4 BLOCKS

JANUARY 2024

DEVELOPER/OWNER:

JDS Nursery Tract, LLC.

HOUSTON, TEXAS 77056

(713)-917-9757

5005 Riverway Drive, Ste 500

ENGINEER:

GUIDDIT

Texas Board of Professional Engineers and Land Surveyor's Registration Nos. F-22290 & 100.
61229 Corporate Drive Rosenberg, Texas 77471-281.342.203

Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-72290 & 10046: 61229 Corporate Drive-Rosenberg, Texas 77471-e781.342.2033